

KITSAP COUNTY 2024 COMPREHENSIVE PLAN MANCHESTER SUB-AREA PLAN PREVIEW OF DRAFT REVISIONS

Kitsap County Commissioners

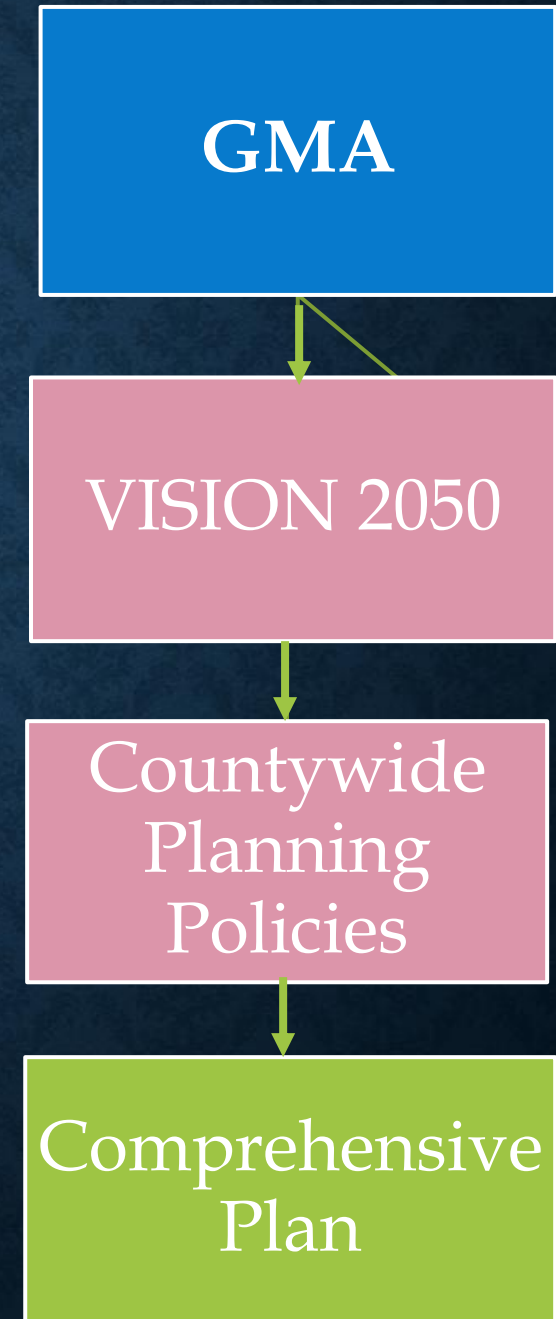
December 5, 2023



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.



GROWTH

20-year planning horizon

PSRC provides targets not projections (“bend the trend”)

KRCC has established population and employment growth targets for 2044 (nearly 71,000 people countywide)

Targeting growth to cities, Silverdale and Kingston.

Not LAMIRDs like Manchester.



LIMITED AREA OF MORE INTENSIVE RURAL DEVELOPMENT (LAMIRD)

- Acknowledge 1990 development pattern.
- Boundary is set by original community plan (2002). Cannot be changed.
- Growth is limited by existing infrastructure.
- Not eligible for most urban funding sources. Rural funding is limited.

DRAFT ALTERNATIVES

Alternative 1 “No Change”

Today’s zoning, goals and policies and codes.

Alternative 2 “Compact Growth”

Maximize growth in urban centers with a heavy focus on multi-family and transit.

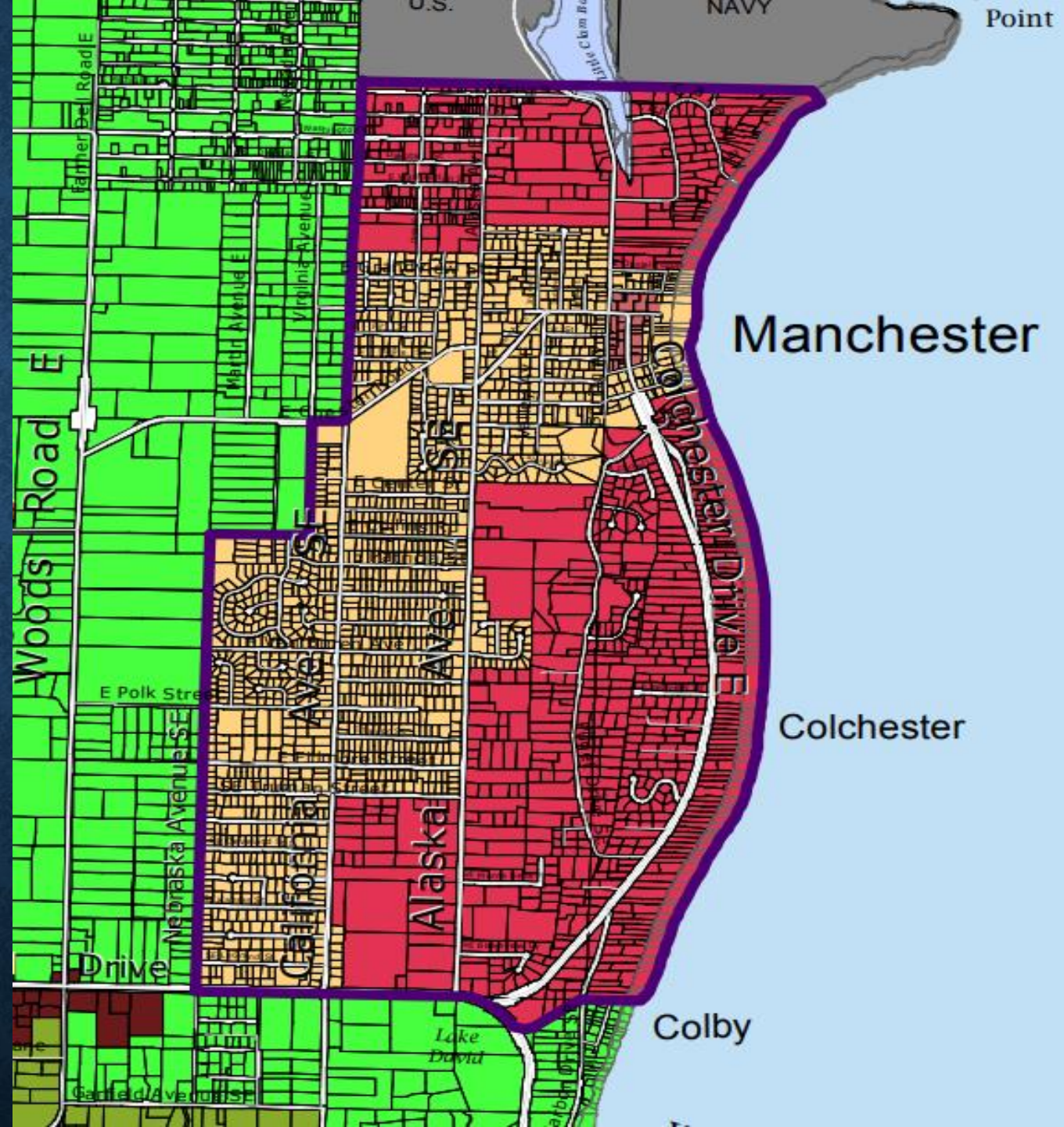
Alternative 3 “Dispersed Growth”

Maintain past single-family, detached development pattern with additional environmental protections.

MANCHESTER SUB-AREA

Includes three zones:

- Manchester Village Residential (Orange)
- Manchester Village Low Residential (Red)
- Manchester Village Commercial (Burnt Umber)



MANCHESTER SUB-AREA

Sub-Area Plan developed in 2002 and manifestly updated in 2007 with the Manchester Community Plan.

Some Manchester-specific regulations:

- Height limitations
- Minimum lot sizes for development (lot aggregation)
- Design standards for MVC zone



LOT AGGREGATION

- Tax parcels versus Legal Lots
- Historic Subdivision <math><1/10^{\text{th}}</math> acre lots
- Aggregation requires **combining lots** to meet dimensional standards of the zone.
- **Impact: Not every lot is developable.**
- **Historically, hard to enforce.**



MANCHESTER SUB-AREA

Proposed revisions in Draft Sub-Area Plan.

Few but impactful:

- Minimum lot sizes for development (lot aggregation) – Removed in Alternative 3.
- Policy inserted to promote traffic calming design in transportation planning discussions.
- Easier to build Accessory Dwelling Units



PLANNING DOCUMENTS

Comprehensive Plan – Goals and policies setting aspirational direction for County actions (Balanced)

Environmental Impact Statement – Assesses any countywide, planning-level, adverse impacts from proposals.

Capital Facilities Plan – Infrastructure (roads, sewer, schools, etc.) necessary to accommodate growth.

Development Regulations – Regulations development is required to follow.



NEXT STEPS

Document Release – **December 15, 2023**

Community outreach – **January – March 2024**

Planning Commission Hearings – **March 2024**

Board of Commissioner Hearings – **April 2024**

Preferred Alternative and Major Policies Approved – **April 30, 2024**

Final Documents Developed – **Summer 2024**

DEADLINE: December 31, 2024

MORE INFORMATION

Kitsap County Comprehensive Plan

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