



Kitsap Regional Coordinating Council

The Kitsap Peninsula is the home of sovereign Indian nations, namely the Suquamish and Port Gamble S'Klallam Tribes.

KRCC Land Use Technical Advisory Committee (LUTAC) Meeting Agenda

Meeting Date: November 14, 2023

Meeting Timing: 3:00 – 5:00 p.m.

Remote Participation: There are two options for remotely participating in this meeting.

- **Option A - Video Conferencing and Screen Sharing.** Please click the following link:
<https://us06web.zoom.us/j/86163692485>.
- **Option B - Call in only.** If you are not by a computer, you can join by phone only. Please call (253) 215-8782 and then enter the *meeting number*: 861 6369 2485 to enter the call. You do not need a participant ID, just press “#” to continue the call.

Main Meeting Objectives:

- Discuss candidate countywide centers.
- Discuss pertinent issues related to growth in Kitsap County.

1. Welcome

2. Old Business

- a. **ACTION:** Approve the draft [September 14 Meeting Summary](#) Page 2

3. Committee Updates and Work in Progress

- a. [Process for Candidate Countywide Centers to become Countywide Centers](#) Page 6
- b. [Candidate Countywide Center eligibility for Countywide Competition](#) Page 20
- c. [Discuss regional approach to growth in North Kitsap](#) Page 26
- d. Briefly discuss Kitsap County proposals for reclassifications adjacent to UGAs
- e. Review [Draft Annual Annexation Report](#) Page 27

4. Administrative Agenda

- a. Meeting Review
- [Draft 2024 Land Use Meeting Plan](#) Page 28
 - This is the final LUTAC meeting of 2023.

5. Wrap Up

- Recap topics covered and summarize key decisions and action items

6. Adjourn



Kitsap Regional Coordinating Council

**Kitsap Regional Coordinating Council (KRCC)
Land Use Technical Advisory Committee (LUTAC)
September 14, 2023 Meeting Summary | Convened via Teleconference
Draft v. 9/27/23**

| Decisions and Recommendations | | |
|---|--------------------|----------|
| <ul style="list-style-type: none">LUTAC approved the April 27 meeting summary.LUTAC recommended edits to the draft 2024 KRCC Land Use Work Plan.LUTAC decided to move the November 2023 LUTAC meeting to November 14. | | |
| Actions | Person Responsible | Status |
| 1. Post the April 27 LUTAC meeting summary to the KRCC website. | KRCC Staff | Complete |
| 2. Draft a 2024 Land Use Meeting Plan. | KRCC Staff | Complete |
| 3. Update the Draft 2024 KRCC Work Plan to reflect scheduling preferences. | KRCC Staff | Complete |
| 4. Add “discuss Annual Annexation Report” to the November KRCC LUTAC meeting agenda. | KRCC Staff | Complete |
| 5. Move the November 2023 LUTAC meeting to November 14 from 3 – 5 p.m. | KRCC Staff | Complete |

1. Welcome and Introductions

Sophie Glass, KRCC staff, welcomed LUTAC members to the September 14 meeting. Sophie reviewed the meeting objectives and topics. Attachment A lists the LUTAC members and other presenters in attendance.

2. Old Business

- a. **Meeting Summary Review:** LUTAC members reviewed the April 27 meeting summary. They did not raise any comments or concerns. KRCC staff will post the summary to the KRCC website.

3. Committee Updates and Work in Progress

Discuss candidate countywide centers: LUTAC members discussed potential changes to the list of Countywide Centers in the CPPs, including potential new Centers and Candidate Centers that will meet the criteria for Countywide Centers.

LUTAC members recommended checking in ahead of the transportation competition to discuss the status of countywide centers, and then checking in again during summer 2024.

LUTAC members discussed the format for submitting countywide centers to KRCC for review. They recommended developing a memo that summarizes jurisdictions’ approaches based on their individual Comprehensive Plan update approaches.



- a. **Revisit 2022 adjustments to population and employment targets:** Sophie reminded LUTAC members that they previously requested an opportunity to coordinate on jurisdictions' approaches for adjusting population and employment targets to use 2022, rather than 2020, as the base year.

LUTAC members shared that their jurisdictions have not yet begun the process of adjusting these targets. They recommended adding this topic to the agenda of the April 2024 LUTAC meeting. During this meeting, LUTAC members can share their jurisdictions' methodology and adjusted targets. KRCC staff will add this topic to the draft 2024 Land Use Meeting Plan.

- b. **Discuss Draft 2024 Land Use Work Plan:** Sophie reviewed the draft 2024 Land Use Work Plan. She noted that the focus of 2024 is for jurisdictions to support each other as they update their Comprehensive Plans. LUTAC members recommended incorporating the following topics into the Work Plan:
- Opportunities to coordinate around jurisdictions' approaches to meeting new legislative requirements, including SB 5290 regarding permit streamlining.
 - Presentations from the Department of Commerce regarding new guidance, including Commerce's model ordinance for middle housing implementation.
 - Discussions regarding potential approaches for jurisdictions to support each other amidst staffing shortages.
 - Discussions to consider developing pre-approved Accessory Dwelling Unit (ADU) and duplex plans.

LUTAC members recommended holding future LUTAC meetings from 10 a.m. to 12 p.m. to better accommodate members' schedules. They recommended continuing to hold LUTAC meetings virtually in 2024.

LUTAC members recommended discussing a regional approach to growth in North Kitsap and Kitsap County proposals for reclassifications adjacent to UGAs during the November 2023 LUTAC meeting. They recommended moving the meeting to 3 – 5 p.m. on Tuesday, November 14 to accommodate members' schedules.

- c. **Discuss Annual Annexation Report:** LUTAC members shared that no annexations occurred in 2023. They recommended discussing the Annual Annexation Report at the November LUTAC meeting.
- d. **Updates on Comprehensive Plan Progress:** Sophie invited LUTAC members to share their jurisdictions' progress in updating their Comprehensive Plans.

Jennifer shared that Bainbridge Island will hold a kickoff open house for Comprehensive Plan scoping at the end of September. The City has convened a new City Council/Planning Commission Committee to help with the ongoing Winslow Subarea Plan work, and will do an integrated environmental review for the Winslow Subarea Plan and Comprehensive Plan together.

James Weaver shared that the Port of Bremerton is coordinating with the City of Bremerton regarding the Manufacturing Industrial Center designation for the airport area. The Port will coordinate with the City of Bremerton regarding facilities planning to ensure that the City and Port's targets and utility coordination are in alignment.



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Nick shared that the Office of Financial Management's newly released data show that Port Orchard is one of the fastest growing cities in Washington.

Heather shared that Poulsbo is considering creating a center for the SR 305 corridor. The City conducted a market study to understand which incentives would spur residential development there, with the goal of allocating most growth to that corridor. Poulsbo City Council passed two moratoria – one on 100% commercial development in the SR 305 corridor and another on master plan development, which has a cap on residential units – to allow time for the City to open more opportunities for residential development, particularly for middle- and low-income housing.

Liz Underwood-Bultmann shared that the Puget Sound Regional Council has recently released new resources, including a collaboration with the Department of Commerce to add racially disparate impacts data to community profiles. PSRC is also conducting outreach with affordable housing developers to gather feedback about steps jurisdictions could take to make it easier to develop affordable housing.

4. Administrative Agenda

a. Meeting Review:

- Sophie noted that the November 14 LUTAC meeting will be the final meeting of 2023.

5. Wrap Up

- #### a. Recap:
- Sophie reviewed the decisions and action items listed in the table above.

6. Adjourn



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

| Name | Affiliation (alphabetical) |
|---------------------------|------------------------------|
| 1. Jennifer Sutton | City of Bainbridge Island |
| 2. Andrea Spencer | City of Bremerton |
| 3. Nick Bond | City of Port Orchard |
| 4. Heather Wright | City of Poulsbo |
| 5. Colin Poff | Kitsap County |
| 6. Allison Satter | Naval Base Kitsap |
| 7. Marla Powers | Port Gamble S'Klallam Tribe |
| 8. James Weaver | Port of Bremerton |
| 9. Liz Underwood-Bultmann | Puget Sound Regional Council |
| 10. Erika Harris | Puget Sound Regional Council |
| 11. Alison O'Sullivan | Suquamish Tribe |
| | |
| Sophie Glass | KRCC Program Director |
| Pauline Mogilevsky | KRCC Land Use Program Lead |

KITSAP COUNTYWIDE PLANNING POLICIES



Appendix C: Centers of Growth

Reference document: March 22, 2018 PSRC Regional Centers Framework Update

https://www.psrc.org/sites/default/files/final_regional_centers_framework_march_22_version.pdf**Table C-1: Regional Growth Centers***

| Regional Growth Centers | |
|--------------------------------|--|
| Description | <i>Regional Growth Centers</i> are locations of more compact, pedestrian-oriented development with a mix of housing, jobs, retail, services, and other destinations. Centers receive a significant share of the region's population and employment growth compared with other parts of the urban areas while providing improved access and mobility – especially for walking, biking, and transit. |
| Types | <p><i>Metro Growth Center:</i> These Centers have a primary regional role, with dense existing housing and jobs, transit service and are planning for significant growth and will continue to serve as major transit hubs for the region. These Centers also provide regional services and serve as major civic and cultural centers.</p> <p><i>Urban Growth Center:</i> These Centers have an important regional role, with dense existing jobs and housing, transit service and planning for significant growth. These Centers may represent areas where major investments – such as high-capacity transit – offer new opportunities for growth.</p> |
| Location | New Regional Growth Centers should be located within a city and unincorporated urban growth area under certain circumstances. |
| Designation | <ul style="list-style-type: none"> • KRCC designates as candidate in Appendix D. • PSRC designates; must meet PSRC criteria and designation procedures. |
| Prioritization | <ul style="list-style-type: none"> • Completion of a center plan (subarea plan, plan element or functional equivalent that provides detailed planning or analysis) that meets PSRC guidance prior to designation. • Environmental review that demonstrates the center area is appropriate for dense development. • Assessment of housing need and documentation to provide housing choices affordable to a full range of incomes and strategies. |
| Density | <ul style="list-style-type: none"> • Urban Growth Center <ul style="list-style-type: none"> ○ Existing density of 18 activity units per acre minimum ○ Planned target density of 45 activity units per acre minimum • Metro Growth Center <ul style="list-style-type: none"> ○ Existing density of 30 activity units per acre minimum ○ Planned target density of 85 activity units per acre minimum |
| Other Requirements | <ul style="list-style-type: none"> • Local Commitment: Evidence the RGC is a local priority and sustained commitment to local investment in creating a walkable, livable center is demonstrated. |

| | |
|-------------------------------|--|
| | <ul style="list-style-type: none"> • Mix of Uses: Goal for a minimum mix of at least 15% planned residential and employment activity in the RGC. • Market Potential: Evidence of future market potential to support planned target. • Role: Evidence of regional role for RGC, i.e. serves as important destination for the county, city center of metropolitan cities, other large and fast-growing centers. • Jurisdiction is planning to accommodate significant residential and employment growth under PSRC Regional Growth Strategy. • Bicycle and pedestrian infrastructure, amenities and a street pattern that supports walkability. |
| Size and Configuration | <ul style="list-style-type: none"> • Urban Growth Centers: <ul style="list-style-type: none"> ○ 200 acres minimum and 640 acres maximum (may be larger under specific circumstances) • Metro Growth Centers: <ul style="list-style-type: none"> ○ 320 acres minimum and 640 acres maximum (may be larger under specific circumstances) • Nodal with a generally round or square shape, avoiding linear or gerrymandered shapes that are not readily walkable or connected by transit. |
| Transit** | <ul style="list-style-type: none"> • Urban Growth Centers: <ul style="list-style-type: none"> ○ Existing or planned fixed route bus, regional bus, Bus Rapid Transit, or other frequent and all-day bus service. ○ May substitute high-capacity transit mode for fixed route bus. • Metro Growth Centers: <ul style="list-style-type: none"> ○ Existing or planned light rail, commuter rail, ferry or other high capacity transit with similar service quality as light rail. ○ Evidence the area serves as major transit hub and has high quality/high capacity existing or planned service. |

* All criteria is as set forth in PSRC 2018 Regional Growth Framework Update; no additional criteria established in Table C-1. See PSRC information on Regional Growth Centers:

<https://www.psrc.org/sites/default/files/centersdesignationprocedures.pdf>

<https://www.psrc.org/sites/default/files/centerschecklist.pdf>;

https://www.psrc.org/sites/default/files/final_regional_centers_framework_march_22_version.pdf

** Transit for RGCs has specific criteria as outlined in the 2018 Regional Growth Framework Update; please refer to Framework for specific transit criteria.

Table C-2: Manufacturing/Industrial Centers (MIC)*

| Manufacturing/Industrial Centers | |
|---|---|
| Description | <i>Manufacturing/Industrial Centers</i> preserve lands for family-wage jobs in basic industries and trade and provide areas where employment may grow in the future. Manufacturing/Industrial Centers form a critical regional resource that provides economic diversity, supports national and international trade, generates substantial revenue and offers higher than average wages. |
| Types | <p><i>Industrial Employment Center:</i> These Centers are highly active industrial areas with significant existing jobs, core industrial activity, evidence of long-term demand, and regional role. They have a legacy of industrial employment and represent important long-term industrial areas, such as deep-water ports and major manufacturing. The intent of this designation is to, at a minimum, preserve existing industrial jobs and land use and to continue to grow industrial employment in these Centers where possible. Jurisdictions and transit agencies should aim to serve with transit.</p> <p><i>Industrial Growth Center:</i> These regional clusters of industrial lands have significant value to the region and potential for job growth. These large areas of industrial land serve the region with international employers, industrial infrastructure, concentrations of industrial jobs, and evidence of long-term potential. The intent of this designation is to continue growth of industrial employment and preserve the region's industrial land base for long-term growth and retention. Jurisdictions and transit agencies should aim to serve with public transit.</p> |
| Location | Manufacturing/Industrial centers should be located within a city with few exceptions. |
| Designation | <ul style="list-style-type: none"> • KRCC designates as candidate in Appendix D. • PSRC designates; must meet PSRC criteria and designation procedures. |
| Prioritization | <ul style="list-style-type: none"> • Completion of a center plan (subarea plan, plan element or functional equivalent that provides detailed planning or analysis) that meets PSRC guidance prior to designation. Where applicable, the plan should be developed in consultation with public ports and other affected governmental entities. • Environmental review that the area is appropriate for development. |
| Criteria | <ul style="list-style-type: none"> • Industrial Employment Center <ul style="list-style-type: none"> ○ 10,000 minimum existing jobs ○ 20,000 minimum planned jobs ○ Minimum 50% industrial employment ○ Presence of irreplaceable industrial infrastructure ○ Minimum 75% of land area zoned for core industrial uses • Industrial Growth Center <ul style="list-style-type: none"> ○ Minimum size of 2,000 acres ○ 4,000 minimum existing jobs |

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|----------------------------|--|
| | <ul style="list-style-type: none"> ○ 10,000 minimum planned jobs ○ Minimum 50% industrial employment ○ Minimum 75% of land area zoned for core industrial uses |
| Other Requirements | <ul style="list-style-type: none"> ● Local Commitment: Evidence the MIC is a local priority and has sustained commitment overtime to investments in infrastructure and transportation, and sustainability of industrial uses. ● Industrial retention strategies are in place. ● Serves a regional role for employment. |
| Transit | <ul style="list-style-type: none"> ● If MIC is in a transit service district, availability of existing or planned frequent, local, express or flexible transit service. ● If MIC is outside of a transit service district, documented strategies to reduce commute impacts through transportation demand management strategies consistent with Regional Transportation Plan Appendix F (Regional TDM Action Plan). |
| Existing Conditions | Adequate infrastructure and utilities to support growth, access to relevant transportation infrastructure, documentation of economic impact, and justification of size and shape of center. |

* All criteria is as set forth in PSRC 2018 Regional Growth Framework Update; no additional criteria established in Table C-2. See PSRC information on Manufacturing/Industrial Centers:

<https://www.psrc.org/sites/default/files/centersdesignationprocedures.pdf>

<https://www.psrc.org/sites/default/files/centerschecklist.pdf>

https://www.psrc.org/sites/default/files/final_regional_centers_framework_march_22_version.pdf

Table C-3: Countywide Growth Centers

| Countywide Growth Centers | |
|----------------------------------|---|
| Description | <i>Countywide Growth Centers</i> serve important roles as places for concentrating jobs, housing, shopping, and recreation opportunities. These are areas linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment. |
| Identification | <ul style="list-style-type: none"> ● Identified as a Countywide Growth Center in the local comprehensive plan. ● Identified in Kitsap County Countywide Planning Policies Appendix D. |
| Prioritization | <ul style="list-style-type: none"> ● Subarea plan may be developed for the Center. ● <i>If a subarea plan is not prepared, policies and infrastructure analysis shall be incorporated into the local comprehensive plan.*</i> |
| Existing Conditions | At the time of identification, the center shall have: <ul style="list-style-type: none"> ● An existing activity unit (AU) density of 10 AU/acre. ● Located within a city or unincorporated urban growth area. ● An existing planning and zoning designation for a mix of uses of 20% residential and 20% employment. ● A capacity and planning for additional growth. |
| Size and Configuration | <ul style="list-style-type: none"> ● 160 acres minimum and 500 acres maximum. <ul style="list-style-type: none"> ○ <i>A smaller sized Countywide Growth Center may be approved if the jurisdiction demonstrates within its comprehensive plan or subarea plan: *</i> |

| | |
|----------------------------------|---|
| | <ul style="list-style-type: none"> ▪ <i>Meets all other criteria (i.e. activity units, mix of uses, capacity for additional growth); and</i> ▪ <i>The Center is within a walkshed with pedestrian connectivity that lacks barriers, and is approximate ½ mile wide and long; or</i> ▪ <i>The Center encompasses area(s) that fall within a ¼ mile radii from an existing or planned transit service; or</i> ▪ <i>The Center encompasses area(s) that fall within a ½ mile radii from an existing or planned ferry terminal.</i> <ul style="list-style-type: none"> • Recommended centers are generally round or square, although other configurations are acceptable if overall the center configuration supports the planned growth and are walkable and/or connected by transit. |
| Multimodal Considerations | <ul style="list-style-type: none"> • Served by multi-modal transportation, including: <ul style="list-style-type: none"> ○ Transit service, <i>including ferries (foot and vehicle) *</i> ○ Pedestrian infrastructure ○ Street pattern that supports walkability ○ Bicycle infrastructure and amenities |
| Other Requirements | <ul style="list-style-type: none"> • <i>Activity Units means the sum of population and jobs units per gross acre, as defined by PSRC; calculation of activity units shall be completed by PSRC or other acceptable methodology proposed by the jurisdiction. *</i> |

*Table X-3 Countywide Centers of Growth criteria is as set forth in PSRC 2018 Regional Growth Framework Update; criteria identified with an * and in italics is additional criteria specific to Kitsap CPP Appendix C.

https://www.psrc.org/sites/default/files/final_regional_centers_framework_march_22_version.pdf

Table C-4 Countywide Industrial Centers*

| Countywide Industrial Centers | |
|--------------------------------------|---|
| Description | <i>Countywide Industrial Centers</i> serve as important local industrial areas that support living wage jobs and serve a key role in the county's manufacturing/industrial economy. |
| Identification | <ul style="list-style-type: none"> • Identified as a Countywide Growth Center in the local comprehensive plan. • Identified in Kitsap County Countywide Planning Policies Appendix D. |
| Prioritization | <ul style="list-style-type: none"> • Subarea plan may be developed for the Center. • If a subarea plan is not prepared, policies and infrastructure analysis, including identification of investment priority of the Center, shall be incorporated into the local comprehensive plan. |
| Existing Conditions | <p>At the time of identification, the Center shall have:</p> <ul style="list-style-type: none"> • A minimum of 1,000 existing jobs, and/or a minimum of 500 acres of industrial zoning. • Defined transportation demand management strategies in place. |

| | |
|---------------------------|--|
| | <ul style="list-style-type: none"> • At least 75% of the center zoned for core industrial uses. • Existing capacity and planning for additional employment growth. |
| Other Requirements | <p>The Center shall:</p> <ul style="list-style-type: none"> • Have industrial retention strategies in place. • Play an important county role and concentration of industrial land or jobs with evidence of long-term demand. |

* All criteria as set forth in PSRC 2018 Regional Growth Framework Update; no additional criteria established in Table C-4.
https://www.psrc.org/sites/default/files/final_regional_centers_framework_march_22_version.pdf

Table C-5: Local Centers

| Local Centers | |
|-----------------------|--|
| Description | <p><i>Local Centers</i> are central places that support communities. These places range from neighborhood centers to active crossroads and play an important role in the region. Local centers help define community character and usually provide as local gathering places and community hubs; they also can be suitable for additional growth and focal points for services. As local centers grow, they may become eligible for designation as a countywide or regional center.</p> |
| Identification | <ul style="list-style-type: none"> • Identified in local comprehensive plans. • Not identified in Countywide Planning Policies. |

* All criteria as set forth in 2018 Regional Growth Framework Update; no additional criteria established in Table C-5.
https://www.psrc.org/sites/default/files/final_regional_centers_framework_march_22_version.pdf

Table C-6: Military Installations

| Military Installations | |
|-------------------------------|--|
| Description | <p><i>Military Installations</i> are a vital part of the region, home to thousands of personnel and jobs, and a major contributor to the region's economy. While military installations are not subject to local, regional or state plans and regulations, Kitsap local governments and Tribes recognize the relationship between regional growth patterns and military installations, and the importance of how military employment and personnel affect all aspects of regional planning.</p> |
| Types/Designation | <ul style="list-style-type: none"> • Major Military Installations are defined as installations with more than 5,000 enlisted and service personnel. • Smaller Military Installations are specified by RCW 36.70A.530 and identifies them as federal military installations, other than a reserve center, that employs 100 or more full-time personnel. |
| Identification | <ul style="list-style-type: none"> • Identified in Comprehensive Plan of jurisdiction is located. • Identified in Kitsap County Countywide Planning Policies Appendix D. |

| | |
|---------------------------|--|
| Other Requirements | <ul style="list-style-type: none"> • <i>Military Installations may be considered countywide centers or equivalent as allowed by 2018 Centers Framework Update in order to ensure*:</i> <ul style="list-style-type: none"> ○ <i>Freight routing and mobility into and between the military installations;</i> ○ <i>Accessibility and connectivity to transportation corridors;</i> ○ <i>Safety, accessibility and mobility conditions where freight and passenger transportation systems interact.</i> • <i>The identification of a Military Installation as a countywide center or equivalent shall not be used as justification or support urban levels of densities if the MI is not located within an urban growth area.*</i> |
|---------------------------|--|

Table C-6 Military Installations criteria is as set forth in PSRC 2018 Regional Growth Framework Update; criteria identified with an * is additional criteria specific to Kitsap CPP Appendix C.

https://www.psrc.org/sites/default/files/final_regional_centers_framework_march_22_version.pdf

Appendix D:List of Centers 2021

| Regional Growth Centers and Manufacturing/Industrial Centers (PSRC designated) | | |
|--|--|--|
| Jurisdiction | Regional Center Name | Regional Center Type |
| City of Bremerton | Bremerton | Metro Center |
| Kitsap County | Silverdale | Urban Center |
| City of Bremerton | Puget Sound Industrial Center - Bremerton | Manufacturing/Industrial Growth Center (MIC) |
| Candidate Regional Growth Center or Manufacturing/Industrial Center | | |
| | | |
| Countywide Centers | | |
| Jurisdiction | Countywide Center Name | Countywide Center Type |
| Kitsap County | Kingston | Growth Center |
| Kitsap County | McWilliams/SR 303 | Growth Center |
| City of Bremerton | Charleston DCC Center | Growth Center |
| City of Bremerton | Eastside Village Center (previously Harrison Hospital) | Growth Center |
| City of Port Orchard | Downtown Port Orchard | Growth Center |
| Candidate Countywide Centers | | |
| City of Port Orchard | Ruby Creek | Growth Center |
| City of Port Orchard | Mile Hill | Growth Center |
| City of Port Orchard | Sedgwick/Bethel Center | Growth Center |
| City of Poulsbo | Downtown Poulsbo/SR 305 Corridor | Growth Center |
| City of Bainbridge Island | Winslow | Growth Center |
| Military Installations | Military Installation Name | Type of Installation |
| Bremerton | Naval Base Kitsap – Bremerton | Major Installation |
| Bremerton | Naval Base Kitsap – Jackson Park | Smaller Installation |
| Kitsap County | Naval Base Kitsap – Bangor | Major Installation |
| Kitsap County | Naval Base Kitsap - Keyport | Smaller Installation |

D -1 Centers Designation Process shall occur as set forth below:

a. Appendix D - List of Centers 2021:

- i. The Countywide Centers identified in Appendix D – List of Centers 2021 are those Growth Centers that are: 1) identified in previous Kitsap CPP Appendix F or identified in a comprehensive or subarea plan by April 2020; and 2) where planning (comprehensive or subarea) has been completed by the jurisdiction, and 3) which meets the criteria of a countywide Center and is intended to accommodate a concentration of the 2024 growth targets. A review and confirmation of the identified Countywide Centers will occur as part of the 2024 GMA Periodic Comprehensive Plan Update, as set forth below, and consistent with Policy C-4.b.

b. As part of 2024 GM Periodic Comprehensive Plan Update:

d

*Adopted by Kitsap County Ordinance 601-2021
October 11, 2021*

- i. Jurisdictions have identified Candidate Centers in Table D-1, locations which it anticipates a concentration of its residential and employment growth target will be accommodated for its 2024 GMA Comprehensive Plan Periodic Update.
- ii. Jurisdictions shall complete planning for each Candidate Center as part of its 2024 GMA Comprehensive Plan Update, consistent with Policy C-4.b and Appendix C.
- iii. Centers not listed as Candidate Centers in Table D-1 may also be proposed for identification as a Center, if during the jurisdiction's 2024 GMA Comprehensive Plan Periodic Update process, a different or additional locations were identified and planning consistent with Policy C-4.b was completed.
- iv. After adoption of jurisdiction's 2024 GMA Comprehensive Plan Update, KRCC shall invite jurisdictions by second quarter 2025 to submit comprehensive plan chapters/sections or subarea plans for review to convert the candidate status to full Countywide Center status. An application, checklist or other tool may be created by KRCC to aid evaluation and confirmation.
- v. Members of PlanPol or other designated subcommittee shall review the submitted comprehensive plan sections or subarea plans and provide recommendation to the full KRCC Board.
- vi. KRCC Board shall finalize Centers designations by amending Appendix D, and adoption and ratification follows the amendment process established in Appendix A.

c. Prior to 2024 GMA Periodic Comprehensive Plan Update:

- i. A jurisdiction may request the KRCC Board consider a full Center designation (i.e. a conversion from candidate to full Center, or propose a new Center) prior to the 2024 GMA Periodic Comprehensive Plan Update process (identified in D-1.b) in order to recognize planning the jurisdiction has completed.
 - a. The comprehensive plan chapter/section or subarea plan must demonstrate that the proposed Center meets the criteria and requirements of the 2018 Centers Framework Update and Appendix C.
 - b. The comprehensive plan chapter/section or subarea plan must demonstrate that the proposed Center is planned and has capacity to accommodate a concentration of the jurisdiction's residential and employment growth targets.
- ii. The jurisdiction may request annually by February 15th prior to 2025 for consideration by the KRCC Board. An application, checklist or other tool may be created by KRCC to aid evaluation and confirmation.
- iii. Members of PlanPol or other designated subcommittee shall review the submitted subarea plans and provide recommendation to the full KRCC Board.
- iv. KRCC Board shall vote on Centers designation amendment(s) to Appendix D, and adoption and ratification follows the amendment process established in Appendix A.

d. After the 2024 GMA Periodic Comprehensive Plan Update:

- i. Centers designations are generally on an eight-year cycle consistent GMA periodic update; growth forecasting and distribution; or when necessary, a five-year cycle consistent with PSRC's major plan update(s).
- ii. After the finalization of Center designations in 2025, jurisdictions may request new Centers be designated upon a circumstance authorized by Policy C-4.a.
- iii. A jurisdiction may request a new center designation during a planned update to the Kitsap Countywide Planning Policies, or outside of a planned update subject to approval of the KRCC Executive Board.

- iv. An application, checklist or other tool may be created by KRCC to aid evaluation of a new proposed center.
- v. Members of PlanPol or other designated subcommittee shall review the submitted comprehensive plan and/or subarea plan and provide recommendation to the full KRCC Board.
- vi. KRCC Board shall finalize Centers designations by amending Appendix D, and adoption and ratification follows the amendment process established in Appendix A.

Regional Centers Framework Update

Adopted March 22, 2018



Puget Sound Regional Council

- **Market study.** Manufacturing/industrial centers that have existing employment levels below the level required for new centers at the time of the review must complete a market study to evaluate the potential for and opportunities to best support center growth. The market study must consider a planning horizon reasonably beyond the monitoring period (2025). The market study should show how the center can meet targeted levels of growth within the planning period. The jurisdiction should demonstrate its work to address opportunities identified in the market study.
 - The board will maintain flexibility in evaluating existing centers to consider when centers are very close to the existing conditions criteria, to account from economic recessions, progress and growth, local investments or the lack of investments, and regional importance of a particular area.
 - Criteria related to physical improvements should be included in center plans, but may need to be addressed over the long-term, such as developing a complete walkable street network.

6. Countywide Centers

Each county's countywide planning policies include criteria and processes for countywide centers, though the approach currently varies significantly by county. Through the Centers Framework Update, designation of countywide centers remains delegated to a countywide process while providing a baseline of consistent regional standards for each county to use. PSRC reviews and certifies countywide planning policies, but PSRC's role does not include review of countywide centers.

Countywide growth centers serve important roles as places for concentrating jobs, housing, shopping, and recreational opportunities. These are often smaller downtowns, high-capacity transit station areas, or neighborhood centers that are linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment. Countywide industrial centers serve as important local industrial areas. These areas support living wage jobs and serve a key role in the county's manufacturing/industrial economy. The checklist below represents basic standards expected for countywide centers in each county. Depending on county circumstance and priorities, countywide planning policies may include additional criteria (such as planning requirements or mix of uses) or other additional standards within this overall framework. Countywide center designations will be reviewed by an established timeframe and process set by the countywide planning body.

| Countywide Centers | |
|---|---|
| Countywide Growth Center | Countywide Industrial Center |
| Center must meet each the following criteria: | Center must meet each the following criteria: |
| Identified as a countywide center in the countywide planning policies | Identified as a countywide center in the countywide planning policies |
| Located within a city or unincorporated urban area | Located within a city or unincorporated urban area |

| Countywide Centers | |
|---|--|
| Countywide Growth Center | Countywide Industrial Center |
| <p>(cont.)</p> <p>Demonstration that the center is a local planning and investment priority:</p> <ul style="list-style-type: none"> o Identified as a countywide center in a local comprehensive plan; subarea plan recommended o Clear evidence that area is a local priority for investment, such as planning efforts or infrastructure <p>The center is a location for compact, mixed-use development; including:</p> <ul style="list-style-type: none"> o A minimum existing activity unit density of 10 activity units per acre o Planning and zoning for a minimum mix of uses of 20 percent residential and 20 percent employment, unless unique circumstances make these percentages not possible to achieve. o Capacity and planning for additional growth <p>The center supports multi-modal transportation, including:</p> <ul style="list-style-type: none"> o Transit service o Pedestrian infrastructure and amenities o Street pattern that supports walkability o Bicycle infrastructure and amenities o Compact, walkable size of one-quarter mile squared (160 acres), up to half-mile transit walkshed (500 acres) | <p>(cont.)</p> <p>Demonstration that the center is a local planning and investment priority:</p> <ul style="list-style-type: none"> o Identified as a countywide center in a local comprehensive plan; subarea plan recommended o Clear evidence that area is a local priority for investment, such as planning efforts, or infrastructure <p>The center supports industrial sector employment:</p> <ul style="list-style-type: none"> o Minimum 1,000 existing jobs and/or 500 acres of industrial land o Defined transportation demand management strategies in place o At least 75% of land area zoned for core industrial uses o Industrial retention strategies in place o Capacity and planning for additional growth o Important county role and concentration of industrial land or jobs with evidence of long-term demand |

7. Local Centers and Other Types of Centers

VISION 2040 calls for central places in all jurisdictions to support a centers-based approach to development in the region. These places range from neighborhood centers to active crossroads in communities of all sizes. These centers play an important role in the region and help define our community character, provide local gathering places, serve as community hubs, and are often appropriate places for additional growth and focal points for services.

The Regional Centers Framework recognizes the importance of these places, but does not envision a regional or county designation for all types of local centers. The designation criteria outlined in this



**2022 Call for Projects for the Kitsap Countywide Competition and
Puget Sound Regional Council’s Regional Competition
for 2025-2026 Federal Transportation Funding**

v. 5.5.2022

INTRODUCTION

In 2022, Kitsap County jurisdictions are invited to submit projects to the Puget Sound Regional Council (PSRC) Regional and Kitsap Countywide Competitions to receive Federal Highway Administration (FHWA) transportation funding for the 2025-2026 funding cycle. This document is intended to guide jurisdictions in submitting applications and includes the following sections:

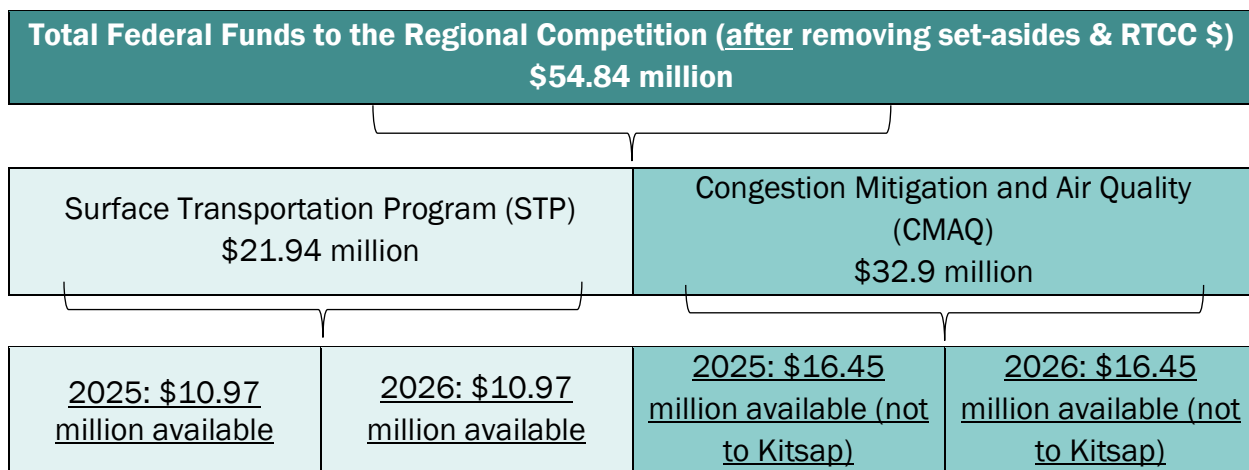
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to fully fund the phase; if funds are awarded in the Regional Competition, the expectation is that it will not then also be funded in the Countywide Competition. The caveat to this is if the regional award is less than the requested amount, the countywide forums have the discretion to alleviate the backfill of local funds that will be required to fully fund the phase as requested.

4. Please speak with PSRC for any additional clarifications.

Regional Competition Funding

The graphic on the following page shows the flow of 2025-2026 federal funds to the 2022 Regional Competition. The graphic excludes the Rural Town Centers and Corridors (RTCC), which typically takes place the year following the Regional Competition (i.e. 2023).



6. POLICY FOCUS

For the 2025-2026 Funding Cycle, the policy focus of support for Centers of Growth and the corridors that serve them is retained. The intent of this policy focus is to support implementation of VISION 2050, Transportation 2050 and the Regional Economic Strategy. See Appendix B for a synopsis of different center types and their eligibility for funding in the Regional and Countywide Competitions. See below for descriptions of Centers of Growth.¹

Regional Growth Centers

- **Description:** Regional Growth Centers are locations of more compact, pedestrian oriented development with a mix of housing, jobs, retail, services, and other destinations. Centers receive a significant share of the region's population and employment growth compared with other parts of the urban areas while providing improved access and mobility – especially for walking, biking, and transit. See Appendix A for a map of Regional Centers.
- **Funding Eligibility:** Regional Centers and the corridors that serve them are eligible for funding the Regional and Countywide Competitions.

¹ Rural Centers are described in this document for clarity but they are not Centers of Growth.

- **Regional Centers in Kitsap:**
 - Downtown Bremerton (see VISION 2050 for the boundary lines of Downtown Bremerton)
 - Silverdale (see VISION 2050 for the boundary lines of Silverdale)
- **Note:** Kitsap County jurisdictions can submit transportation projects to the Regional Competition if they support Regional Centers and the corridors that serve them, even those outside of Kitsap County. For example, projects that connect Kitsap County to the Seattle Central Business District are eligible for funding through the Regional Competition.
- **Countywide Planning Policies Reference:** See Appendix C; Table C-1 and Appendix D.

Regional Manufacturing/Industrial Centers (MICs)

- **Description:** Manufacturing/Industrial Centers preserve lands for family-wage jobs in basic industries and trade and provide areas where employment may grow in the future. Manufacturing/Industrial Centers form a critical regional resource that provides economic diversity, supports national and international trade, generates substantial revenue and offers higher than average wages.
- **Funding Eligibility:** MICs and the corridors that serve them are eligible for funding the Regional and Countywide Competitions.
- **MIC in Kitsap:**
 - Puget Sound Industrial Center – Bremerton (see VISION 2050 for the boundary lines)
- **Countywide Planning Policies Reference:** See Appendix C; Table C-2 and Appendix D.

Countywide Growth Centers

- **Description:** Countywide Growth Centers serve important roles as places for concentrating jobs, housing, shopping, and recreation opportunities. These are areas linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment. Countywide Growth Centers are designated through the Kitsap Countywide Planning Policies. See Appendix C for a map of Countywide Growth Centers.
- **Funding Eligibility:** Countywide Growth Centers/Candidate Countywide Growth Centers and the corridors that serve them are eligible for funding through the Countywide Competition.
- **Countywide Growth Centers in Kitsap:**

| Jurisdiction | Countywide Growth Center Name |
|---------------|--|
| Kitsap County | Kingston |
| Kitsap County | McWilliams/SR 303 |
| Bremerton | Charleston DCC Center |
| Bremerton | Eastside Village Center (previously Harrison Hospital) |
| Port Orchard | Downtown Port Orchard |

| Jurisdiction | Candidate Countywide Growth Center Name |
|--------------|---|
| Port Orchard | Ruby Creek |
| Port Orchard | Mile Hill |
| Port Orchard | Sedgwick/Bethel Center |
| Poulsbo | Downtown Poulsbo/SR 305 |
| Bainbridge | Winslow |

Please see each jurisdiction’s Comprehensive Plan, sub-area plan, or other planning document to locate the boundary lines of each Countywide Growth Center or Candidate Countywide Growth Center.

- **Countywide Planning Policies Reference:** See Appendix C Table C-2 and Appendix D.

Military Installations

- **Description:** Military Installations are a vital part of the region, home to thousands of personnel and jobs, and a major contributor to the region’s economy. While military installations are not subject to local, regional or state plans and regulations, Kitsap local governments and Tribes recognize the relationship between regional growth patterns and military installations, and the importance of how military employment and personnel affect all aspects of regional planning.
- **Funding Eligibility:**
 - **Countywide Competition:** Naval Base Kitsap (NBK) cannot be a project sponsor for the Countywide Competition. However, the corridors that serve NBK’s military installations identified in the CPPs (NBK – Bremerton, NBK – Jackson Park, NBK – Bangor, NBK – Keyport) are eligible for funding through the Countywide Competition if an eligible jurisdiction is the project sponsor.
 - **Regional Competition:** NBK cannot be a project sponsor for the Regional Competition. However, the corridors that serve NBK – Bremerton are eligible for Regional Competition funds per the 2018 Regional Centers Framework update: “Jurisdictions may count military activity towards center thresholds when the installation is directly adjacent or surrounded by the center (such as NBK - Bremerton and the downtown Bremerton regional growth center)” (page 13). Projects benefiting a corridor serving NBK-Bremerton need to be introduced by an eligible project sponsor (i.e. City of Bremerton).
- **Military Installations in Kitsap:**

| Military Installations | |
|------------------------|----------------------------------|
| Bremerton | Naval Base Kitsap – Bremerton |
| Bremerton | Naval Base Kitsap – Jackson Park |

| Military Installations | |
|------------------------|-----------------------------|
| Kitsap County | Naval Base Kitsap – Bangor |
| Kitsap County | Naval Base Kitsap - Keyport |

Please refer to Naval Base Kitsap’s planning documents for the official boundary lines of each military installation.

- **Countywide Planning Policies Reference:** See Appendix C Table C-6 and Appendix D.
- **Update to Regional Centers Framework:** See Designation Criteria for Types of Military Installations (pages 13-14).

Countywide Industrial Centers

- **Description:** Countywide Industrial Centers serve as important local industrial areas that support living wage jobs and serve a key role in the county’s manufacturing/industrial economy.
- **Funding Eligibility:** Countywide Industrial Centers and the corridors that serve them are eligible for funding through the Countywide Competition.
- **Countywide Industrial Centers in Kitsap:** None included in the 2021 Countywide Planning Policies.
- **Countywide Planning Policies Reference:** See Appendix C Table C-4.

Local Centers

- **Description:** Local Centers are central places that support communities. These places range from neighborhood centers to active crossroads and play an important role in the region. Local centers help define community character and usually provide as local gathering places and community hubs; they also can be suitable for additional growth and focal points for services. As local centers grow, they may become eligible for designation as a countywide or regional center.
- **Funding Eligibility:** Local Centers and the corridors that serve them are eligible for funding through the Countywide Competition. Project applicants need to demonstrate the designation of the local center in their respective Comprehensive Plan.
- **Local Centers in Kitsap:** See each jurisdiction’s individual Comprehensive Plan.
- **Countywide Planning Policies Reference:** See Appendix C Table C-5.

Rural Centers

- **Description:** Rural Centers are Limited Areas of More Intense Rural Development (LAMIRDs) that are identified in the County's Comprehensive Plan. These existing residential and commercial areas of more intensive rural development are designated in the Kitsap County Comprehensive Plan under RCW30.70A.070(5). In-fill, consistent with Growth Management Act requirements, is expected. Rural Centers should be served by transportation providers and other services consistent with the Levels of Service adopted by Kitsap County for roads and by service standards set by Kitsap Transit for transit service upon designation as an area of more intensive development.
- **Funding Eligibility:** Rural Centers are not eligible for funding in either the Regional Competition nor the Countywide Competition.
- **Rural Centers in Kitsap:** See Kitsap County's Comprehensive Plan.
- **Countywide Planning Policies Reference:** See Element D.

7. PROGRAMMING PROCESS: NON-MOTORIZED PROJECTS

Originally Adopted by KRCC 2/7/06; Revised 3/27/12; 1/28/14; 4/5/16

OVERVIEW

At this time, 10% of the federal countywide allocation of federal STP funding is set-aside [as per regional/Puget Sound Regional Council policy] to distribute among eligible non-motorized projects, with a 13.5% local project match required. During 2010, the Kitsap Regional Coordinating Council undertook an extensive review of non-motorized needs and priorities in Kitsap County. Findings were published in the report "Looking for Linkage" and included policy recommendations on the use of non-motorized federal funding, beginning with the 2013-14 cycle. During 2011/2012, and again in 2013/2014, TransPOL reviewed and updated Kitsap's policy goals for Non-Motorized funding.

POLICY GOALS FOR NON-MOTORIZED FUNDING

1. Reaffirmed the criteria originally developed in 2004 (the first cycle that the Countywide Forums had responsibility for distributing these funds), that candidate projects should:
 - Be high priority to the sponsoring jurisdictions
 - Meet federal eligibility criteria (i.e., focus on bike/pedestrian transportation rather than recreation)
 - Not be disproportionately burdened by federal administrative costs
 - Produce visible results
 - Contribute to Kitsap's regional transportation system
2. Support projects that address the identified countywide policy goal of increasing safe walking/biking routes to schools, including elementary, middle, and high schools, over other projects.
3. Acknowledge that Kitsap County has developed and adopted a Countywide Non- Motorized Spine System. Once the system improvements are prioritized, these countywide policy goals



Kitsap Regional Coordinating Council

Information for LUTAC Discussion re: Growth in North Kitsap

The following information was compiled by Heather Wright to support LUTAC's discussion of growth in North Kitsap on November 14, 2023.

Kitsap County released [three growth alternatives](#) including a “no action” (alternative 1), “compact growth/urban center focus” (alternative 2) and “dispersed growth focus” (alternative 3) as part of their 2024 Comprehensive Plan update during the SEPA Environmental Impact Statement (EIS) comment period in the spring of 2023. The alternatives included 86 reclassification requests (some involving multiple properties). During the comment period, the County received 218 pages of comments. The next step in the EIS is for the alternatives to be analyzed in a draft EIS, which will provide environmental impacts of the alternatives. Those impacts are scheduled to be released in the fall and provides for additional public review and comment. Following the comment period, the Board will choose a preferred alternative.

Alternative 3 includes a request for a substantial rezone of 413.9 acres of vacant land (in green below) located off of and north of Bond Road from Rural Wooded (RW) to Rural Residential (RR). The rezone would result in an increase of at least 60 units by increasing the density from one (1) unit for every 20 acres (20 units) to one (1) unit per every five (5) acres (82 units). The [applicant has indicated](#) that they plan to utilize “lot clustering” to create 100 to 200 acres of open space. Within a portion of the open space, the applicant has also indicated they aim is to provide a home for a new YMCA and a sports/recreation complex.

Zoom Out and In of Area and Rezone Request:





Kitsap Regional Coordinating Council

Kitsap Regional Coordinating Council (KRCC) 2023 Annual Annexation Report

Draft v. 11/9/23

The KRCC Land Use Technical Advisory Committee (LUTAC) is responsible for providing an annual annexation report to the KRCC Executive Board.

From January 1, 2023 through December 31, 2023, there have been no annexations of unincorporated Kitsap County into any of the existing jurisdictions.



Kitsap Regional Coordinating Council

Tentative 2024 Meeting Plan for Land Use Technical Advisory Committee (LUTAC) and Land Use Policy Committee (PlanPOL)

DRAFT v. 10/17/23

| February 8 LUTAC Meeting | March 19 PlanPOL Meeting | April 11 LUTAC Meeting | June 18 PlanPOL Meeting |
|--|---|--|---|
| Agenda Items: <ul style="list-style-type: none">• Discuss 2024 Legislative Session updates• Discuss staffing sharing concept• Discuss Candidate Countywide Centers in relation to Transportation Competition• Brainstorm approach to creating pre-approved plans for ADUs and duplexes for 2026 code update | Agenda Items: <ul style="list-style-type: none">• Debrief KRCC Board workshop on homelessness and affordable housing (tentative)• Affordable housing round-robin | Agenda Items: <ul style="list-style-type: none">• Discuss 2024 Legislative Session updates• Discuss jurisdictions' approaches to adjusting population and employment target baseline to 2022• Presentation from Commerce regarding middle housing model ordinance? | Agenda Items: <ul style="list-style-type: none">• Discuss jurisdictions' Comprehensive Plans and approaches to affordable housing• Recap 2024 legislative session• Affordable housing round-robin |
| September 12 LUTAC Meeting | October 17 PlanPOL Meeting | November 14 LUTAC Meeting | |
| Agenda Items: <ul style="list-style-type: none">• Continue discussing approach to creating pre-approved plans for ADUs and duplexes for 2026 code update• Discuss Candidate Countywide Centers update• Review draft 2025 land use work plan | Agenda Items: <ul style="list-style-type: none">• Review draft 2025 land use work plan• Affordable housing round-robin | Agenda Items: <ul style="list-style-type: none">• Discuss SB 5290 (permit streamlining bill), including impacts on cultural resources• Discuss guidance as a result of recently-passed legislation | |