



## Kitsap Regional Coordinating Council

### Kitsap Regional Coordinating Council (KRCC) Land Use Technical Advisory Committee (LUTAC) February 23, 2023 Meeting Summary | Convened via Teleconference

Decisions and Recommendations		
<i>LUTAC did not make any recommendations or decisions</i>		
Actions	Person Responsible	Status
1. Share reports regarding macroeconomic forecasts and household size with LUTAC.	Liz Underwood-Bultmann	Complete
2. Send information about the draft adjusted Methodology A to LUTAC.	HB Harper	Complete
3. Continue developing a draft adjusted Methodology A for discussion at the March 9 LUTAC meeting.	HB Harper	Complete
4. Communicate with PlanPOL members regarding the possibility of moving the March 21 PlanPOL meeting.	KRCC Staff	Complete

#### 1. Welcome and Introductions

Sophie Glass, KRCC staff, welcomed LUTAC members to the February 23 meeting. She reviewed the meeting objectives and topics. Attachment A lists the LUTAC members and other presenters in attendance.

Joe Morrison, Kitsap Economic Development Alliance (KEDA), introduced himself and shared that he appreciates the opportunity to attend LUTAC meetings because KEDA will soon begin conducting an inventory of industrial building capacity in Kitsap County.

#### 2. Committee Updates and Work in Progress

- a. **Population and Employment Allocations:** Eric Baker reminded LUTAC members that Kitsap County has adjusted the County's growth numbers to 2022 in order to more easily compare them to land capacity. He recommended checking back in about this topic at a LUTAC meeting in late summer 2023.
- b. **Housing Target Allocation Process:**
  - **Commerce's responses to LUTAC's questions:** Sophie shared responses from the Department of Commerce (Commerce) regarding the questions that LUTAC members developed during the February 9 LUTAC meeting. Commerce's responses are available in the [February 23 LUTAC packet](#), page 2.

Eric Baker shared that Kitsap County has scheduled a follow-up conversation with Commerce regarding the impact of housing allocation guidance on Urban Growth Area (UGA) sizing. Eric will share the outcomes of this conversation with LUTAC members.

Sophie asked LUTAC members whether based on Commerce's responses they recommend hiring a technical consultant to support the housing allocation work. LUTAC members determined that a consultant would not be necessary at this time.



## Kitsap Regional Coordinating Council

- **Response from Pierce County re: negative allocations:** Sophie shared the response from Pierce County staff regarding LUTAC's question about whether Pierce County experienced negative allocations when using Methodology B. Pierce County's response is available in the [February 23 LUTAC packet](#), page 3.

Eric noted that he plans to ask about Pierce County's approach to UGA sizing the next time he meets with Pierce County staff.

- **Discuss issues related to UGA sizing:** Eric explained that changing housing types allowed in unincorporated Kitsap County would increase density in existing UGAs, which would require the County to change UGA boundaries. This presents a concern for the County regarding the potential of housing allocations.

Nick Bond noted that the housing targets will be adopted into Appendix B of the Countywide Planning Policies (CPPs). CPP adoption can be appealed by any of the parties within KRCC, including the Suquamish Tribe and Port Gambe S'Klallam Tribe. Eric added that Kitsap County's Comprehensive Plan could be appealed by anyone. If, as a result of the housing allocation process, the County changes the boundaries of UGAs to allow more people, the risk of appeal would increase.

Alison O'Sullivan noted that the Suquamish Tribe has been consistent about its need for full participation in decision-making at the KRCC level, as well as its concern about any potential impacts on UGAs, including expansions. If it is not possible to resolve these issues at the KRCC level, the issues would fall within the Comprehensive Planning process.

- **Overview of allocation options based on persons per household calculations:** Sophie shared that Heather Wright worked with KRCC staff following the February 9 LUTAC meeting to calculate adjustments to Commerce's Methodologies A and B based on local persons per household numbers. Heather provided an overview of the calculations.

LUTAC members raised the following considerations:

- Puget Sound Regional Council's long-term forecast shows that household sizes are expected to decrease over time due to aging populations, fertility rates, and other factors. Because of this, Commerce's persons per household assumption aims to provide units that will meet the needs of communities.
- Bainbridge Island is experiencing an aging population and expects household sizes to decrease. However, policies aimed at attracting more families to the community may change this trajectory in the future.
- Jurisdictions' current high persons per household figures may be a result of housing needs not being met. Port Orchard is seeing multiple people sharing units because of the high cost of rent, which indicates that the current mix of units is not meeting the community's needs. As communities address affordability and provide more units, persons per household figures may decrease.
- The American Planning Association's trend report predicts that high cost of living will result in an increase in persons per household.
- KRCC could use higher persons per household figures now, then review in five years and determine whether to update housing allocations based on a lower persons per household figure. Waiting five years could give



## Kitsap Regional Coordinating Council

communities a better idea of demographic and pandemic-related shifts that affect growth trends.

- It is important to plan for the right type of housing and number of households because these plans will impact capital facilities, such as wastewater and transportation.
- It is important to develop a clear, defensible methodology. Using an average could be less robust than using Commerce's or jurisdictions' individual persons per household figures.

LUTAC members recommended revisiting this conversation during the March 9 LUTAC meeting before making a decision about which persons per household figures to use.

- **Further develop housing allocations, policy considerations, and methodology:** HB Harper shared the work she began to develop a draft adjusted Methodology A based on the conversation at the February 9 LUTAC meeting. This approach would adjust Methodology A to account for existing housing stock within lower income bands in Bremerton and Port Orchard by systematically redistributing some of the totals in these income bands to other jurisdictions. HB will continue working on this draft methodology for further discussion at the March 9 LUTAC meeting. Department of Commerce staff will participate in the March 9 meeting, so LUTAC can discuss with them whether the adjusted Methodology A aligns with Commerce guidance.
- **Discuss station area planning/high-capacity transit:** Ed Coviello presented [Kitsap Transit's Long Range Transit Plan StoryMap](#) to share background information about Kitsap Transit's constraints and Long Range Transit Plan, which was adopted in 2022. LUTAC members shared the following questions and comments:
  - Does Kitsap Transit have information about ridership, including changes over time and ridership goals?
    - Ed explained that Kitsap Transit's current ridership averages about 10 riders per hour for each route. This is lower than average ridership just before the pandemic (20 riders per hour), which was also lower than previous ridership (25 riders per hour). To sustain its operation, Kitsap Transit's goal is to increase ridership in the future.
  - LUTAC's recent conversations have focused on increasing housing and housing affordability in Kitsap County. In terms of the Long Range Transit Plan, how much focus should there be on connecting people to major employment centers compared to transporting people within their individual communities?
    - Kitsap Transit's current system focuses on commuters. However, the need for commuter transportation has decreased, and the Long Range Transit Plan focuses on transporting people across the county. The Plan also considers transportation service to opportunities in Pierce County.

### 3. Administrative Agenda

#### a. Meeting Review:

- **Draft March 21 KRCC PlanPOL agenda:** Sophie asked LUTAC members for input regarding the March 21 PlanPOL meeting. LUTAC members recommended that the PlanPOL agenda include:



## Kitsap Regional Coordinating Council

- A recap of Commerce's Methodology A and B.
- A presentation from Sophie regarding LUTAC's progress on developing housing allocations.

LUTAC members recommended waiting until the next LUTAC meeting to determine how to share the draft housing allocation methodology, including whether to share draft numbers with PlanPOL at the March meeting.

Sophie asked LUTAC whether they would be okay with moving the March 21 PlanPOL meeting earlier in the day, for a 12:30 p.m. start time. LUTAC members did not raise any concerns with this scheduling change. KRCC staff will communicate with PlanPOL members to determine whether to change the meeting time.

### 5. Wrap Up

- a. **Recap:** Sophie reviewed the decisions and action items listed in the table above.

### 6. Adjourn



## Kitsap Regional Coordinating Council

### Attachment A: List of LUTAC Members in Attendance (Virtual Participation Only)

Name	Affiliation (alphabetical)
1. HB Harper	City of Bainbridge Island
2. Garrett Jackson	City of Bremerton
3. Nick Bond	City of Port Orchard
4. Heather Wright	City of Poulsbo
5. Eric Baker	Kitsap County
6. Joe Morrison	Kitsap Economic Development Alliance (KEDA)
7. Ed Coviello	Kitsap Transit
8. Marla Powers	Port Gamble S'Klallam Tribe
9. Arne Bakker	Port of Bremerton
10. James Weaver	Port of Bremerton
11. Erika Harris	Puget Sound Regional Council
12. Liz Underwood-Bultmann	Puget Sound Regional Council
13. Alison O'Sullivan	Suquamish Tribe
14. Debbie Clemen	Washington State Department of Transportation
Sophie Glass	KRCC Program Director
Pauline Mogilevsky	KRCC Land Use Program Lead