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KITSAP COUNTY PLANNING COMMISSION

Dial In: 253-215-8782 Webinar ID: 892 5732 0570 Passcode: 780410

February 6, 2024 @ 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, Jonathan Tudan, Kari Kaltenborn

Planning Commission Members absent: Richard Shattuck

Department of Community Development (DCD) Staff present: Colin Poff, Jenny Kreifels, Liliana Jones, Amanda Walston (Clerk)

5:30 pm

A. Introductions

B. Virtual Meeting Protocol

C. Adoption of Agenda

- Item E, 1st General Comment Period, will be combined with Item H, 2nd General Comment Period and Minutes will be continued to the next regular meeting.
- **Agenda adopted, as amended, by Unanimous consent.**

D. Adoption of Minutes

- 10/17/2023, 11/21/2023, 01/02/2024, 01/16/2024 minutes are continued to the next regular meeting.

~~**E. General Public Comment**~~

- ~~• **COMBINED with Item H**~~

5:34 pm

F. Simmons Open Space Application #23-01597 – Jenny Kreifels, Department of Community Development (DCD) Planner (est 45 min)

a. Work Study

- Ms. Kreifels briefly presents an overview of the Open Space Program, noting it is a tax shift operation/function of the Assessor’s Office; 5.2 of 13.44 acres of

1 designated forest land (DFL) to be reclassified to open space designation. This
2 transfer is also a condition of approval to build a single-family residence under
3 building permit #23-00031; reviewing parcel, critical area and zoning maps;
4 noting additional required criteria met and eligibility for 50% land reduction as
5 public access option was not included.

6 **b. Public Hearing**

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

11 **c. Deliberations & Recommendation**

- 12 • **MOTION: Akan Beam moves to recommend approval of staff's**
13 **recommendation as presented.**
- 14 • **SECOND**
 - 15 • **VOTE – Unanimous in favor – Motion Carries**
- 16 • **Chair Phillips notes a draft Findings of Fact document has been prepared and if**
17 **PC chooses, they may vote to consider them at tonight's meeting and**
18 **subsequently vote on approval of the Findings of Fact.**
- 19 • **MOTION: Alan Beam moves to consider Findings of Fact for the Simmons**
20 **Open Space Application at tonight's meeting.**
- 21 • **SECOND**
 - 22 • **VOTE: Unanimous in Favor – Motion Carries**
- 23 • **MOTION: Alan Beam moves to approve Findings of Fact for the Simmons**
24 **Open Space Application as presented.**
- 25 • **SECOND**
 - 26 • **VOTE: Unanimous in Favor – Motion Carries**

27 **5:48 pm**

28 **G. 2024 Countywide Planning Policy Housing Allocations – Colin Poff, DCD Planning**
29 **Supervisor (est. 60 min)**

30 **a. Work Study**

- 31 • **Mr. Poff briefly presents overview on CPPs, referencing a visual presentation;**
32 **notes this is adoption of Appendix F only, no other updates to the CPPs;**
33 **reviews background and timeline; housing need; noting Kitsap Regional**
34 **Coordinating Council (KRCC) has developed the housing allocations following**
35 **House Bill 1220 which directs to 'Plan for and accommodate' affordable**

1 housing; references Department of Commerce created 'Housing Allocation
2 Tool through 2044' table showing all cities and Unincorporated County areas
3 and estimated housing supply for each with breakdown by housing type and
4 income levels; these numbers for Housing will flow into the Comp Plan.

5 **5:57 p**

6 **b. Public Hearing**

- 7 • **Chair Phillips opens the floor to speakers wishing to provide testimony.**

- 8 • **SPEAKER: Bill Palmer, South Kitsap resident, President Kitsap Alliance of**
9 **Property Owners, (KAPO)**

10 • Believes the PC has only held Work Study on the Housing portion but
11 are now voting on adopting the entirety of the CPPs.

12 • Doesn't believe these can be adopted without reconciling how much
13 urban growth will remain after withdrawing buffers and riparian
14 zones, as you won't have same amount of buildable area set by your
15 Buildable Lands report. Not ready for a vote, recommendation or
16 adoption until those issues are reconciled.

- 17 • **SPEAKER: Ian Harkins; Kitsap Builders Association (KBA)**

18 • Asks, if the Board of County Commissioners (BoCC) has already
19 approved this through their KRCC vote, what will be the remedy if the
20 PC does not agree and does not recommend approval?

- 21 • Chair Phillips calls again for speakers; as there are no other speakers; closes
22 the floor to general speakers

23 **6:00 pm**

24 **d. Deliberations & Recommendation**

- 25 • Chair Phillips asks if staff can address question of process if PC does not
26 recommend approval.

27 • Mr. Poff notes staff would take that recommendation to the BoCC, who could
28 decide whether to take it back to the KRCC; if it was error-based or a typo that
29 could be corrected fairly easily, but if it were based in disagreement on the
30 housing allocations themselves, it could be very challenging, as these were
31 developed over a long period of time by KRCC.

32 **6:02pm**

- 33 • **QUESTION:** Aaron Murphy asks, when referencing rural or Unincorporated
34 Kitsap County, is that still within the Urban Growth Areas (UGAs)

35 • **ANSWER:** Mr. Poff notes in the table in Appendix F, Unincorporated
36 Kitsap County includes the unincorporated UGAs.

- 1 • Mr. Murphy asks about adopting housing and boundaries before a
- 2 preferred Alternative has been selected.
- 3 • Mr. Poff notes the CPPs state our housing needs, while the
- 4 Alternatives will demonstrate how well we will meet this need.
- 5 • **COMMENT:** Stacey Smith thanks staff for presentation; notes these numbers
- 6 are tied to housing legislation; these are our allocations, the Comp Plan will tell
- 7 us how we get there; as stated in the Executive Summary, this is the first step
- 8 in process, not the final solution
- 9 • **COMMENT:** Chair Phillips notes this is a number spread over a 24-year period;
- 10 don't have to do it all in a year but do take into consideration these are the
- 11 need projections, that helps us make the plan doable.
- 12 • **MOTION:** Kari Kaltenborn moves to recommend approval of staff's
- 13 recommendation as presented.
- 14 • **SECOND**
- 15 • **DISCUSSION**
- 16 • **VOTE – 7 in favor; 1 opposed – Motion Carries**
- 17 • **Staff notes a Draft FoF has been prepared and if PC chooses, they may vote to**
- 18 **consider them at tonight's meeting and vote on their approval**
- 19 • **MOTION:** Jonathan Tudan moves to consider Findings of Fact for the
- 20 Countywide Planning Policies at tonight's meeting.
- 21 • **SECOND**
- 22 • **VOTE: Unanimous in Favor – Motion Carries**
- 23 • **MOTION:** Jonathan Tudan moves to consider Findings of Fact for the
- 24 Countywide Planning Policies as presented.
- 25 • **SECOND**
- 26 • **VOTE: Unanimous in Favor – Motion Carries**

6:13p

H. General Public Comment

- 29 • **Chair Phillips opens the floor** to speakers wishing to provide testimony.
- 30 • **SPEAKER:** Beth Nichols, North Kitsap resident
- 31 • Comments regarding PC representing citizens; tools for decision
- 32 making; personal biases; knowledge gaps on environmental topics;
- 33 study sessions and speakers; science and legal background.
- 34 • **SPEAKER:** Doug Hayman, Indianola resident

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- Comments regarding CAO work group participation; riparian management zone reference in Environmental Impact Statement (EIS); challenging volume of materials; requested presentations.
- **Chair Phillips** calls again for speakers; as there are no other speakers; **closes the floor to general speakers**

6:18 pm

I. For the Good of the Order/Commissioner Comments

- Staff request for PC questions, topics of interest or focus, in advance of next PC meeting's Work Study on Comp Plan – 2/20/24 at 5:30 pm
- Chair Phillips notes just 21 scheduled meetings left for the year to review all of this and process recommendations.
- Mr. Murphy thanks speakers for being part of the public process and voicing ongoing concerns and education needed.

Meeting adjourned by unanimous consent.

Time of Adjournment: 6:22 pm

Minutes approved this 26th day of March 2024.



Joe Phillips, Planning Commission Chair



Amanda Walston, Planning Commission Clerk