



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

February 15, 2022 Meeting | 1:30 – 3:00 PM

Key Decisions		
<ul style="list-style-type: none">PlanPOL approved the October 19, 2021 PlanPOL meeting summary as final.PlanPOL decided not to request a presentation at an upcoming meeting from the Department of Commerce.		
Action Items	Who	Status
1. Post the approved October 19 PlanPOL summary on the KRCC website.	KRCC Staff	Complete
2. Schedule KRCC orientation meetings with new PlanPOL members Councilmembers Hytopoulos and Quitslund.	KRCC Staff	Complete
3. Update the growth allocation process timeline to include a roadshow with jurisdictions.	KRCC Staff	Complete
4. Coordinate with the KRCC Executive Committee and jurisdictions to schedule growth target roadshow presentations.	KRCC Staff	In Progress
5. Coordinate with jurisdictions' land use planners regarding growth targets.	PlanPOL Members	In Progress

A. WELCOME AND INTRODUCTIONS

Sophie Glass, KRCC Technical 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

October 19, 2021 PlanPOL Meeting Summary: PlanPOL members reviewed the meeting summary from the October 19 PlanPOL meeting. The summary was approved with no comments or revisions. KRCC staff will post the approved summary on the KRCC website.

C. NEW BUSINESS AND WORK IN PROGRESS

Overview of PlanPOL: Sophie acknowledged that PlanPOL membership has changed in 2022 and includes members who are new to KRCC. She explained that PlanPOL is a policy committee that focuses on land use issues and described the relationship between PlanPOL, the KRCC Board, and the Land Use Technical Advisory Committee (LUTAC). Sophie offered all new PlanPOL members an orientation meeting with KRCC staff to learn more about KRCC.

Presentation on Employment and Population Growth Target Allocation: Sophie explained that LUTAC recommended that PlanPOL use the February meeting as an education session to prepare for upcoming discussions about growth targets. She introduced KRCC's technical land use consultant, Clay White, LDC, Inc. Clay provided an overview of the growth target setting process. The [slide deck is available on the KRCC website](#). Clay also shared the growth target dashboard (available in the [February 15 meeting packet](#), pages 21 and 22), which LUTAC members are using to support their discussions about growth targets.

PlanPOL members shared the following questions and comments:

- Mayor Putaansuu strongly encouraged PlanPOL members who represent High-Capacity Transit communities (Bainbridge Island, Port Orchard, Poulsbo, and Kingston) to meet with their planning staff to prepare for conversations about growth targets.
 - Sophie noted that, according to the existing approach, LUTAC aims to provide preliminary draft growth targets to PlanPOL for their discussion during the March 15 PlanPOL meeting. Ideally, jurisdictions would meet among themselves ahead of March 15 to prepare for this discussion.
 - Councilmember Hytopoulos shared that she will take the lead on communicating with Bainbridge Island staff and other councilmembers.
 - Mayor Erickson shared that the Poulsbo City Council and Planning Commission will hold a joint workshop focused on discussing growth targets.
- Mayor Erickson asked whether state legislative decisions regarding density would impact the capacity listed in the Buildable Lands Report.
 - Clay responded that the Buildable Lands Report would not be impacted. The Growth Management Act requires that jurisdictions have enough zoned capacity to accommodate growth targets. A major change that may come would be a requirement to provide capacity for a variety of housing types at all income levels. In this case, a jurisdiction may have enough capacity in terms of zoning, but would need to provide additional capacity for a variety of housing types to satisfy state law.
- Councilmember Quitslund noted that the 2020 population capacity of Bainbridge Island according to the Buildable Lands Report does not take into account the need to concentrate growth in more densely zoned areas.
 - Clay agreed that the capacity listed in the dashboard may not be associated with the areas in which a jurisdiction is planning for growth. This indicates that land use changes may be necessary.
- Commissioner McClure asked why Silverdale and the Central Kitsap Urban Growth Area were not shown together.
 - Clay explained that decisions about the categorization of communities were made at the Puget Sound Regional Council (PSRC) level.
 - Mayor Putaansuu further explained that the targets were developed at the PSRC Growth Management Policy Board; several KRCC PlanPOL members participated in those conversations.
- Mayor Erickson asked whether the employment targets were based on the actual employment numbers.

- Clay explained that developing targets involves considering past trends in addition to current capacity and future projections.

Discuss key policy issues related to growth target setting: Clay explained that when developing population growth targets, the goal is to be consistent with VISION 2050. In some cases, there are large differences between existing targets and targets that would be consistent with VISION; this presents a challenge. One of these cases is rural areas. VISION allocates 8% of growth to unincorporated rural areas. Under current adopted targets, 23% was allocated to these areas. Between 2013 and 2019, population growth in these areas was 29%. This indicates that new targets will need to shift in order to be consistent with VISION. Clay also noted that similar challenges arise regarding employment capacity.

Clay emphasized that these growth targets are important because they impact jurisdictions' entire Comprehensive Plans, and affect modeling related to transportation, parks, schools, etc. He encouraged jurisdictions, particularly High-Capacity Transit communities, to work together to develop targets.

Discuss bills under consideration by the Washington legislature that impact land use planning: Clay explained that the state legislature is considering several bills that would impact land use planning. Some of these bills, including some that passed in the 2021 legislative session, could create timing issues. He shared the following updates:

- HB 1220, which passed in 2021, amended housing requirements. The Department of Commerce will release guidance for jurisdictions to consider as they update their Comprehensive Plans. HB 1220 does not require updates to Countywide Planning Policies, but will require coordination between jurisdictions.
- HB 1099 would add a climate change element to the Growth Management Act, which would require policies addressing both climate change and resiliency.
- One salmon recovery bill would add a new goal to the Growth Management Act.
- HB 1717 would require tribal coordination under the Growth Management Act.
- One bill that has passed out of the House would extend the deadline for jurisdictions to update their Comprehensive Plans to December 2024 (a six-month extension).
- The Governor's budget includes funding to help jurisdictions to implement changes to the Growth Management Act.

Some PlanPOL members expressed concerns about HB 1782 because of its impact on jurisdictions' infrastructure and other constrained resources.

Sophie asked PlanPOL members whether they would find it helpful for Commerce to present at a PlanPOL meeting in spring to provide more information about the bills that passed. PlanPOL members recommended that individual jurisdictions coordinate with Commerce; no presentation to KRCC is needed.

Review population and employment growth target process: Sophie shared the growth target allocation timeline (available in the [February 15 meeting packet](#), page 20). According to the

timeline, LUTAC will work to develop preliminary growth targets for PlanPOL to review in March. Then, LUTAC will continue to work on draft targets in March and April, with the goal of PlanPOL recommending draft growth targets to the KRCC Board in April. Concurrently, jurisdictions' councils and commissions will review the draft growth targets. The KRCC Board aims to review the draft growth targets in May and vote on them in June. LUTAC members will work closely with their jurisdictions' policymakers to inform LUTAC's discussions of the preliminary growth targets.

Sophie reminded PlanPOL members that they shared lessons learned from the Countywide Planning Policy update process. In particular, KRCC members found the roadshow meetings, in which KRCC staff and Clay presented to each jurisdictions' councils/commissions, helpful. Sophie asked if a similar roadshow in March or April, focused on the growth targets, would be useful. PlanPOL members shared that this roadshow would be useful for increasing consistency and transparency. KRCC staff will update the timeline to include the roadshow step and work with the KRCC Executive Committee to identify the appropriate timing and content.

D. ADMINISTRATIVE AGENDA

Affordable Housing Round Robin:

Councilmember Hytopoulos shared that Bainbridge Island's Planning Commission is working on implementing an affordable housing density bonus for religious institutions. Bainbridge Island is also beginning a housing plan initiative, with the goal of integrating affordable housing into all its work. Councilmember Quitslund shared that Bainbridge's population is recognizing the urgent need for housing to support its workforce.

Mayor Erickson shared that Poulsbo is moving forward on a partnership with Housing Kitsap to create 335 units of subsidized affordable housing. Poulsbo is also considering implementing multi-family tax credits and increased density for religious properties.

Mayor Putaansuu shared that Port Orchard is working on three multi-family developments using the multi-family tax credit program. This would result in over 300 units, with 20% of them being affordable units. Port Orchard is also working with Kitsap Homes of Compassion to approve a contract for three new group homes.

Mayor Wheeler shared that Bremerton is focusing on supporting a variety of housing types by increasing multi-modal transportation in Bremerton's neighborhoods and supporting the electrification of public transit across the region.

Next PlanPOL meeting: Sophie noted that the next PlanPOL meeting will be on Tuesday, March 15, 2022.

E. PUBLIC COMMENTS

There were no public comments at this meeting.

F. ADJOURN

The meeting adjourned at 2:58 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
Commissioner Charlotte Garrido	Kitsap County
Director John Clauson	Kitsap Transit
Commissioner Mary McClure	Port of Kingston
Mayor Rob Putaansuu	City of Port Orchard
Mayor Becky Erickson	City of Poulsbo
OBSERVERS	
Mark Hofman	City of Bainbridge Island
Andrea Spencer	City of Bremerton
Ed Coviello	Kitsap Transit
Nick Bond	City of Port Orchard
Heather Wright	City of Poulsbo
Erika Harris	Puget Sound Regional Council
STAFF	
Sophie Glass	KRCC Technical Director
Pauline Mogilevsky	KRCC Land Use Program Coordinator
PRESENTERS	
Clay White	LDC, Inc.