

# Comprehensive Plan Remand

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Planning Commission Briefing  
April 21, 2026



# Remand Timeline

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- **December 2024** - County adopts the 2024 Comprehensive Plan.
- **Jan/Feb 2025** - Comprehensive Plan is appealed.
- **August 8, 2025** - GMHB issues Decision and Order and remands Plan.
- **August 28, 2025** - PSRC issues Conditional Certification Report.
- **November 19, 2025** - GMHB extends compliance deadline to June 30, 2026.
- **June 30, 2026** - Compliance deadline.

## GMHB Remand Issues

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- Land Capacity Analysis (LCA) did not identify sufficient land capacity for housing for all income groups, particularly those within 0-80% Area Median Income (AMI).
- Land Use Element did not identify multimodal emergency and evacuation routes.
- Land Use Element did not adopt tools to reduce wildfire risks and protect the public.

## Capacity for Housing – Proposed Adjustment to All UGAs

- **Issue:** The plan did not identify sufficient land capacity for housing for all income groups, specifically those within 0-80% AMI.
- **Proposed Adjustment:** reduction to future roads/rights-of-way for under-utilized/redevelopable properties from 20% to 5%.
- Under-utilized/redevelopable lands in urban areas may already be served by established road networks.
- **Result:** Reveals capacity for **354 single-family units** and **1052 multi-family units** which exceeds capacity targets for each income group.

# Capacity for Housing – Table 5.4

**Original Table 5.4** Housing Element Technical Analysis - Page 17

Income Level (% AMI)	Projected Housing Need	Zone Categories Serving These Needs	Aggregated Housing Needs <sup>1</sup>	Total Capacity	Capacity Surplus (Deficit)
0-30% PSH	1,214	Low-Rise Multifamily, Mid-Rise Multifamily, ADUs	7,747 (non-pipeline) + 607 (pipeline) = 8,354	6,187 (non-pipeline) + 607 (pipeline) + 381 ADU = 7,175	(1,179)
0-30% Non-PSH	2,768				
31-50%	2,376				
51-80%	1,996				
81-100%	1,028	Moderate Density	2,040	1,874	(166)
101-120%	1,012				
>120%	4,103	Low Density	2,342 (non-pipeline) + 1,761 (pipeline) = 4,103	2,418 (non-pipeline) + 1,761 (pipeline) = 4,179	76
<b>Total</b>	<b>14,497</b>		<b>12,129 (non-pipeline) + 2,368 (pipeline) = 14,497</b>	<b>13,228 (including 2,368 pipeline units and 381 ADUs)</b>	<b>(1,269)</b>

**Adjusted Table 5.4** Housing Element Technical Analysis - Page 17 (with Roads/ROW Reduction from 20% to 5%)

Income Level (% AMI)	Projected Housing Need	Zone Categories Serving These Needs	Aggregated Housing Needs <sup>1</sup>	Total Capacity	Capacity Surplus (Deficit)
0-30% PSH	1,214	Low-Rise Multifamily, Mid-Rise Multifamily, ADUs	8,354	8,379 (7,998 + 381 ADU units = 8,379)	25
0-30% Non-PSH	2,768				
31-50%	2,376				
51-80%	1,996				
81-100%	1,028	Moderate Density	2,040	2,361	321
101-120%	1,012				
>120%	4,103	Low Density	4,103	4,746	643
<b>Total</b>	<b>14,497</b>		<b>12,129 (non-pipeline) + 2,368 (pipeline) = 14,497</b>	<b>15,487 (including 2,368 pipeline units and 381 ADUs)</b>	<b>992</b>

# Multimodal Emergency and Evacuation Routes

- **Issues:** Land Use Element did not identify multimodal emergency and evacuation routes or adopt planning tools to reduce wildfire risks and protect the public.
- **Proposed Amendment:** Addition of new goals and policies to the Land Use and Transportation Elements to protect residents, property, and critical facilities from wildfire and other hazards through land use planning, hazard mitigation, and coordinated emergency management.

# PSRC Certification Issues

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- GMHB remand issues must be resolved.
- LCA did not demonstrate adequate employment capacity for all UGAs.
- Transportation Element did not include policy for air quality standards and emission reduction.

## Capacity for Employment – Proposed Adjustment All UGAs

- **Issue:** Deficit of employment capacity countywide and in most urban unincorporated areas.
- **Proposed Adjustments:** Reduction to future roads/ROW for under-utilized/redevelopable properties from 20% to 5% (same adjustment made for housing capacity).
- **Result:** Reveals surplus employment capacity in the Silverdale (+165), Central Kitsap (+71), and Bremerton (+1,583) UGAs.

# Capacity for Employment – Kingston Proposed Adjustments

## **Proposed Adjustments to Urban Village Center, Commercial, Neighborhood Commercial, and Industrial Zones:**

- Reduction to future roads/ROW for vacant properties from 20% to 10%
- Reduction of Public Facilities for redevelopable parcels from 20% to 5%
- Reduction of Public Facilities for vacant parcels from 20% to 10%

Parcels within these areas are developed and are served by existing roads and utilities. Additional work for redevelopment is expected to be minimal.

# Capacity for Employment – Kingston Proposed Adjustments

## Proposed Adjustments to Urban Village Center Zone:

- Increasing Floor Area Ratio (FAR) from 0.32 to 0.60. Kingston is now designated as a Countywide Growth Center and as such is expected to support higher density development.

### FAR example

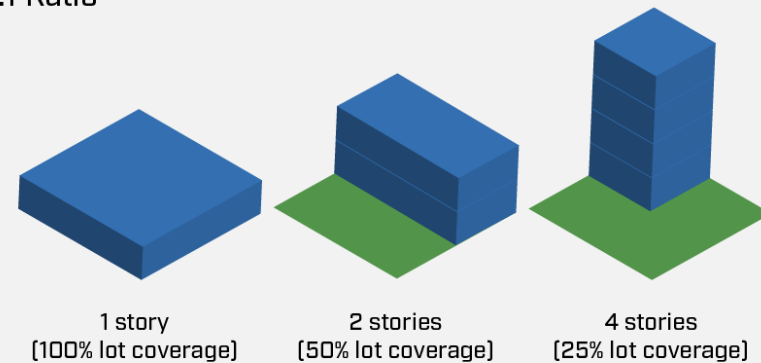
Lot is 10,000 sf

FAR is 0.32

$0.32 \times 10,000 \text{ sf} = 3,200 \text{ sf of building}$

### Floor Area Ratio (FAR)

1:1 Ratio



## Capacity for Employment – Kingston Proposed Adjustments

### **Proposed Adjustments to Urban Commercial Center Zone:**

- Increasing FAR from 0.32 to 0.60.
- Reducing Commercial Employment Density Assumption from 500 to 400 sf per Employee.

Kingston is now designated as a Countywide Growth Center and as such is expected to support higher density development.

**Result of Kingston Adjustments:** Reveals surplus employment capacity (+82).

# Capacity for Employment – Port Orchard Proposed Adjustments

## **Proposed Adjustments to the Commercial Zone:**

- Reducing Commercial Employment Density Assumption from 500 to 400 sf per Employee.

Growth in this area is expected to include restaurants, medical uses, office space, and small retail uses. The Buildable Lands Report advises that a value at the lower end of the range (300-600) be selected if growth is primarily expected to include the uses listed above.

**Result of Port Orchard Adjustment:** Reveals surplus employment capacity (+95).

## Capacity for Employment – Poulsbo Proposed Adjustments

### **Proposed Adjustments to the Light Industrial Zone:**

- Reduction of public facilities from 20% to 5%
- Reduction of unavailable lands from 20% to 5%
- Increase in FAR from 0.20 to 0.25
- Increasing Employment Density Assumption from 969 to 900 sf per Employee

There are 12 parcels in this zone; 11 are developed. Adjacent parcels have developed in recent years; the County assumes that the remaining undeveloped parcel will meet the above FAR and density assumption values.

**Result of Poulsbo Adjustments:** Reveals surplus employment capacity (+1).

# Capacity for Employment – Table 4

**Original Table 4.** Comparison of Employment Growth Targets

UGA	ADJUSTED GROWTH 2022-2044	LAND CAPACITY PREFERRED ALTERNATIVE	GROWTH TO LAND CAPACITY PREFERRED ALTERNATIVE 2022-2024
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	0
<b>TOTAL</b>	<b>19,882</b>	<b>19,736</b>	<b>(146)</b>

**Adjusted Table 4.** Comparison of Employment Growth Targets

UGA	ADJUSTED GROWTH 2022-2044	LAND CAPACITY PREFERRED ALTERNATIVE	GROWTH TO LAND CAPACITY PREFERRED ALTERNATIVE 2022-2024
BREMERTON	2,454	4,037	<b>1,583</b>
SILVERDALE	11,023	11,188	<b>165</b>
KINGSTON	1,343	1,425	<b>82</b>
POULSBO	103	104	<b>1</b>
PORT ORCHARD	1,429	1,524	<b>95</b>
CENTRAL KITSAP	1,380	1,451	<b>71</b>
RURAL	2,150	2,150	<b>0</b>
<b>TOTAL</b>	<b>19,882</b>	<b>21,879</b>	<b>1,997</b>

# Transportation Element

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- **Issue:** Transportation Element did not include policy to ensure air quality standards are met and greenhouse gas emissions are reduced.
- **Proposed Amendment:** Add goal, policies, and strategies to the Transportation Element to protect public health and the environment through reduction of air pollutants and greenhouse gas emissions caused by modes of transportation.

# Summary

## GMHB

- Addressing housing capacity issues with LCA adjustment to Roads/ROW allocation in all UGAs.
- Addressing multimodal emergency/evacuation routes and wildfire risk concerns with proposed text amendments.

## PSRC

- Addressing employment condition with LCA adjustment to Roads/ROW allocation in all UGAs, along with UGA-specific adjustments.
- Addressing air quality standards and emission reduction condition with proposed text amendments.

## Next Steps

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April 2026: Public release & review of revised comp plan draft amendments and LCA worksheets

May 11, 2026: Board of County Commissioners  
Public Hearing

June 2026: Adoption of Ordinance

July 2026: Send compliance report to GMHB, PSRC  
and Commerce; issue Notice of Adoption



# Thank You!

Contact: Garrett Ballew  
[gballew@kitsap.gov](mailto:gballew@kitsap.gov)