



Joint City Council and Planning Commission

Growth Strategy Workshop

September 27, 2022

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Workshop Agenda



Welcome and Introductions



Update Process in 2022



Why Are We Here?



Reminders



Growth Strategies



Break



Pros and Cons



Tell Us What You Think



Next Steps

JOINT CITY COUNCIL AND PLANNING COMMISSION KICK-OFF - FEB 23, 2022



JOINT CITY COUNCIL AND PLANNING COMMISSION GROWTH TARGET MEETINGS - MARCH 22, 2022



INTRODUCTION (CHAPTER 1) UPDATE - MAY 2022



COMMUNITY CHARACTER ELEMENT UPDATE

NATURAL ENVIRONMENT ELEMENT UPDATE

ECONOMIC DEVELOPMENT ELEMENT UPDATE

JOINT CITY COUNCIL AND PLANNING COMMISSION GROWTH STRATE

INTRODUCTION (CHAPTER 1) UPDATE - MAY 2022

For information on how to attend Planning Commission meetings go here.

- May 10 Planning Commission Workshop
 - [Agenda Packet](#)
 - [Presentation](#)
 - [Link to recording of meeting](#)
- May 24 Planning Commission Workshop
 - [Agenda Packet](#)
 - [Link to recording of meeting](#)

[PC Recommended Amendments to Introduction - May 2022](#)

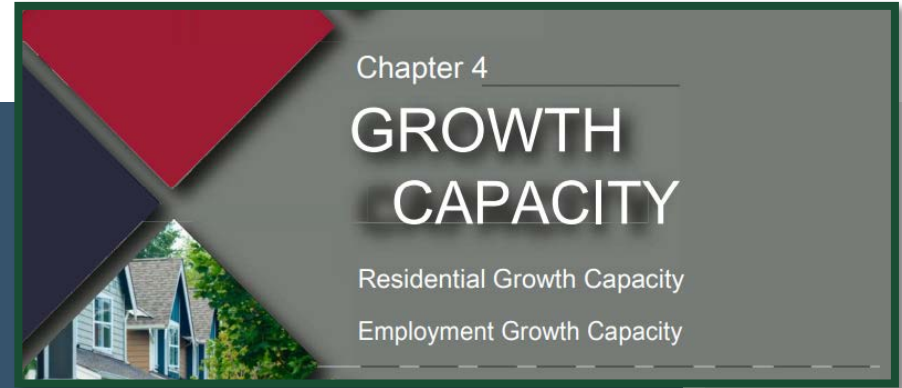
WHY ARE

WE

HERE ?

HOW DOES POULSBO PLAN FOR OUR POPULATION AND EMPLOYMENT ALLOCATION AND PROVIDE MORE HOUSING CHOICES FOR CURRENT AND FUTURE RESIDENTS?

Reminder: Capacity and Allocations



	City Limits	UGA	Total Capacity*	Allocation**
Residential	4,581	965	5,546	5,646
Employment	3,012	--	3,012	4,000

**2021 Land Capacity Analysis*

*** KRCC Allocation*

Reminder: Housing Type Construction 2013-2019

Single-Family	588 Units
Multi-Family	278 Units
ADUs	9 Units



Reminder: Housing Type Construction Since 2019

	Single-Family	Multi-Family	ADUs
Built Since 2019	98	100	3
Under Construction	301	132	
Land Use Approved	121	630	

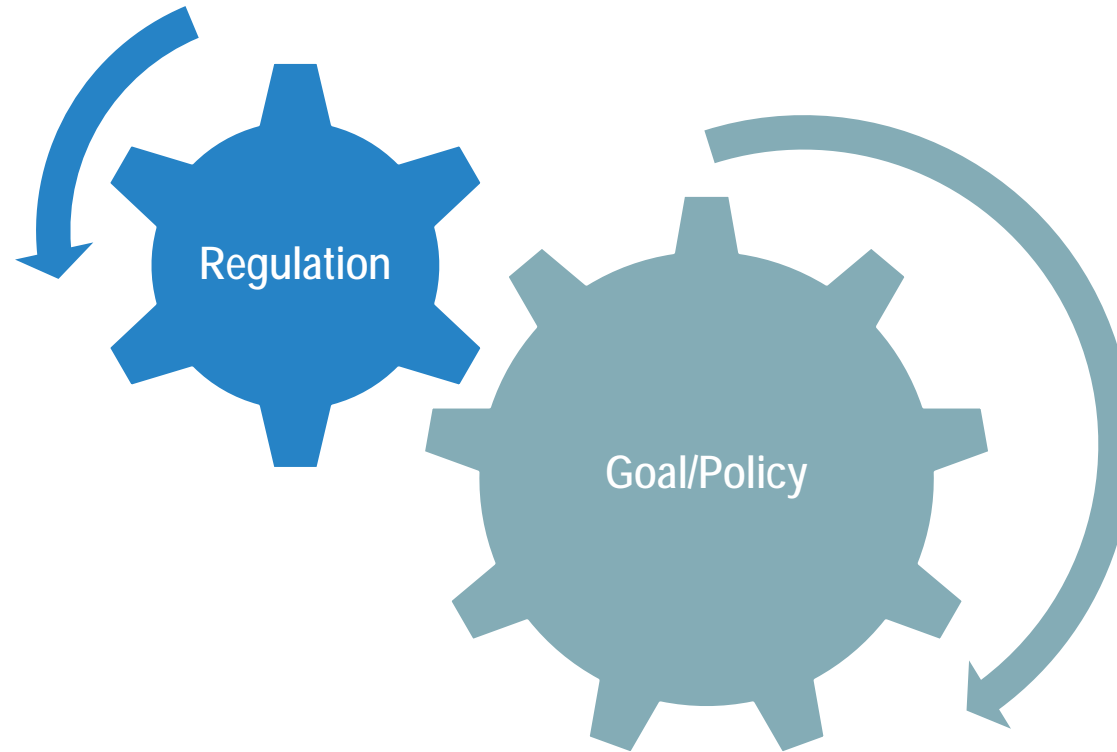
~690 Apartments



Timeline for New Guidance on HB 1220

Jan – Aug 2022	Methodology for projecting countywide housing needs by income, including special housing needs
Jan – July 2022	Methodology for allocating projected housing needs
March – Aug 2022	Develop guidance for racially disparate impacts, displacement, and exclusion
Sept 2022	Open house on racially disparate impacts and draft recommendations
June – Nov 2022	Policy guidance to review zoning and incentives to achieve housing needs
Dec 2022 or Jan 2023	Projections of housing needs by income band and special housing needs <i>(once Office of Financial Management (OFM) data is released)</i>
Oct 2022 - Feb 2023	Training webinars – (Housing Element update)

Reminder:
New Requirements for Housing

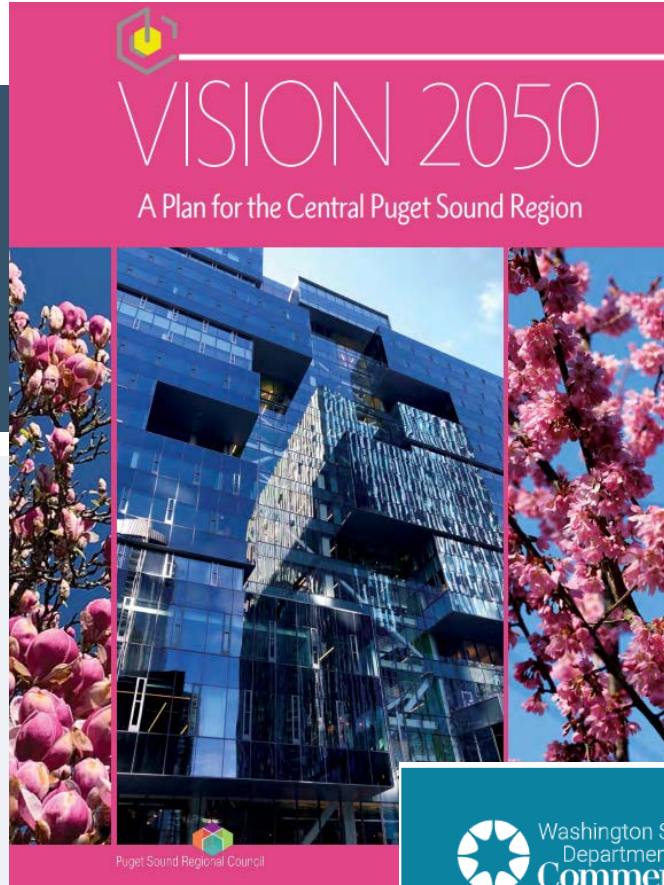


Reminder:

Comprehensive Plan AND Development
Regulation Update Due December 2024

Reminder: Context

Regional Centers Framework Update Adopted March 22, 2018



KITSAP COUNTYWIDE PLANNING POLICIES



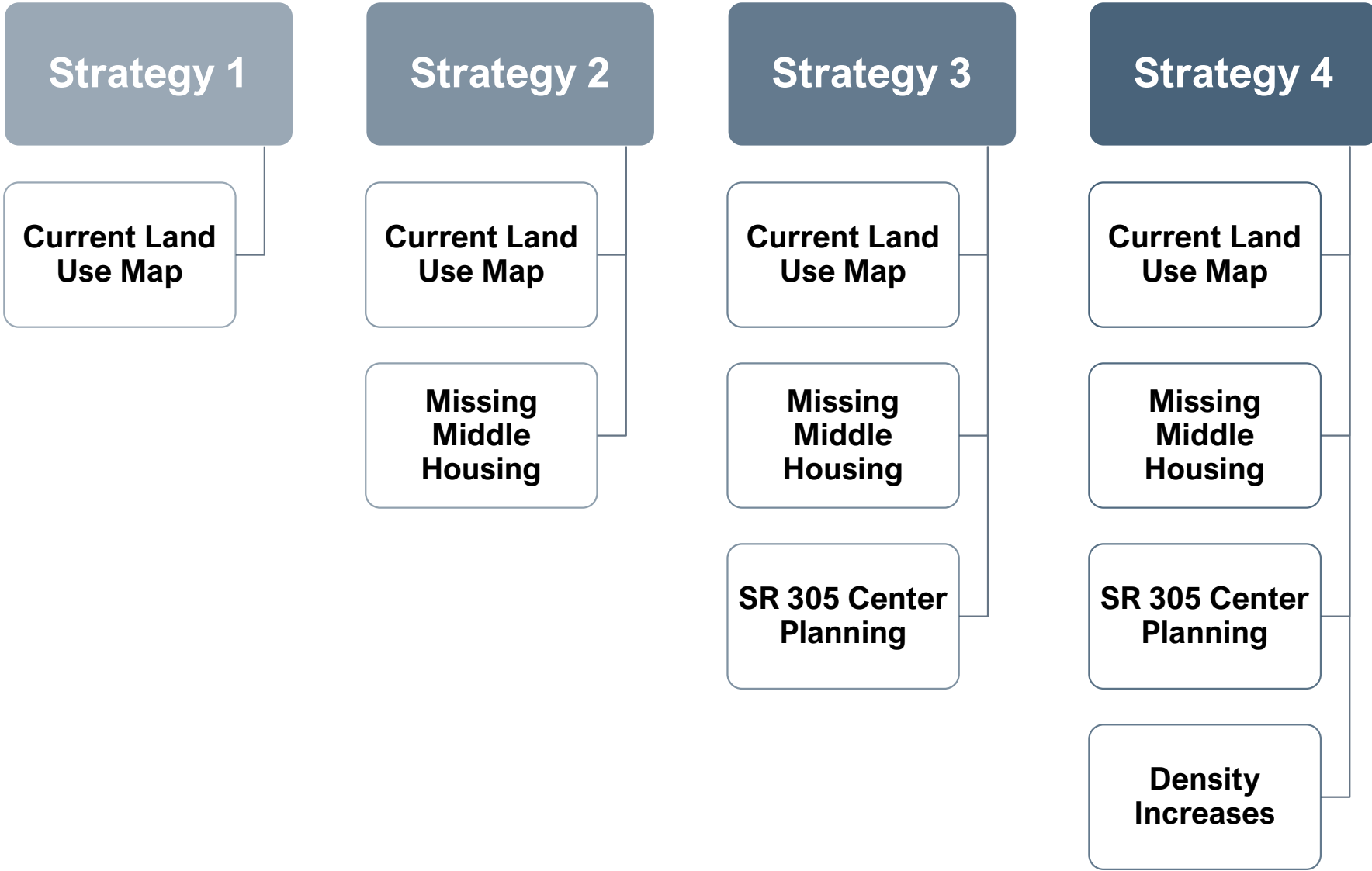
GROWTH MANAGEMENT SERVICES

HB 1220: Planning for Housing in Washington

In 2021, the Washington Legislature changed the way communities are required to plan for housing. [House Bill 1220 \(HB 1220\)](#) amended the Growth Management Act (GMA) housing goal to “plan for and accommodate” housing affordable to all income levels. This significantly strengthens the previous goal, which was to encourage affordable housing. HB 1220 also made significant updates to how jurisdictions are to plan for housing in the housing element section of their comprehensive plans.



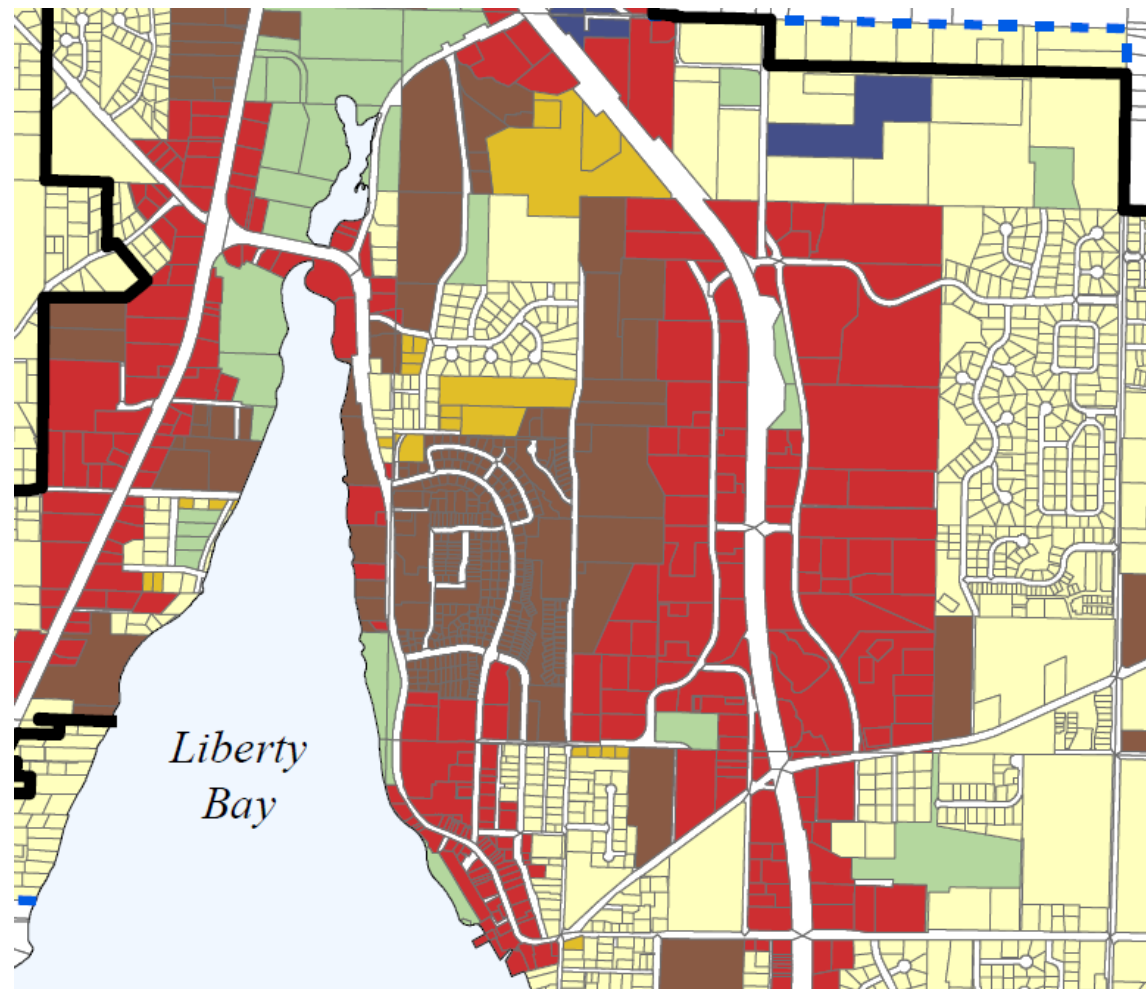
Growth Strategies



Current Land Use Map

No Changes

Current Code and Incentives



Strategy 1

Current Land Use Map

Missing Middle Housing

Reduced Minimum Lot Size
Duplex on Corner Lots
ADU Amendments
Infill Amendments
Strategic Amendments to PRD
Townhouse Ordinance
Unit Lot Subdivision
4 to 9 Short Plat
Mobile Home Preservation

Strategy 2

Current
Land Use
Map

Missing
Middle
Housing



SR 305 Center Planning

Increased Height

Transit Service

Parking Amendments

Vertical Mixed-Use

Horizontal Mixed-Use

Commercial FAR Assumptions

Incentives



Strategy 3

Current Land Use Map

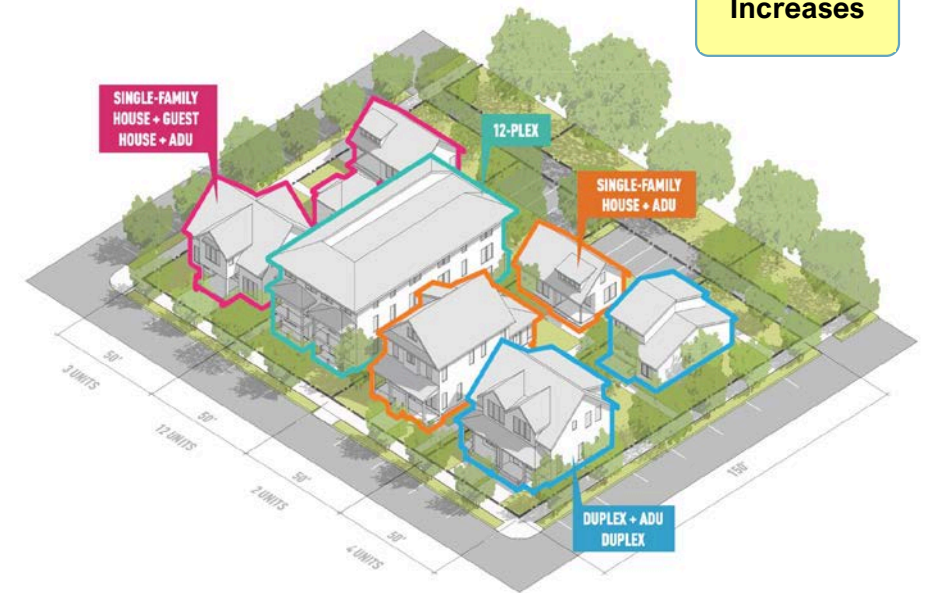
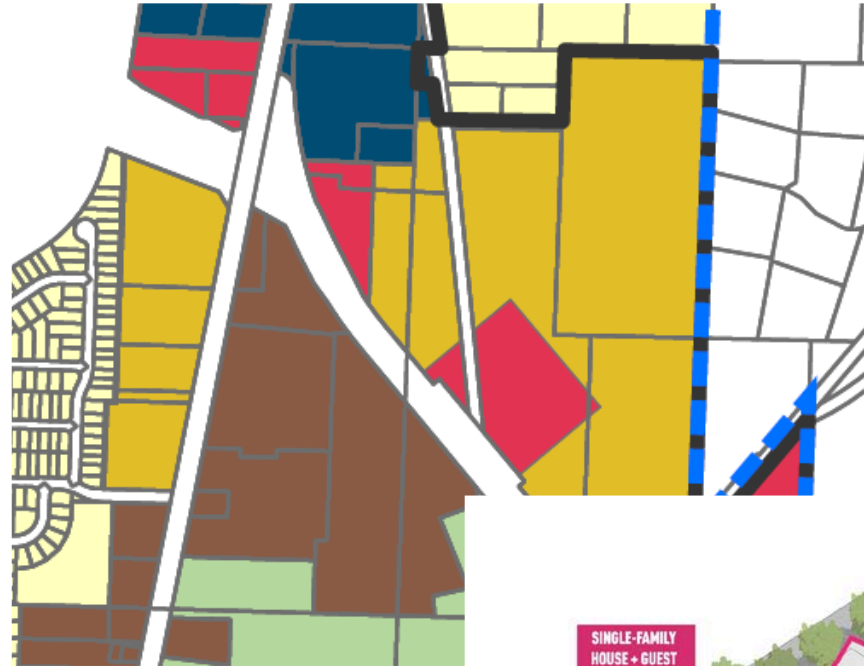
Missing Middle Housing

SR 305 Center Planning

Density Increases

Density Increases in RM and RH Residential Zones

	<u>Current</u>	<u>Future?</u>
RM	6-10	6-14
RH	11-14	15-21



Strategy 4

Current Land Use Map

Missing Middle Housing

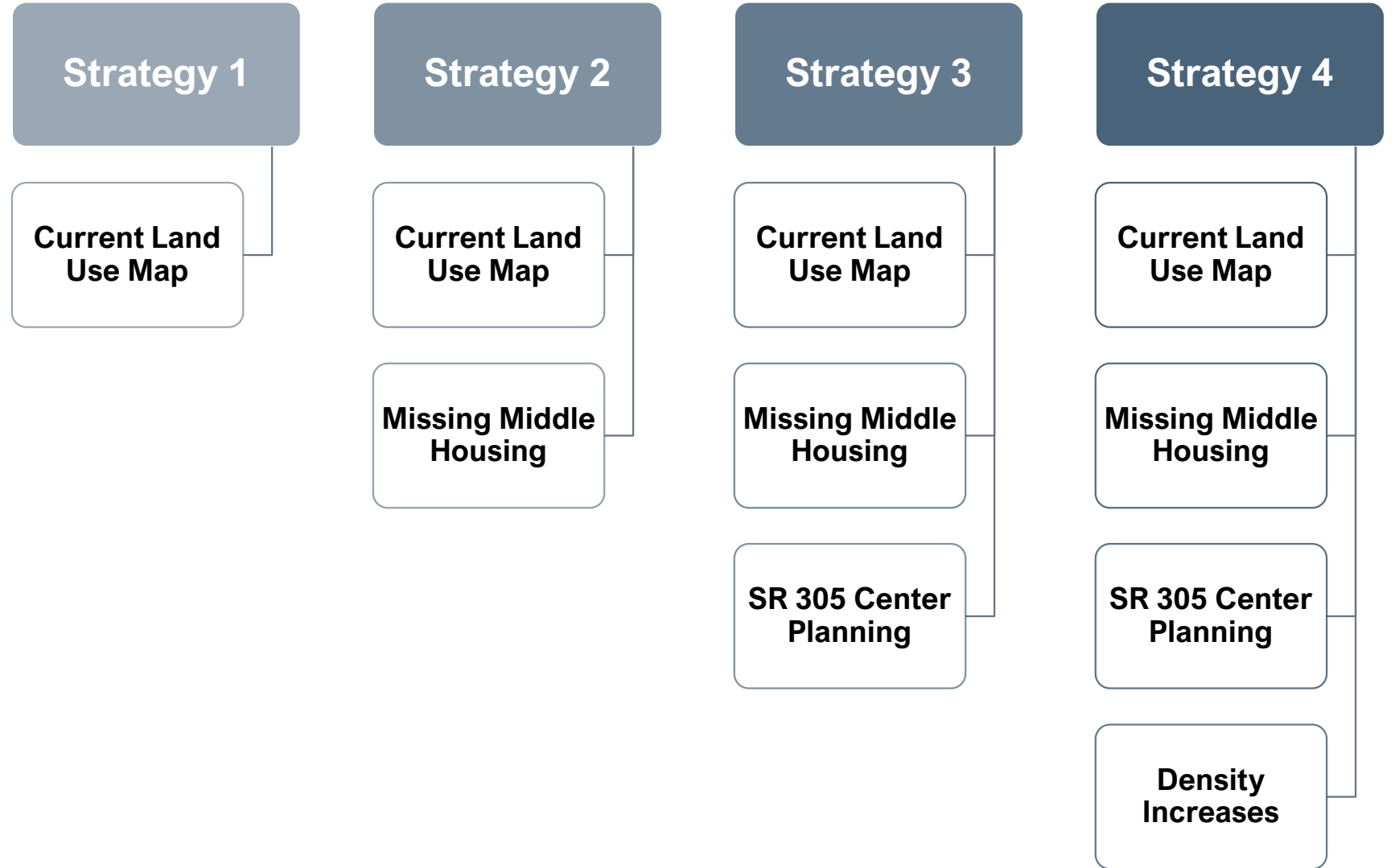
SR 305 Center Planning

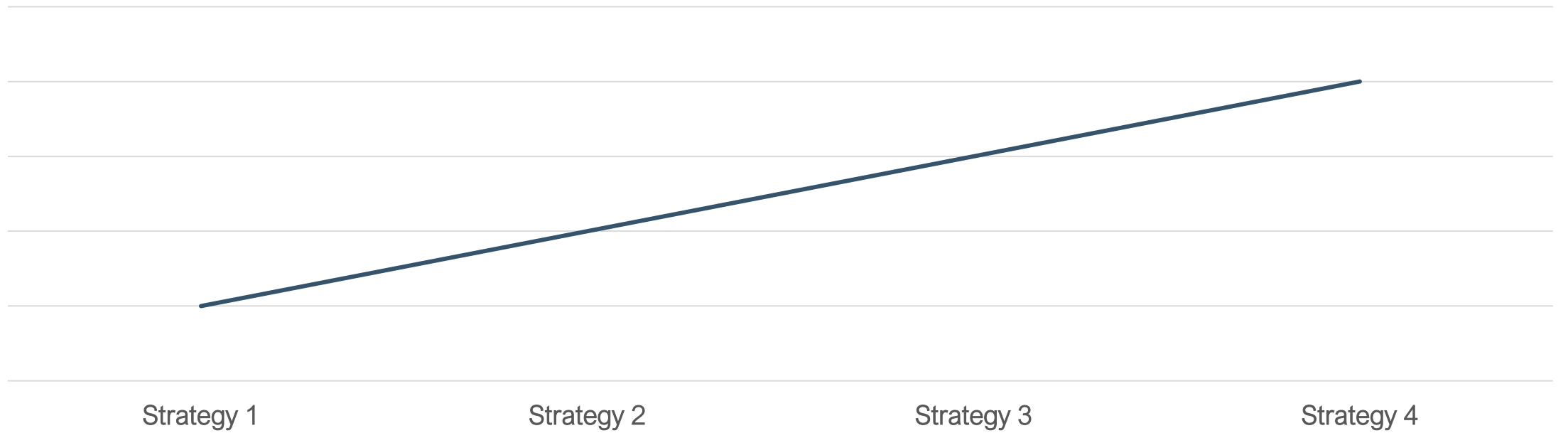
Density Increases

TIME FOR A
BREAK



Welcome Back





Level of SEPA Review Required

PROS

CONS

Strategy 1

Current Land
Use Map

Pros and Cons: Strategy 1

PROS	CONS
Limited Amendments Needed	Does not Recognize Recent Growth Trends
Stay the Course of Land Use Map	Not Consistent with Poulsbo Proactive Planning Practice
	Full Buildout, Future Growth Would be Vertical

Pros and Cons: Strategy 2

Strategy 2

Current Land Use Map

Missing Middle Housing

PROS	CONS
Promotes Variety of Housing Types	Community Perception
Provides for Infill Development	Perceived Traffic Increases
Entry Level Housing	Produces Fewer Units Overall
Differing Price Points	

Pros and Cons: Strategy 3

Strategy 3

Current Land Use Map

Missing Middle Housing

SR 305 Center Planning

PROS	CONS
Vision 2050 Consistency– Center Planning	Physical Limit to SR 305
Concentrate Growth on Transit Corridor	Utility Infrastructure
Diverse Collection of Services, Housing, and Jobs	Critical Area Limitations
Vacant Land Availability	
Maximize Use of Existing Infrastructure	
Encourage Redevelopment of Existing Structures	

Pros and Cons: Strategy 4

Strategy 4

Current Land Use Map

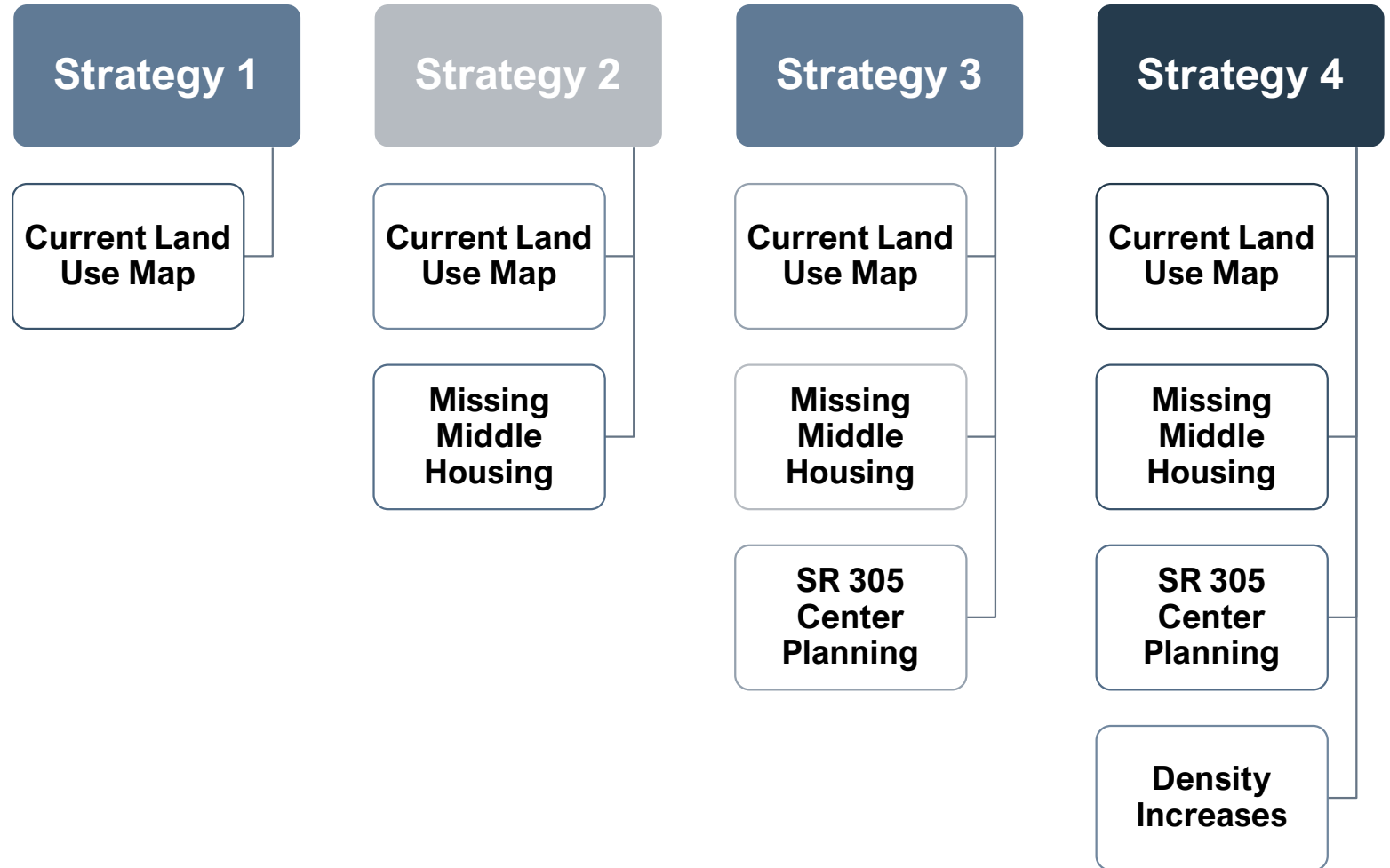
Missing Middle Housing

SR 305 Center Planning

Density Increases

PROS	CONS
Proactive	Limited RM and RH Properties
In Line w/ Legislative Actions	Critical Area Limitations

AROUND THE ROOM



WHAT IS THE PREFERRED GROWTH STRATEGY?



Next Steps

- Planning Commission Continued Review of Elements – 2022/2023
- *Second Growth Strategy Joint Workshop – Early 2023*
 - After Commerce Provides Housing Allocation
 - Additional Information will be Provided
- Public Participation – 2023