

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34

KITSAP COUNTY PLANNING COMMISSION

Dial In: 253-215-8782 Webinar ID: 894 2100 1642 Passcode: 957451

November 21, 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), Aaron Murphy, Alan Beam, Stacey Smith, Joey Soller, Steven Boe, Richard Shattuck, Jonathan Tudan, Kari Kaltenborn-Corey

Planning Commission Members absent:

Department of Community Development (DCD) Staff present: Eric Baker, Caitlin Schlatter, Colin Poff, Carla Lundgren, Amanda Walston (Clerk)

5:30 pm

A. Introductions

B. Virtual Meeting Protocol

C. Adoption of Agenda

- **Adopted by Unanimous Consent**

D. Adoption of Minutes

- 9/5/23, 9/19/23, 10/3/23, 10/17/23 postponed 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**

5:34 PM

F. Briefing: Countywide Planning Policies (CPPs) Housing Allocation Amendment – Colin Poff, Department of Community Development (DCD) Planning Supervisor & Carla Lundgren DCD Planner (approx. 20 min)

- Mr. Poff gives a brief overview, referencing the visual presentation for this topic. CPPs including Housing Allocations, which will be included as Appendix F;
- **QUESTION:** Aaron Murphy asks how the County selected option A, not the one that is titled ‘fair share’

- 1 • **ANSWER:** Eric Baker, Interim County Administrator, notes both
2 options are equal allocation and distribution; option A allots a certain
3 percentage based on population and income percentage; option B
4 looks at existing housing stock noting Bremerton is also credited for
5 already having certain allocations for certain affordable housing
6 bands; notes no jurisdiction is using option B due primarily to
7 difficulty in application, political issues, lack of sound calculations.
- 8 • **QUESTION/ANSWER:** Mr. Murphy asks, and Mr. Baker confirms, the estimated
9 housing shows existing stock today, and the additional need expected, with the
10 difference being the amount of housing we are short
- 11 • Mr. Baker also notes there is now a comparison on how our growth
12 targets also meet our housing targets in addition to the population &
13 employment targets; all options have a level of meets in one area and
14 misses in another.
- 15 • **QUESTION:** Jonathan Tudan notes Bainbridge Island and Poulsbo numbers
16 appear identical, asks for information.
- 17 • **ANSWER:** Mr. Baker will check and verify.
- 18 • **QUESTION:** Kari Kaltenborn-Corey notes numbers based on income level and
19 asks if calculations take into account any shift in income based on population
20 moving to Kitsap from higher income areas.
- 21 • **ANSWER:** Mr. Baker notes the consultant, Burke & Associates, are
22 using bold calculations, taking into account both existing and future
23 income and also the number of persons per household which is
24 expected to decrease; also asks us to look at existing stock and future
25 provisions for housing to see who will be living there in 20 years’
26 time; notes this is complicated and completely different from how
27 jurisdictions have all planned in the past.
- 28 • Mr. Poff summarizes his presentation, noting serious implications on growth
29 planning and the need for affordable housing and how to incorporate those
30 into these targets.
- 31 • **QUESTION:** Alan Beam asks how the different levels, specifically >120% will be
32 tracked, and what happens if they exceed their quotas.
- 33 • **ANSWER:** Mr. Baker notes the County doesn’t dictate the market and
34 is not sure what the future will bring; the County can only create
35 conditions and take reasonable measures toward the aim; notes the
36 County is only responsible for creating an environment where
37 affordable housing can take place, we do not create the actual
38 housing.

- 1 • Mr. Murphy asks again about the Bainbridge Island and Poulsbo
2 numbers appearing identical; Mr. Baker confirms the population
3 allocation going to those areas is the same; for purposes of housing,
4 the numbers are the same.

5 **5:58 pm**

6 **G. Briefing: 2024 Comprehensive Plan Update** – Eric Baker, Interim Kitsap County
7 Administrator (approx. 30 min)

- 8 • Mr. Baker provides a brief overview, referencing a visual presentation, noting
9 focus will be primarily on planning for growth targets, by area.

10 **6:34 pm**

- 11 • Mr. Baker asks for any topics the PC would like to have him cover going
12 forward; if something comes up, please send to Clerk who will forward to him.

13 **H. General Public Comment**

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

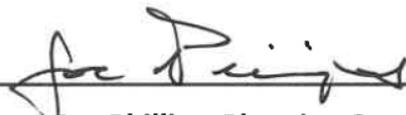
17 **I. For the Good of the Order/Commissioner Comments**

- 18 • **Noting change for minutes will utilize transcription feature, so members will**
19 **need to identify themselves before speaking**

20
21 **Meeting adjourned by unanimous consent.**

22
23 **Time of Adjournment: 6:37 pm**

24 **Minutes approved this** 20th **day of** February **2023.**

25
26
27 
28 **Joe Phillips, Planning Commission Chair**
29 
30 **Amanda Walston, Planning Commission Clerk**