

# KITSAP COUNTY COMPREHENSIVE PLAN LAND USE AND ECONOMIC DEVELOPMENT

Kitsap County  
September 13, 2022





# MEETING FLOW

## Brief Presentation on:

- Targeted Growth through 2044
- Zoning Characteristics to Accommodate Growth
- County Role in Economic Development
- Employment Sectors and Wages

## Break-Out Groups: Interactive Discussions

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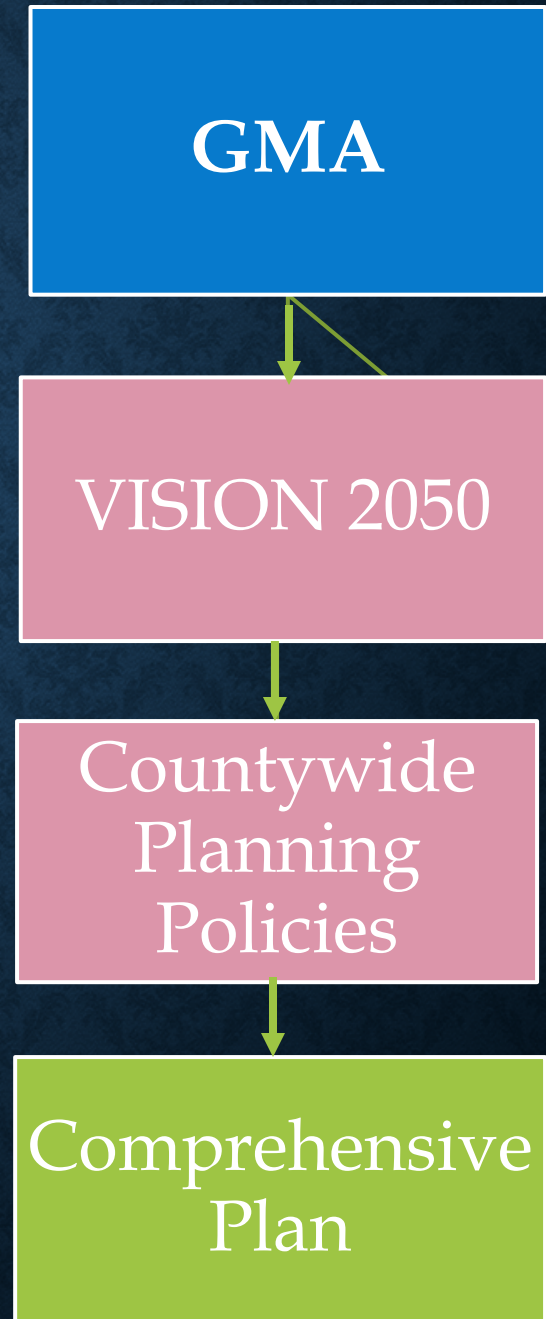
# REGIONAL PLANS

## **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.





# 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.





# GROWTH

## 2020-2044 Targets Based on VISION 2050

- **Population**  
70,747 new residents
- **Employment**  
46,023 new jobs
- **Focused Growth in Cities, Silverdale and Kingston**
- **Rural growth is to be avoided**





# COUNTYWIDE PLANNING POLICY POPULATION TARGETS

<u>Jurisdiction</u>	<u>2020 Population (Census)</u>	<u>2020-2044 Population Growth</u>	<u>2044 Population Target</u>
<b><u>Metropolitan Cities</u></b>			
<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>
<b><u>Core City</u></b>			
<u>Silverdale</u>	<u>19,675</u>	<u>9,896</u>	<u>29,571</u>
<b><u>High-Capacity Transit Communities</u></b>			
<u>Bainbridge Island</u>	<u>24,852</u>	<u>4,524</u>	<u>29,376</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>
<b><u>Urban Unincorporated</u></b>			
<u>Central Kitsap UGA</u>	<u>24,741</u>	<u>5,000</u>	<u>29,741</u>
<b><u>Rural Areas</u></b>			
<u>Rural</u>	<u>106,865</u>	<u>5,415</u>	<u>112,280</u>



# URBAN GROWTH AREAS

## Strictly Limited Boundaries

Sized only for 20 year planning period

## Urban Services

Sewer, sidewalks, bike lanes, regular transit, multi-family housing

## Specific Zones

Urban Restricted, Urban Low, Urban Cluster  
Urban Medium, Urban High, Urban Village Center,  
Commercial, Neighborhood Commercial,  
Industrial and Business Center





# RESIDENTIAL

## URBAN LOW/URBAN CLUSTER

### Urban Low (UL)

Largest low density zone

5-9 homes per acre

Density determined by developer

Sewer is required

### Urban Cluster (UCR)

Same as Urban Low, BUT

Allows small scale commercial as well





# RESIDENTIAL

## URBAN RESTRICTED/ GREENBELT

### Urban Restricted (UR)

1-5 homes per acre

Density based on the characteristics of the land

Only around large streams and wetlands

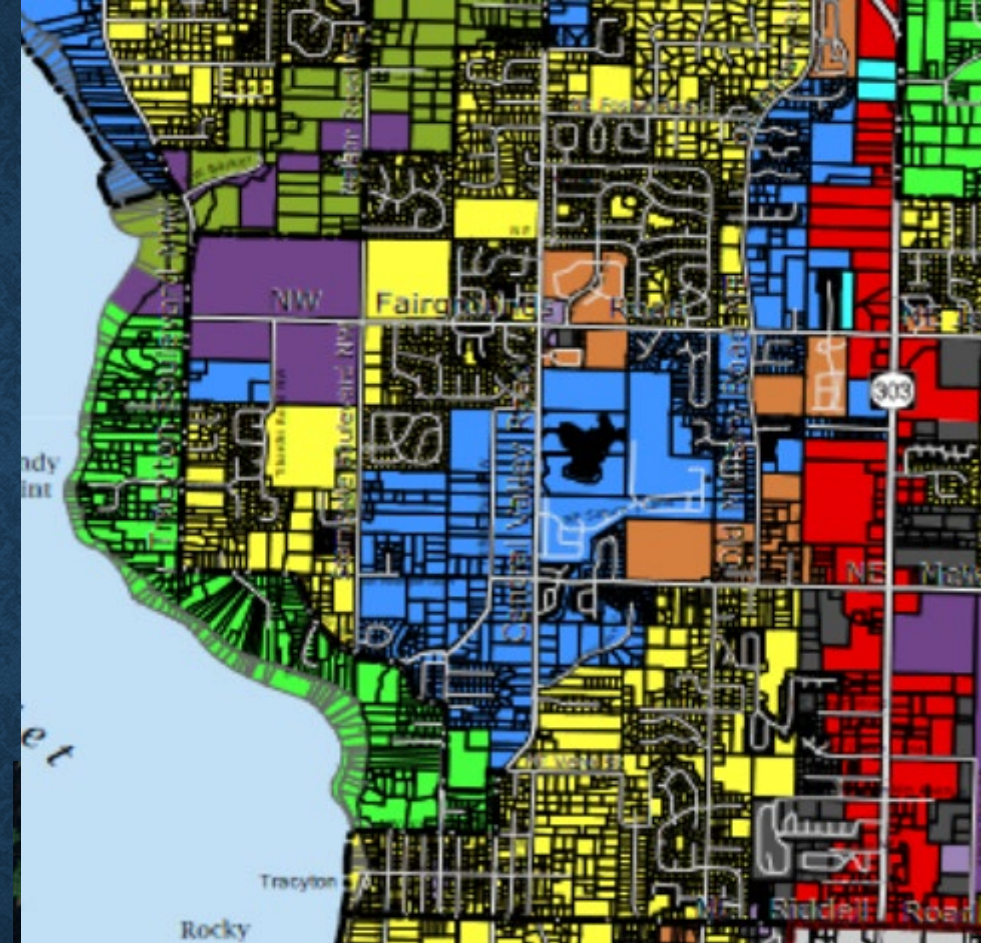
Sewer is not required

### Greenbelt (GB)

Illahee only designation

Same densities and no sewer requirement as UR

Also includes shoreline areas





# RESIDENTIAL URBAN MEDIUM

10-18 homes per acre

- Determined by developer
- Townhomes
- Row houses
- Low-rise multi-family
- Increased walkability
- Reduced parking





# RESIDENTIAL URBAN HIGH

19-30 homes per acre

- Determined by developer
- Medium-rise multi-family
- Mixed use allowed with commercial on ground floor
- Common areas and amenities





# NEIGHBORHOOD COMMERCIAL (NC)

## Low-intensity commercial

- Small scale retail and office
- Convenience and neighborhood-oriented
- Restaurants, bakeries, services





# COMMERCIAL (C)

## General commercial

- Moderate commercial uses
- More vehicle oriented  
Along/near highways
- Grocery stores, medium big box retail, fast food, coffee stands





# REGIONAL CENTER (RC)

## High-intensity commercial

- Big box retail
- Office space
- Institutions (e.g. Hospital)
- Mixed use
- High-density residential





# INDUSTRIAL

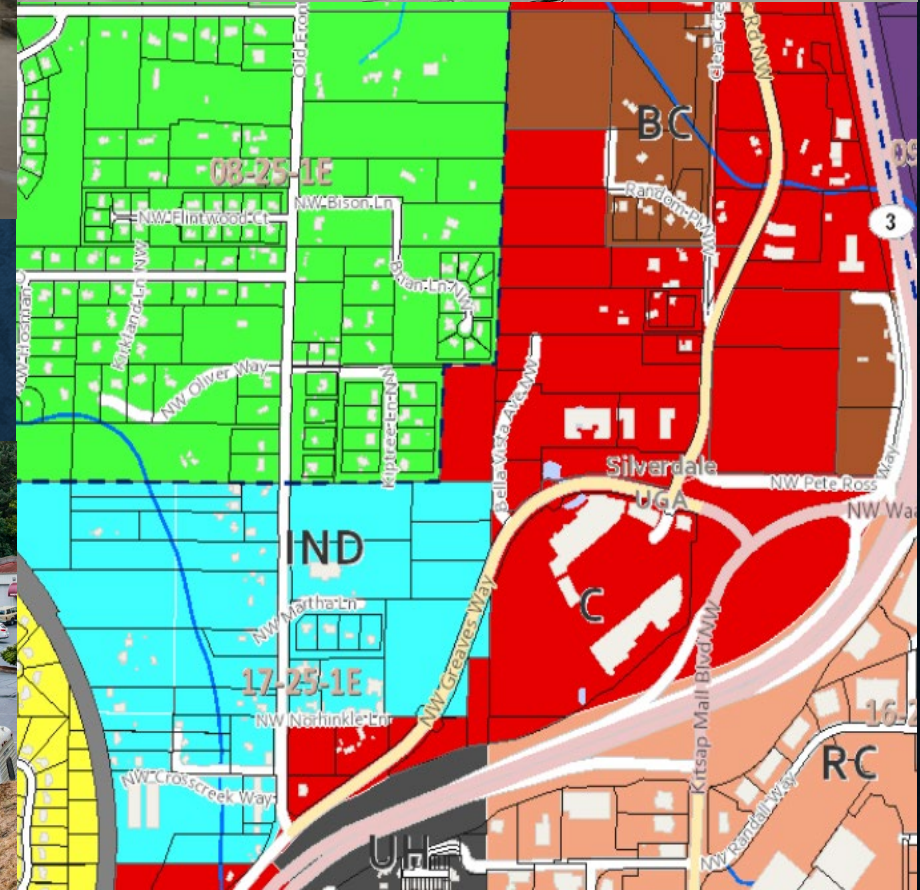
## Industrial (IND)

- Manufacturing
- Warehousing
- Intense uses



## Business Center (BC)

- Business parks
- Technology
- Clean industry





# RURAL RESIDENTIAL

## Rural Residential (RR)

- 5-acre lot sizes

## Rural Protection (RP)

- 10-acre lot sizes
- Around stream or wetland systems

## Rural Wooded (RW)

- 20-acre lot sizes
- Small-scale forestry

**BUT, there are a lot of smaller lots**





# RURAL EMPLOYMENT

## Rural Employment (REC)

- Focused on rural needs
- Small manufacturing/processing, storage yards, offices, supporting retail

## Rural Commercial (RCO)

- Historic, isolated commercial uses

## Rural Industrial (RI)

- Historic, isolated industrial uses





# RESOURCE

## Forest Resource Lands (FRL)

- Land owned by DNR on green mountain. Forestry focused.

## Mineral Resource (MRO)

- Focused on land with active mining permits





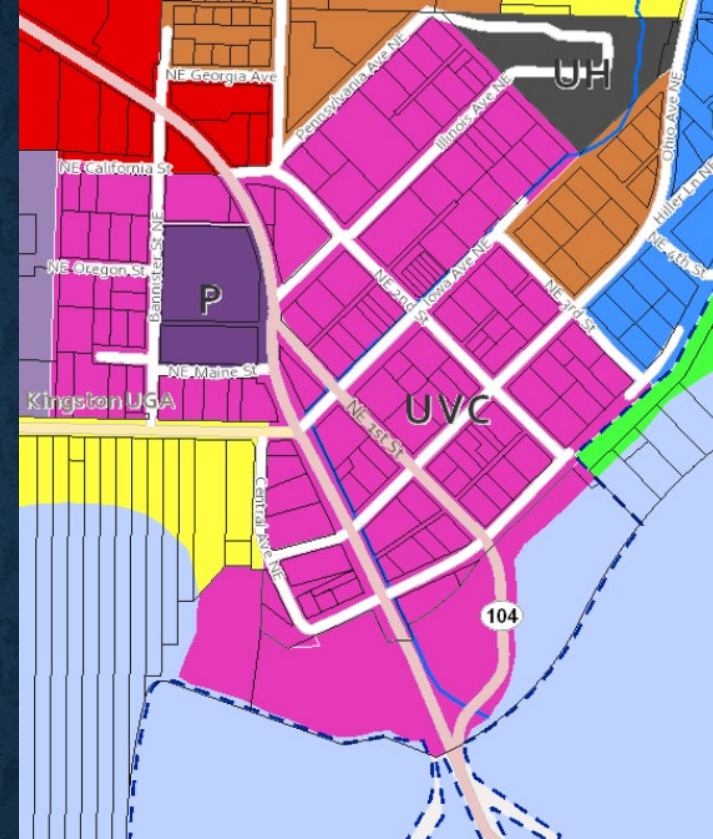
# OTHER MAJOR ZONES

## Urban Village Center

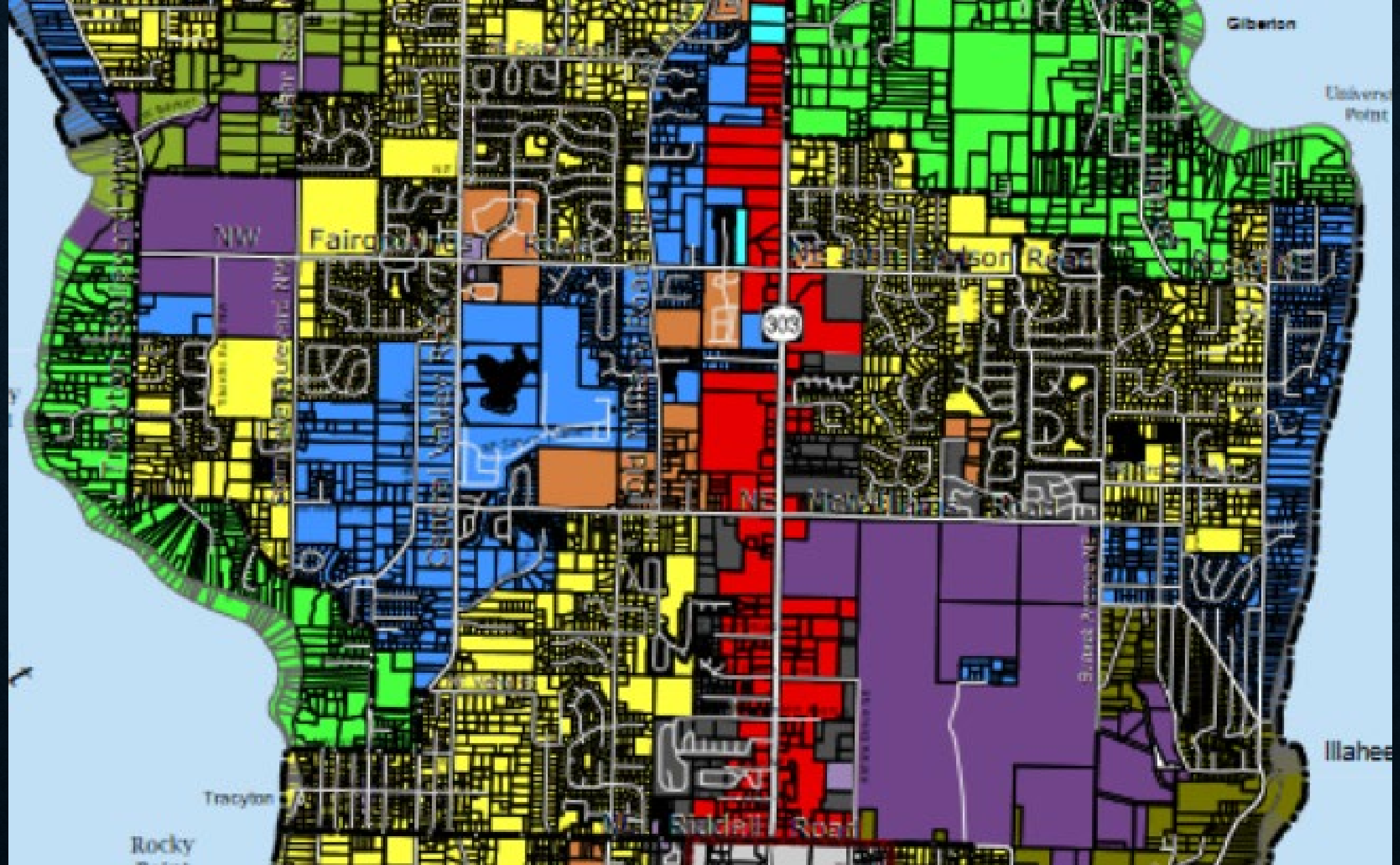
- Downtown Kingston
- Medium density w/ mixed use options

## LAMIRDS

- Manchester, Suquamish and Keyport
- Residential and commercial zones reflective of 1990 development condition









# ECONOMIC DEVELOPMENT

- Kitsap County's role?
- Core mission of Port Districts
- Strong private developer component
- Which employment sectors?
- Retention/Expansion of local business versus recruitment?





# EMPLOYMENT SECTORS

- **Advanced Manufacturing**
  - Aerospace
  - Maritime
  - Original Equipment
  - Manufacturers (OEMs)
- **Clean Technology**
  - Architectural and engineering services
  - Research and Development
  - Energy distribution
- Information Technology**
- Healthcare**
- Military (Defense)**
- Regional Retail**
- Construction**
- Business Services**
- Food Processing**
- Tourism**





# PAST KITSAP ROLE

- Ensure adequate land for businesses to locate
- Coordinate with cities and private interests on business promotion
- Support an experienced workforce (technical and colleges)
- Foster adequate infrastructure - Roads, sewer, electricity
- Maintain quality of life in the community





# BREAKOUT GROUPS

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





# GROUP SUMMARIES

**What ideas and issues were discussed in each group?**





# MORE INFORMATION?

**Kitsap County Comprehensive Plan**

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