



KITSAP COUNTY Comprehensive Plan UPDATE

Kitsap County
August 30, 2023



WHY IS A COMPREHENSIVE PLAN IMPORTANT?

Directs County actions on:

- Growth
- Infrastructure
- Environmental protection
- Housing choices
- Many others

Does not apply to Tribal lands

Required by state statute



GROWTH MANAGEMENT ACT

Many goals to “balance”

- Urban Growth
- Reduce Sprawl
- Transportation
- Housing
- Economic Development
- Property Rights
- Permits
- Climate Change
- Resource Lands
- Open Space/Recreation
- Environment
- Citizen Participation
- Public Facilities/Services
- Historic Preservation
- Shorelines

No priority order. Balancing based on “local circumstances”.

GMA'S CORE CONCEPTS

Three main types of land: **Urban**, **Rural** and **Resource**

Urban: Growth focused – dense housing, shopping, jobs

Rural: Protected from growth – large properties, rural jobs, limited commercial

Resource: Protected from all development – timber, agriculture, mining

Urban services (sewer, sidewalks, multi-family housing) limited to urban boundaries (UGAs); generally prohibited in rural and resource lands (sewer).



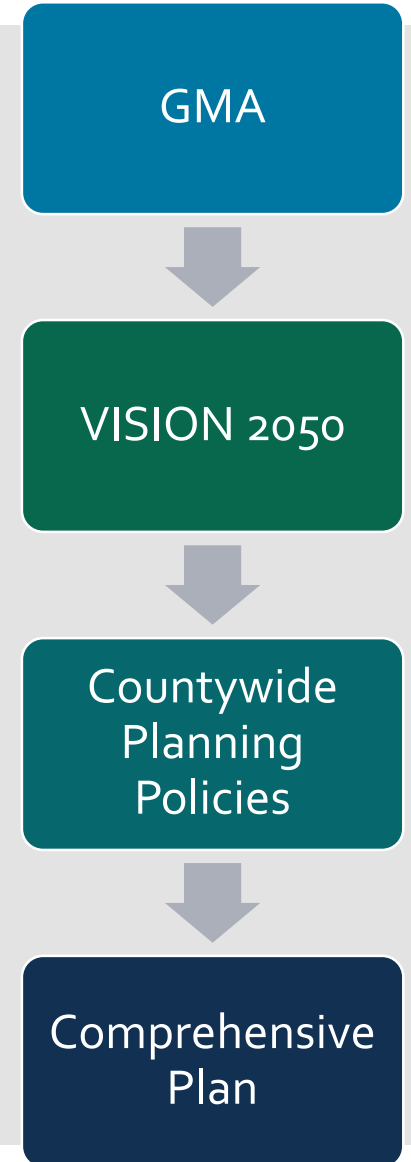
REGIONAL PLANS

VISION 2050 - Puget Sound Regional Council

VISION 2050 guides planning in Kitsap, Snohomish, King and Pierce Counties. Establishes population and employment targets.

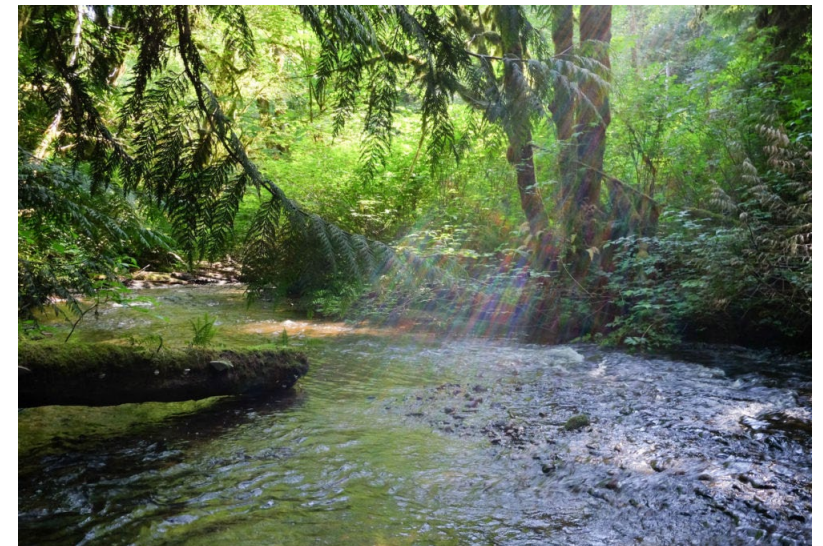
Countywide Planning Policies - Kitsap Regional Coordinating Council

Guiding document for County and city planning and local transportation funding. GMA requires consistency.



PLAN ELEMENTS

- **Land Use** (Zoning and UGA Sizing)
- **Economic Development** (Employment)
- **Environment** (Critical Areas and Shorelines)
- **Transportation** (Roads and Transit)
- **Parks, Recreation and Open Space**
- **Capital Facilities** (Utilities, Buildings, Services)
- **Housing and Human Services**
- **Sub-Area/Neighborhood Plans**



PLANNING FOR GROWTH

Countywide Targets 2020-2044

- **Population**
70,747 new residents
- **Employment**
46,023 new jobs
- **Housing**
32,951 new units



LAND USE

- Accommodating Growth

People and Jobs

Where and how?

- Urban Growth Areas (UGAs)

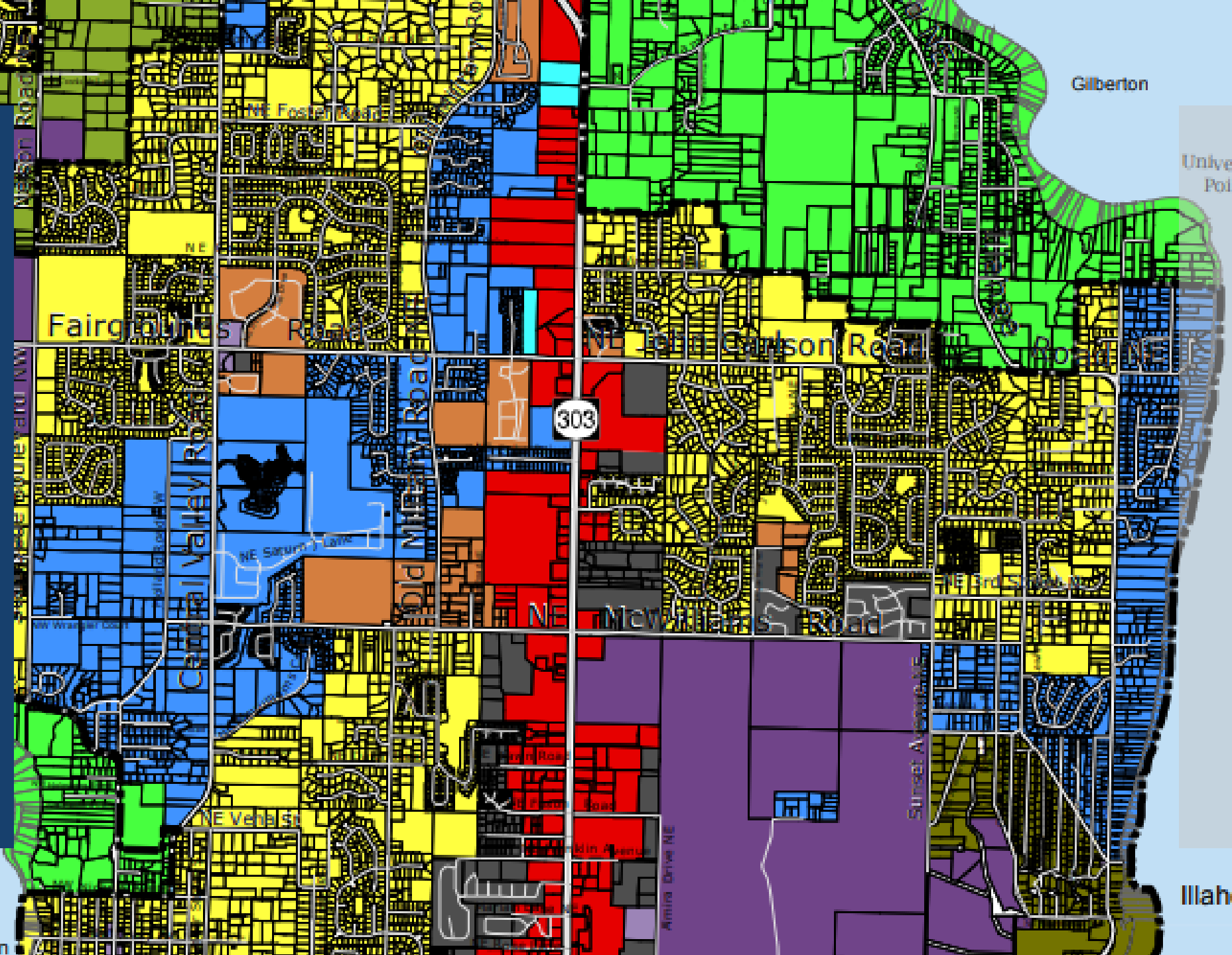
Size and Make Up

(Residential, Commercial,
Industrial)

- Rural Zoning

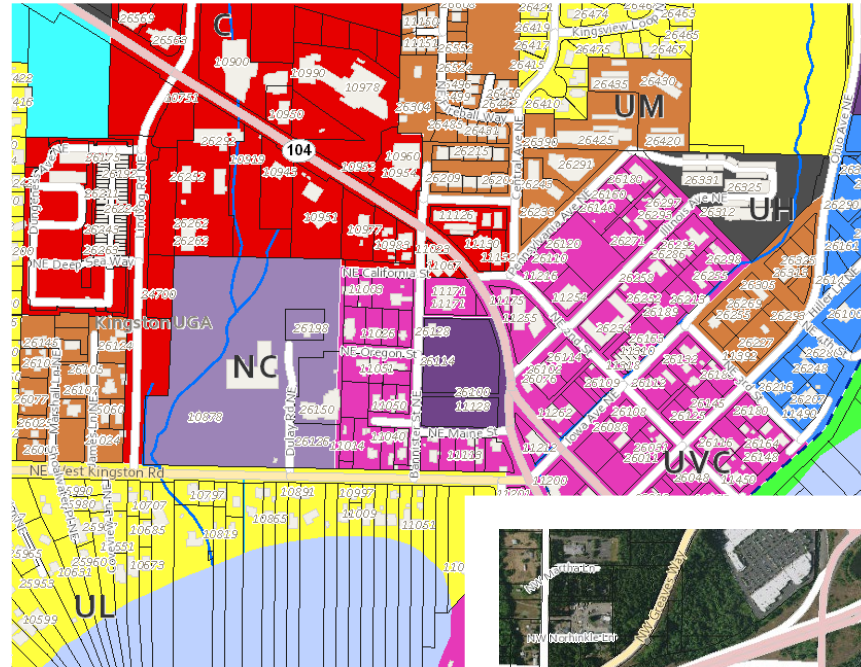
Lot Sizes and Allowed Uses

- Location of Resource lands



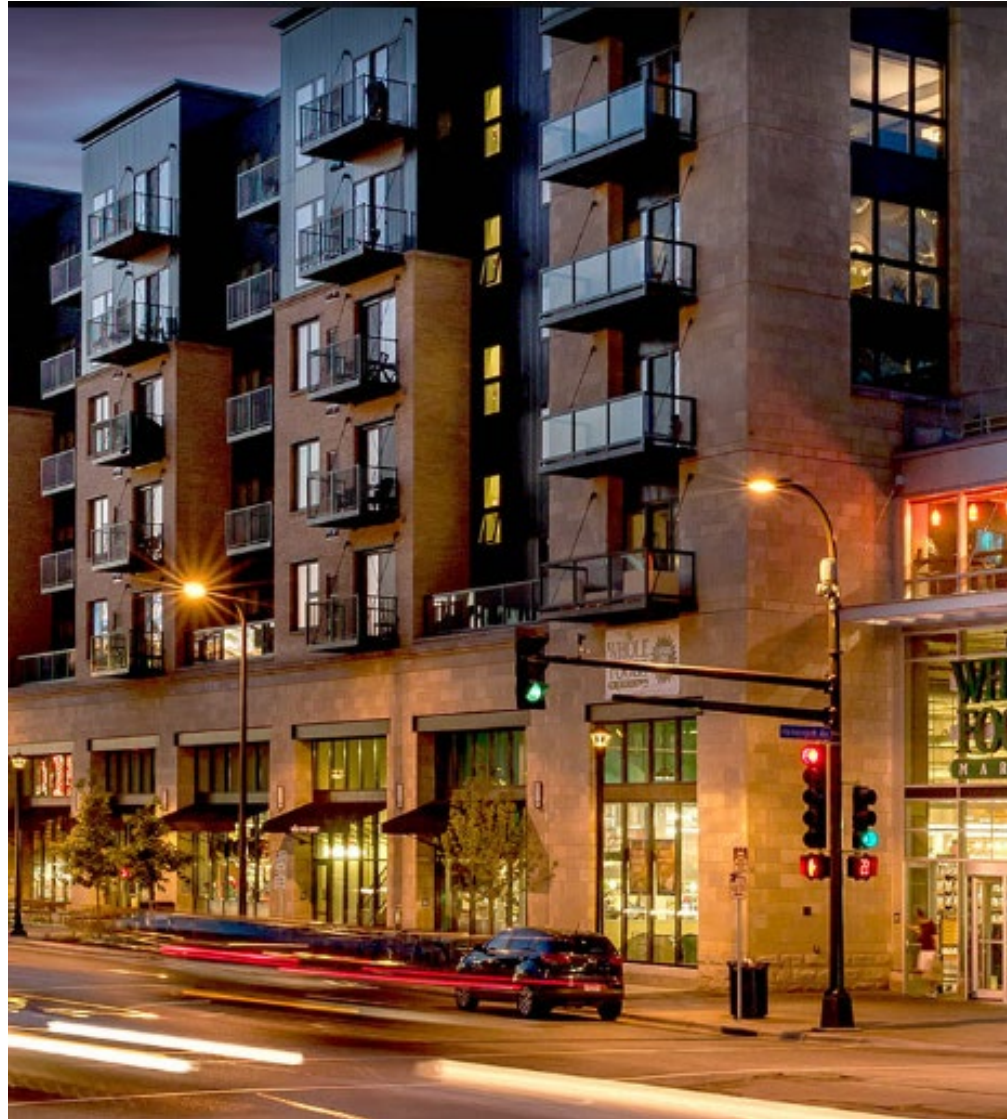
LAND USE

- Substantial focus of people, housing and jobs in currently developed urban cores (Silverdale, Kingston, McWilliams). Redevelopment strongly promoted.
- Expanded density and housing types in existing single-family neighborhoods.
- Housing targets require planning for more people than growth targets show.



LAND USE

- How and where to expand transit services in urban centers?
- What regulatory changes and financial incentives are appropriate to spur redevelopment in Silverdale and Kingston (making property owners think about their property differently)?
- Are there communities that have been neglected and need additional attention through an equity lens?



ECONOMIC DEVELOPMENT

- What is the County's role?
- Navy's presence. Military focus or diversification?
- Not just number of jobs but types.
- Where should industrial jobs be located?
- Investment in workforce development. College and trades.
- Relocation or retention focus.



HOUSING

- **Addressing Homelessness**
Provide services to help the homeless find safe and secure shelter and long-term housing
- **Equal Access to Housing/Affordable Housing**
Remove barriers to housing access
- **Housing Affordability**
Ensure adequate housing options for all residents, rental and ownership options
- **Integrate Housing with Services & Transportation**
Develop housing options in urban areas with adequate support services



AFFORDABLE HOUSING

- Primarily public housing (50% AMI and below)
- County does not own or operate but can expand opportunities:
 - Established affordable housing sales tax (\$5M+ annually)
 - Fund new affordable units with other state and federal funds
 - Support the Housing Authorities
 - Remove barriers to homeless and supportive service opportunities around Kitsap



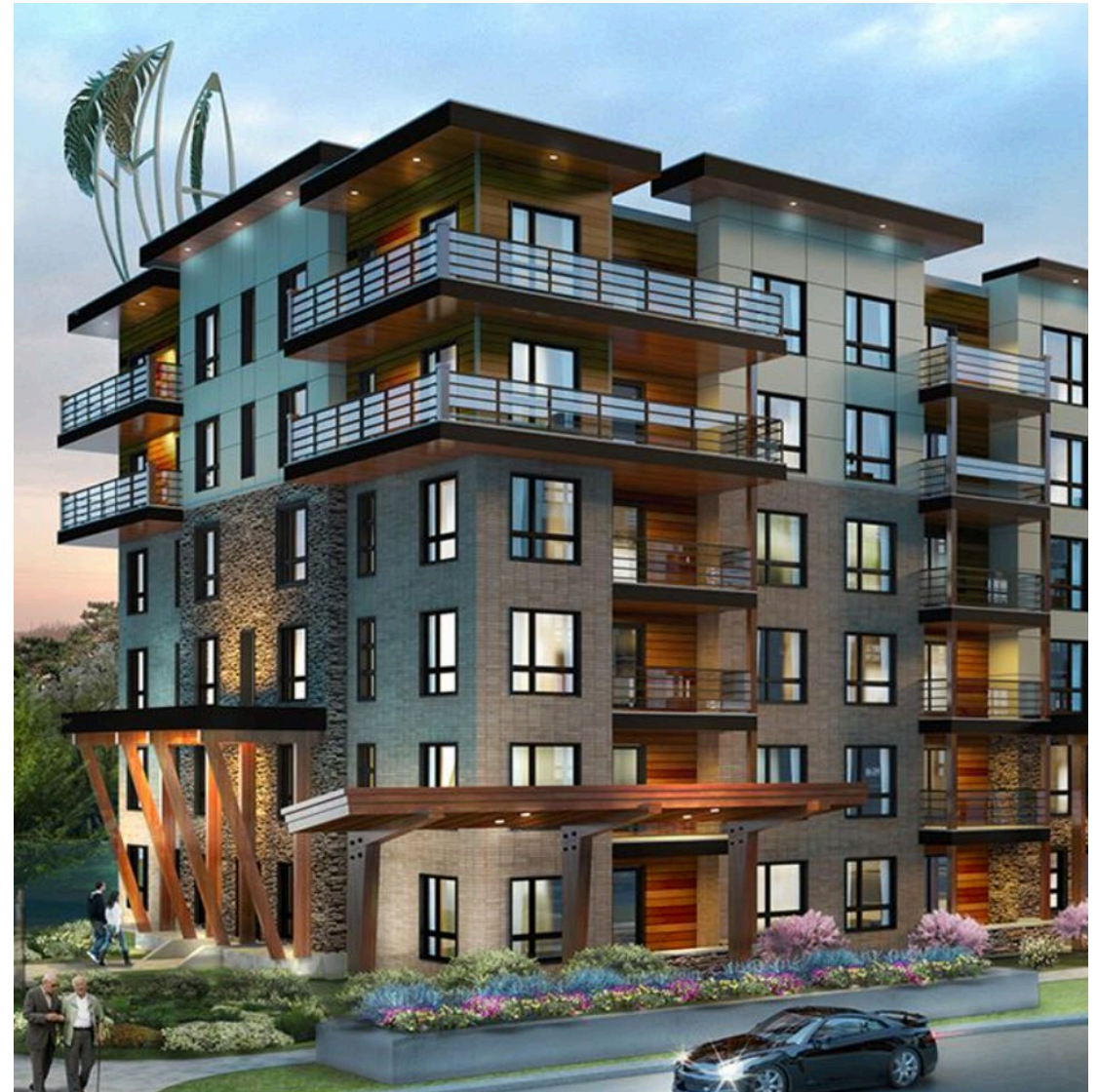
HOUSING AFFORDABILITY

- Beyond affordable housing (over 50% AMI)
- Kitsap's housing supply is very single-family detached-home focused. This home type, new or used, for rent or ownership, is outside the means of more citizens every year (\$\$\$).
- Future must lean towards other housing types including missing middle and multi-family.
- **Private development focused.**



HOUSING AFFORDABILITY

- While the market primarily drives costs, and government regulation is only a piece of the puzzle, expanding housing types may help to control costs and provide for multiple income-ranges.
- Incentivize missing middle and multi-family housing types.
 - Increase allowed densities in all urban areas and heights in Silverdale, Kingston and other centers
 - Revise regulatory requirements that are unnecessary or require significant cost for the benefits they provide. **These are not reduced safety measures.**
 - Expedite permitting of multi-family and affordable housing projects.
 - Property tax incentives for multi-family and affordable housing in Silverdale, Kingston and other centers.



COTTAGE COURT



DUPLEX STACKED



DUPLEX SIDE X SIDE



LOW-RISE MULTI-FAMILY

PODIUM MULTI-FAMILY



MID-RISE MULTI-FAMILY



TOWNHOMES



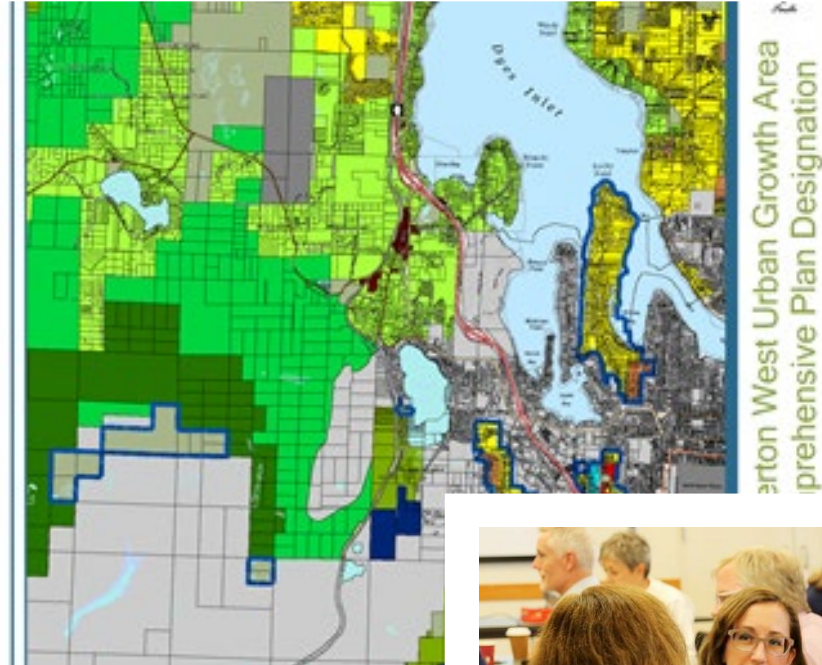
ACCESSORY DWELLING UNIT (ADU)

EQUITY

- Geographic versus Demographic focus
- Expanding access to government and its information
- Expanding housing options - public and private
- Expanding transit options - within communities, not just between
- Assessing health impacts in urban areas - parks and trees
- **Internal gap analysis of changes required by state statute and regional plans**

PUBLIC OUTREACH

- Comprehensive website
- Storyboards
- Email and social media notifications
- Virtual and in-person meetings (All virtual, recorded, and on YouTube)
- Individual meetings to community groups, civic organizations and stakeholders.
- Public hearings





UPCOMING MEETINGS

Virtual Workshops

Refresh memories and discuss new or revised plan elements.

- **August 30, 2023 – 6:00PM:** Housing, Land Use, Economic Development (Today)
- **September 14, 2023 – 6:00PM:** Climate Change, Environment and Transportation

REVISED UPDATE SCHEDULE

LEGEND	April 2023	December 2023	April 2023	August 2024	December 2024
Board Hearings	Preliminary Alternatives Selected	Draft EIS, Comp Plan, CFP and Regulations Released	Preferred Alternative Selected	Final EIS, Comp Plan, Capital Facilities Plan and Regulations Released	Board Approval of Final Documents
Document Release					

Due date is December 31, 2024.

BREAKOUT GROUPS

All the groups will discuss the same issues
and you will be directed at random to one of
the groups



Discussion Questions - Land Use

- What do you think is Kitsap's biggest land use issue, how would you solve it?
- If urban areas need to be expanded to accommodate housing or employment growth, where should these expansions be prioritized?
- What are amenities/features that should be promoted to make areas like downtown Silverdale and Kingston more attractive for multi-family development?
- For existing single-family neighborhoods, what amenities do you most want to be able to access in your neighborhood with pedestrian and bicycling improvements?
- How likely would you be to use transit regularly if routes were expanded with greater frequency? Where would you be most likely to take it to/from?
- How can we expand equity in future development of our urban and rural areas? What aspects are most important for the County to focus equity efforts (ex. access to information, job opportunities, housing diversity, etc.)?
- Are there specific neighborhoods/communities that appear to have received fewer services or have been unduly impacted by new development (ex. highways, commercial/industrial uses, public facilities)?

Discussion Questions - Economic Development

- **What jobs are missing from our community that future efforts should focus?**
- **How should the Navy be considered when discussing employment needs through 2044? Focused on jobs directly related to these facilities or diversified opportunities not Navy related?**
- **What is the County's role in economic development? Establishing zoning and regulations only or expanded to investment or direct development?**
- **New housing projects will require industrial businesses for their construction. Where should industrial uses with frequent truck traffic, greater noise and other impacts be located? (ex. If locally where? Or out of County?)**

Discussion Questions - Housing

- **What housing issues are most important to you and people you know?**
- **Accessory Dwelling Units (ADUs) are encouraged in urban areas as more affordable housing options - These separate living units are located within an existing home, over a garage or separate out-building. What obstacles do you see in the construction of these units in existing neighborhoods?**
- **Existing funding is not keeping up with the needs for public affordable housing opportunities? How should these facilities be funded, not just the construction but long-term operation?**
- **What options should be provided for more affordable housing in our rural areas?**

GROUP SUMMARIES

What ideas and issues were discussed in each group?



MORE INFORMATION?

Kitsap County Comprehensive Plan

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Website: Kcowa.us/compplan



kitsap
2044

Growing for a Better Tomorrow