

# Comprehensive Plan Public Meeting – Housing, Economic Development, and Land Use (August 30, 2023)

The following document details the Breakout Group Discussion Questions (in bold) and provides a brief summarization of answers and discussion points from the attendees. *Note, due to a large ratio of attendees to County Staff and a robust discussion, the breakout groups were not able to cover every question in the time allotted.*

Email us at [compplan@kitsap.gov](mailto:compplan@kitsap.gov) with comments, questions, and feedback.

## **Land Use**

**What do you think is Kitsap’s biggest land use issue, how would you solve it?**

- Sprawl.
- Not enough wild areas/undeveloped/native vegetation.
- Green space. Developed green space not being addressed.
- Road structures/traffic patterns re: development w/safety issues.
- Housing affordability.
- Need to feed ourselves, how to use open space
- Creative strategies to preserve existing farms from development pressure
- Save forests and trees, don’t downzone 20 acre rural to 5 acre rural, can replant forest that has been forest
- 400-acre request for rezone in North Kitsap, big change, especially with Port Gamble redevelopment – don’t let sprawl happen incrementally
- 37 acres of trees on DNR property that county purchased – high density zoned
- Creating economic development in urban areas, encourage new employers, need a plan for living wage jobs.
- Preserve ecosystems from development, trees and open spaces, contain growth where it already exists, don’t expand current boundaries, keep rural character, 20 acre rural lots, no 5 acre rural lots, UGA development should be non-auto oriented, active transportation
- Need enough parking, walk locally but still have parking (possibly structured)
- Rural commercial keep to only local residents – YMCA
- Limit surface parking, encourage structured parking
- Improve ferry system – big issue for economic development (both employees and employers)
- Co-housing developments, upzone
- Water supply is an issue as growth occurs
- Too much growth impacts the character of urban areas too
- General infrastructure and service increased need with increased growth
- Tension between rural quality and growth that is already coming. But also there are critical areas in urban areas. How to address tension.
- Need a transportation system that can connect these UGAs to not put as much pressure on roads. More bike paths, transit, more options.
- No zoning for mobile home parks in Kitsap County.
- Very difficult to get a permit, amazing amount of administration. County is a reason.
- Don’t let up focus on environmental issues
- ADUs are a great option.

**If urban areas need to be expanded to accommodate housing or employment growth, where should these expansions be prioritized?**

- Focus on Alternative 2 – No expansion in rural areas. Silverdale, then other UGA’s.
- Concentrated in existing UGAs, don’t expand (barriers passed in the past in PO and Silverdale that shouldn’t have been) x2
- Redevelop older areas – incentivize property owners x2
- Unsewered but dense development in Kingston (Jefferson Beach area) – lack of infrastructure is hard to infill, but infill is a key strategy for housing and density x2
- Redevelopment in Silverdale specifically – upgrade the look
- 307 not capable of handling everyone. Need additional road capacity. Particularly Kingston.
- Goal should be focusing on existing UGA. If you need to expand, focus on those areas that are compatible.
- Kingston, can’t walk from Ferry to schools, so infrastructure is not well coordinated. So go to where there is current infrastructure. Ex: Family housing near schools. Why not expand near schools?

**What are amenities/features should be promoted to make areas like downtown Silverdale and Kingston more attractive for multi-family development?**

- Kingston – incentive for retail activity to help encourage local businesses to help generate desire for multi-family development
- Silverdale – families need walkability, currently crossing streets is too far, bike lanes x2
- Current multi-family development is too expensive, incentivize affordable multi-family x2
- Kingston – traffic is dangerous, walkability isn’t great
- Walkable, park/green space “hub”

**For existing single-family neighborhoods, what amenities do you most want to be able to access in your neighborhood with pedestrian and bicycling improvements?**

- Coordinated bike system between communities. Especially w/ e-bikes, micro mobility.
- Paths should be separated.
  - Example of Sound trails plan. Allows us to not drive.
- Coordinate open spaces w/ plats. Allow different types of open space features to tie together w/ different types of open space, wildlife corridors, etc.

**How likely would you be to use transit regularly if routes were expanded with greater frequency? Where would you be most likely to take it to/from?**

- Bus service on Sundays = expanded service
- BI – housing concentrated in/around Winslow, transit there is functional – frequency and destinations (within communities, not just connecting communities)
- Be specific – can’t be everything for everyone

**How can we expand equity in future development of our urban and rural areas? What aspects are most important for the County to focus equity efforts (ex. access to information, job opportunities, housing diversity, etc.)?**

**Are there specific neighborhoods/communities that appear to have received fewer services or have been unduly impacted by new development (ex. highways, commercial/industrial uses, public facilities)?**

## **Economic Development**

**What jobs are missing from our community that future efforts should focus?**

- Medical
- Construction
- County staff
- Ferry workers
- Childcare
- Climate change related jobs/environmentally responsible (incentives?)
- There's a lack of people in the trades, which is part of the affordable housing issues. Focus on recruitment in trades. Sound tech. College is not the only path.
- Agritourism
  - small scale open space access?
- Healthcare is a crisis (access to affordable HC, access to Comprehensive HC).
- Need more labor force.

**How should the Navy be considered when discussing employment needs through 2044? Focused on jobs directly related to these facilities or diversified opportunities not Navy related?**

- Diversify.
- More jobs directed towards spouses (incentives?).
- Aerospace.
- Shipbuilding.
- Small scale manufacturing in communities where people live.
- Embrace the Navy.

**What is the County's role in economic development? Establishing zoning and regulations only or expanded to investment or direct development?**

- Should the county own the land for affordable housing to ensure it stays affordable?
- Invest/provide workforce housing.
- Improve transit.
- Supporting small scale housing for the unhoused. County land w/services for unhoused.
- Establish zone/regulations to direct future building (private sector).
- Both. Need the zoning as well public-private partnerships.
- Look at organizations who are trying to bring in the right industries. Perhaps spot zoning should be considered.

**New housing projects will require industrial businesses for their construction. Where should industrial uses with frequent truck traffic, greater noise and other impacts be located? (ex. If locally where? Or out of County?)**

- Isolated from housing.
- Hwy 3 corridor.

- Encourage electric vehicles (big trucks).
- Manufacturing of prefabricated high quality environmentally responsible walls so there would be less waste at specific home building and less noise at those sites.

## **Housing**

**What housing issues are most important to you and people you know?**

**Accessory Dwelling Units are encouraged in urban areas as more affordable housing options? These separate living units within an existing home, over a garage or separate out-building? What obstacles do you see in the construction of these units in existing neighborhoods?**

**Existing funding is not keeping up with the needs for public affordable housing opportunities? How should these facilities be funded, not just the construction but long-term operation?**

**What options should be provided for more affordable housing in our rural areas?**