

Kitsap County Planning Commission Minutes – April 20, 2021

KITSAP COUNTY PLANNING COMMISSION
Zoom Webinar

<https://us02web.zoom.us/j/89005266004>

OR Dial In: (253) 215-8782 Webinar ID: 890 0526 6004 Password: 507903

April 20, 2021 @ 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, time-stamps are provided below).

Members present: Joe Phillips (Chair), Amy Maule (Vice Chair), Aaron Murphy, Alan Beam, Kari Kaltenborn-Corey, Mike Eliason, Steven Boe

Members not present: Kim Allen, Stacey Smith, Aaron Murphy

Staff present: Angie Silva, Dave Ward, Liz Williams, Kirvie Mesebeluu-Yobech, Amanda Walston (Clerk)

5:30 pm

A. Introductions

B. Virtual Meeting Protocol

C. Adoption of Agenda

- **MOTION:** Mike Eliason moves to adopt the agenda as presented.
- **SECOND:** Alan Beam
- **VOTE:** 6 in Favor; 0 Opposed – Motion Carries

D. Adoption of Minutes

- **MOTION:** Mike Eliason moves to adopt the minutes of 03/16/2021 as presented.
- **SECOND:** Kari Kaltenborn-Corey
- **VOTE:** 6 in Favor; 0 Opposed – Motion Carries
- **Minutes of 04/06/2021**
- Kari Kaltenborn-Corey notes on page 3, the Manchester maximum height limit stated as 24 feet should be replaced with 28 feet.
- **MOTION:** Steven Boe moves to adopt the minutes of 04/06/2021 as amended.
- **SECOND:** Amy Maule

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- 1 • Chair Phillips appreciate and can agree with the sentiment, has felt a little on
2 the attack; notes this is the way the PC system is set up; we are here to listen
3 and we should.
- 4 • Ms. Maule agrees, believes that the comments that came in came from
5 different places and it doesn't mean they should be heard any differently,
6 regardless from where or what place they were heard on the podium.
- 7 • Mr. Eliason thanks Ms. Maule, believes it is important to address the issue;
8 believes Staff took a balanced approach; was difficult to do when looking at
9 the range of things asked, with one group wanting a complete waterfront
10 building moratorium and one group saying we didn't do our due diligence to
11 listen to anyone.
- 12 • **MOTION: Amy Maule moves to approve the Findings of Fact as presented by**
13 **Staff.**
- 14 • **SECOND: Kari Kaltenborn-Corey**
 - 15 • **VOTE: 5 in Favor; 1 Opposed; MOTION CARRIES**

16 5:58 pm

17 G. Briefing: Buildable Lands Program Update – Liz Williams, DCD Planning Supervisor 18 (est. 1 hour)

- 19 • Ms. Williams presents a project overview to date, using a visual presentation;
20 noting two main deliverables are the Development Trend Review and Land
21 Supply Analysis (LCA); the Buildable Land Program (BLP) deadline is June 30,
22 2021; notes the County has reviewed steps 0 – 3 at previous briefings; today
23 will focus on 4 – 9; will cover new statutory requirements passed by
24 legislature.
- 25 • **QUESTION:** Mr. Eliason asks about changes to minimum width of easements.
 - 26 • **ANSWER:** Ms. Williams notes the assumption is based on review of
27 plat data; Dave Ward, DCD PEP Manager, notes it is also dictated by
28 Fire Code.
- 29 • **QUESTION/ANSWER:** Chair Phillips asks, and Ms. Williams confirms, 'Facilities
30 Needed to Serve,' does not also includes sewer treatment plant or facilities, as
31 sewer is considered to be infrastructure developed across the County, not like
32 these instances, which are like a specific facility needed for a particular
33 development itself.
 - 34 • Ms. Silva notes importance of not double dipping or counting
35 infrastructure in overall deduction and also individual steps as well.
- 36 • **QUESTION:** Mr. Eliason asks if concepts on Market Factor low, medium, high
37 ranges are generally agreed on by other jurisdictions, such as Bremerton; if

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1 there is any comparison to the current factor and whether the Department
2 Advisory Group (DAG) has any comment on market factor.

- 3 • **ANSWER:** Ms. Williams notes no discord from other jurisdictions
4 heard, also notes deviation is allowed and long as documentation is
5 provided on how and why; previous factors were 5% for vacant and
6 15% for underutilized previously only landowner intent could be
7 considered and in 2017 expanding considerably beyond market
8 factor; an upcoming meeting has been scheduled to share available
9 information with DAG.

- 10 • **COMMENT:** Mr. Beam notes concern with taking an average when an Urban
11 Growth Area can be very diverse as a whole.

- 12 • Ms. Silva notes numbers shown are grouped together based on target
13 growth areas; such as Bremerton, Bainbridge and Kingston all have
14 their own growth targets.

- 15 • Ms. Williams recaps the presentation, noting the timeline and next steps.

- 16 • **QUESTION:** Mr. Beam asks when the development and population trends will
17 be ready for viewing.

- 18 • **ANSWER:** Ms. Williams notes the County can't complete the 3rd party
19 review until all Cities have completed and submitted their data. Some
20 are behind deadline, but consultants are working with them to get it
21 finished as soon as possible.

- 22 • **QUESTION/ANSWER:** Mr. Beam asks, and Ms. Silva confirms, annexation will
23 be addressed in the report.

24 **6:40 pm**

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

- 26 • Mr. Eliason suggests shortening the minutes; this has been discussed in past;
27 there is interest in finding balance; more detail for legislative action, less
28 during briefing or general updates; may be item for discussion with Board.

- 29 • Mr. Beam appreciates the presentation materials for BLP, asks for copies to be
30 posted; Ms. Williams confirms they will be online on Project website.

- 31 • Chair Phillips asks about Public Participation Work Group comments

- 32 • Mr. Beam states there has been no staff feedback or action from staff
33 since the group's report; requested topics related to Silverdale or
34 Poulsbo have meetings held in those areas to allow more attendance
35 and participation on those areas; also asked to have first review and
36 provide feedback on Public Participation Plan for topics and we
37 haven't gotten that opportunity either.

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- 1 • Mr. Eliason notes Staff did respond via email that was sent to the
- 2 Planning Commission and addressed these items; would prefer to
- 3 have this added to the agenda to address it at some point and move
- 4 on instead of revisiting repeatedly

- 5 • Chair Phillips gets informal consensus that discussion is desired, notes
- 6 the group should be prepared to address more than just what staff
- 7 can do, it may be what the PC can do; will add to an agenda setting
- 8 meeting with Staff; asks Mr. Beam to prepare summary for PC
- 9 reference.

- 10 • Ms. Silva notes for future reference, Title 17 Zoning Use Table Update will be
- 11 coming to the PC beginning in June, BLP will Continue, Vacation Rentals will
- 12 also be coming later; in 4th quarter will see Poulsbo UGA Title 16 Exempt
- 13 Segregation Amendment; also upcoming but unscheduled yet are Non-
- 14 Motorized Committee/Public Works Title 17 Bike Facility Revisions and Title 15
- 15 Flood Hazard Area Update per FEMA Guidelines

- 16 • Mr. Beam notes last year a joint Affordable Housing Study was released by City
- 17 of Bremerton, Kitsap County; asks if the PC can get a status report.

- 18 • Ms. Silva notes this would be through the Department of Housing &
- 19 Human Services; they are currently heavily busy with COVID related
- 20 work, but can put in an inquiry;

- 21 • Chair Phillips asks, and Ms. Silva confirms, report is available online.

- 22 • **MOTION: Mike Eliason moves to adjourn the meeting.**
- 23 • **SECOND: Alan Beam**

- 24 • **VOTE: 6 in Favor; 0 Opposed – MOTION CARRIES.**

25 **Time of Adjournment: 7:10 pm**

26 **Minutes approved this** 4th **day of** May **2021.**

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29 **Joe Phillips, Planning Commission Chair**

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32 **Amanda Walston, Planning Commission Clerk**