

Comprehensive Plan

Central Kitsap Community Council
October 2, 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 AMI 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.*



- **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.*

Housing Diversity

- *Missing Middle Housing.*
- *Triplexes, four-plexes, row housing, cottage housing and low-story multifamily.*
- *More affordable than existing single-family, detached homes.*
- *Accessory Dwelling Units.*
- *Promoted in new developments AND existing neighborhoods.*

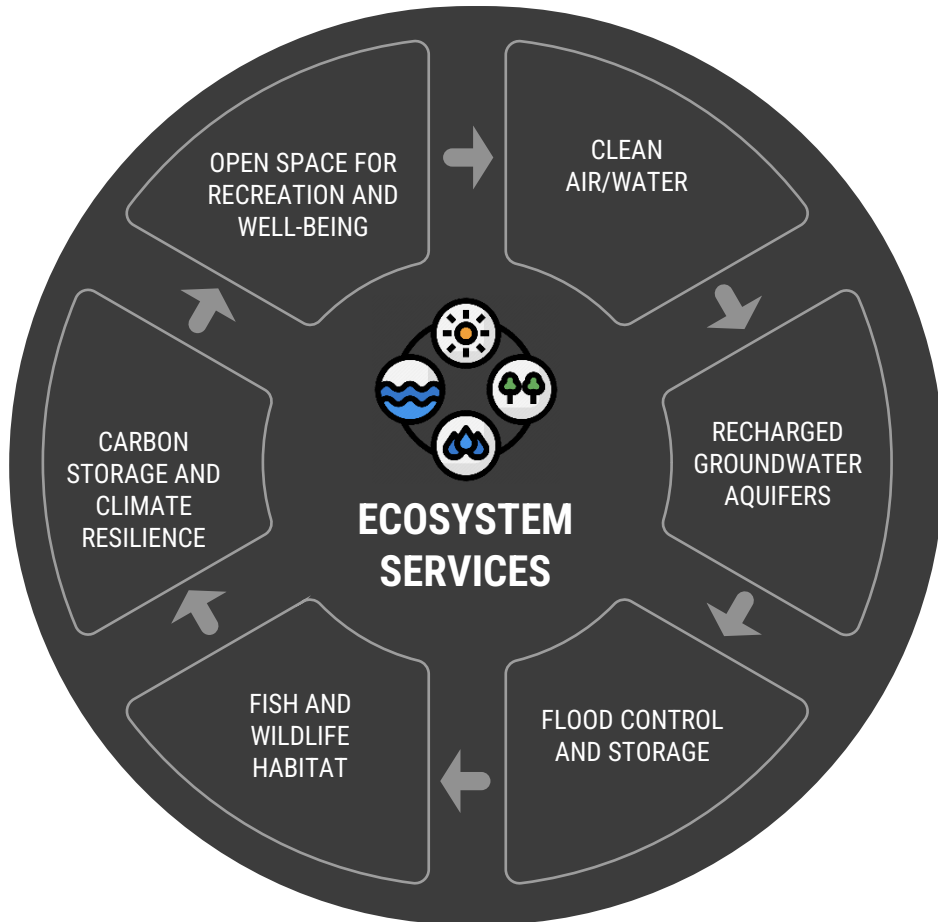


C-PACER Program

- *Incentive program for green building in commercial and multi-family construction.*
- *Reductions in GHG emissions, water consumption and increasing renewable energy opportunities.*
- *Improved financing mechanisms and interest rates to help “pencil” redevelopment and new construction.*



Natural Resources as an Asset (KNRAMP)



- **Natural Resources** (forests, wetlands, streams) have public value that is often overlooked.
- **Natural resources asset management** refers to treating natural resources as assets that should be managed with the same consideration to costs of services and investment priorities as built infrastructure.

Natural Resources as an Asset (KNRAMP)

Road with
A rating



Road with
F rating



River with
A rating



River with
F rating



- **Level of Service (LOS)** defines the condition of the asset and the types and amounts of service an asset is providing. The KNRAMP uses “level of service” terminology, like road systems.
- Provides an objective way to set priorities and monitor progress.
- Can be applied at countywide, watershed or basin levels and apply to broad or specific natural features or metrics.

Silverdale Redevelopment

- *Multi-family development.*
- *Mixed-use encouraged.*
- *Higher density for row housing, apartments and condominiums.*
- *5 story buildings or higher.*
- *Near services and transit.*



Kitsap County

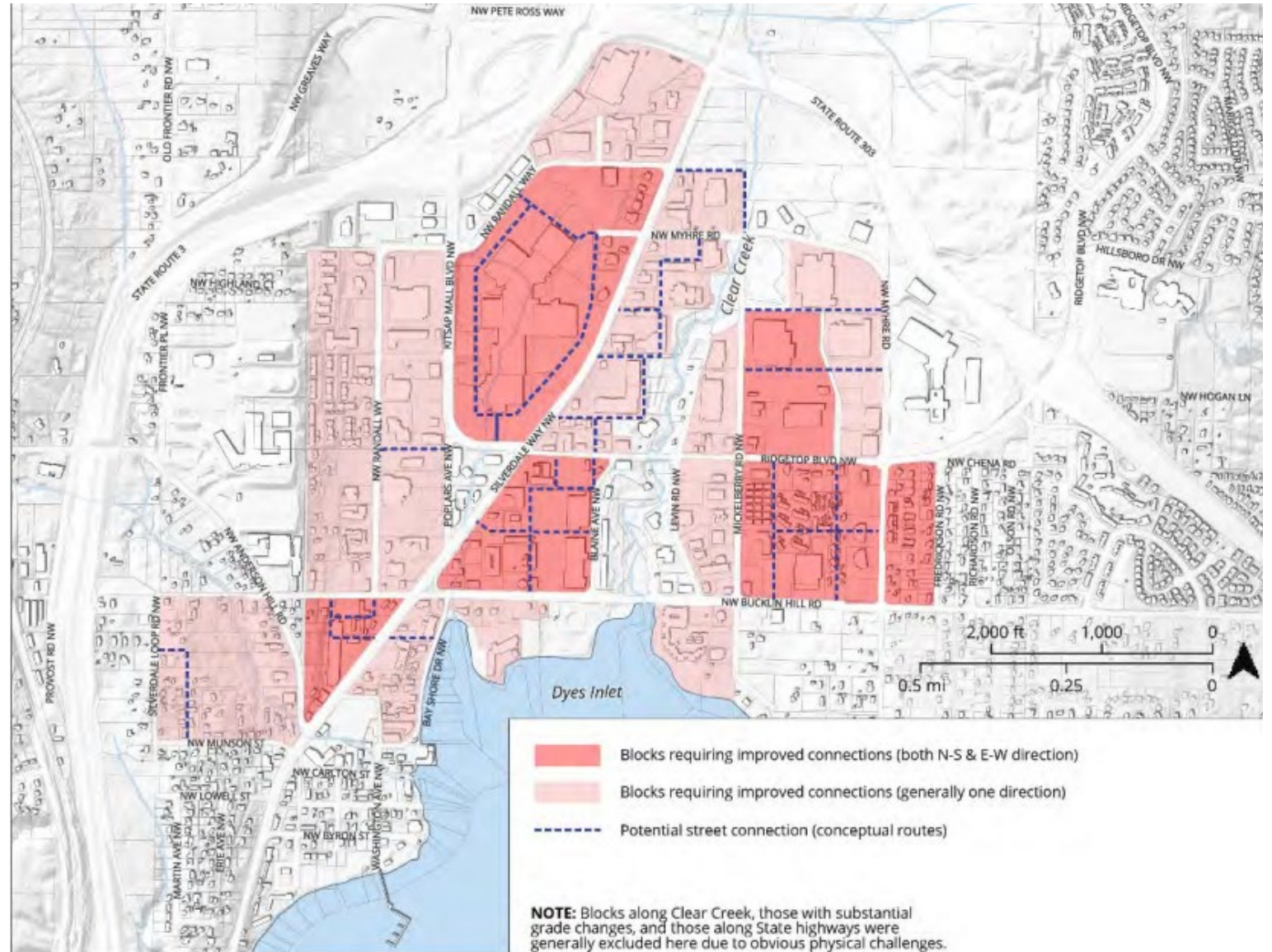
Silverdale Redevelopment

Policy	Current (Alt 1)	Preferred Alternative
Assumed Densities	RC- 10 DU/acre C- 0 DU/acre UH- 22 DU/acre UM- 12 DU/acre	RC- 35 DU/acre C- 30 DU/acre UH- 30 DU/acre UM- 20 DU/acre
Density Ranges	RC- 10-30 DU/acre C- 10-30 DU/acre UH- 19-30 DU/acre UM- 10-18 DU/acre UL- 5-9 DU/acre	RC- 19-No max DU C- 19-60 DU/acre UH- 19-60 DU/acre UM- 10-30 DU/acre UL- 5-9 DU/acre (14 for SFR attached only)
Maximum Structure Height	RC- 55/65 feet C-35 feet UH- 55 feet UM- 45 feet	RC- 65 feet/ 125 feet C- 55 feet/85 feet UH- 55 feet/85 feet UM- 45 feet/85 feet
Center Boundary	Current boundary	Alt 2 with Ridgetop property removed and Old Town included
Center Incentives	None	Improved Permit Processing
Transit Frequency	Current	30-minute frequency



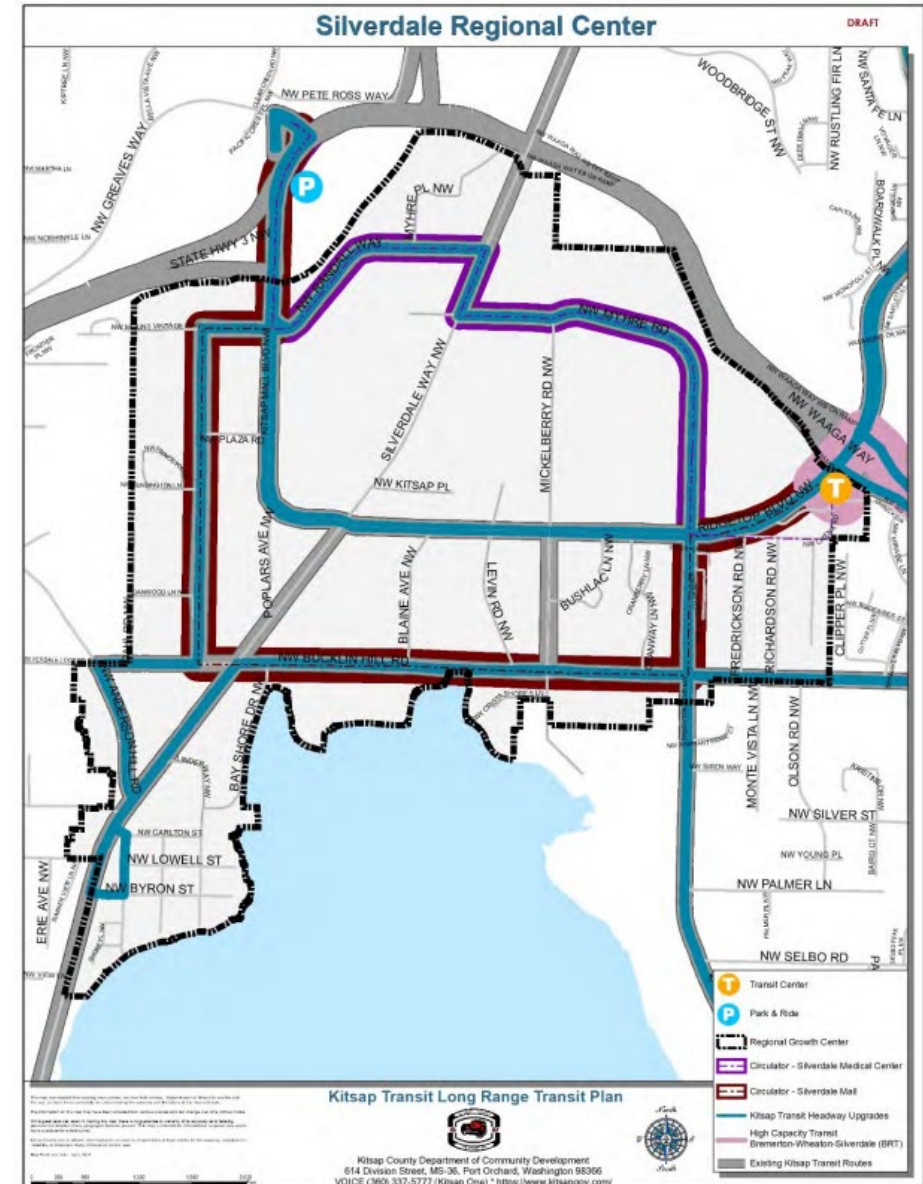
Walk(Bike)ability

- Break up super-blocks.
- Pedestrian and bicycle facilities off main roads.
- Non-motorized crossing over Clear Creek.
- Included with redevelopment.



Silverdale Transit

- *Transit planning.*
- *Regular circulators.*
- *Community routes.*
- *Connecting activity centers to park & rides and transfer centers.*





Public comment and outreach on draft documents.			Preferred alternative selected.	Documents updated to reflect feedback.			Final documents released/reviewed: <ul style="list-style-type: none">• Environmental Impact Statement• Comprehensive Plan Elements• Capital Facilities Plan• Developmental Regulations			BOCC makes a decision on final version of proposed Comp Plan.		
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	

2024 UPDATED SCHEDULE



Planning Commission Findings of Fact – Oct. 15

Board of Commissioner Hearing – Oct. 28

Board Adoption – Dec. 2

2025 Planning Efforts

Rural Focus

- *Rural-to Rural Rezone Requests.*
- *Agriculture and Agri-Tourism.*
- *Rural Character.*

Silverdale Sub-Area Plan

- *Sub-Area Plan Enhancements.*
- *Market Study.*
- *Code and Design Standards.*
- **CKCC Sub-Committee.**



THANK YOU!

Kitsap County Comprehensive Plan



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