

Comprehensive Plan

New Document Release
Suquamish Community Advisory Committee
October 3, 2024



PLANNING DOCUMENTS

- **Comprehensive Plan** – *Goals, Policies, and Strategies*
- **Final Environmental Impact Statement (FEIS)** – *Significant, new, adverse impacts, and mitigation*
- **Capital Facilities Plan (CFP)** – *Infrastructure (pipes and pavement) and facility needs (schools, fire)*
- **Development Regulations** – *Requirements for future development*

CHANGE INITIATIVES



- **Housing** – *Commerce guidance directs housing unit # and type. Residents 80% if AML and under generally need multifamily housing opportunities. Current zoning is dramatically under multifamily capacity and over in single-family, detached capacity.*



- **Climate Change** – *With 271 miles of shoreline, multiple flood plains and only aquifers as its water source, sea level rise, saltwater intrusion and other resiliency issues will impact Kitsap over the next 20 years. HB 1181 will require Kitsap to adopt significant measures by 2029.*

CHANGE INITIATIVES



- **Vital Regional and Countywide Centers** – *Current Centers are employment, retail, or service driven. They are not places where people live. People drive in and drive out. Centers are not walkable or bikeable and have limited transit.*

POPULATION TARGET TO CAPACITY

Urban Growth Area (UGA)	Adjusted Growth 2022-2044	Land Capacity Preferred Alternative	Growth to Land Capacity Preferred Alternative 2022-2044
Bremerton	2,544	2,491	53
Silverdale	9,442	14,563	-5,121
Kingston	3,121	3,271	-150
Poulsbo	1,054	922	132
Port Orchard	3,486	3,643	-157
Central Kitsap	4,787	5,611	-824
Rural	4,391	4,391	0
Total	28,825	34,892	-6,067

HOUSING NEED TO CAPACITY

Income Range	Housing Need 2044	Housing Type Accommodating	Zones Focused	Alt. 1 Capacity	Alt. 2 Capacity	Alt. 3 Capacity	Preferred Alt. Capacity
0-30%	2,768	Multi-family	RC, C, UVC, NC, UM				
0-30% PSH	1,214	Multi-family	RC, C, UVC, NC, UM				
31-50%	2,376	Multi-family	RC, C, UVC, NC, UM				
51-80%	1,996	Multi-family, Single-family – Attached, Cottage Housing	RC, C, UVC, NC, UM, UCR, UL, UR, GB				
Sub-Total	8,354			2,046	7,962	3,717	7,175
81-100%	1,028	Single-family Detached	UCR, UL, UR, GB				
101-120%	1,012	Single-family Detached	UCR, UL, UR, GB				
Sub-Total	2,040			1,148	2,108	1,979	1,874
>120%	4,103	Single-family Detached	UCR, UL, UR, GB				
Sub-Total	4,103			6,398	5,140	6,981	4,179
Total	14,497			9,592	15,210	12,677	13,228
Emergency Housing	612	Facility	RC, C, UVC, NC, I				Sufficient Capacity

- Preferred also reduced housing capacity from Alt. 2 (further below Commerce need).
- Effort to balance the population and housing requirements of GMA.

EMPLOYMENT TARGET TO CAPACITY

Urban Growth Area (UGA)	Adjusted Growth 2022-2044	Land Capacity Preferred Alternative	Growth to Land Capacity Preferred Alternative 2022-2044
Bremerton	2,454	3,922	-1,468
Silverdale	11,023	10,391	632
Kingston	1,343	801	542
Poulsbo	103	90	13
Port Orchard	1,429	1,106	323
Central Kitsap	1,380	1,276	104
Rural	2,150	2,150	n/a
Total	19,882	19,736	146

- Minor shortfall on employment much improved from Alt. 2.
- Industrial employment focused in existing industrial areas rather than spread.

BOARD PREFERRED ALTERNATIVE

- **Refer all rural reclassification requests (including Rayonier) to a 2025+ planning process.**
- **UGA expansions are limited to those that increase housing diversity, provide industrial opportunities or support City annexation goals.**
- **Population exceeds our target by 150 in Kingston.**
- **Comes close to meeting Commerce's housing need estimates**
- **Meets employment targets with opportunities for commercial and industrial jobs**

CLIMATE CHANGE - NEW

- Establish a foundation for meeting State climate planning legislation (required by 2029).
- Reduce greenhouse gas emissions.
- Adopt Puget Sound Regional Council'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 adaptation sub-chapter, focused on various areas impacted by Climate Change, such as public health, economy, infrastructure, and emergency preparedness and response





SUB-AREA PLANS

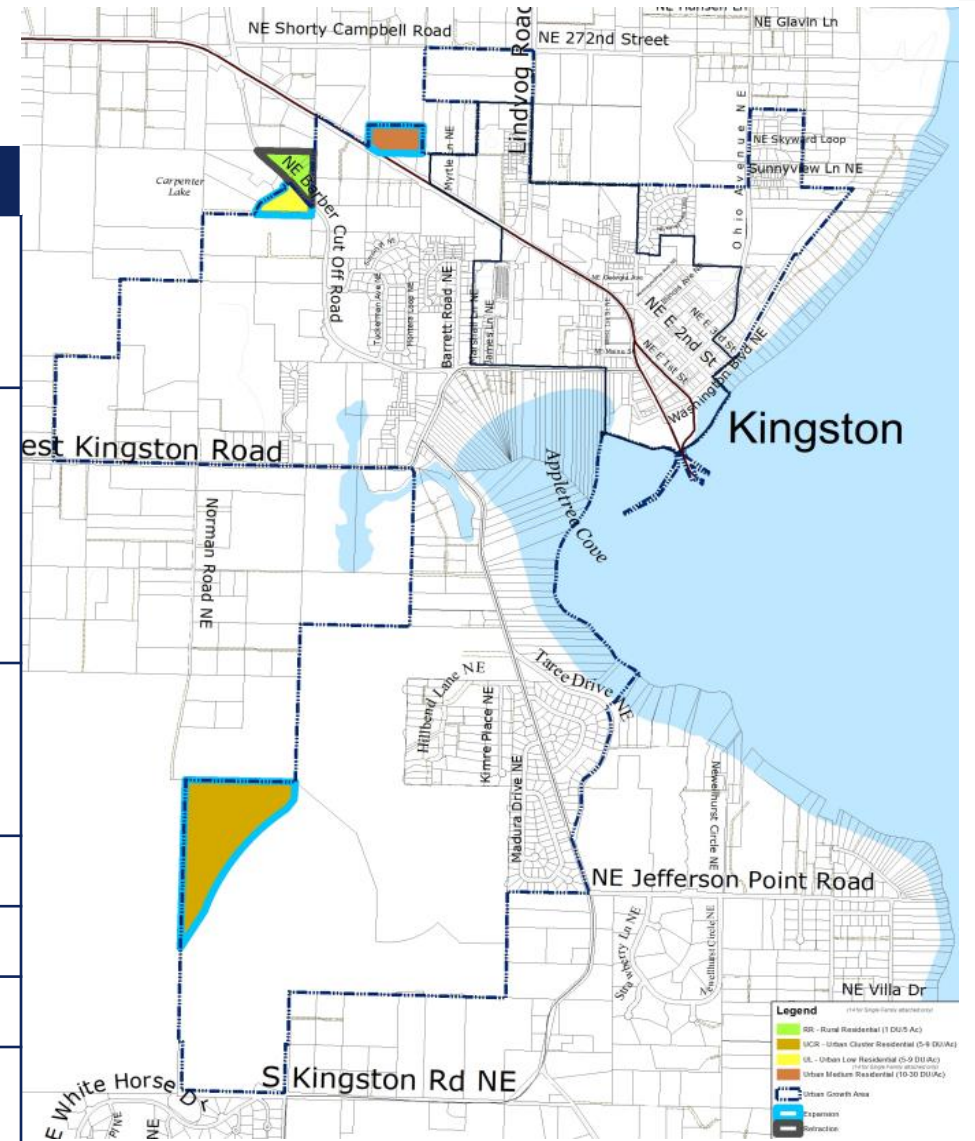
- Drafts propose no changes to Keyport, Illahee, and Gorst.
- Manchester and Suquamish chapters augmented only to improve roads and trail systems.



However, Kingston and Silverdale Plans are significantly revised to meet growth projections and housing needs.

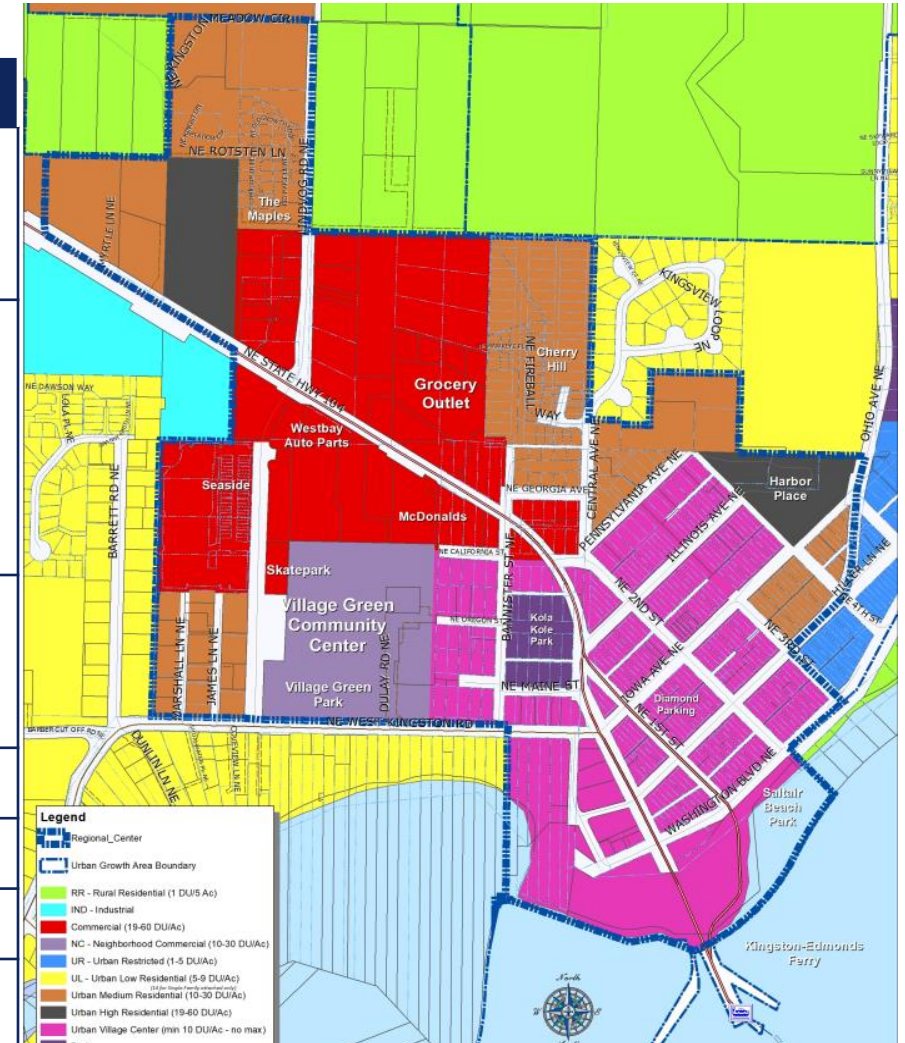
KINGSTON UGA

Policy	Current (Alt 1)	Staff Recommendation
Assumed Densities	UVC- 12 DU/acre C- 0 DU/acre UM- 12 DU/acre	UVC- 18 DU/acre C- 30 DU/acre UM- 20 DU/acre
Density Ranges	UVC- 10-No max C- 10-30 DU/acre UM- 10-18 DU/acre UL5-9 DU/acre	UVC- 10-No max C- 19 DU/acre - 60 DU/acre UM- 10-30 DU/acre UL/UCR- 5-9 DU/acre (14 for SFR attached only)
Maximum Structure Height	UVC- 45 feet C- 35 feet UM- 45 feet	UVC- 45 feet C- 55 feet UM- 45 feet
Center Boundary	No boundary	Next slide
Center Incentives	None	Improved Permit Processing
Storefront Zone	Not included	Not included
Transit Frequency	Current	30-minute frequency



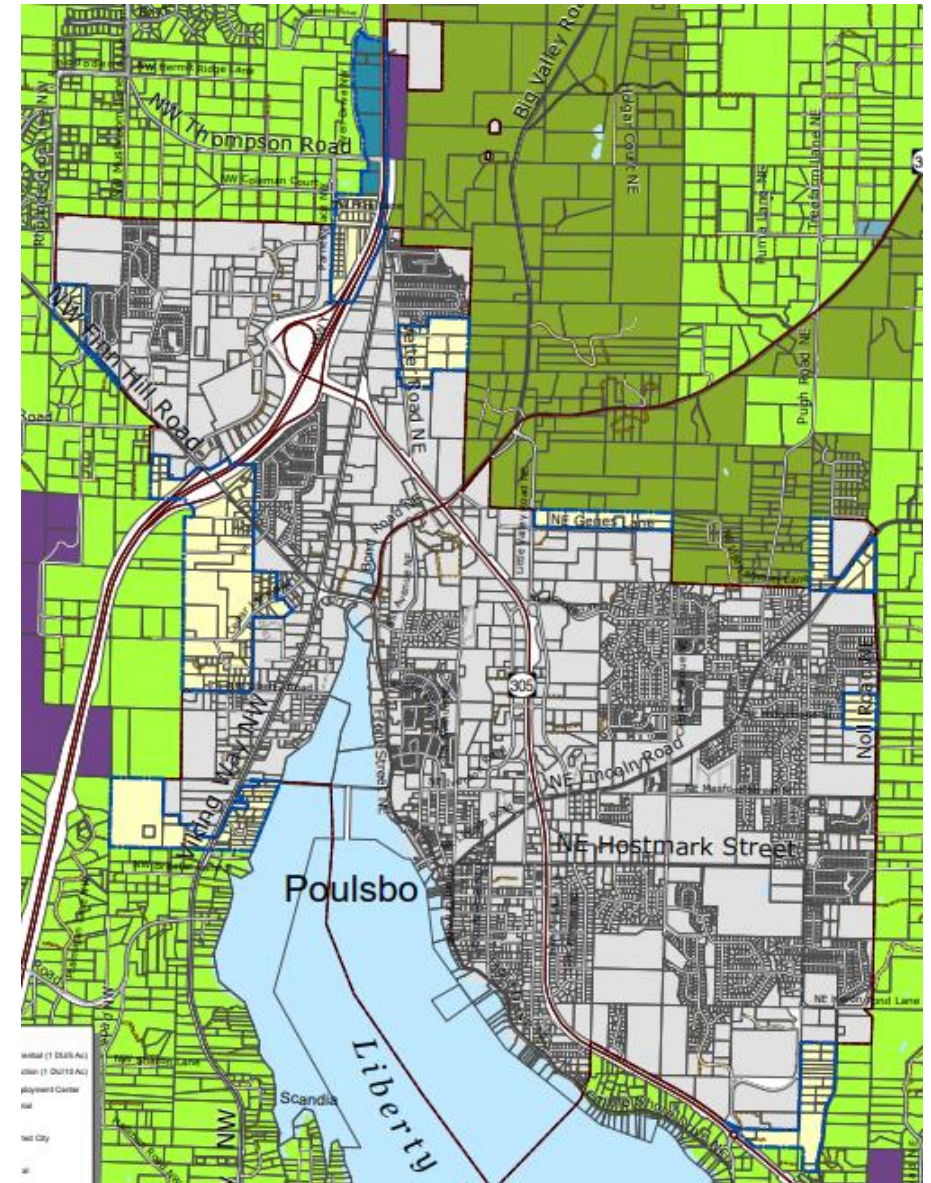
KINGSTON COUNTYWIDE CENTER

Policy	Current (Alt 1)	Staff Recommendation
Assumed Densities	UVC- 12 DU/acre C- 0 DU/acre UM- 12 DU/acre	UVC- 18 DU/acre C- 30 DU/acre UM- 20 DU/acre
Density Ranges	UVC- 10-No max C- 10-30 DU/acre UM- 10-18 DU/acre UL- 5-9 DU/acre	UVC- 10-No max C- 19 DU/acre UM- 10-30 DU/acre UL/UCR- 5-9 DU/acre (14 for SFR attached only)
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POULSBO UGA

- No change to UGA boundary (same as Alternative 1).
- Regulations (density, heights, etc.) are based on adopted Poulsbo code consistent with current inter-local agreement.
- Consistent with Poulsbo testimony.



OTHER COUNTYWIDE PROPOSALS

Policy	Current (Alt 1)	Preferred Alternative
GHG Emission Targets	None	PSRC’s Targets – 80% below 1990 levels by the year 2050
Parking Reductions (SF)	2.5 spaces per unit Garages don’t count	2.5 spaces per unit; Individual unit garages count 1 to requirement
Parking Reductions (MF)	1.5 per unit + 0.5 per unit on street or set aside	Units with 1 or fewer bedrooms: 1 space per unit; Units with 2 or more bedrooms: 1.5 spaces per unit
Parking Reductions (Comm)	No change	High-capacity transit standards countywide
Suquamish/Manchester LAMIRDs		
Lot Aggregation	Required based on property size	No change
Accessory Dwelling Units (Detached)	ACUP Required	Permitted
Rural		
Accessory Dwelling Units (Detached)	CUP Required	CUP Required

OTHER POLICY AND CODE CHANGES



Removed or reduced lot dimensions and minimum lot sizes in urban areas



Removed or reduced setbacks

For multi-family and single-family, attached development

OTHER POLICY AND CODE CHANGES



Improved permit processing

For multi-family projects in Centers such as Silverdale, Kingston, and McWilliams

C-Pacer program

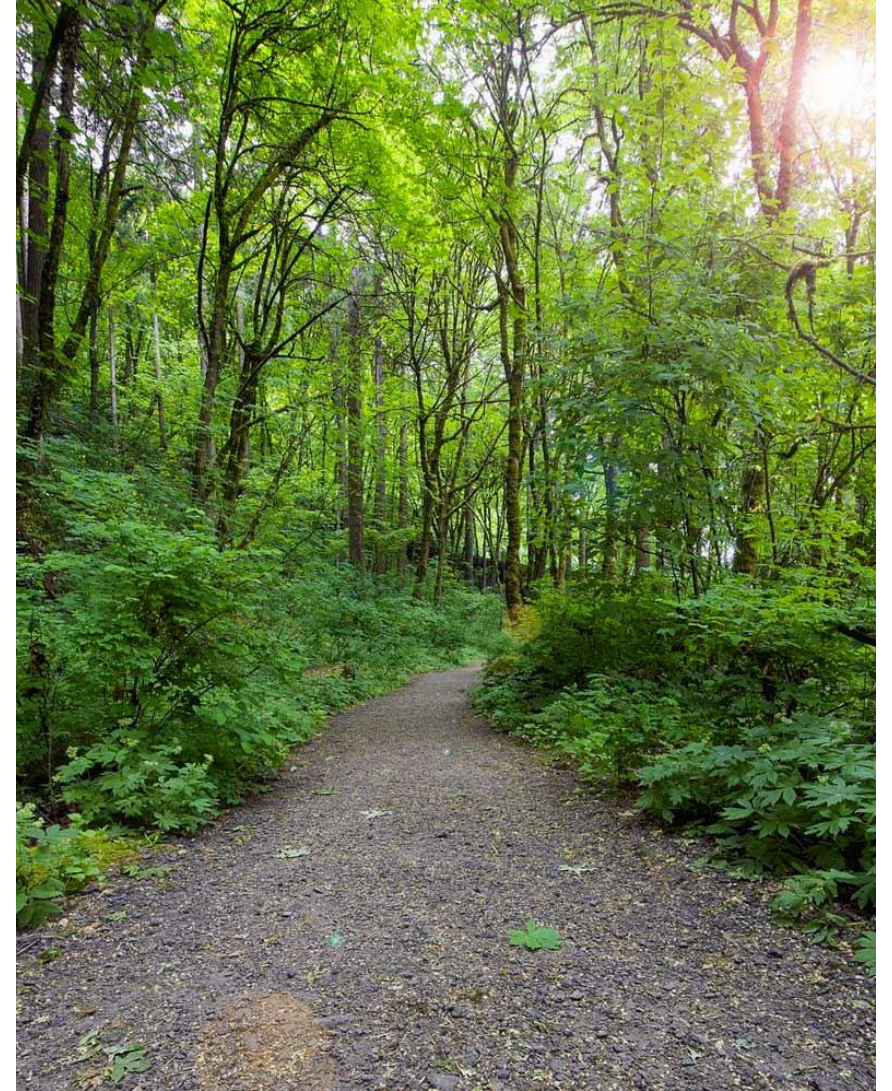
To incentivize environmental building techniques in multi-family and commercial development

Boundary Line Adjustment criteria

To improve transparency of requirements

TREE CANOPY

- Applies to urban areas only.
- Tree canopy requirements shall apply to subdivision of land or single-family and multi-family development creating **four (4) or more developable lots or units.**
- Retention of trees greater than 18 inches DBH is encouraged.
- Tree retention is preferred to tree replacement.



JAN-MAR

Public comment and outreach on draft documents .

APR

Preferred alternative selected.

MAY-JULY

Documents updated to reflect feedback

AUG-NOV

Final documents released/reviewed:

- Environmental Impact Statement
- Comprehensive Plan Elements
- Capital Facilities Plan
- Developmental Regulations

DEC

The Board of County Commissioners makes a decision on final version of the proposed Comprehensive Plan.

Jan

Feb

Mar

Apr

May

Jun

Jul

Aug

Sept

Oct

Nov

Dec

2024 UPDATED SCHEDULE

Public Workshops – TBA



Planning Commission Findings – Oct. 15

Board of Commissioner Hearing – Oct. 28

THANK YOU!

Kitsap County Comprehensive Plan



compplan@kitsap.gov



360-337-5777



kcowa.us/compplan

