



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

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

Key Decisions		
<ul style="list-style-type: none"><li>PlanPOL approved the February 15, 2022 PlanPOL meeting summary as final.</li></ul>		
Action Items	Who	Status
1. Post the approved February 15 PlanPOL summary on the KRCC website.	KRCC Staff	Complete
2. Send PlanPOL members the updated growth target dashboard, including updated 2020 population numbers.	KRCC Staff	Complete
3. Continue working on the draft population and employment growth targets.	KRCC LUTAC	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

**February 15, 2022 PlanPOL Meeting Summary:** PlanPOL members reviewed the meeting summary from the February 15 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

### Review Preliminary Population and Employment Growth Targets:

Clay White, LDC, Inc., provided a brief overview of the growth target setting process. The [slide deck is available on the KRCC website](#). Clay also shared the [growth target dashboard](#), including the preliminary population and employment targets that the KRCC Land Use Technical Advisory Committee (LUTAC) developed. Sophie noted that KRCC staff made slight adjustments based on updated data to the column that lists 2020 population. Staff will send PlanPOL members the updated dashboard after the meeting.

Sophie also noted that LUTAC's conversations through this point have mainly focused on population targets; conversations about employment targets are in an earlier stage.

PlanPOL members shared the following questions and comments:

- Mayor Erickson asked why the Urban Growth Areas (UGAs) for Port Orchard and Poulsbo are broken out from the cities themselves.

- Clay explained that regional geographies were developed by the Puget Sound Regional Council (PSRC) in VISION 2050. Cities and UGAs are listed separately because the Kitsap County Council makes decisions about the UGAs while City Councils make decisions about the cities themselves.
- Councilmember Hytopoulos asked how the growth targets translate to actual land use, particularly regarding employment targets.
  - Clay explained that the Buildable Lands Report is based on formulas that the state provides for calculating density. This does not take into account where the capacity is located, but rather the zoning that could translate to capacity.
- Mayor Erickson asked whether it would be problematic if a jurisdiction's actual growth is higher than the target.
  - Clay explained that targets are important for capital facilities planning, but it is not an issue if the actual growth rate is trending ahead of these targets. These are 20-year targets, and jurisdictions will update their Comprehensive Plans throughout that 20-year period.
  - Sophie added that PSRC shared the following guidance with LUTAC: "For the [High-Capacity Transit (HCT)] Communities, we are glad to see the cities stepping up to plan for new growth, and encourage as close alignment with VISION as feasible. The goal of identifying the High Capacity Transit Communities geography is to support growth near high-capacity transit service. If allocations for HCT go beyond the assumptions in VISION, we encourage the targets to document how growth will support high-capacity transit service."
  - Paul Inghram, PSRC, encouraged developing targets as close to 100% of the allocation as possible and shared that PSRC would prefer to see growth targets under 110% of the allocation. He emphasized that what is important is aligning growth with infrastructure.
- Commissioner Bozeman noted that Silverdale would see a lot of growth despite being unincorporated and asked if this issue is addressed in the conversation about growth targets.
  - Clay explained that Silverdale is considered a Core City and its planning targets include a significant portion of the countywide population and employment growth. The Growth Management Act includes guidance about incorporation and annexation, and that process is not related to the growth target process. The same amount of growth would be allocated to Silverdale as a Core City regardless of whether it is incorporated.
  - Sophie noted that this process is an exercise of dividing population. In the future, as jurisdictions move forward with planning, KRCC can be used as a body for conversation about the topic of incorporation.
  - Commissioner Bozeman encouraged a future conversation about this topic.
  - Commissioner Garrido shared that this discussion has unfolded over time, that she is aware of the processes for moving toward official city status.
- Mayor Erickson noted that she will encourage Poulsbo to plan for infrastructure growth for a larger population than is listed in the population growth targets. She shared that the goal is prepare Poulsbo for any unforeseen changes to state legislation regarding density. She encouraged other jurisdictions to do the same.

**Review Allocation Process Moving Forward:** Sophie shared the growth target allocation timeline (available in the [March 15 meeting packet](#), page 11). According to the timeline, LUTAC will continue working to develop preliminary growth targets in March and April. During the April 19 PlanPOL meeting, PlanPOL will have the opportunity to recommend draft growth targets to the KRCC Board. Concurrently, jurisdictions' councils and commissions will review the draft growth targets. KRCC staff and Clay are available to present at jurisdictions' meetings if requested. The KRCC Board aims to review the draft growth targets in May and vote on them in June.

**Review Draft 2021 Annual Annexation Report:** Sophie explained that KRCC is responsible for publishing an annual annexation report that summarizes annexations that occurred during the year. The draft 2021 report includes annexations that took place in Port Orchard and Poulsbo. The KRCC Board will review the report during their May meeting.

**Discuss 2022 Legislative Session Highlights:** Clay shared the following relevant highlights from the 2022 state legislative session:

- HB 1099, which would have incorporated climate change and resilience into the comprehensive planning framework, did not pass.
- HB 1241 passed. It extends the deadline for Comprehensive Plan updates to December 2024 (a six-month extension). It also changed the timing for these updates from eight years to 10 years. This will be helpful for jurisdictions because it better aligns the Comprehensive Plan update process with the timing of the Census and Buildable Lands Reports. The bill also includes a five-year check-in.
- HB 1717 passed. It requires local governments, upon receiving notice from a federally recognized tribe, to coordinate with the tribal government for planning under the Growth Management Act.

Commissioner Bozeman asked whether there was any progress during the session about working with developers to build affordable housing units. Clay explained that requirements regarding affordable housing are built into jurisdictions' codes. One bill from the 2021 legislative session included major amendments to housing requirements in Comprehensive Plans.

## **D. ADMINISTRATIVE AGENDA**

### **Affordable Housing Round Robin:**

Commissioner Garrido shared that Kitsap County received funding from the legislative session to transition a facility into homeless housing; this new facility will be able to house 75 people. She also shared that she and the League of Women Voters invited an expert on missing middle housing to give a presentation in May.

Mayor Wheeler shared that Bremerton is working on a cottage housing code, which will go to the Planning Commission and City Council in early 2023. Bremerton is also proposing an increase in building heights in the Eastside Village area, which would aim to increase housing density. Additionally, Bremerton is reviewing potentially allowing duplexes and triplexes in all parts of the city. This would not increase zoning, but it would provide more options to property owners who want to develop on their property.

Mayor Wheeler also shared that he was heavily involved in the homeless housing and permanent supportive housing budget that came through the legislative session. He noted that many strategies related to affordable housing do not do enough to support missing middle housing and shared that he plans to focus on addressing missing middle housing through the state and federal legislature.

Councilmember Rosapepe encouraged PlanPOL members to stay aware of legislative action outside of the legislative session, because bills can return even if they did not pass this session.

Mayor Erickson agreed and encouraged jurisdictions to be prepared and have the infrastructure in place to respond to legislative decisions. She also shared that Poulsbo expects many more affordable units to be constructed in the next two years, including missing middle housing. Additionally, she shared that Poulsbo is moving forward on a city-owned project that would create three subsidized duplexes on a small parcel. If this model works, Poulsbo intends to replicate it throughout the city, so that low-income housing is disseminated throughout neighborhoods rather than isolated in one area.

Ed Coviello shared that Kitsap Transit received a notice to proceed on a feasibility study for a mixed-use development that includes affordable housing at a park and ride in Bremerton.

Commissioner Bozeman shared that the Port of Bremerton is experiencing increased demand for personal aircraft infrastructure. He also shared that the old airport diner is being replaced with a new restaurant, set to open in the summer.

Mayor Wheeler reflected that each jurisdiction has different definitions for affordable and missing middle housing. He noted that all jurisdictions are in this together, with the goal of creating housing that is affordable for workers and families.

**Next PlanPOL meeting:** Sophie shared that the next PlanPOL meeting will be on Tuesday, April 19, 2022.

## **E. PUBLIC COMMENTS**

There were no public comments at this meeting.

## **F. ADJOURN**

*The meeting adjourned at 2:30 p.m.*

**Attachment A: Meeting Attendees**

NAME	JURISDICTION (ALPHABETICAL)
<b>PLANPOL MEMBERS</b>	
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 Cary Bozeman	Port of Bremerton
Commissioner Charlotte Garrido	Kitsap County
Allison Satter	Naval Base Kitsap
Councilmember Jay Rosapepe	City of Port Orchard
Mayor Becky Erickson	City of Poulsbo
Paul Inghram	Puget Sound Regional Council
<b>OBSERVERS</b>	
Mark Hofman	City of Bainbridge Island
Jennifer Sutton	City of Bainbridge Island
Andrea Spencer	City of Bremerton
Ed Coviello	Kitsap Transit
Nicole Leaptrot-Figueras	Naval Base Kitsap
Nick Bond	City of Port Orchard
Heather Wright	City of Poulsbo
Alison O'Sullivan	Suquamish Tribe
Erika Harris	Puget Sound Regional Council
James Clough	Kitsap County Association of Realtors
Bob Russell	
<b>STAFF</b>	
Sophie Glass	KRCC Technical Director
Pauline Mogilevsky	KRCC Land Use Program Coordinator
<b>PRESENTERS</b>	
Clay White	LDC, Inc.