



KITSAP COUNTY COMPREHENSIVE PLAN UPDATE

DRAFT LAND USE ALTERNATIVES

Background

Kitsap County is responsible for updating its Comprehensive Plan every 10 years with the most recent update due December 31, 2024. The Comprehensive Plan is the document that guides County actions through 2044 in many areas including land use, economic development, environmental protection, parks and open space, transportation and capital facilities.

The document includes an overarching vision for unincorporated Kitsap County as well as goals, policies and strategies to achieve community needs. For reference, the current 2016 Comprehensive Plan can be found at https://www.kitsapgov.com/dcd/Pages/2016_Comprehensive_Plan.aspx.

The Comprehensive Plan is adopted in coordination with an Environmental Impact Statement, Capital Facilities Plan and development regulations to provide analysis of infrastructure needs and potential impacts to natural systems.

The Plan will address expected population, housing and employment growth through 2044 ensuring that there is adequate land zoned for these uses. There are multiple ways to address this growth and Kitsap has developed three alternatives to analyze different configurations, intensities and locations of this growth in its communities. The alternatives also include policy initiatives to promote the outcomes described in each.

Alternative Descriptions

None of the three alternatives described below and shown in the attachments are a preferred recommendation at this time but rather a menu of options to assess environmental impacts and capital facility needs (road, sewer, schools, etc.). They are intended to test different strategies for accommodating growth in population, housing and employment. They are only to provide additional information for future public comment once the Environmental Impact Statement and Capital Facilities Plans are completed in Fall 2023.

The alternatives act as bookends for environmental review. Land use proposals of greater intensity than those proposed in the three alternatives, may not be able to be considered later in the process. It is important that the alternatives include all realistic options for future consideration.

These three alternatives distribute growth differently based upon Growth Management Act, regional plan goals, Commerce guidance, growth targets, requests for reclassification of properties and local circumstances. The three alternatives are generally described as:

- **No Action:** All maps, policies and regulations remain as they are today with no changes proposed. It accommodates the least population, housing and employment growth.
- **Focused Growth/Urban Center Focus:** Population, housing and employment growth is focused in existing urban areas such as Silverdale and Kingston with policies to incentivize more diverse housing types such as townhomes, multi-family and cottage housing. Rural uses remain the

same as current and policies are developed to set greenhouse gas emission targets and provide greater tree canopy in urban areas. This alternative accommodates the most population growth focused within existing UGA boundaries to meet Commerce housing 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. This alternative includes additional environmental protection for the Urban Restricted zone and requires additional tree canopy retention. This population is spread in a larger geography than the other alternatives but overall includes less population, housing and employment growth than Alternative 2.

All documents and maps related to these alternatives can be found at [Kcowa.us/compplan](https://kcowa.us/compplan).

Public Outreach

Kitsap County held multiple public participation opportunities to gain information and discuss the merits of the alternatives in February and March 2023. These outreach opportunities included public presentations to organizations, community groups and the public at-large, virtual meetings, open houses as well as email and social media advertising. All information regarding public comments, alternative descriptions and maps is available on the Kitsap County webpage [Kcowa.us/compplan](https://kcowa.us/compplan).

Planning Commission

The Planning Commission held multiple work sessions on these alternatives and held a public hearing on February 21st. At this well-attended hearing, the public provided oral and written testimony predominantly focused on the following:

- South Island Lake UGA Expansion in Alternative 3 – The Commission received testimony largely in opposition to the properties’ inclusion. Concerns included traffic, neighborhood compatibility and environmental impact to Barker Creek. The proponent shared a different perspective including restoration activities for the Creek and expanded housing opportunities.
- Rural rezones in Alternative 3 – Testimony was received regarding the potential impacts on rural property values from additional rural development. This could have a detrimental effect on farmland preservation.
- Support for concentrated growth proposed in Alternative 2.
- Support for various reclassification requests currently located within the current Alternatives.
- Support for the inclusions of some rezone proposals omitted from current Alternatives.

The Planning Commission discussed both the written and verbal testimony and largely supported the alternatives as drafted. They did propose the inclusion of some rezone requests previously excluded from the alternatives and shared some concerns regarding the south Island Lake proposal. Recordings of these meetings can be found in the Past Event header at [Kcowa.us/compplan](https://kcowa.us/compplan).

Alternative Selection Process

The Board of Commissioners is holding a public hearing on the proposed alternatives maps and descriptions April 10, 2023 at their regular evening meeting with written testimony held open until April 14th.

The Board will then discuss the alternatives on April 17th at their afternoon briefing and April 19th at their work study session then provide final direction on the contents of the three alternatives for further planning and analysis. Both sessions will be available for viewing virtually through Zoom at <https://sp.kitsapgov.com/sites/comm/SitePages/agendasearch.aspx>. No public comment is available during these meetings.

Future Process

Below is the future process leading to final adoption of the Comprehensive Plan documents. While December is the final deadline, we hope to adopt earlier to avoid the holiday season. Steps with expansive public process are in blue while internal staff work in in green. Public meetings and outreach opportunities for these future phases will be posted on the website Kcowa.us/compplan.

Preliminary Alternatives Selected	Draft EIS, Comp Plan and Regulations Released	Preferred Alternative Selected	Final EIS, Comp Plan, Capital Facilities Plan and Regulations Released	Board Approval of Final Documents
April 2023	October 2023	February 2024	June 2024	October 2024