

KITSAP COUNTY

Comprehensive Plan

SPRING PROCESS AND EARLY COMMENTS

KITSAP COUNTY
FEBRUARY 20, 2024

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PLANNING DOCUMENTS

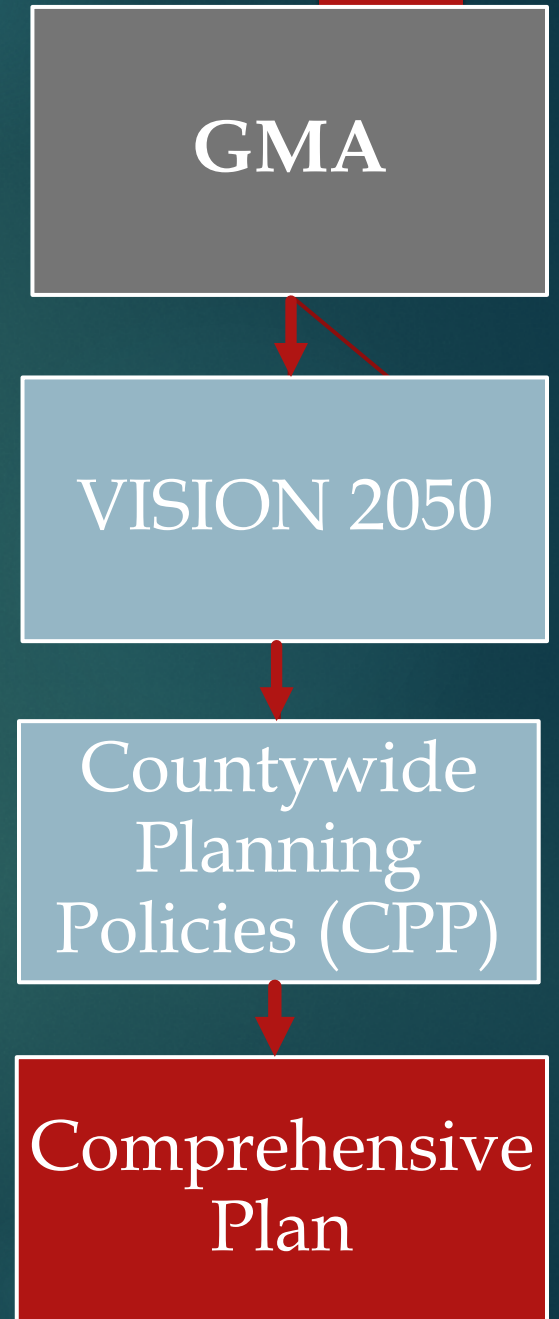
Released December 2023

- **Comprehensive Plan**
- **Environmental Impact Statement (EIS)**
- **Capital Facilities Plan (CFP)**
- **Development Regulations**



REGIONAL PLANS

- **Gap Analysis/Commerce and PSRC Checklists**
Consistency with new GMA, VISION 2050 and/or CPP revisions.
- **Public Feedback**
Stakeholder, CAC and general public comments.
- **Board of Commissioner Direction**
Directed composition of Alternatives reviewed through the Draft EIS



MAIN UPDATE CONSIDERATIONS

- Meet population and employment growth targets through 2044.
- Accommodate Commerce-directed housing needs to improve affordability.
- Revise Code to make multi-family and missing middle housing (e.g. townhomes) easier and cheaper.
- Update the Critical Areas Ordinance to meet Best Available Science.



DRAFT ALTERNATIVES

- **No Action:** All maps, policies and regulations remain as they are today with no changes proposed. **Meets neither Housing nor Population Targets.**
- **Focused Growth/Urban Center Focus:** Population, housing and employment growth is focused in existing multi-family, urban areas such as Silverdale, Kingston and Central Kitsap with policies to incentivize more diverse housing types such as townhomes, multi-family and cottage housing. **Meets Commerce Housing Targets but exceeds CPP Population Targets.**
- **Dispersed Growth:** Distributes growth similar to historic trends focusing on single-family housing. Urban areas are expanded to accommodate growth and some additional rural development is allowed for housing and jobs. Additional environmental protections are included. **Meets CPP Population Targets but not Housing Targets.**

UPDATE SCHEDULE

- **Planning Commission Public Hearing – March 5th**
- **Board of Commissioner Hearing – April 8th**
- **Preferred Alternative Direction – April 22nd**

Preliminary Alternative Selected	Draft Documents Released	Public Comment and Outreach for Draft Documents		Preferred Alternative Selected	Final Documents Released	Board Adoption of Plan
April 2023	December 15, 2023	December 15, 2023 - January 31, 2024	January - March 2024	April 2024	August 2024	December 2024
<p>The County Board of Commissioners selected three preliminary land-use alternatives to review for environmental impacts.</p>	<p>Draft EIS, Comprehensive Plan Elements, Capital Facilities Plan, and Development Regulations released for public review.</p>	<p>Public comment period on the draft EIS.</p>	<ul style="list-style-type: none"> • Outreach, including virtual/in person public meetings, community advisory council presentations. • Briefings and work sessions with Board of County Commissioners and Planning Commission. 	<p>The County Board of Commissioners will hold a public hearing to select a preferred alternative which will include aspects from one or all of the preliminary alternatives.</p>	<p>Final EIS, Comprehensive Plan Elements, Capital Facilities Plan, and Development Regulations released for public review.</p>	<p>The Board of County Commissioners will make a decision on the final version of the proposed Comprehensive Plan.</p>

DECISION PROCESS

What direction is needed in April?

- **Any Urban Growth Area Expansions and Rezones**
- **Any Rural Rezone Requests**
- **Assumed Densities for Land Capacity Analysis**
- **Maximum Density Increases**
Centers, Multi-family and Single-family
- **Maximum Height Increases**
Centers and Multi-family
- **General Range of Any Stream Buffer Increases**
- **Major New Policy Initiatives**
Tree Retention/Tree Replacement or SEPA Exemptions



DECISION PROCESS

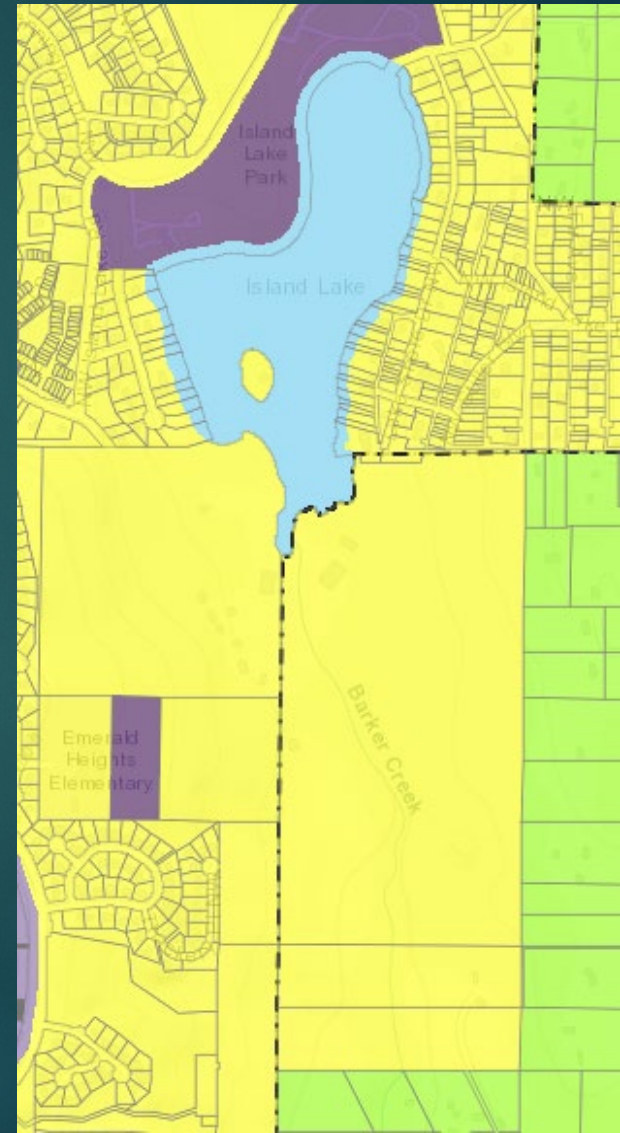
What has additional time for
review and revisions?

- Goals and Policy Text Changes
- Revisions to Development Regulations for Clarity and Implementation
- Design Standard Revisions to Meet Comp Plan Goals
- Next Steps (Beyond 2024)

**To be released with staff draft documents and Final EIS
in August 2024.**

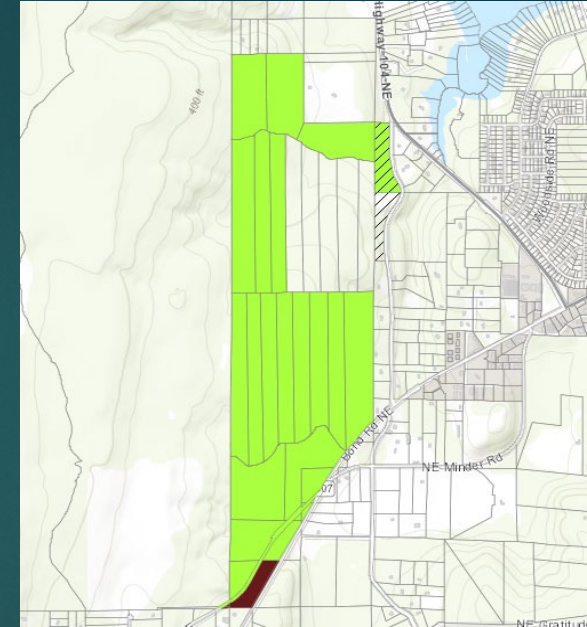
THEMES FROM PUBLIC COMMENT

- **Rayonier Reclassification – 420+ acres of RW to RR**
Primarily Opposition
- **Island Lake UGA Expansion**
Primarily Opposition Based on Environmental and Traffic Impacts
- **Expanded Environmental Protections**
Tree Canopy Protection, Net Ecological Gain, Water Supply
- **Concerns About Increased Density**
Traffic, Neighborhood Character, Quality of Life



THEMES FROM PUBLIC COMMENT

- **Increased Affordable Housing**
Young, Seniors and Low-Income
- **Increased Multi-Modal Transportation Options**
Sidewalks and Bike Lanes/Shoulders
- **Impacts on Farming**
Opposition to Rural Reclassifications, Increased Incentives
- **Little State Agency or Tribal Comment Thus Far**
Likely Coming by February 26th



HOUSING NEED TO CAPACITY

- Housing options for 50-80%.
What multi/single family split.
- Analysis leading to a near 50/50 split.

AMI %	Housing Type	Housing Need 2044	Alternative 1	Alternative 2	Alternative 3
0-30% Non-PSH	Multi-Family	2,768			
0-30% PSH	Multi-Family	1,214			
31-50%	Multi-Family	2,376			
Sub-Total		6,358	1,819	7,232	3,426
51-80%	Multi-Family, Single-Family - Attached, Cottage Housing	1,996	Multi/Single -Family Split 50/50?	Multi/Single -Family Split 50/50?	Multi/Single -Family Split 50/50?
81-100%	Single Family – Attached and Detached	1,028			
101-120%	Single Family - Detached	1,012			
120%+	Single Family - Detached	4,103			
Sub-Total		6,153	7,271	7,452	7,340
Emergency Housing		612	612	612	612

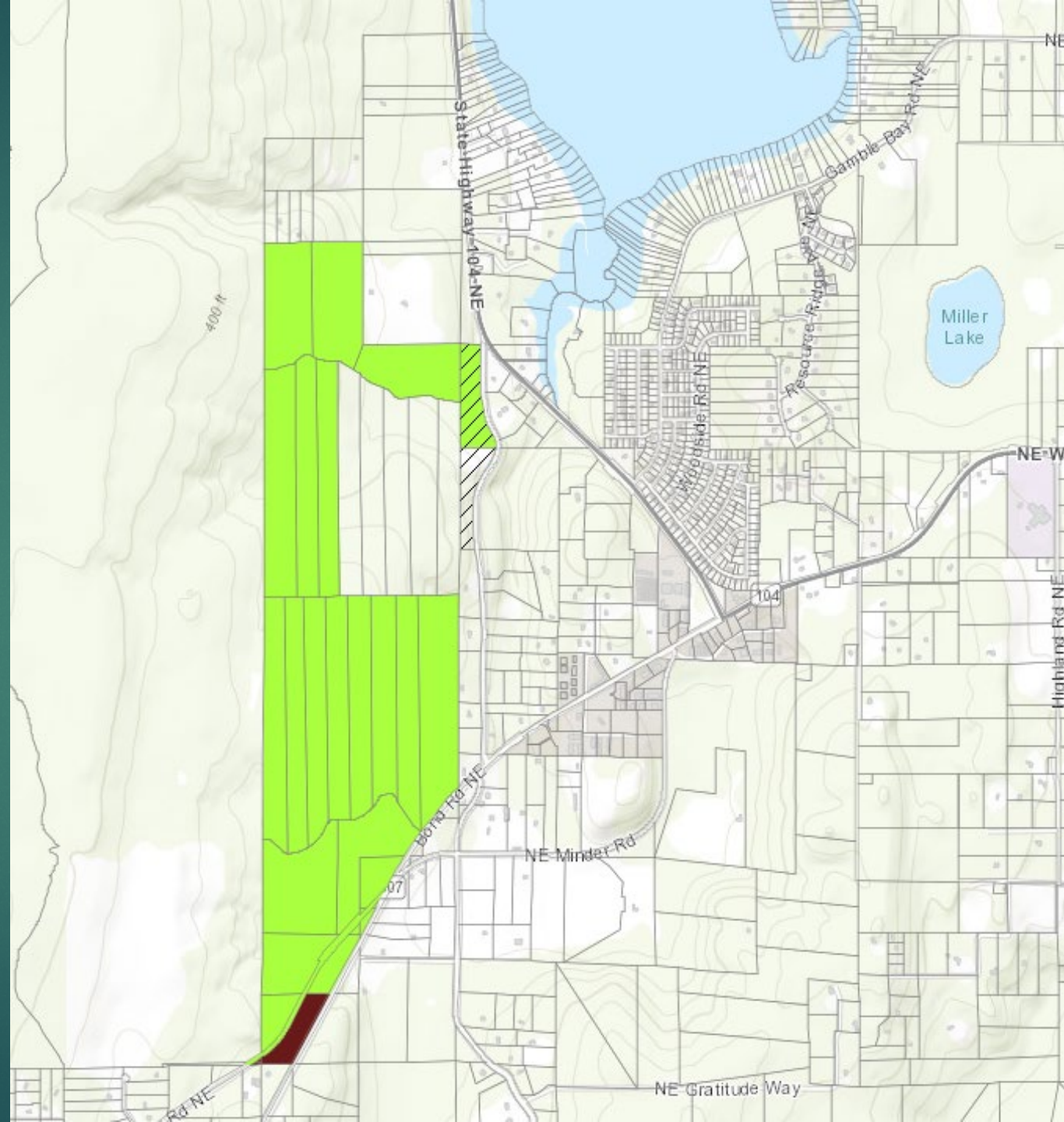
POPULATION TARGET TO CAPACITY

- Population adjusted to 2022 to compare to 2022 Land Capacity Analysis.
- Black numbers = under target. **Red numbers = over target**

UGA	Census Population 2020	CPP Targeted Growth 2020-2044	Adjusted Growth 2022-2044		Land Capacity Alt 1 2022	Land Capacity Alt 2 2022	Land Capacity Alt 3 2022	Growth to Land Capacity Alt 1 2022-2044	Growth to Land Capacity Alt 2 2022-2044	Growth to Land Capacity Alt 3 2022-2044
Bremerton	10,105	2,762	2,544		2,260	2,810	2,219	284	-266	325
Silverdale	19,675	9,896	9,442		7,962	15,549	11,846	1,480	-6,107	-2,404
Kingston	2,435	3,200	3,121		2,375	3,952	3,227	746	-831	-106
Poulsbo	528	1,065	1,054		974	974	1,021	80	80	33
Port Orchard	15,370	3,552	3,486		3,547	3,967	2,615	-61	-481	871
Central Kitsap	24,741	5,000	4,787		4,555	5,896	4,138	232	-1,109	649
Rural	106,865	5,415	4,391		4,391	4,391	4,391	0	0	0
Total	179,719	30,890	28,825		26,064	37,539	29,457	2,761	-8,714	-632

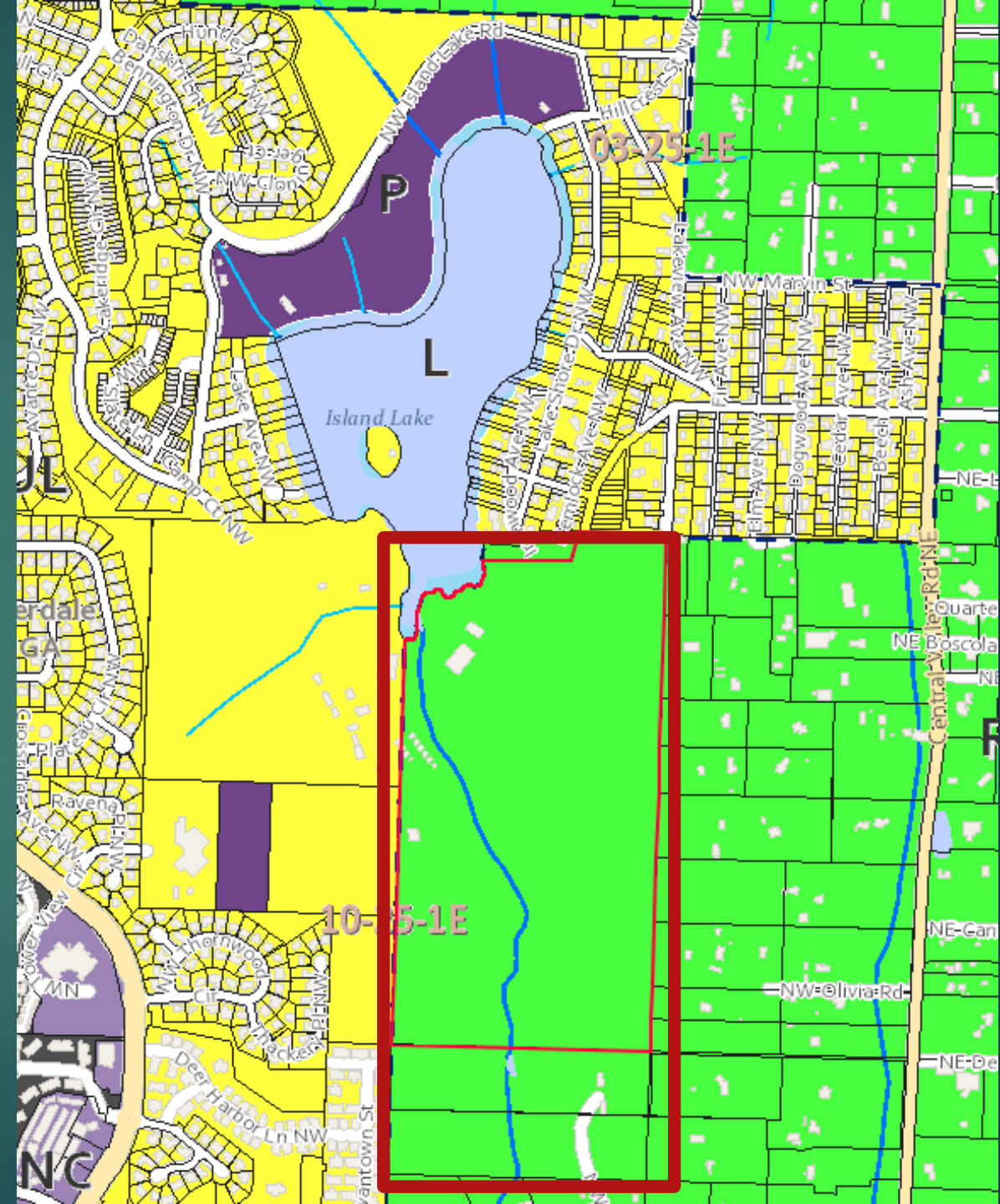
RAYONIER

- Rezone consideration is separate yet impacts the from the sports complex.
- Rezone proposal from RW (1 unit per 20 acres) to RR (1 unit per 5 acres + approx. 5 acres of Rural Commercial
- EIS analyzed 4X the number of units and some rural businesses.
- **NOT analyzed as a sports complex.**



ISLAND LAKE

- Proposed Urban Low
5-9 DU an acre
- Barker Creek runs through the property but tightlined.
- Adjacent to urban project currently in permitting.
- Neighborhood opposition.
- Lake concerns and traffic impacts.



CODE AMENDMENTS

- **Increased densities** in multi-family and commercial zones
UM = 30, UH = 60, C = 60 or No Max, UVC = No Max
- **Increased densities** for single family attached housing.
UL and UCR = 14
- **Removed or reduced lot dimensions and minimum lot sizes.**
- **Increased height allowances**
65 feet base in Silverdale 55 feet elsewhere + process to go higher.
- **Reduced or removed setbacks** for multi-family and single-family, attached development
- **Expanded SEPA thresholds** for multi-family and single-family, attached development

CODE AMENDMENTS

- **MFTE analysis** completed for Silverdale and Kingston. Needs legislative change to fully utilize ☹️
- **Alternate Planned Unit Development (PUD) code** for design flexibility. Replaces PBD code and moved to Title 16.
- **Allowed Use Adjustments** to remove separate land use steps.
- **Tree Replacement** requirements based upon tree units (Alternative 2)
- **Tree Retention** requirements based upon tree unit or % of canopy cover (Alternative 3)

SILVERDALE REGIONAL CENTER

Clear Boundary

- Centers are partially based on PSRC requirements for current and future activity unit levels.
- Boundary reduced to better meet PSRC requirements.
- Silverdale is focused on the center loop south of the highways.
- Ridgetop DNR property included?



SILVERDALE REGIONAL CENTER

Redevelopment focused

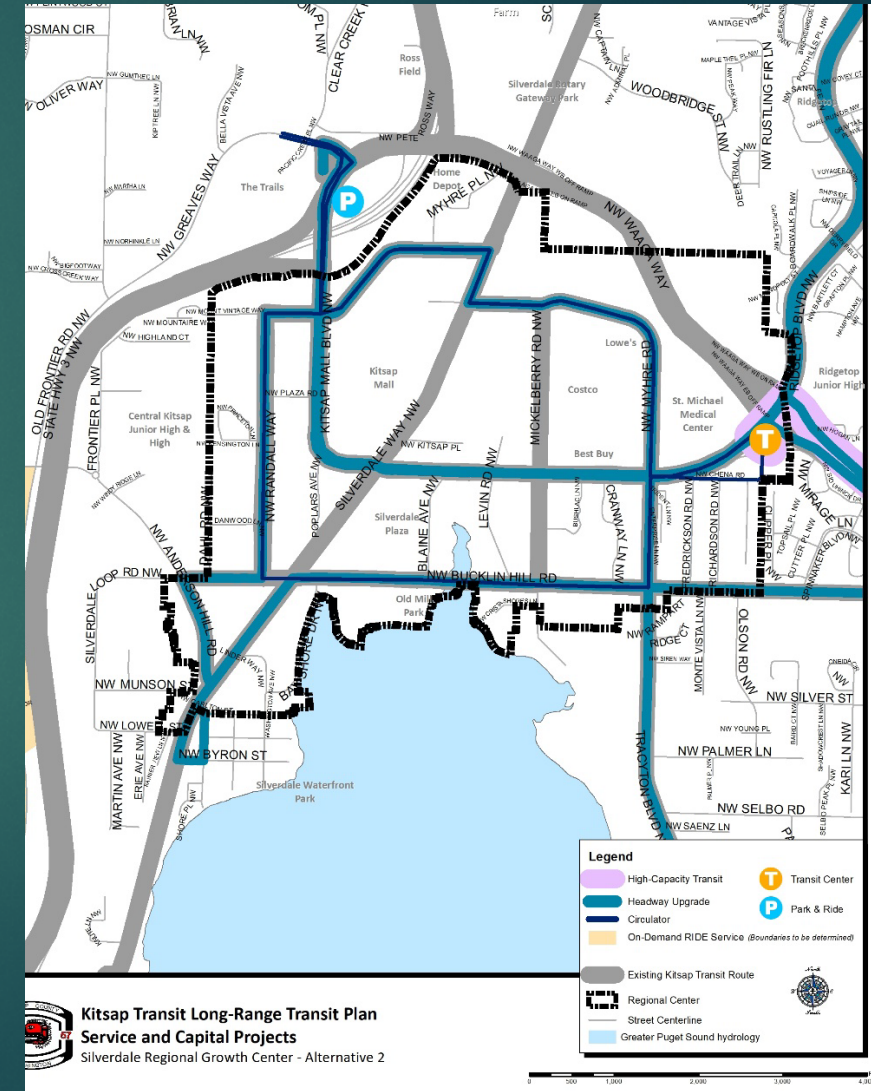
- Heights increased to 65-85 feet in most areas
- No max density (only limited by heights)
- Reduced parking requirements.
- Expanded SEPA exemptions consistent with state law.
- Location of future MFTE and expedited permitting for multi-family housing.
- Required frontage improvements.



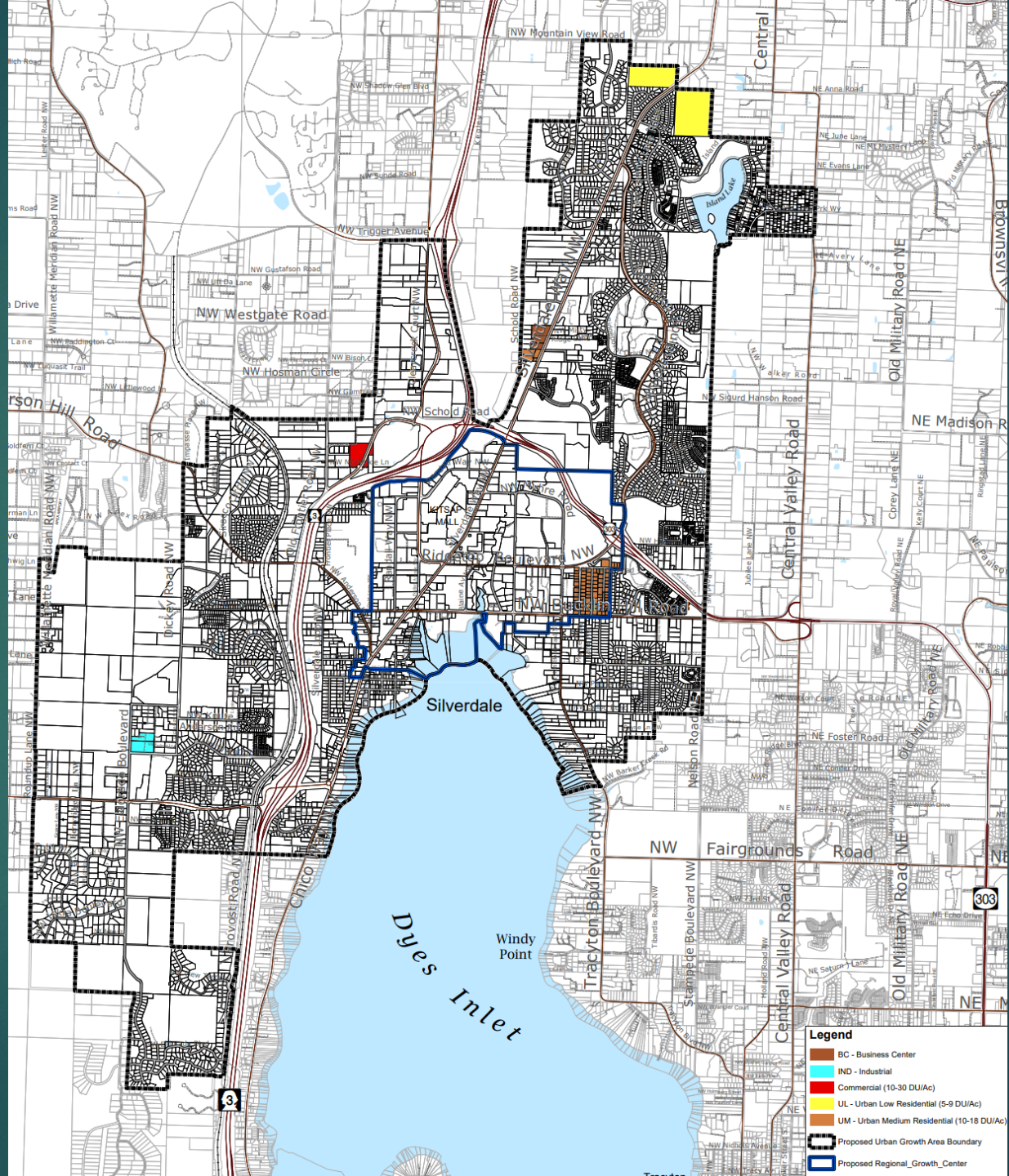
SILVERDALE REGIONAL CENTER

Transit Availability

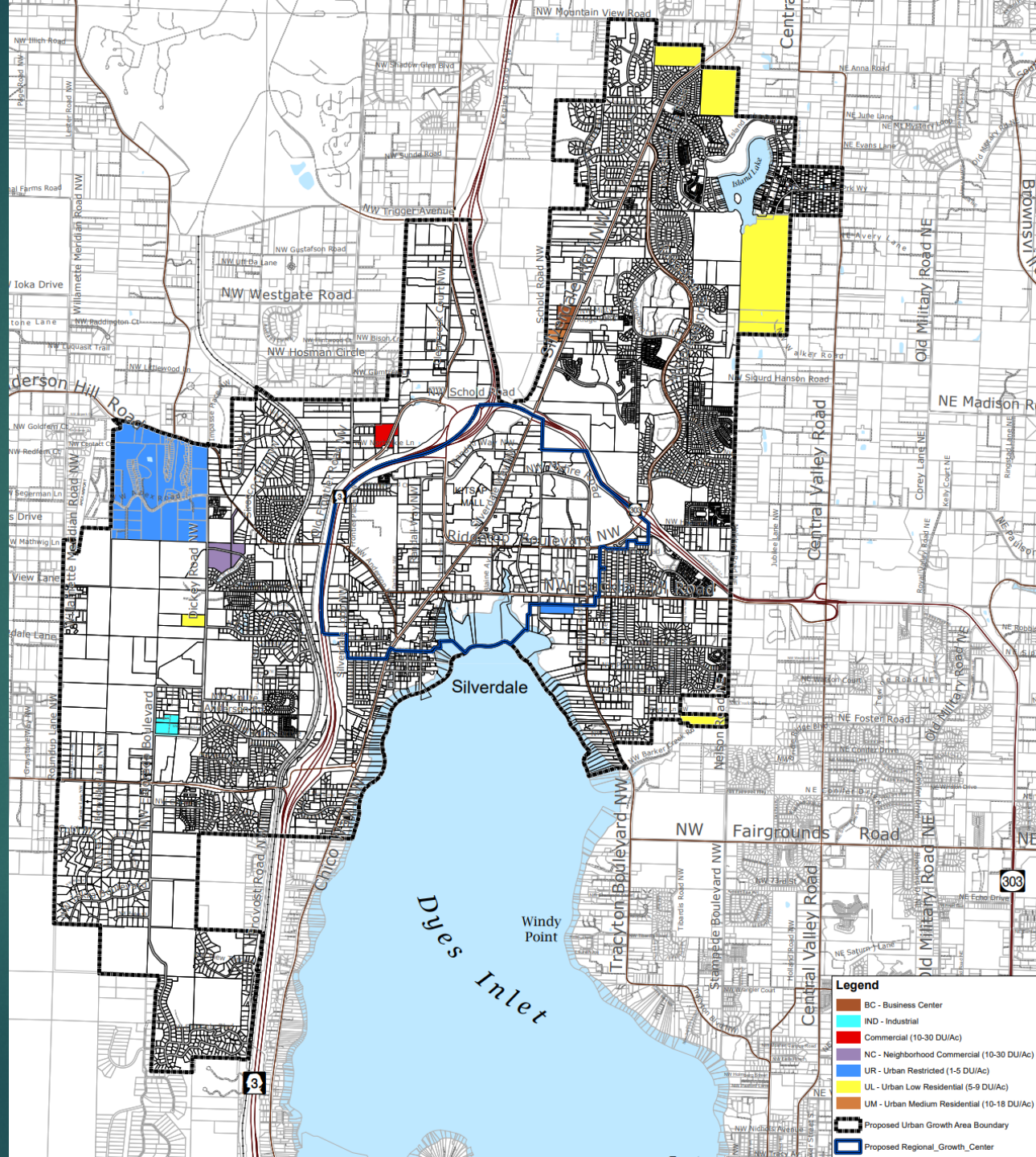
- Key to success of multi-family development and walkable communities.
- Must be frequent and reliable.
- Kitsap needs significant expansion in routes and stops, primarily on our urban centers.
- Kitsap Transit must make this a priority.



SILVERDALE ALTERNATIVE 2 CHANGES

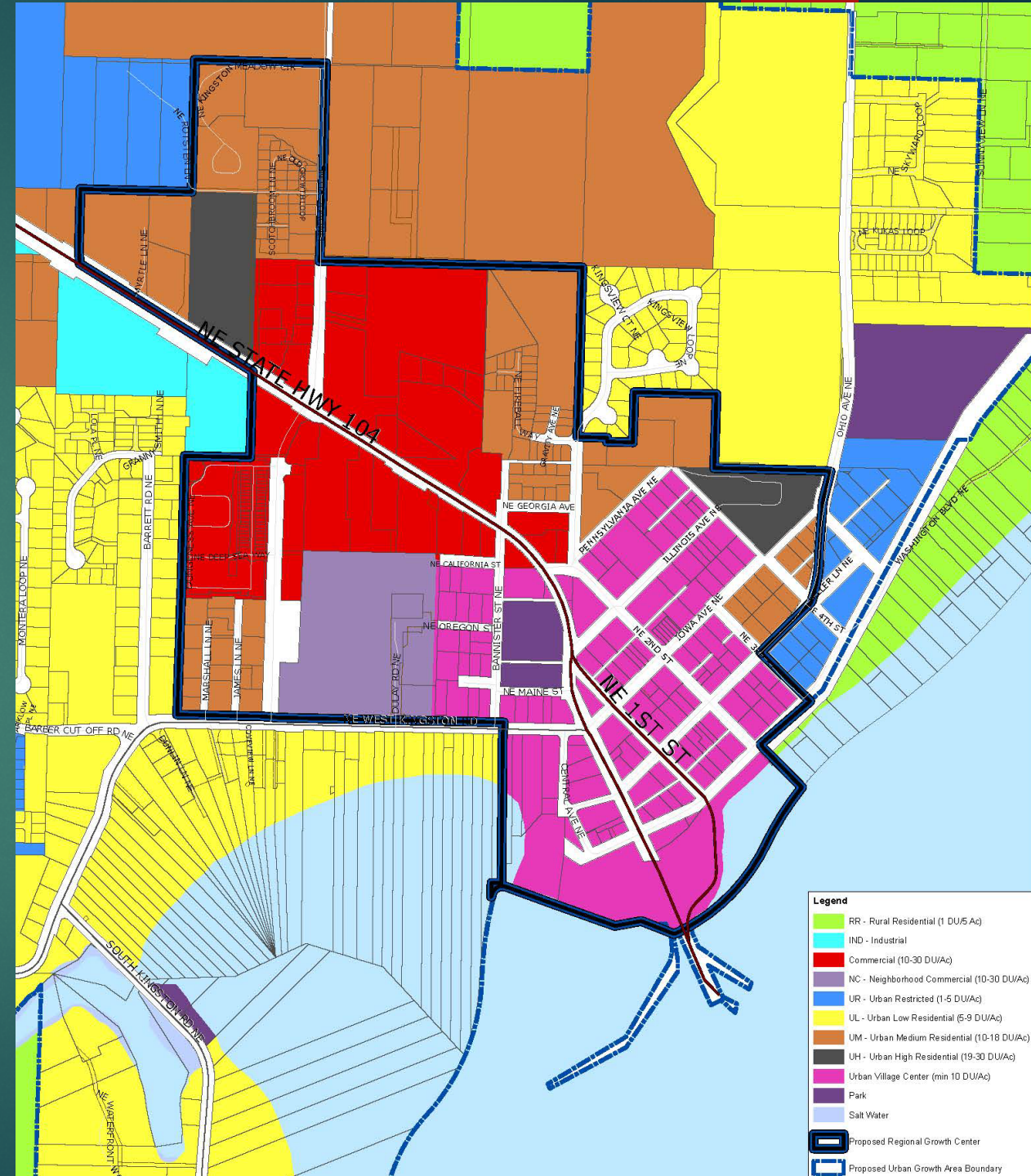


SILVERDALE ALTERNATIVE 3 CHANGES



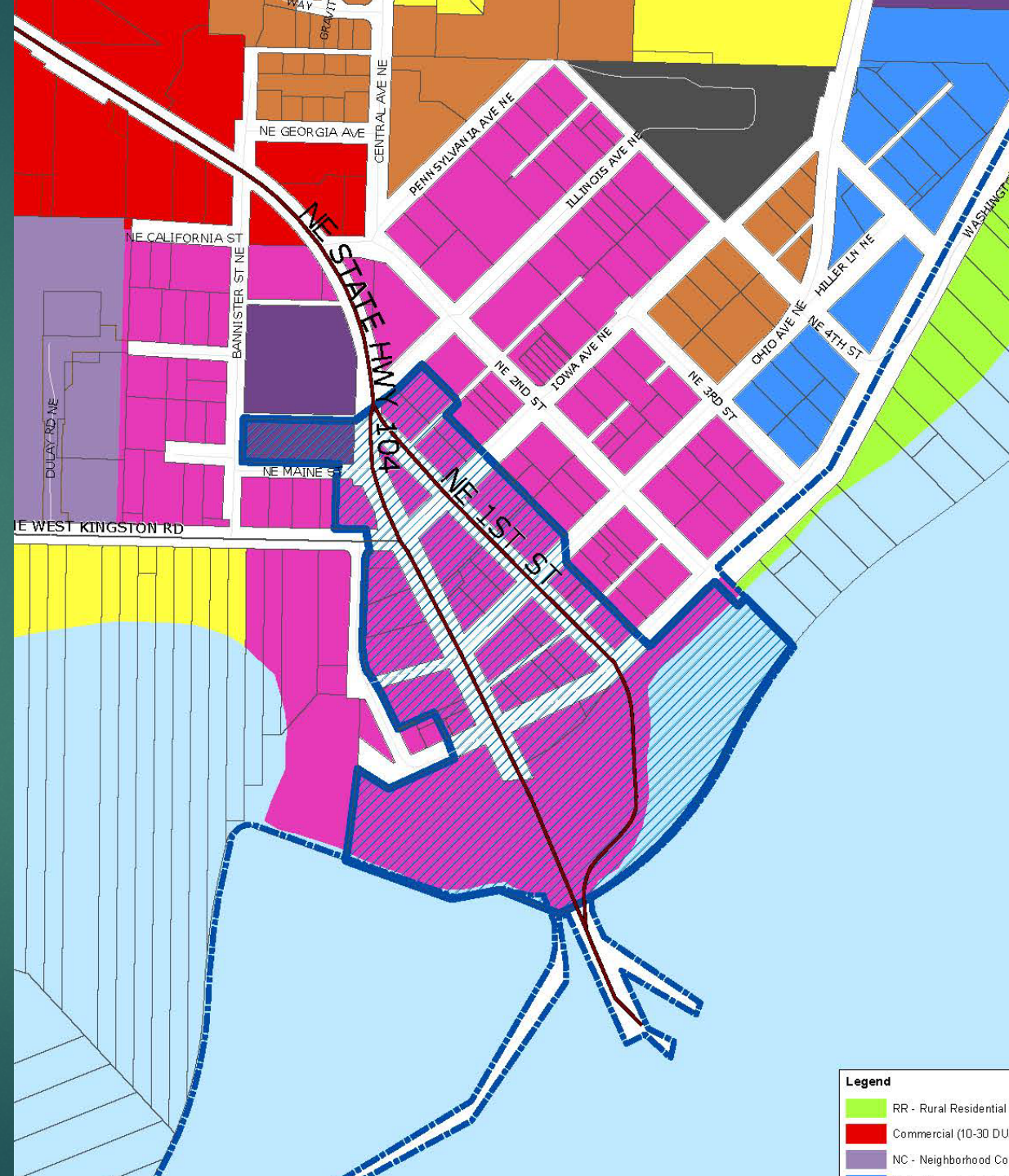
KINGSTON CENTER

- Previously designated but without a boundary.
- Focus of multi-family density increases (No max).
- Heights increased to 55 feet in Commercial zone (red)
- Different opinions of heights in UVC (pink).

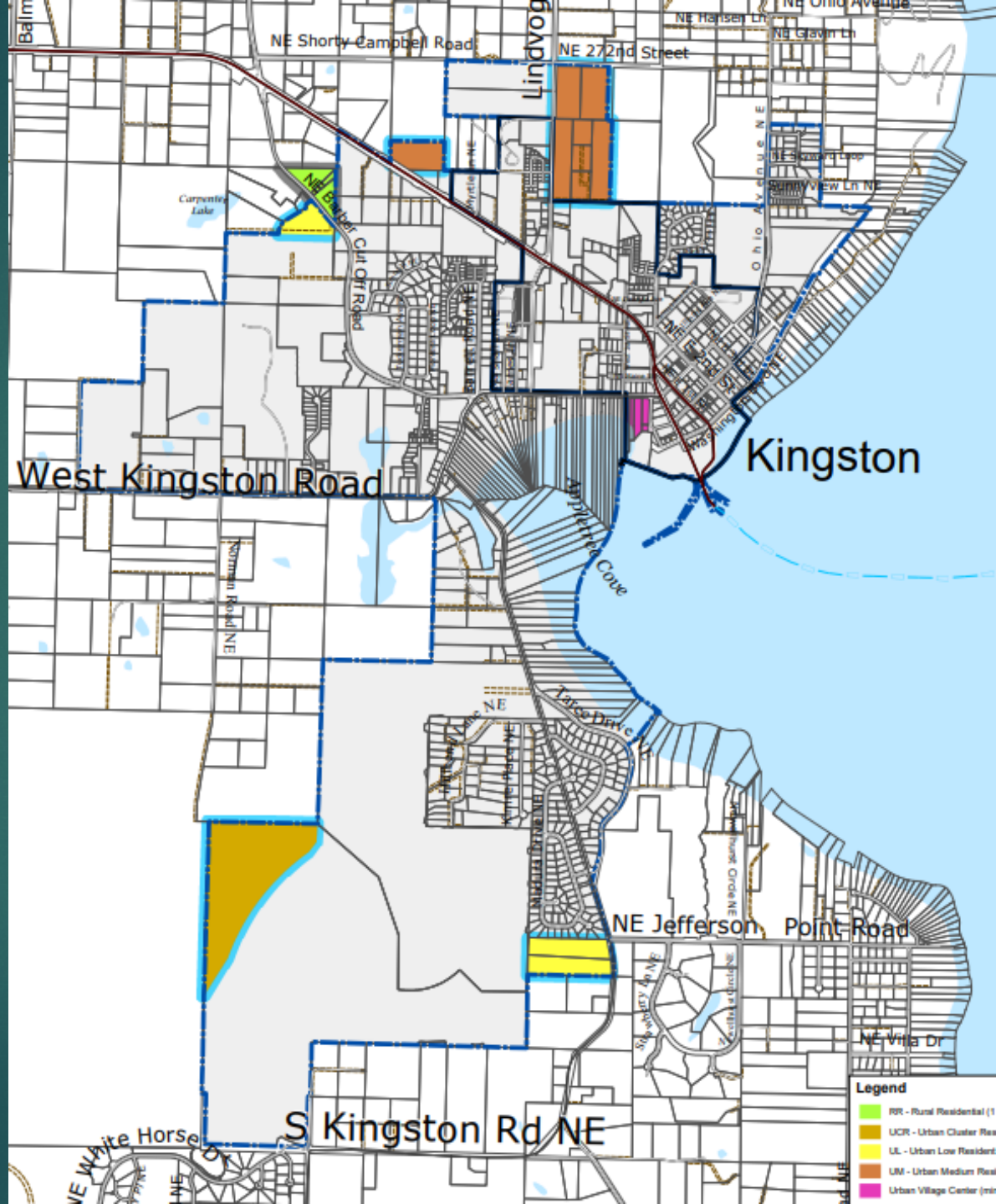


KINGSTON UGA STOREFRONT OVERLAY (ALT 3)

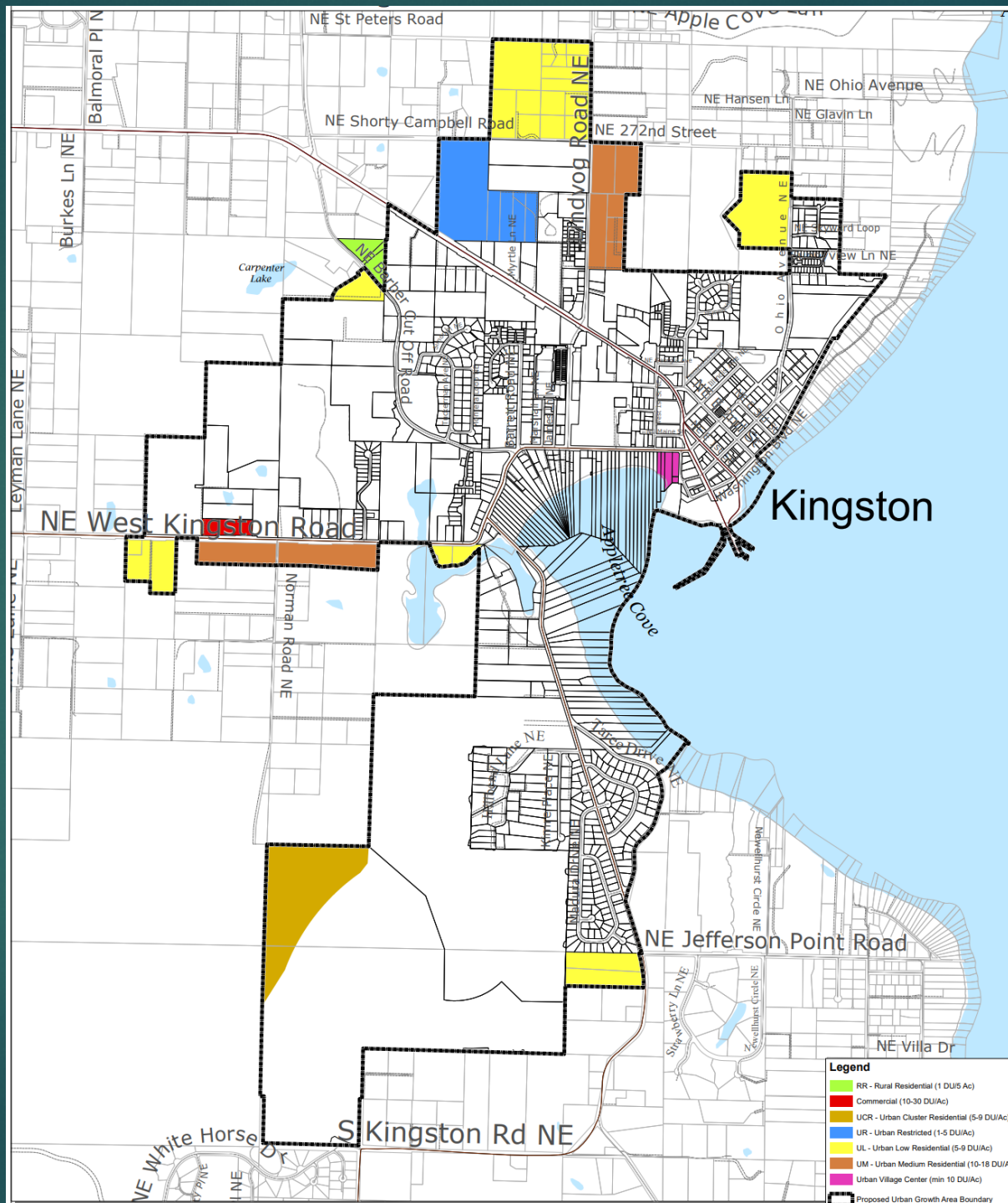
- Redevelopment potential after ferry traffic rerouted.
- Port of Kingston proposed.
- Requires commercial construction (not necessarily development) on the ground floor.
- 2019 community process had reversed that decision.



KINGSTON ALTERNATIVE 2 CHANGES



KINGSTON ALTERNATIVE 3 CHANGES

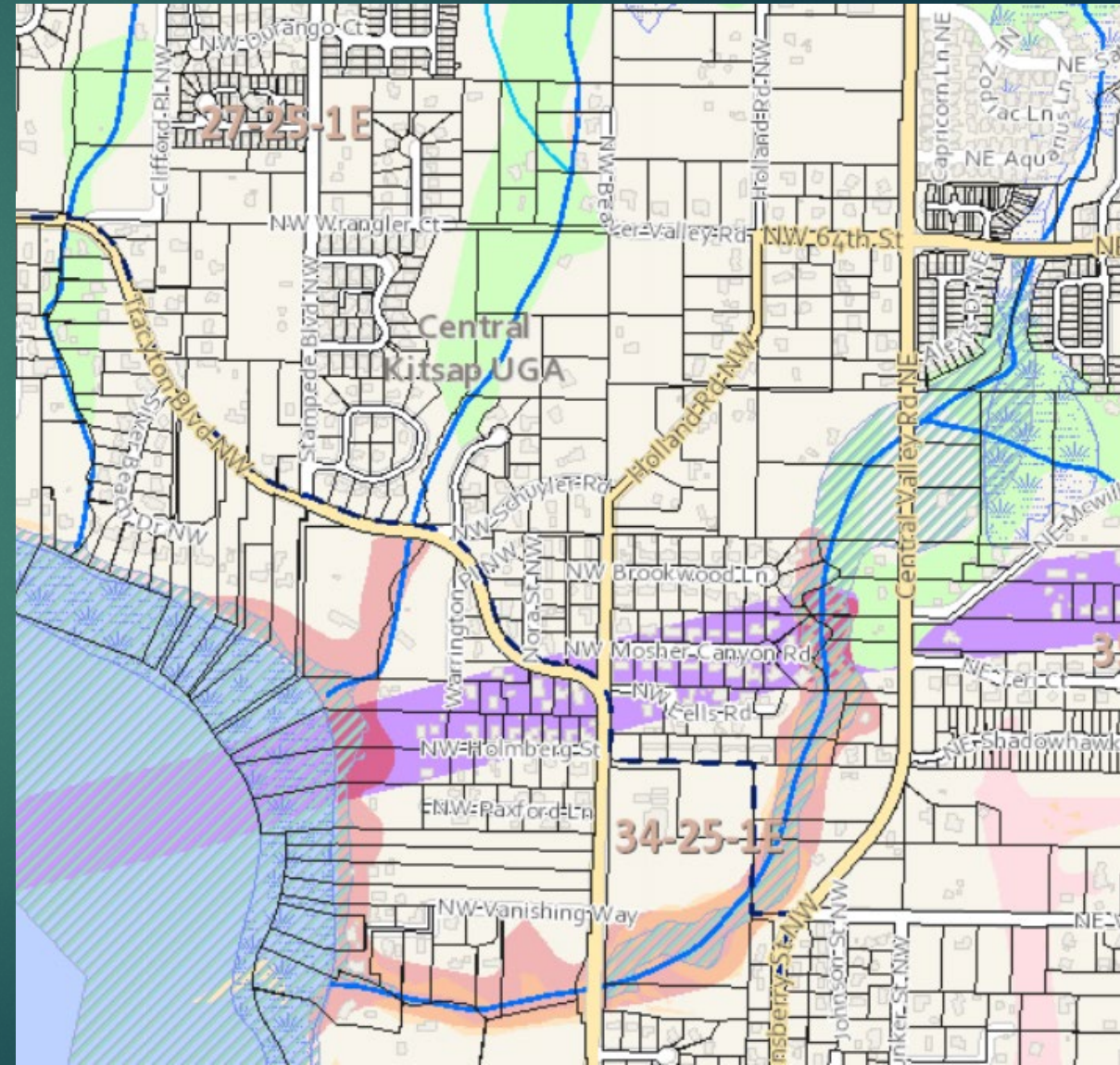


CLIMATE CHANGE ELEMENT

- **Adopt greenhouse gas emissions reduction targets.**
Adopt VISION 2050's climate change goal for the Puget Sound region to reduce greenhouse gas emissions to 80% below 1990 levels by 2050.
- **Resiliency and Adaptation**
Need to enhance emergency preparedness, prevention, response, and recovery efforts and mitigate the impacts associated with extreme weather and other hazards worsened by climate change.

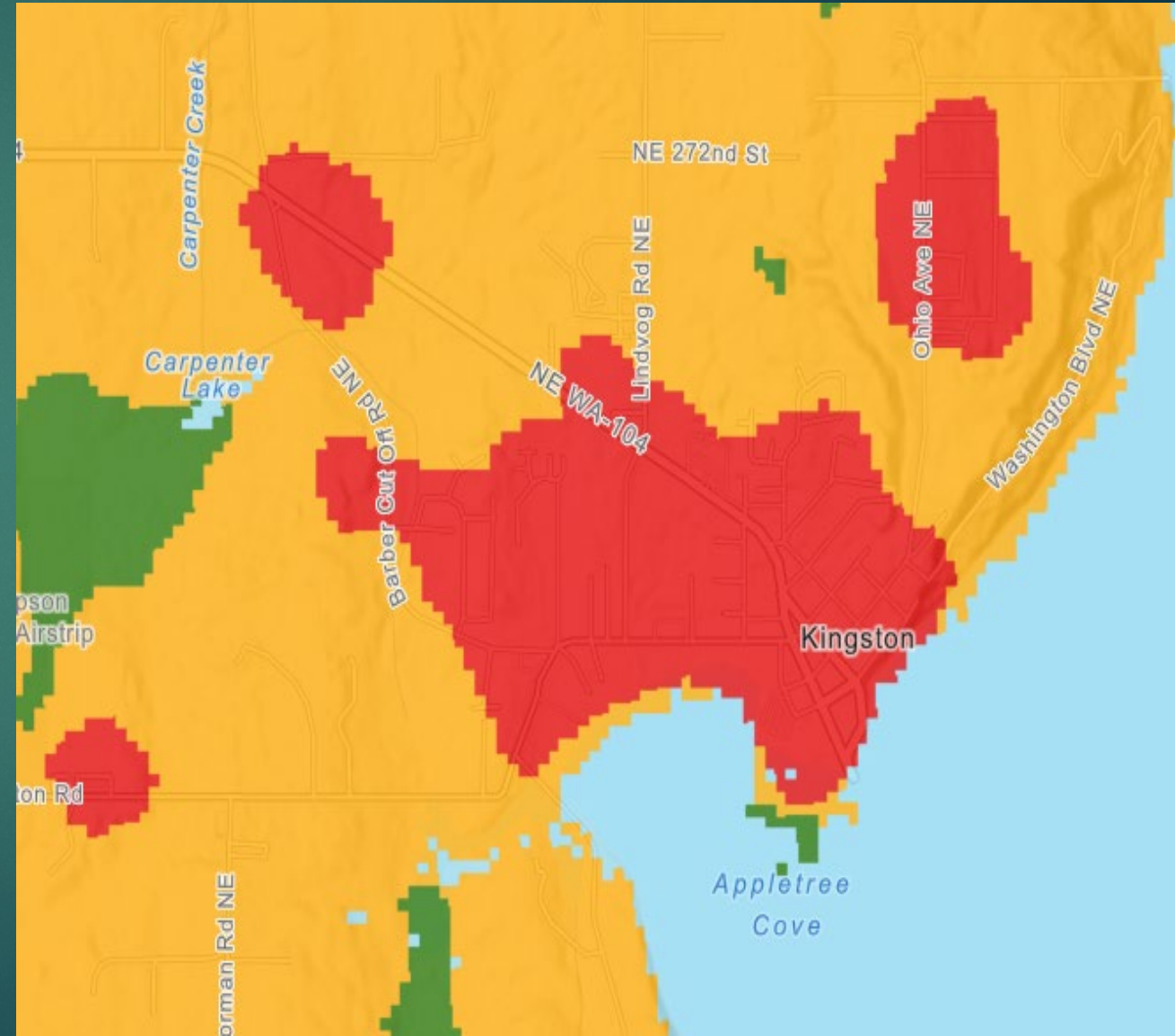
CRITICAL AREAS PROTECTIONS

- Update underway.
- Best Available Science review.
- Larger buffers may be required along streams.
- Reduces available land for development.
- Impacts to policy and UGA boundaries.



WILDLANDS URBAN INTERFACE

- State requirement
- Establishes risk areas based upon tree density and housing density.
- Requires specific materials and “defensible space” around structures (no trees).
- Kitsap is significantly impacted by these risk designations (e.g. Kingston and Central Kitsap UGA).



MORE INFORMATION?

Kitsap County Comprehensive Plan

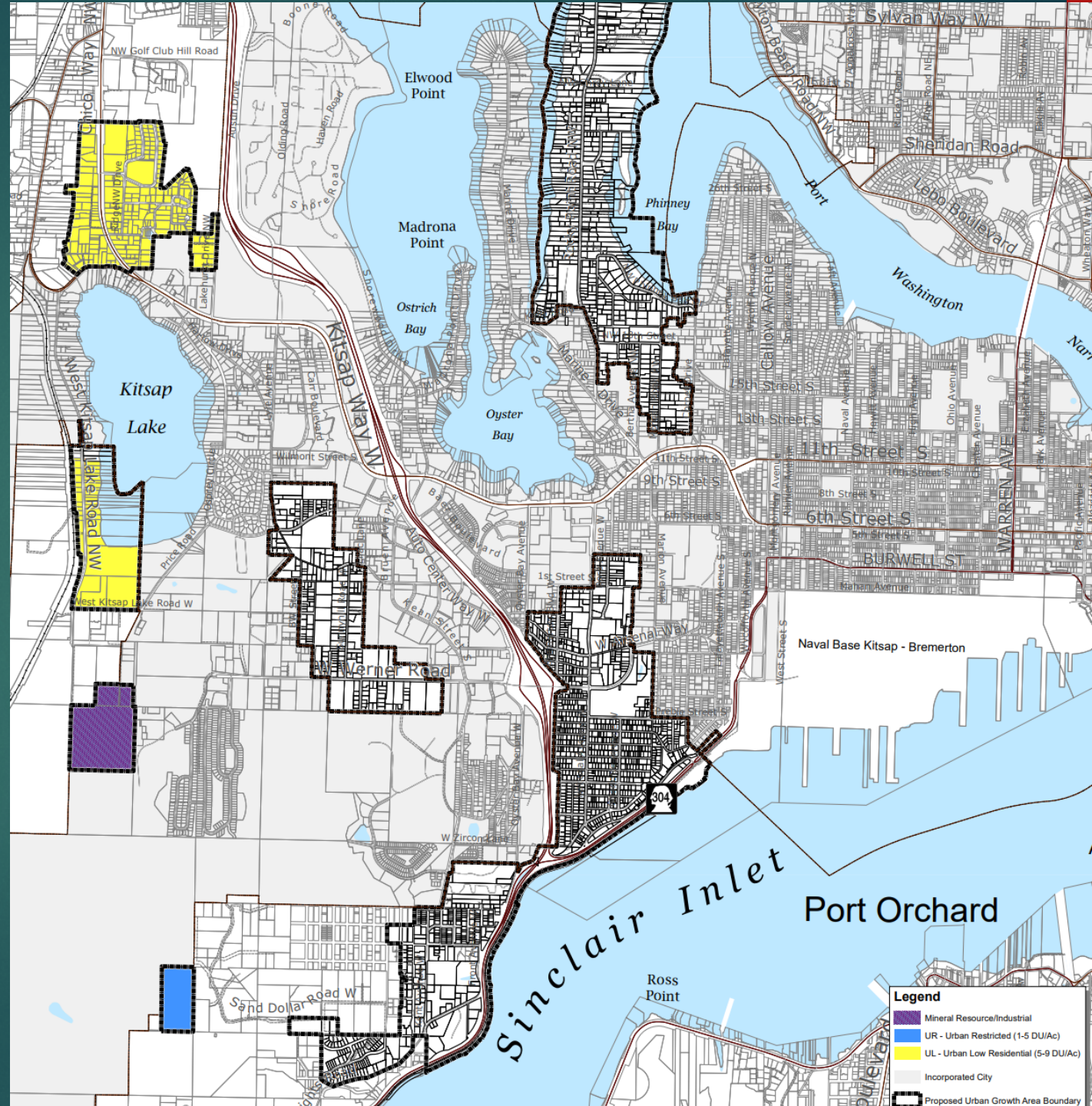
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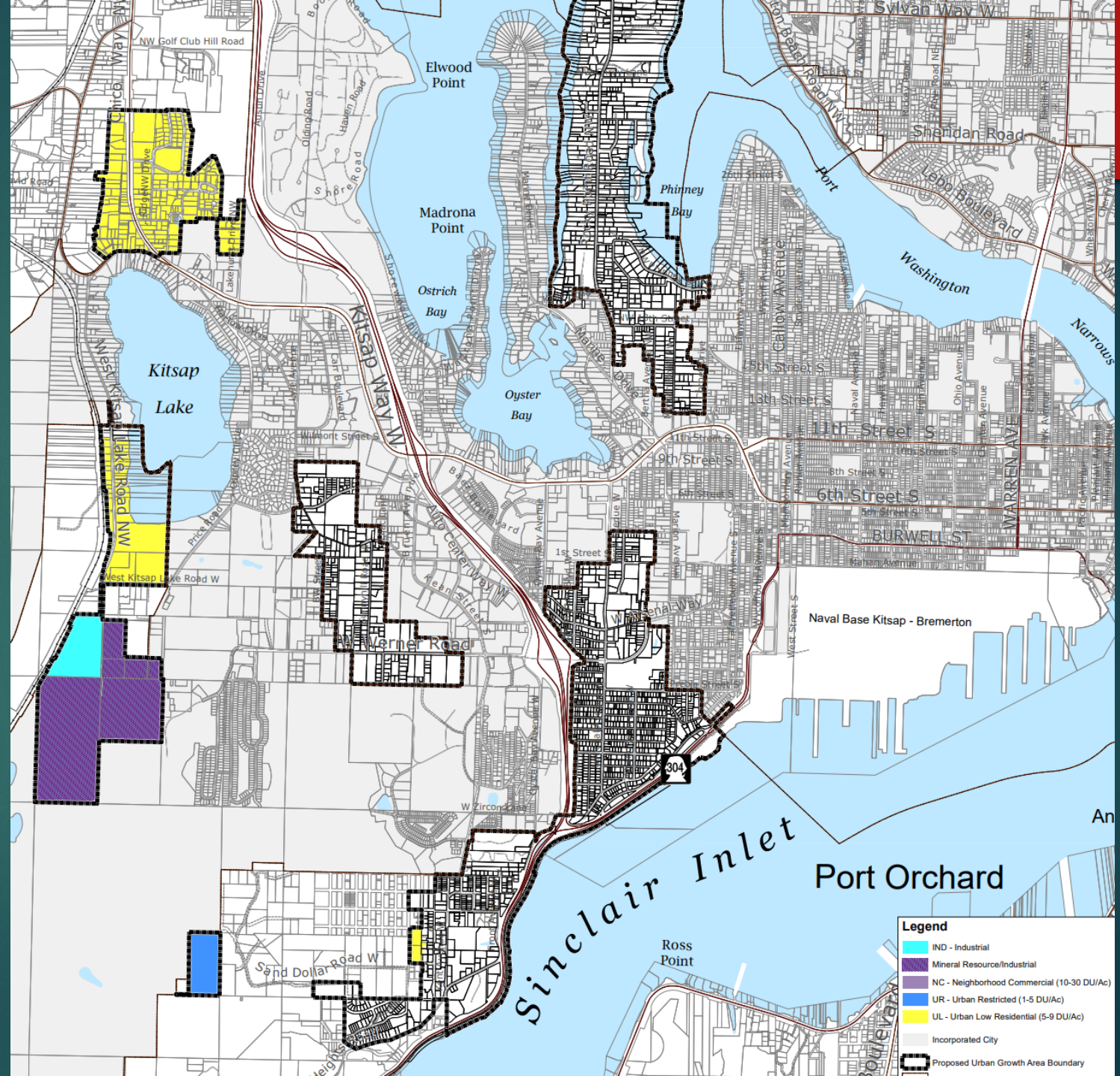
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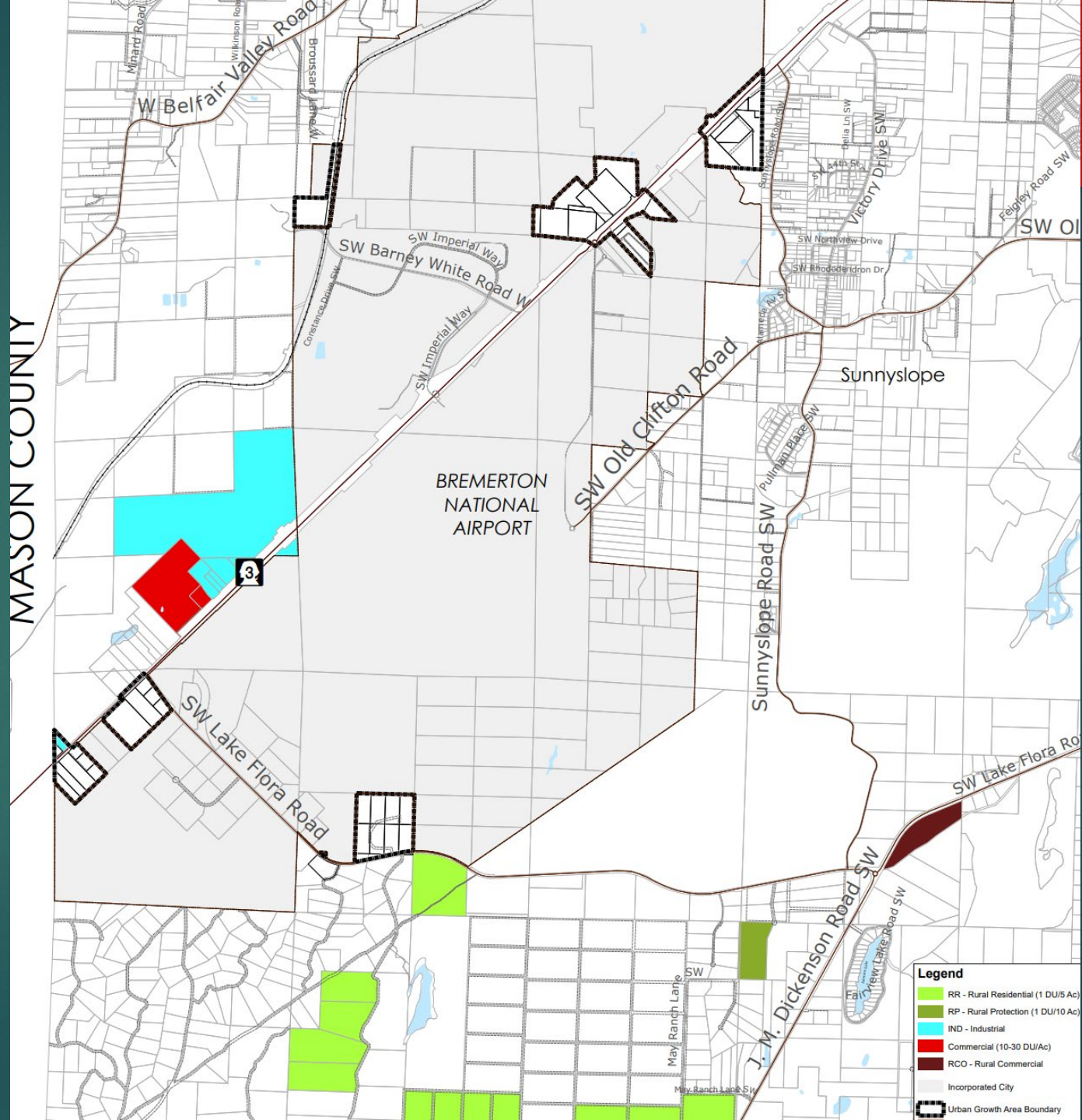
WEST BREMERTON ALTERNATIVE 2 CHANGES



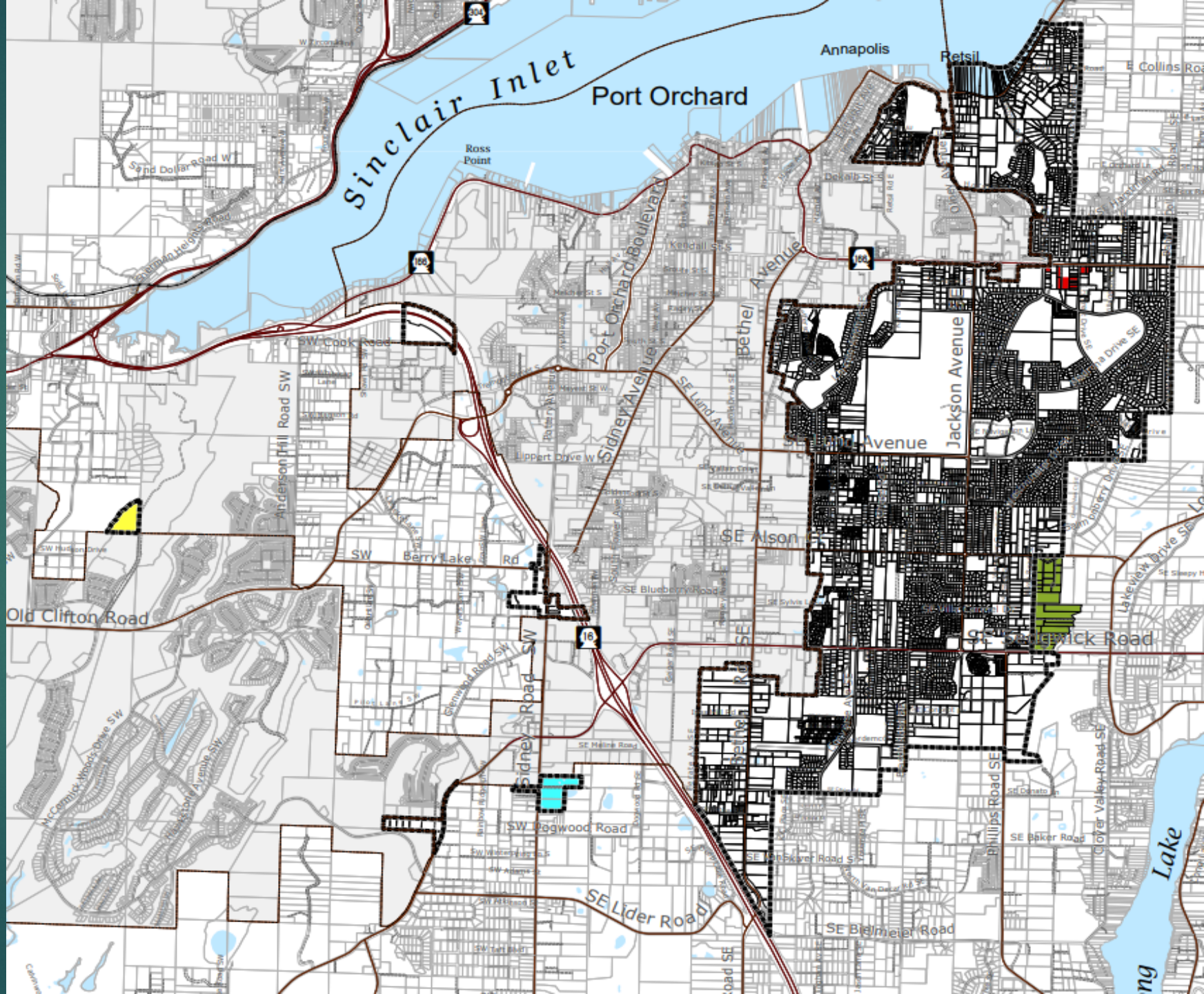
WEST BREMERTON ALTERNATIVE 3 CHANGES



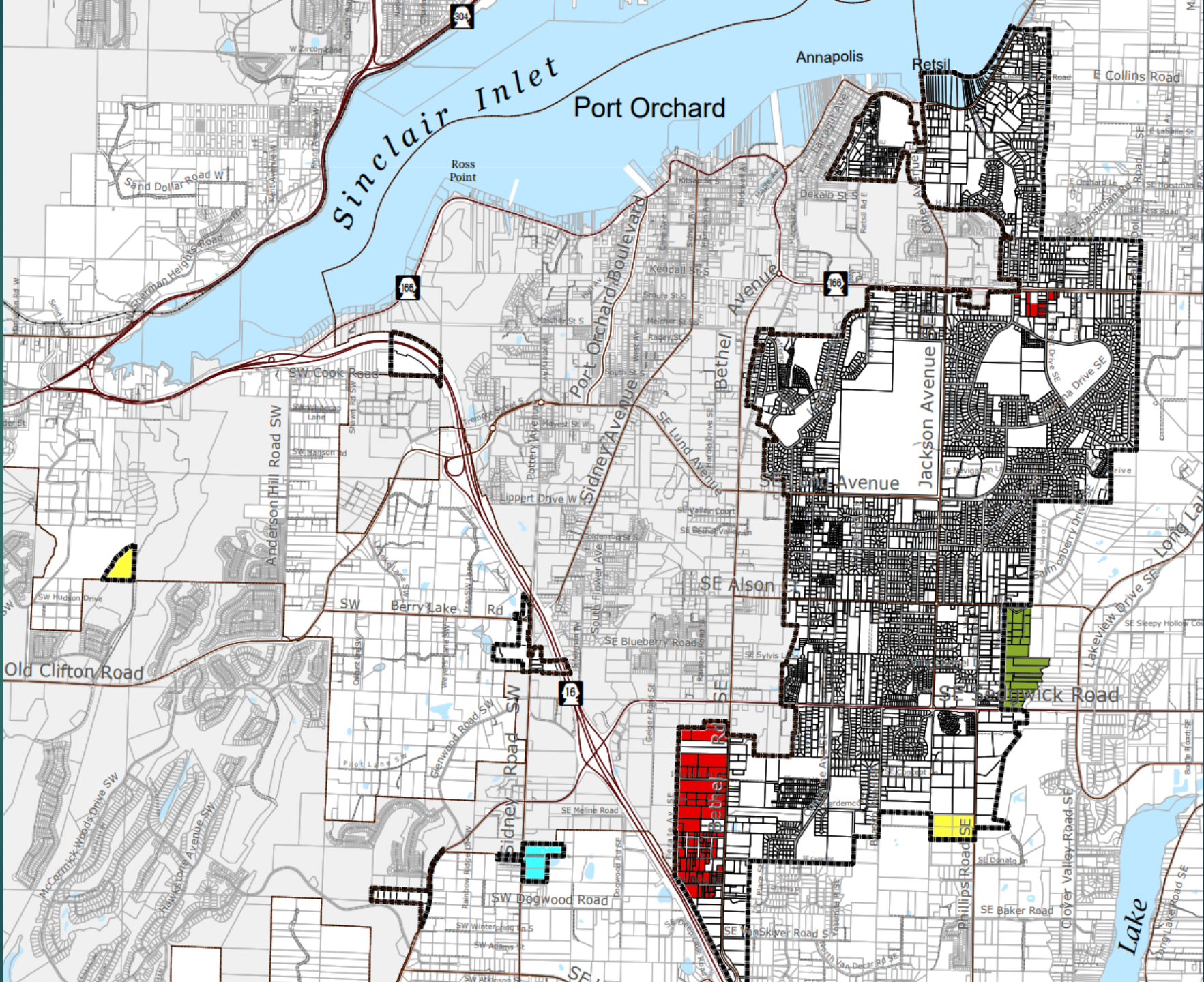
PSIC - BREMERTON ALTERNATIVE 3 CHANGES



PORT ORCHARD ALTERNATIVE 2 CHANGES



PORT ORCHARD ALTERNATIVE 3 CHANGES



CENTRAL KITSAP ALTERNATIVE 3 CHANGES

