

KITSAP COUNTY COMPREHENSIVE PLAN PRELIMINARY ALTERNATIVES

Kitsap County
March 7, 2023

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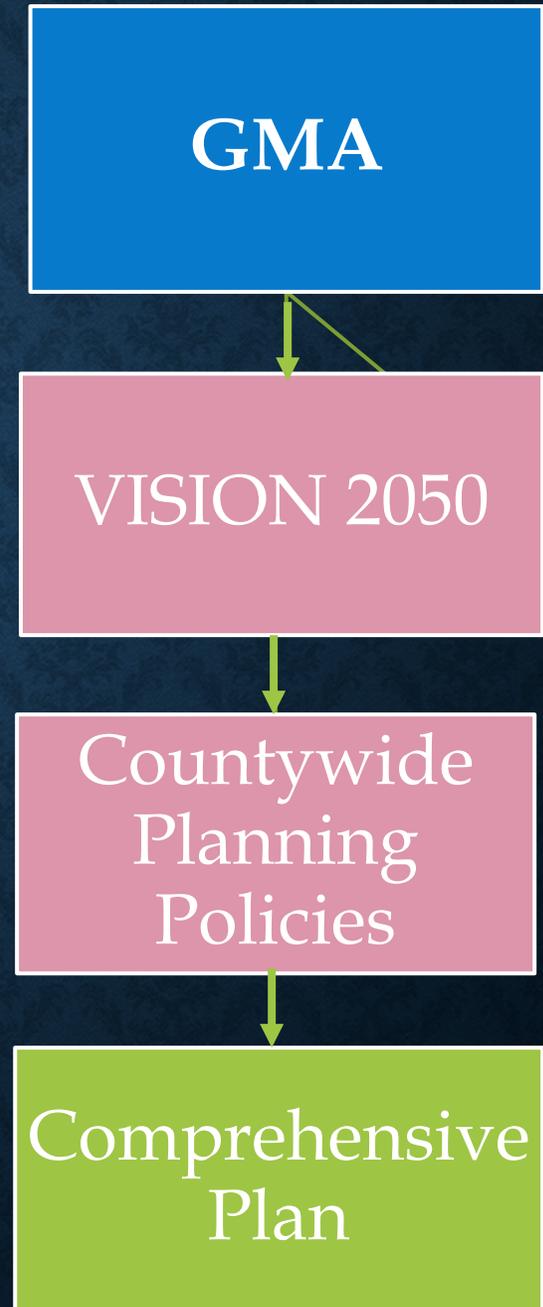
REGIONAL PLANS

VISION 2050 - Puget Sound Regional Council

VISION 2050 guides planning in Kitsap, Snohomish, King and Pierce Counties.
Establishes population and employment targets

Countywide Planning Policies - Kitsap Regional Coordinating Council

Guiding document for County and city planning and local transportation funding.
GMA requires consistency.



MAIN TOPICS

- **Accommodating Growth** – People and Jobs – Where and How
- **Silverdale Regional Center** – Increased Housing and Employment Opportunities
- **Kingston Countywide Center** – Increasing Densities and Employment – Maintaining Character
- **Port Orchard** – One of the Fastest Growing Communities
- **Climate Change** – GHG, Sea Level Rise, Wildfires
- **UGA Expansions/Rural Rezones** – Housing Diversity and Multi-Family Focus Impacts Opportunities

HOUSING DIVERSITY

- **Housing by Income Bands** – % of Annual Median Income (AMI).
- **Kitsap Historically Single-Family Housing Dominated** – Unaffordable to Many Residents making 80% AMI or less.
- **Multi-Family Focus of New Growth**– Apartments, Condos, and Missing Middle Housing Promoted in the Future.
- **State Requirements Include Rural Areas** – Housing Affordability in LAMIRDs a Focus.
- **Housing Diversity** – Housing Diversity Options include ADUs and Increased Infill Opportunities (Historic Lots).

ALTERNATIVE DEVELOPMENT

- **Menu approach** – No one alternative is THE recommendation
- **Tests various strategies** – How they accommodate growth targets
- **Used to determine environmental impacts and capital facilities needs.** Water quality, wetlands, streams and other impacts. Road, sewer, schools and other needs.
- **Assesses Reclassification Requests based on consistency with GMA.** Non-compliant requests or rural spot zones proposed for exclusion.

ALTERNATIVE 1

“NO ACTION”

- Assumes the current land use, urban growth area sizes and configurations, zoning and development regulations remain unchanged.
- Establishes a baseline of environmental impacts and capital facilities needs based upon no proposed changes.



ALTERNATIVE 2

“COMPACT GROWTH/URBAN CENTER FOCUS”

- “Bending the trend” of past growth patterns.
- Focuses new growth around high-capacity transit facilities and routes (ferries and bus lines).
- Growth promoted in the downtowns of Silverdale and Kingston (centers) and the urban areas surrounding Bremerton, Port Orchard and Poulsbo.
- Increases housing diversity by encouraging higher densities and vertical construction in areas of infill or redevelopment.
- Reduces pressure of growth in rural areas by keeping UGA boundaries limited.

ALTERNATIVE 2

FEATURES AND POLICY INITIATIVES

- Generally, meets population and employment growth
- Increases housing diversity by promoting multi-family and missing middle housing. Limited additional single-family capacity added.
- Property tax programs, expedited permitting and regulatory flexibility to incentivize development in centers.
- No alterations to rural uses and densities
- Transit increased to 30-minute frequencies and within urban centers.
- Tree replacement and expansion of electric charging required. Bike-lanes and sidewalks expanded.

ALTERNATIVE 3

“DISPERSED GROWTH FOCUS”

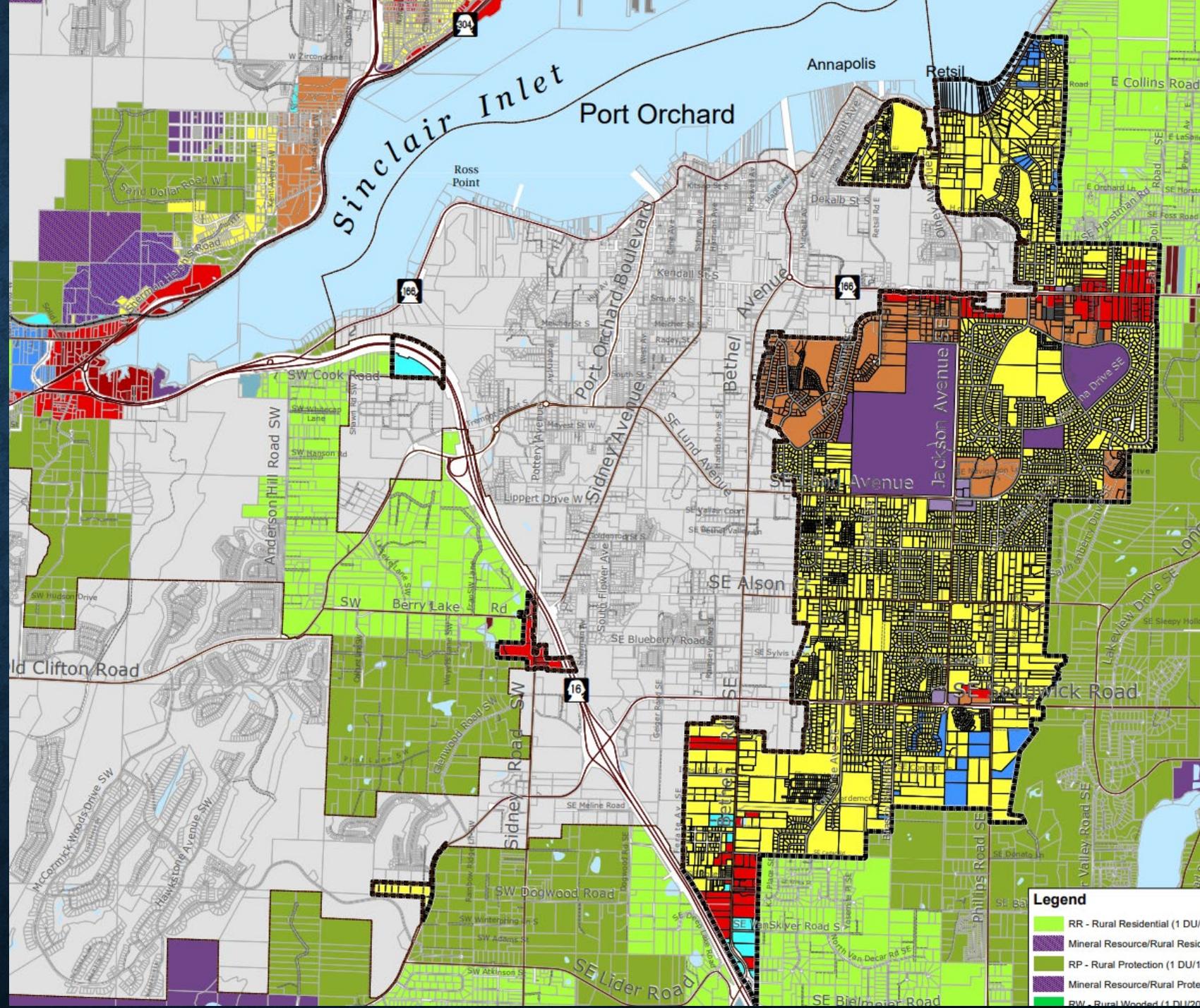
- Generally based on past growth trends, housing and employment types.
- Housing is focused on single-family construction.
- Requires more urban land to meet growth targets.
- Allows some additional development of homes and businesses in rural areas.
- Assumes the impacts of new policies and regulations that may require more land for development in urban areas.

ALTERNATIVE 3

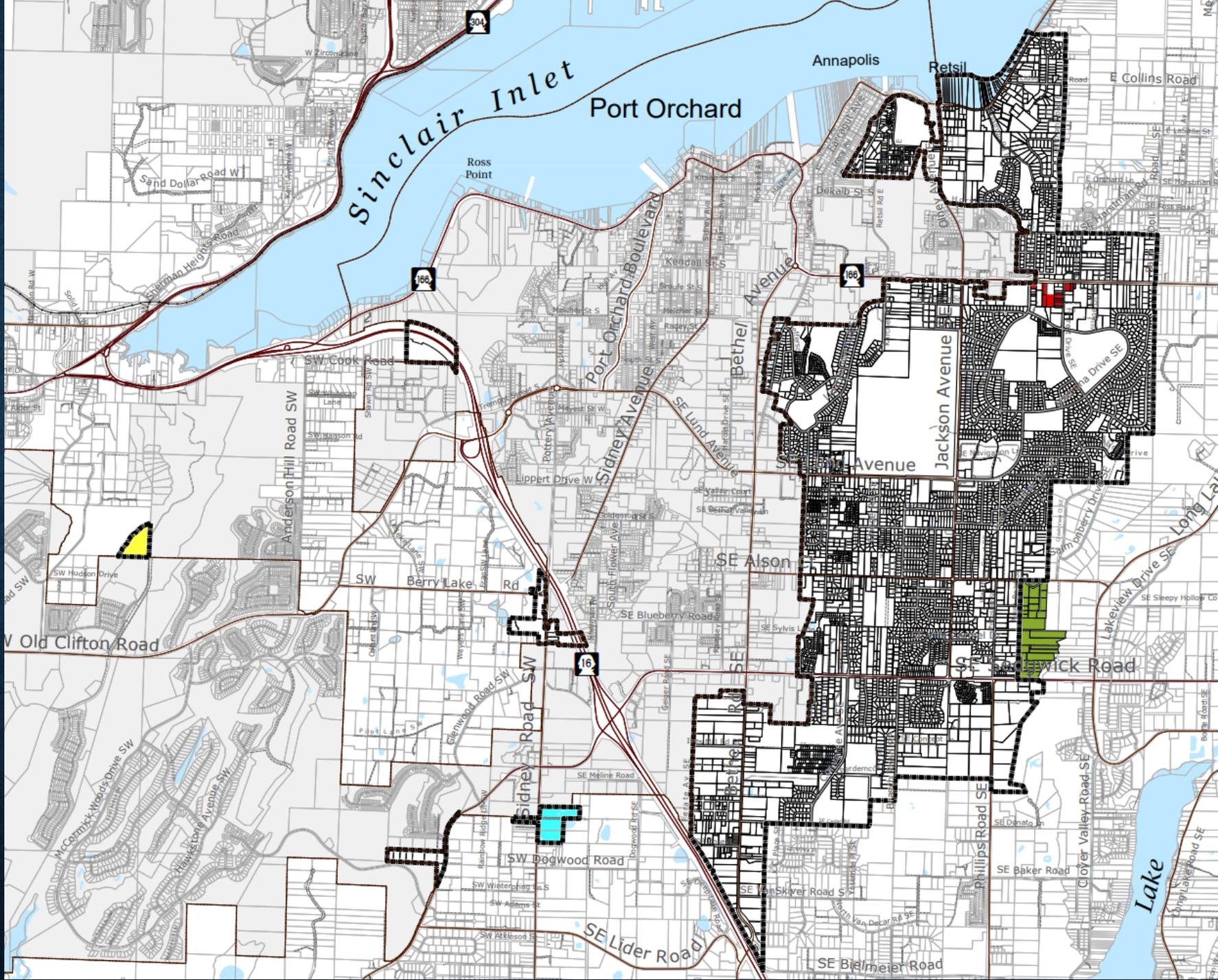
FEATURES AND POLICY INITIATIVES

- Generally, exceeds population and meets employment growth
- No additional incentives for housing diversity.
- Transit and non-motorized opportunities remain at current planned levels.
- Tree retention (%) required in development.
- Reduced impervious surface limits in Urban Restricted and Greenbelt zones.

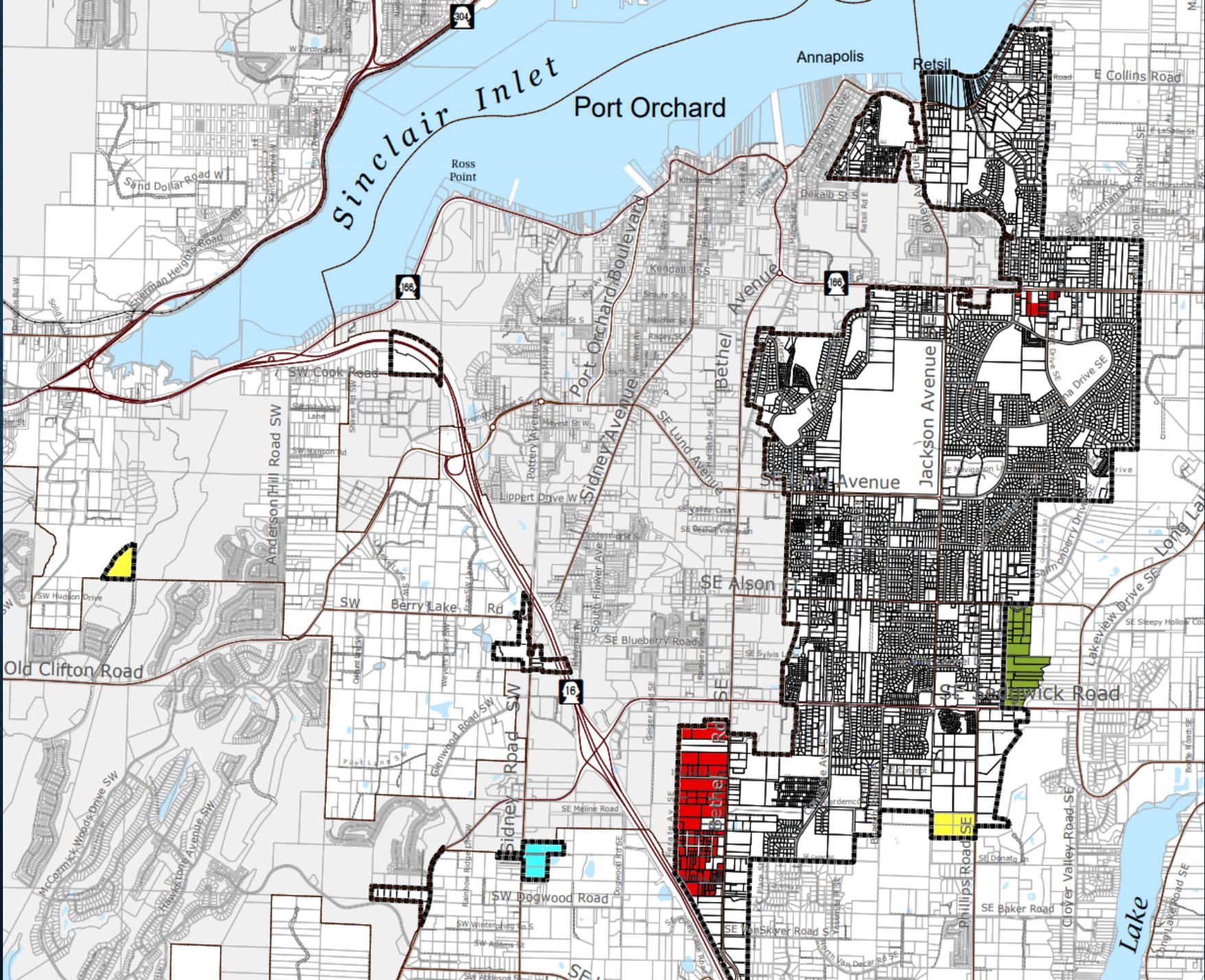
PORT ORCHARD ALTERNATIVE 1



PORT ORCHARD ALTERNATIVE 2 CHANGES



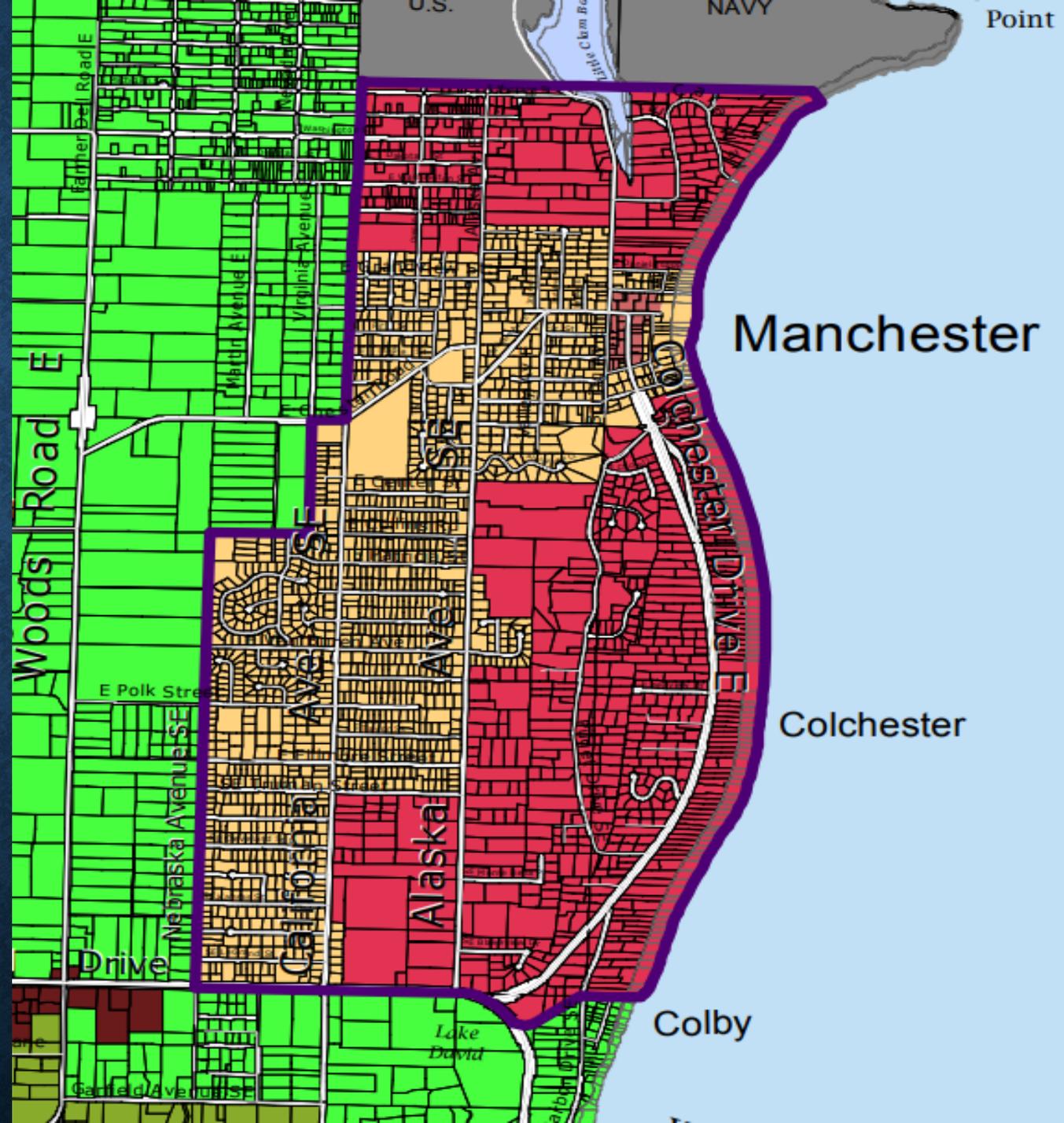
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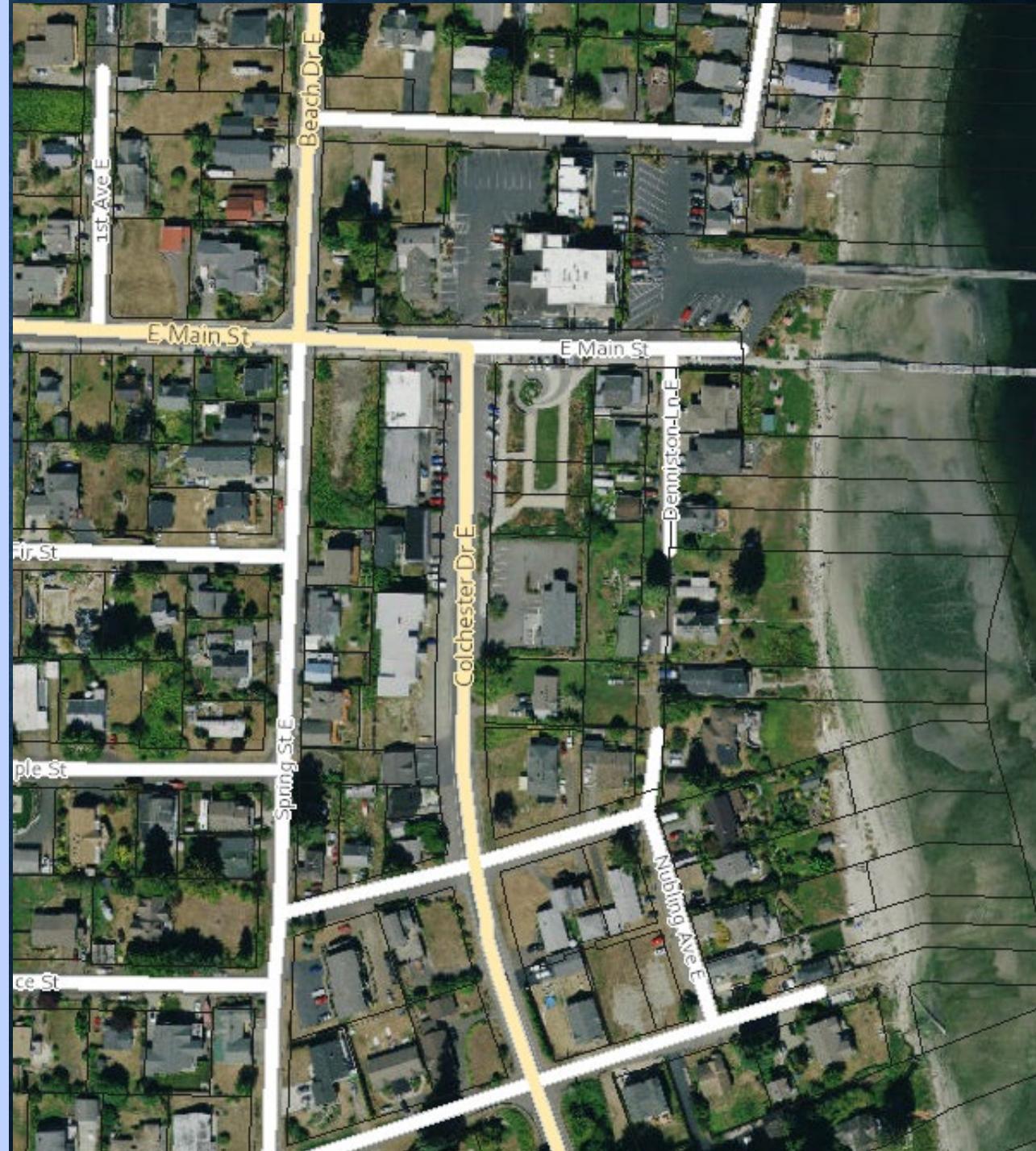
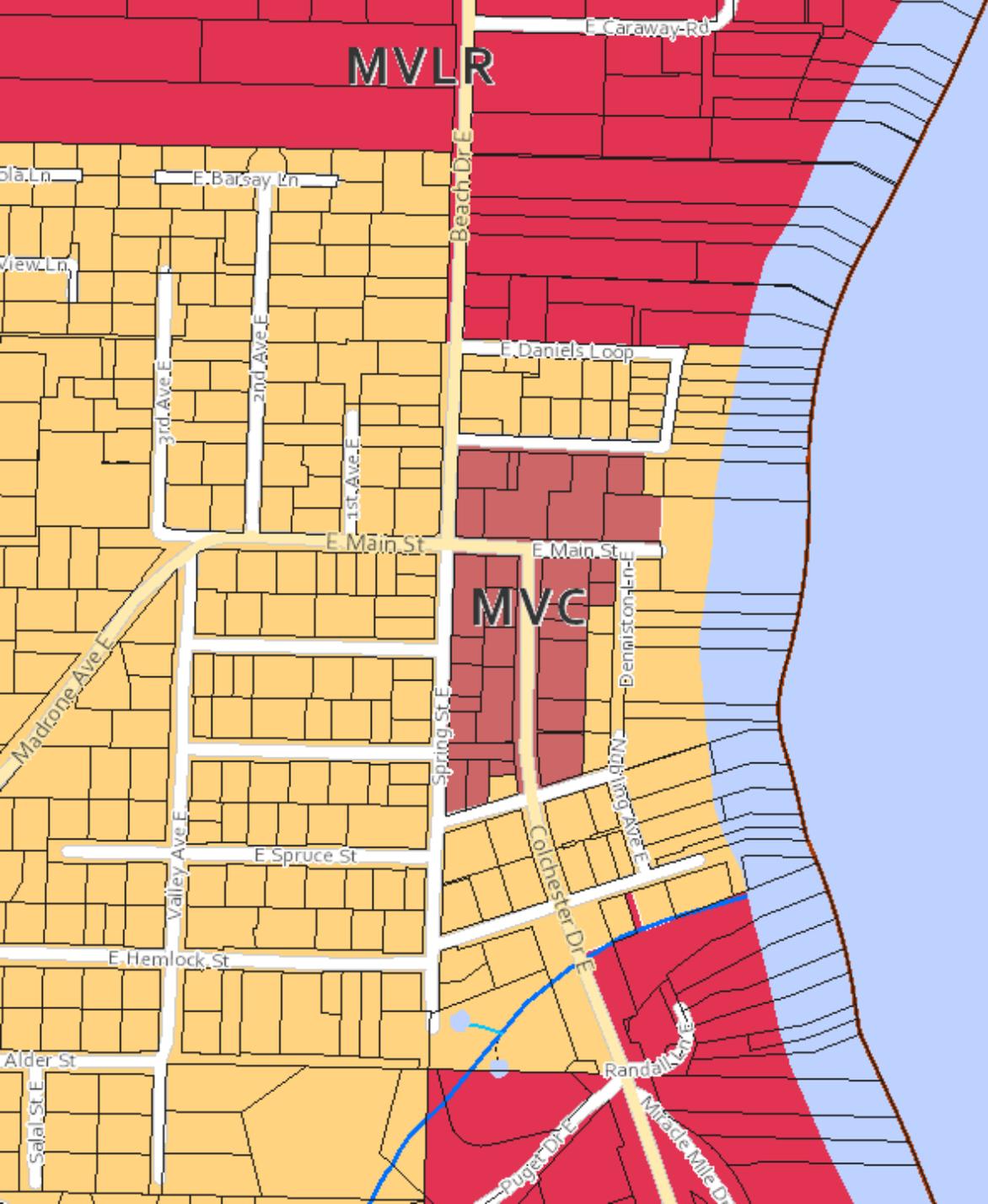


MANCHESTER SUB-AREA

Includes three zones:

- Manchester Village Residential (Orange)
- Manchester Village Low Residential (Red)
- Manchester Village Commercial (Burnt Umber)





UPCOMING MEETINGS

Public Outreach/Presentations	Date
Board of Commissioners Public Hearing – Regular Evening Meeting	April 10
Written Comment Period Closes	April 17
Board of Commissioners Deliberations – Work Study	April 19
Board of Commissioners Approval of Alternatives – AM Briefing	April 24

UPDATE SCHEDULE

- Update is Due No Later than December 31, 2024
- Current Schedule Targets August 2024 to Allow for the Unexpected

Preliminary Alternatives Selected	Draft EIS, Comp Plan and Regulations Released	Preferred Alternative Selected	Final EIS, Comp Plan, Capital Facilities Plan and Regulations Released	Board Approval of Final Documents
March 2023	Sept 2023	Dec 2023	March 2024	Aug 2024

LEGEND	Document Release	Board Hearings
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MORE INFORMATION?

Kitsap County Comprehensive Plan

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