



**Kitsap Regional Coordinating Council (KRCC)
Land Use Policy Committee (PlanPOL) Meeting Summary**

September 20, 2022 Meeting | 1:30 – 3:00 PM

Key Decisions		
<ul style="list-style-type: none">PlanPOL approved the May 17, 2022 PlanPOL meeting summary as final.		
Action Items	Who	Status
1. Post the approved May 17 PlanPOL summary on the KRCC website.	KRCC Staff	Complete
2. Update the draft 2023 KRCC work plan based on PlanPOL feedback.	KRCC Staff	Complete

A. WELCOME AND INTRODUCTIONS

Sophie Glass, KRCC Program Director, welcomed participants to the meeting. See Attachment A: Meeting Attendees for a list of PlanPOL members and observers.

B. COMMITTEE UPDATES AND ACTION ITEMS

May 17, 2022 PlanPOL Meeting Summary: PlanPOL members reviewed the meeting summary from the May 17 PlanPOL meeting. The summary was approved with no comments or revisions. KRCC staff will post the approved summary on the KRCC website.

Update on Growth Targets: Sophie explained that the KRCC Board will have the opportunity to re-approve the growth targets during the October KRCC Board meeting due to a typo. PlanPOL members did not share any comments or questions.

C. NEW BUSINESS AND WORK IN PROGRESS

Discuss Initiatives for the Draft 2023 KRCC Land Use Work Plan: Sophie shared the draft 2023 KRCC Land Use Work Plan (available in the [September 20 PlanPOL packet, page 9](#)) and explained that it has been reviewed by the Executive Committee and TransTAC. She invited PlanPOL members to share any suggestions regarding the draft work plan.

PlanPOL members shared the following questions and considerations:

- Commissioner Garrido shared that the areas of focus in the draft work plan parallel the work that Kitsap County is planning.
- Councilmember Coughlin expressed support for including affordable housing as a separate action item.
 - Andrea Spencer noted that much of the work in the draft work plan focuses on housing targets; affordable housing targets are a subset of this.
 - Councilmember Hytopoulos emphasized the importance of highlighting affordable housing because different jurisdictions have different approaches to growth, and it is

- helpful to have an opportunity to coordinate efforts and share information outside of the Comprehensive Plan update process.
- Commissioner McClure expressed support for calling out employment targets, particularly discussions about how these targets will apply.
 - Mayor Wheeler shared that KRCC meetings include opportunities for jurisdictions to coordinate and share information about affordable housing, but it may not need to be programmed into the work plan.
 - PlanPOL members agreed to include affordable housing as a subset of the action item about Comprehensive Plans, noted as “including affordable housing targets and related efforts.”
- Commissioner McClure shared that the action item about maintaining a list of the centers of growth should reference transportation hubs and note what the transportation centers are.
 - Commissioner Strakeljahn suggested adding “as defined by the Puget Sound Regional Council and KRCC” to the action item.
 - Sophie asked PlanPOL members whether the proposed timing for discussions about target adjustments, annexations, etc. is appropriate.
 - Andrea Spencer and Heather Wright shared that timing is difficult to predict at this point because jurisdictions are waiting on Department of Commerce guidance regarding housing targets.
 - To ensure frequent points of conversation throughout the year, PlanPOL members agreed to add a LUTAC meeting in March, add a PlanPOL meeting in June, and move the May PlanPOL meeting to April.
 - Sophie noted that the KRCC Executive Committee suggested incorporating a workshop into the work plan.
 - Mayor Erickson suggested that the workshop could focus on housing targets, because it will be the KRCC Board’s role to approve housing targets. Jurisdictions will then incorporate housing targets into the Comprehensive Plan updates, based on guidance from the Department of Commerce. These targets will likely need to be split out by demographics and income levels.
 - Commissioner McClure suggested including presentations by Kitsap County’s affordable housing staff in the workshop.
 - Mayor Erickson asked about the status of the Urban Growth Area (UGA) adjustment process.
 - Heather explained that adjustments to the UGA would occur as part of the Comprehensive Plan update process.
 - Sophie asked PlanPOL members about their preferences regarding virtual vs. in-person PlanPOL and LUTAC meetings.
 - Councilmember Hytopoulos expressed support for virtual meetings to save time, and because the 2023 work plan does not indicate a need for significant time spent wrestling with problems.
 - Councilmember Coughlin agreed and noted that Bremerton is planning to take a hybrid approach.
 - Commissioner Garrido expressed support for holding half of the meetings in person and half virtually to allow an opportunity for face-to-face conversations.

- Regarding LUTAC, Andrea expressed support for virtual meetings, especially if the meetings involve working collaboratively on spreadsheets.
- Alison O’Sullivan expressed support for virtual or hybrid meetings.
- Marla Powers expressed support for hybrid meetings.

Sophie thanked PlanPOL members for their feedback and explained that KRCC staff will update the draft work plan based on this conversation. The work plan will inform the draft budget for 2023. The KRCC Board will review and have the opportunity to approve the updated draft work plan and budget during the October KRCC Board meeting.

D. ADMINISTRATIVE AGENDA

Affordable Housing Round Robin

Councilmember Hytopoulos shared that Bainbridge Island will adopt an ordinance implementing the state statute regarding religious properties and bonus density. The City is also developing a Housing Action Plan, which, along with guidance from the Department of Commerce, will inform the Comprehensive Plan. Councilmember Quitslund expressed eagerness regarding the Housing Action Plan. He also noted that the City is working on a Winslow Subarea Plan, which will involve planning related to housing needs.

Mayor Erickson shared that Poulsbo is moving forward on the Nordic Cottages project, which will involve the development of two fourplexes and eight one-bedroom apartments on a small piece of land. This project will utilize funds from the City’s new one-tenth of one percent sales and use tax increase. This project will be a “kit” so other groups can use its plans to build similar cottage-style affordable housing projects throughout the city. Mayor Erickson also shared that the City recently met with a group of religious leaders regarding an ordinance to allow increased density on religious properties.

Mayor Wheeler shared that the Bremerton City Council is reviewing a proposed ordinance to allow cottage housing, duplexes, and townhomes in areas throughout the City. This will include density bonuses for religious properties and nonprofits. Mayor Wheeler noted that there are many unused housing vouchers because there is not enough housing available to use them. This means that creating new market rate housing still creates opportunities for mid- and low- income households because many could use housing vouchers on them.

Commissioner Garrido suggested that PlanPOL invite the author of the book Missing Middle Housing to speak at a future meeting.

Next PlanPOL meeting: Sophie shared that this is the final PlanPOL meeting of 2022.

E. PUBLIC COMMENTS

There were no public comments at this meeting.

F. ADJOURN

The meeting adjourned at 2:24 p.m.

Attachment A: Meeting Attendees

NAME	JURISDICTION (ALPHABETICAL)
PLANPOL MEMBERS	
Councilmember Kirsten Hytopoulos	City of Bainbridge Island
Councilmember Jon Quitslund	City of Bainbridge Island
Mayor Greg Wheeler	City of Bremerton
Councilmember Jeff Coughlin	City of Bremerton
Commissioner Axel Strakeljahn	Port of Bremerton
Commissioner Mary McClure	Port of Kingston
Commissioner Charlotte Garrido	Kitsap County
Allison Satter	Naval Base Kitsap
Mayor Becky Erickson	City of Poulsbo
OBSERVERS	
Andrea Spencer	City of Bremerton
Ed Coviello	Kitsap Transit
Marla Powers	Port Gamble S’Klallam Tribe
Heather Wright	City of Poulsbo
Alison O’Sullivan	Suquamish Tribe
STAFF	
Sophie Glass	KRCC Technical Director
Pauline Mogilevsky	KRCC Land Use Program Coordinator