

KITSAP COUNTY COMPREHENSIVE PLAN PRELIMINARY ALTERNATIVES

Kitsap County
February 7, 2023



GROWTH MANAGEMENT ACT

14 goals to “balance”

- Urban Growth
- Reduce Sprawl
- Transportation
- Housing
- Economic Development
- Property Rights
- Permits
- Resource Lands
- Open Space/Recreation
- Environment
- Citizen Participation
- Public Facilities/Services
- Historic Preservation
- Shorelines

No priority order. Balancing based on “local circumstances”.

GMA'S CORE CONCEPTS

Three main types of land: Urban, Rural and Resource

- **Urban:** Growth focused. Dense housing, shopping, jobs
- **Rural:** Protected from growth. Large properties, rural jobs, limited commercial.
- **Resource:** Protected from all development. Timber, agriculture, mining.

Urban services (sewer, sidewalks, multi-family housing) limited to urban boundaries (UGAs).

Urban services generally prohibited in rural and resource lands (sewer).



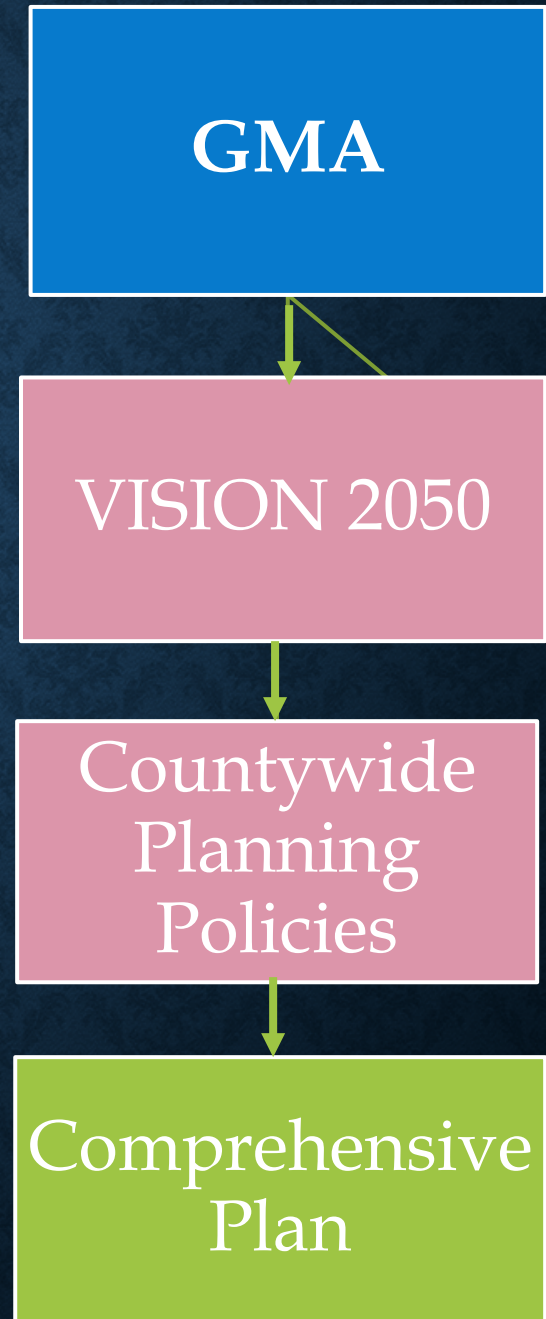
REGIONAL PLANS

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.



COMPREHENSIVE PLAN ELEMENTS

- **Land Use (Zoning and UGA Sizing)**
- **Economic Development – (Employment)**
- **Environment (Critical Areas and Shorelines)**
- **Transportation (Roads and Transit)**
- **Parks, Recreation and Open Space**
- **Capital Facilities (Utilities, Buildings, Services)**
- **Housing and Human Services**
- **Sub-Area/Neighborhood Plans**



MAIN TOPICS

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

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.
- **Just the starting point.** Public outreach and comment will help mold the menu for Board consideration.

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”

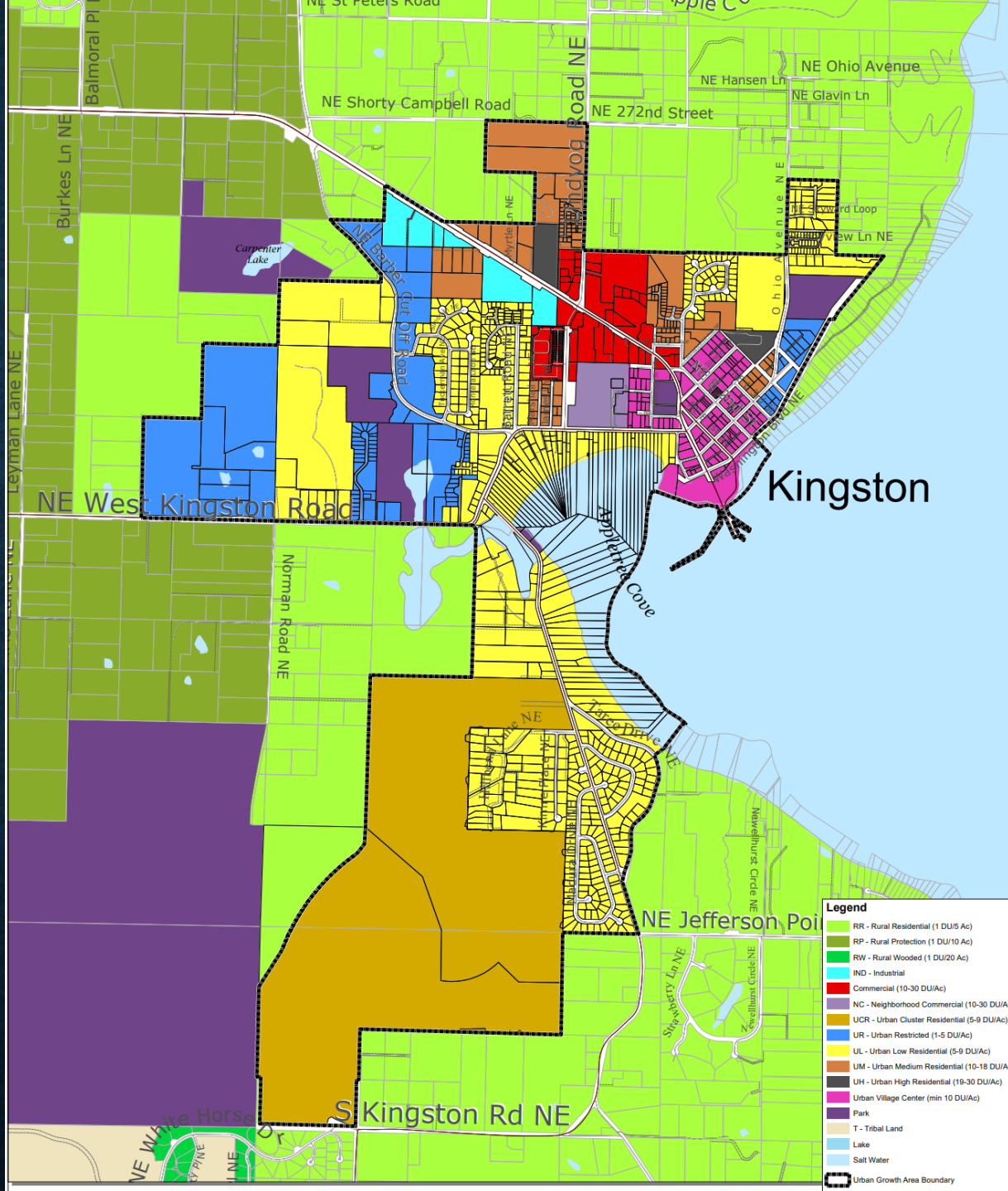
- Generally based on past growth trends, housing and employment types.
- Housing is focused on single-family construction.
- Requires more urban land to meet growth targets.
- Allows some additional development of homes and businesses in rural areas.
- Assumes the impacts of new policies and regulations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

ALTERNATIVE 3

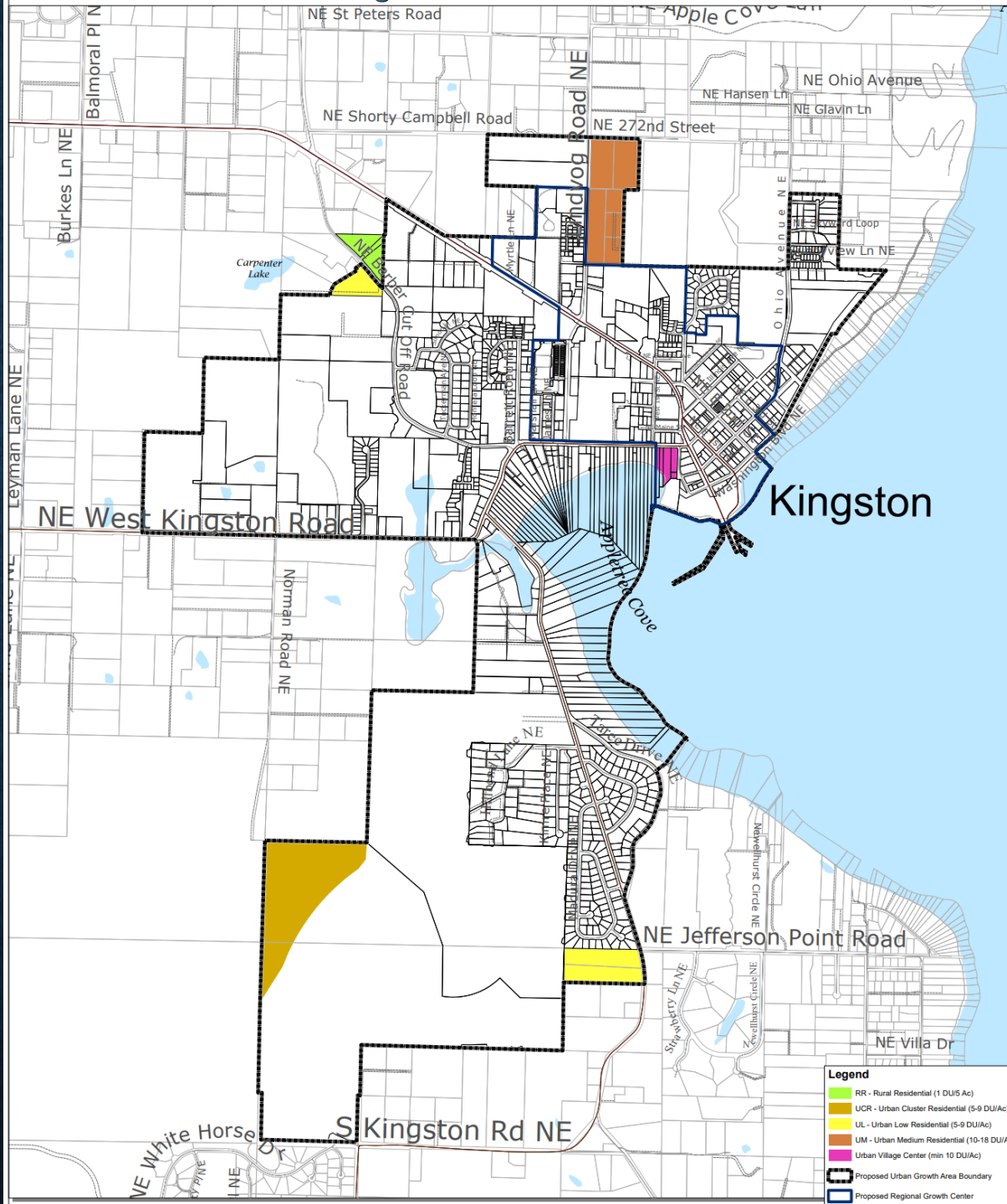
FEATURES AND POLICY INITIATIVES

- 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.

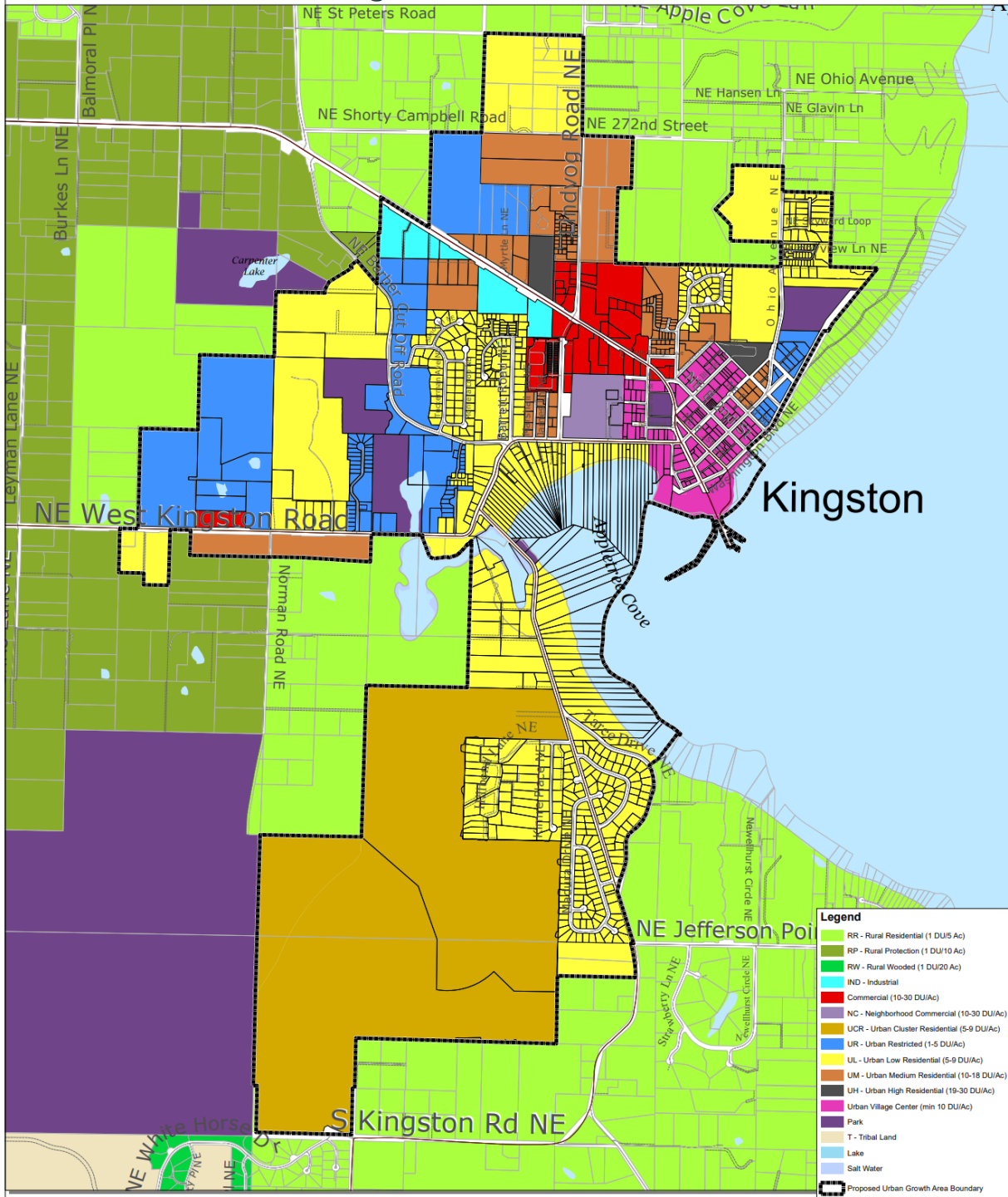
KINGSTON ALTERNATIVE 1



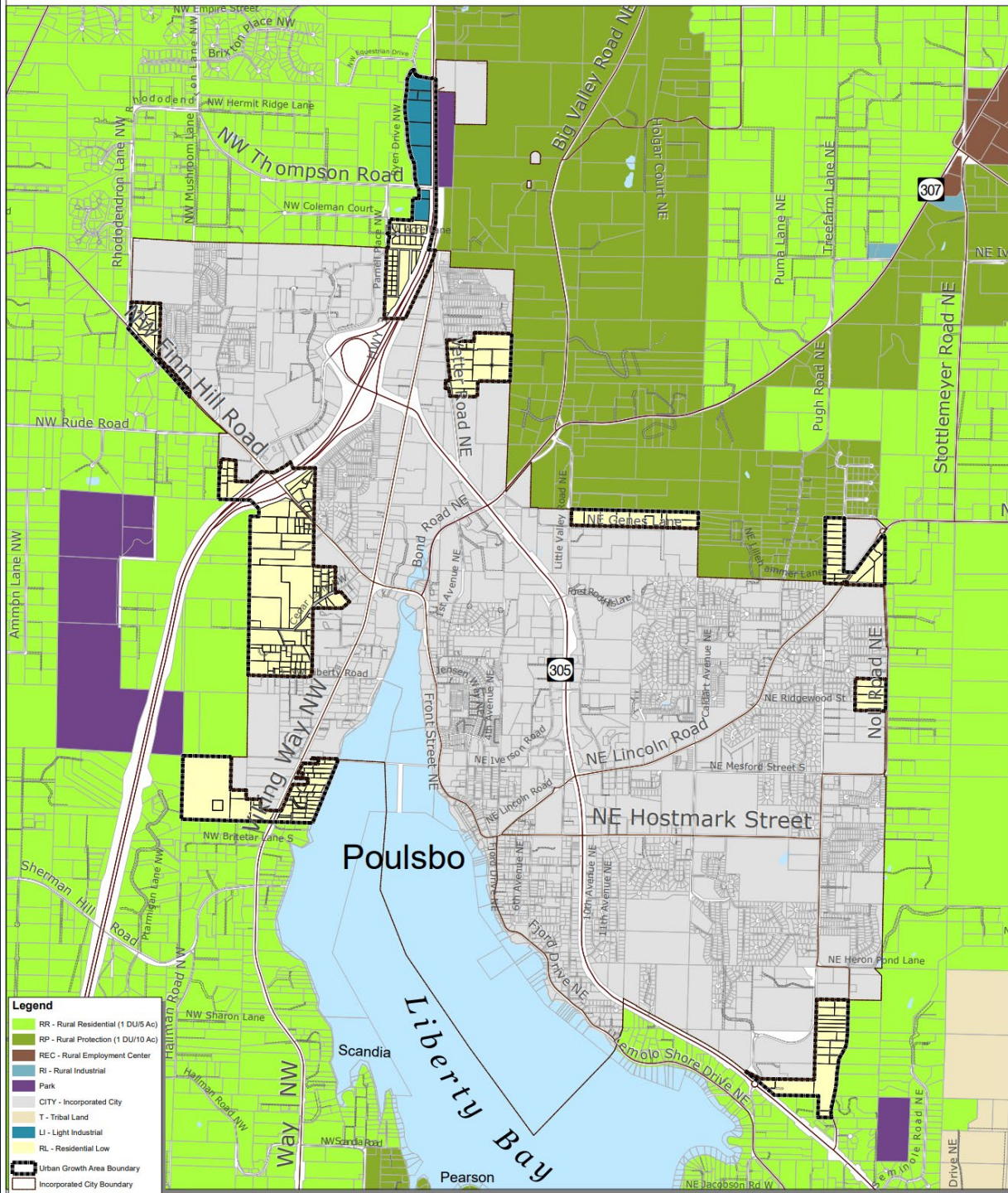
KINGSTON ALTERNATIVE 2 CHANGES



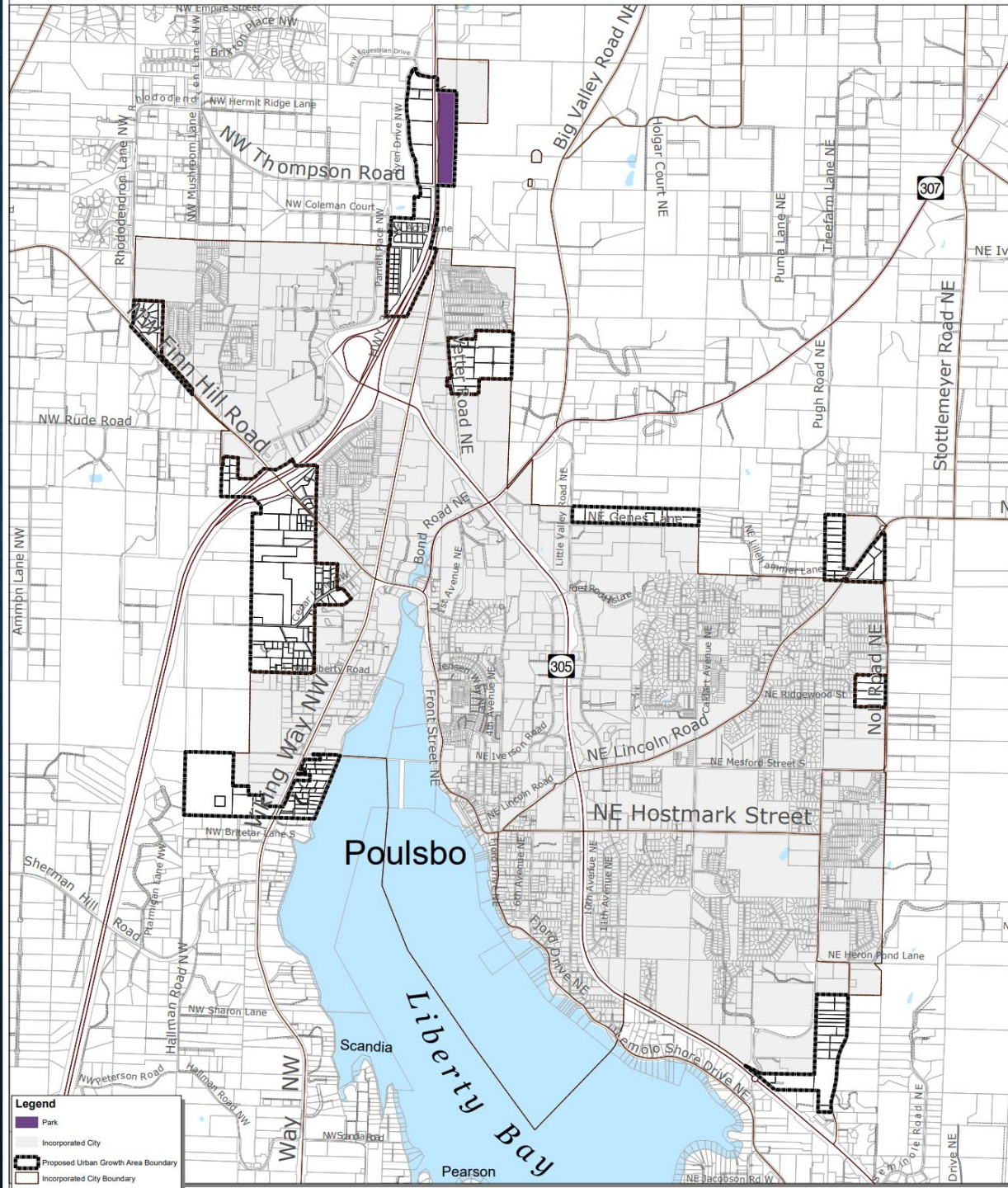
KINGSTON ALTERNATIVE 3



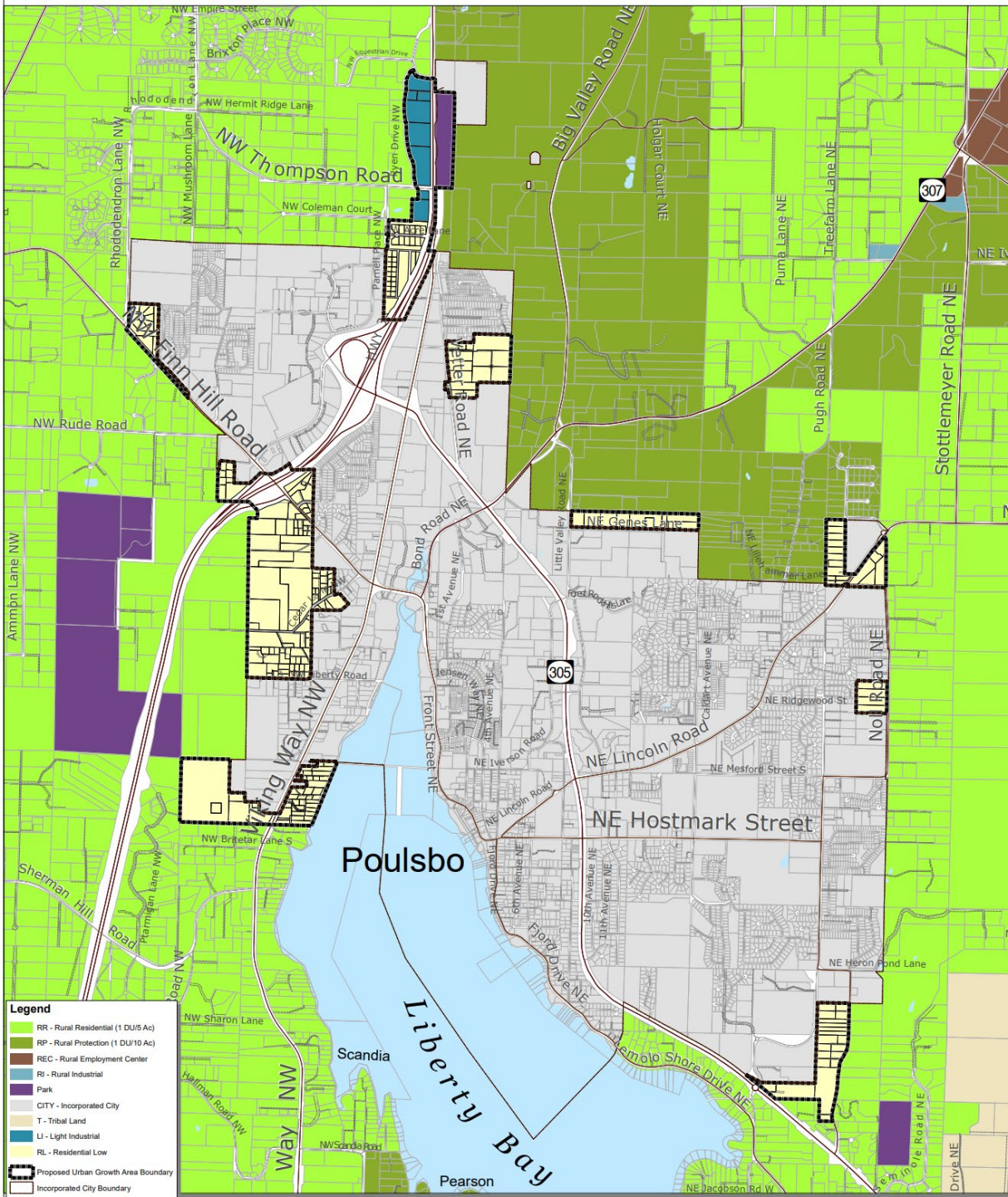
POULSBO ALTERNATIVE 1



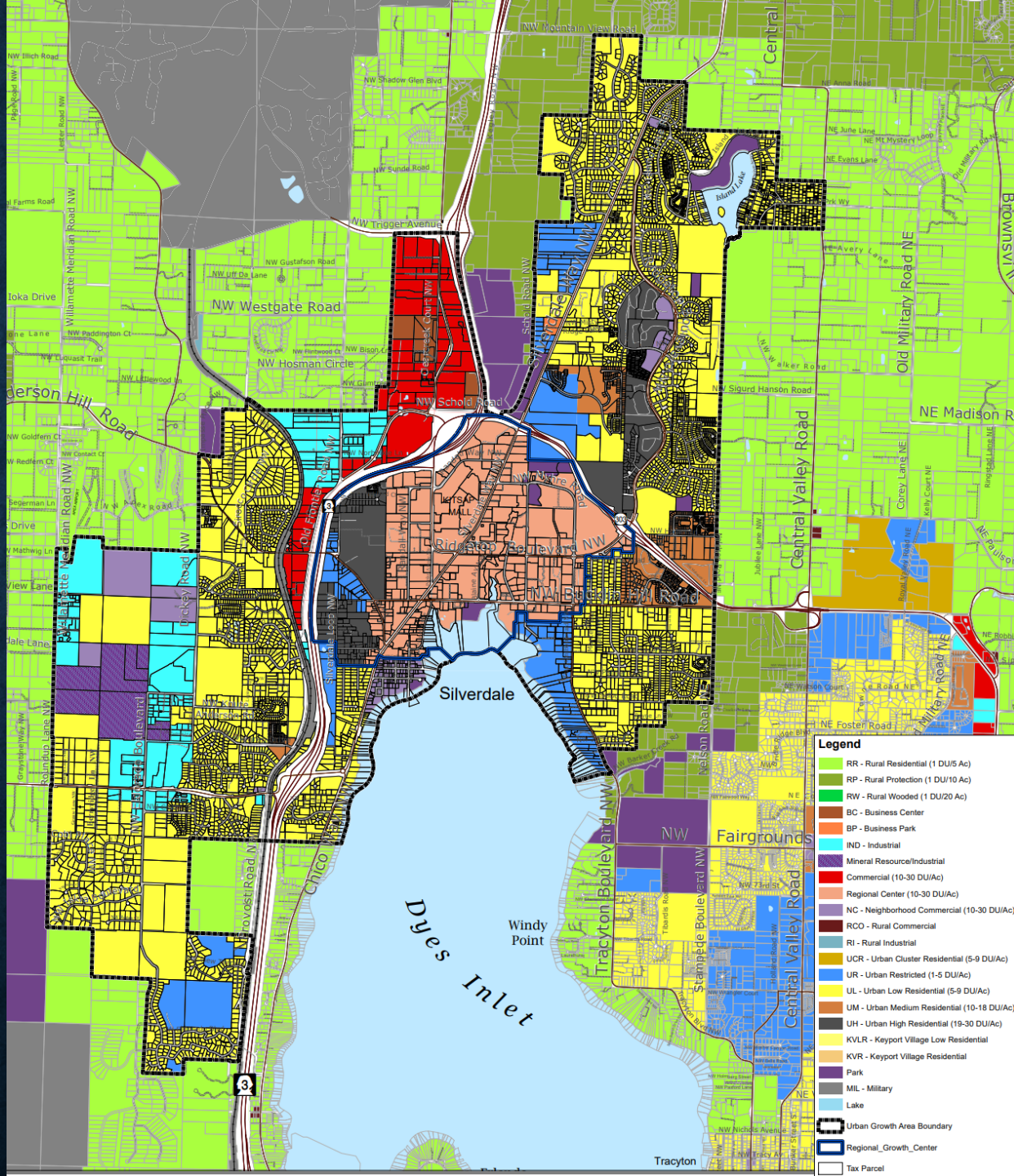
POULSBO ALTERNATIVE 2 & 3 CHANGES



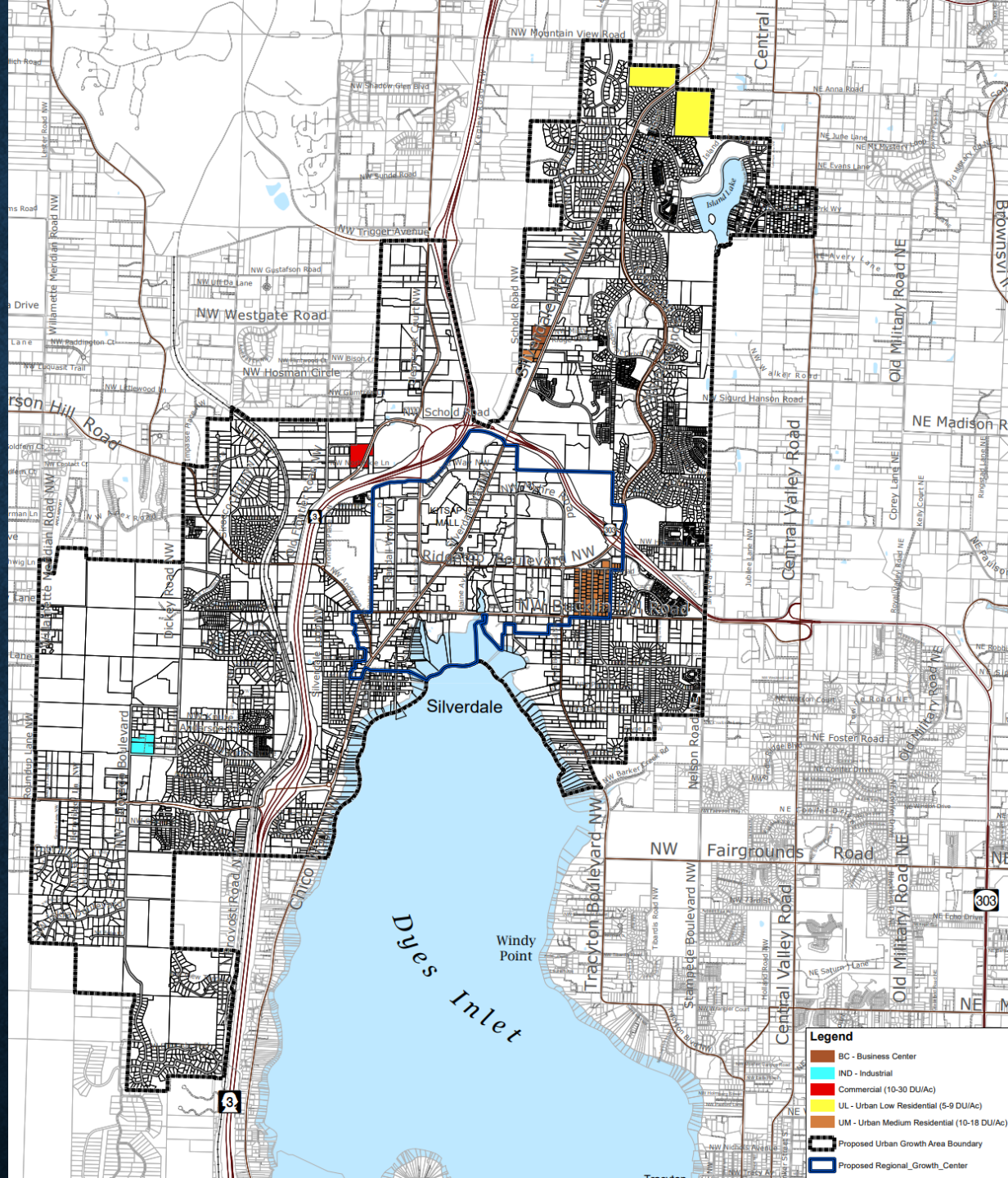
POULSBO ALTERNATIVE 2 & 3



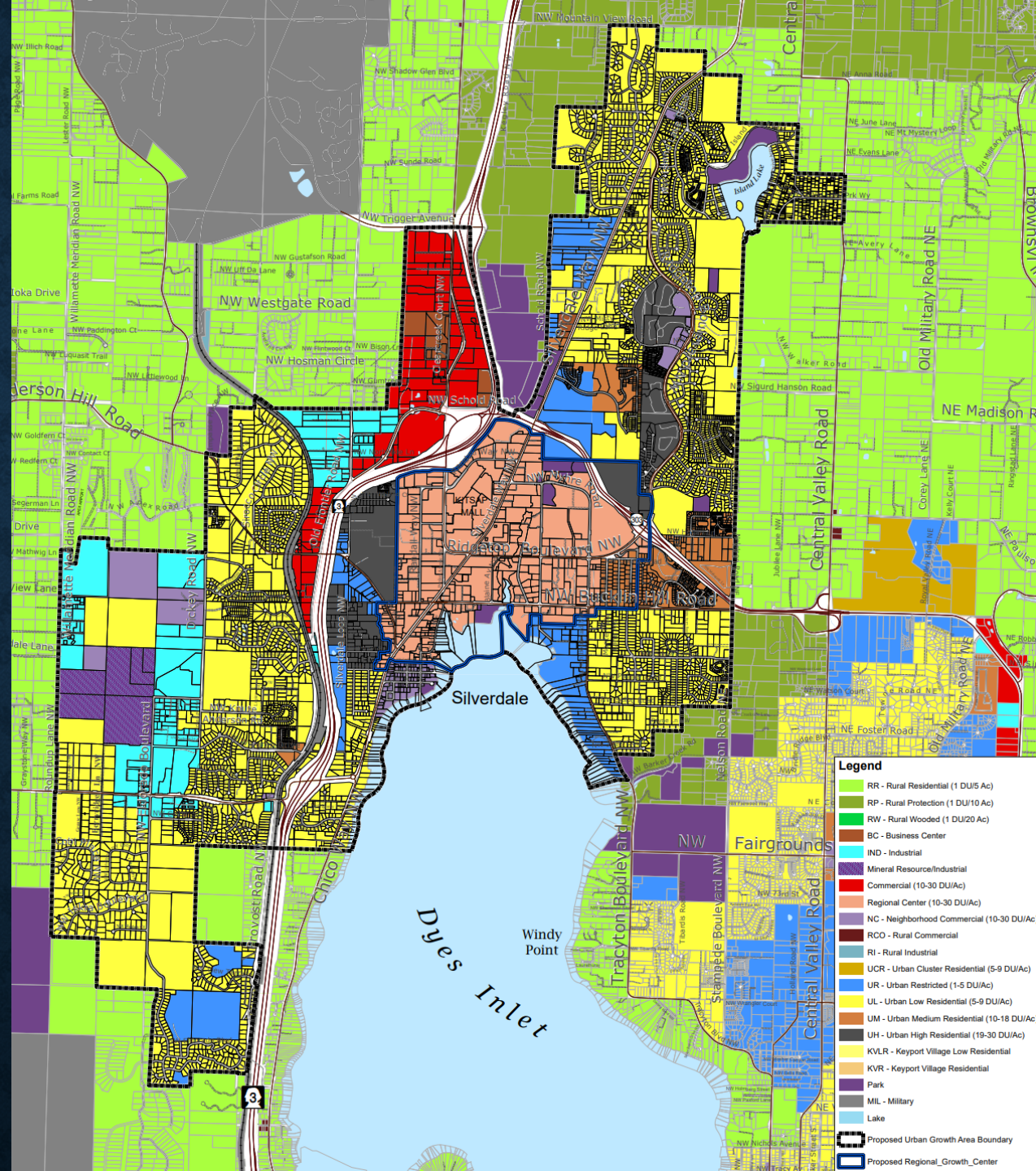
SILVERDALE ALTERNATIVE 1



SILVERDALE ALTERNATIVE 2 CHANGES

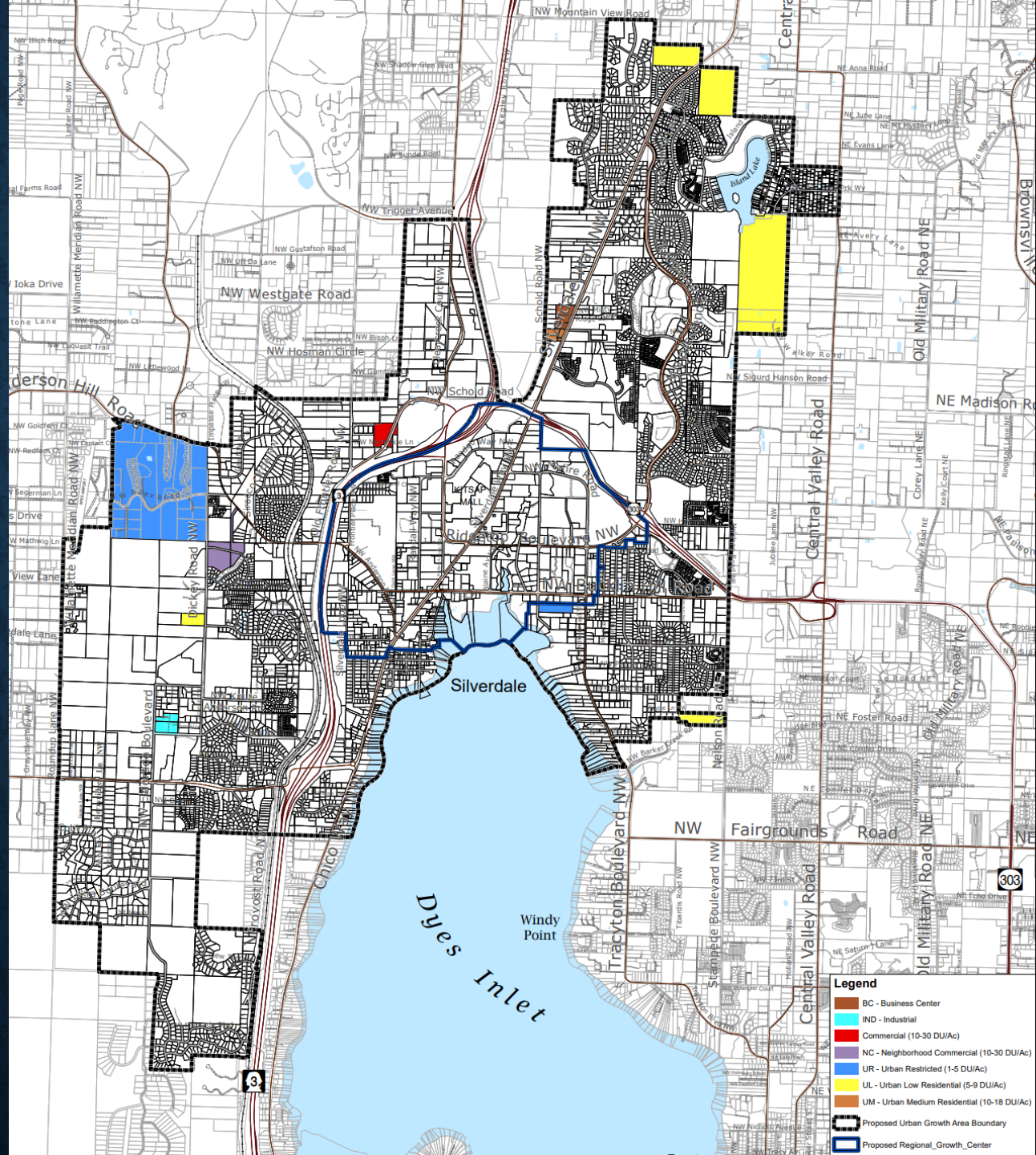


SILVERDALE ALTERNATIVE 2

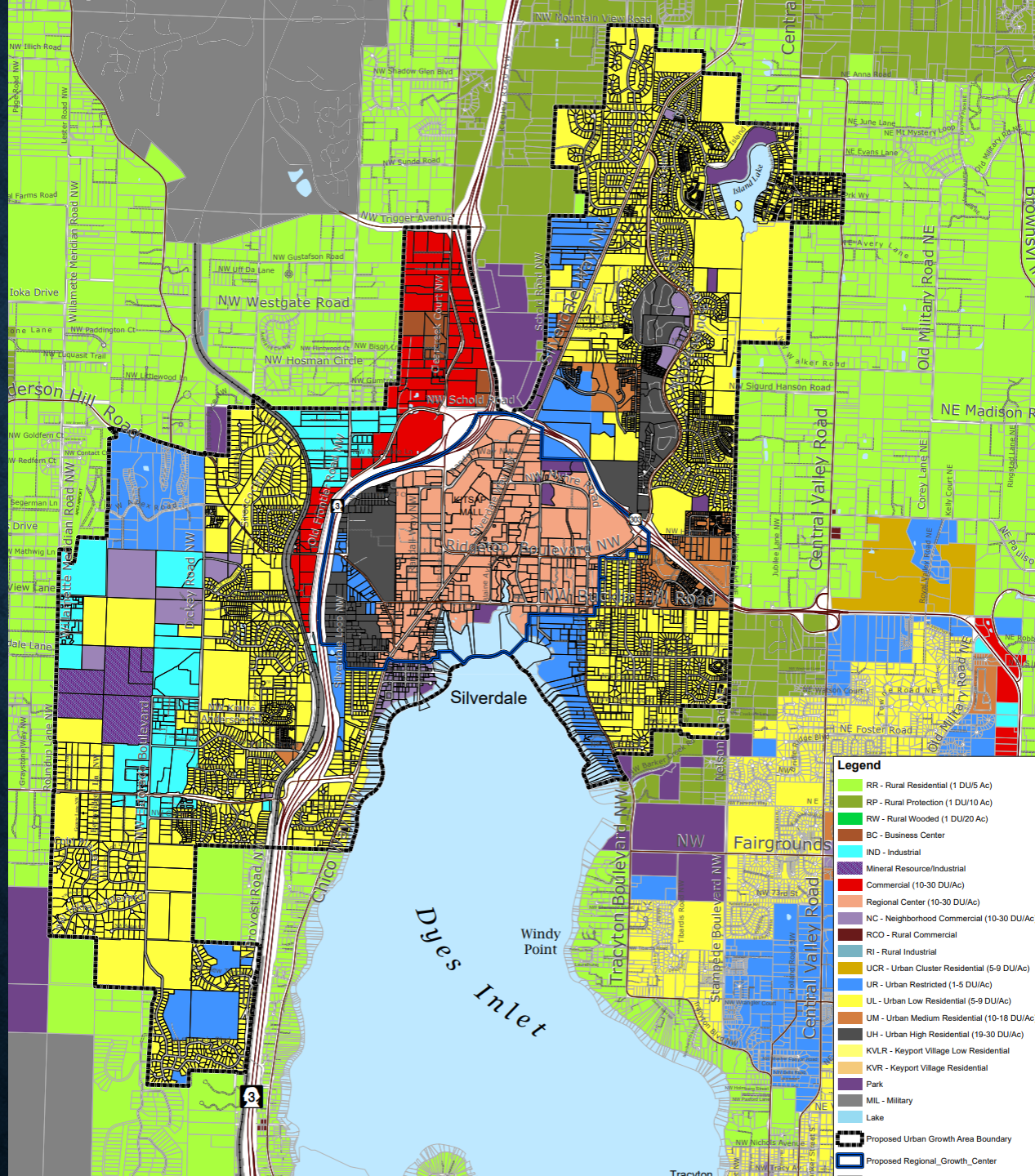


- Legend**
- RR - Rural Residential (1 DU/5 Ac)
 - RP - Rural Protection (1 DU/10 Ac)
 - RW - Rural Wooded (1 DU/20 Ac)
 - BC - Business Center
 - IND - Industrial
 - Mineral Resource/Industrial
 - Commercial (10-30 DU/Ac)
 - Regional Center (10-30 DU/Ac)
 - NC - Neighborhood Commercial (10-30 DU/Ac)
 - RCD - Rural Commercial
 - RI - Rural Industrial
 - UCR - Urban Cluster Residential (5-9 DU/Ac)
 - UR - Urban Restricted (1-5 DU/Ac)
 - UL - Urban Low Residential (5-9 DU/Ac)
 - UM - Urban Medium Residential (10-18 DU/Ac)
 - UH - Urban High Residential (19-30 DU/Ac)
 - KVLR - Keyport Village Low Residential
 - KVR - Keyport Village Residential
 - Park
 - MIL - Military
 - Lake
 - Proposed Urban Growth Area Boundary
 - Proposed Regional Growth Center

SILVERDALE ALTERNATIVE 3 CHANGES



SILVERDALE ALTERNATIVE 3



CENTRAL KIITSA ALTERNATIVE 1

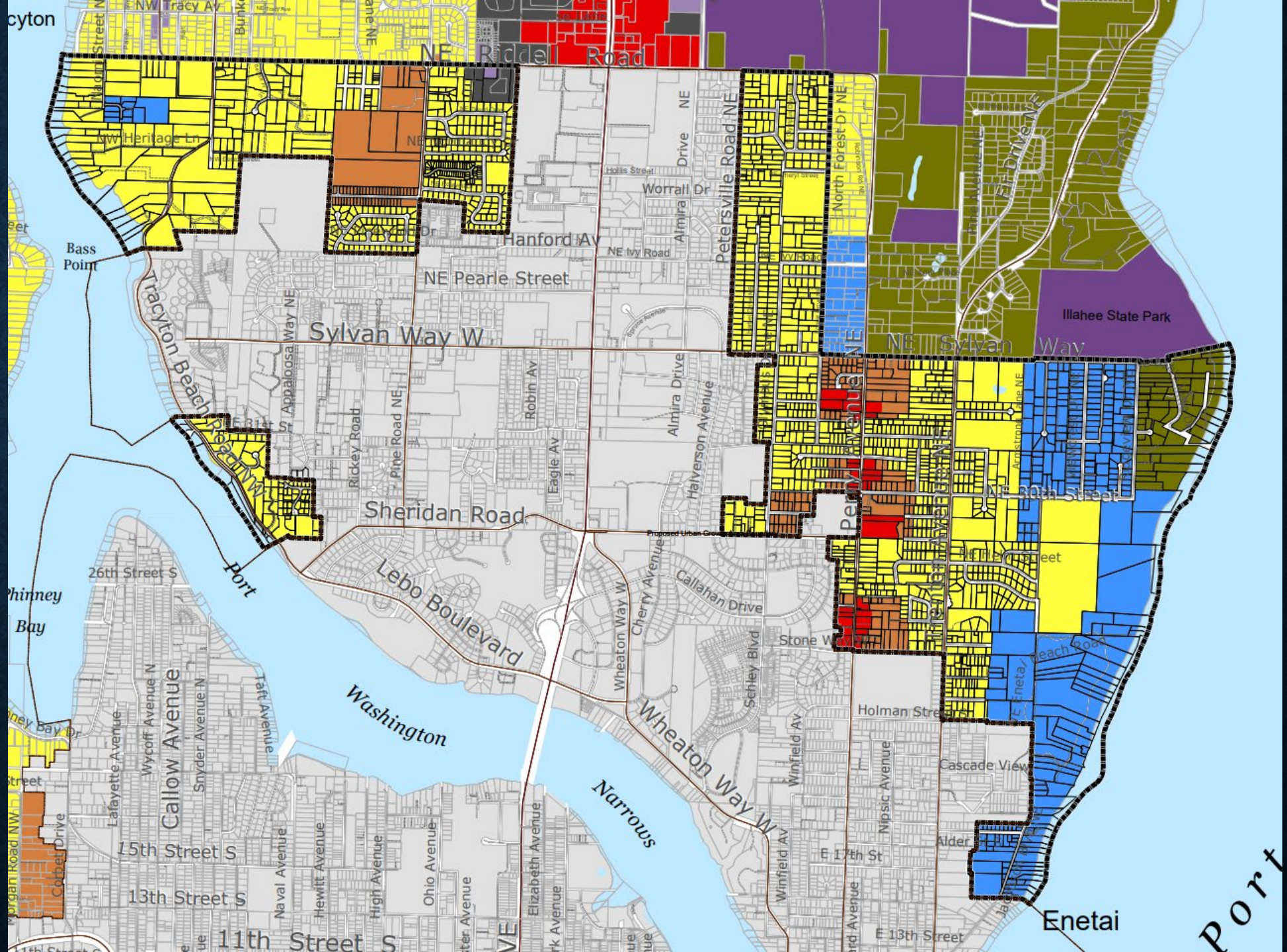
CENTRAL KIITSA ALTERNATIVE 2 CHANGES

CENTRAL KIITSA ALTERNATIVE 2

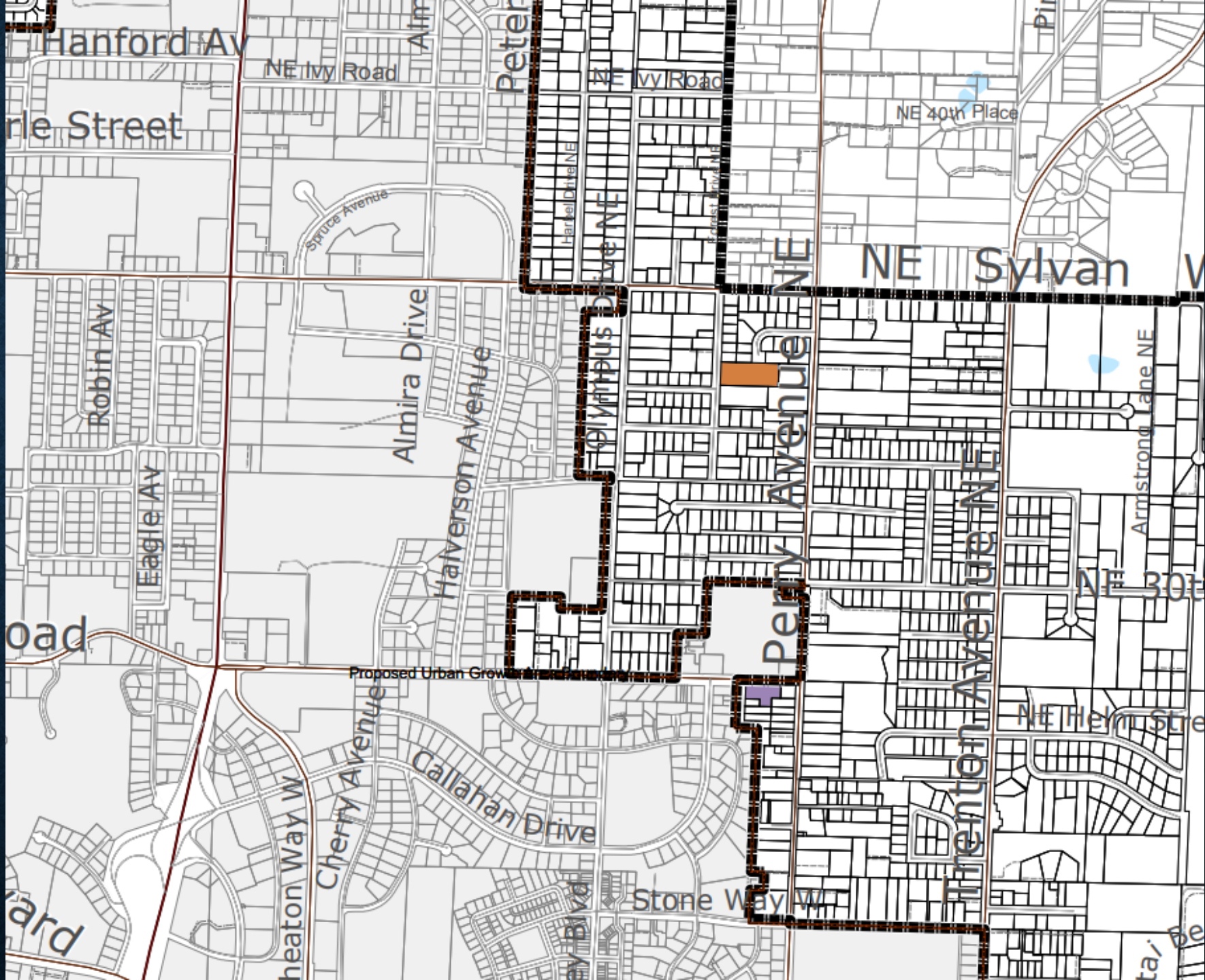
**CENTRAL KITSAP
ALTERNATIVE 3
CHANGES**

CENTRAL KIITSAP ALTERNATIVE 3

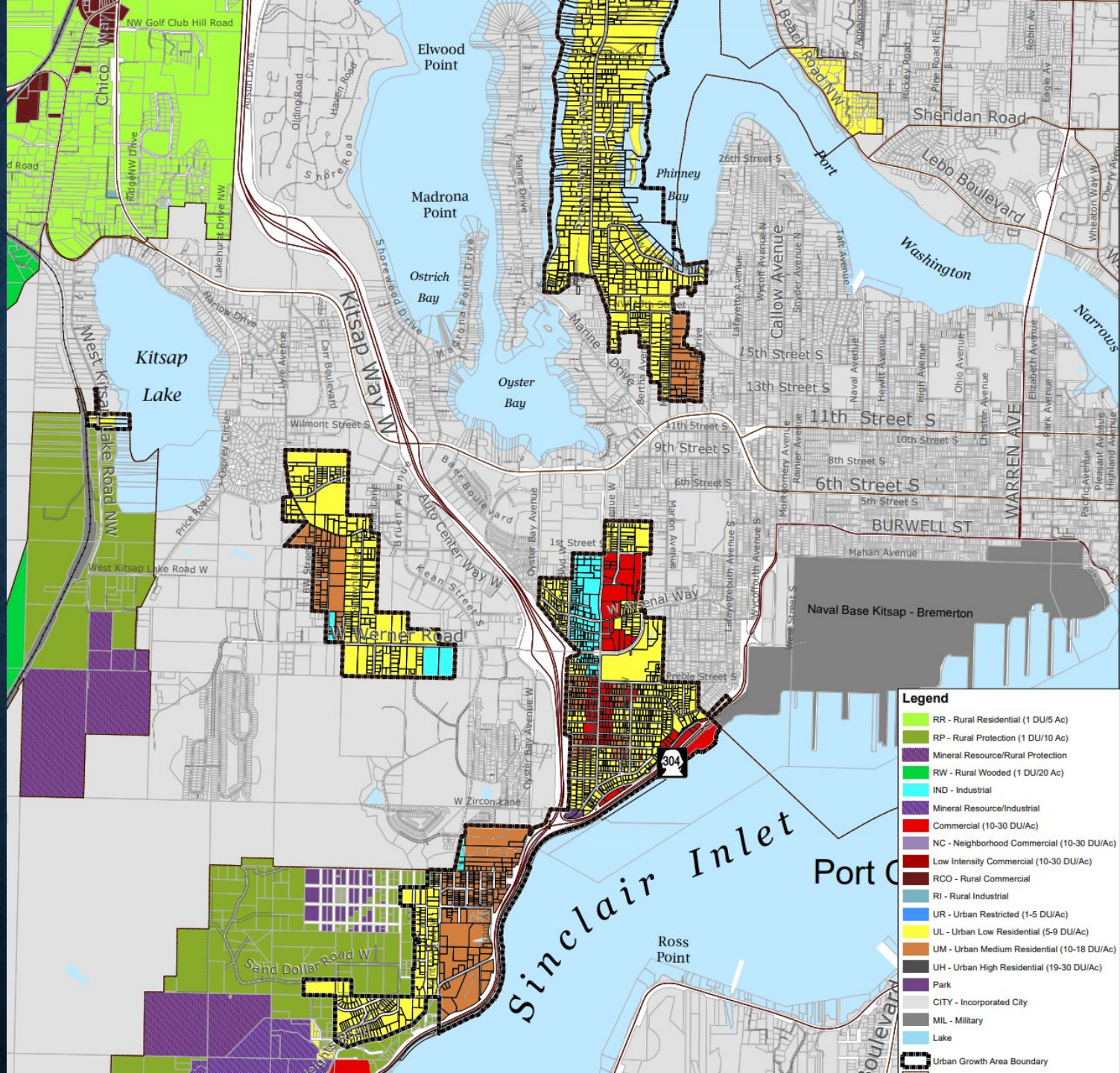
EAST BREMERTON ALTERNATIVE 1



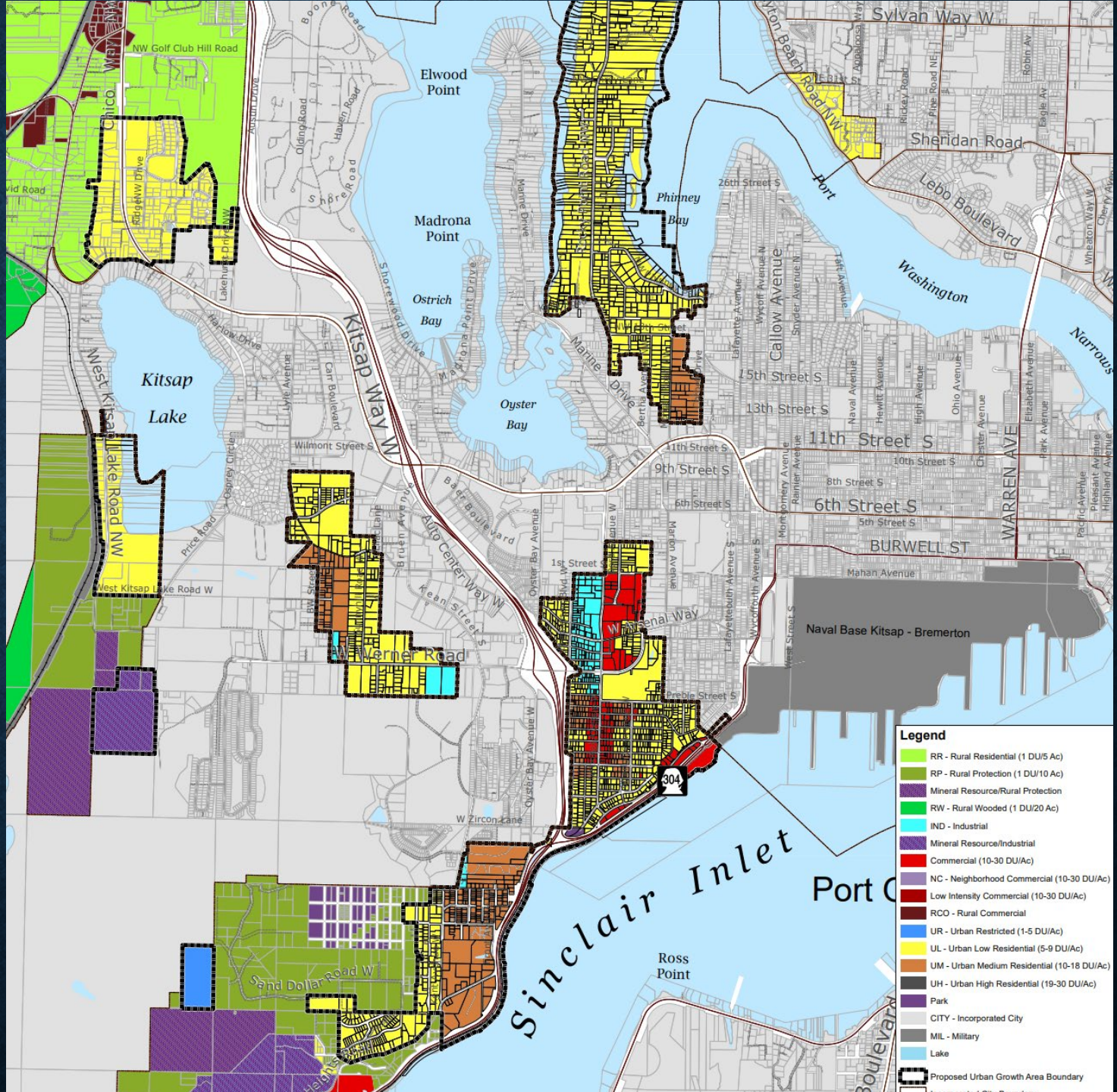
EAST BREMERTON ALTERNATIVE 2 & 3 CHANGES



WEST BREMERTON ALTERNATIVE 1



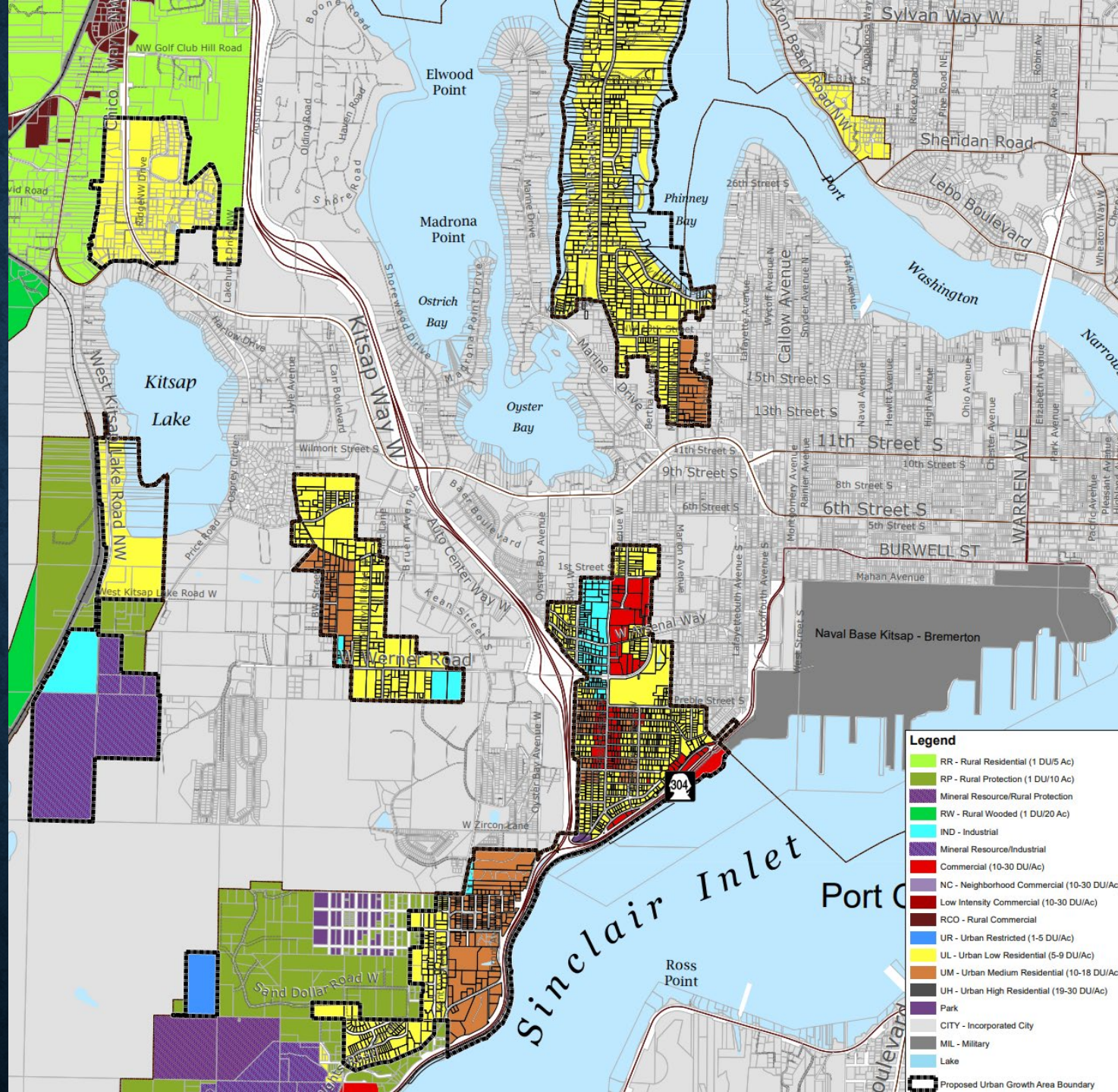
WEST BREMERTON ALTERNATIVE 2



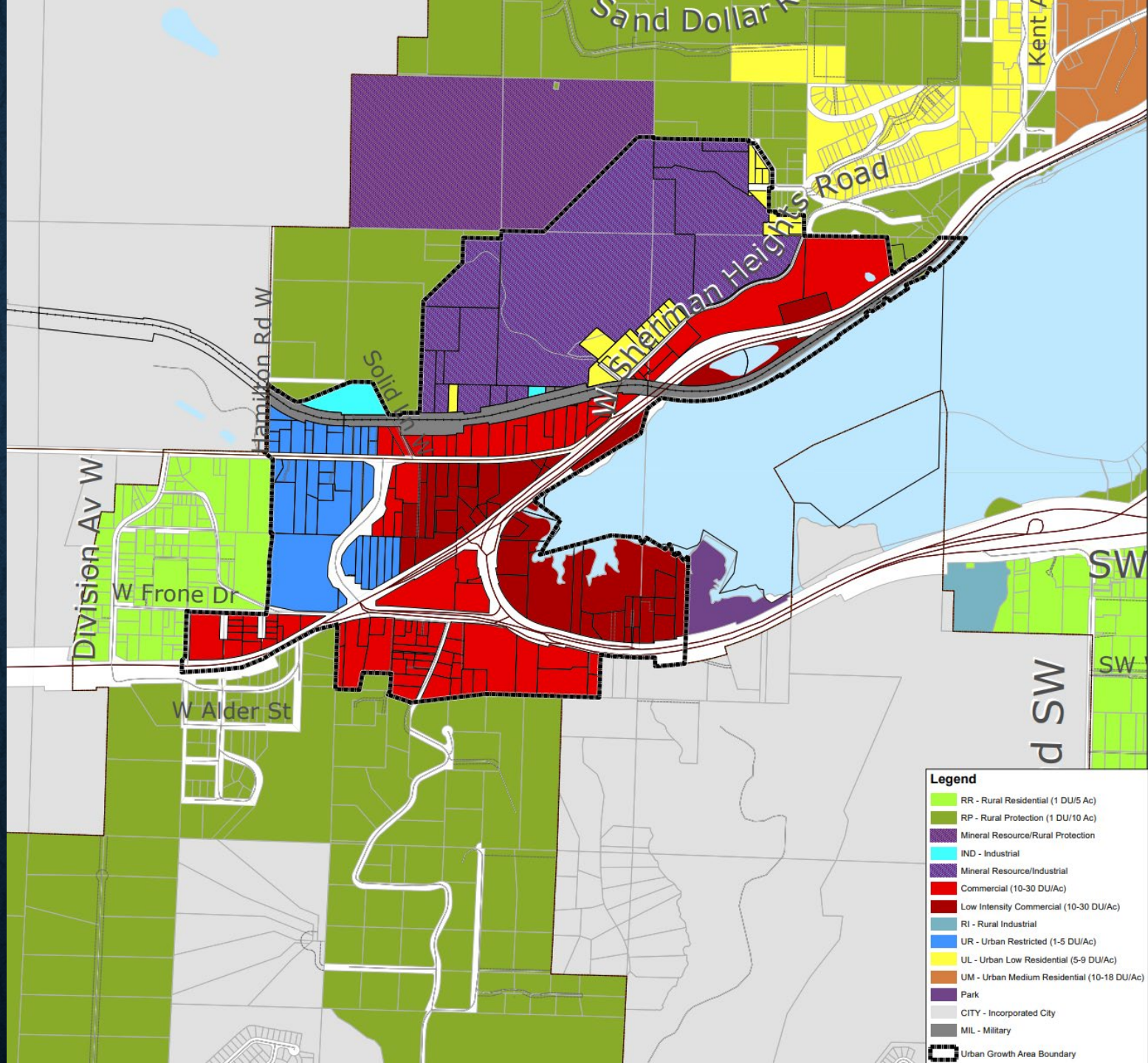
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- NC - Neighborhood Commercial (10-30 DU/Ac)
- Low Intensity Commercial (10-30 DU/Ac)
- RCO - Rural Commercial
- UR - Urban Restricted (1-5 DU/Ac)
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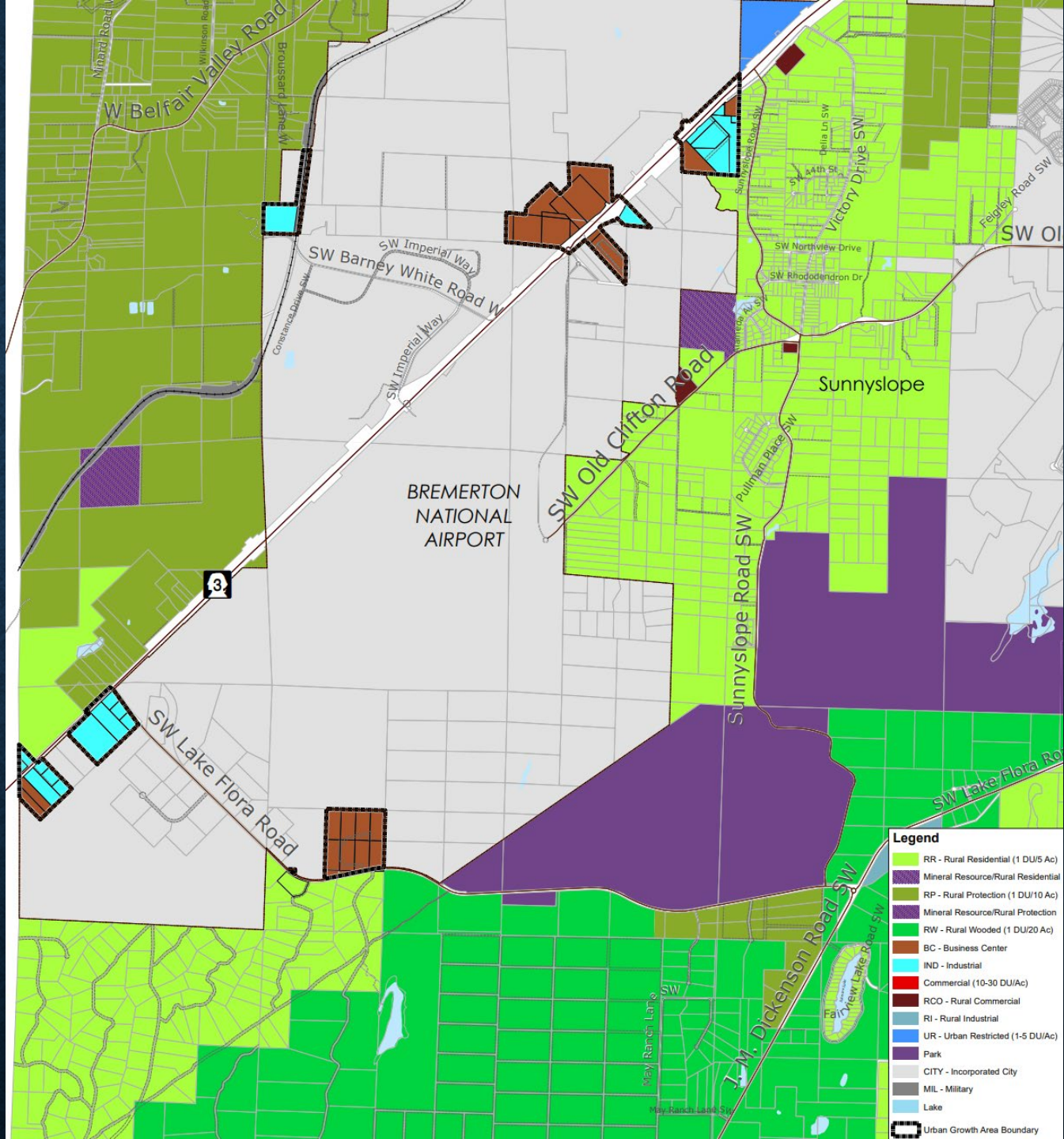
WEST BREMERTON ALTERNATIVE 3



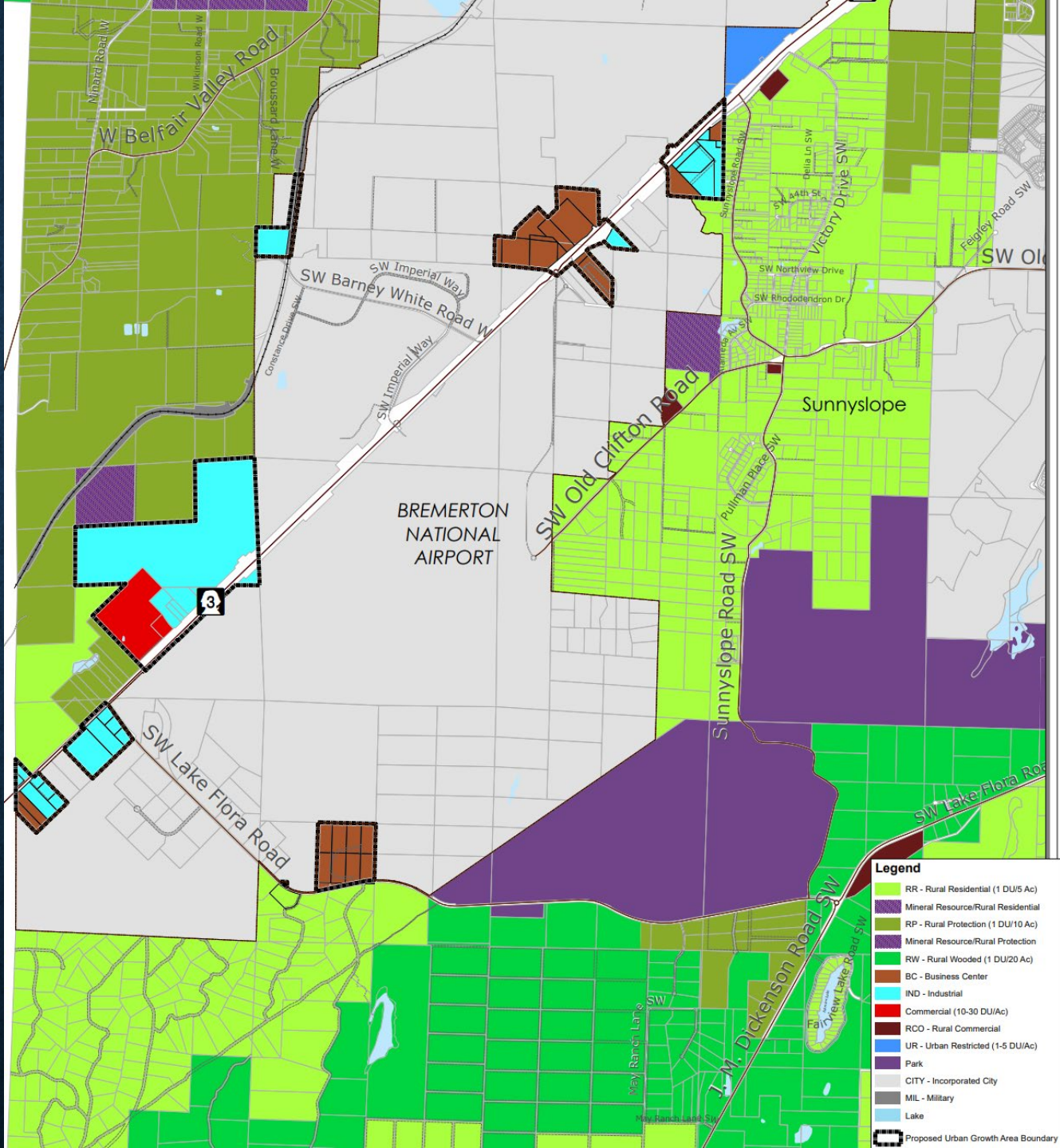
GORST ALTERNATIVES 1, 2 AND 3



PSIC - BREMERTON ALTERNATIVES 1 & 2



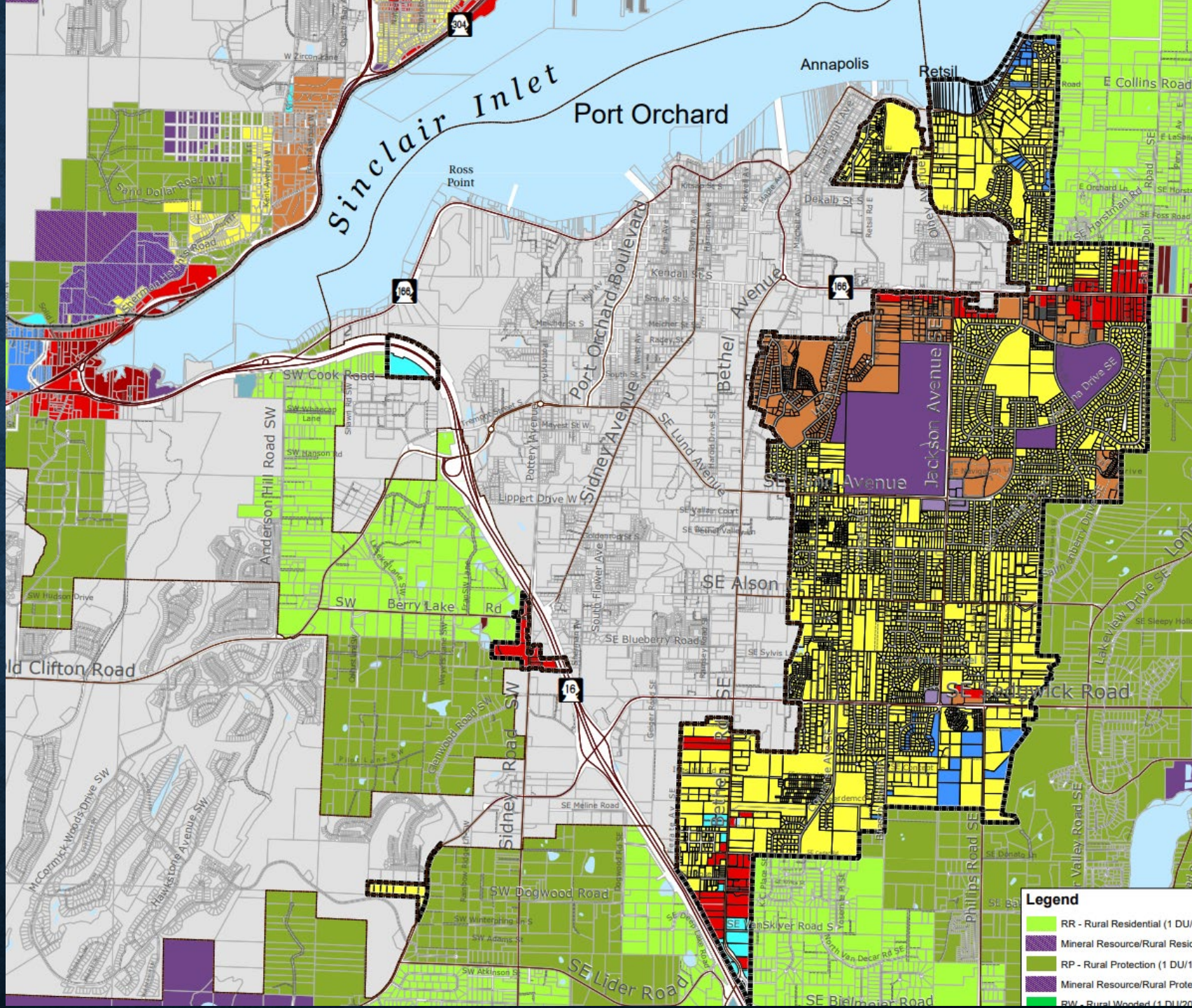
PSIC - BREMERTON ALTERNATIVE 3



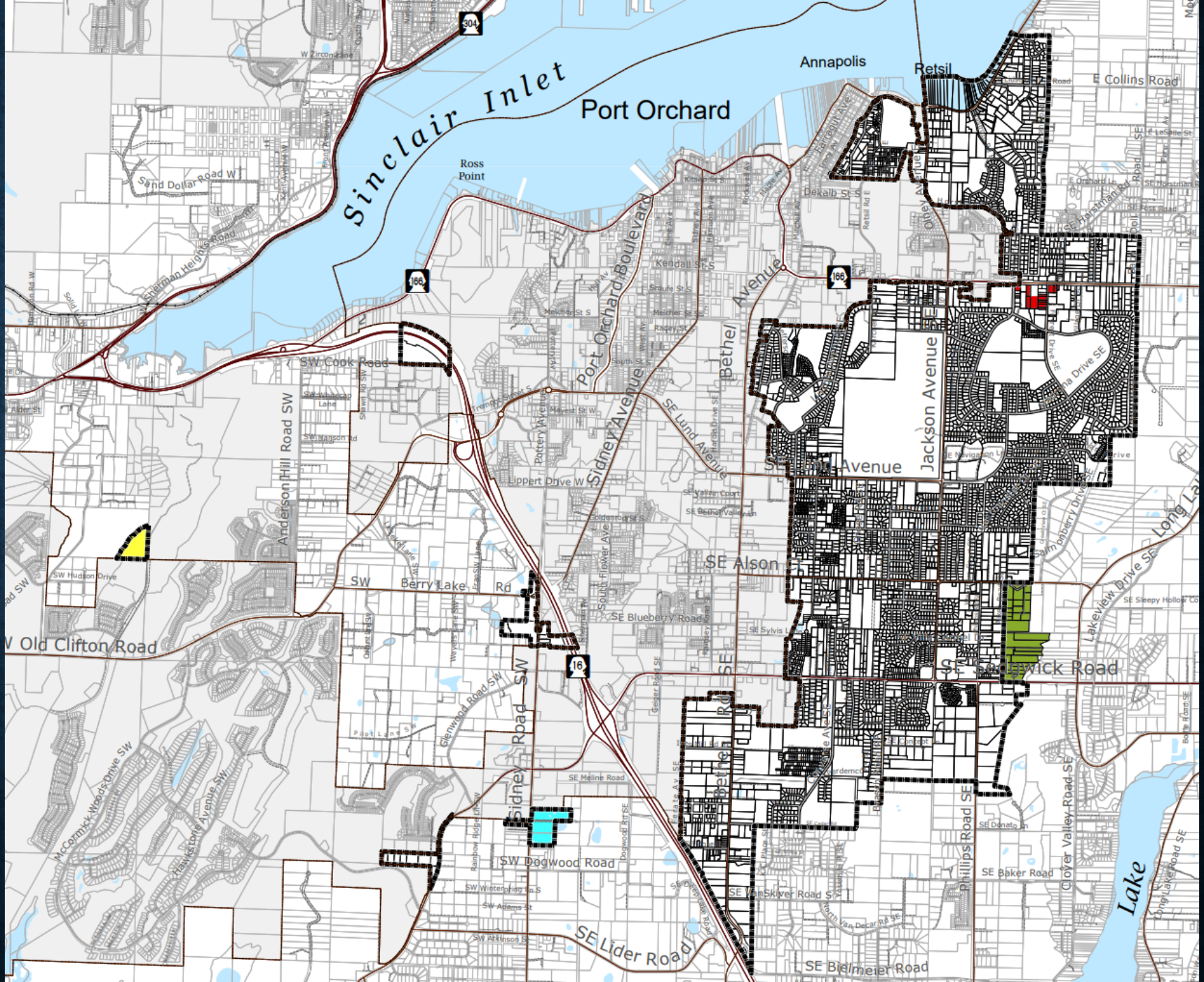
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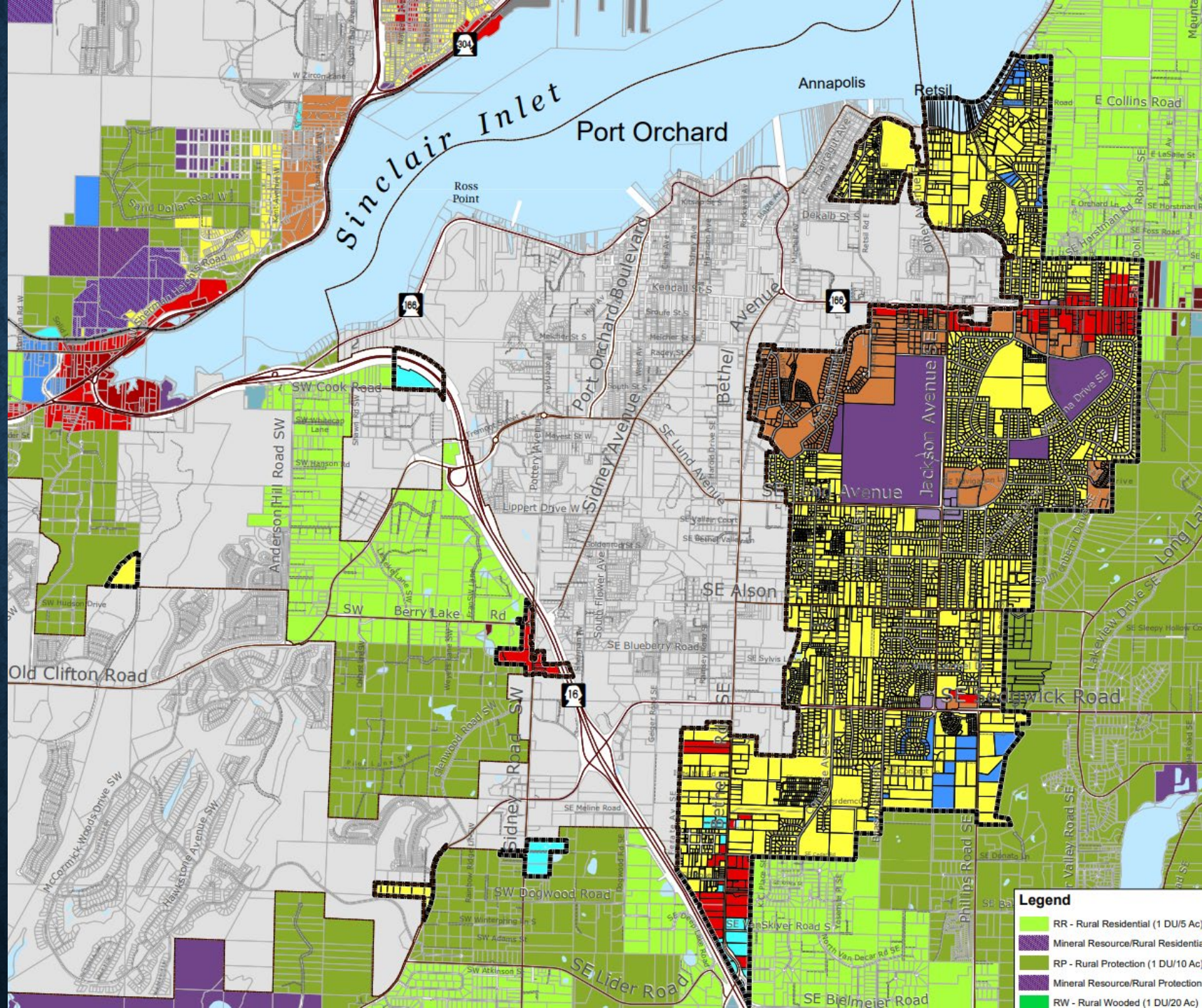
PORT ORCHARD ALTERNATIVE 1



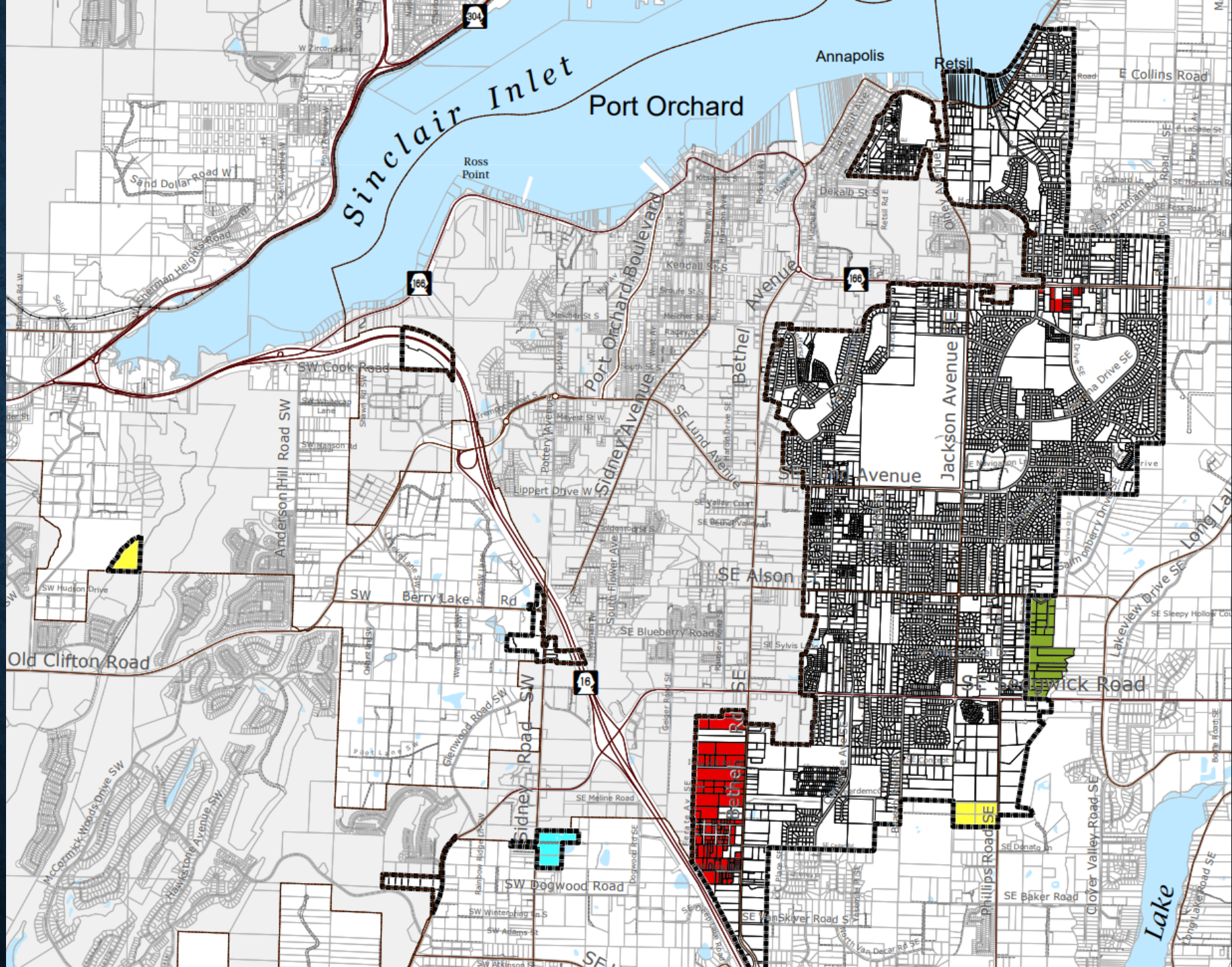
PORT ORCHARD ALTERNATIVE 2 CHANGES



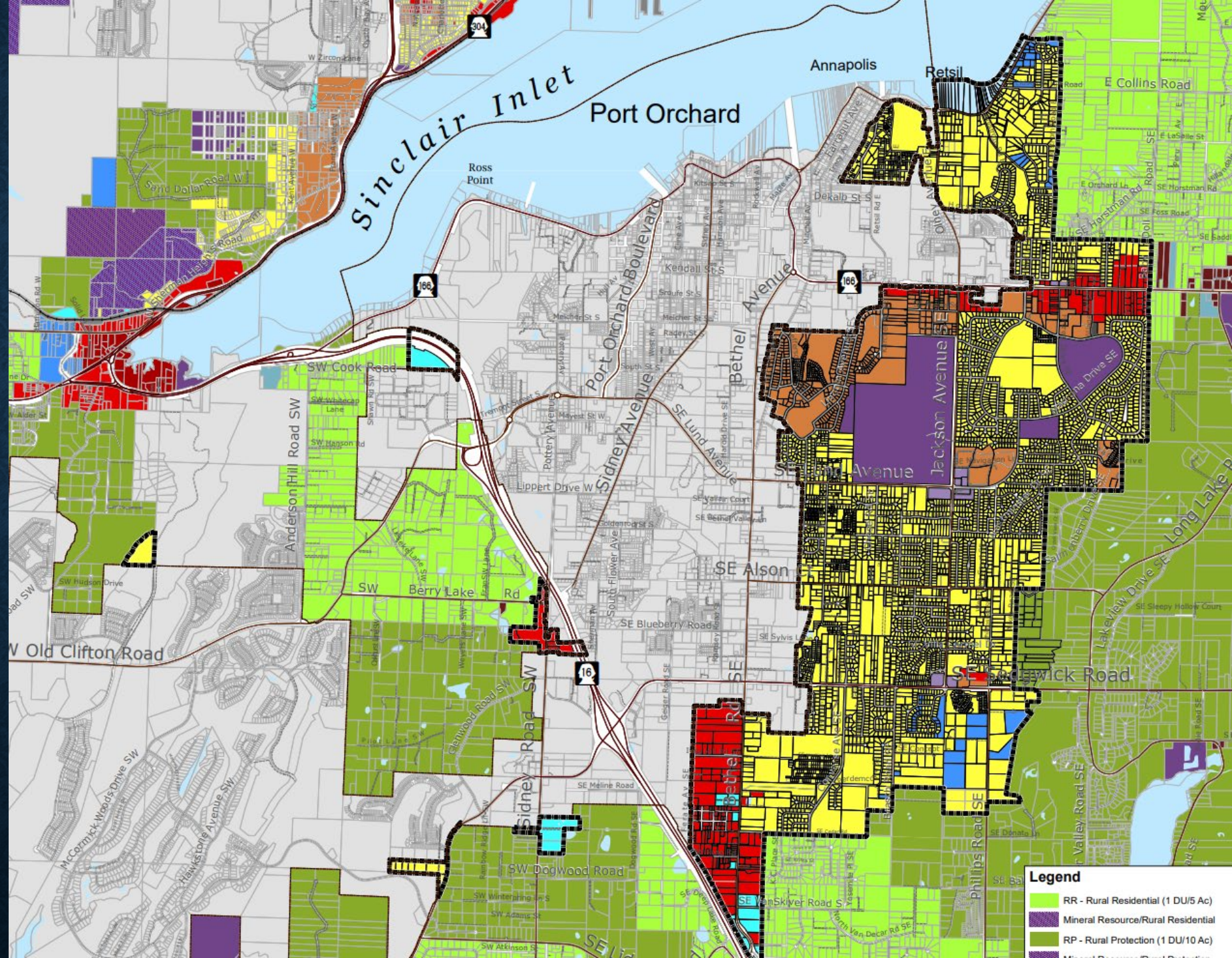
PORT ORCHARD ALTERNATIVE 2



PORT ORCHARD ALTERNATIVE 3 CHANGES



PORT ORCHARD ALTERNATIVE 3



RURAL
NORTH KITSAP
ALTERNATIVE 3

**RURAL
CENTRAL KITSAP
ALTERNATIVE 3**

**RURAL
SOUTH KITSAP
ALTERNATIVE 3**

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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UPCOMING MEETINGS

OUTREACH OPPORTUNITY	DATE	DETAILS/RESOURCES
Alternative Maps and Descriptions Released	February 1	kcowa.us/compplan
Written Public Comment Period Opens	February 1	compplan@kitsap.gov
Community Advisory Committee Discussions	Ongoing	
Board of Commissioners - Morning Briefing	February 1	Board Presentation
Planning Commission – Work Session	February 7	Planning Commission Presentation
Public Meeting #1	February 9	Zoom Public Workshop
Public Meeting #2	February 15	Zoom Public Workshop
Planning Commission – Public Hearing	February 21	Public Testimony
Public Meeting #3	February 22	Open House (In-Person)
Planning Commission – Work Session	February 28	Planning Commission Discussions
Board of Commissioners - Morning Briefing	March 6	Board Update
Board Public Hearing	March 13	Public Testimony
Board Written Comment Period Closes	March 17	
Board of Commissioner Deliberations – Afternoon Briefing	March 20	Board Discussion and Review of Public Comment
Board of Commissioner Deliberations	March 22	Maps and Descriptions Approved

MORE INFORMATION?

Kitsap County Comprehensive Plan

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Kcowa.us/compplan

