



## Kitsap Regional Coordinating Council

**Kitsap Regional Coordinating Council (KRCC)**  
**Land Use Technical Advisory Committee (LUTAC)**  
**February 17, 2021 Meeting Summary | Convened via Teleconference**  
Draft v.3-5-2021

Decisions and Recommendations		
<ul style="list-style-type: none"><li>LUTAC recommended cancelling the February 25 subcommittee meeting.</li></ul>		
Actions	Person Responsible	Status
1. Distribute the updated version of Element G: Capital Facilities and Element H: Transportation to LUTAC prior to the March 11 meeting.	KRCC staff	Complete
2. Schedule a follow-up call with LUTAC members not able to attend the February 17 LUTAC meeting.	KRCC staff	Complete

KRCC staff scheduled a sub-committee meeting with LUTAC members on February 17 to continue discussing the next steps for updates to Element B: Urban Growth Areas, Element D: Rural Land Uses, Element I: Housing, and Element J: Countywide Economic Development.

### **A. Welcome and Introductions**

Kizz Prusia, KRCC Land Use Program Lead, welcomed participants and provided a recap of the February 11 meeting and noted Element C: Centers of Growth was being developed by Karla Boughton, City of Poulsbo, and Element G: Capital Facilities and Element H: Transportation were being reviewed by TransTAC. He explained updated versions of Element G and Element H will be available to discuss during the March 11 LUTAC meeting.

### **B. Committee Updates and Work in Progress**

**Kitsap Countywide Planning Policies (CPPs) Draft Policy Review:** Clay led a review of ten draft policies with a focus on policies that were not reviewed during the previous meeting. LUTAC members provided the following feedback:

#### Review of Element B: Urban Growth Areas (UGAs)

UGA-3. Process and criteria to ensure regional coordination when establishing, expanding, and adjusting Urban Growth Areas in Kitsap County:

- Several LUTAC members commented on the process for applying for UGA expansion. These members noted the current draft policy language did not account for the docket request process. LUTAC members suggested this policy cite the Growth Management Act (GMA) 36.70a.110 and associated Washington Administrative Code (WAC) 365.196.325.
- Several LUTAC members commented on the expansion of an individual UGA boundary that results in a net increase of residential, commercial, or industrial land. These members suggested removal of UGA-3 sub policies H3-5. LUTAC members also suggested revising the original language and proposed language to be consistent with GMA 36.70a.110 and the WAC 365.
- LUTAC members are discussed coordination between cities and the county. LUTAC members noted the draft Kitsap CPPs contain language about coordination and Interlocal Agreements (ILAs) and it might be worth looking at addtl language and reiterate in the UGA policies coordination.

#### Review of Element D: Rural Land Uses

R-2 Preserving Rural Land Use and Development Patterns, A: Rural Centers:

- One LUTAC member suggested to add detail regarding how rural centers are characterized based on what existing services they may have.



### R-2 Preserving Rural Land Use and Development Patterns, B: Rural Communities:

- LUTAC members discussed the difference between the term “rural centers” and “rural communities”. LUTAC members reached agreement on maintaining both terms in the draft Kitsap CPPs. LUTAC members also agreed to the suggestion of updating denoting whether a center was urban or rural throughout the entire document.

### Review of Element I: Housing

AH-1. Coordinated process among County, Cities, and housing agencies for determining and fulfilling housing needs, and the equitable distribution of affordable housing at all income levels in Kitsap County:

- Several LUTAC members expressed concern with the area median income (AMI) listed in the introduction to this element.

AH-2. Recognizing that the marketplace makes adequate provision for those in the upper economic brackets, each jurisdiction should develop some combination of appropriately zoned land, regulatory incentives, financial subsidies, and/or innovative planning techniques to make adequate provisions for the needs of middle- and lower-income persons:

- Several LUTAC members suggested it may add value to define the term “missing middle in the document.

AH-3. Recognizing the percentage share of the existing and forecasted countywide population and housing stock, as well as the distribution of existing housing for those households below 80% countywide median income, the County and the Cities should develop coordinated strategies to disperse projected housing for those below 80% countywide median income throughout Kitsap County, where they are specifically found to be appropriate, in consideration of existing development patterns and densities.

- LUTAC members commented on the area median income (AMI) listed at 120% and questioned the origin of the number. Several LUTAC members suggested the AMI needs to be consistent with the introduction of the element.

AH-4. Provision of affordable housing for households below 80% countywide median income should include:

- LUTAC members suggested the draft policy add language regarding residential and commercial displacement. These LUTAC members suggested the policy language could better incorporate elements of VISION 2050.
- One LUTAC member suggested revising policy AH-4 A into two separate policies to focus on both UGAs and housing and rural areas.

### Review of Element J: Community Economic Development

ED-1. A general strategy for enhancing economic development and employment:

- LUTAC members had no additional comments or feedback regarding this draft policy.

## **C. Wrap Up**

**Recap:** KRCC staff reviewed the decisions and action items listed in the table above.

## **D. Adjourn**



## Kitsap Regional Coordinating Council

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

Name	Affiliation (alphabetical)
1. Heather Wright	City of Bainbridge Island
2. Nick Bond	City of Port Orchard
3. Karla Boughton	City of Poulsbo
4. Jeff Rimack	Kitsap County
5. Angie Silva	Kitsap County
6. Ed Coviello	Kitsap Transit
7. Andrea Harris-Long	Puget Sound Regional Council
8. Liz Underwood-Bultmann	Puget Sound Regional Council
9. Alison O'Sullivan	Suquamish Tribe
10. Matthews Pahs	Washington Dept. of Transportation
Clay White	LDC, Inc.
Kizz Prusia	KRCC Land Use Program Lead