

# KITSAP COUNTY

## Comprehensive Plan

### SPRING PROCESS AND EARLY COMMENTS

KITSAP COUNTY  
FEBRUARY 13, 2024

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# PLANNING DOCUMENTS

Released December 2023

- Comprehensive Plan
- Environmental Impact Statement (EIS)
- Capital Facilities Plan (CFP)
- Development Regulations



# BIG TICKET ITEMS

- Meet population and employment growth targets through 2044.
- Accommodate Commerce-directed housing needs to improve affordability.
- Revise Code to make multi-family and missing middle housing (e.g. townhomes) easier and cheaper.
- Update the Critical Areas Ordinance to meet Best Available Science.

# DRAFT ALTERNATIVES

- **No Action:** All maps, policies and regulations remain as they are today with no changes proposed. **Meets neither Housing nor Population Targets.**
- **Focused Growth/Urban Center Focus:** Population, housing and employment growth is focused in existing multi-family, urban areas such as Silverdale, Kingston and Central Kitsap with policies to incentivize more diverse housing types such as townhomes, multi-family and cottage housing.  
**Meets Commerce Housing Targets but exceeds CPP Population Targets.**
- **Dispersed Growth:** Distributes growth similar to historic trends focusing on single-family housing. Urban areas are expanded to accommodate growth and some additional rural development is allowed for housing and jobs. Additional environmental protections are included.  
**Meets CPP Population Targets but not Housing Targets.**

# UPDATE SCHEDULE

- **EIS Comment Deadline – February 26th**
- **Planning Commission Public Hearing – March 5th**
- **Board of Commissioner Hearing – April 8<sup>th</sup>**

Preliminary Alternative Selected	Draft Documents Released	Public Comment and Outreach for Draft Documents		Preferred Alternative Selected	Final Documents Released	Board Adoption of Plan
April 2023	December 15, 2023	December 15, 2023 - January 31, 2024	January - March 2024	April 2024	August 2024	December 2024
<p>The County Board of Commissioners selected three preliminary land-use alternatives to review for environmental impacts.</p>	<p>Draft EIS, Comprehensive Plan Elements, Capital Facilities Plan, and Development Regulations released for public review.</p>	<p>Public comment period on the draft EIS.</p>	<ul style="list-style-type: none"> <li>• Outreach, including virtual/in person public meetings, community advisory council presentations.</li> <li>• Briefings and work sessions with Board of County Commissioners and Planning Commission.</li> </ul>	<p>The County Board of Commissioners will hold a public hearing to select a preferred alternative which will include aspects from one or all of the preliminary alternatives.</p>	<p>Final EIS, Comprehensive Plan Elements, Capital Facilities Plan, and Development Regulations released for public review.</p>	<p>The Board of County Commissioners will make a decision on the final version of the proposed Comprehensive Plan.</p>

# DECISION PROCESS

What direction is needed in April?

- **Any Urban Growth Area Expansions and Rezones**
- **Any Rural Rezone Requests**
- **Assumed Densities for Land Capacity Analysis**
- **Maximum Density Increases**  
Centers, Multi-family and Single-family
- **Maximum Height Increases**  
Centers and Multi-family
- **General Range of Any Stream Buffer Increases**
- **Major New Policy Initiatives**  
Tree Retention/Tree Replacement or SEPA Exemptions



# DECISION PROCESS

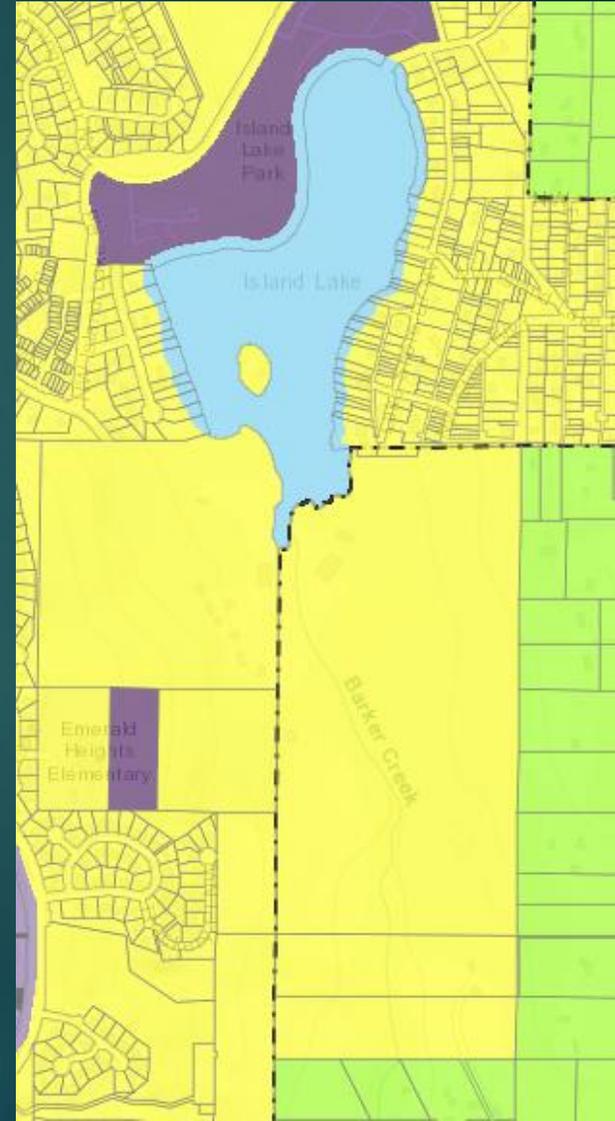
What has additional time for  
review and revisions?

- Goals and Policy Text Changes
- Revisions to Development Regulations for Clarity and Implementation
- Design Standard Revisions to Meet Comp Plan Goals
- Next Steps (Beyond 2024)

**To be released with staff draft documents and Final EIS  
in August 2024.**

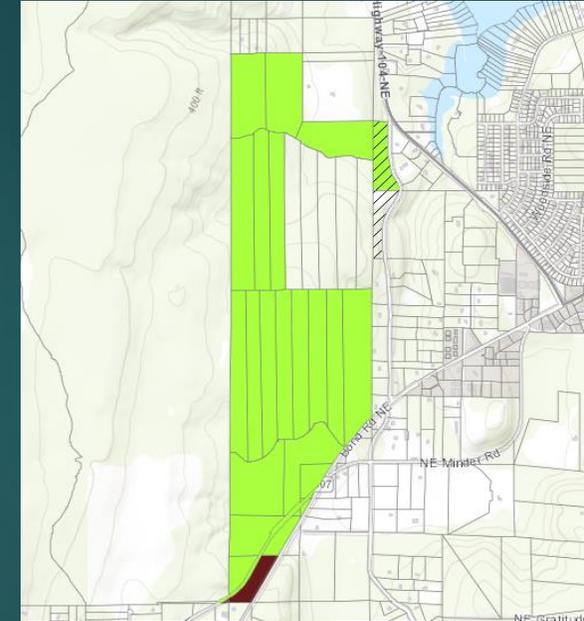
# THEMES FROM PUBLIC COMMENT

- **Rayonier Reclassification – 420+ acres of RW to RR**  
Primarily Opposition
- **Island Lake UGA Expansion**  
Primarily Opposition Based on Environmental and Traffic Impacts
- **Expanded Environmental Protections**  
Tree Canopy Protection, Net Ecological Gain, Water Supply
- **Concerns About Increased Density**  
Traffic, Neighborhood Character, Quality of Life



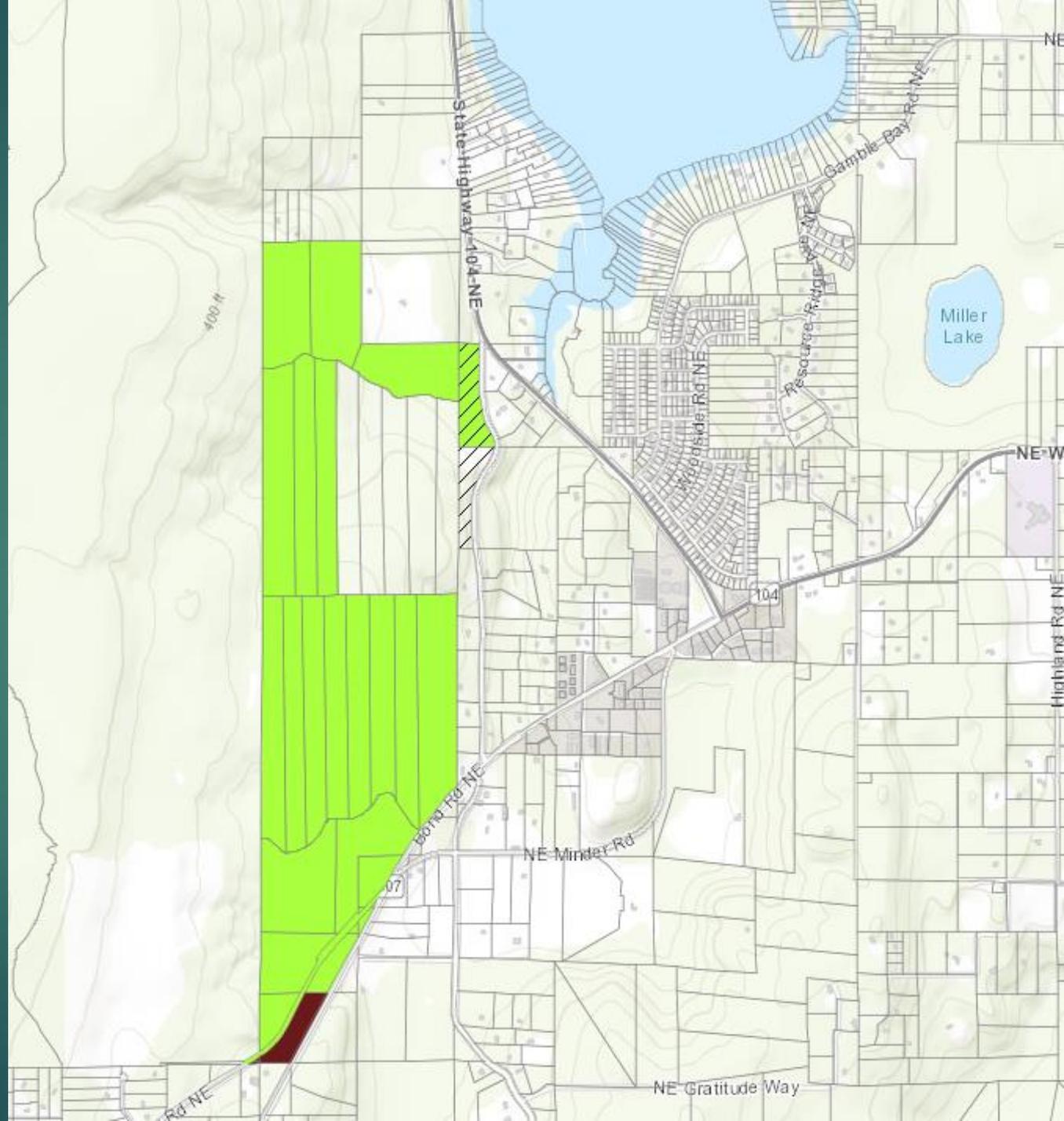
# THEMES FROM PUBLIC COMMENT

- **Increased Affordable Housing**  
Young, Seniors and Low-Income
- **Increased Multi-Modal Transportation Options**  
Sidewalks and Bike Lanes/Shoulders
- **Impacts on Farming**  
Opposition to Rural Reclassifications, Increased Incentives
- **Little State Agency or Tribal Comment Thus Far**  
Likely Coming by February 26th



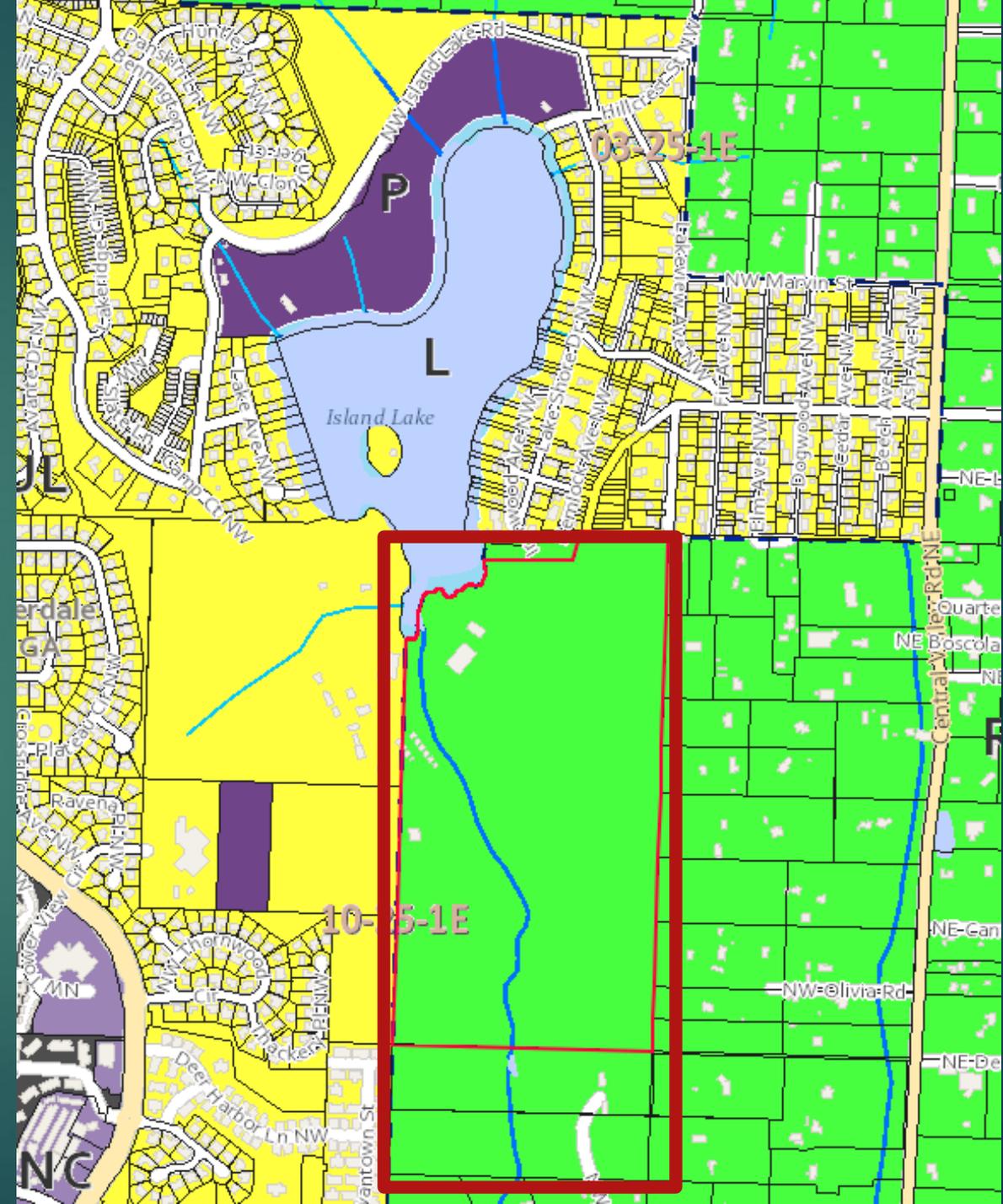
# RAYONIER

- Rezone consideration is separate yet impacts the from the sports complex.
- Rezone proposal from RW (1 unit per 20 acres) to RR (1 unit per 5 acres + approx. 5 acres of Rural Commercial
- EIS analyzed 4X the number of units and some rural businesses.
- **NOT analyzed as a sports complex.**



# ISLAND LAKE

- Proposed Urban Low  
5-9 DU an acre
- Barker Creek runs through the property but tightlined.
- Adjacent to urban project currently in permitting.
- Neighborhood opposition.
- Lake concerns and traffic impacts.



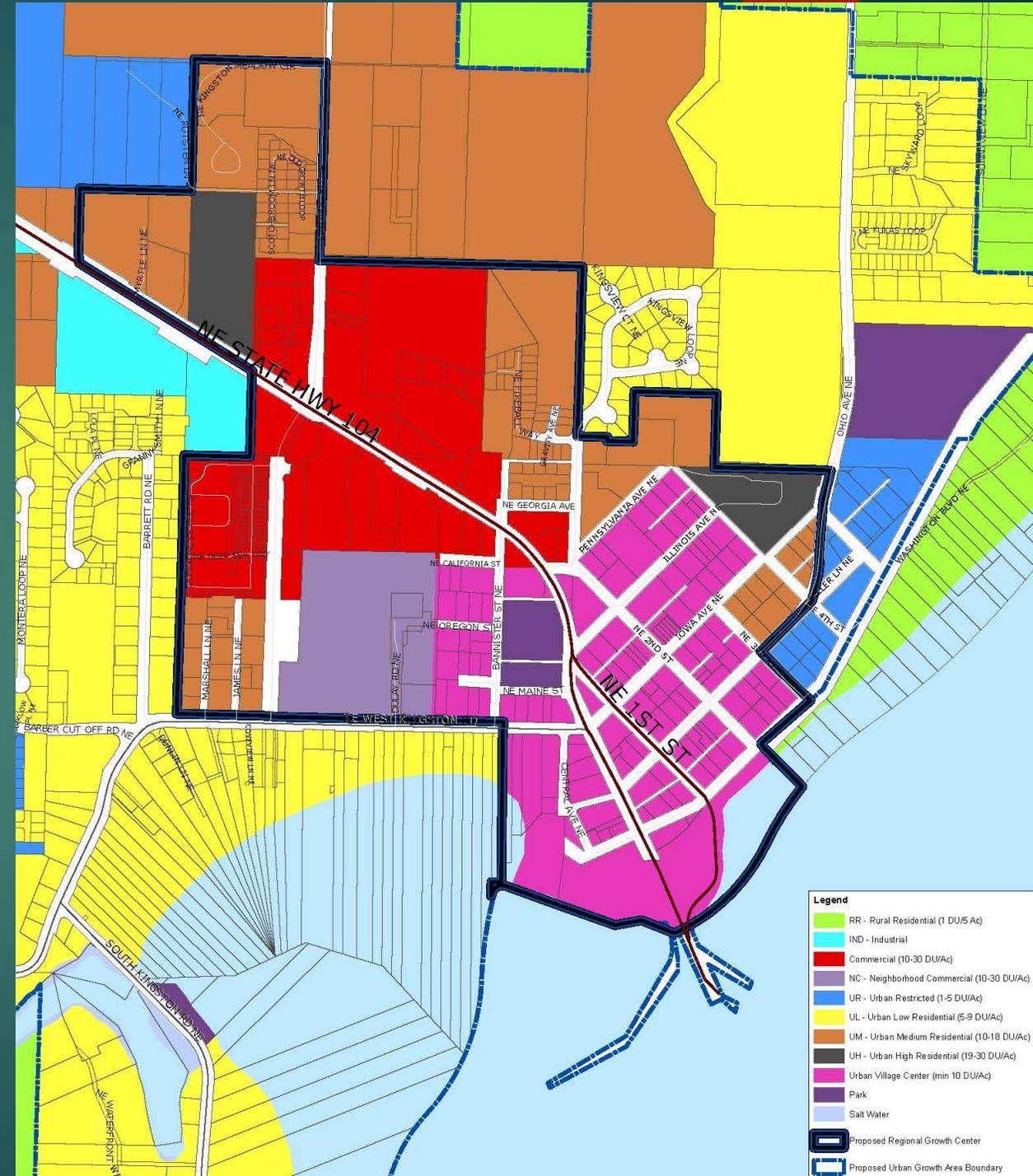
# CODE AMENDMENTS

- **Increased densities** in multi-family and commercial zones  
UM = 30, UH = 60, C = 60 or No Max, UVC = No Max
- **Increased densities** for single family attached housing.  
UL = 14
- **Removed or reduced lot dimensions and minimum lot sizes**
- **Increased height allowances**  
65 feet base in Silverdale 55 feet elsewhere + process to go higher.
- **Reduced or removed setbacks** for multi-family and single-family, attached development
- **Tree Replacement** requirements based upon tree units (Alternative 2)
- **Tree Retention** requirements based upon tree unit or % of canopy cover (Alternative 3)
- **MFTE analysis** completed for Silverdale and Kingston. Needs legislative change to fully utilize ☹️



# KINGSTON CENTER

- Previously designated but without a boundary.
- Focus of multi-family density increases (No max).
- Heights increased to 55 feet in Commercial zone (red)
- Different opinions of heights in UVC (pink).



# EQUITY IN PLANNING



- Demographic versus Geographic focus.
- Expanding access to government and its information
- Expanding housing options - public and private
- Expanding transit options - within communities not just between.
- Increasing ADA accessibility in sidewalks and public buildings.
- Expanded Tribal coordination (All Tribes).

# CLIMATE CHANGE ELEMENT

- **Adopt greenhouse gas emissions reduction targets.**

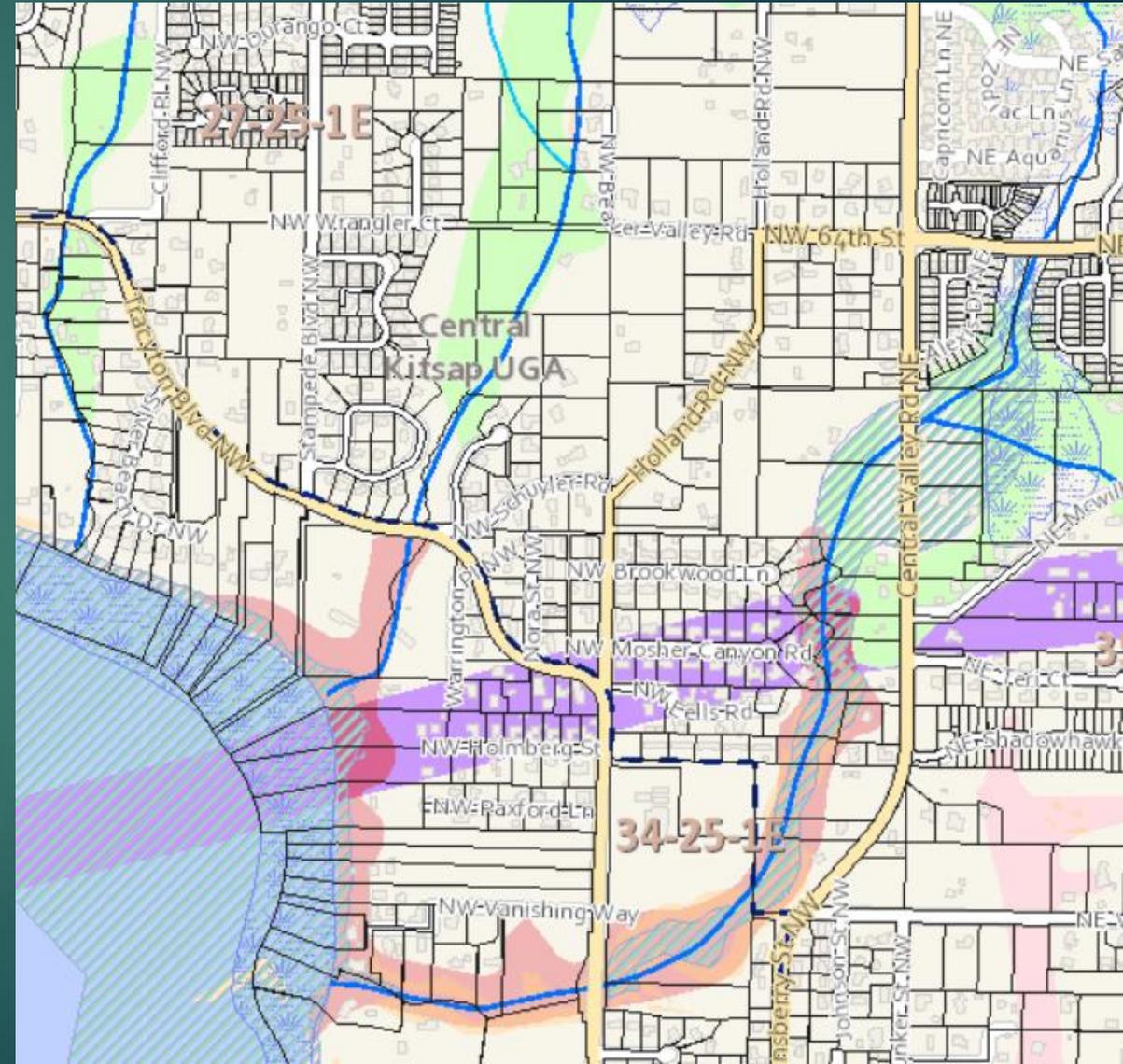
Adopt VISION 2050's climate change goal for the Puget Sound region to reduce greenhouse gas emissions to 80% below 1990 levels by 2050.

- **Resiliency and Adaptation**

Need to enhance emergency preparedness, prevention, response, and recovery efforts and mitigate the impacts associated with extreme weather and other hazards worsened by climate change.

# CRITICAL AREAS PROTECTIONS

- Update underway.
- Best Available Science review.
- Larger buffers may be required along streams.
- Reduces available land for development.
- Impacts to policy and UGA boundaries.



# SPRING TIMELINE

- **February 13, 2024 – Virtual Workshop**  
Zoom
- **February 22, 2024 – In-Person Workshop**  
Kitsap County Administration Building, Port Orchard
- **February 26, 2024 – EIS Comment Deadline**
- **March 5, 2024 – Planning Commission Hearing**  
Kitsap County Administration Building, Port Orchard
- **April 8, 2024 – Board of Commissioner Hearing**  
Kitsap County Administration Building, Port Orchard



# MORE INFORMATION?

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