

Central Kitsap Community Council
Presentation

Feb. 7, 2024

COMPREHENSIVE PLAN

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PLANNING DOCUMENTS

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

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

Capital Facilities Plan – Infrastructure (roads, sewer, schools, etc.) necessary to accommodate growth based on levels of service.

Development Regulations – Zoning, subdivision and other regulations development is required to follow.



MAIN UPDATE CONSIDERATIONS

- ▶▶▶ Meet population and employment growth targets through 2044.
- ▶▶▶ Accommodate Commerce-directed housing needs to improve affordability.
- ▶▶▶ Begin to address climate change goals (not required until 2029 but encouraged).
- ▶▶▶ Assess the Wildlands Urban Interface impacts on County initiatives.

No one issue is prioritized so balance all of them.



DRAFT ALTERNATIVES

1. No Action: All maps, policies and regulations remain as they are today with no changes proposed. Meets neither Housing nor Population Targets

2. 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 Targets but exceeds CPP Population Targets.

3. 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 CPP Population Targets but not Housing Targets.

DRAFT ALTERNATIVES

IMPACT / NEEDS SUMMARY

1. No Action: Baseline impacts on the environment. Areas of development will create disturbance. Significant existing transportation needs (lane miles).
2. Focused Growth/Urban Center Focus: Concentrated growth better for the environment countywide but has greater impacts in centers. Less impervious surface due to vertical construction. Little change in impacted lane miles but requires larger projects and huge investment in transit.
3. Dispersed Growth: With limited areas of UGA expansion and rural upzones, impacts to environment greater than Alt 2 but not substantially. Without transit but fewer trips (people/jobs), impacted lane miles is the highest.

STAFF REVIEW

Gap Analysis/Commerce and PSRC Checklists
Consistency with new GMA, VISION 2050 and/or CPP
revisions.

Public Comment
Stakeholder and general public suggested plan and code
edits.

Board Direction on Alternatives
Established zoning maps and major policies for review and
analysis.

GROWTH
MANAGEMENT ACT



VISION
2050



COUNTYWIDE
PLANNING
PROCESS



COMPREHENSIVE
PLAN

COUNTYWIDE PLANNING POLICY (CPP) TARGETS

Consistent with VISION 2050.

Focus on cities, Silverdale and Kingston for growth.

Very low rural allocation.

<u>Jurisdiction</u>	<u>2020 Population (US Census)</u>	<u>2020-2044 Population Growth</u>	<u>2044 Population Target</u>
<u>Metropolitan Cities</u>			
<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>
<u>Core City</u>			
<u>Silverdale</u>	<u>19,675</u>	<u>9,896</u>	<u>29,571</u>
<u>High-Capacity Transit Communities</u>			
<u>Bainbridge Island</u>	<u>24,825</u>	<u>4,524</u>	<u>29,349</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>
<u>Urban Unincorporated</u>			
<u>Central Kitsap UGA</u>	<u>24,741</u>	<u>5,000</u>	<u>29,741</u>
<u>Rural Areas</u>			
<u>Rural</u>	<u>106,865</u>	<u>5,415</u>	<u>112,280</u>

POPULATION TARGET TO CAPACITY

Population adjusted to 2022 to compare to 2022 Land Capacity Analysis.

•Black numbers = under target. Red numbers = over target

UGA	Census Population 2020	CPP Targeted Growth 2020-2044	Adjusted Growth 2022-2044		Land Capacity Alt 1 2022	Land Capacity Alt 2 2022	Land Capacity Alt 3 2022	Growth to Land Capacity Alt 1 2022-2044	Growth to Land Capacity Alt 2 2022-2044	Growth to Land Capacity Alt 3 2022-2044
Bremerton	10,105	2,762	2,544		2,260	2,810	2,219	284	-266	325
Silverdale	19,675	9,896	9,442		7,962	15,549	11,845	1,480	-6,107	-2,404
Kingston	2,435	3,200	3,121		2,375	3,952	3,227	746	-831	-106
Poulsbo	528	1,065	1,054		974	974	1,021	80	80	33
Port Orchard	15,370	3,552	3,486		3,547	3,967	2,615	-61	-481	871
Central Kitsap	24,741	5,000	4,787		4,555	5,896	4,138	232	-1,109	649
Rural	106,865	5,415	4,391		4,391	4,391	4,391	0	0	0
Total	179,719	30,890	28,825		26,064	37,539	29,457	2,761	-8,714	-632

HOUSING NEED TO CAPACITY

»»» Housing options for 50-80%

»»» What multi/single family split.

»»» Analysis leading to a near 50/50 split.

AMI %	Housing Type	Housing Need 2044	Alternative 1	Alternative 2	Alternative 3
0-30% Non-PSH	Multi-Family	2,768	1,819	7,232	3,426
0-30% PSH	Multi-Family	1,214			
31-50%	Multi-Family	2,376			
Sub-Total		6,358			
51-80%	Multi-Family, Single-Family - Attached Cottage Housing	1,996	Multi/Single-Family Split 50/50?	Multi/Single-Family Split 50/50?	Multi/Single-Family Split 50/50?
81-100%	Single Family - Attached and Detached	1,028	7,271	7,452	7,340
101-120%	Single Family - Detached	1,012			
120%+	Single Family - Detached	4,103			
Sub-Total		6,153			
Total		14,497	9,090	14,684	10,766
Emergency Housing		612	612	612	612

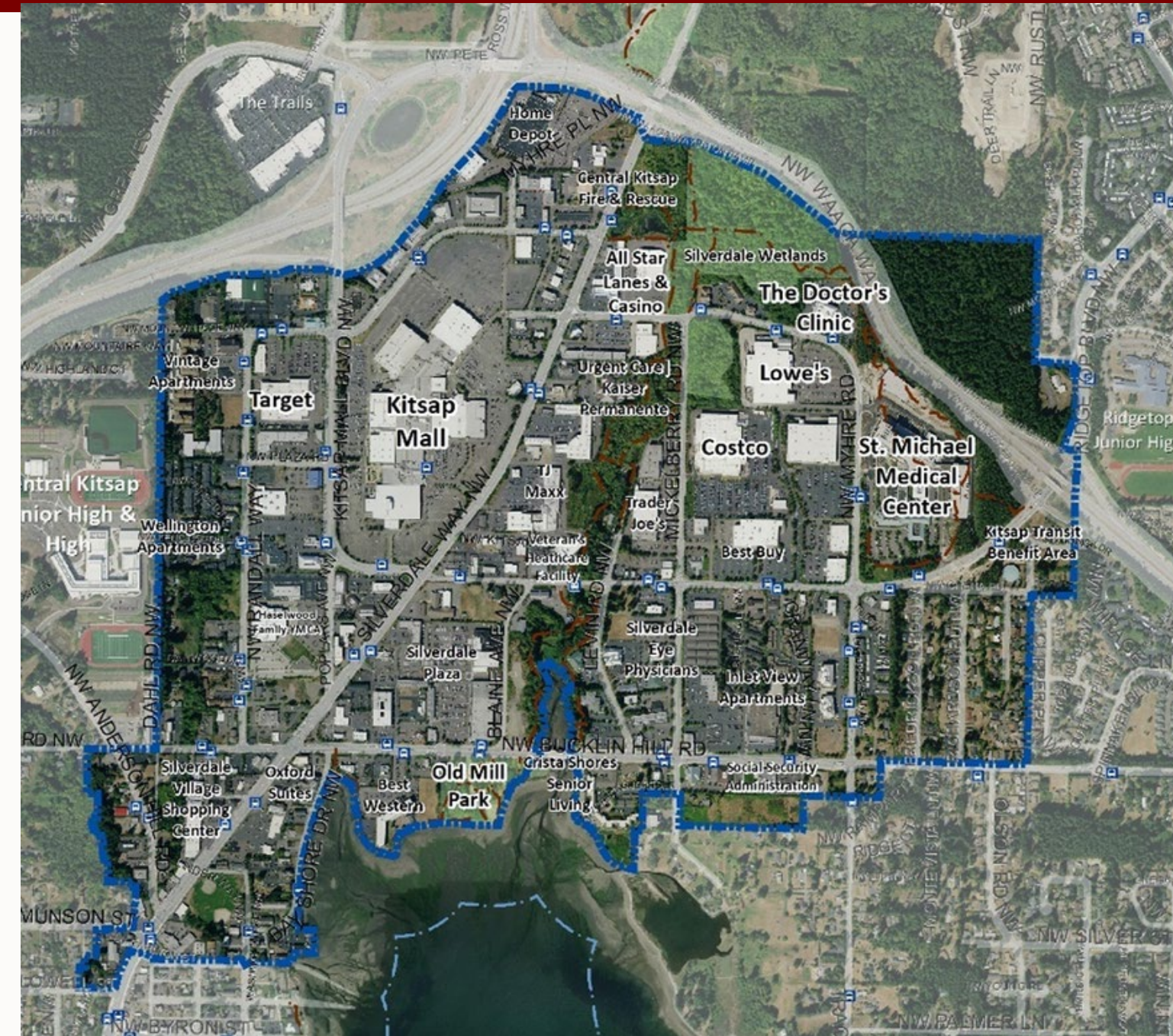
SILVERDALE REGIONAL CENTER REDEVELOPMENT FOCUSED

- Heights increased to 65-85 feet in most areas
- No max density (only limited by heights)
- Reduced parking requirements.
- Expanded SEPA exemptions consistent with state law.
- Location of future MFTE and expedited permitting for multi-family housing.
- Required frontage improvements.



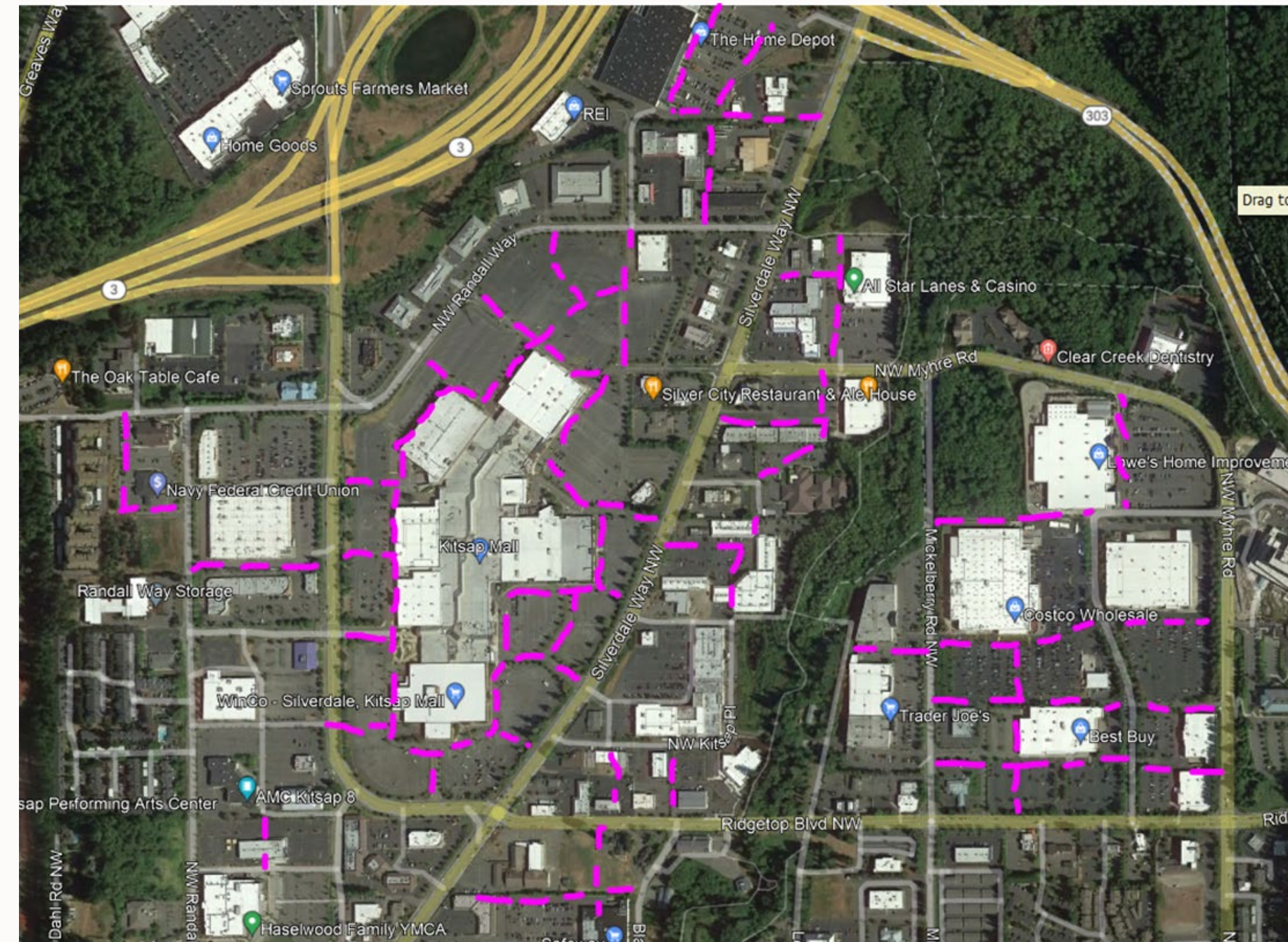
SILVERDALE REGIONAL CENTER CLEAR BOUNDARY

- Centers are partially based on PSRC requirements for current and future activity unit levels.
- Boundary reduced to better meet PSRC requirements.
- Silverdale is focused on the center loop south of the highways.
- Ridgetop DNR property is included.



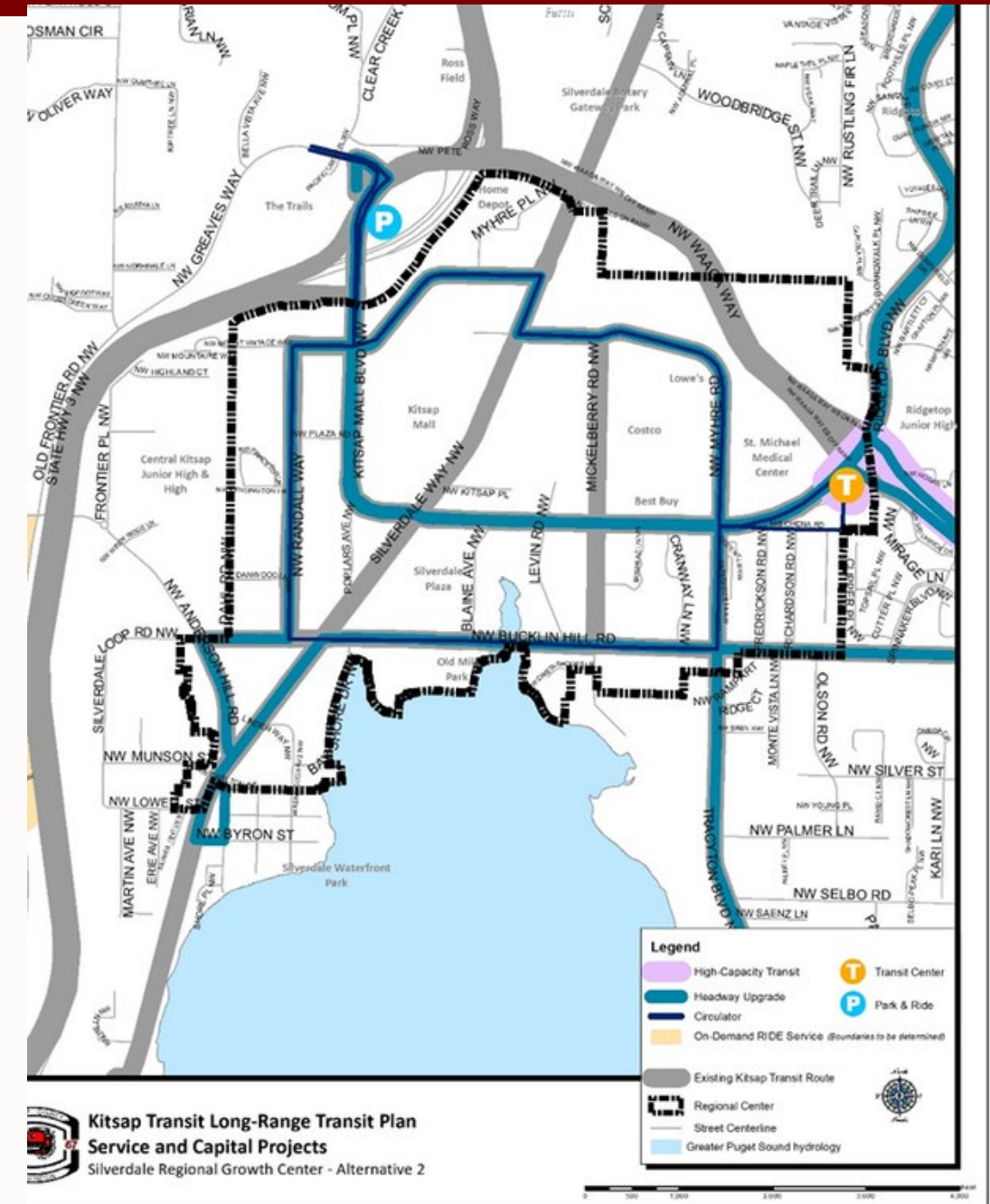
SILVERDALE REGIONAL CENTER WALKABILITY

- Existing super blocks need to be broken up.
- Plan to guide future redevelopment.
- Consistent with existing Silverdale transportation planning.

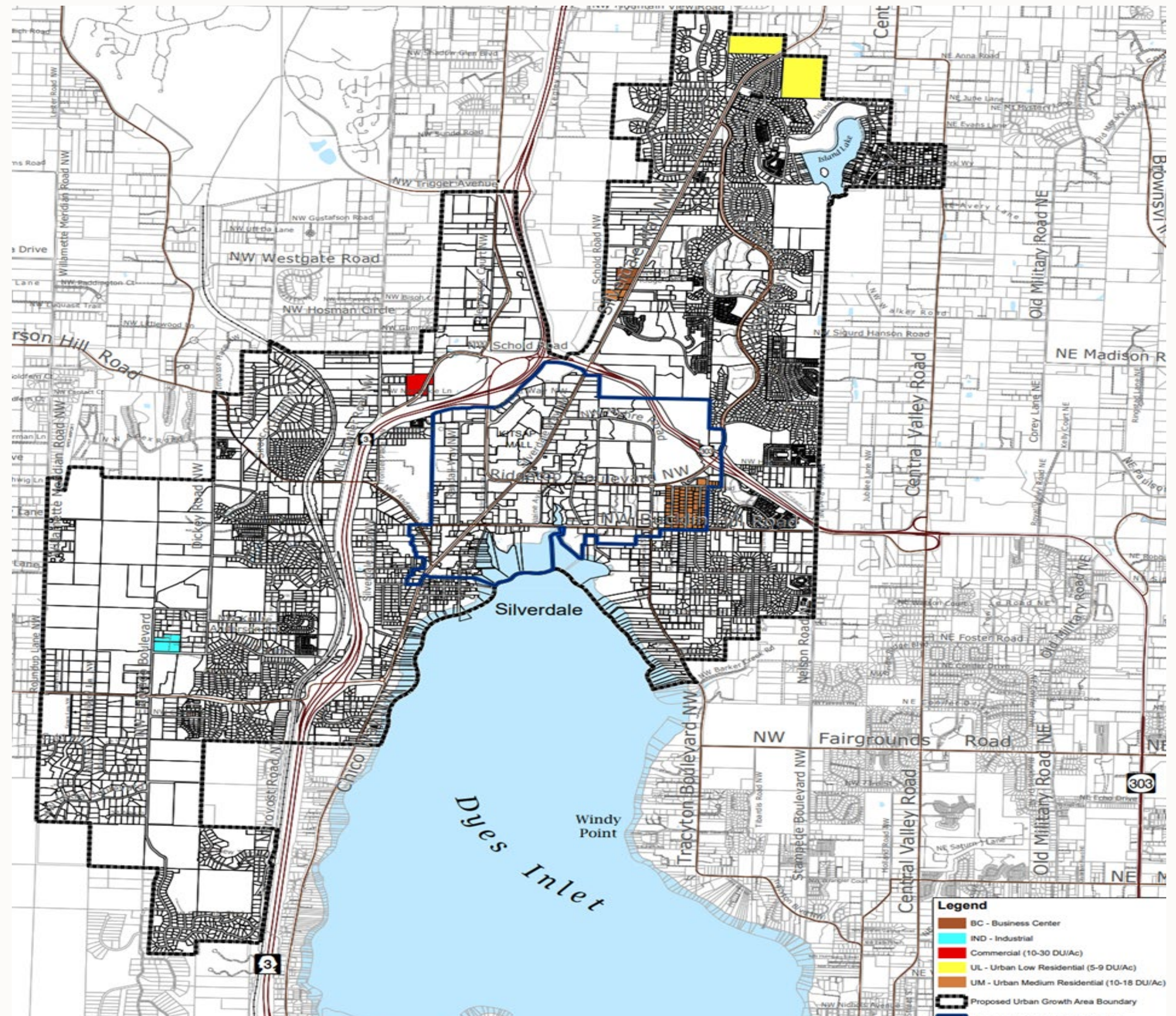


SILVERDALE REGIONAL CENTER TRANSIT AVAILABILITY

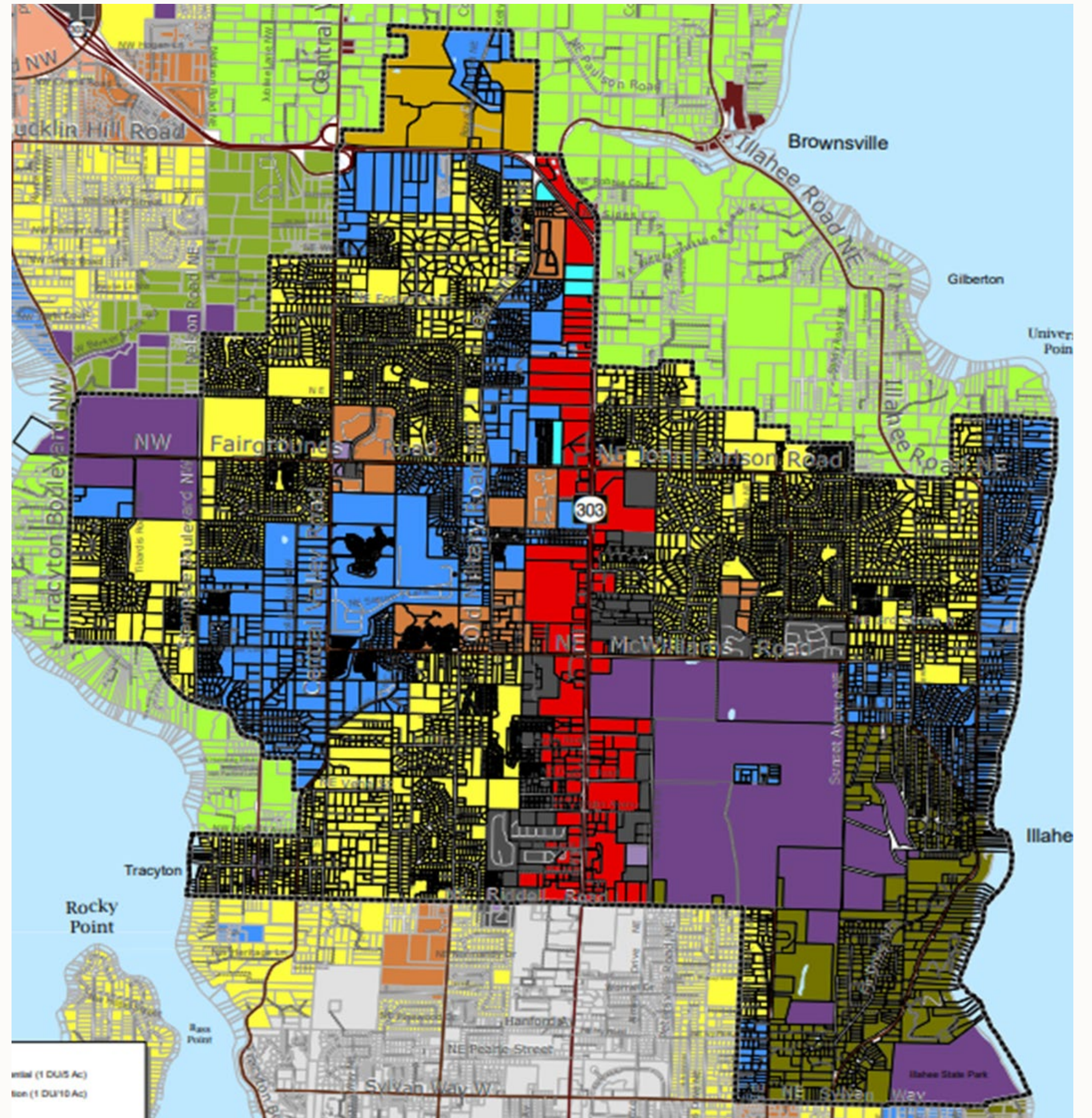
- Key to success of multi-family development and walkable communities.
- Must be frequent and reliable.
- Kitsap needs significant expansion in routes and stops, primarily on our urban centers.
- Kitsap Transit must make this a priority.



SILVERDALE ALT 2 CHANGES



CENTRAL KITSAP ALT. 1



CODE AMENDMENTS

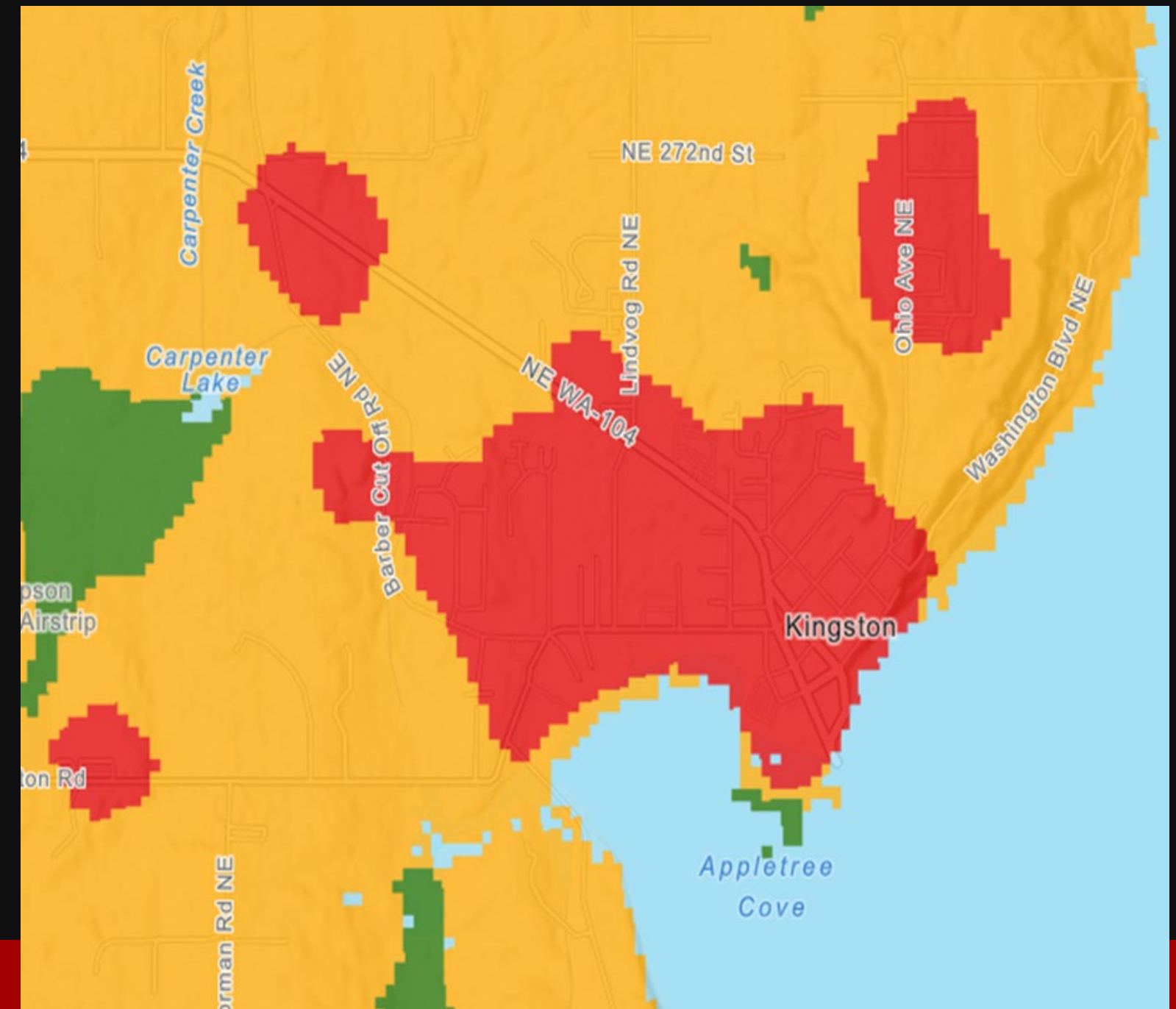
- Increased densities in multi-family and commercial zones UM = 30, UH = 60, C = 60 or No Max, UVC = No Max
- Increased densities for single family attached housing. UL and UCR = 14
- Removed or reduced lot dimensions and minimum lot sizes
- Increased height allowances: 65 feet base in Silverdale & 55 feet elsewhere + process to go higher.
- Reduced or removed setbacks for multi-family and single-family, attached
- Expanded SEPA thresholds for multi-family and single-family, attached development.

CODE AMENDMENTS

- MFTE analysis completed for Silverdale and Kingston. Needs legislative change to fully utilize 😞
- Alternate Planned Unit Development (PUD) code for design flexibility. Replaces PBD code and moved to Title 16.
- Allowed Use adjustments to remove separate land use steps.
- Tree Replacement requirements based upon tree units (Alt 2)
- Tree Retention requirements based upon % of canopy cover (Alt 3)

W I L D L A N D S U R B A N I N T E R F A C E

- State requirement
- Establishes risk areas based upon tree density and housing density.
- Requires specific materials and “defensible space” around structures (no trees).
- Kitsap is significantly impacted by these risk designations (e.g. Kingston and Central Kitsap UGA).



UPDATED SCHEDULE

- Comments on Draft EIS extended to February 26, 2024
- Comments on other documents due April 8, 2024
- Further public process through December 2024

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>

MORE INFORMATION

Kitsap County Comprehensive Plan

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