

KITSAP COUNTY COMPREHENSIVE PLAN DRAFT DOCUMENTS

Kitsap County
January 2, 2024

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[Kcowa.us/compplan](https://kcowa.us/compplan)



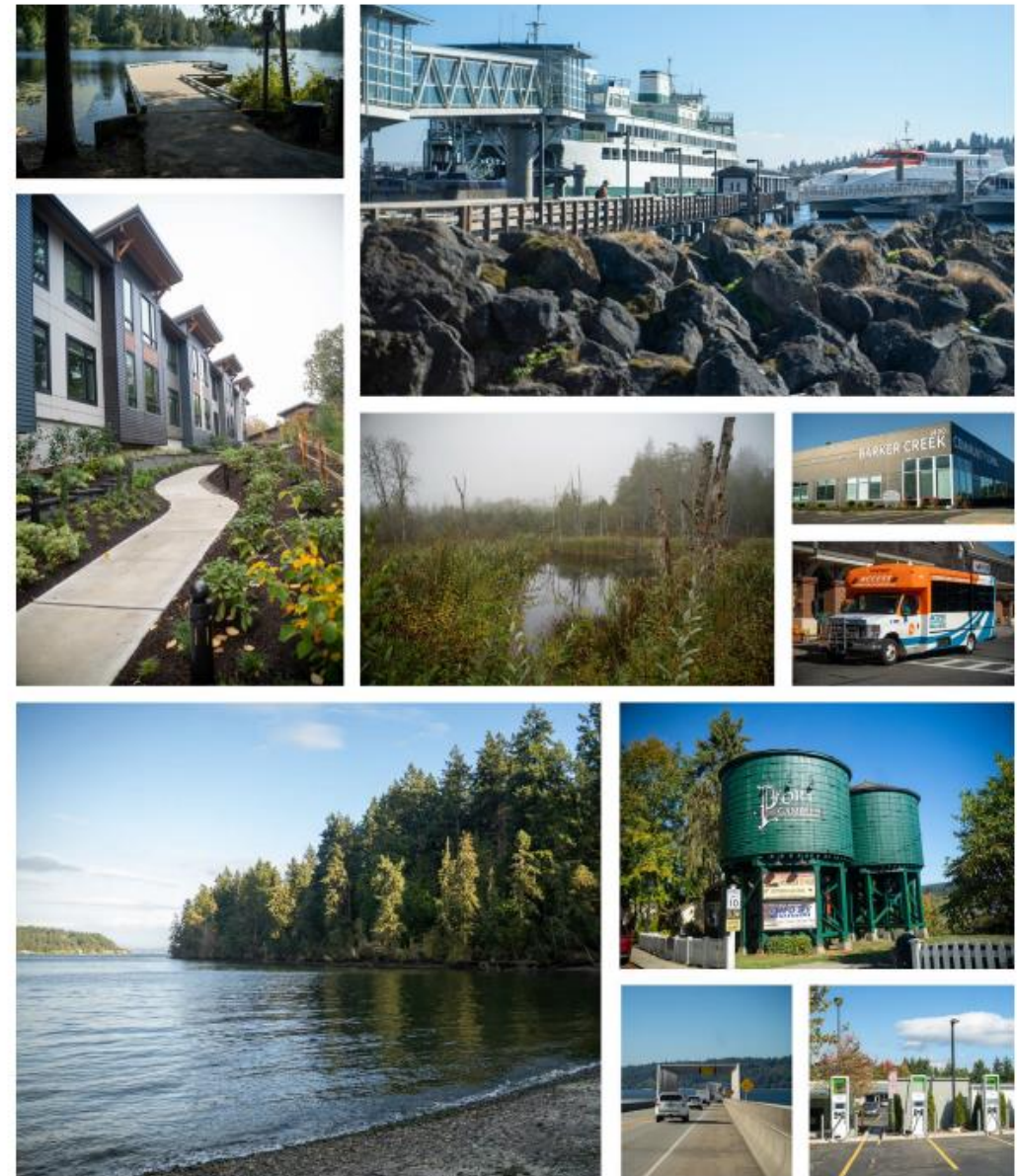
PLANNING DOCUMENTS

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



THE PLAN

- Goals and policies setting aspirational direction for County actions (to be balanced).
- Some strategies included to focus on specific efforts.
- Countywide chapters and specific Sub-Area Plans.



**DRAFT KITSAP COUNTY COMPREHENSIVE
PLAN 2024**

THE DRAFT EIS

Assesses impacts of proposed alternatives.

- New
- Significantly adverse
- Countywide
- Planning-level analysis

DRAFT ENVIRONMENTAL IMPACT STATEMENT KITSAP COUNTY

December 2023



THE CFP

Infrastructure necessary to accommodate growth based on levels of service.

- 6-year and 20-year projected need.
- Pipes, pavement and services.

DRAFT CAPITAL FACILITIES PLAN

KITSAP COUNTY

December 2023



Prepared for:
Kitsap County
Department of Community Development

Prepared by:
LDC Inc, DCG/Watershed, and Transpo, in
collaboration with Kitsap County,
with contributions by Cities and Special Districts



REGULATIONS

- Requirements for development consistent with the goals and polices.
- How development can occur including uses, site design, heights and other features.
- New development will likely be more intense than existing neighborhoods.

DRAFT DEVELOPMENT REGULATIONS TITLE 17 - ZONING

KITSAP COUNTY

December 2023



Prepared by:

Kitsap County
Department of Community Development



MAIN UPDATE CONSIDERATIONS

- Meet population and employment growth targets through 2044.
- Accommodate Commerce-directed housing needs to improve affordability.
- Begin to address climate change goals (not required until 2029 but encouraged).
- Assess the Wildlands Urban Interface impacts on County initiatives.

No one issue is prioritized so balance all of them. 😊

DRAFT ALTERNATIVES

- 1. No Action:** All maps, policies and regulations remain as they are today with no changes proposed. **Meets neither Housing nor Population Targets.**
- 2. 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.
- 3. 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.

DRAFT ALTERNATIVES IMPACT/NEEDS SUMMARY

- 1. No Action:** Baseline impacts on the environment. Areas of development will create disturbance. Significant existing transportation needs (lane miles).
- 2. Focused Growth/Urban Center Focus:** Concentrated growth better for the environment countywide but has greater impacts in centers. Less impervious surface due to vertical construction. Little change in impacted lane miles but requires larger projects and huge investment in transit.
- 3. Dispersed Growth:** With limited areas of UGA expansion and rural upzones, impacts to environment greater than Alt 2 but not substantially. Without transit but fewer trips (people/jobs), impacted lane miles is the highest.

STAFF REVIEW

Gap Analysis/Commerce and PSRC Checklists

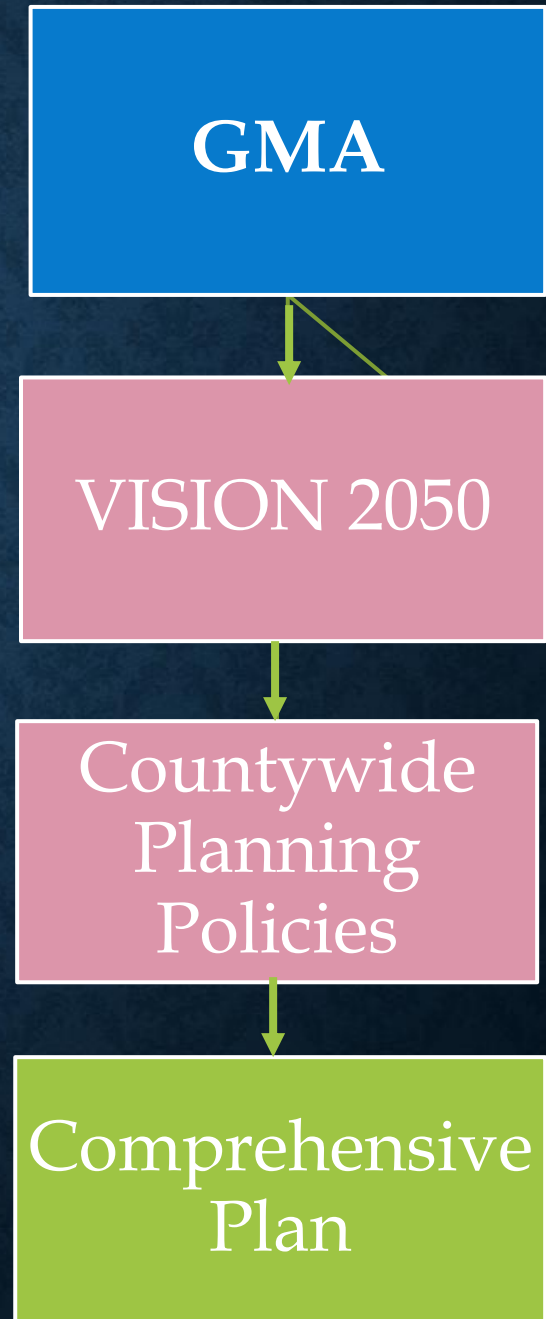
Consistency with new GMA, VISION 2050 and/or CPP revisions.

Public Comment

Stakeholder and general public suggested plan and code edits.

Board Direction on Alternatives

Established zoning maps and major policies for review and analysis.



COUNTYWIDE PLANNING POLICY (CPP) TARGETS

- Consistent with VISION 2050
- Focus on Cities, Silverdale and Kingston for growth.
- Very low Rural allocation.

<u>Jurisdiction</u>	<u>2020 Population (US Census)</u>	<u>2020-2044 Population Growth</u>	<u>2044 Population Target</u>
<u>Metropolitan Cities</u>			
<u>Bremerton</u>	<u>43,505</u>	<u>20,252</u>	<u>63,757</u>
<u>Bremerton UGA</u>	<u>10,105</u>	<u>2,762</u>	<u>12,867</u>
<u>Core City</u>			
<u>Silverdale</u>	<u>19,675</u>	<u>9,896</u>	<u>29,571</u>
<u>High-Capacity Transit Communities</u>			
<u>Bainbridge Island</u>	<u>24,825</u>	<u>4,524</u>	<u>29,349</u>
<u>Kingston</u>	<u>2,435</u>	<u>3,200</u>	<u>5,635</u>
<u>Port Orchard</u>	<u>15,587</u>	<u>10,500</u>	<u>26,087</u>
<u>Port Orchard UGA</u>	<u>15,370</u>	<u>3,552</u>	<u>18,922</u>
<u>Poulsbo</u>	<u>11,975</u>	<u>4,581</u>	<u>16,556</u>
<u>Poulsbo UGA</u>	<u>528</u>	<u>1,065</u>	<u>1,593</u>
<u>Urban Unincorporated</u>			
<u>Central Kitsap UGA</u>	<u>24,741</u>	<u>5,000</u>	<u>29,741</u>
<u>Rural Areas</u>			
<u>Rural</u>	<u>106,865</u>	<u>5,415</u>	<u>112,280</u>

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

COMMERCE HOUSING NEED PROJECTIONS

- Establishes housing needs by income band.
- Higher number of units required due to expectation of decreasing household size. This affects existing housing supply as well.
- To be reflected in land capacity analysis

		100.00%	<-- Sum of user inputs for jurisdiction shares of county future net housing need. If below 100%, increase shares. If above 100%, decrease shares.								
		Met Target									
		Permanent Housing Needs by Income Level (% of Area Median Income)								Emergency Housing Needs (Temporary)	
		Total	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%		
			Non-PSH	PSH							
Unincorporated Kitsap County	Estimated Housing Supply (2020)	69,987	1,802	8	7,335	21,046	13,531	7,815	18,450	153	
	Allocation Method A (2020-2044)	14,498	2,768	1,214	2,376	1,996	1,028	1,012	4,103	612	
Bainbridge Island city	Estimated Housing Supply (2020)	11,251	331	0	331	788	1,150	2,073	6,578	0	
	Allocation Method A (2020-2044)	1,977	377	166	324	272	140	138	560	83	
Bremerton city	Estimated Housing Supply (2020)	18,351	1,346	106	3,030	8,960	2,496	879	1,534	316	
	Allocation Method A (2020-2044)	9,556	1,824	800	1,566	1,316	678	667	2,705	403	
Port Orchard city	Estimated Housing Supply (2020)	6,209	288	0	619	2,051	1,246	717	1,288	11	
	Allocation Method A (2020-2044)	4,943	944	414	810	680	351	345	1,399	209	
Poulsbo city	Estimated Housing Supply (2020)	5,116	356	0	422	1,062	915	594	1,767	1	
	Allocation Method A (2020-2044)	1,977	377	166	324	272	140	138	560	83	

COMMERCE HOUSING NEED PROJECTIONS

- Commerce guidance indicated that at least all units 50% AMI and under must be multi-family or ADUs. In Kitsap, part of the units for 50-80% AMI may also need multi-family. **Likely more than 7,000 units needed in LCA.**
- Also, must provide opportunities for housing shelters.

		100.00%								
		Met Target	<-- Sum of user inputs for jurisdiction shares of county future net housing need. If below 100%, increase shares. If above 100%, decrease shares.							
		Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Temporary)	
		Total	0-30% Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%		>120%
Unincorporated Kitsap County	Estimated Housing Supply (2020)	69,987	1,802	8	7,335	21,046	13,531	7,815	18,450	153
	Allocation Method A (2020-2044)	14,498	2,768	1,214	2,376	1,996	1,028	1,012	4,103	612

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			
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			
Total		14,497	9,090	14,684	10,766
Emergency Housing		612	612	612	612

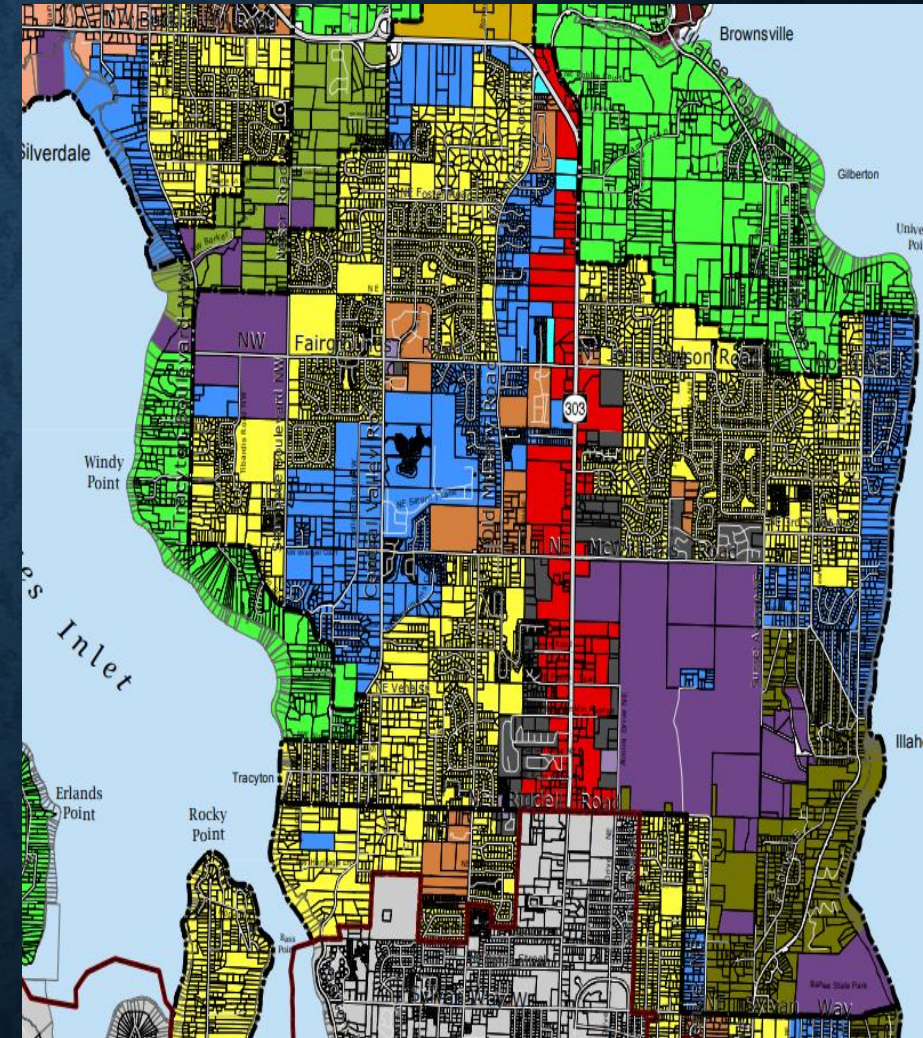
EMPLOYMENT TARGET TO CAPACITY

- Adjusted to 2022 to compare to 2022 Land Capacity Analysis.
- Black numbers = under target. Red numbers = over target

UGA	Census Employment 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	1,401	2,434	2,454		2,251	2,417	4,448	203	37	-1,994
Silverdale	13,281	11,416	11,023		5,055	10,847	10,455	5,968	176	568
Kingston	1,077	1,400	1,343		523	906	782	820	437	561
Poulsbo	78	97	103		90	90	90	13	13	13
Port Orchard	2,683	1,500	1,429		1,217	1,184	1,765	212	245	-336
Central Kitsap	3,985	1,470	1,380		1,499	1,329	1,349	-119	51	31
Rural	22,896	2,301	2,150		2,150	2,150	2,150	0	0	0
Total	45,401	20,618	19,882		12,785	18,923	21,039	7,097	959	-1,157

LAND USE

- Urban Growth Areas that are accessible by multi-modal transportation and include a mix of services, shopping, entertainment, recreation, educational facilities, and housing of different types and at different levels of affordability.
- Protect rural character by directing development to Urban Growth Areas.
- Provide for small agricultural activities throughout the County.
- Protect mineral and timber resource lands.
- Ensure land use decisions have equitable impacts and outcomes.
- Promote a built environment that enables healthy living.



ECONOMIC DEVELOPMENT

- Retention and recruitment of family-wage employers while leveraging the Navy's presence.
- Encourage women-, and minority-owned small businesses and start-ups
- Explore emerging industries, technologies, and services that promote environmental sustainability.
- Strategies to expand access to opportunity.
- Strategies to address and prevent commercial displacement of small minority-owned businesses.



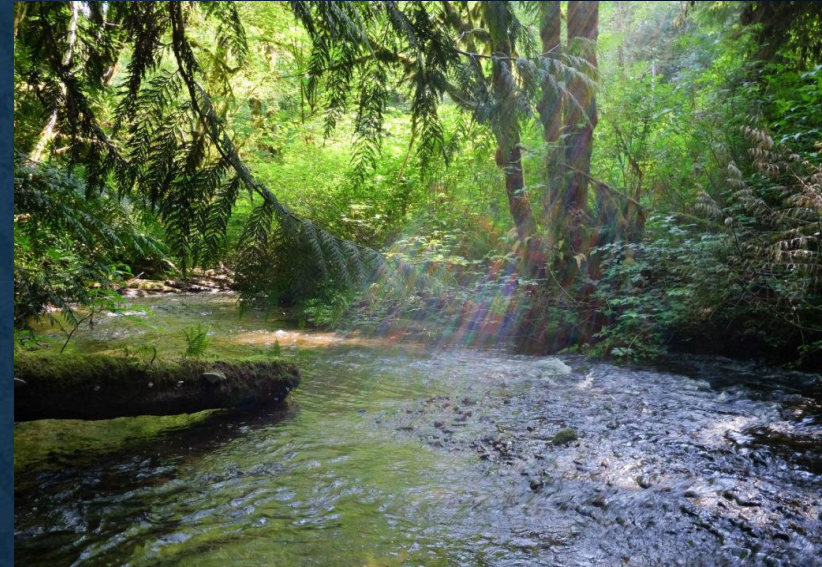
HOUSING

- Ensure sufficient housing stock is available, affordable, and accessible at all income levels and in a variety of housing types.
- Encourage multi-family and missing-middle housing, specifically focusing on in existing centers
- Promote infill housing in Urban Growth Areas and preserve existing affordable housing stock.
- Mitigate displacement risk and ensure equitable treatment and outcomes.



ENVIRONMENT

- Treat Natural Resources as an Asset, and policies that define and promote the Kitsap Natural Resource Asset Management Program (KNRAMP).
- Emphasize the importance of the ecosystem and critical areas throughout the County.
- Ensure environmental regulations are consistent with best available science.
- Recognize the health benefits of natural systems and aims to reduce adverse environmental impacts on vulnerable populations.
- Enhance urban tree canopy and recognize the benefits of urban forests (replacement or retention).



CLIMATE CHANGE (NEW)

- Reduce Greenhouse Gas Emissions, based on a 2022 Community Wide Geographic Greenhouse Gas Emissions Inventory and Analysis.
- Adopt PSRC's VISION 2050 goal to reduce greenhouse gas emissions in the Puget Sound Region to 80% below 1990 levels by the year 2050.
- Includes a Climate Resilience and Adaption Sub-Chapter, focused on various areas impacted by Climate Change, such as Public Health, Economy, Infrastructure, and Emergency Preparedness and Response.
- Establish a foundation for meeting new State climate planning legislation (required by 2029).



PARKS

- Updates to existing inventories, and forecasts of future needs for active (fields, facilities) and passive recreation (trails and open space).
- Increased emphasis on support, enhancement, and use of green infrastructure.
- Increased emphasis on enhancing tree canopy in County parks.
- Explore new funding mechanisms to better support Parks development and maintenance.
- Enhance the Park system's sustainability and resilience to a changing climate.



TRANSPORTATION

- Provide a transportation system inventory of air, water, and ground facilities and services.
- Serve projected growth based on the County's adopted growth targets and future planned land use map.
- Expand bicycle and pedestrian components to encourage connectivity and promote a healthy lifestyle.
- Expand transit opportunities within and between communities.
- Support electric vehicle infrastructure.
- Sets Level of Service standards to gauge the performance of the transportation system.
- Explore funding sources to support the transportation improvement plan.



CAPITAL FACILITIES

- Updates existing inventories, and forecasts of future facility needs (pipes, pavement and facilities).
- Ensures capacity and estimates funding needs for future facilities and utilities.
- Increased emphasis on public health & equity.
- Increased emphasis on support, enhancement, and use of green infrastructure.

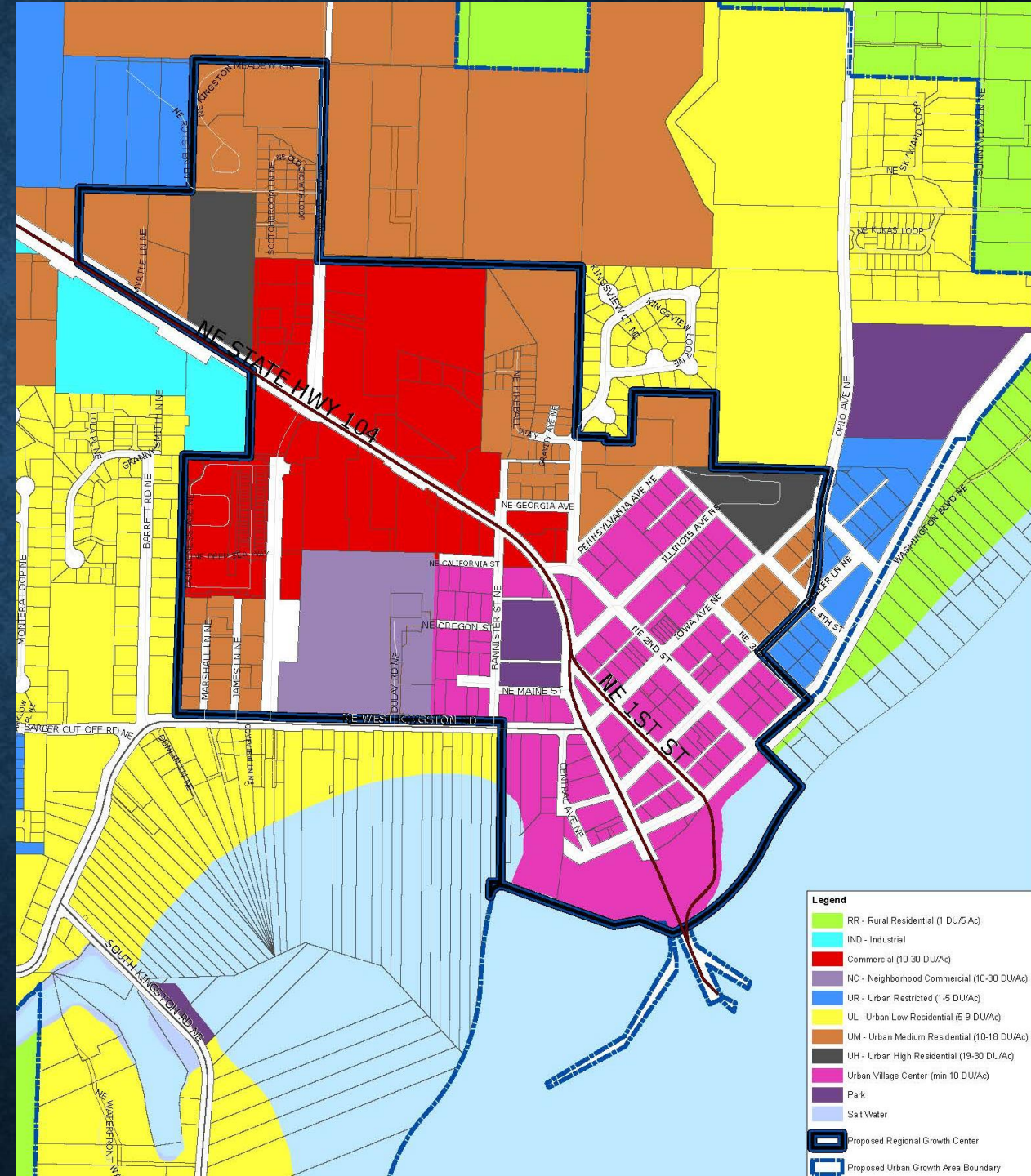


SUB-AREA PLANS

- Drafts propose no changes to Keyport, Illahee and Gorst
- Manchester and Suquamish chapters propose the removal of lot aggregation requirements to diversify housing types (Alt 3 only).
- Further public outreach expected in each to refine current community goals.
- Kingston and Silverdale are significantly revised to meet growth projections and housing needs.

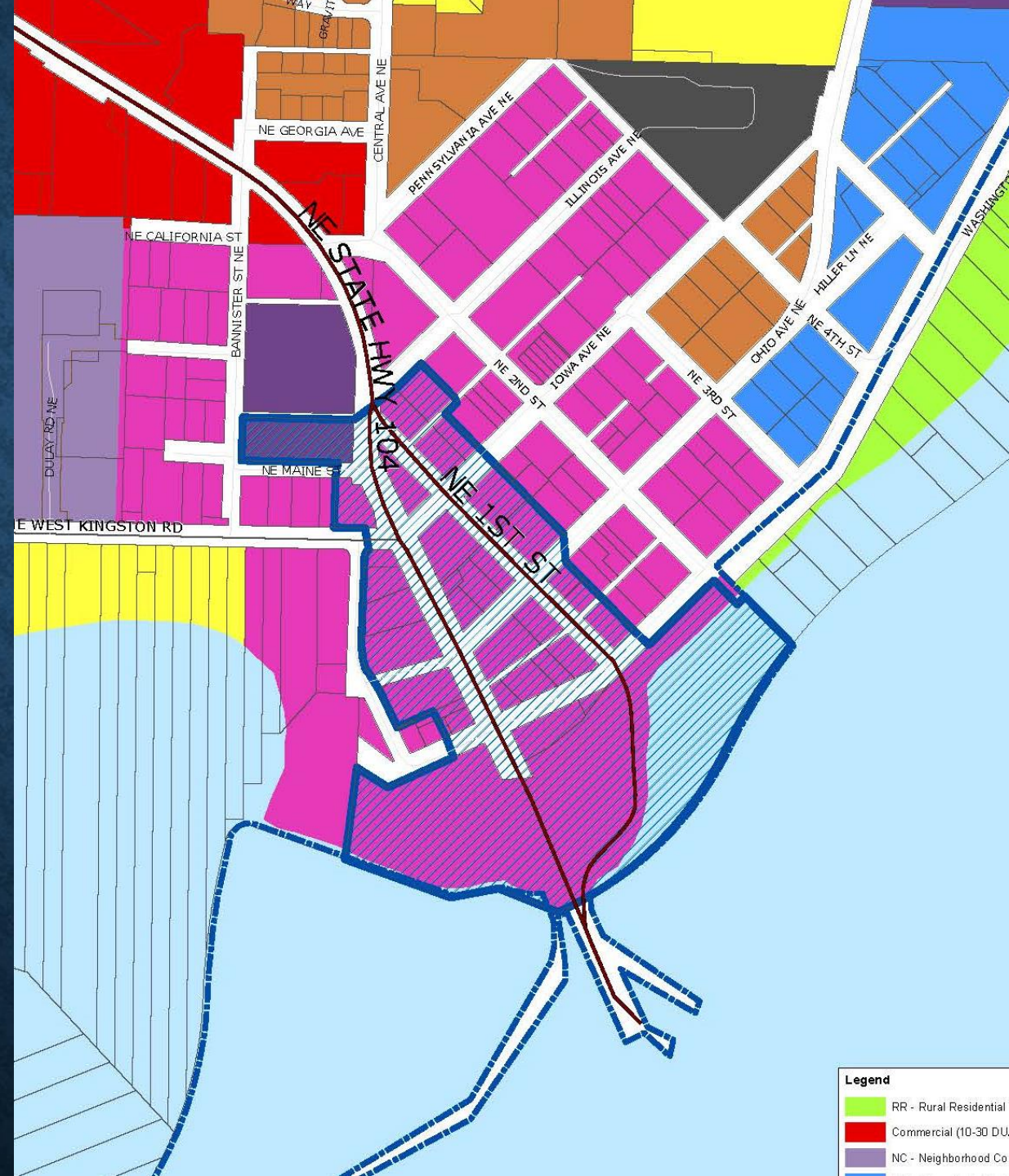
KINGSTON CENTER

- 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).

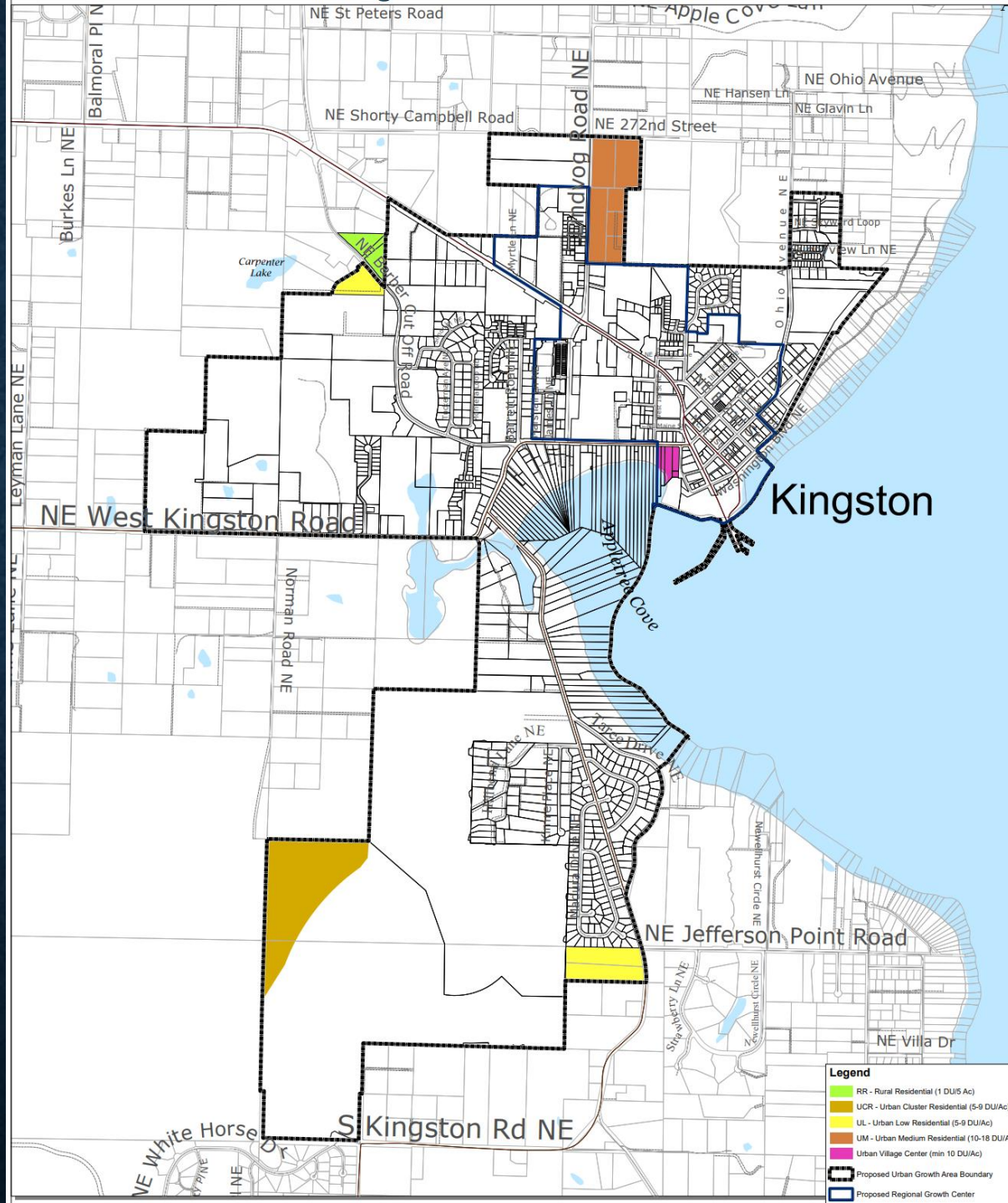


KINGSTON UGA STOREFRONT OVERLAY (ALT 3)

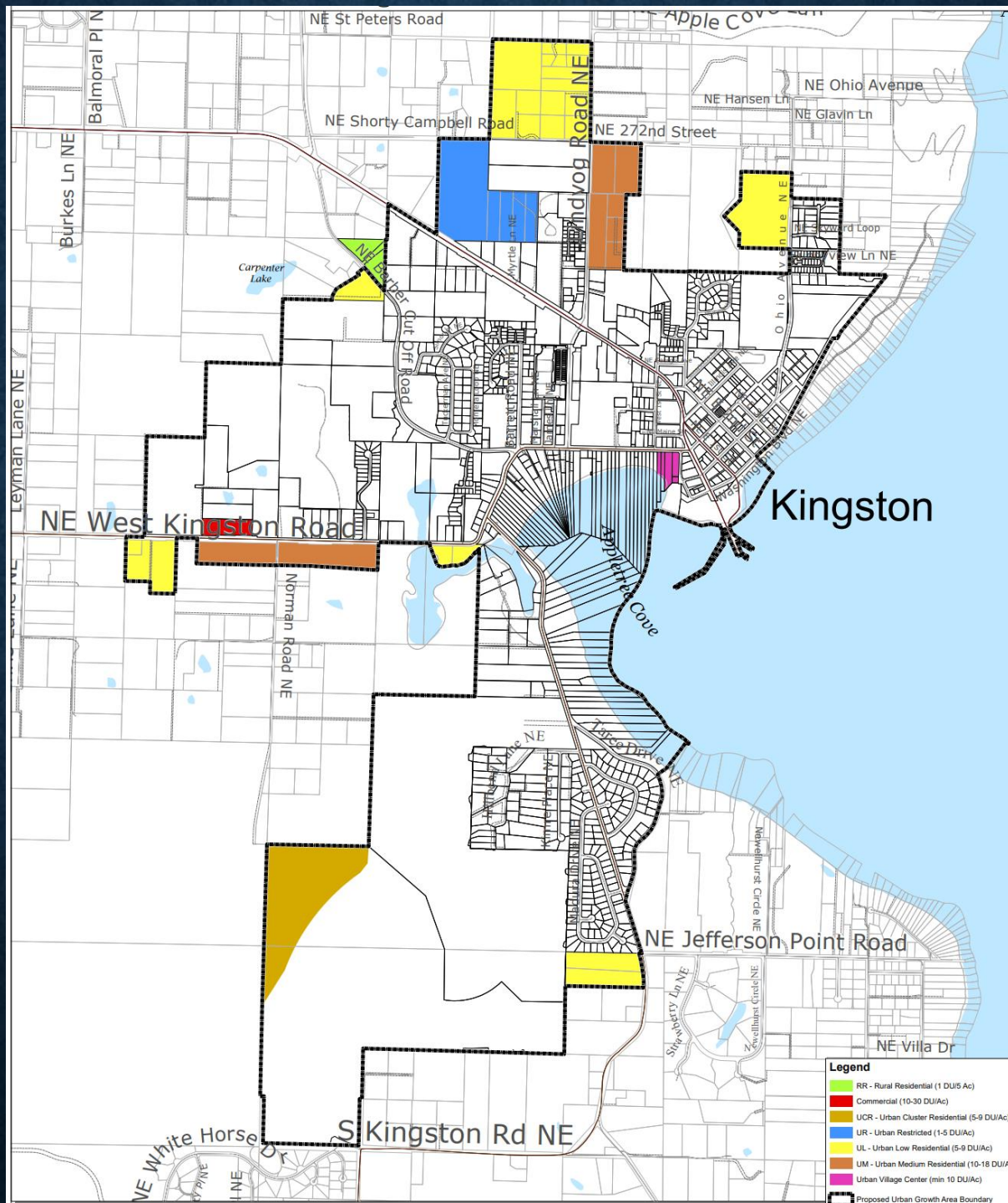
- Redevelopment potential after ferry traffic rerouted.
- Port of Kingston proposed.
- Requires commercial construction (not necessarily development) on the ground floor.
- 2019 community process had reversed that decision.



KINGSTON ALTERNATIVE 2 CHANGES



KINGSTON ALTERNATIVE 3 CHANGES



SILVERDALE REGIONAL CENTER

Clear Boundary

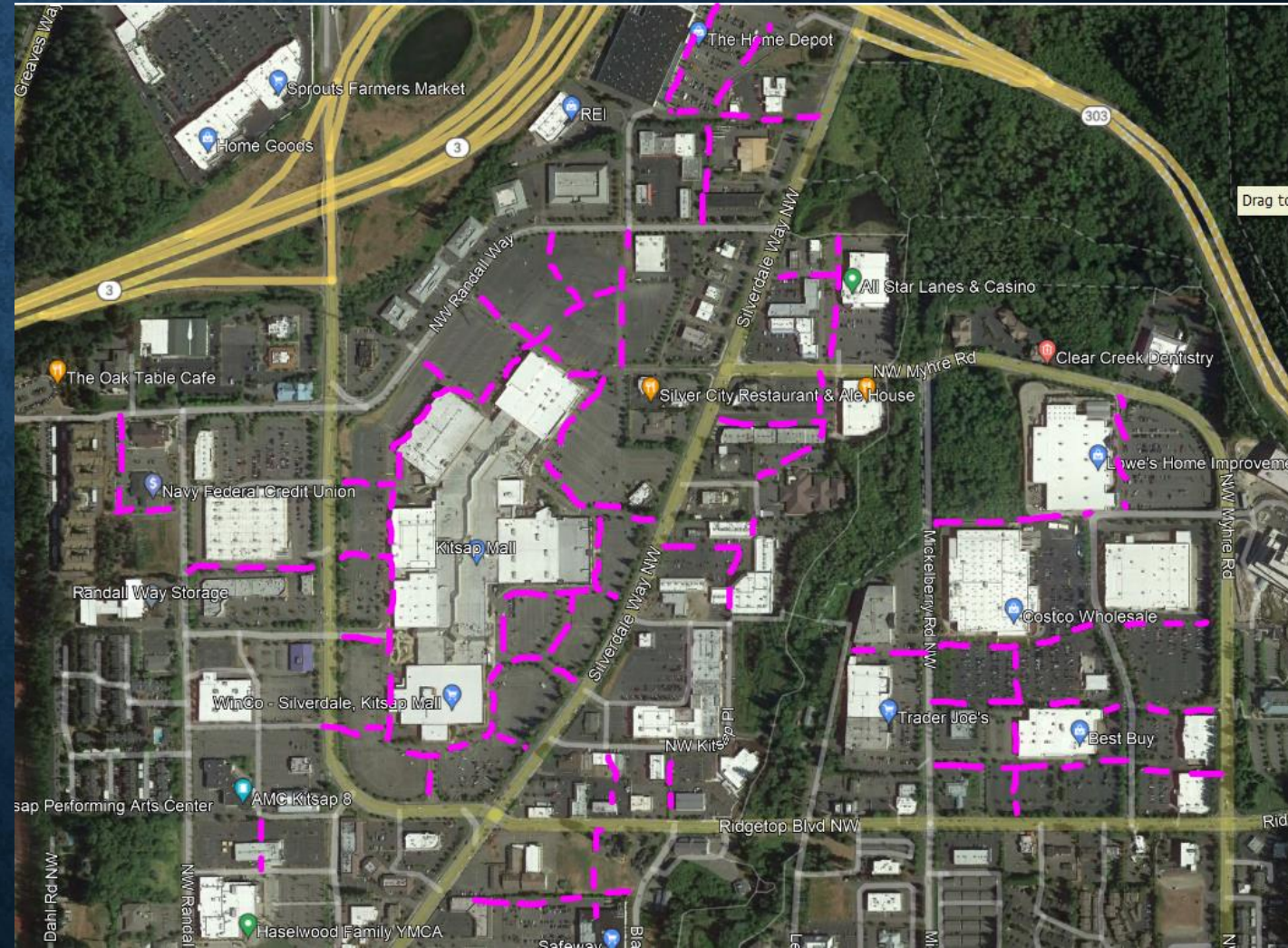
- Centers are partially based on PSRC requirements for current and future activity unit levels.
- Boundary reduced to better meet PSRC requirements.
- Silverdale is focused on the center loop south of the highways.
- Ridgetop DNR property is included.



SILVERDALE REGIONAL CENTER

Walkability

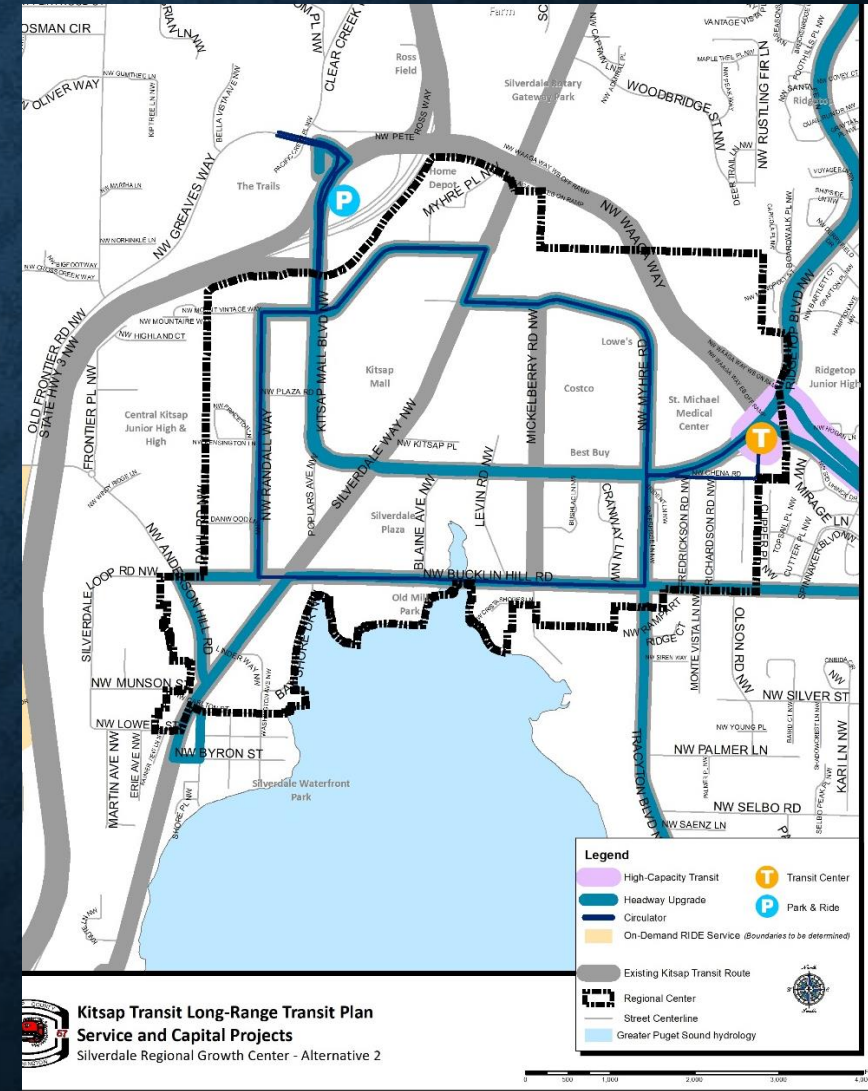
- Existing super blocks need to be broken up.
- Plan to guide future redevelopment.
- Consistent with existing Silverdale transportation planning.



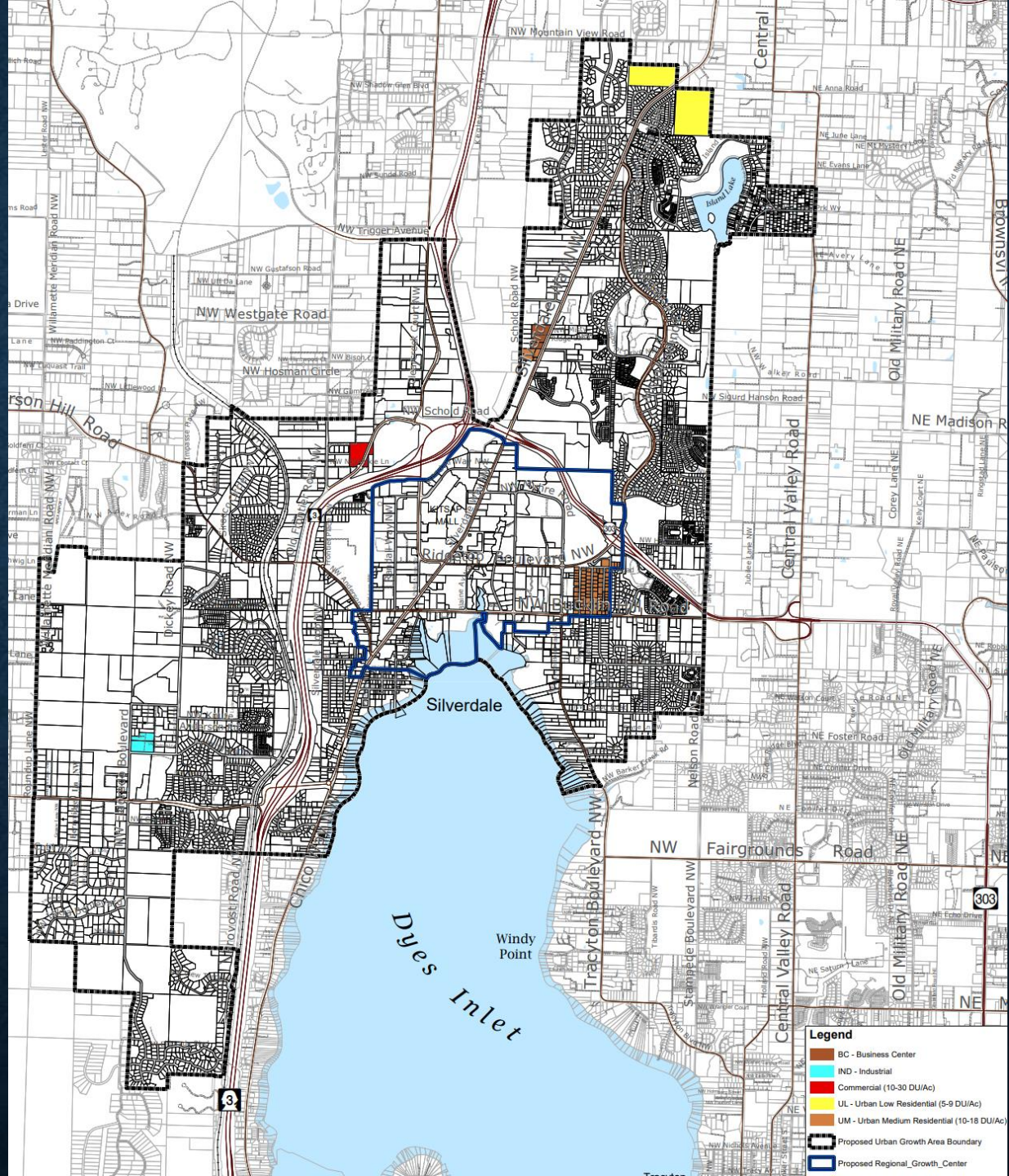
SILVERDALE REGIONAL CENTER

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.



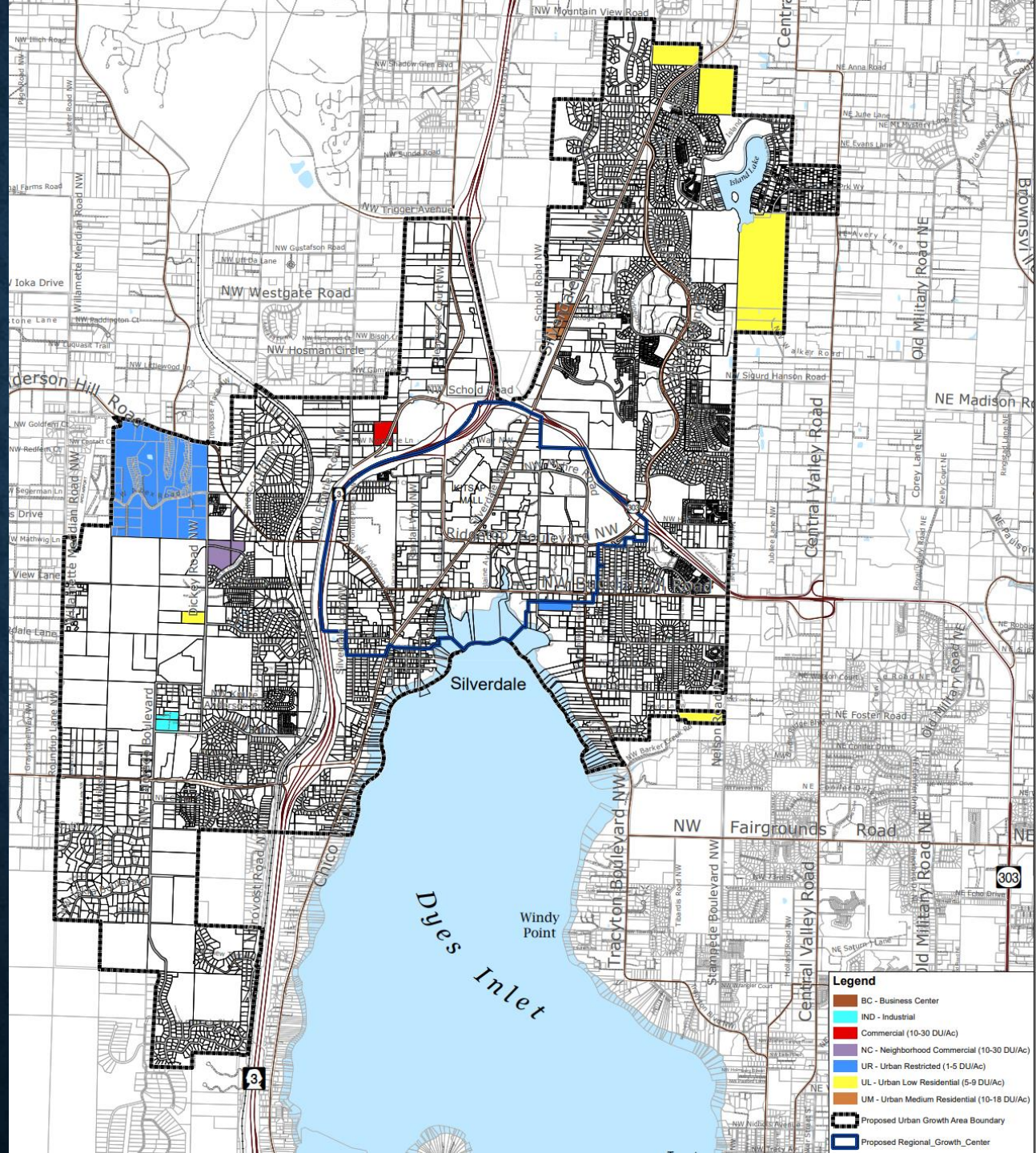
SILVERDALE ALTERNATIVE 2 CHANGES



kitsap
2044

Growing for a Better Tomorrow

SILVERDALE ALTERNATIVE 3 CHANGES



CODE AMENDMENTS

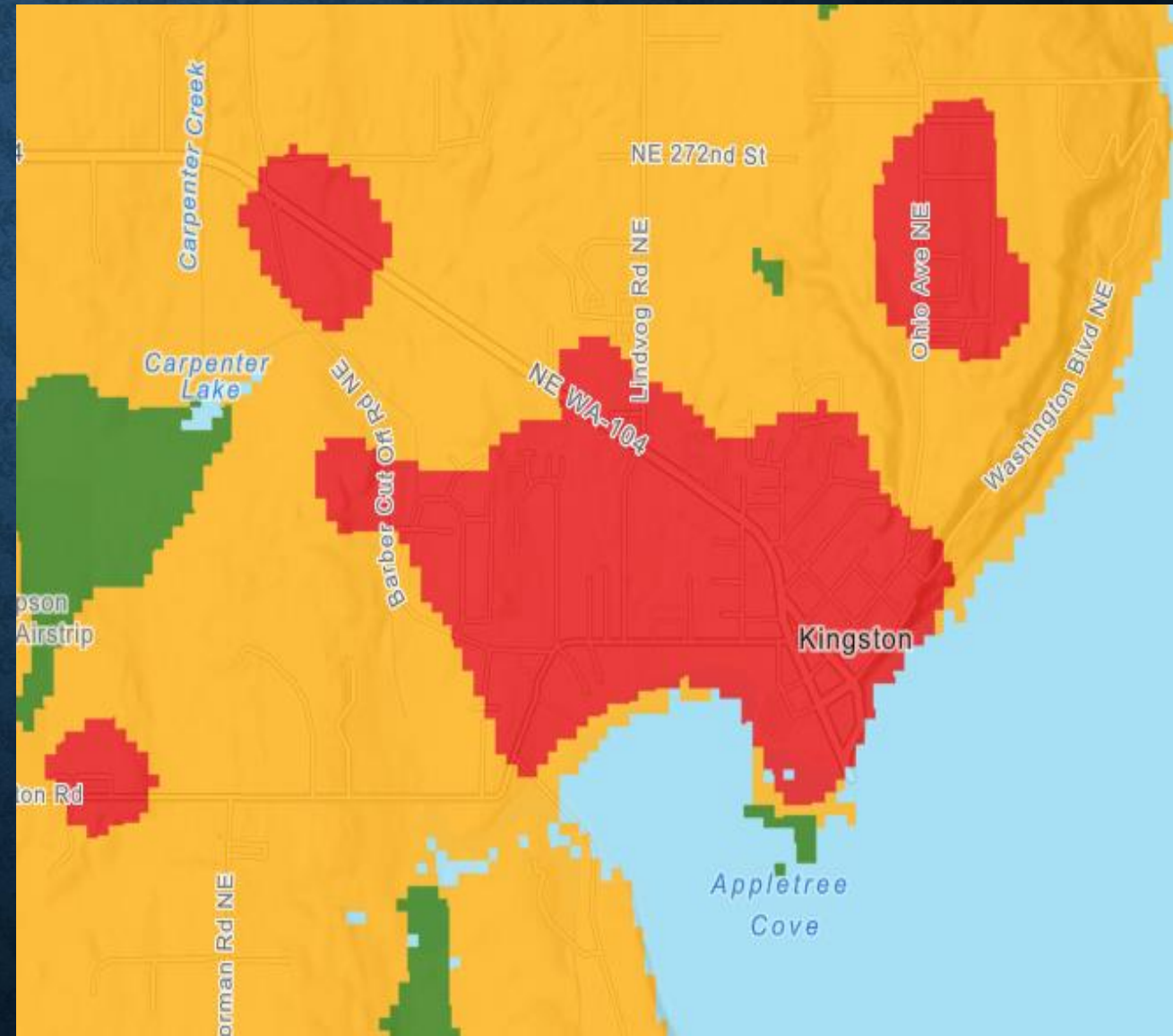
- **Increased densities** in multi-family and commercial zones
UM = 30, UH = 60, C = 60 or No Max, UVC = No Max
- **Increased densities** for single family attached housing.
UL and UCR = 14
- **Removed or reduced lot dimensions and minimum lot sizes.**
- **Increased height allowances**
65 feet base in Silverdale 55 feet elsewhere + process to go higher.
- **Reduced or removed setbacks** for multi-family and single-family, attached
- **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 (Alt 2)
- **Tree Retention** requirements based upon % of canopy cover (Alt 3)

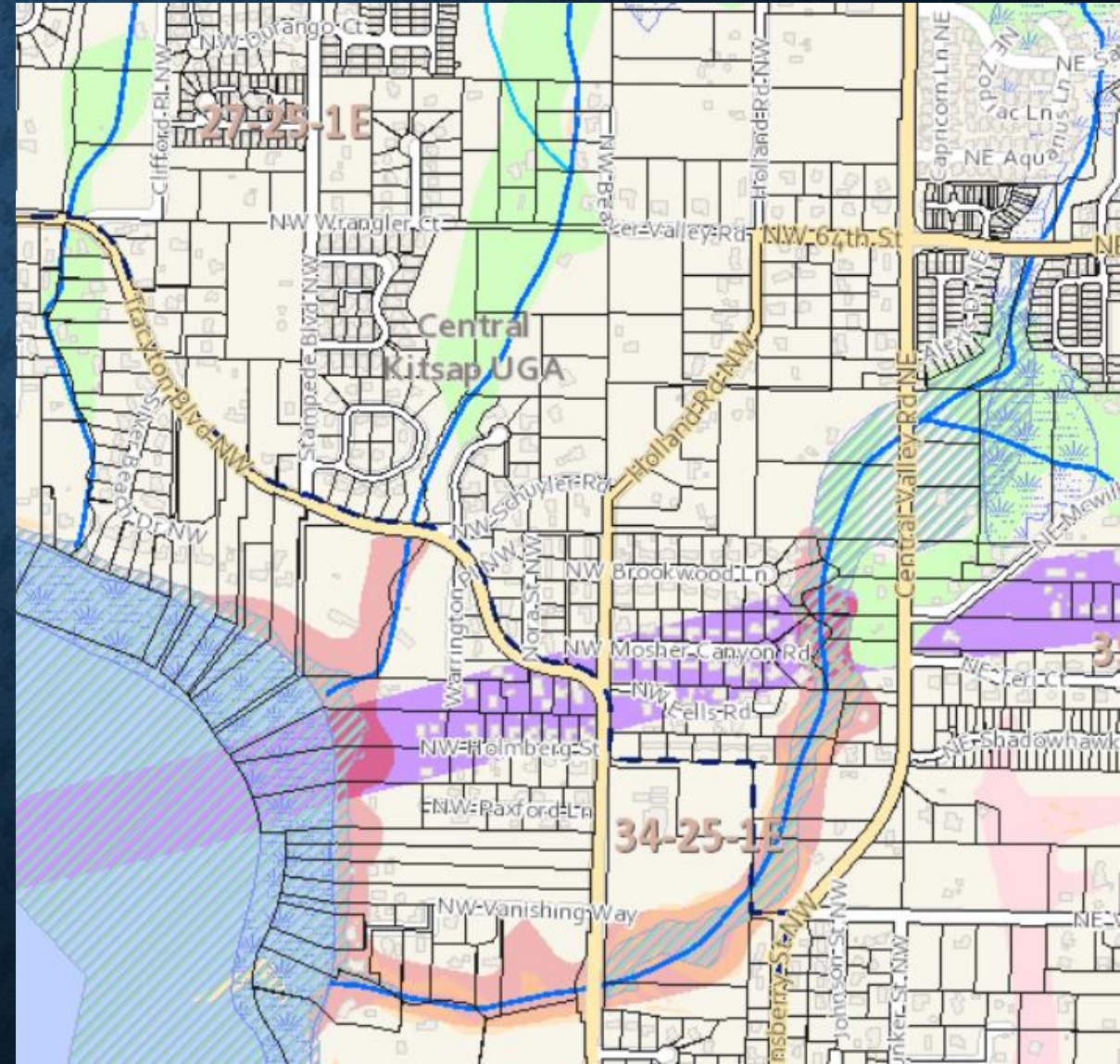
WILDLANDS URBAN INTERFACE

- 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).



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.



UPDATE SCHEDULE

- Update is Due No Later than December 31, 2024
- Current Schedule Targets August 2024 to Allow for the Unexpected

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>

MORE INFORMATION?

Kitsap County Comprehensive Plan

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