



2024 Comprehensive Plan Update

Joint City Council and Planning Commission Kick-Off Workshop

FEBRUARY 23, 2022

Workshop Agenda



1. Welcome and Introductions
2. Planning in Washington State
3. What is the Comprehensive Plan?
4. Comprehensive Plan Update Process, Roles, and Timeline
5. Requirements for 2024
6. Development Regulations Update
7. Public Participation Plan
8. SEPA/Environmental Impact Statement
9. Interactive Survey
10. Next Steps

Welcome and Introductions



Staff



Mayor

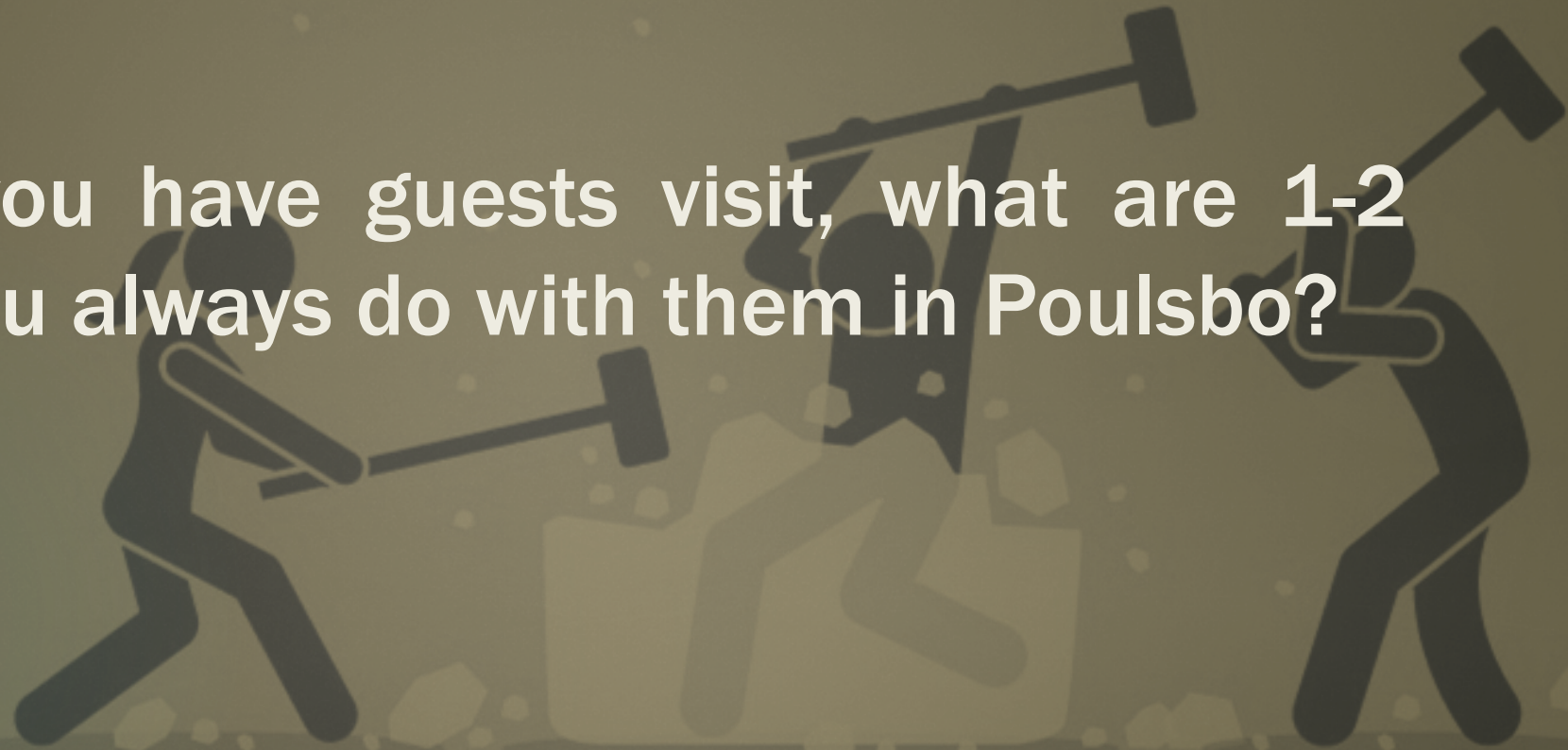


City Council



Planning Commission

When you have guests visit, what are 1-2 things you always do with them in Poulsbo?

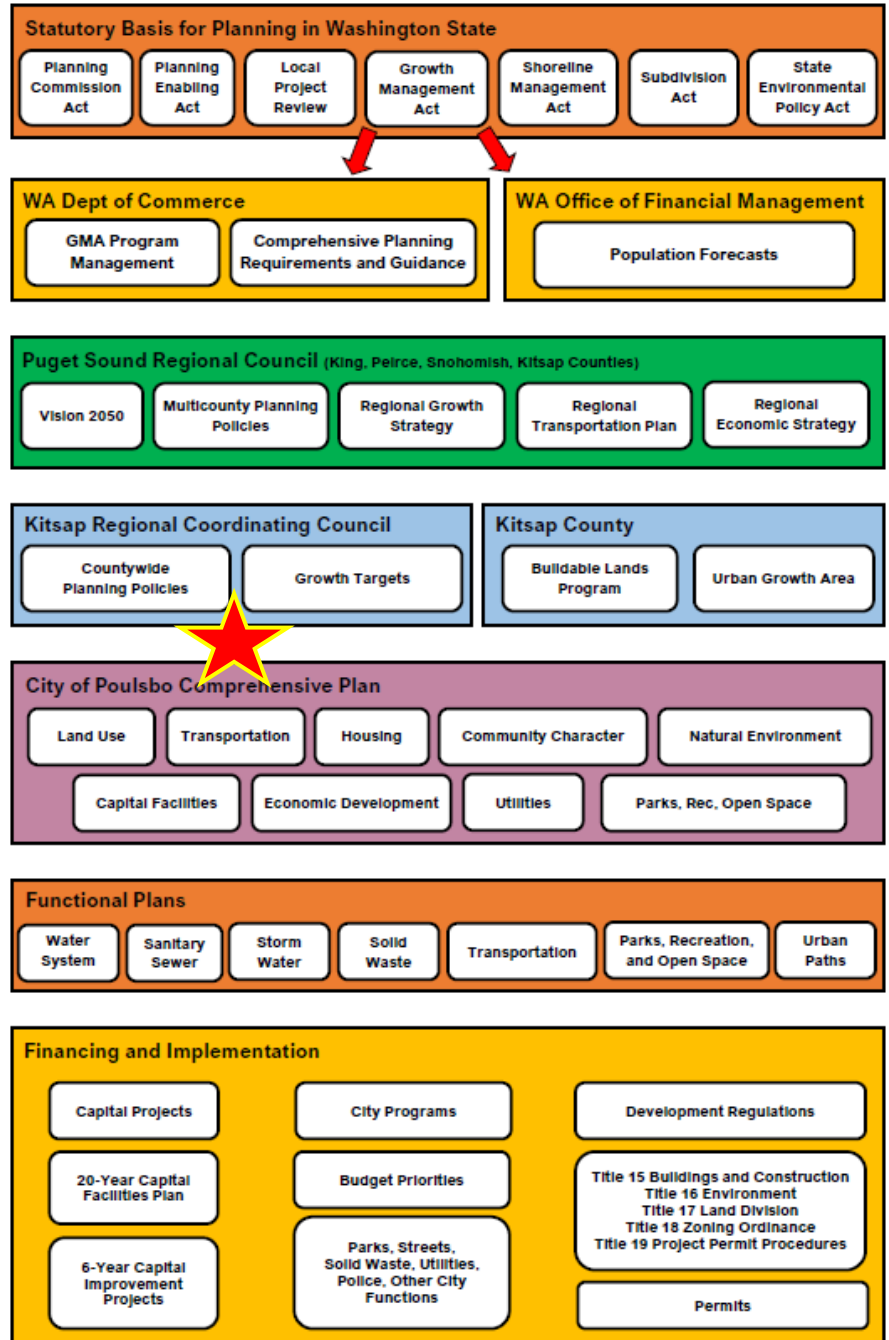


Comprehensive Planning in Washington State

An Overview



Comprehensive Planning Road Map



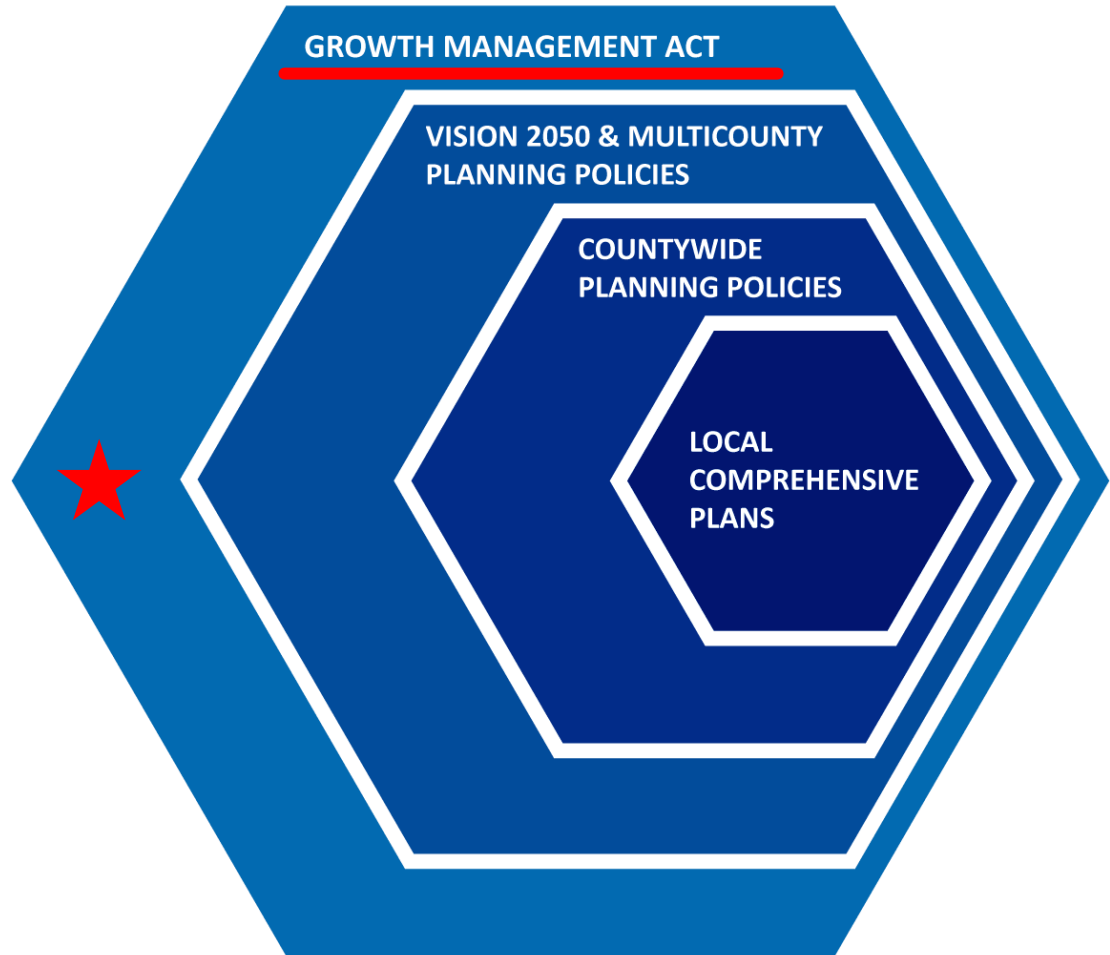
STATE

REGIONAL

COUNTY

CITY





Growth Management Act (RCW 36.70A)

Growth Management Act



- ▶ The Growth Management Act (GMA) is a series of state statutes, first adopted in 1990, that requires fast-growing cities and counties to develop a comprehensive plan to manage their population growth. Primarily codified under Chapter 36.70A RCW.
- ▶ RCW 36.70A.020 establishes a series of 13 goals that should act as the basis of all comprehensive plans. The legislature added the goals and policies of the Shoreline Management Act as the fourteenth GMA goal (RCW 36.70A.480).

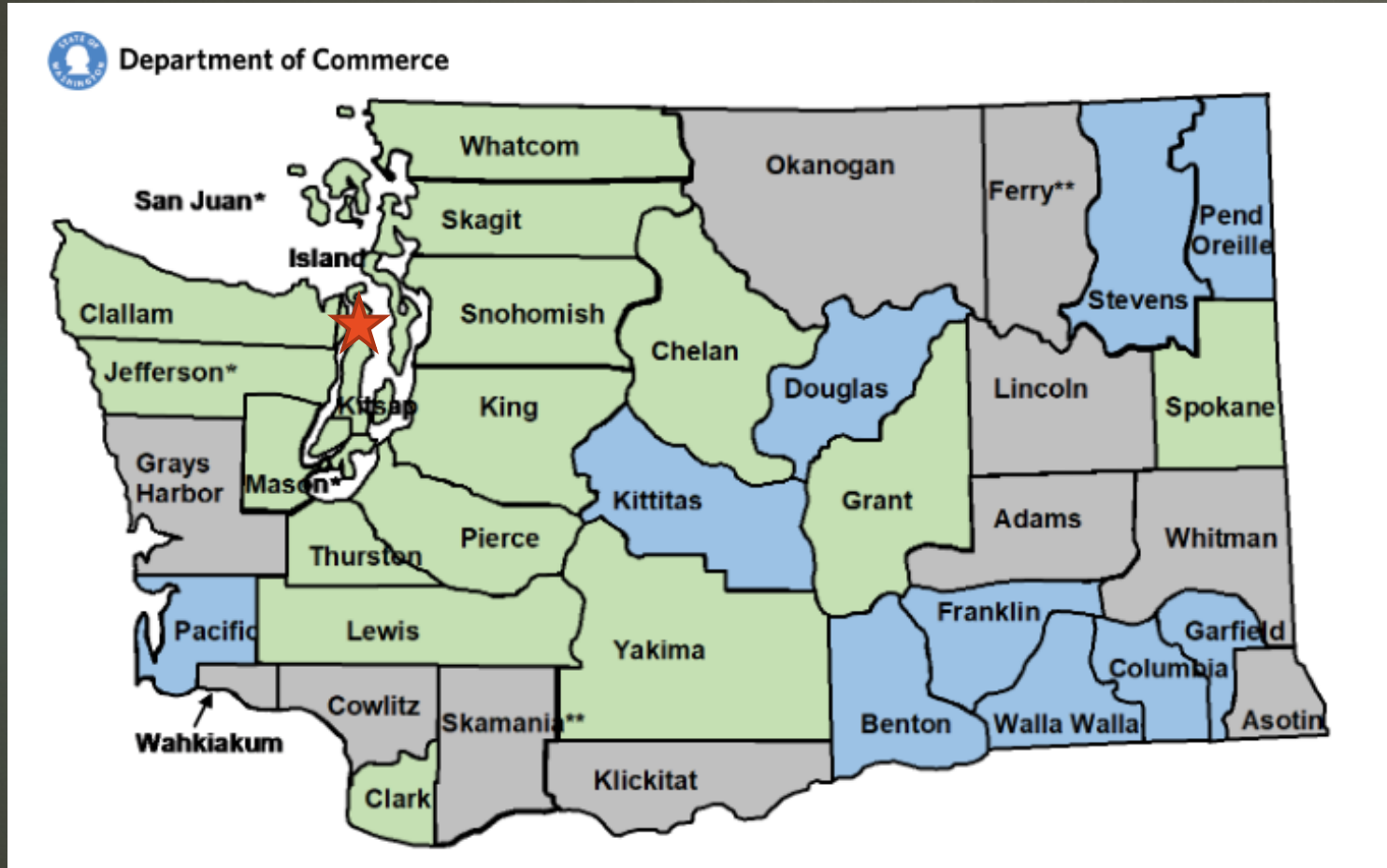
Purpose - RCW 36.70A.010:


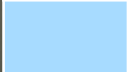

*“The legislature finds that uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and the wise use of our lands, pose a **threat to the environment, sustainable economic development, and the health, safety, and high quality of life** enjoyed by residents of this state. It is in the public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning. Further, the legislature finds that it is in the public interest that economic development programs be shared with communities experiencing insufficient economic growth.”*

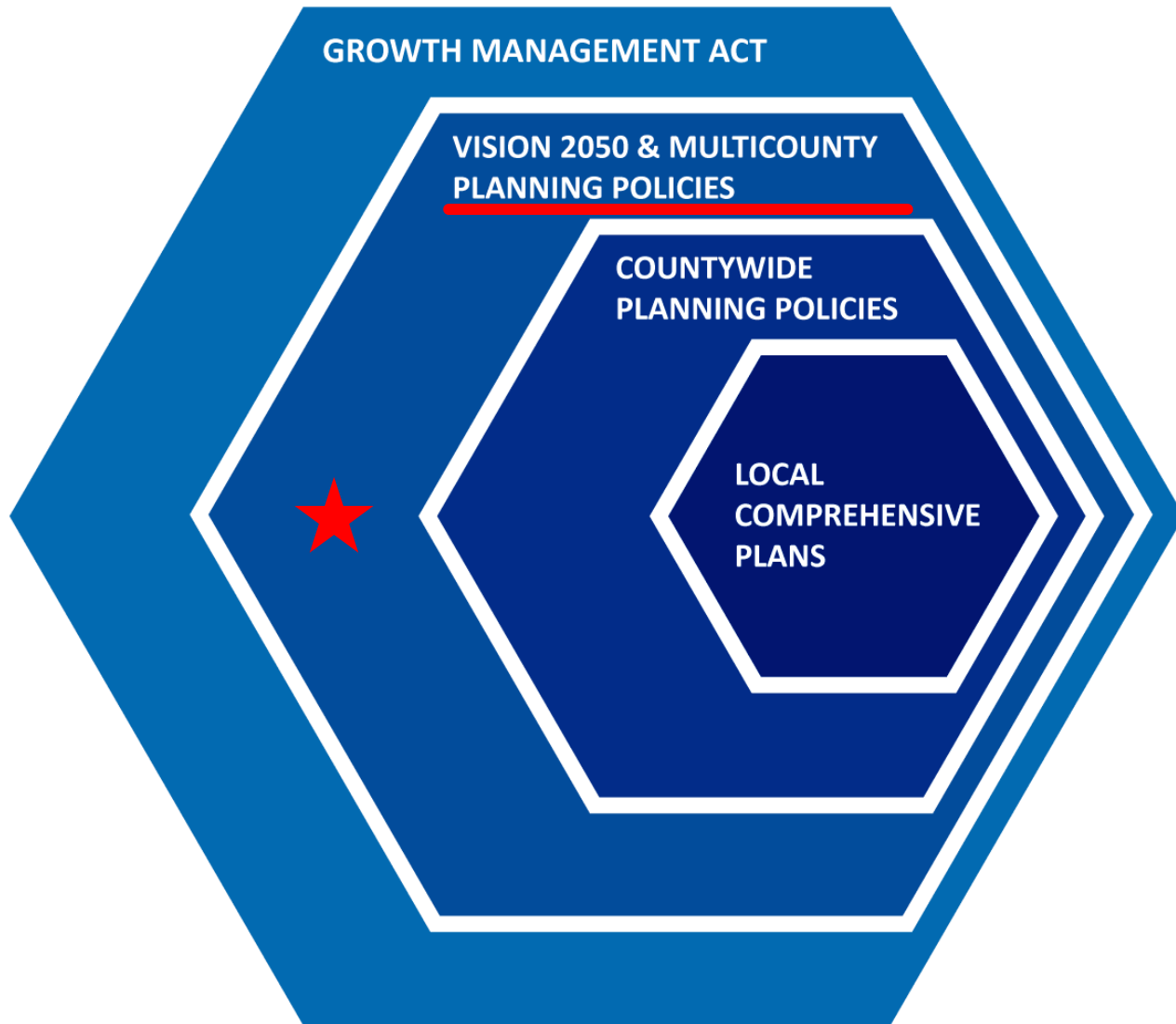
Planning Goals – RCW 36.70A.020

Urban Growth	Property Rights	Public Participation
Reduce Sprawl	Permits	Public Facilities and Services
Transportation	Natural Resources Lands	Historic Preservation
Housing	Open Space and Recreation	Shoreline Management
Economic Development	Environment	

Who is Required to Plan Under GMA?



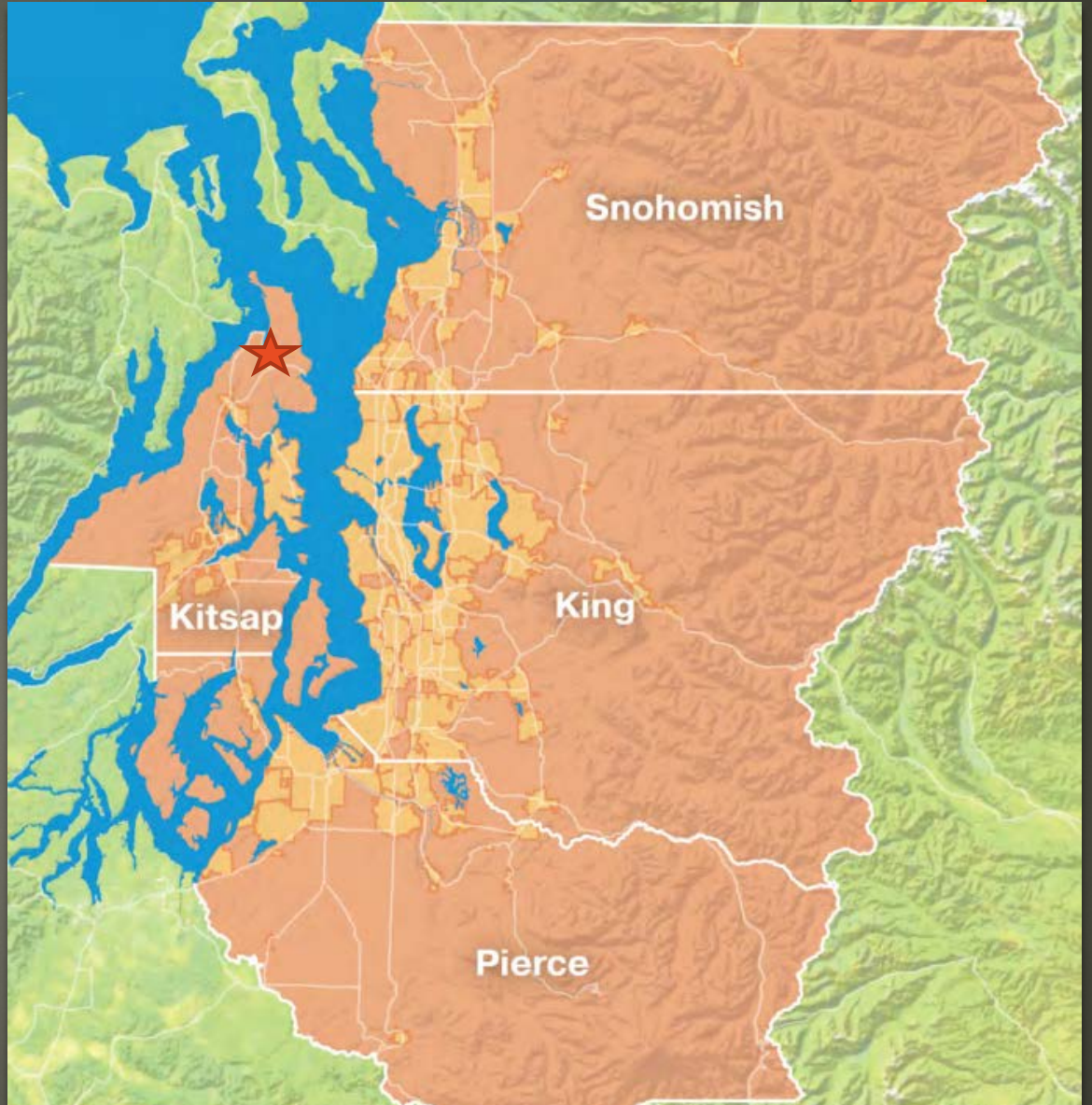
	Required to Plan Fully
	"Opted-In" to Plan Fully
	Critical Areas Only



Regional Planning

Puget Sound Regional Council (PSRC)

“PSRC develops policies and coordinates decisions about regional growth, transportation and economic development planning within King, Pierce, Snohomish and Kitsap counties. PSRC is composed of nearly 100 members, including the four counties, cities and towns, ports, state and local transportation agencies and Tribal governments within the region.”





VISION 2050

A Plan for the Central Puget Sound Region



Adopted October 29, 2020

REGIONAL POLICY DIRECTION

VISION 2050

—Multicounty Planning Policies—
—Regional Growth Strategy—

DETAILED FUNCTIONAL IMPLEMENTATION PLANS

Regional Transportation Plan

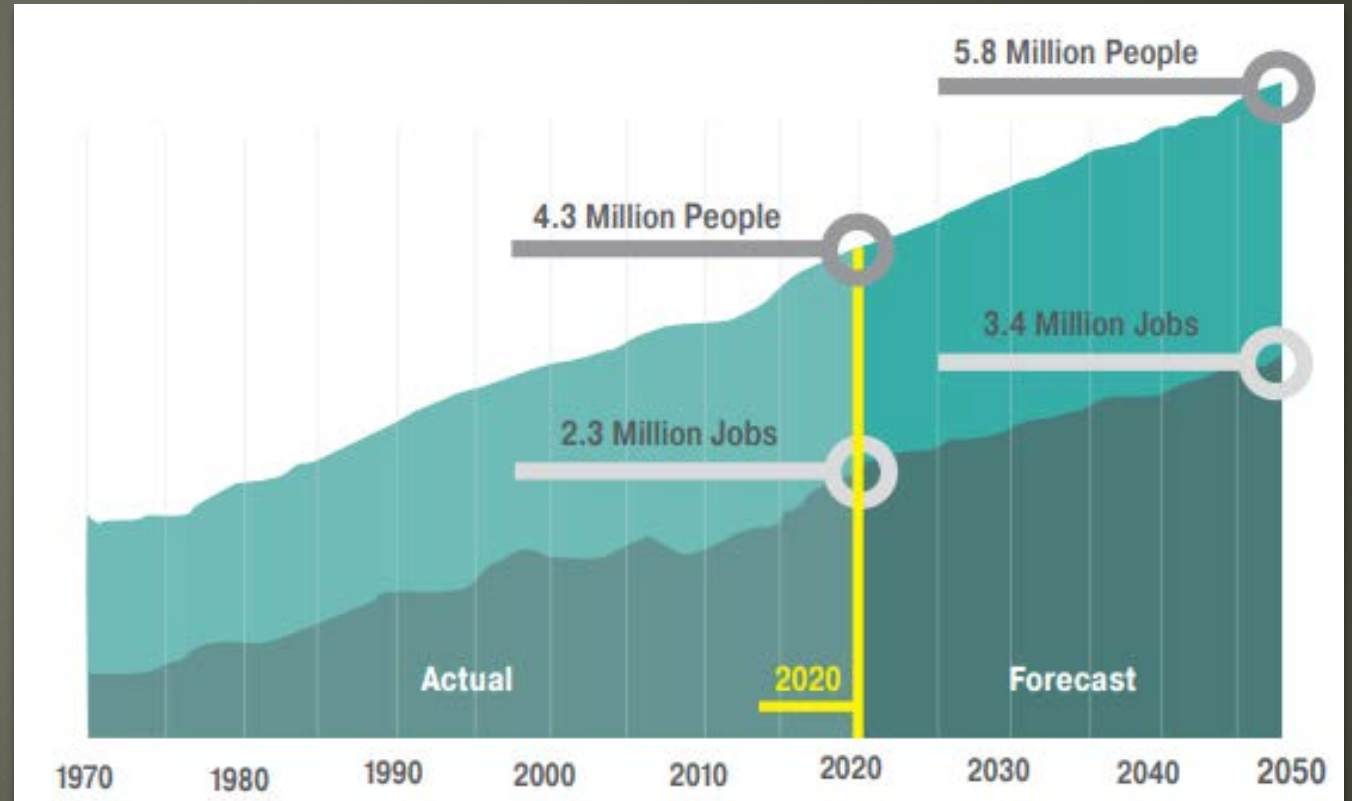
—Metropolitan Transportation Plan—

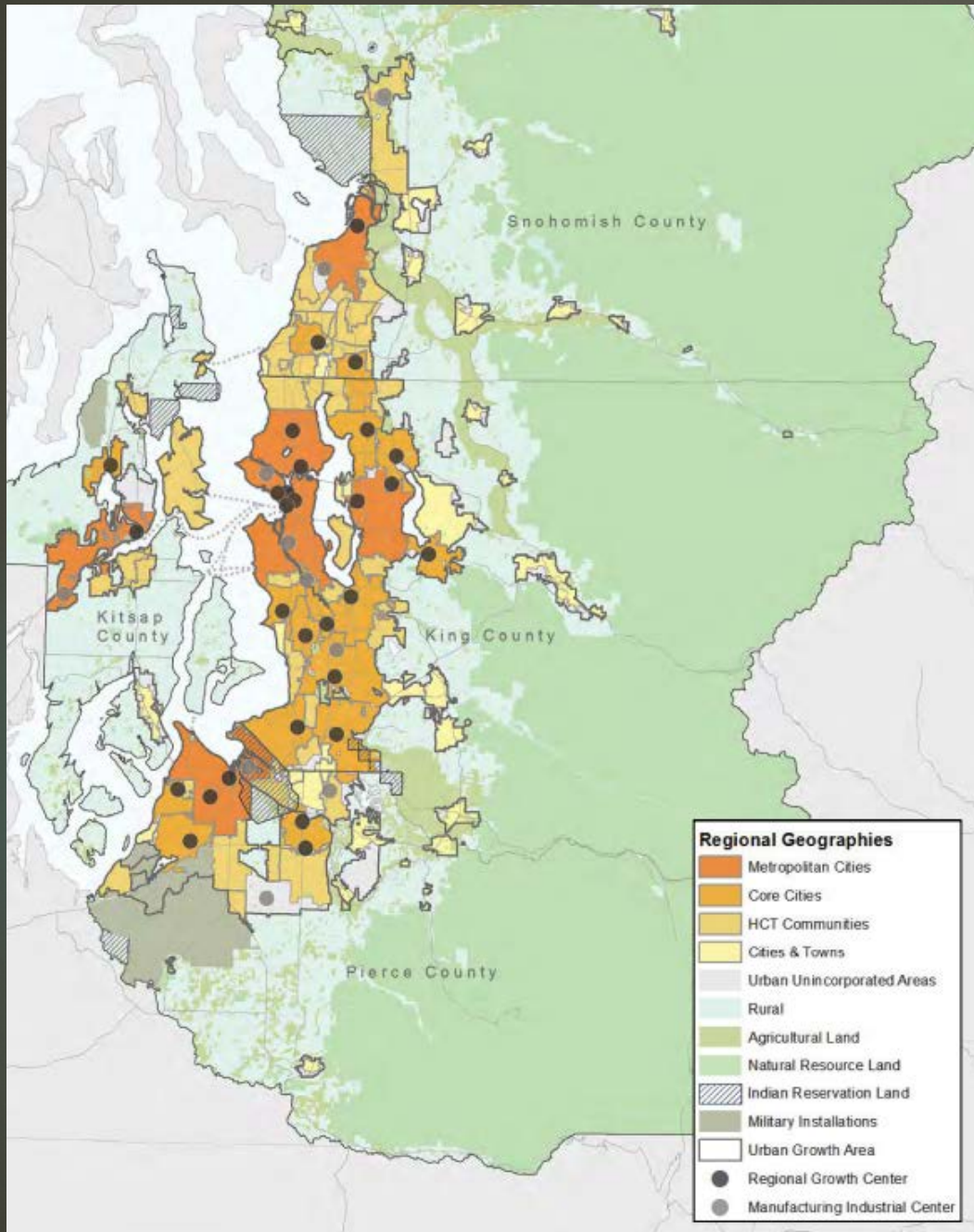
Regional Economic Strategy

—Comprehensive Economic Development Strategy—

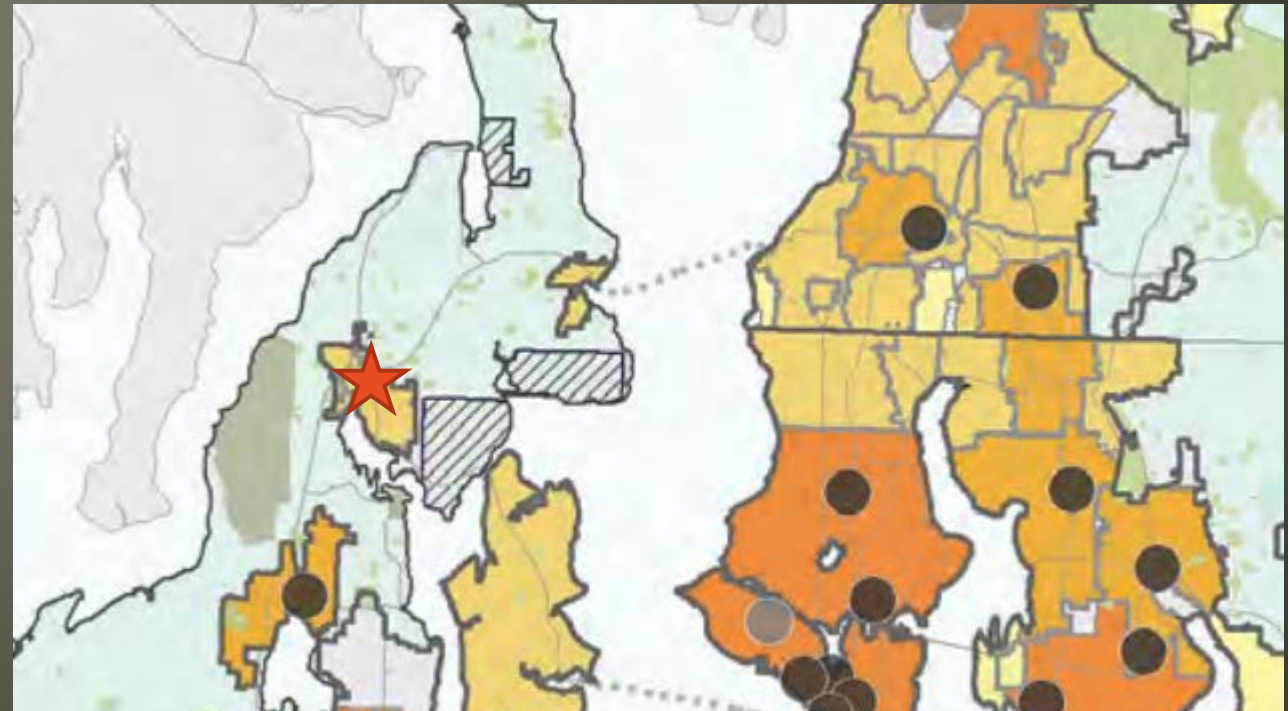
PSRC Regional Forecasts

- The region is expected to grow by 1.5 million people by 2050, reaching a total population of 5.8 million.
- An anticipated 1.1 million more jobs are forecast by 2050.
- The region's population in 2050 will be older and more diverse, with smaller households than today.



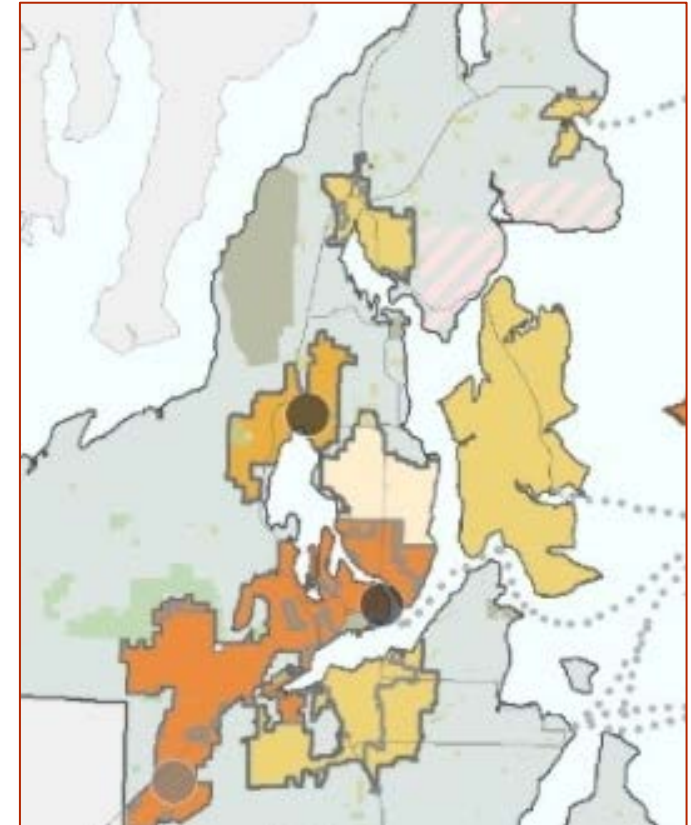


High-Capacity Transit Communities are cities and unincorporated areas that are connected to the regional high-capacity transit system. These urban unincorporated areas are also planned for annexation or incorporation.



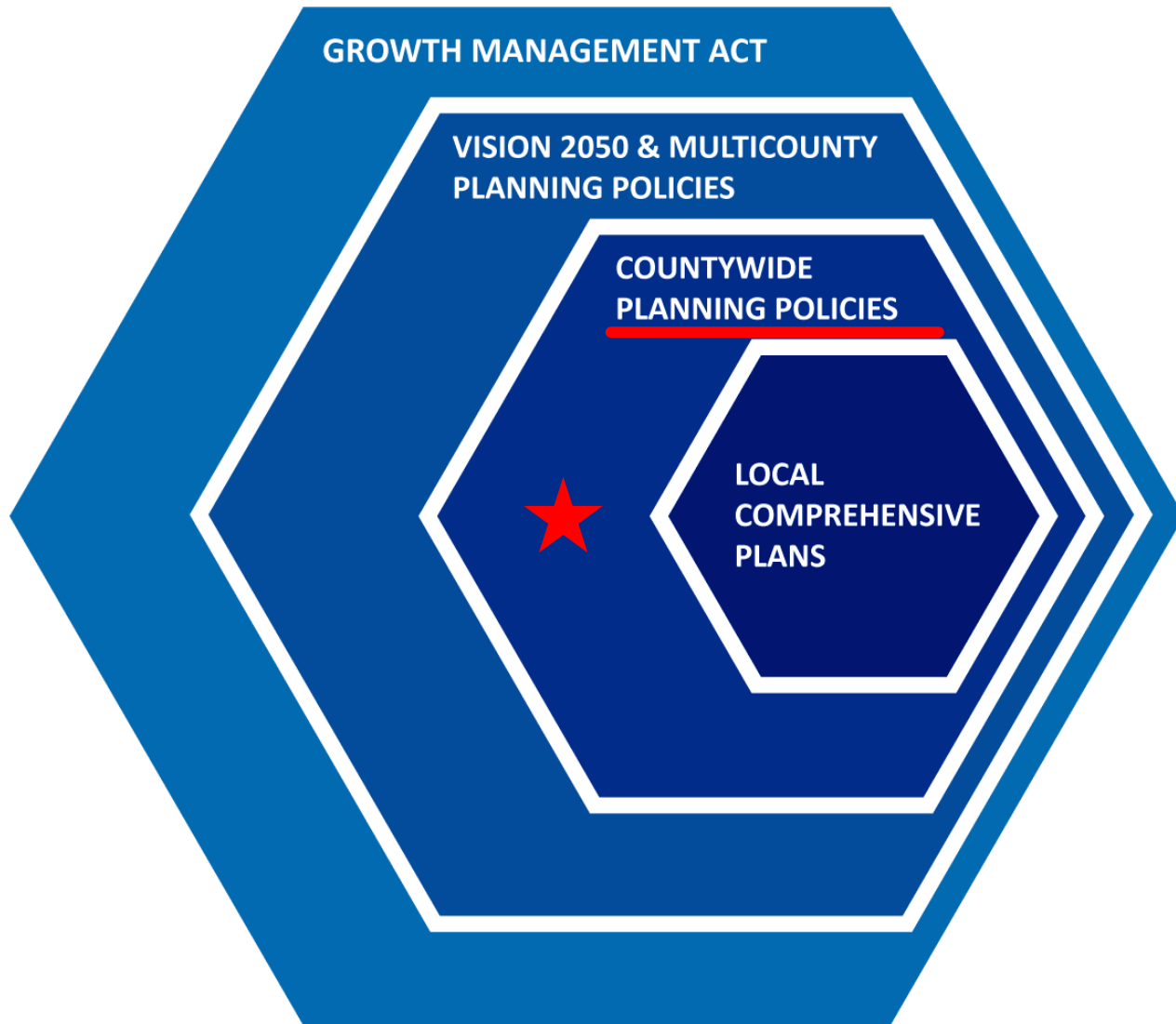
Kitsap County *High-Capacity Communities (HCT's)*

- ▶ Poulsbo, Bainbridge Island, Port Orchard, Kingston.
- ▶ Required to plan for an anticipated amount of population growth and jobs.
- ▶ The amount will be determined through a series of exercises and workshops in spring 2022.



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Regional Growth



Countywide Planning

Countywide Planning

Regional coordination between counties and cities is emphasized in the GMA. Counties fully planning under the GMA are required to adopt county-wide planning policies to guide comprehensive plan development. The policies must include guidance for designation of urban growth areas (UGAs) outside of which urban development will not occur. Counties work collaboratively with cities to allocate projected population for the next 20 years. UGAs are designated based upon the need to accommodate population projections.



Countywide Planning Policies

Under the GMA, counties are required to work with their respective cities to establish growth targets and adopt countywide planning policies.

*City of Poulsbo Ratified CPPs
with [Resolution 2021-12](#)*

KITSAP COUNTYWIDE PLANNING POLICIES



Kitsap Countywide Planning Policies Vision Statement

The Kitsap Countywide vision continues the qualities of life that make our County a welcoming place to live and work for all in Kitsap. We strive to protect our natural systems; preserve the character of our smaller communities; respect community and Tribal histories; and create an economy that supports all and contributes to equitable places, efficient transportation, accessible broadband, and affordable housing choices.

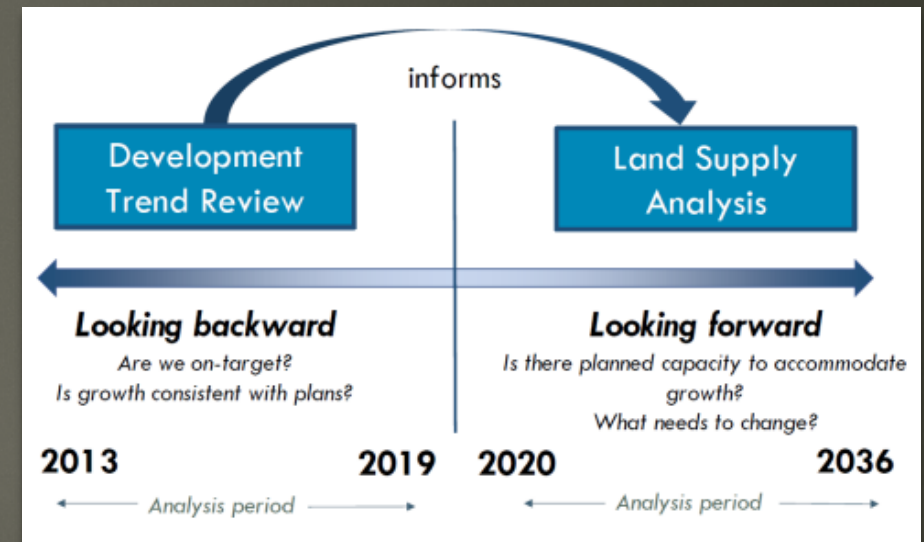
Buildable Lands Program

Included as a component of the GMA in 1997, the Review and Evaluation Program under RCW 36.70A.215 is often referred to as the Buildable Lands Program. It requires that Clark, King, Kitsap, Pierce, Snohomish, Thurston and Whatcom Counties and the cities within them complete a Buildable Lands Report every eight years.



Buildable Lands Program

- ▶ "Look back" to evaluate whether development trends are consistent with development assumptions and policies noted in Countywide Planning Polices and local comprehensive plans.
- ▶ "Look forward" to determine if there is sufficient land supply in urban areas to accommodate the remainder of the 20-year targets for commercial employment, industrial employment, housing units to accommodate population.
- ▶ Identify, if necessary, reasonable measures that reduce the differences between growth and development assumptions and targets that may be contained in the CPPs and comprehensive plans.



Buildable Lands Program

City of Poulsbo

Exhibit 44. Housing and Population Growth – City of Poulsbo

Zoning	Net Acres	Single Family Unit Capacity	Multifamily Unit Capacity	Population Capacity
Residential Low	179.03	1,180	-	2,963
Residential Medium	33.35	-	482	998
Residential High	18.54	-	300	620
Total	230.92	1,180	782	4,581

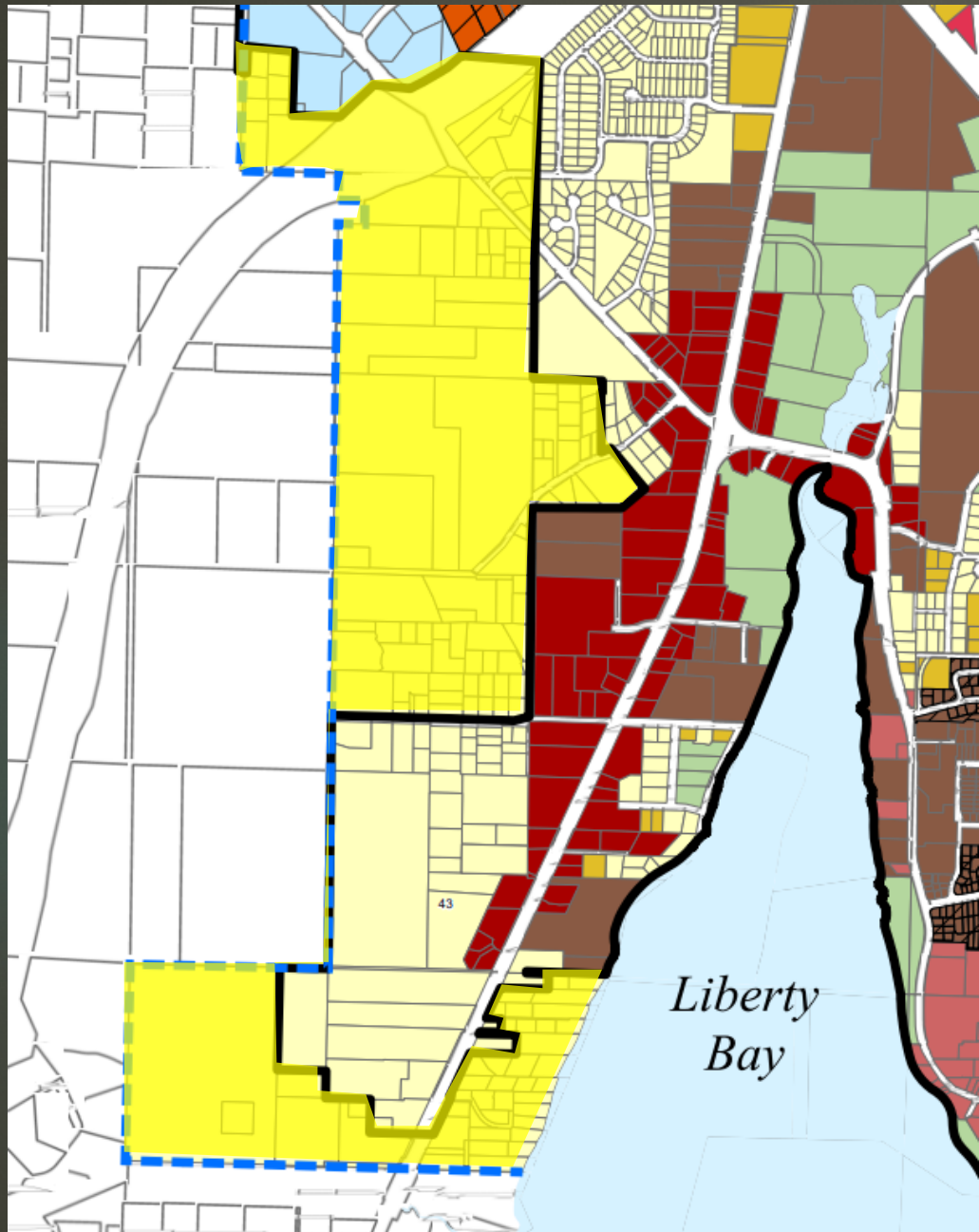
Source: City of Poulsbo, 2021.

High-Capacity Transit Communities – Kitsap = 24,368 allocated

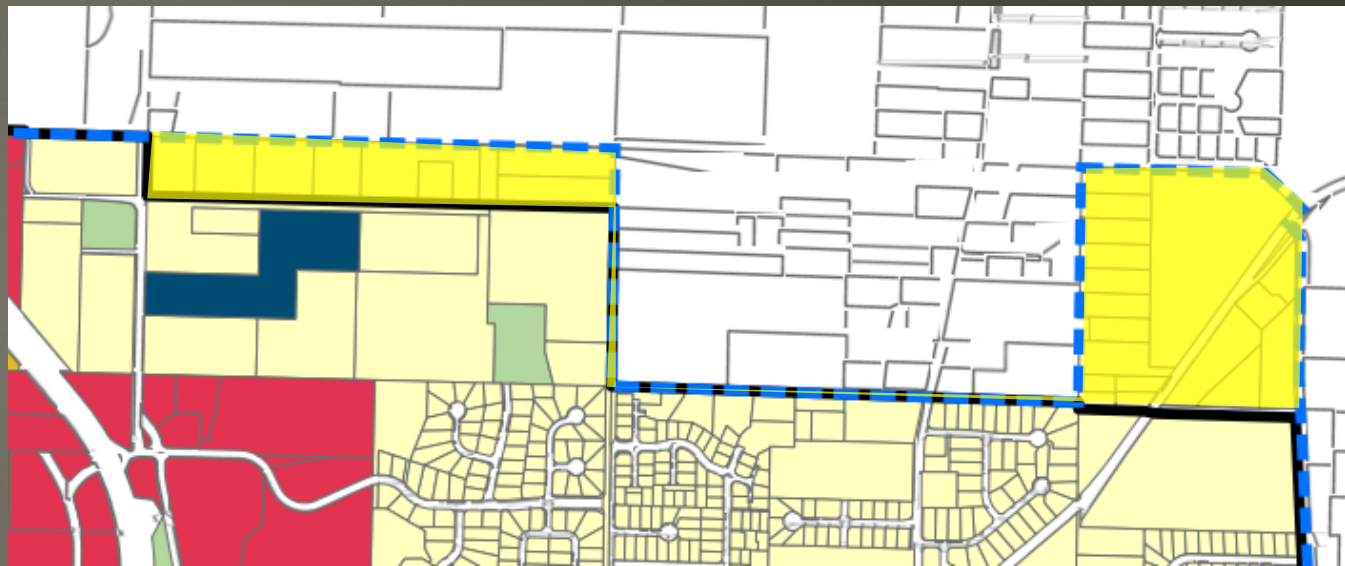
Urban Growth Areas



- ▶ Part of a county's long-range planning process involves identifying urban growth areas (UGAs), areas where “urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature” (RCW 36.70A.110). Counties are responsible for designating, expanding, and reducing UGA boundaries, although they are required to consult with the cities in their determinations.
- ▶ UGAs and zoning densities within them should be set to permit urban growth that is projected to occur in the county or city over the next 20 years, although they can provide additional capacity to accommodate a “reasonable land market supply factor” (RCW 36.70A.110(2)).



Urban Growth Area Examples

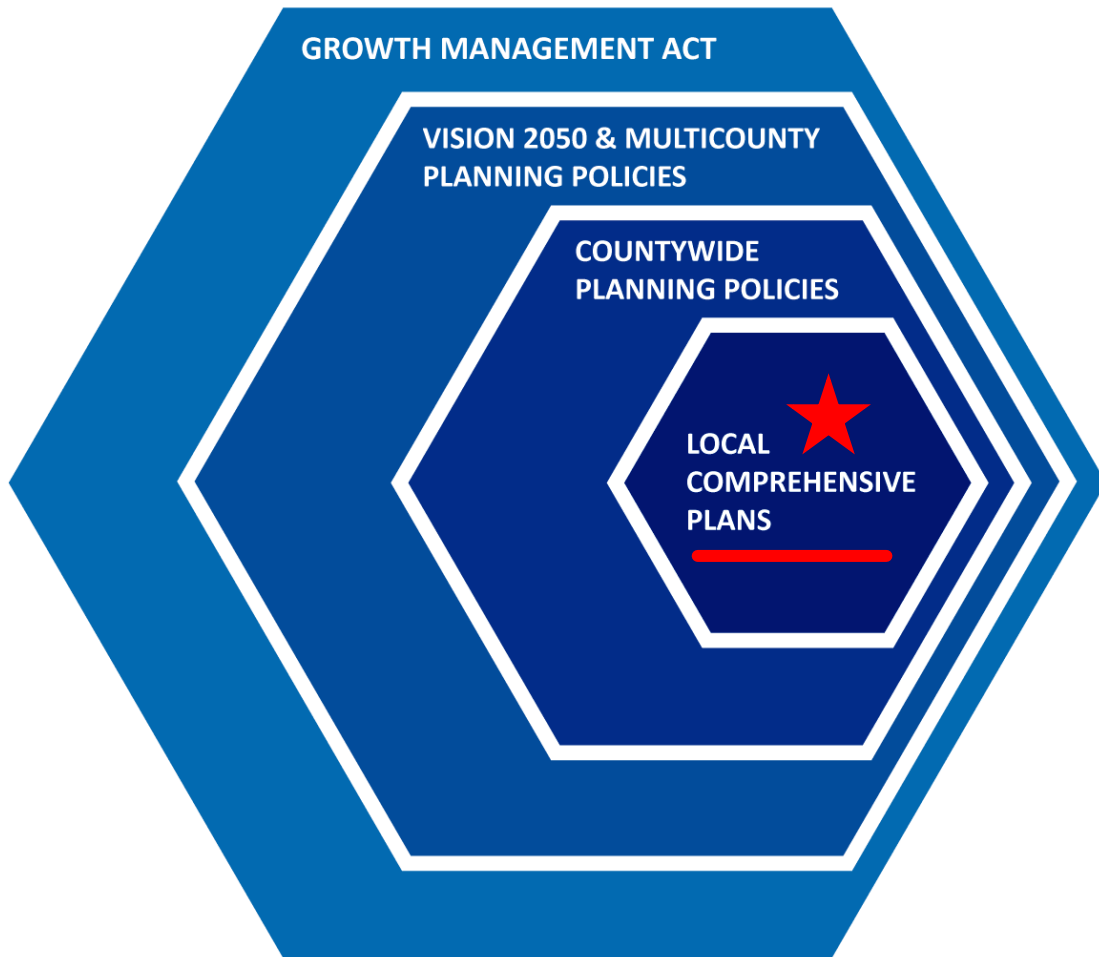


Poulsbo UGA = ~ 351 acres



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Buildable Lands Program



Comprehensive Planning

What is the Comprehensive Plan?

- ▶ Policy Document
- ▶ Capital Facility Plan
- ▶ Land Use Map

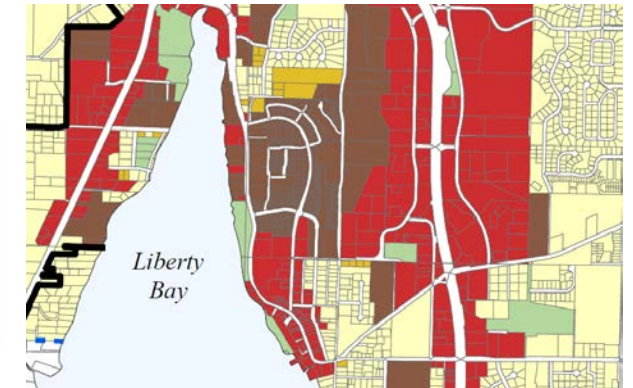
GOAL HS-3

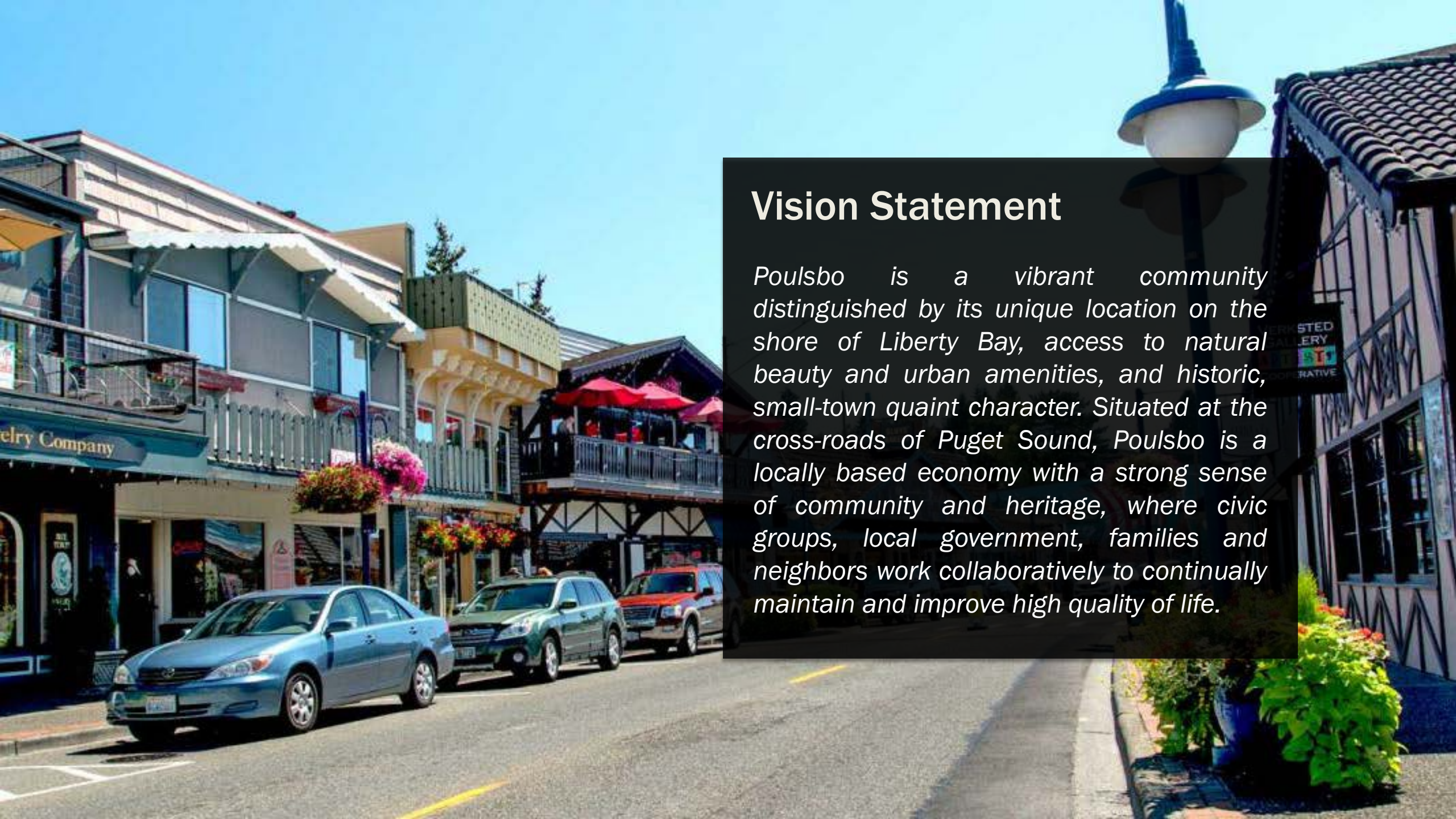
Promote a variety of housing types that meet changing population needs and preferences.

Policy HS-3.1

Promote socioeconomic integration by allowing for a variety of housing types and sizes together in new residential and redevelopment projects. In the RL zoning district, promote the use of the planned residential development's provision for attached housing units clustered with the traditional single-family detached units.

SECTION 2 Capital Facilities Plan





Vision Statement

Poulsbo is a vibrant community distinguished by its unique location on the shore of Liberty Bay, access to natural beauty and urban amenities, and historic, small-town quaint character. Situated at the cross-roads of Puget Sound, Poulsbo is a locally based economy with a strong sense of community and heritage, where civic groups, local government, families and neighbors work collaboratively to continually maintain and improve high quality of life.

Elements (Chapters)

Mandatory (RCW 36.70A.070)	Optional
Land Use (Ch. 2)	Community Character (Ch. 3)
Transportation (Ch. 4)	Natural Environment (Ch. 5)
Capital Facilities (Ch. 6)	Parks, Recreation, and Open Space (Ch. 8)
Housing (Ch. 7)	Economic Development (Ch. 9)
Utilities (Ch. 10)	Participation, Implementation, Evaluation (Ch. 11)

NOTE: Climate Change may become a mandatory element

Implementing HB 1220

Changes GMA Housing Goal:

- “Plan for and accommodate encourage the availability of affordable housing affordable to all economic segments.”

Requires Commerce to provide projected housing need to local governments:

- For moderate, low, very low, and extremely low-income households
- For permanent supportive housing, emergency housing and emergency shelters



Land Use
drives all city
functions

Periodic Updates

2016

2024

2032

2040

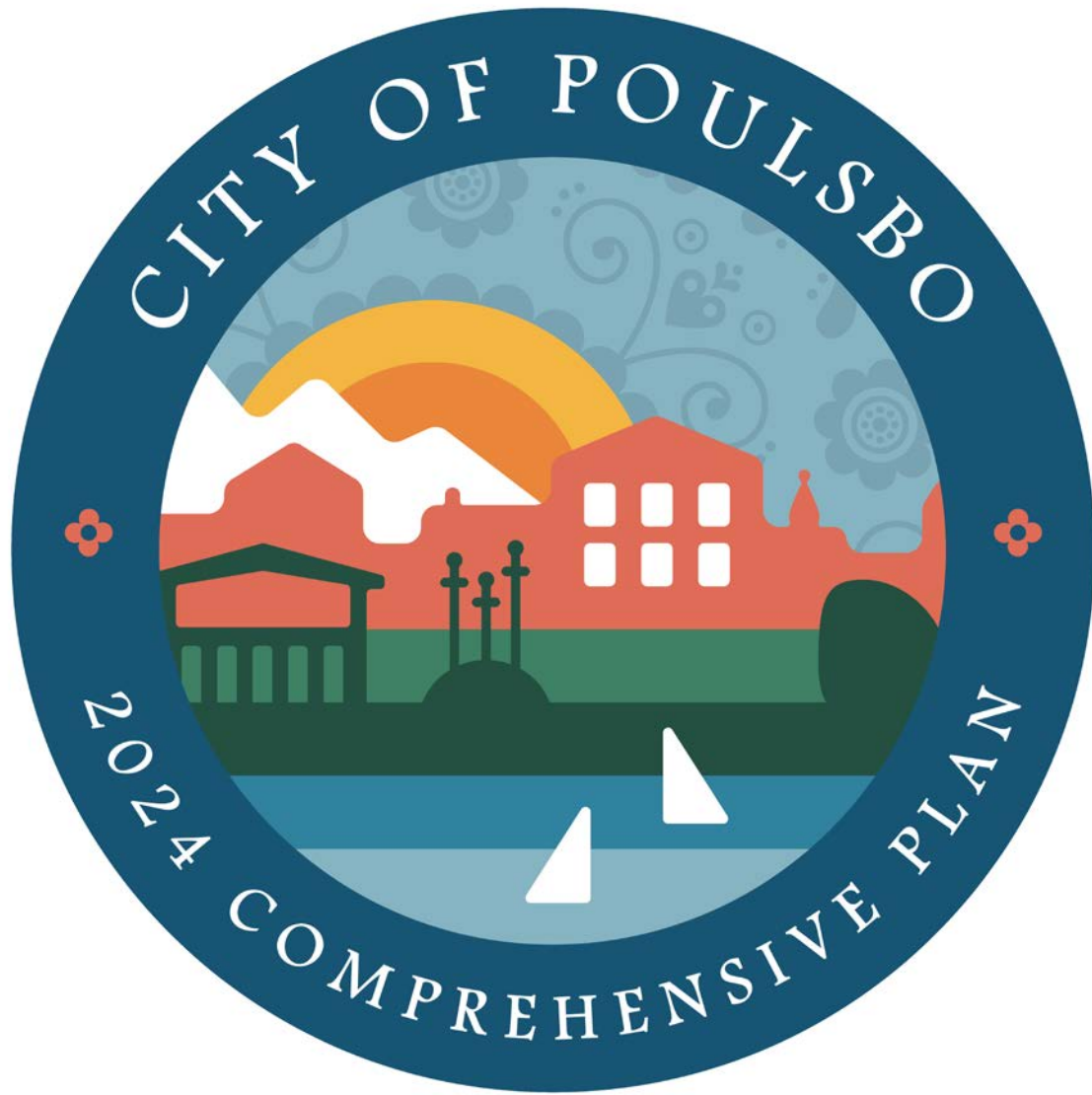
2048

2056



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Mandatory Elements



2024 Update

Roles and Responsibilities

City Council



Elected Policy Makers

Professional Staff



Hired Policy
Administrators

Planning Commission



Appointed Policy Advisors

Technical Work Completed (2021)

- ▶ Best Available Science
- ▶ Housing Needs Assessment and Housing Action Plan
- ▶ Commercial Land Analysis
- ▶ Parks, Recreation, and Open Space (PROS) Plan
- ▶ Buildable Lands Report/Land Capacity Analysis





Comprehensive Plan Update

*2022 Work Plan**

TASK	DATE
Develop 2022 Work Plan	Jan - Feb
Develop Public Participation Plan	Jan - Feb
Joint PC/CC 2024 Comp Plan Update Kick-Off Meeting (invite dept heads also)	Feb 23 (special CC meeting)
Finalize Best Available Science Report	March 10
Community Survey 1 - Start	March 18
Joint PC/CC Growth Target Meeting 1	March 22 (PC meeting)
Joint PC/CC Growth Target Meeting 2 (If needed)	April 12 (PC meeting)
Community Survey 1 - End	April 20
PC Review of Community Survey 1 results	April 26
PC Review of Introduction Chapter Meeting 1	
PC Review of Introduction Chapter Meeting 2 (to review changes)	May 10
PC Review of Natural Environment Element Meeting 1	
PC Review of Natural Environment Element Meeting 2 (to review changes)	May 24
PC Review of Community Character Element Meeting 1	
PC Review of Community Character Element Meeting 2 (to review changes)	June 14
PC Review of Economic Development Element Meeting 1	
Booth at Farmers Market	June 18
PC Review of Economic Development Element Meeting 2 (to review changes)	June 28
PC Review of PROS Element Meeting 1	
PC Review of PROS Element Meeting 2 (to review changes)	July 12
Booth at Farmers Market	July 16
Booth at Farmers Market	August 20
Joint PC/CC Land Use Scenarios Meeting 1	September 13 (PC meeting)
Joint PC/CC Land Use Scenarios Meeting 2 (If needed)	September 27 (PC meeting)
Launch Online Open House and Community Survey 2	October 1
End Community Survey 2	November 1

* The Comprehensive Plan Update is a multi-year project culminating in June 2024. Yearly work plans will be created in Jan of 2023 and 2024. The most up to date information can be found on the project [website](#).

- Subject to change

FEB 23:
Joint CC/PC Kick-Off Meeting

MARCH 22:
Joint CC/PC Growth Targets

APRIL 12:
Joint CC/PC Growth Targets

APRIL - AUGUST:
PC Review of Introduction,
Natural Environment,
Community Character,
Economic Development,
Parks/Recreation, and
Housing Chapters

SEPTEMBER 13:
Joint CC/PC Land Use Scenarios

SEPTEMBER 27:
Joint CC/PC Land Use Scenarios

FEBRUARY - MAY:
Kitsap Regional
Coordinating Council
Growth Target
Discussion

2022: Staff Work on Functional Plans

2022: Ongoing Public Participation Opportunities



2023 Work Plan to be
Released in Jan 2023

“Each county and city that is required or chooses to plan...shall establish and broadly disseminate to the public a public participation program identifying procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans.”

RCW 36.70A.140

Public Participation

Public Participation in 2022



Interactive
Website/Social Media



Community Survey



Pop-Up Studios at
Farmers Market



Online Open House

Next Steps

- Workshops with Planning Commission and City Council regarding growth targets (population and employment).
- Review and discussion with Planning Commission on specific elements in 2022.
- Continual public outreach.
- Longer term:
 - Affordable Housing Targets
 - Environmental Impact Statement
 - Development Regulations Update



“Around the Zoom Room”

WHAT ARE WE MISSING?