Attachment A

2024 Kitsap County Comprehensive Plan Remand

Proposed Revisions to Comprehensive Plan

11/10/2025

A. Wildfire Planning and Evacuation

Land Use Element

Goal. Protect residents, property, and critical facilities from wildfire and other hazards through proactive land use planning, hazard mitigation, and coordinated emergency management.

- **Policy.** Adopt and apply recognized wildfire risk-reduction frameworks.
- **Policy.** Direct growth away from wildfire hazard areas.
- **Policy.** Ensure safe siting of critical facilities.
- **Policy.** Continue to use and improve existing multimodal evacuation procedures and planning for evacuations due to wildfires and other disasters and emergencies.
    - **Strategy**: Use final state Department of Natural Resource maps for wildfire risk to update zoning and building code provisions consistent with accepted programs to reduce wildfire risk including the state and international Wildland-Urban Interface codes.
    - **Strategy**: Continue to promote and enforce county development regulations regarding fire access and water supplies, as well as the state Wildland-Urban Interface Code.
    - **Strategy**: Review and develop defensible space regulations consistent with local circumstances.
    - **Strategy**: Promote Firewise USA certification for neighborhoods located in wildfire-prone areas.
    - **Strategy**: Use final state Department of Natural Resource maps for wildfire risk and consider modifications based on local circumstances to guide land use and permitting decisions.
    - **Strategy**: Prioritize infill and redevelopment in areas of lower wildfire risk to reduce development pressure on the wildland–urban interface.
    - **Strategy**: Develop and apply hazard siting criteria in planning and permitting to prevent placement of critical facilities in high-risk areas.

- **Strategy**: At time of land use permit review, require mitigation measures such as defensible space, redundant access, and emergency water supply when critical facilities must be located in hazard areas.
- **Strategy**: Develop and apply hazard siting criteria in planning and permitting to prevent placement of critical facilities in high-risk areas.
- **Strategy:** In accordance with Climate Change Policy 1.3 and its associated strategies, emergency evacuation procedures including safe evacuation routes and arrival destinations shall be established and coordinated with future planning for land use and development.
- **Strategy**: Ensure that future multimodal evacuation procedures and planning remain consistent with the Wildland-Urban Interface Chief's Guide, 2nd Edition, or as subsequently amended.
- **Strategy**: Maintain and enhance collaboration and coordination between the County Departments of Emergency Management and Information Technology, law enforcement agencies, and fire districts on emergency evacuation planning.
- **Strategy**: In emergencies, utilize real-time information and data sources to build timely, appropriate real-time evacuation routes given the individual situations and dynamics of wildfires and other emergencies, including evaluation of ingress and egress points, capacity of routes for anticipated traffic, and potential evacuation destinations.
- **Strategy**: Continue to utilize and improve the County's automated emergency alert system to mass notify cell phones, push alerts, and provide official notifications based on the "Ready, Set, Go" evacuation levels for wildfires and other emergencies.

Transportation Element

Goal. Ensure transportation infrastructure supports safe, multimodal evacuation and regional coordination in the event of wildfire or other hazards.

- **Policy.** Maintain adequate capacity for county evacuation routes.

    - **Strategy**: Conduct evacuation modeling once per planning cycle to confirm designated routes and capacity can accommodate projected population growth.
    - **Strategy**: Update evacuation and infrastructure plans based on modeling results.

B. Air Quality

Transportation Element

Transportation Goal 11. Reduce Air Pollutants Protect public health and the environment through the reduction of air pollutants and greenhouse gas emissions from the transportation sector.

- **Transportation Policy 11.1.** Ensure federal and state air quality standards are met and reduce emissions of air toxins and greenhouse gases.
- **Transportation Policy 11.2.** Support and pursue transportation investments that reduce greenhouse gas emissions and air toxics.

    - **Strategy 11.a.** Ensure that County transportation planning and implementation efforts meet federal and state air quality standards.
    - **Strategy 11.b.** Evaluate capital transportation project alternatives relative to air quality

C. Housing Capacity and Employment Capacity

Land Use Element

- Land Use Policy 10.6. Measure, adopt, and implement reasonable measures if the Buildable Lands Report (BLR) finds inconsistencies in planned growth for housing and employment.

    - Land Use Strategy 10.f. If inconsistencies or deficiencies are identified in planned growth for housing or employment, prepare and adopt targeted reasonable measures such as rezoning, zone density adjustments, or development regulation amendments to address capacity shortfalls.

- Land Use Policy 15.4. Maintain consistency with Countywide Planning Policies regarding growth targeting for housing and employment.

    - Land Use Strategy 15.d. Establish a periodic monitoring and reporting program that evaluates residential and employment capacity relative to growth targets, and coordinate with the Kitsap Regional Coordinating Council (KRCC) to identify and resolve any discrepancies.

Table 3. Comparison of Population Growth Targets to Land Capacity Analysis (Board Directed Preferred Alternative)

Negative numbers

UGA	Adjusted Growth 2022-2044	Land Capacity Preferred Alternative	Growth to Land Capacity Preferred Alternative 2022-2044
Bremerton	2,544	~~2,491~~ 2,691	~~53~~ -147
Silverdale	9,442	~~14,563~~ 16,609	~~-5,121~~ -7,167
Kingston	3,121	3,271	-150
Poulsbo	1,054	922	132
Port Orchard	3,486	~~3,643~~ 3,814	~~-157~~ -328
Central Kitsap	4,787	~~5,611~~ 5,660	~~-824~~ -873
Rural	4,391	4,391	0
Total	**28,825**	**~~34,892~~ 37,357**	~~-6,067~~ -8,532

Sources: Estimates updated from Countywide Planning Policies and Kitsap County's land capacity analysis.

Table 4. Adjusted Growth 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~~ 3,922	~~-1,468~~ 1,583
SILVERDALE	11,023	~~11,188~~ 10,391	~~632~~ 165
KINGSTON	1,343	~~830~~ 801	~~542~~ (-513)
POULSBO	103	90	(-13)
PORT ORCHARD	1,429	~~1,374~~ 1,106	~~323~~ (-55)
CENTRAL KITSAP	1,380	~~1,451~~ 1,276	71
RURAL	2,150	2,150	~~0~~ n/a
TOTAL	**19,882**	**~~21,120~~ 19,736**	**~~146~~ 1,238**

Housing Element

Table 10. Capacity versus housing allocation by income bracket, unincorporated Kitsap County

Income Range	Housing Need 2044	Housing Type Accommodating	Zones Focused	Alt 1 Capacity	Alt 2 Capacity	Alt 3 Capacity	Preferred Alternative Capacity
0-30%	2,768	Multi-Family	RC, C, UVC, NC, UH, UM	**2,046**	**7,962**	**3,717**	~~**7,175**~~ **8,245**

Income Range	Housing Need 2044	Housing Type Accommodating	Zones Focused	Alt 1 Capacity	Alt 2 Capacity	Alt 3 Capacity	Preferred Alternative Capacity
0-30% PSH	1,214	Multi-Family	RC, C, UVC, NC, UH, UM				
31%-50%	2,376	Multi-Family	RC, C, UVC, NC, UH, UM				
51%-80%	1,996	Multi-Family, Single- Family - Attached, Cottage Housing	RC, C, UVC, NC, UH, UM, UCR, UL, UR, GB				
Sub-Total	**8,354**						
81%-100%	1,028	Single Family - Detached	UCR, UL, UR, GB				
101%-120%	1,012	Single Family - Detached	UCR, UL, UR, GB				
Sub-Total	**2,040**			**1,148**	**2,108**	**1,979**	~~**1,874**~~ **1,965**
>120%	4,103	Single Family - Detached	UCR, UL, UR, GB				
Sub-Total	**4,103**			**6,398**	**5,140**	**6,981**	~~**4,179**~~ **4,381**
Total	**14,497**			**9,592**	**15,210**	**12,677**	~~**13,228**~~ **14,591**
Emergency Housing	612	Facility	RC, C, UVC, NC, I				**Sufficient Capacity**

Table 11. Preferred Alternative Capacity Relative to Projected Housing Needs

Income Level (% AMI)	Projected Housing Need	Zone Categories Serving These Needs	Aggregated Housing Needs [1]	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~~ 7,257 (non-pipeline) + 607 (pipeline) + 381 ADU = ~~7,175~~ 8,245	~~(1,179)~~ (-109)
0-30% Non-PSH	2,768				
31-50%	2,376				
51-80%	1,996				
81-100%	1,028		2,040	~~1,874~~ 1,965	~~(166)~~ (-75)

101-120%	1,012	Moderate Density			
>120%	4,103	Low Density	2,342 (non-pipeline) + 1,761 (pipeline) = 4,103	~~2,418~~ 2,620 (non-pipeline) + 1,761 (pipeline) = ~~4,179~~ 4,381	~~76~~ 278
Total	**14,497**		**12,129 (non-pipeline) + 2,368 (pipeline) = 14,497**	**~~13,228~~ 14,591 (including 2,368 pipeline units and 381 ADUs)**	**~~(1269)~~ 94**

Appendix A: Housing Element Technical Analysis

2.2 Step 1: Summarize land capacity for housing production by zone

The following table summarizes housing capacity by zone for the preferred alternative and compared to current conditions (alternative 1).

Zone	Preferred Alternative Capacity				Change from Alternative 1, Total Units
	Net Acres	SF Units	MF Units	Total Units	
Commercial	~~38.53~~ 41.39	0	~~1117~~ 1198	~~1117~~ 1198	~~1070~~ 989
Commercial – Center[1]	2.00	0	375	375	n/a
Commercial – Corridor[2]	15.59	0	360	360	n/a
Greenbelt	~~55.39~~ 61.99	~~90~~ 102	0	~~90~~ 102	~~-3~~ 9
Low Intensity Commercial	~~0.81~~ 1.04	0	~~3~~ 5	~~3~~ 5	~~-6~~ -1
Neighborhood Commercial	0.00	0	0	0	0
Regional Center	~~51.53~~ 66.23	0	~~1491~~ 1979	~~1491~~ 1979	~~1406~~ 920
Residential High	0.00	0	0	0	0
Residential Low	90.17	367	0	367	-21
Residential Medium	0.00	0	0	0	0
Urban Cluster Residential	17.35	1034	0	1034	84
Urban High Residential	~~54.10~~ 63.11	0	~~1230~~ 1487	~~1230~~ 1487	~~500~~ 243
Urban High Residential – Center[1]	~~5.49~~ 5.21	0	~~155~~ 176	~~155~~ 176	n/a
Urban Low Residential	~~808.96~~ 823.73	~~4347~~ 4572	0	~~4347~~ 4572	~~-141~~ 84
Urban Medium Residential	~~103.57~~ 115.02	0	~~1348~~ 1524	~~1348~~ 1524	~~416~~ 240
Urban Medium Residential – RC[3]	~~16.01~~ 18.35	0	~~183~~ 227	~~183~~ 227	n/a
Urban Restricted Residential	~~211.07~~ 225.96	~~707~~ 764	0	~~707~~ 764	~~-58~~ -1
Urban Village Center	14.24	0	57	57	40
All Zones	**~~1,484.79~~ 1,561.71**	**~~6,545~~ 6,839**	**~~6,319~~ 7,388**	**~~12,864~~ 14,227**	**~~4,360~~ 2,586**

4.4 Preferred Alternative

Zone	Unit Capacity	Assigned Zone Category	Capacity in Zone Category [78]
Commercial	~~735~~ 1198	Low-Rise Multifamily	~~1,949~~ 2,577
Commercial - Center	374	Low-Rise Multifamily	
Commercial – Corridor	360	Low-Rise Multifamily	
Low Intensity Commercial	~~3~~ 5	Low-Rise Multifamily	
Neighborhood Commercial	0	Low-Rise Multifamily	
Urban Low (Low-Rise MF Share)	~~477~~ 640	Low-Rise Multifamily	
Regional Center	~~1,529~~ 1980	Mid-Rise Multifamily	~~4,238~~ 5,450
Residential High	0	Mid-Rise Multifamily	
Urban High Residential	~~786~~ 1487	Mid-Rise Multifamily	
Urban High Residential – Center	0	Mid-Rise Multifamily	
Urban High Residential – RC	~~501~~ 176	Mid-Rise Multifamily	
Urban Medium Residential	~~1,534~~ 1523	Mid-Rise Multifamily	
Urban Medium Residential - RC	~~185~~ 227	Mid-Rise Multifamily	
Urban Village Center	~~53~~ 57	Mid-Rise Multifamily	
Residential Medium	0	Moderate Density	~~1,874~~ 3,594
Urban Cluster Residential	~~246~~ 1034	Moderate Density	
Urban Low (Moderate Density Share)	~~1,862~~ 2560	Moderate Density	
Greenbelt	~~93~~ 102	Low Density	~~2,418~~ 3,581
Residential Low	~~388~~ 367	Low Density	
Urban Low (Low Density Share)	~~1,211~~ 1371		
Urban Restricted Residential	~~700~~ 764	Low Density	
Rural and Resource Zones	977	Low Density	

5.4 Preferred Alternative

Income Level (% AMI)	Projected Housing Need	Zone Categories Serving These Needs	Aggregated Housing Needs [13]	Total Capacity	Capacity Surplus (Deficit)
0-30% PSH	1,214	Low-Rise Multifamily, Mid-	7,747 (non-pipeline) + 607	~~6,187~~ 7,257 (non-pipeline) + 607	~~(1,179)~~ (109)
0-30% Non-PSH	2,768				

Income Level (% AMI)	Projected Housing Need	Zone Categories Serving These Needs	Aggregated Housing Needs [13]	Total Capacity	Capacity Surplus (Deficit)
31-50%	2,376	Rise Multifamily, ADUs	(pipeline) = 8,354	(pipeline) + 381 ADU = ~~7,175~~ 8,245	
51-80%	1,996				
81-100%	1,028	Moderate Density	2,040	~~1,874~~ 1,965	~~(166)~~ (75)
101-120%	1,012				
>120%	4,103	Low Density	2,342 (non-pipeline) + 1,761 (pipeline) = 4,103	~~2,418~~ 2,620 (non- pipeline) + 1,761 (pipeline) = ~~4,179~~ 4,381	~~76~~ 278
Total	**14,497**		**12,129 (non-pipeline) + 2,368 (pipeline) = 14,497**	**~~13,228~~ 14,591 (including 2,368 pipeline units and 381 ADUs)**	**~~(1,269)~~ 94**

Table 14. Projected Need vs Capacity, Preferred Alternative