

KITSAP COUNTY PLANNING COMMISSION

Zoom Webinar

Dial In: 253-215-8782

Webinar ID: 844 7980 9752

Passcode: 077211

April 4, 2023 @ 5:30 pm

These minutes are intended to provide a summary of meeting decisions and, except for motions made, should not be relied upon for specific statements from individuals at the meeting. If the reader would like to hear specific discussion, they should visit Kitsap County’s Website at <http://www.kitsapgov.com/dcd/pc/default.htm> and listen to the audio file (to assist in locating information, timestamps are provided below).

Planning Commission (PC) Members present: Joe Phillips (Chair), Richard Shattuck, Jonathan Tudan, Steven Boe, Stacey Smith, Joey Soller

Planning Commission Members absent: Kari Kaltenborn-Corey, Alan Beam, Aaron Murphy

Department of Community Development (DCD) Staff present: Caitlin Schlatter, Brittany Colberg, Colin Poff, Amanda Walston (Clerk)

Other Kitsap County Staff present: Eric Baker

5:30 pm

A. Introductions

B. Virtual Meeting Protocol

C. Adoption of Agenda

- **Agenda adopted by unanimous consent**
- **VOTE: Unanimous in Favor – Motion Carries**

D. Adoption of Minutes

- Minutes of 2/21/23, 2/28/23 & 3/21/23 – continued to next regular meeting

E. General Public Comment

- **Chair Phillips opens the floor** to speakers wishing to provide testimony.
- **Chair Phillips** calls again for speakers; as there are no other speakers; **closes the floor to general speakers.**

5:35 pm

F. Work Study: 2024 Comp Plan Update Preliminary Alternatives Development – Eric Baker, Kitsap County Deputy Director

- Mr. Baker provides a brief overview, noting due to housing legislation recently passed, the Board of County Commissioners (BoCC) opted to push back their

1 review timeline to allow for additional consideration and edits, as well as
2 extending the public comment period; intent of the Preliminary Alternatives is
3 to include a suite of options and sideboards; later Environmental and Capital
4 Facility review will have implications for all alternatives

- 5 • Kitsap County has struggled with its growth planning in the past; this cycle has
6 brought new lessons and a learning curve related to housing; needs and goals
7 go beyond just providing enough places for people to live and work, we must
8 also describe certain housing types.
- 9 • In 2020 planning was based largely around annual median income; Kitsap, like
10 many jurisdictions had not been planning for enough housing, causing people
11 to have to move out of the area or travel substantial distance to work in a
12 stable community; this brought a number of higher end options and showed
13 that housing is not being built fast enough and is not affordable, further
14 contributing to housing issues and needs not being met.
- 15 • The Department of Commerce (Commerce), based on the recently passed bill,
16 put forth guidance on how to address housing among jurisdictions to remove
17 regulatory barriers & provide incentives for housing diversity by setting
18 housing need targets through 2044 for each income band.
- 19 • Planning must assume Commerce’s persons per household projections in 2044;
20 which affect assumptions of existing stock; this has never been done before in
21 Kitsap or many other jurisdictions, which must now plan for impacts of these
22 housing types, and their land capacity and capital facility analyses for adequate
23 roads, sewers, environmental factors.
- 24 • Kitsap historically has kept Single Family Residence (SFR) as its long-term
25 housing pattern; currently 80 percent of existing housing is in SFR zones; SFR
26 housing is out of rent or buy range for many households under 100% of the
27 Annual Median Income (AMI) of \$87,314 in 2022; full cost of housing should be
28 approximately \$1700 for rent, which is not an attainable number in Kitsap.
- 29 • Comp Plan Update must be amended to significantly increase opportunities for
30 multi-family and missing middle housing, such as townhomes, row housing and
31 triplexes.
- 32 • **QUESTION/ANSWER:** Stacey Smith asks, and Mr. Baker confirms, the
33 amendment will address, in addition to the missing middle, the older
34 population looking to downsize, one of the fastest growing populations in
35 Kitsap County, and the impacts on both.
- 36 • **QUESTION/ANSWER:** Chair Phillips asks, and Mr. Baker confirms, Kitsap’s
37 current multi-family options largely consist of apartment and condos.
- 38 • Mr. Baker notes the County knew and planned for a dramatic increase in
39 targets this cycle, but did not know the severity and lack of flexibility in
40 Commerce’s newly released housing need numbers and data; these are not

1 suggested target ranges, it is a straight look at housing with set formula
2 requirements for housing needs and types based on income level and AMI;
3 Kitsap agrees these are definitely concerns to be addressed, but does have
4 concerns with the methods Commerce is taking.

- 5 • Mr. Baker refers to materials provided for this meeting titled Commerce
6 Housing for All Planning Tool, specifically under tab Allocation A; this breaks
7 down the units by percent of AMI, noting PSH indicates Permanent Supportive
8 Housing for people needing some kind of support, such as substance abuse,
9 homelessness, disability, etc.; NON-PSH indicates other options;
 - 10 • Missing middle shows 50-80% and 80-100% columns
 - 11 • Non-PSH, plus PSH, plus the 30-50% columns must be multi-family
12 housing
 - 13 • Rural areas must also be accommodated
- 14 • **QUESTION:** Mr. Shattuck asks about Accessory Dwelling Units (ADUs) in rural
15 areas
 - 16 • **ANSWER:** Mr. Baker notes while that is an option providing some
17 additional housing, a number of people in this 30 – 50% range may
18 have additional barriers such as transportation and access to services,
19 aim is to focus on greater impact.
 - 20 • Jonathan Tudan see ADUs as a resource that should be encouraged;
21 when checked last, the application fee was \$9,000 and believes
22 Conditional Use Permits (CUPs) for ADUs should not cost that much,
23 and an exception should be made to encourage.
 - 24 • Colin Poff, Department of Community Development (DCD) Planning
25 Supervisor, notes there is a lower fee of \$5,400 for ADUs than
26 traditional CUP fee of \$9,000.
- 27 • **QUESTION:** Ms. Smith notes this information leads to questions about
28 infrastructure, asks about capacity to support transportation, water, sewer.
 - 29 • **ANSWER:** Mr. Baker notes water is least concerning as we mostly use
30 municipal water services; other capital planning has been based on
31 population numbers adopted through Kitsap Regional Coordinating
32 Council’s guidance and recommendations; we are struggling to
33 normalize these new numbers from Commerce and are working with
34 them on understanding the guidance they have provided as well as
35 looking for help telling us how we are going to meet the numbers;
36 Roads and Transportation questions will need to be addressed as
37 well, such as how to fix Ridgetop Boulevard and Anderson Hill Road to
38 handle increased number of people and traffic as the population has
39 been spread out among them.

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- **QUESTION:** Mr. Shattuck asks if emergency bed shelter housing is allowed in Kingston?
- **ANSWER:** Mr. Baker notes number zoning allows is 612; a shelter for around 100 beds in the area is currently being constructed, which seems small, but it is a start; Pendleton Place in Bremerton took years to get up and running, and is also only a small number of beds.
- Kitsap does plan for emergency beds and want to spread them around; Bremerton has carried much of the load over the years for affordable housing, which is not a sustainable plan for all of Kitsap; need to spread out options for housing and supportive services; it can be more cost effective to increase and develop access instead of creating a whole new location lacking connection points to employment and transit, services, etc.
- Chair Phillips cautions these numbers aren't going to be achieved overnight, it is a look out over 20 years; a rapid increase would be good on paper, but gradual is the more realistic way things happen.
- Mr. Baker notes the discussion isn't solely for public projects, though a large number of the 0-30% column is public; there may also be private or shared private property owners to provide some of these opportunities as well; encourage them to somehow allow for a connectedness between lower and higher incomes.
- Mr. Baker notes the last month's work focused on reviewing and absorbing changes and input and looking at how the Alternatives (Alts) must be changed to allow for and incorporate the new guidance.
- **CHANGES**
 - Alts 1, 3 are unchanged; Alt 1 is baseline, Alt 3 continues SFR pattern.
 - Alt 2 now includes most growth exceeding our population target in most Urban Growth Areas (UGAs); continued focus on Silverdale and Kingston but more capacity predicted outside of centers including Central Kitsap (CK) and Port Orchard (PO) UGAs; maps remain largely unchanged except to expand commercial zoning, which allows multi-family, along Bethel Corridor and was previously proposed only in Alt 3; also looking at whether the area along Bethel, near Fred Meyer, should be Urban Medium or High, previously proposed as commercial.
 - Alt 2 also has many areas proposing no maximum density restrictions, allow as many units and height as zoning, building, safety allows; previously saw many apartments with 3-bedroom units, hopefully density changes will allow developers to add more 1 and 2-bedroom

1 options; looking at commercial zones that allow for multi-family
2 housing opportunities; other areas, such as Tacoma, have seen
3 development near and around malls with lots of paved area that is
4 now lesser used and can be re-developed for housing options; trying
5 to make middle income cheaper, easier and faster for developers

6 **6:08 pm**

- 7 • Mr. Baker calls for questions, noting again this is intended to be a suite of
8 options to be moved forward for Environmental and Capital Facility review; PC
9 does not have to pick the one they like best, it is about options
- 10 • **QUESTION:** Joey Soller asks about interest in redevelopment of office space,
11 which is going for low price per square foot, into an apartment conversion?
 - 12 • **ANSWER:** Mr. Baker confirms there is substantial movement or
13 pressure for this, though we are seeing it more in cities and not
14 as much in the County; Navy does provide some stabilization
15 factor; some office space transition is likely, though as retail
16 complexes age those have better chance for redevelopment,
17 while office space may see more push to transition to medical
18 space, especially in PO and other areas that are concentric
19 around hospitals and urgent care services.
- 20 • **QUESTION:** Ms. Smith notes the Bethel redevelopment topic is interesting, as it
21 is a quieter area of town with lots of small businesses; asks about the city limits
22 and annexation borders.
 - 23 • **ANSWER:** Mr. Baker confirms it is a weird choppy line wrapping
24 around the city, Fred Meyer and gas station; previously zoned
25 commercial in 2006 and 2012, pulled back in 2016; it is a quieter area,
26 but not a quiet road for traffic, though City of PO expects some
27 construction around Geiger Road; creating easy access for transit is
28 another interesting challenge in planning, because they want it near
29 highways, but also don't want multi-family housing located near
30 highways due to conditions
 - 31 • Ms. Smith asks why no expansion proposed for both sides of the road.
 - 32 • Mr. Baker notes population and employment numbers play a role, as
33 we will soon exceed our population numbers; Commerce allows for
34 some but not if you expand your UGA boundaries; Kingston is a good
35 reference of an area that would be good for expanding zoning to
36 Urban Medium, but not is we can't expand the UGA boundary;
 - 37 • Commerce new housing numbers are running Counties into known
38 Growth Management Hearings Board (GMHB) risks; will be addressing
39 this topic in discussions with Commerce and ask for guidance.

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- CHANGES (continued)
 - Alt 2 also includes Increased maximum densities, height limits, expanded flexibility in site design, such as setbacks, lot dimension and parking, and exploring incentives for SEPA thresholds and tax exemption for multi-family beyond Silverdale and Kingston Centers; incentives for road improvements to an extent, but still need to maximize and allow for tax spread because incentives give tax break for development, but everyone else still pays taxes.
 - Kingston Alt 2 map changes reviewed; referencing area along Lindvog, outside UGA boundary could be very beneficial to meet multi-family housing goals if expanded.
 - CK UGA Alt 2 Map shows not much focused growth as Puget Sound Regional Council (PSRC) determination that since the population is lower, it isn't designated for higher density; there is a bus route in the middle though, so County plans to go back to PSRC and ask for reconsideration of the area for density focus.
- Mr. Baker notes due to Commerce and legislative changes we are now a month behind schedule, notes new upcoming dates: Comp Plan Update still due 12/31/24 with current schedule targeting August 2024; Preliminary Alts selection in April 2023; Draft Environmental Impact Statement (EIS), Comp Plan and Regulations released in October 2023; Preferred Alt selected in February 2024; Final EIS, Comp Plan, Facilities Plan & Regulations released in June 2024; BoCC Approval and Adoption in October 2024.
- Mr. Baker notes while presentations have always been very clear on possibility of increased density; we are now working to find a way to balance and maintain the integrity of Kitsap while still following Commerce guidelines.
- **QUESTION/ANSWER:** Mr. Shattuck asks, and Mr. Baker confirms, a comment submitted by Ms. Banks regarding property on Greaves going from Industrial to Commercial zoning is included in Alts 2 & 3 as Commercial.
- **QUESTION/ANSWER:** Mr. Shattuck notes the Port of Kingston comment requesting meeting and discussion; asks and Mr. Baker confirms, the County has been in close contact and working with the Port as well as the Kingston Citizens Advisory Commission (KCAC) regarding thoughts on downtown and mixed use by the ferry; County just reviewed a change it undid 3 years ago, will likely include options in Alts 2 & 3; some concerns with requiring mixed use as downtown already has many restrictions; Port's plan is focused solely on commercial, but having both might be an issue, as tourism in the area would be good, but the area can also suffer in winter or off season.

6:26 pm

G. General Public Comment

- 1 • **Chair Phillips opens the floor** to speakers wishing to provide testimony.
- 2 • **SPEAKER:** Bill Palmer, Resident & President of Kitsap Alliance of Property
- 3 Owners
- 4 • Mr. Palmer asks about the Buildable Lands Report and relationship to
- 5 housing and the Comp Plan.
- 6 • Chair Phillips thanks Mr. Palmer for his comments, encourages him to
- 7 submit to the PC in written format as well as any suggested solutions.
- 8 • **Chair Phillips calls again for speakers; as there are no other speakers; closes**
- 9 **the floor to general speakers.**

10 **6:30 pm**

11 **H. For the Good of the Order/Commissioner Comments**

- 12 • 4/18/23 PC Meeting will have presentation and training from County
- 13 Prosecutor's office on Background and role of the PC, GMA and other
- 14 information. Encourages all commissioners to attend.
- 15 • Joint PC/BoCC Meeting will take place 4/24/2023 at 11:30.
- 16 • Draft Annual Report will be ready and sent to PC this week, will need
- 17 comments as soon as possible and no later than 4/13/23; there is no change to
- 18 format. Additional info, including meeting invitations, will come from the Clerk
- 19 of the Board's office.

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21 **Meeting adjourned by unanimous consent.**

22 **Time of Adjournment: 6:33 pm**

23 **Minutes approved this** 18th **day of** July **2023.**

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26 **Joe Phillips, Planning Commission Chair**

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28 **Amanda Walston, Planning Commission Clerk**

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