

**Kitsap County Planning Commission Minutes – December 19<sup>th</sup> 2017**

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**KITSAP COUNTY PLANNING COMMISSION  
Administration Building – Commissioner’s Chambers  
December 19<sup>th</sup> 2017 @ 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).

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**Members present:** Robert Baglio (Chair), Karanne Gonzalez-Harless, Aaron Murphy, Joe Phillips, Tom Nevins, Richard Shattuck, Spencer Stegmann, and Jim Svensson

**Members absent:** Gina Buskirk

**Staff present:** Jim Bolger, Darren Gurnee, Dave Ward, Liz Williams, Amanda Walston

**05:30:54**

**A. Call meeting to Order, Introductions**

**B. Adoption of Agenda**

- **Motion:** Jim Svensson moves to adopt Agenda as presented.
- **Second:** Richard Shattuck
- **Vote:** 8 in favor; 0 opposed – motion carries.

**C. Approval of Minutes**

- **Motion:** Joe Phillips moves to adopt the minutes from the 11/14/17 Planning Commission meeting as presented.
- **Second:** Spencer Stegmann
- **Vote:** 7 in favor; 0 opposed; 1 abstain – motion carries.
- **Motion:** Joe Phillips moves to adopt the minutes from the 11/21/17 Planning Commission meeting as presented.
- **Second:** Spencer Stegmann
- **Vote:** 7 in favor; 0 opposed; 1 abstain – motion carries.

**05:32:02**

**D. Deliberation: – 2017 Development Code Amendments (Batch of 3) – Liz Williams, DCD Planner**

- Liz Williams briefly describes the original proposed batch of three, 2017 Code Amendments, introduced at the October 17<sup>th</sup> 2017 Planning Commission meeting, for which a public hearing was held November 14<sup>th</sup> 2017 before the Planning Commission, and for which public comment was received until November 30<sup>th</sup> 2017.

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- 1 • DCD revised its proposal, removing two of the original batch of three amendments,  
2 due to a significant amount of feedback, to allow for additional analysis and outreach.
- 3 • Items regarding new and existing short-term vacation rentals, and paved  
4 parking area terminology will be removed from this proposed batch of 3.
- 5 • One amendment is now proposed, regarding lot size exemptions to allow minimum  
6 densities to be met without requiring subdivision through a critical area when it can  
7 be achieved otherwise.
- 8 • DCD notes this change will increase flexibility in the development  
9 communities and is better aligned with the Comprehensive Plan.
- 10 **05:36:50**
- 11 • **Question:** One reason provided for this change is that the County was not  
12 achieving the densities, are we achieving them now?
- 13 • The County has not achieved the fractional requirement yet.
- 14 • 422 vacant lots are impacted under the current code, this amendment will  
15 reduce that to 199 and increase consistency with the Urban Growth Act.
- 16 **05:41:41**
- 17 • **Question/Discussion:** If the goal is to increase density, but size of lots and  
18 setbacks won't allow for onsite septic or gravity systems, and there is no  
19 sewer availability, how can we promote growth with no capacity?
- 20 • Pre-planning or shadow planning for parcels impacted by future  
21 sewer availability could have a negative lasting impact by leaving a  
22 legacy of septic plans even after sewer lines are run.
- 23 • An area must be zoned Urban before sewer can be considered, so this  
24 amendment addresses the inconsistency that exists for vacant parcels  
25 in the Urban Growth Area which remains a Rural zone, but is  
26 designated for future growth.
- 27 • **Question/Clarification:** Does this apply only to vacant land? If a large lot  
28 with a home on it is divided into two smaller parcels, how would this apply?
- 29 • Yes, this only applies to vacant parcels. If a new lot was created, the  
30 new vacant parcel would be subject to this requirement.
- 31 • **Question/Clarification:** Would renovation of an existing house on a lot of  
32 this size have any dollar value that would trigger additional requirements?
- 33 • This footnote only specifies vacant land, although other footnotes  
34 relating to other conditions may apply.
- 35 • **Question/Clarification:** Are we revisiting the debate regarding calculation of  
36 maximum density based on gross or net, which has been appealed to the  
37 Growth Management Hearing Board (GMHB)?
- 38 • The County's position on this issue was upheld by the GMHB during  
39 an appeal to the 2016 Comprehensive Plan Update.

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- Appellant took the case to Superior court where it awaits decision, however, the County is still in compliance under the GMHB ruling.

05:54:10

- At Chair Baglio’s request, Liz Williams reads the proposed amendment to 17.410.060.A.25, which will replace the words: “; provided, however, that this restriction shall not apply if it conflicts with a condition imposed through subdivision approval.” with: “This restriction shall not apply if: a. The net developable area of the existing parcel is less than eighteen thousand square feet; or b. The project application will meet minimum density requirements as established by chapter 17.420 the ‘Density, Dimensions, and Design’ use table.”.
- **Motion: Richard Shattuck moves to recommend approval of the proposed change to Kitsap County Code Section 17.420.060 as presented by staff**

- **Second: Jim Svensson**

- **Discussion/Clarification:** The proposed amendment would relax restrictions to the 2016 Reasonable Measures.
- Tom Nevins questions how intent of density requirements in the Urban Growth Area can be met by allowing large, urban sized lots to be broken into a few smaller lots, but not requiring a subdivision
- Dave Ward clarifies development on lots larger than 18,000 square feet would be allowed, but densities must still be met. An example would be attached housing with same number of units, without triggering the subdivision requirement – no loss of density is allowed.
- **Vote: 6 in favor; 2 opposed; motion carries.**

06:32:10

**E. Online Permitting Presentation: Natalie Marshall and Veronica Bassen, DCD**

- Veronica Bassen and Natalie Marshall present an overview and demonstration of DCD’s new Electronic Permitting Center.

**F. Good of the order**

- Joe Phillips and Gina Buskirk’s terms have both been renewed for 4 years.
- January 2<sup>nd</sup> 2018 meeting may be cancelled. Clerk will notify/confirm next week.

**Time of Adjournment: 07:04:01**

Minutes approved this 16 day of January ~~2017~~ <sup>2018</sup>

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Robert Baglio, Planning Commission Chair

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Amanda Walston, Planning Commission Clerk