

KITSAP COUNTY COMPREHENSIVE PLAN PLANNING COMMISSION HEARING

KITSAP COUNTY
MARCH 5, 2024

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[Kcowa.us/compplan](https://kcowa.us/compplan)



MAIN UPDATE CONSIDERATIONS

- Meet population and employment growth targets through 2044.
- Accommodate Commerce-directed housing needs to improve affordability and diversity.
- Size Urban Growth Area (UGAs) and zone rural areas to meet both of the above.
- Revise Code to make multi-family and missing middle housing (e.g. townhomes) easier and cheaper.



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.**

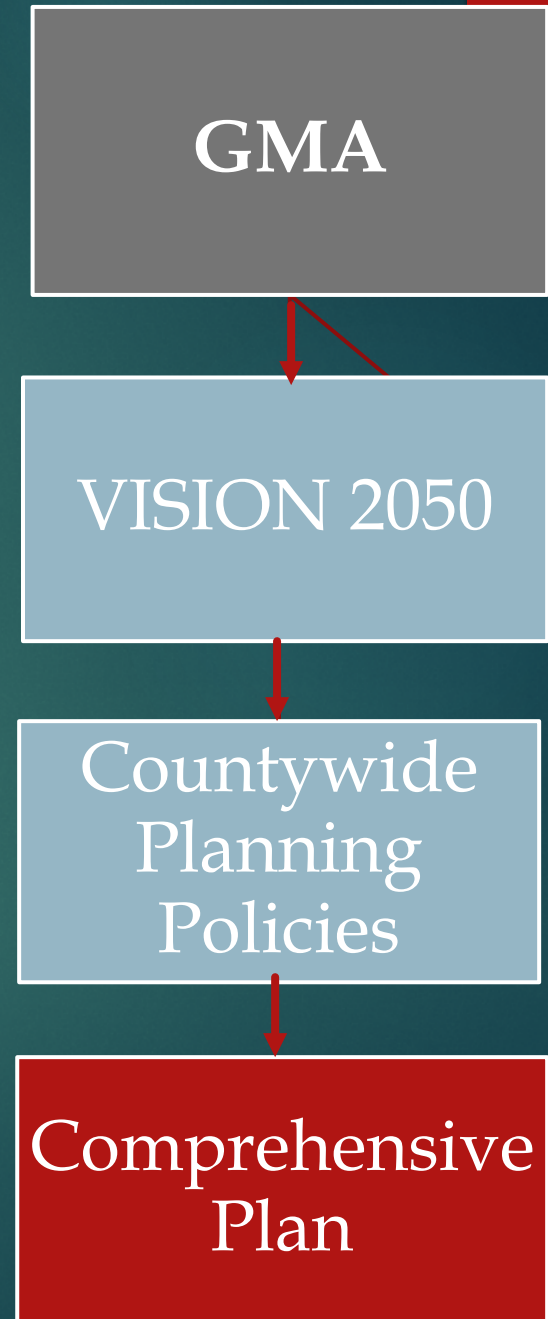
REGIONAL PLANS

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.



DECISION PROCESS

What direction is needed in April?

- **Any Urban Growth Area Expansions and Rezones**
- **Any Rural Rezone Requests**
- **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.**

HOUSING NEED TO CAPACITY

- Commerce indicates 0-80% AMI need multi-family housing.
- Addition of rural units show excess on single-family opportunities (80% AMI and above).
- Alternative 2 closest to housing need.

UGA	Housing Need 2044	Housing Type Accommodating	Alt 1 Capacity	Preferred Alternative
0-30%	2,768	Multi-Family, ADU		
0-30% PSH	1,214	Multi-Family, ADU		
31%-50%	2,376	Multi-Family, ADU		
51%-80%	1,996	Multi-Family, ADU		
Sub Total	8,354			
81%-100%	1,028	Single Family – Attached, Single Family Detached, Cottage Housing		
101%-120%	1,012	Single Family – Attached, Single Family Detached, Cottage Housing		
>120%	4,103	Single Family - Detached		
Sub-Total	6,143			

POPULATION TARGET TO CAPACITY

- Population adjusted to 2022 to compare to 2022 Land Capacity Analysis.
- Black numbers = under target. **Red numbers = over target**

UGA	Census Population 2020	CPP Targeted Growth 2020-2044	Adjusted Growth 2022-2044		Land Capacity Alt 1 2022	Land Capacity Alt 2 2022	Land Capacity Alt 3 2022	Growth to Land Capacity Alt 1 2022-2044	Growth to Land Capacity Alt 2 2022-2044	Growth to Land Capacity Alt 3 2022-2044
Bremerton	10,105	2,762	2,544		2,260	2,810	2,219	284	-266	325
Silverdale	19,675	9,896	9,442		7,962	15,549	11,846	1,480	-6,107	-2,404
Kingston	2,435	3,200	3,121		2,375	3,952	3,227	746	-831	-106
Poulsbo	528	1,065	1,054		974	974	1,021	80	80	33
Port Orchard	15,370	3,552	3,486		3,547	3,967	2,615	-61	-481	871
Central Kitsap	24,741	5,000	4,787		4,555	5,896	4,138	232	-1,109	649
Rural	106,865	5,415	4,391		4,391	4,391	4,391	0	0	0
Total	179,719	30,890	28,825		26,064	37,539	29,457	2,761	-8,714	-632

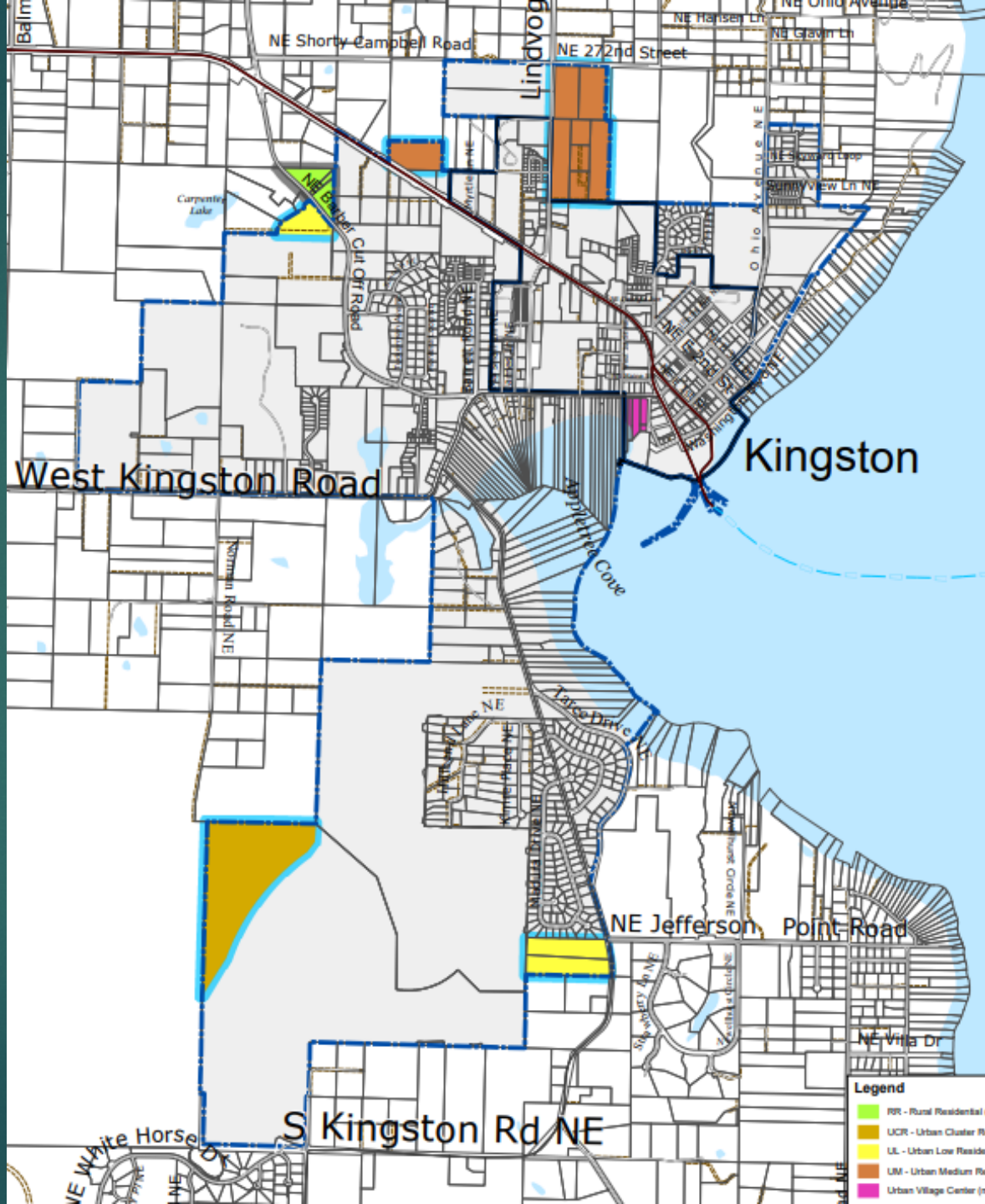
CODE AMENDMENTS

- **Increased densities** in multi-family and commercial zones
RC = No Max, UM = 30, UH = 60, C = 60 or No Max, UVC = No Max
- **Increased densities** for single family, attached housing.
UL and UCR = 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.
- **Expedited permitting** for multi-family projects in Centers like Silverdale and Kingston.

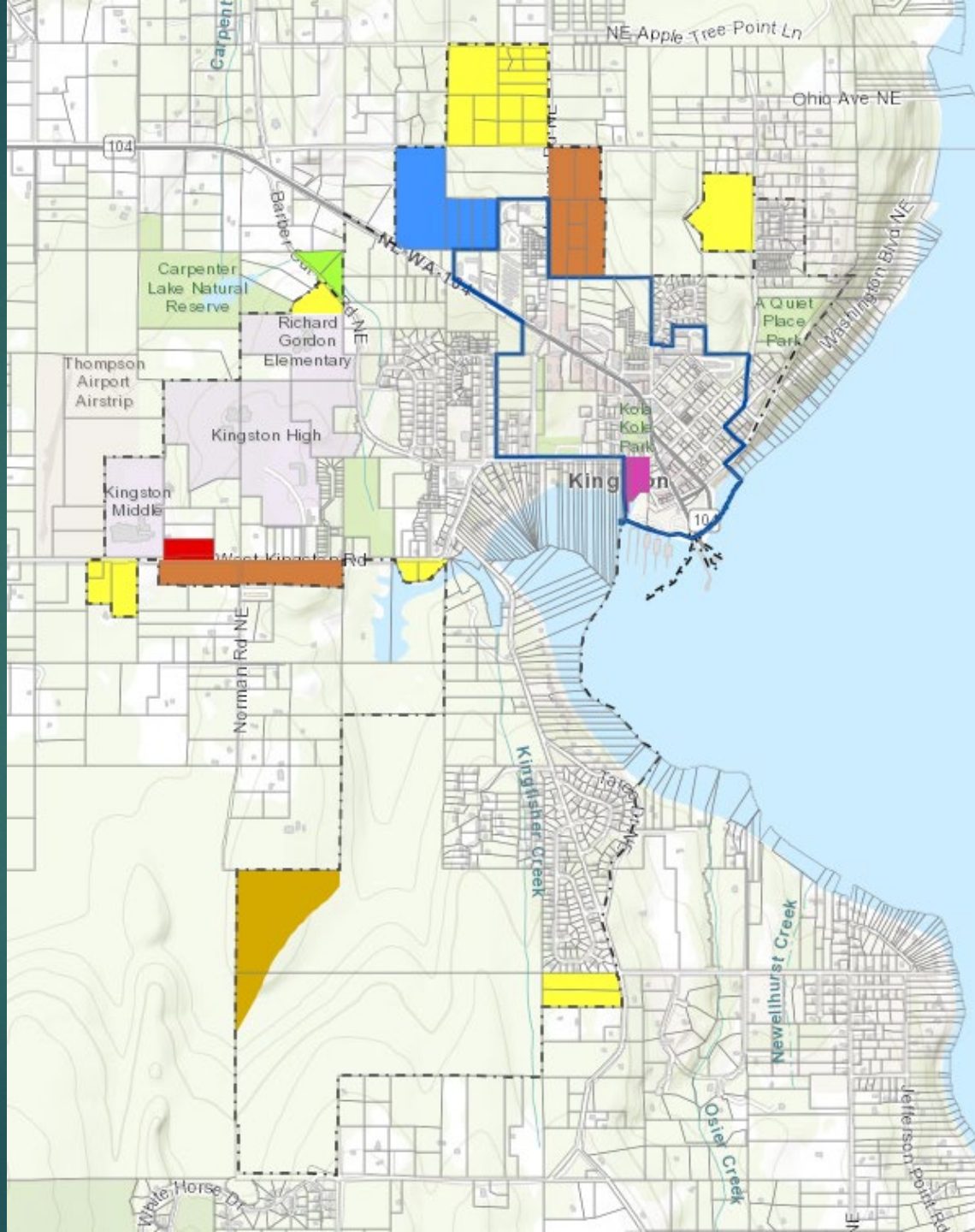
CODE AMENDMENTS

- **Reduced parking requirements** in multi-family projects but also single-family by allowing one garage space to count towards requirement.
- **Tree Replacement** requirements based upon tree units (Alternative 2)
- **Tree Retention** requirements based upon tree unit or % of canopy cover (Alternative 3)
- **Expanded SEPA thresholds** for multi-family and single-family, attached development.

KINGSTON ALTERNATIVE 2 CHANGES

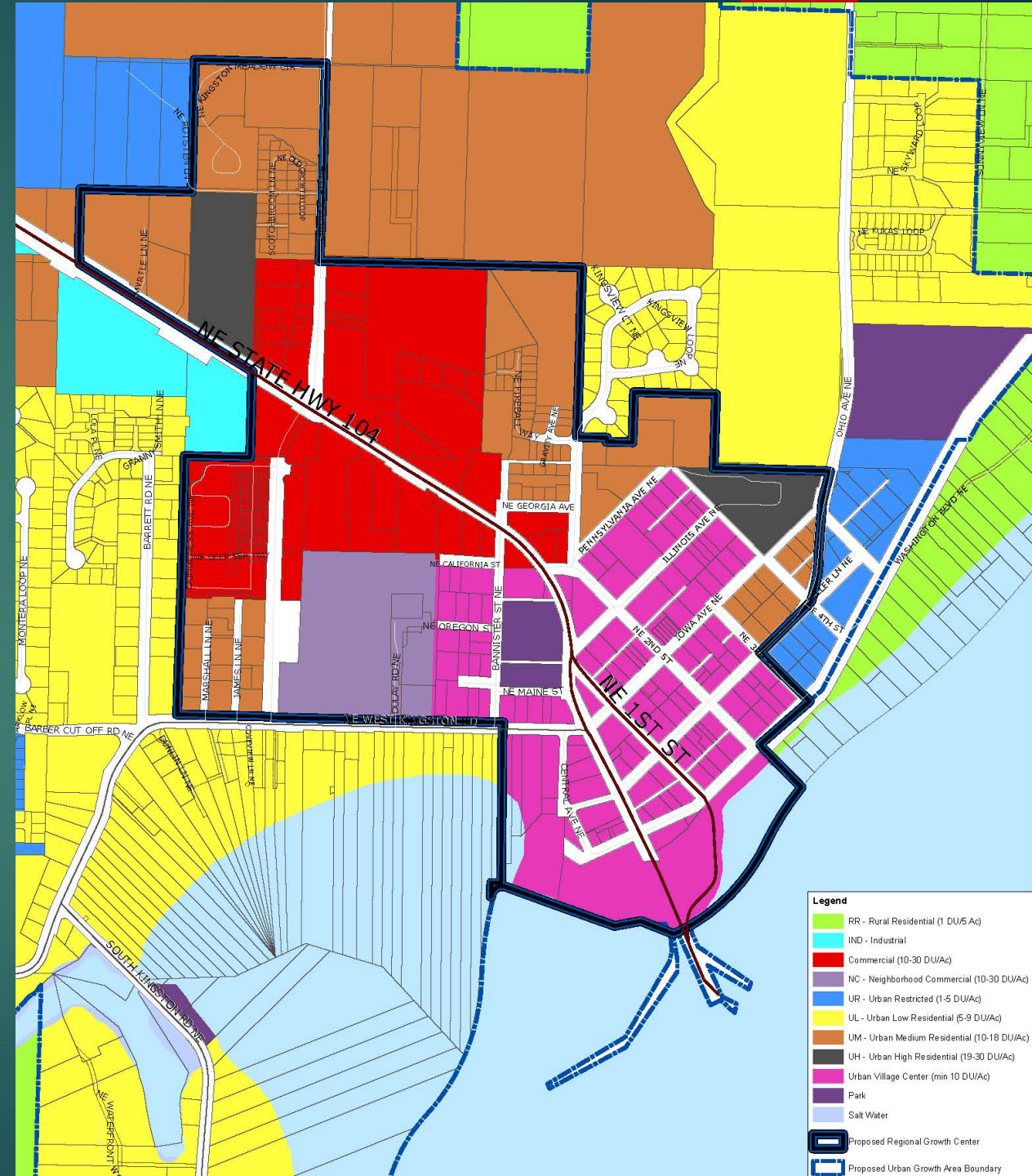


KINGSTON ALTERNATIVE 3 CHANGES

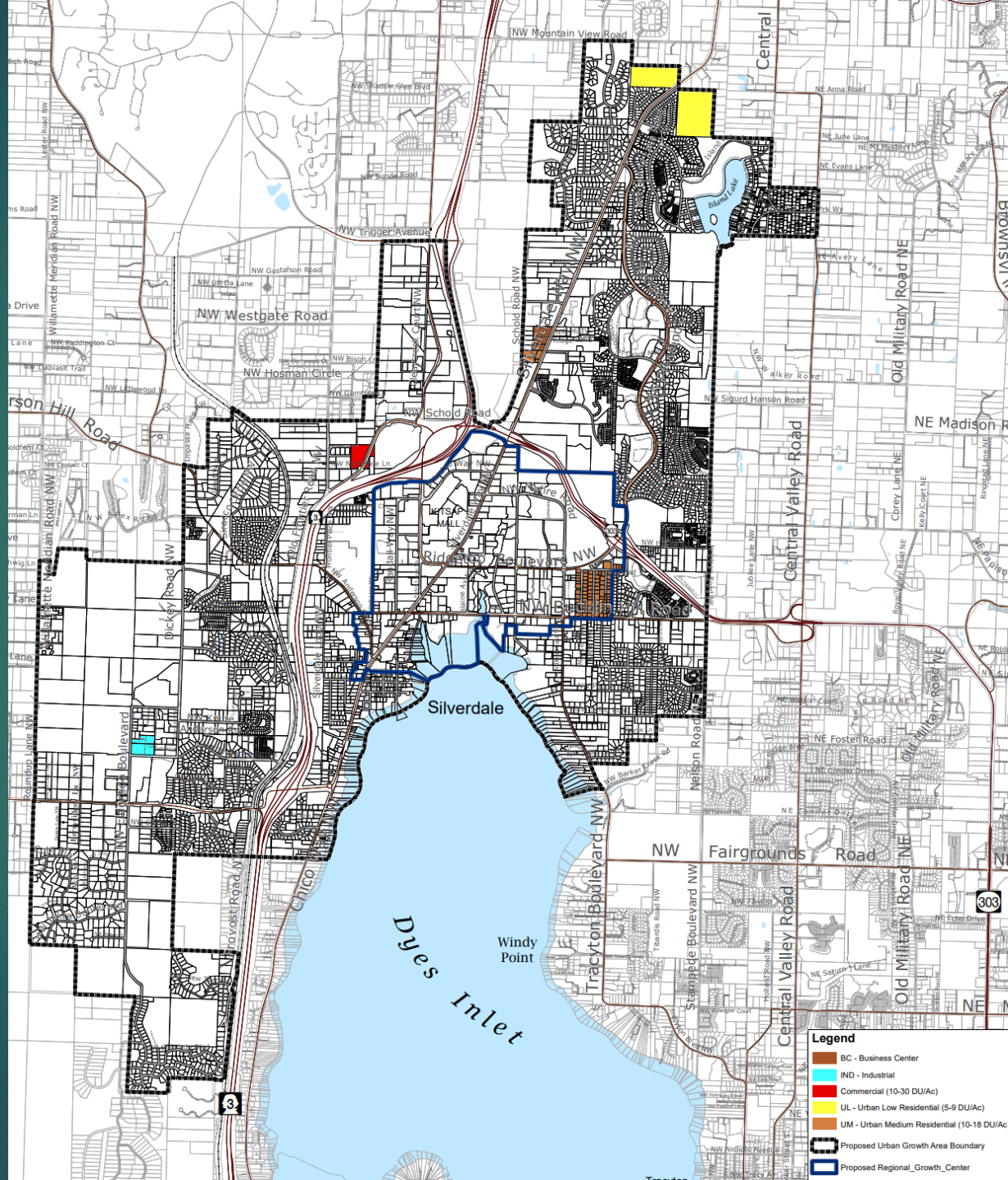


KINGSTON CENTER

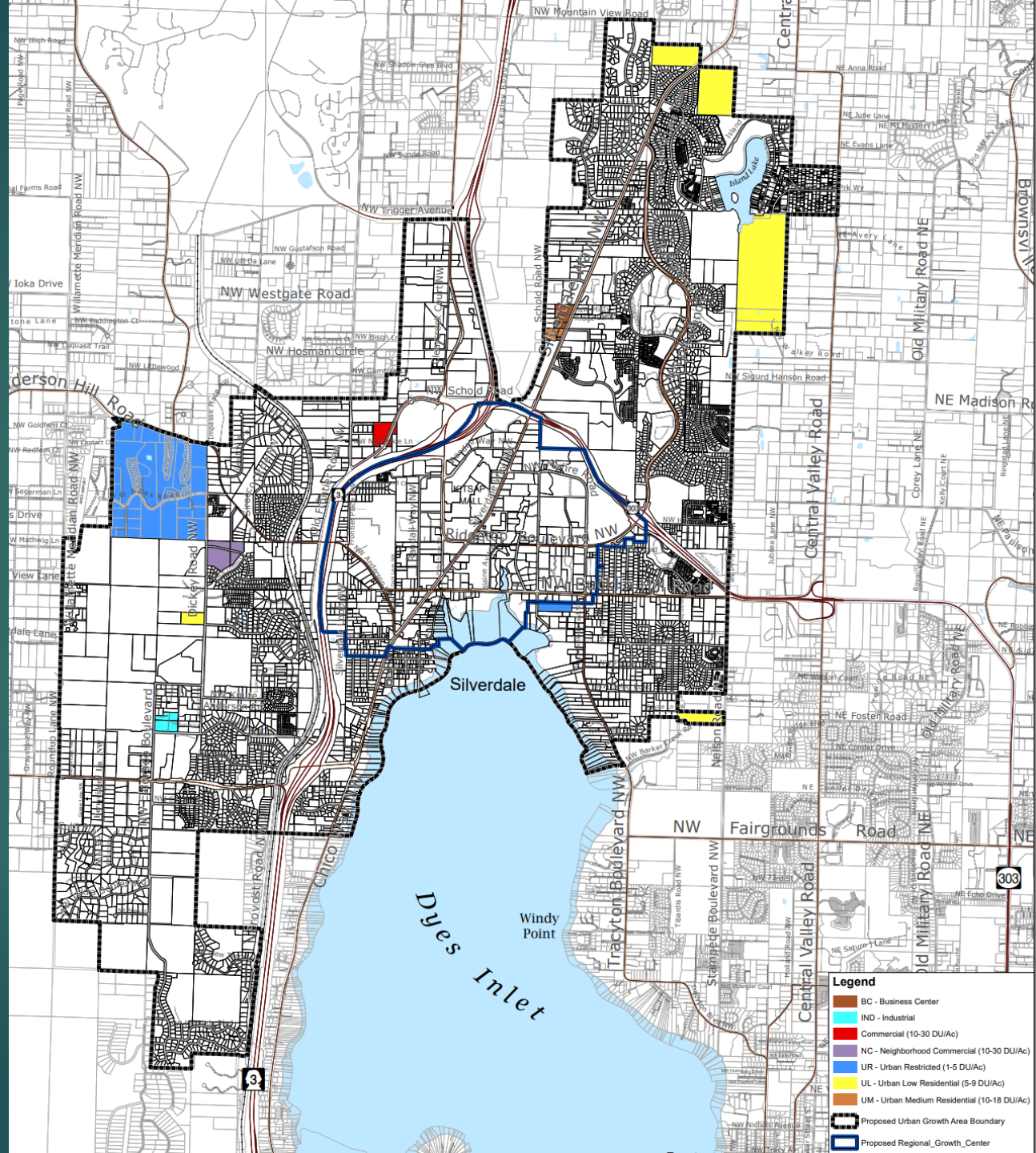
- Previously designated but without a boundary.
- Focus of multi-family density increases (No max).
- Heights increased up to 55 feet in Commercial zone (red)
- Different opinions of heights in UVC (pink).



SILVERDALE ALTERNATIVE 2 CHANGES



SILVERDALE ALTERNATIVE 3 CHANGES



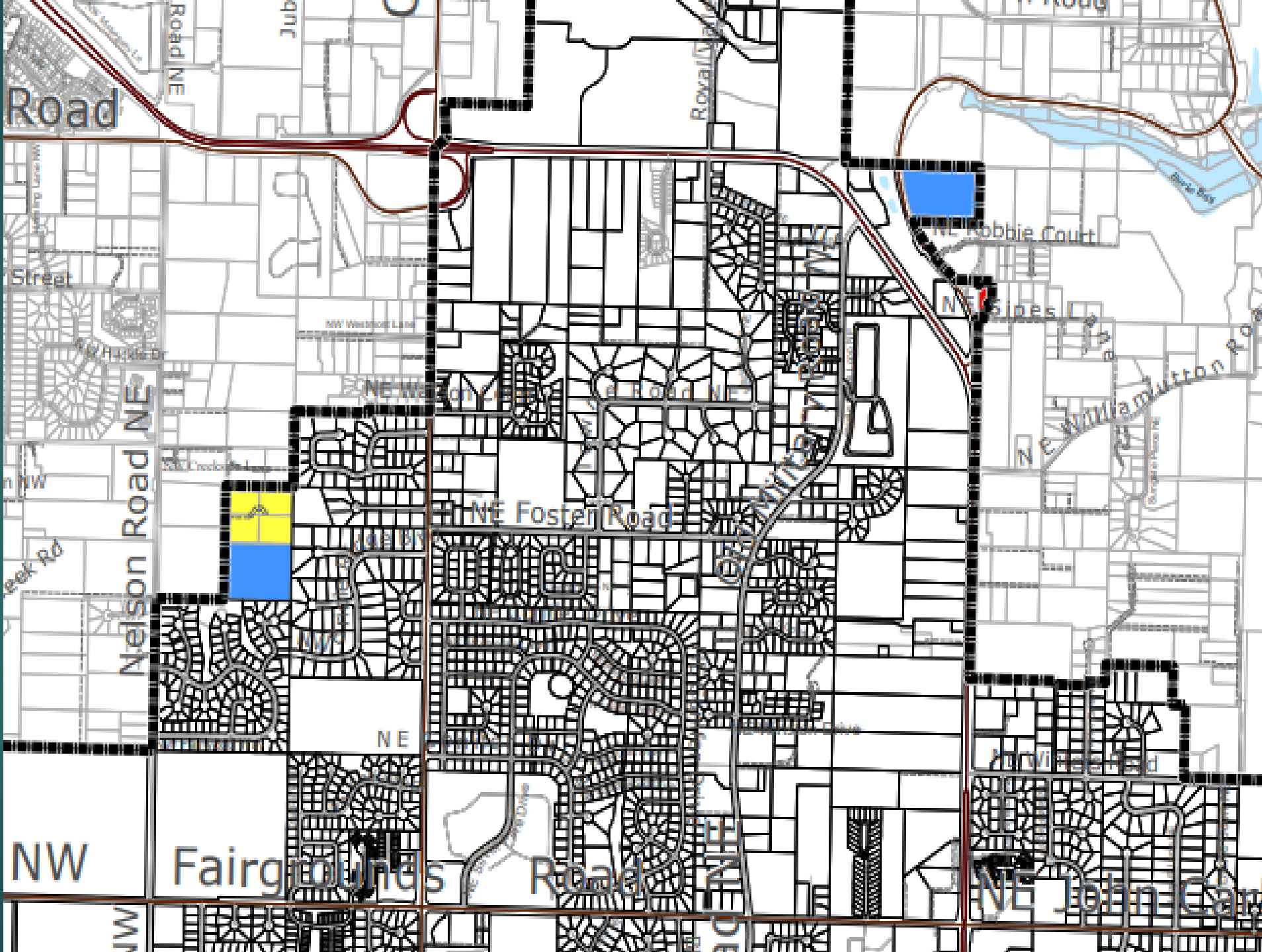
SILVERDALE REGIONAL CENTER

Redevelopment focused

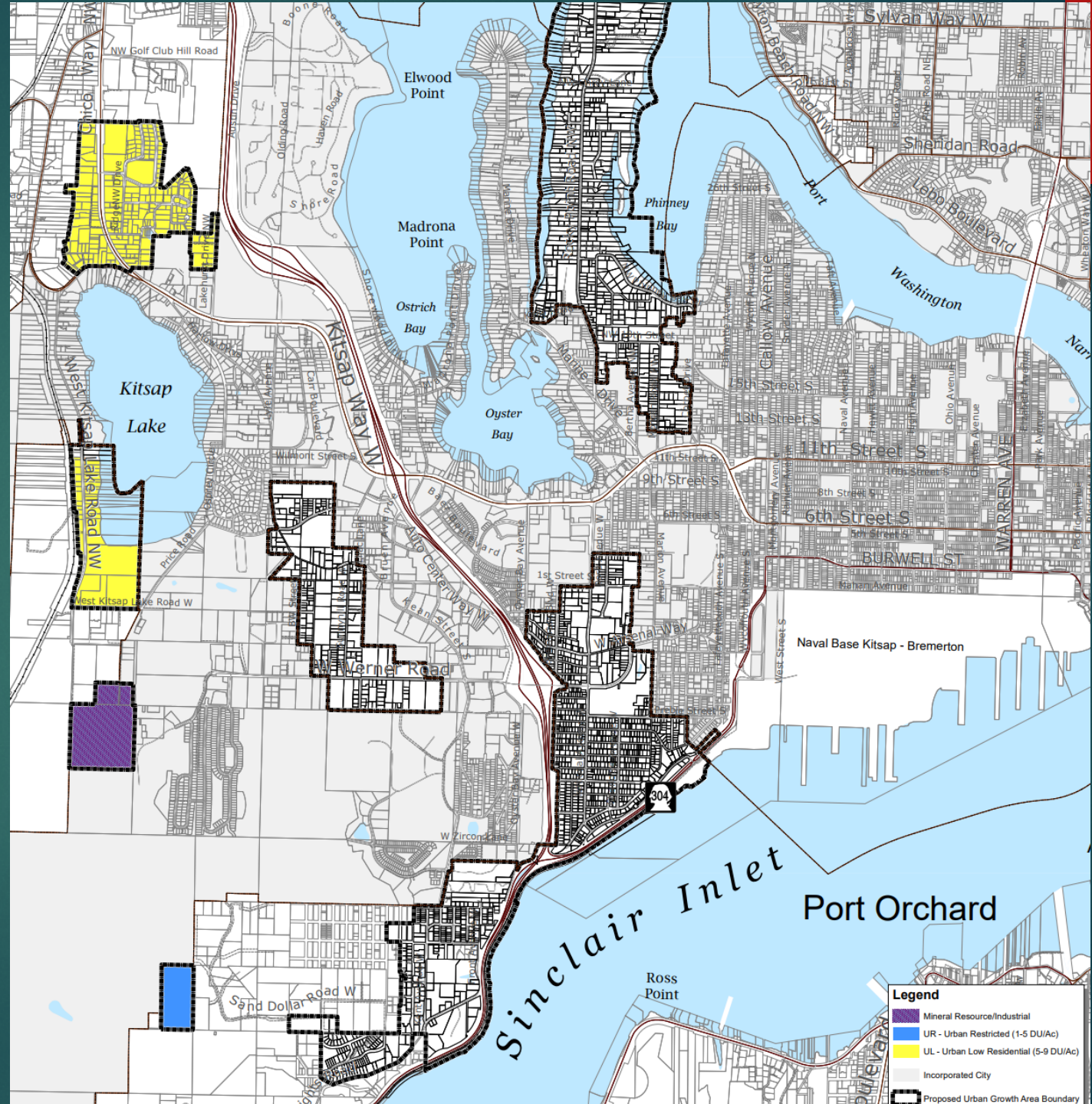
- Heights increased to 65-85 feet in most areas
- No max density (only limited by heights)
- Reduced parking requirements.
- Expanded SEPA exemptions consistent with state law.
- Location of future MFTE and expedited permitting for multi-family housing.
- Required frontage improvements.



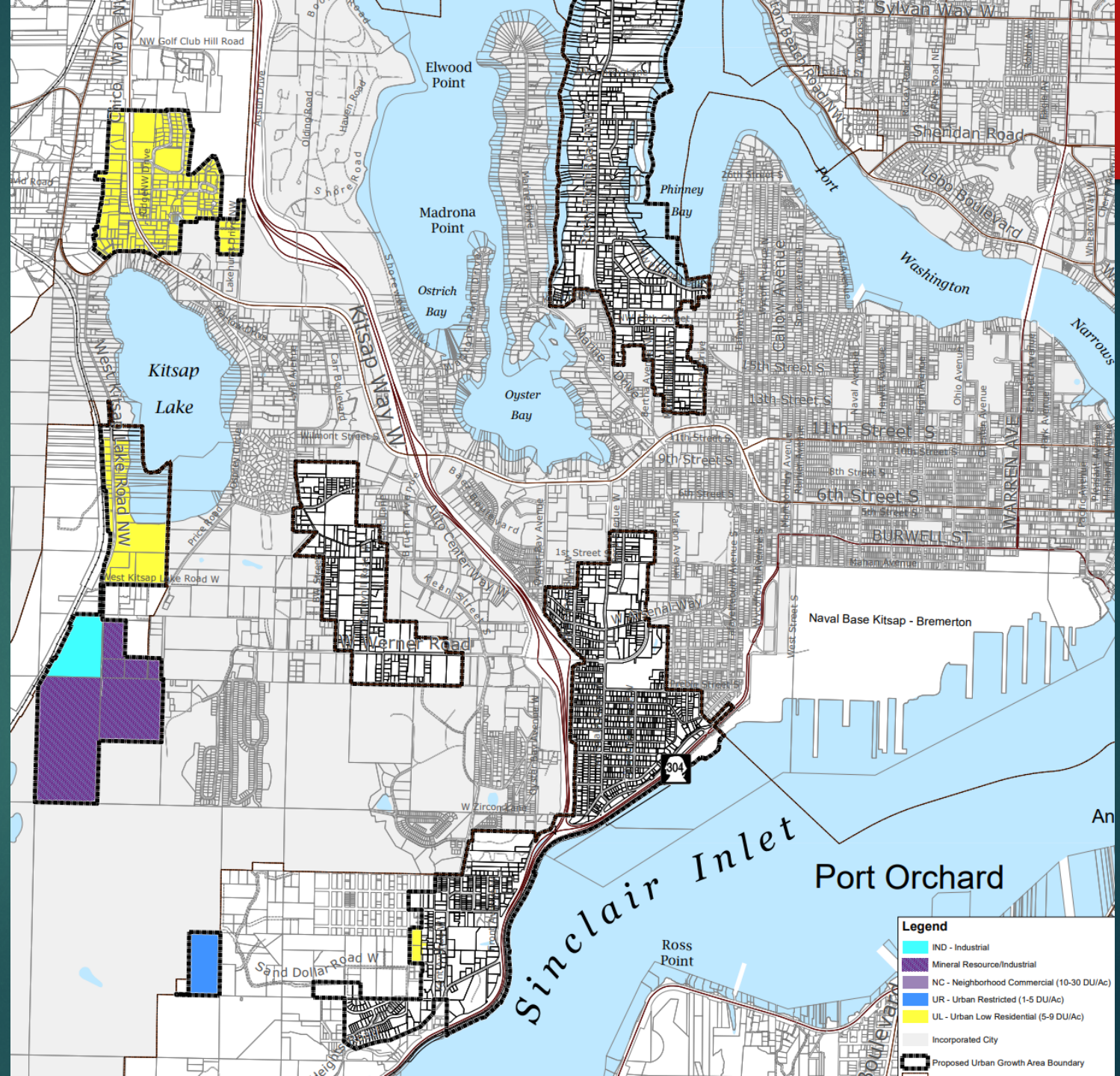
CENTRAL KITSAP ALTERNATIVE 3 CHANGES



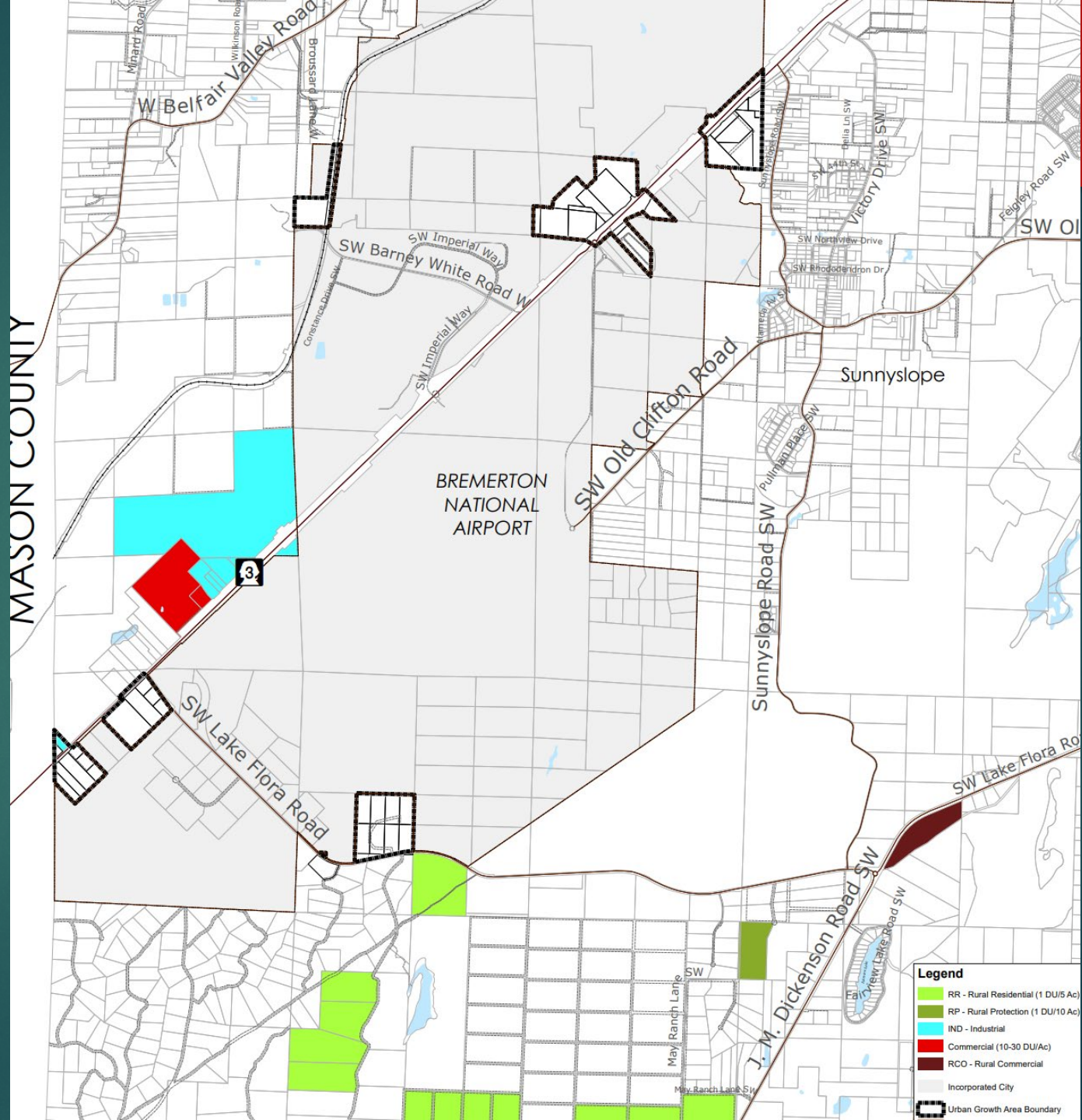
WEST BREMERTON ALTERNATIVE 2 CHANGES



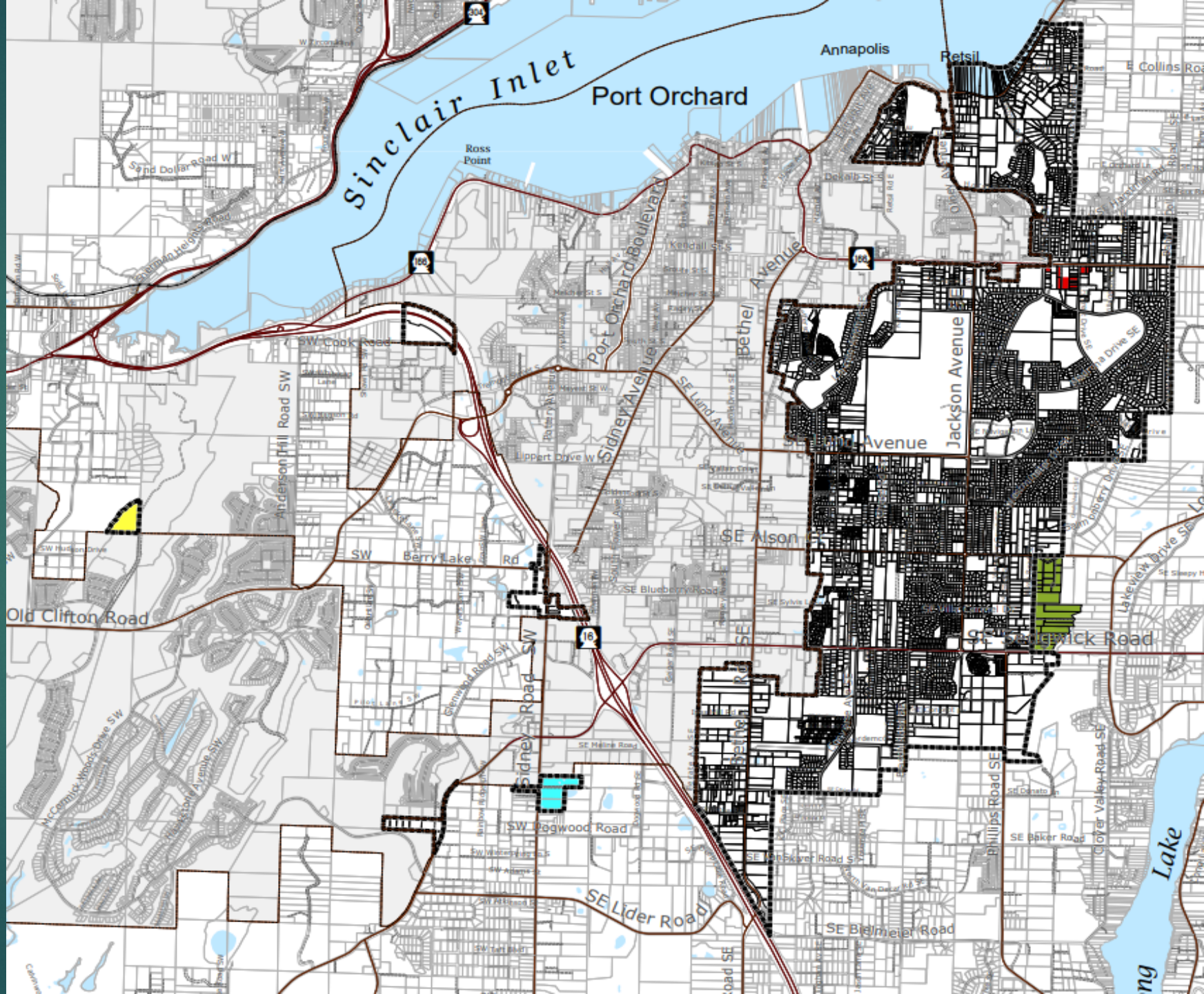
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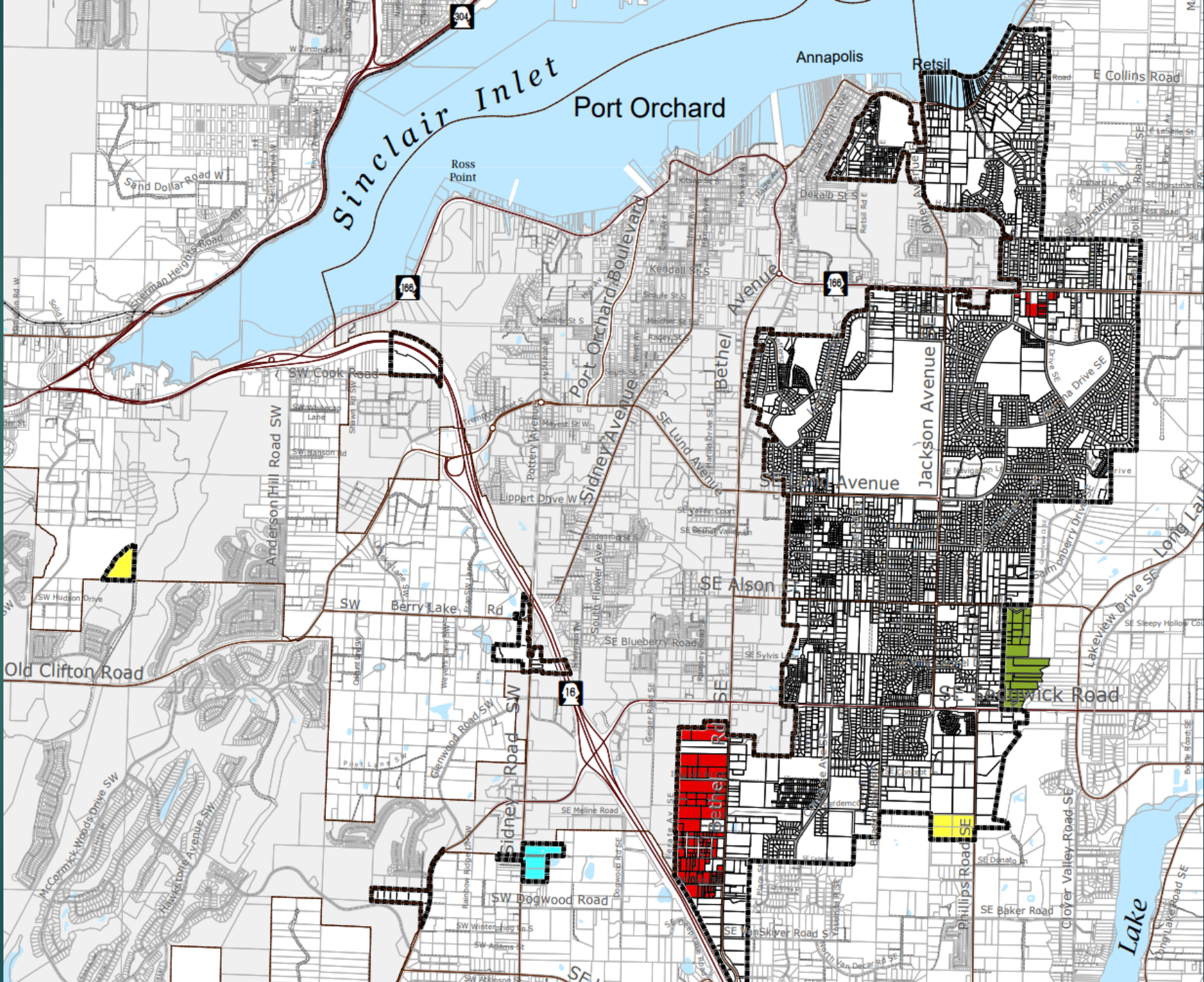
PSIC - BREMERTON ALTERNATIVE 3 CHANGES



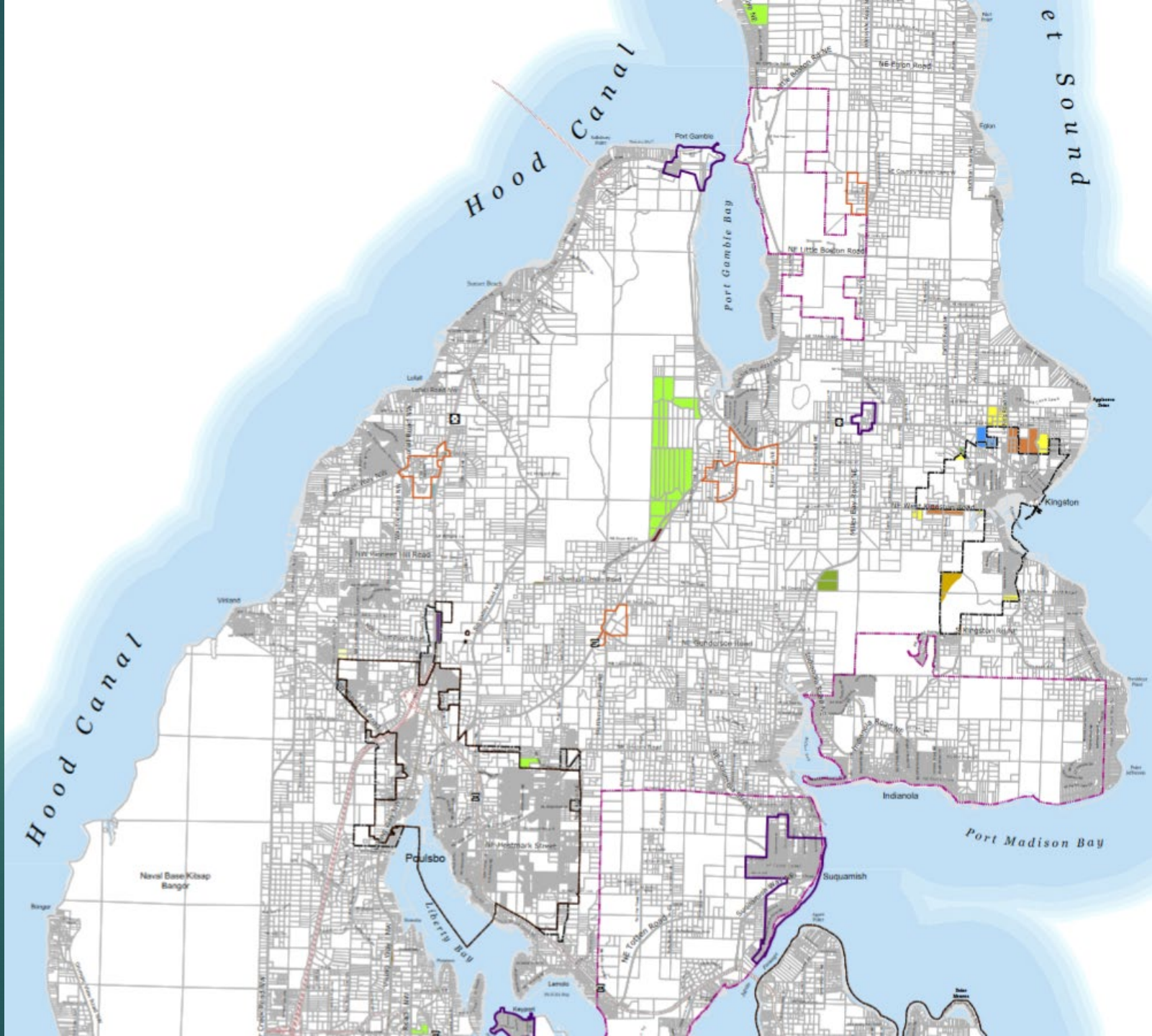
PORT ORCHARD ALTERNATIVE 2 CHANGES



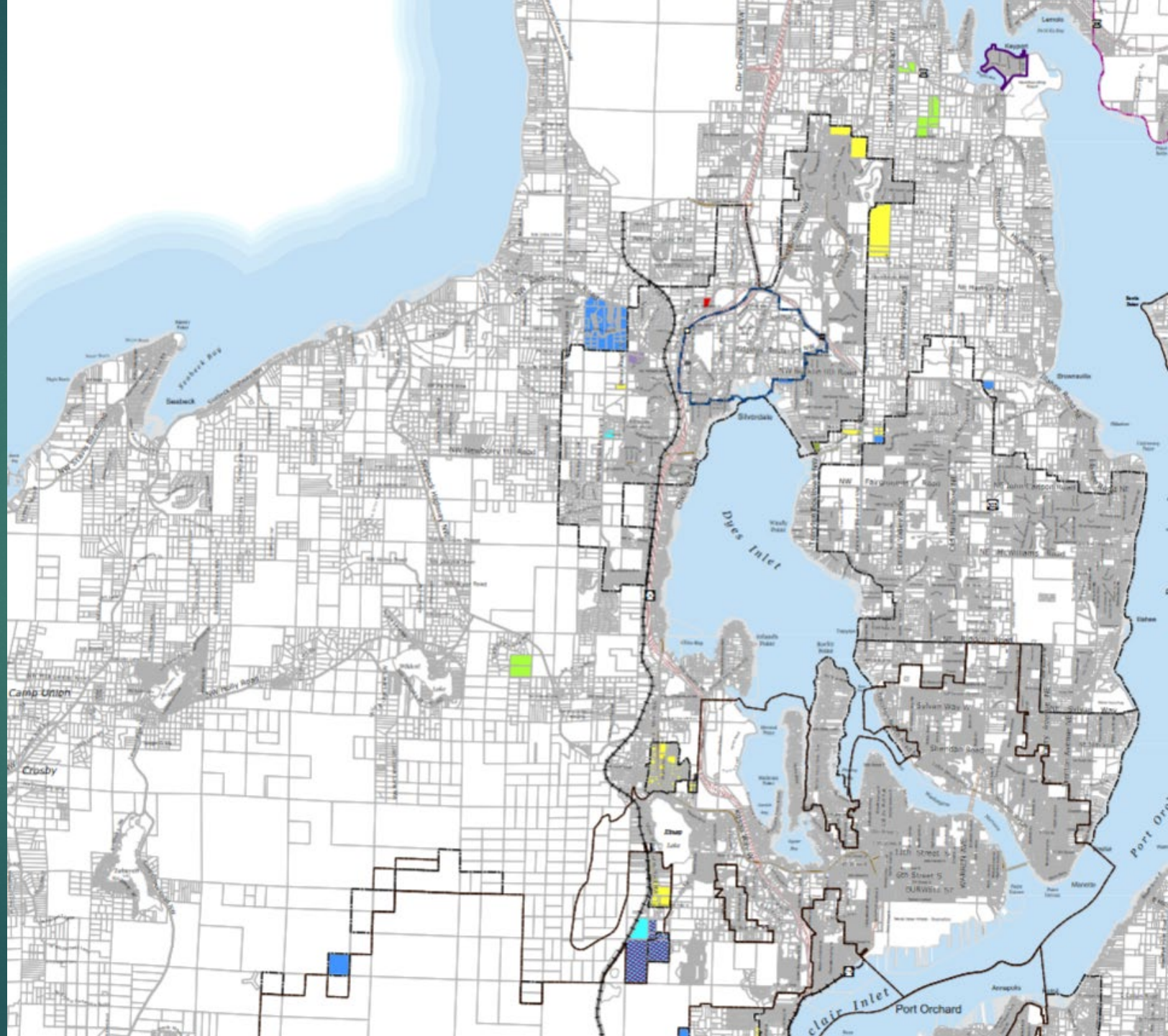
PORT ORCHARD ALTERNATIVE 3 CHANGES



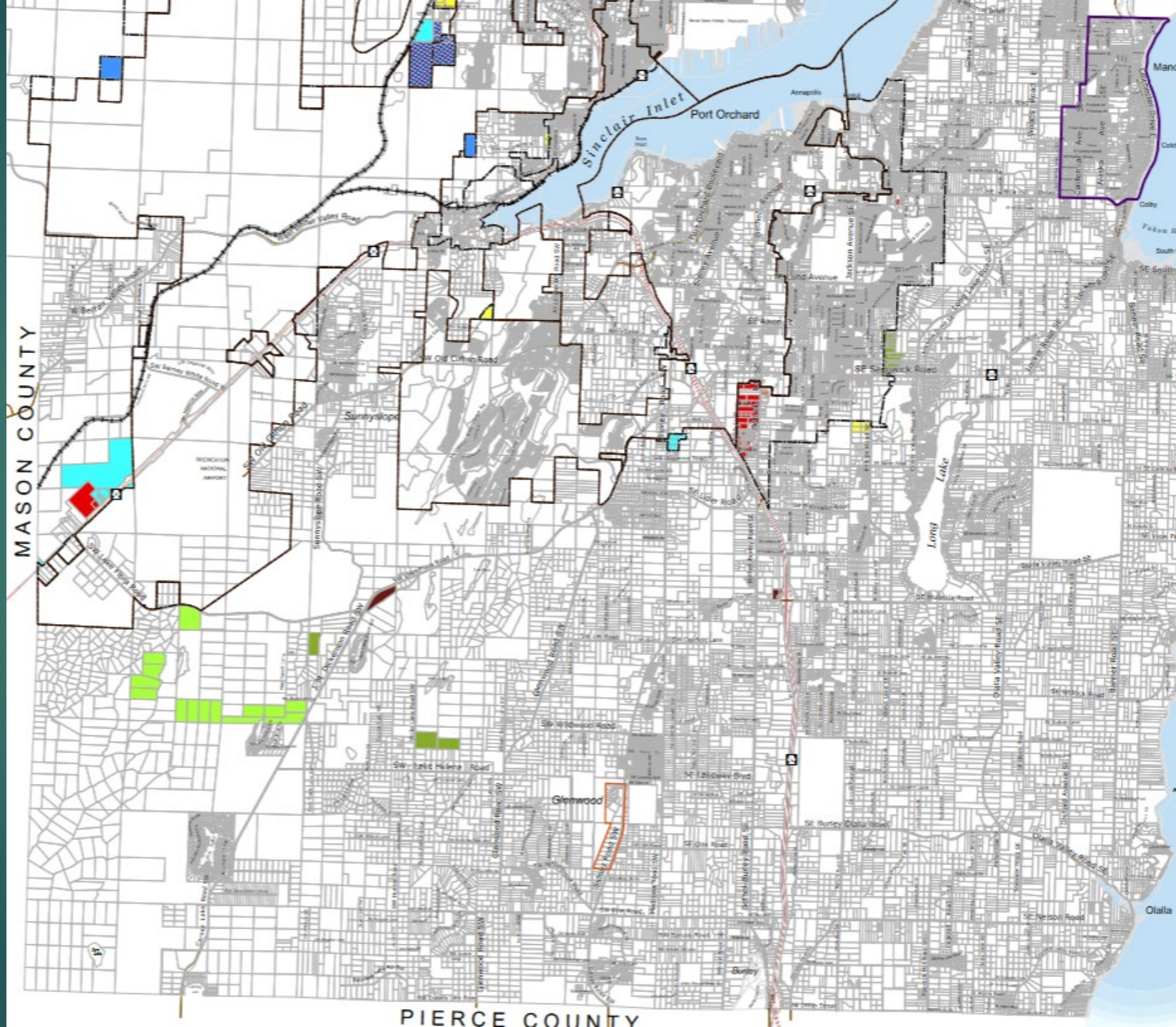
RURAL NORTH KITSAP ALTERNATIVE 3



RURAL CENTRAL KITSAP ALTERNATIVE 3

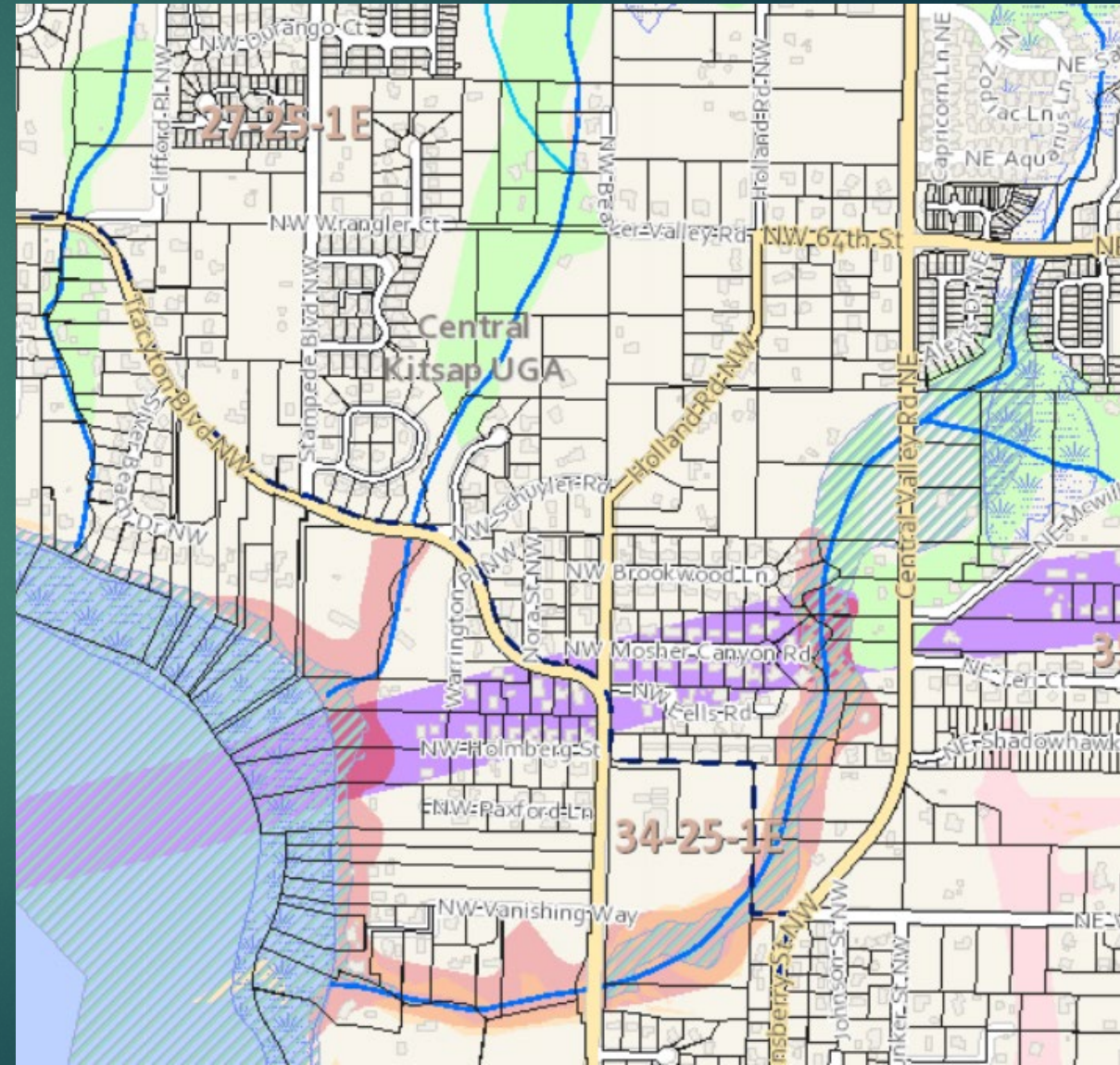


RURAL SOUTHKITSAP ALTERNATIVE 3



CRITICAL AREAS PROTECTIONS

- Update underway.
- Comprehensive Plan must acknowledge but does not determine.
- Best Available Science review.
- Larger buffers may be required along streams.
- Could reduce available land for development.



UPDATE SCHEDULE

- **Planning Commission Public Hearing – March 5th**
- **Planning Commission Discussions – March 19th and 26th (Optional)**
- **Board of Commissioner Hearing – April 8th**

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
The County Board of Commissioners selected three preliminary land-use alternatives to review for environmental impacts.	Draft EIS, Comprehensive Plan Elements, Capital Facilities Plan, and Development Regulations released for public review.	Public comment period on the draft EIS.	<ul style="list-style-type: none"> • Outreach, including virtual/in person public meetings, community advisory council presentations. • Briefings and work sessions with Board of County Commissioners and Planning Commission. 	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.	Final EIS, Comprehensive Plan Elements, Capital Facilities Plan, and Development Regulations released for public review.	The Board of County Commissioners will make a decision on the final version of the proposed Comprehensive Plan.

MORE INFORMATION?

Kitsap County Comprehensive Plan

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