

STAFF REPORT

2026 Comprehensive Plan – Silverdale Regional Center Plan Update

DATE: September 15, 2026

TO: Kitsap County Planning Commission

FROM: Jim Rogers, Long Range Planning Supervisor

SUBJECT: Comp Plan Silverdale Regional Center Plan Update

EXHIBITS:

1. SEPA Determination and Environmental Checklist

OVERVIEW

The Silverdale Regional Center Subarea Plan, aka the Silverdale Center Plan, is being updated to include more detail related to ‘regional growth centers’ development, public investment, transportation improvements and multi-modal connectivity, and design concepts. The evolution of the Silverdale Regional Center is a critical aspect of the County and Regional Growth Strategy and supports the published Mission, Vision, and Values of the County.

The final draft plan includes up-to-date visioning and design concepts from both public and stakeholder input and will help transform the development of the Silverdale Regional Center into an active and vibrant 24/7 community.

BACKGROUND

The Silverdale Center Plan was updated as part of the 2024 Comprehensive Plan periodic update, but further detail was desired related to ‘regional growth centers’ development, public investment, transportation improvements, design standards, and development code. Silverdale Regional Center

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is required by PSRC's Regional Centers Framework to have at least 18 current activity units per acre and a planned target of 45 activity units per acre by 2044 to be designated a regional center. Maintaining regional center status is essential for accessing regional transportation and infrastructure funding.

The Silverdale Regional Center Plan Update began in April 2025 to create a more detailed and forward-looking Subarea Plan. Building on the 2024 Kitsap Comprehensive Plan, this plan advances the community vision and strengthens goals and policies through refined concepts, targeted actions, and project recommendations. It also identifies potential sites for new public realm investments, civic and community gathering spaces, and outlines the transportation and infrastructure needed to support them. Together, these updates guide future mixed-use development, housing opportunities, public spaces, and other key community investments for the Regional Center.

Department Recommendation

Having analyzed the proposed amendment, the Department recommends:

☒ Adoption of the amendment:

- ☒ as proposed above
- ☐ as described in Alternative below
- ☐ with revisions described below
- ☐ with conditions described below
- ☐ deferral of the amendment to a future docket
- ☐ denial of the amendment

Substantive Findings

Comprehensive Plan – Silverdale Regional Center Plan Update

1. The proposed Comprehensive Plan update is consistent with the Washington State Growth Management Act (GMA), including the fifteen statewide planning goals contained therein and the State Environmental Policy Act (SEPA).
2. The Comprehensive Plan update is consistent with PSRC's Vision 2050 and the Kitsap Countywide Planning Policies.
3. The Comprehensive Plan update reflects local circumstances and bears a substantial relationship to the public's general health, safety, and welfare.

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4. The previously adopted Silverdale Regional Center Plan is consistent with the Comprehensive Plan; however, more detail related to ‘regional growth centers’ development, public investment, transportation improvements and multi-modal connectivity, and design concepts are needed to help transform the development of the Silverdale Regional Center into an active and vibrant 24/7 community, as planned under regional multi-county planning policy.

Procedural Findings

1. Public outreach regarding the proposed amendments was conducted through a dedicated up-to-date web page, multiple community and stakeholder workshops, community open houses, locally posted flyers, postings in the Kitsap Sun newspaper, and direct notification via GovDelivery subscribers.
2. On August 25, 2026, a State Environmental Policy Act (SEPA) Determination of Non-significance was issued for proposed amendments. A 14-day comment period concluded on September 8, 2026.
3. On August 31, 2026, the County published the draft ordinance, summary of changes, SEPA DNS, and SEPA checklist to the project website.
4. A public hearing with the Planning Commission is scheduled for September 15, 2026, with combined deliberations and findings of fact scheduled for October 20, 2026.
5. Staff will brief the Board of County Commissioners on the final draft late October or early November. The public hearing on the proposed ordinance with the Board is scheduled for November 9, 2026, and will be followed by deliberations and potential adoption on November 23, 2026.

Other Alternatives Considered

No official alternatives are considered as a part of this staff report.

Comprehensive Plan Consistency

The proposal is supportive of the Kitsap County Mission:

Kitsap County government exists to protect and promote the safety, health and welfare of our citizens in an efficient, accessible, and effective manner.

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The proposal incorporates elements of the Kitsap County Vision Statement:

- A Resilient Community – Provide inclusive, accessible, and efficient government services that effectively inform and engage residents where they are, respecting local input in transparent decision making, acting always with professionalism and integrity.
- An Engaged and Connected Community - Establish strong connections with and among residents, community groups, neighborhoods, and organizations through timely, useful, inclusive, and responsive communication, outreach and events.

SEPA

The SEPA Programmatic Determination of Non-Significance (DNS) was issued on August 25, 2026. The DNS Comment period ended September 8, 2026.

PUBLIC OUTREACH/PARTICIPATION

Kitsap County’s public involvement and outreach for this amendment meets the requirements of the Growth Management Act (RCW 36.70A) of early and continuous involvement, as well as the procedures outlined in Kitsap County Code (KCC 21.08). The Department conducted public outreach as shown below.

- **Project Webpage.** Kitsap County created a dedicated webpage for the Silverdale Regional Center Plan. The webpage provides an opportunity for the public to stay current with the development and review process, as well as submit comments, sign up for notifications, and review all draft documents related to the update.
- **Community Workshops.** A community kick-off and visioning workshop was held on May 15, 2025 on Zoom with approximately 27 members of the public attending. The attendees were divided into breakout groups to generate ideas around commercial development and services, housing, third spaces, and mobility and connectivity. A second community workshop was hosted August 20, 2025, at the Central Kitsap Fire and Rescue Headquarters with the purpose of exploring ideas to improve connectivity, enhance public amenities, expand housing options, grow local business opportunities and more.
- **Stakeholder Workshops.** Two stakeholder workshops were held, one on June 26, 2025, focusing on the feedback from the first community workshop and survey and aligning on a shared vision and priorities for the center’s future. The second

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workshop of September 30, 2025, focused on advancing transportation and development frameworks, infill development strategies, outline near-term and long-term priorities, and establishing an initial framework for design and development standards.

- **Community Open House.** A community open house was hosted on May 21, 2026, at the Central Kitsap Fire and Rescue Headquarters to elicit feedback on the 90% draft from the community.

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- **Planning Commission.** A public hearing with the Planning Commission is scheduled for September 15, 2026, with combined deliberations and findings of fact, scheduled for October 20, 2026.
- **Board of Commissioners.** Staff will brief the Board of County Commissioners on the draft plan in October or November. The public hearing on the proposed ordinance with the Board is scheduled for November 9, 2026, and will be followed by deliberations and potential adoption on November 23.