

KITSAP COUNTY

Comprehensive Plan

KINGSTON – LAND USE/PLANNING 101

KITSAP COUNTY
FEBRUARY 14, 2024

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GROWTH MANAGEMENT ACT

Act adopted in 1990

- Establishes urban areas - min. 5 dwellings per acre
- Protects rural areas - min. 1 dwelling per 5 acres
- Kitsap fought GMA throughout the 1990's – Kitsap lost
- 1998 Comp Plan - no more 1 or 2.5-acre lots in rural areas and no more 1/2 acre or greater lots in urban areas.

REGIONAL PLANS

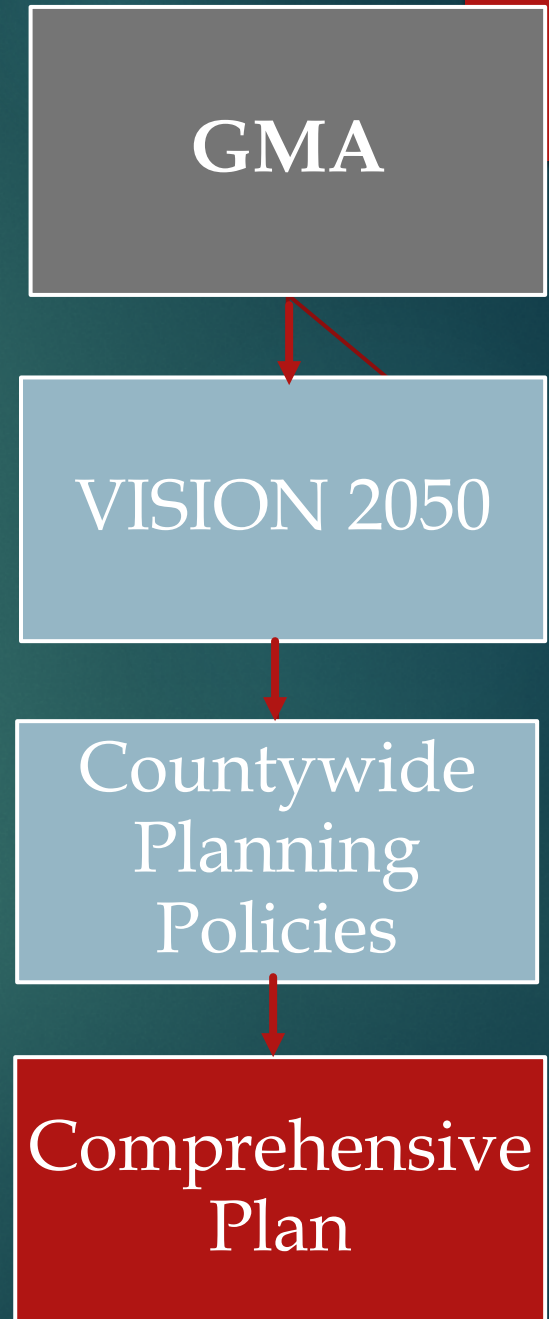
VISION 2050 - Puget Sound Regional Council

VISION 2050 guides planning in Kitsap, Snohomish, King and Pierce Counties.

Countywide Planning Policies - Kitsap Regional Coordinating Council

Guiding document for County and city planning and local transportation funding.

GMA requires consistency.

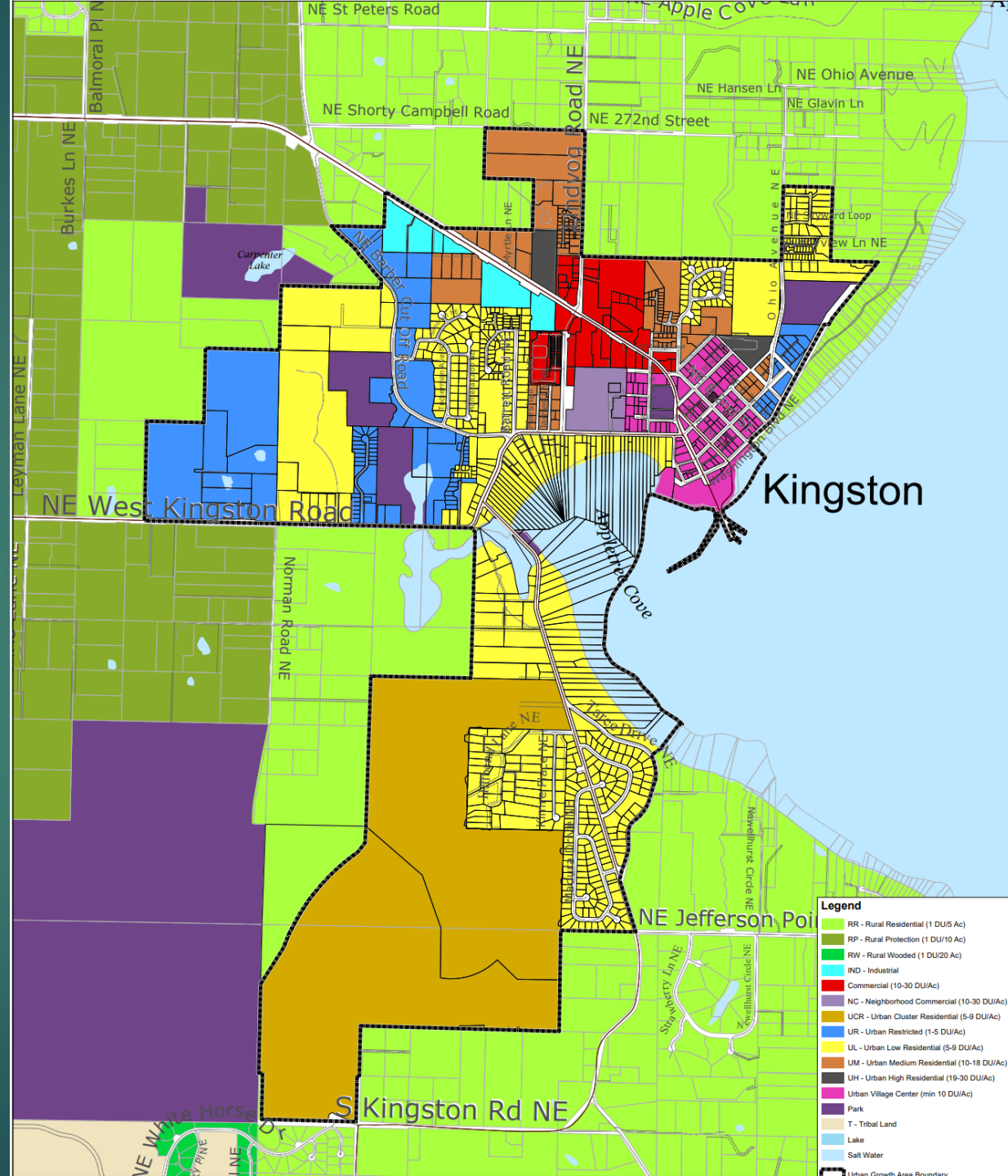


PLANNING TERMS

- **Zoning** = the classification that determines allowed uses and development standards for a property
- **LAMIRD** = Limited Area of More Intensive Rural Development (George's Corner, Suquamish)
- **Missing-Middle Housing** = duplexes, townhomes, row houses, cottage housing.
- **Mixed-Use** = a development with a combination of residential and commercial uses either one over the top of the other or next each other on the same site.

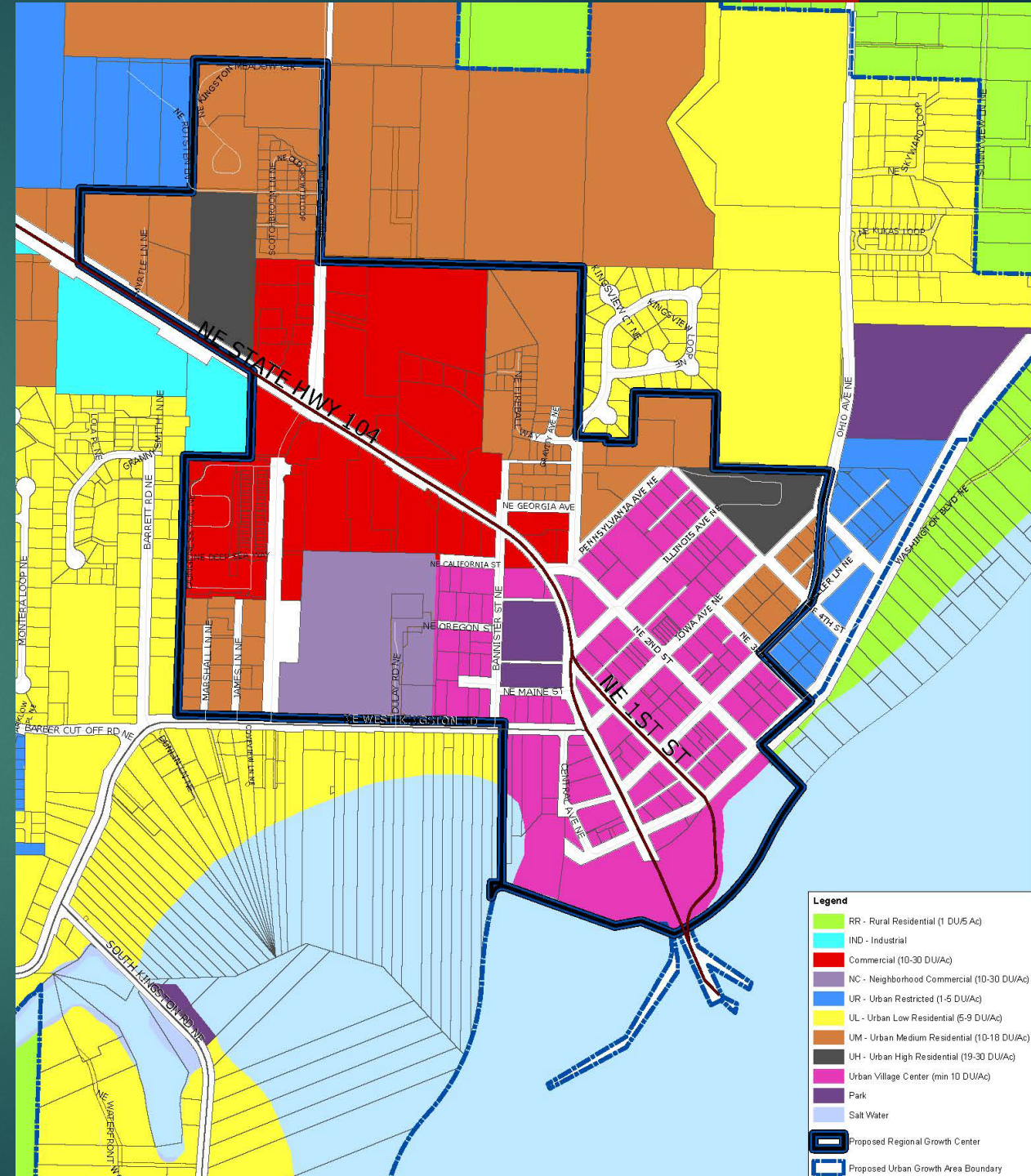
URBAN GROWTH AREAS (UGA)

- Growth focused.
- Boundary only as big as your growth targets require.
- Retail, services, multi-family housing.
- Sewer, frequent transit, sidewalks, bike lanes.



URBAN CENTERS

- Regional and Countywide
- Focus of growth within a UGA.
- Important for infrastructure development, walkability but also public \$\$\$.



URBAN RESTRICTED (BLUE)

- Urban zoning around significant critical area and shoreline systems.
- Lowest density urban zone.
- Primarily single-family, detached housing.
- Natural features are the focus.



URBAN LOW (YELLOW)

- Most common countywide zone.
- Primarily single-family, detached housing.
- Some single-family attached opportunities.
- Accessory Dwelling Units encouraged.



URBAN CLUSTER (BURNT UMBER)

- Meant for master planned areas (Arborwood)
- Primarily single-family, detached housing.
- Some single-family attached opportunities.
- Small commercial businesses allowed.



URBAN MEDIUM AND URBAN HIGH (BROWN AND BLACK)

- Multi-family zones
- Higher density for row housing, apartments and condominiums.
- 3-5 story buildings
- Near services and transit.
- Urban High allows some business uses.



COMMERCIAL (RED)

- Retail, service and employment uses
- Higher density for apartments and condominiums.
- Taller buildings 4-5 stories
- Near services and transit.
- Mixed Use encourage (horizontal or vertical)



URBAN VILLAGE CENTER (PINK)

- Mix of residential and small business.
- Oriented towards the shoreline/ferry
- Retail, service and employment uses.
- Low story apartments and condos as well as row housing.
- Tourism opportunities.



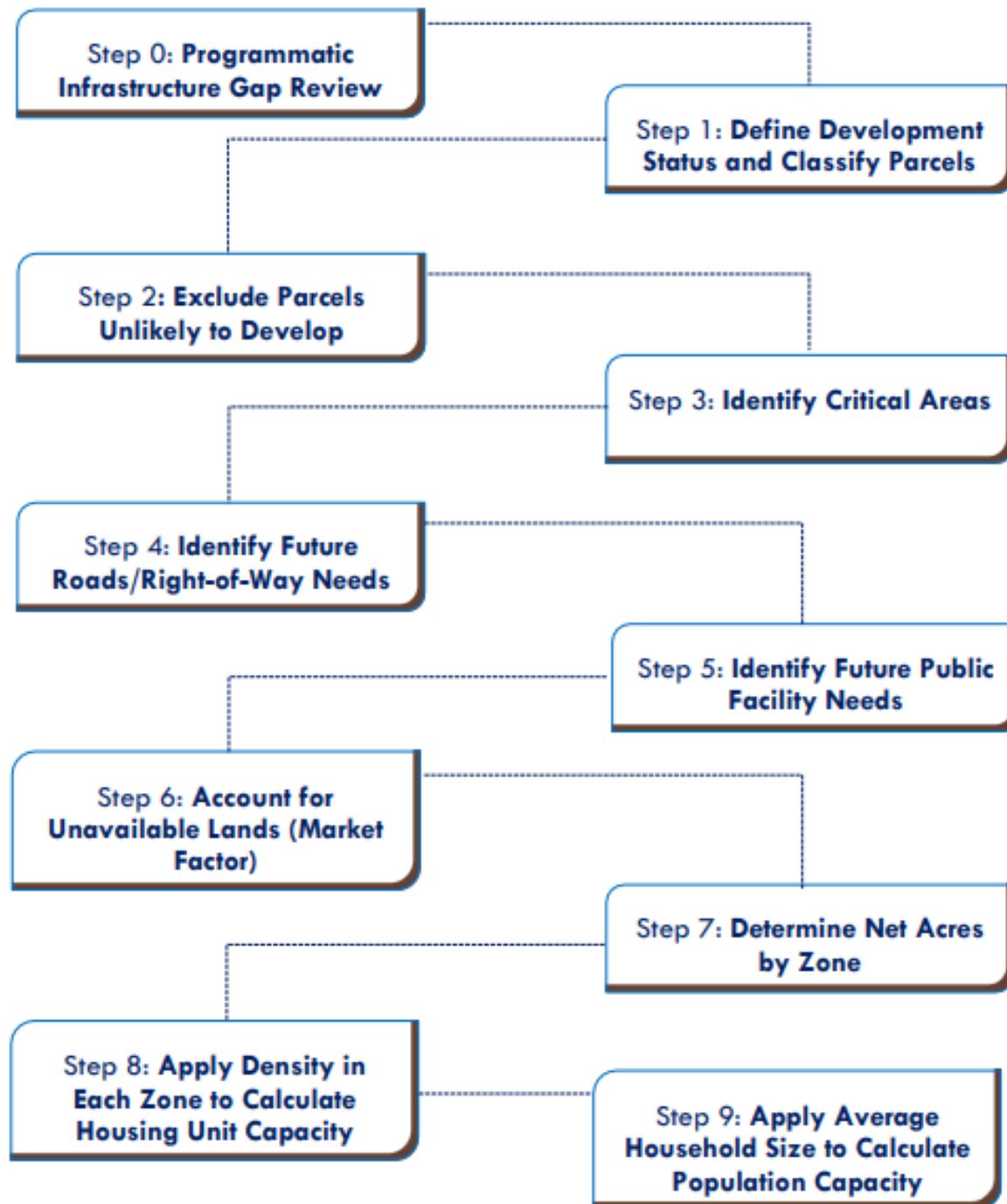
OTHER PLANNING TERMS

- **Density** = # of units per acre that a zone allows
- **Lot size** = the minimum size a lot can be subdivided into.
- **Setbacks** = how close a structure can be from the road or other property line.
- **Design Standards** = Architectural or site design recommendations or requirements for development within a community (Kingston, Silverdale)
- **Environmental Impact Statement** = review of significant, adverse impacts of a plan proposal (traffic, impervious surfaces).
- **Capital Facilities Plan** = needs and related costs of facilities (roads, sewers, water, schools) of a plan proposal.

LAND CAPACITY (MATH)

- Start with total acres in a UGA.
- Subtract land that is already developed.
- Subtract land in critical areas or buffers.
- Subtract land that is needed for roads and public facilities (stormwater, schools, parks).
- Subtract a % of land not likely to develop in 20 years.
- Multiply the acres left by assumed # of homes/units in each zone.
- Multiple the number or homes/units by expected persons per household.

Exhibit 2. Kitsap County Urban Residential LCA Process Overview



DRAFT ALTERNATIVES

- **No Action:** All maps, policies and regulations remain as they are today with no changes proposed. **Meets neither Housing Needs 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 Needs but exceeds 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 Population Targets but not Housing Needs.**

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.

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>

SPRING TIMELINE

- **February 22, 2024 – In-Person Workshop**
Kitsap County Administration Building, Port Orchard
- **February 26, 2024 – EIS Comment Deadline**
- **March 5, 2024 – Planning Commission Hearing**
Kitsap County Administration Building, Port Orchard
- **April 8, 2024 – Board of Commissioner Hearing**
Kitsap County Administration Building, Port Orchard



MORE INFORMATION?

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