



KITSAP COMPREHENSIVE PLAN UPDATE PLANNING COMMISSION RECOMMENDATION PREFERRED ALTERNATIVE

To meet requirements of the Growth Management Act and conduct a robust community process, Kitsap County began the update of its 2024 Comprehensive Plan in Summer 2022. After over 18 months of public meetings, workshops and other outreach, Kitsap County released draft documents illustrating three alternatives for future growth through 2044. These documents and their included land use alternatives (No Action, Focused Growth and Dispersed Growth) were released in December 2023, outlining different land use patterns for population, housing and employment growth through 2044.

After additional public outreach through early 2023, the Kitsap County Planning Commission held a public hearing on March 5, 2023 to solicit public comment towards developing a single Preferred Alternative. This single Preferred Alternative would direct additional environmental and capital facilities review based on revised urban growth area boundaries, zoning composition, rural reclassifications, maximum height and density allowances, tree canopy requirements and other major policy initiatives.

Based on review of environmental analysis, results of public outreach, state and regional draft documents and public hearing testimony, the Planning Commission deliberated on March 26, 2024 and made the following recommendation on a Preferred Alternative to the Board of County Commissioners.

Planning Commission Recommendation

In development of this recommendation, the Planning Commission assumed the following to educate its proposals:

- Alternative 2 (Focused Growth/ Urban Center) is most in line with regional planning, GMA-consistency and new Commerce requirements. It should be used as the base for the Preferred Alternative.
- The Preferred Alternative should acknowledge potential Critical Area Ordinance (CAO) changes and their implications on developable land.
- Rural areas have substantial existing capacity well beyond 20-year forecast (2024-2044).
- Increasing housing diversity including missing middle and multi-family housing is a priority.
 - Commerce guidance provides direction on the number of types of housing units.
 - Based on Commerce guidance for Kitsap, current zoning (No Action - Alternative 1) is significantly below its needed multi-family capacity and above its single-family, detached capacity. (see table below)
- Requiring tree canopy be part of development is a priority but also carries impacts on developable land.

| UGA | Housing Need 2044 | Housing Type Accommodating | Alternative 1 Capacity |
|------------------|-------------------|---|------------------------|
| 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 | | |

Based on review of the draft documents, environmental analysis, public outreach and state and regional requirements, the Planning Commission recommended the following proposals for the Preferred Alternative:

- All rural reclassification requests (including Rayonier) should be referred to a 2025+ planning process.
- UGA expansions should be limited to those that increase housing diversity, provide industrial opportunities or support City annexation/incorporation goals.
- Multi-family and missing middle housing should be promoted through regulation revisions and incentives are necessary to promote housing diversity.
 - Maximum densities and heights should be increased, particularly in Regional and Countywide Centers.
 - Parking, lot size and lot dimension regulations should be revised.
 - Expedited permitting should be available to multi-family projects in the Centers.
- The Preferred Alternative should assess critical area limitations based on the current March 8th Draft CAO.

- Tree canopy requirements should be established that strongly incentivize the retention of mature trees.

Below are UGA and area-specific details regarding the Planning Commission recommendation.

Kingston UGA

UGA Boundary: Alternative 2 with amendments

Removed from Alternative 2:

- The southwest Urban Low (single-family) expansion east of Arborwood.

Expansions and rezones support housing diversity (missing middle and multi-family), acknowledge existing vested urban development in rural areas or resolve split zoned properties.

See Exhibit A for additional details regarding the UGA boundary and composition.

UGA- or Center specific major policy direction is shown in the right-hand table.

| Policy | Current (Alt 1) | Preferred Alternative |
|--------------------------|--|---|
| Kingston UGA | | |
| Assumed Densities | UVC – 12 DU/acre C – 0 DU/acre UM – 12 DU/acre | UVC – 18 DU/acre C – 30 DU/acre UM – 20 DU/acre |
| Density Ranges | UVC – 10-No Max C – 10-30 DU/acre UM – 10-18 DU/acre UL = 5-9 DU/acre | UVC – 10-No Max C – 19-No Max UM – 10-30 DU/acre UL/UCR – 5-9 DU/acre (14 for SFR attached only) |
| Maximum Structure Height | UVC – 45 feet C – 35 feet UM – 45 feet | UVC – 45 feet C – 55 feet UM – 45 feet |
| Center Boundary | No Boundary | See Exhibit B |
| Center Incentives | None | Expedited Permitting |
| Storefront Zone | Not included | Not included |
| Transit Frequency | Current | 30-minute frequency |

Poulsbo UGA

UGA Boundary: Alternative 1

The Poulsbo UGA is associated with the City of Poulsbo. Kitsap has an inter-local agreement with the City to use its zoning and assumptions within its associated UGA. The City of Poulsbo is currently updating its Comprehensive Plan which will determine any changes to regulations within the UGA. The City has also supported no change to its UGA boundary as it has adequate capacity within its existing city limits.

See Exhibit C for additional details regarding the UGA boundary and composition.

Silverdale UGA

UGA Boundary: Alternative 2 with Amendments.

Removed from Alternative 2:

- The northern Urban Low (single-family) expansions on the northern boundary.

The alternative includes upzones that support housing diversity (missing middle and multi-family).

See Exhibit D for additional details regarding the UGA boundary and composition.

| Policy | Current (Alt 1) | Preferred Alternative |
|---|---|---|
| Silverdale UGA (Outside the Regional Center) | | |
| Assumed Densities | C – 0 DU/acre UH – 22 DU/acre UM – 12 DU/acre | C – 30 DU/acre UH – 30 DU/acre UM – 18 DU/acre |
| Density Ranges | C – 10-30 DU/acre UH – 19-30 DU/acre UM – 10-18 DU/acre UL - 5-9 DU/acre | C – 19-60 DU/acre UH – 19-60 DU/acre UM – 10-30 DU/acre UL/UCR – 5-9 DU/acre (14 for SFR attached only) |
| Maximum Structure Height | C – 35 feet UH – 55 feet UM – 45 feet | C – 55 feet UH – 55 feet UM – 45 feet |

UGA-specific major policy direction is shown in the right-hand table.

Silverdale Regional Center

Regional Center Boundary: Alternative 2 with amendments.

Added to Alternative 2:

- Old Town Neighborhood Commercial area.

Removed from Alternative 2:

- Ridgetop property NW of SR 303.

The alternative includes upzones that support housing diversity (multi-family).

See Exhibit E for additional details regarding the center boundary and composition.

Center-specific major policy direction is shown in the right-hand table.

| Policy | Current (Alt 1) | Preferred Alternative |
|---------------------------------|---|--|
| Silverdale Center | | |
| Assumed Densities | RC – 10 DU/acre C – 0 DU/acre UH – 22 DU/acre UM – 12 DU/acre | RC – 35 DU/acre C – 30 DU/acre UH – 30 DU/acre UM – 20 DU/acre |
| Density Ranges | RC – 10-30 DU/acre C – 10-30 DU/acre UH – 19-30 DU/acre UM – 10-18 DU/acre UL - 5-9 DU/acre | RC – 19-No Max DU C – 19-60 DU/acre UH – 19-60 DU/acre UM – 10-30 DU/acre UL/UCR – 5-9 DU/acre (14 for SFR attached only) |
| Maximum Structure Height (Base) | RC – 55/65 feet C – 55 feet UH – 55 feet UM – 45 feet | RC – 65 feet C – 55 feet UH – 55 feet UM – 45 feet |
| Center Boundary | Current Boundary | See Exhibit E |
| Center Incentives | None | Expedited Permitting |
| Transit Frequency | Current | 30-minute frequency |

Central Kitsap UGA and McWilliams Countywide Center

UGA Boundary: Alternative 2

The alternative includes a UGA expansion to acknowledge existing commercial development adjacent to the UGA as Commercial (C).

McWilliams Countywide Center supports housing diversity (multi-family).

The UGA is associated with the City of Bremerton and supports housing diversity (missing-middle).

See Exhibit F for additional details regarding the UGA and Centers boundary and composition.

| Policy | Current (Alt 1) | Preferred Alternative |
|---|---|--|
| Central Kitsap UGA/McWilliams Center | | |
| Assumed Densities | C – 0 DU/acre UH – 22 DU/acre UM – 12 DU/acre | C – 30 DU/acre UH – 30 DU/acre UM – 15 DU/acre |
| Density Ranges | C – 10-30 an acre UH – 19-30 DU/acre UM – 10-18 DU/acre | C – 19-60 DU/acre UH – 19-60 DU/acre UM – 10-30 DU/acre |
| Maximum Structure Height | C – 35 feet UH – 55 feet UM – 45 feet UL – 5-9 DU/acre | C – 55 feet UH – 55 feet UM – 45 feet UL/UCR – 5-9 (14 for SFR attached only) |
| Center Boundary | None | See Exhibit G |
| Center Incentives | None | Expedited Permitting |

UGA- or Center-specific, major policy direction is shown in the right-hand table.

East Bremerton UGA

UGA Boundary: Alternative 2

No expansions. The UGA is associated with the City of Bremerton and supports housing diversity (multi-family and missing-middle).

See Exhibit H for additional details regarding the UGA boundary and composition.

UGA-specific, major policy direction is shown in the right-hand table.

| Policy | Current (Alt 1) | Preferred Alternative |
|---------------------------|---|--|
| East Bremerton UGA | | |
| Assumed Densities | UM – 12 DU/acre UH – 22 DU/acre C – 0 DU/acre | UM – 15 DU/acre UH – 25 DU/acre C – 10 DU/acre |
| Density Ranges | C – 10-30 an acre UM – 10-18 DU/acre UH – 19-30 DU/acre UL – 5-9 DU/acre | C – 19-60 DU/acre UM – 10-30 DU/acre UH – 19-60 DU/acre UL – 5-9 DU/acre (14 for SFR attached only) |
| Maximum Structure Height | C – 35 feet UH – 55 feet UM – 45 feet | C – 45 feet UH – 55 feet UM – 45 feet |

West Bremerton UGA

UGA Boundary: Alternative 2

The alternative includes UGA expansions to acknowledge existing urban services in rural areas, the City of Bremerton’s property ownership and annexation goals and a need for additional industrially-zoned land.

The UGA is associated with the City and supports housing diversity (multi-family and missing-middle).

| Policy | Current (Alt 1) | Preferred Alternative |
|---------------------------|---|--|
| West Bremerton UGA | | |
| Assumed Densities | UM – 12 DU/acre C – 0 DU/acre | UM – 15 DU/acre C – 10 DU/acre |
| Density Ranges | C – 10-30 an acre UM – 10-18 DU/acre UL – 5-9 DU/acre | C – 19-60 DU/acre UM – 10-30 DU/acre UL – 5-9 DU/acre (14 for SFR attached only) |
| Maximum Structure Height | C – 35 feet UH – 55 feet UM – 45 feet | C – 45 feet UH – 55 feet UM – 45 feet |

See Exhibit I for additional details regarding the UGA boundary and composition.

UGA-specific, major policy direction is shown in the right-hand table.

Gorst UGA

UGA Boundary: Alternative 2

No expansions. The UGA is associated with the City of Bremerton and supports housing diversity (multi-family and missing-middle).

See Exhibit J for additional details regarding the UGA boundary and composition.

UGA-specific, major policy direction is shown in the right-hand table.

| Policy | Current (Alt 1) | Preferred Alternative |
|--------------------------|---------------------------------------|--|
| Gorst UGA | | |
| Assumed Densities | C – 0 DU/acre | C – 10 DU/acre |
| Density Ranges | C – 10-30 an acre UL – 5-9 DU/acre | C – 19-60 DU/acre UL – 5-9 DU/acre (14 for SFR attached only) |
| Maximum Structure Height | C – 35 feet | C – 45 feet |

Puget Sound Industrial Center – Bremerton UGA

UGA Boundary: Alternative 2 with Amendments

Added to Alternative 2:

- “L” Shaped property adjacent to the Olympic View Industrial Park on the northwest of the UGA as Industrial (IND).

The UGA is associated with the City of Bremerton and supports industrial and employment needs.

See Exhibit K for additional details regarding the UGA boundary and composition.

Port Orchard/South Kitsap UGA

UGA Boundary: Alternative 2 with Amendments

Removed from Alternative 2:

- Urban Low (UL) expansion at the northwest corner of the UGA

Rezoned in Alternative 2:

- The property on the eastern side of Bethel Road to Commercial (C) from Urban Low (UL) to be consistent with ownership pattern.

The UGA is associated with the City of Port Orchard and supports housing diversity (multi-family and missing-middle).

| Policy | Current (Alt 1) | Preferred Alternative |
|--------------------------------------|---|--|
| Port Orchard/South Kitsap UGA | | |
| Assumed Densities | UM – 12 DU/acre UH – 22 DU/acre C – 0 DU/acre | UM – 15 DU/acre UH – 25 DU/acre C – 10 DU/acre (25 DU/acre on Bethel Corridor) |
| Density Ranges | C – 10-30 an acre UH – 19-30 DU/acre UM – 10-18 DU/acre UL – 5-9 DU/acre | C – 19-60 DU/acre UH – 19-60 DU/acre UM – 10-30 DU/acre UL – 5-9 DU/acre (14 for SFR attached only) |
| Maximum Structure Height | C – 35 feet UH – 55 feet UM – 45 feet | C – 45 feet UH – 55 feet UM – 45 feet |

See Exhibit L for additional details regarding the UGA boundary and composition.

UGA-specific, major policy direction is shown in the right-hand table.

Rural Areas and LAMIRDS

Zoning: Alternative 2

No changes to rural zoning are proposed to be included in the 2024 update.

See Exhibit M for additional details regarding zoning in Rural Areas.

Area-specific, major policy direction is shown in the right-hand table.

| Policy | Current (Alt 1) | Preferred Alternative |
|-------------------------------------|----------------------------------|-----------------------|
| Suquamish/Manchester LAMIRDS | | |
| Lot Aggregation | Required based on property size. | No Change |
| Accessory Dwelling Units (Detached) | ACUP Required | Permitted |
| Rural | | |
| Accessory Dwelling Units (Detached) | CUP Required | CUP Required |

Other Major Policy Recommendations

Tree Canopy Requirements

Requires a certain number of trees to be included in future development in urban areas.

- Tree requirements based on tree units per acre.
- Retention of existing trees are incentivized with unit credits.
- Tree units are required with subdivisions or large project approvals only.
- Trees within critical area buffers and landscaping count towards these requirements.

| Policy | Current (Alt 1) | Preferred Alternative |
|---------------------------|--|--|
| GHG Emission Targets | None | PSRC's Regional Targets |
| Setbacks (UGAs) | Current | Reduced or removed |
| Lot Dimensions (UGAs) | Current | Reduced or removed |
| Lot Sizes (UGAs) | Current | Reduced or removed |
| Parking Reductions (SF) | 2.5 spaces per unit Garages don't count | 2.5 spaces per unit Individual unit garages count 1 to requirement |
| Parking Reductions (MF) | 1.5 per unit + 0.5 per unit on street or set aside | Units with 1 or fewer bedrooms: 1 space per unit Units with 2 or more bedrooms: 1.5 spaces per unit |
| Parking Reductions (Comm) | No Change | High-Capacity Transit standards countywide |

- Impacts on development opportunities will be deducted from land capacity.

Alternative 2 policy proposals not included in the Planning Commission recommendation:

- Multi-family Tax Exemption - This mechanism is not allowed by state legislature for counties at this time. Only available for cities
- Expanded SEPA Thresholds - Additional environmental analysis and capital facilities planning is necessary to ensure impacts from growth are addressed.

Next Steps and More Information

The Planning Commission recommendation will be considered by the Kitsap County Board of Commissioners on April 8, 2024 at 5:30PM at the Kitsap County Administration's Board Chambers (619 Division Street, Port Orchard) or via Zoom (see website for link).

For more information on the Comprehensive Plan Update process, draft documents and past presentations and other content, please visit kcowa.us/compplan.

As Kitsap encourages early and active public participation, please provide comments via the website or at compplan@kitsap.gov. A list of all previously submitted comment can be found on the project webpage kcowa.us/compplan.

EXHIBIT A

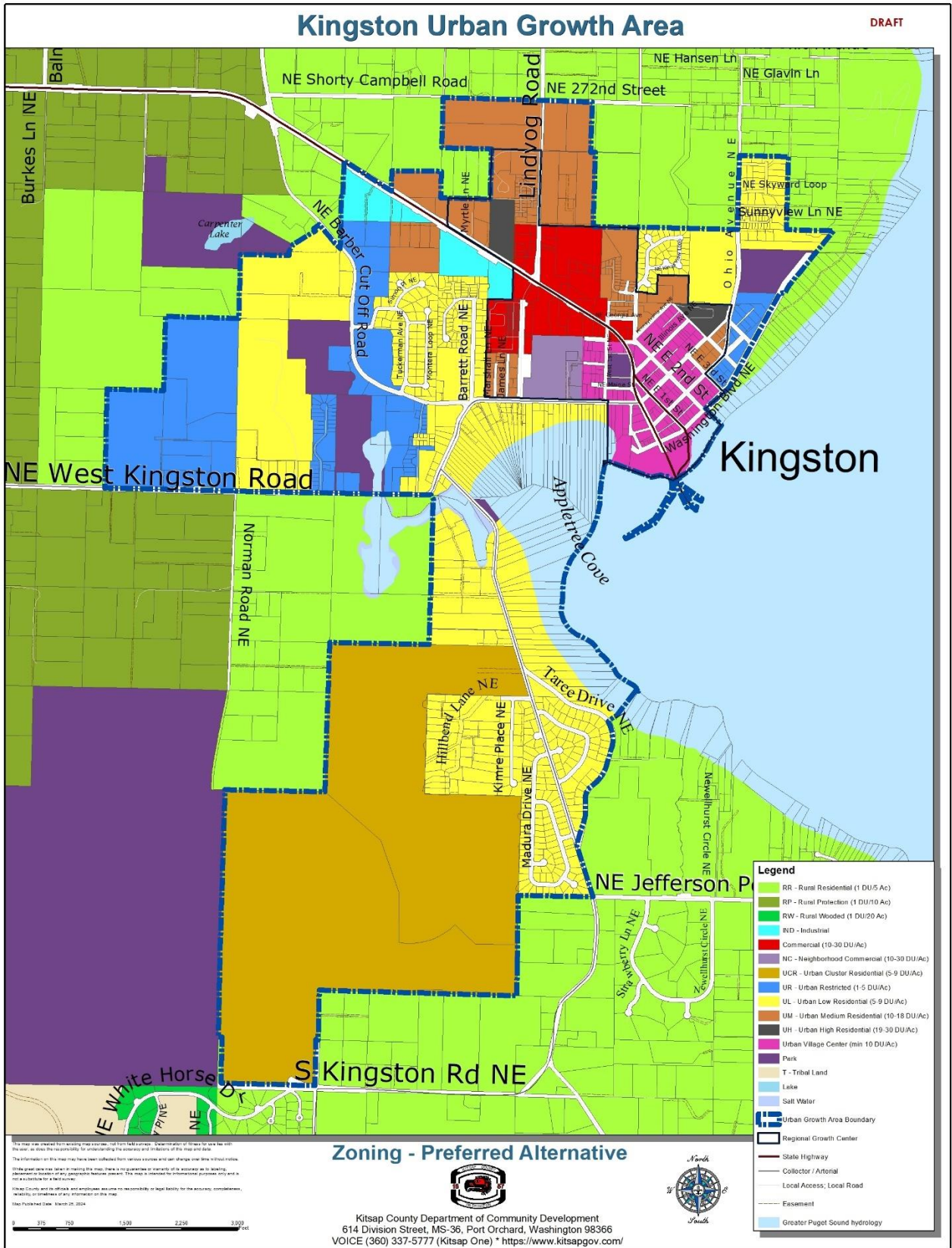


EXHIBIT B

KINGSTON COUNTYWIDE CENTER BOUNDARY

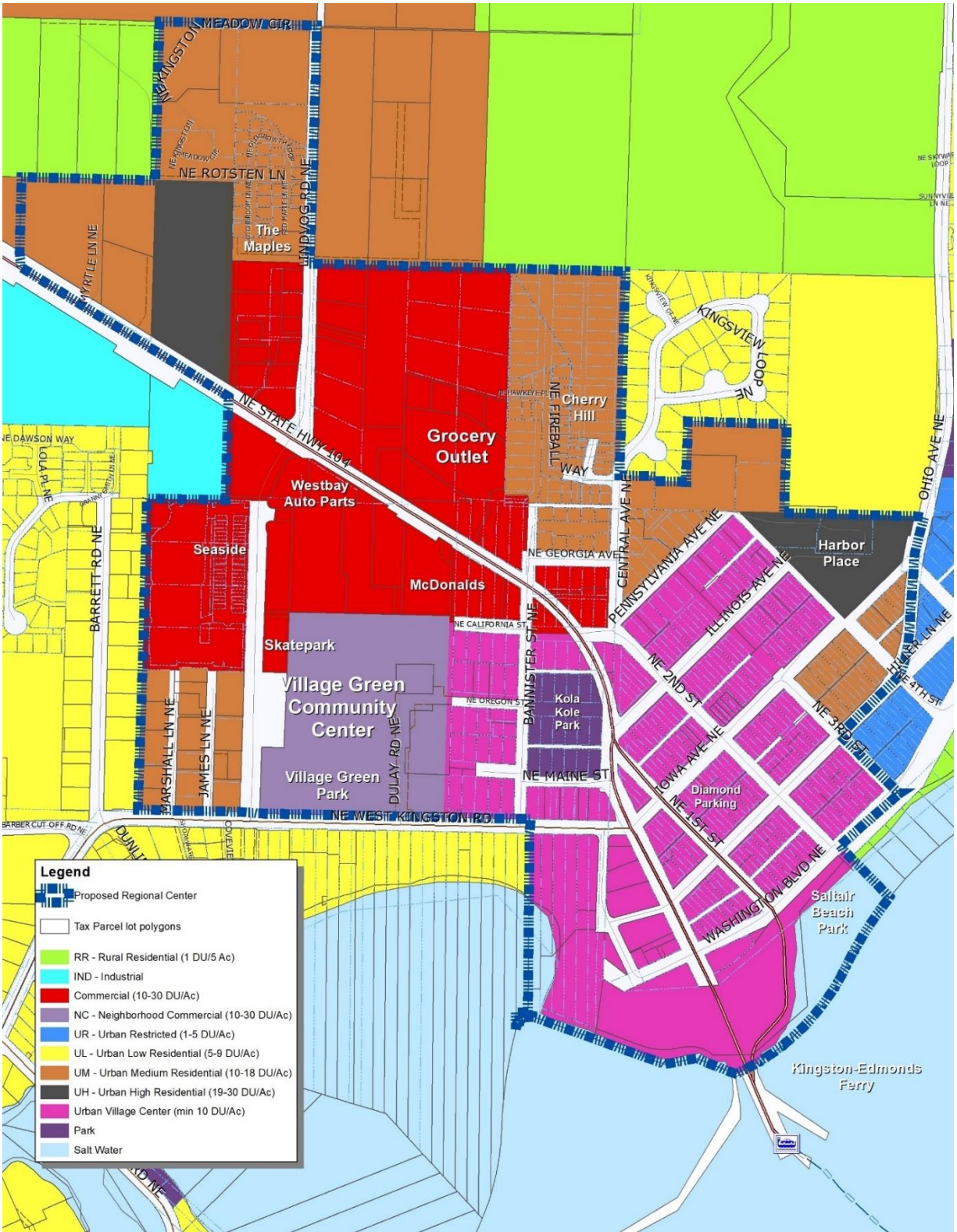


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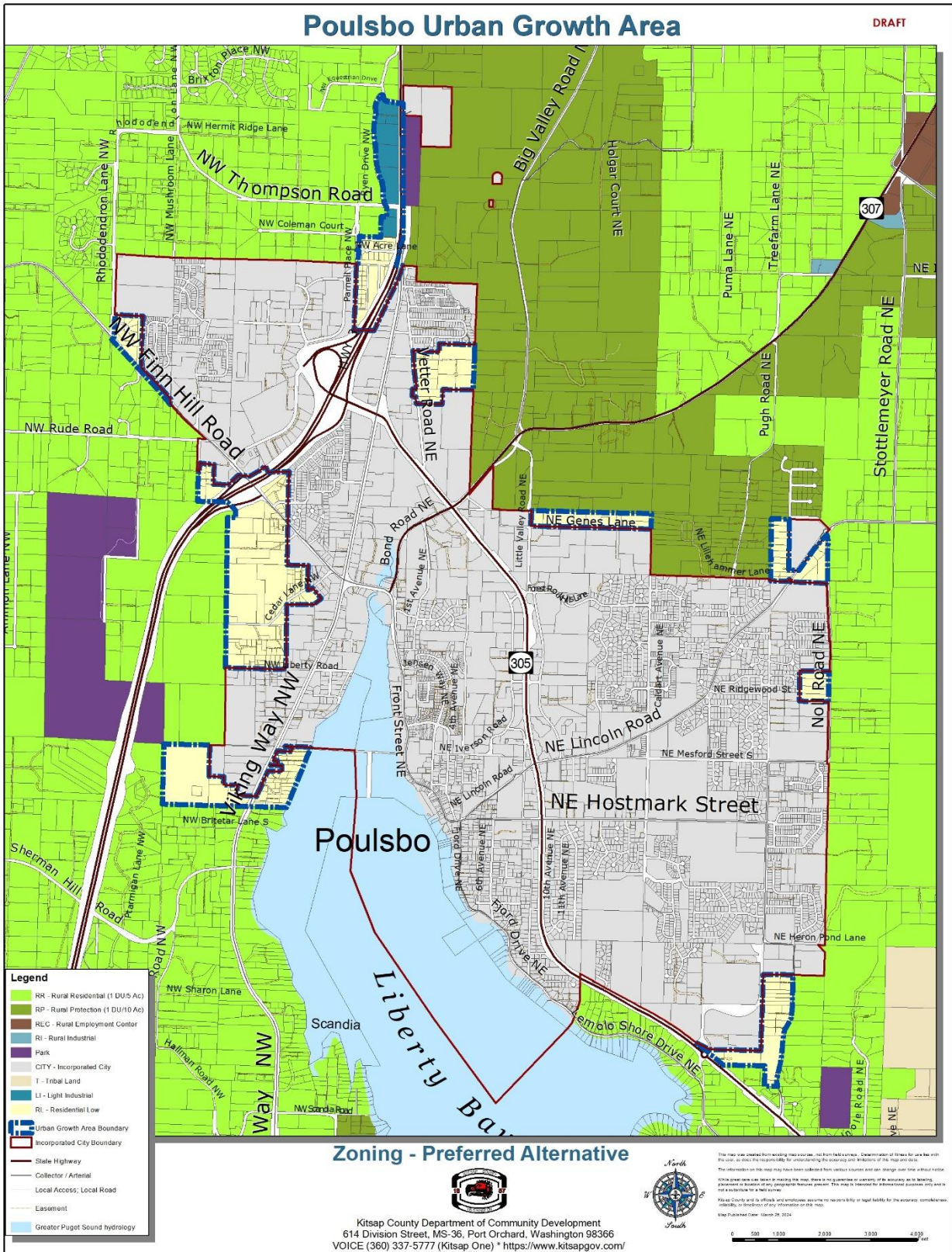


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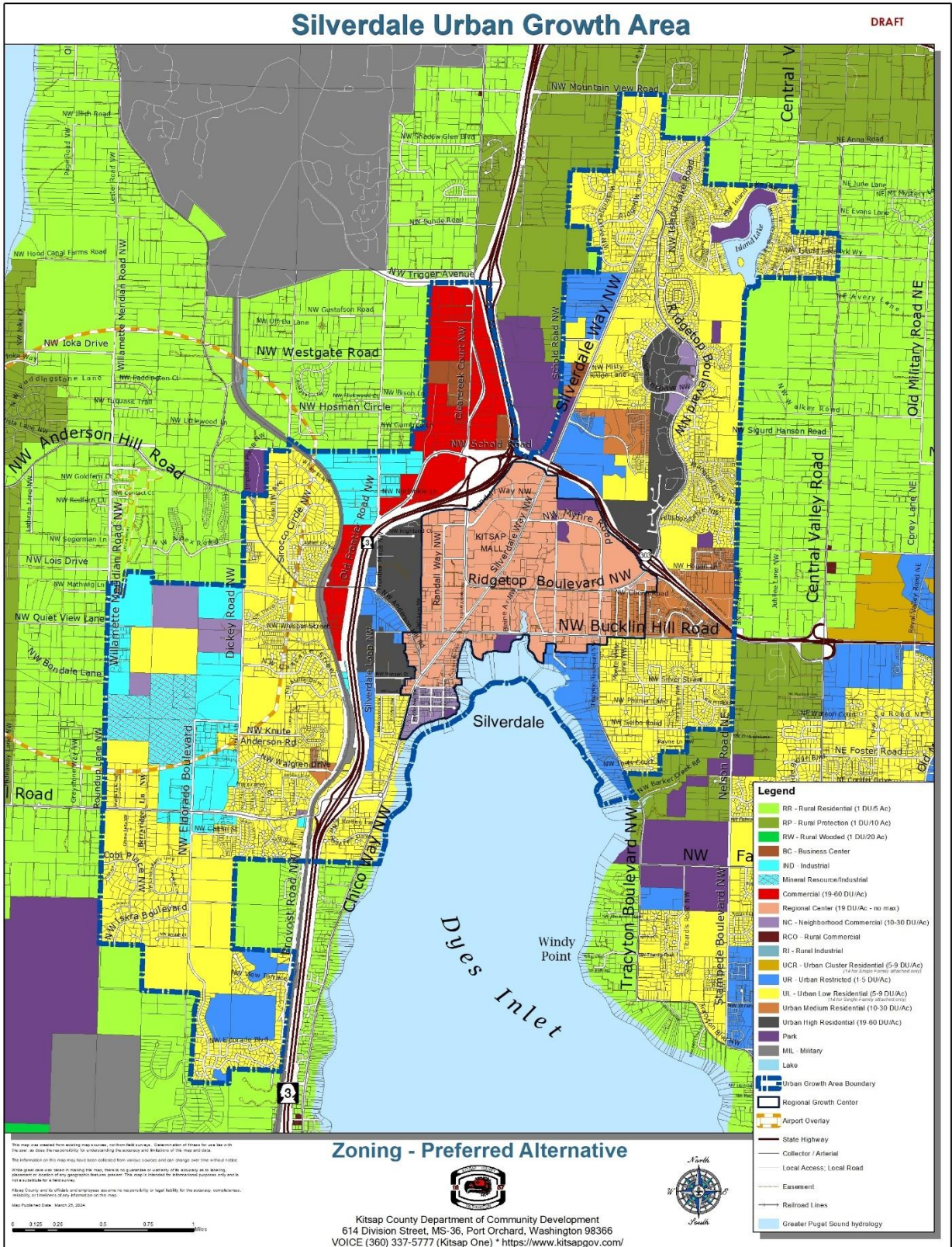


EXHIBIT E

SILVERDALE REGIONAL CENTER BOUNDARY

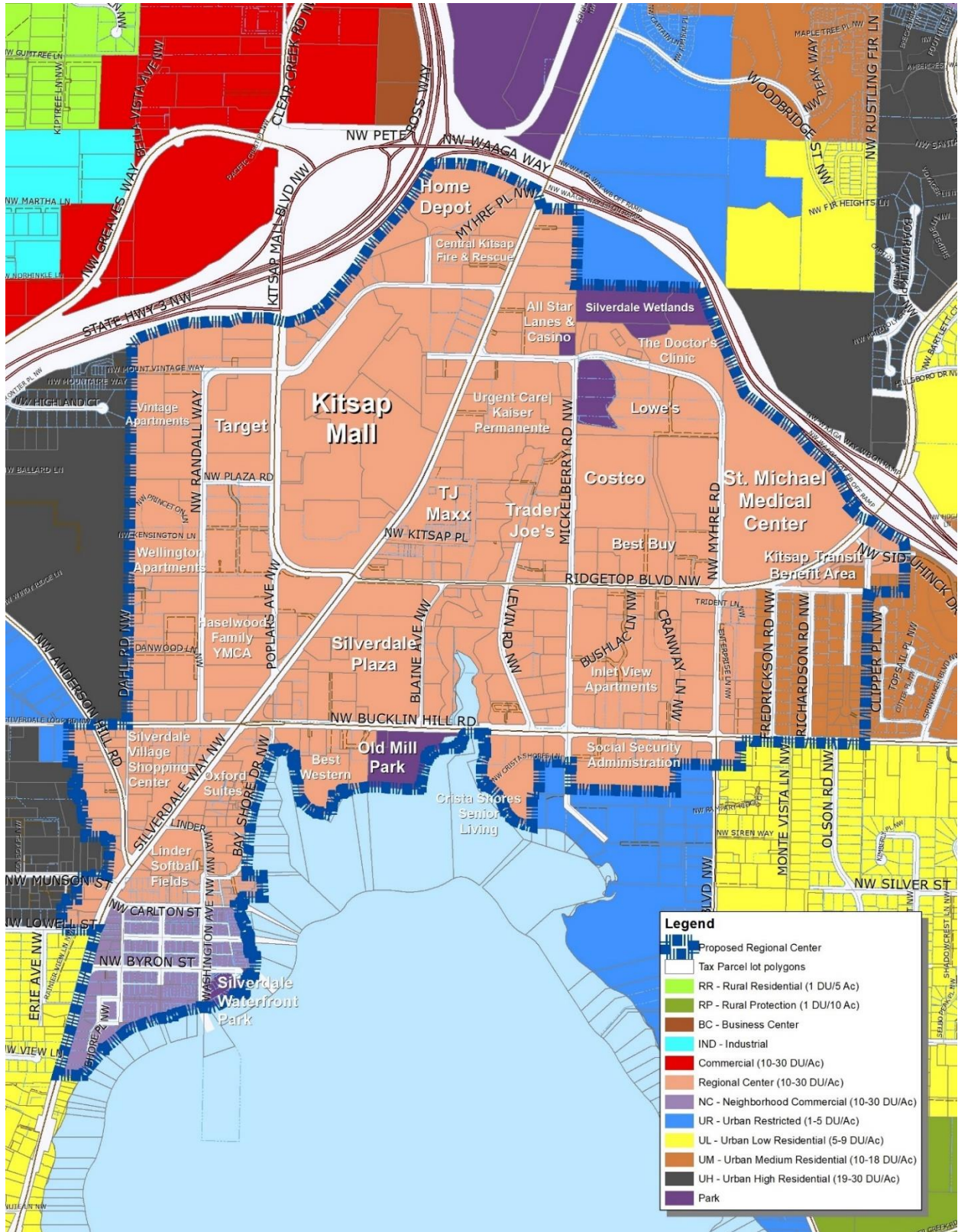


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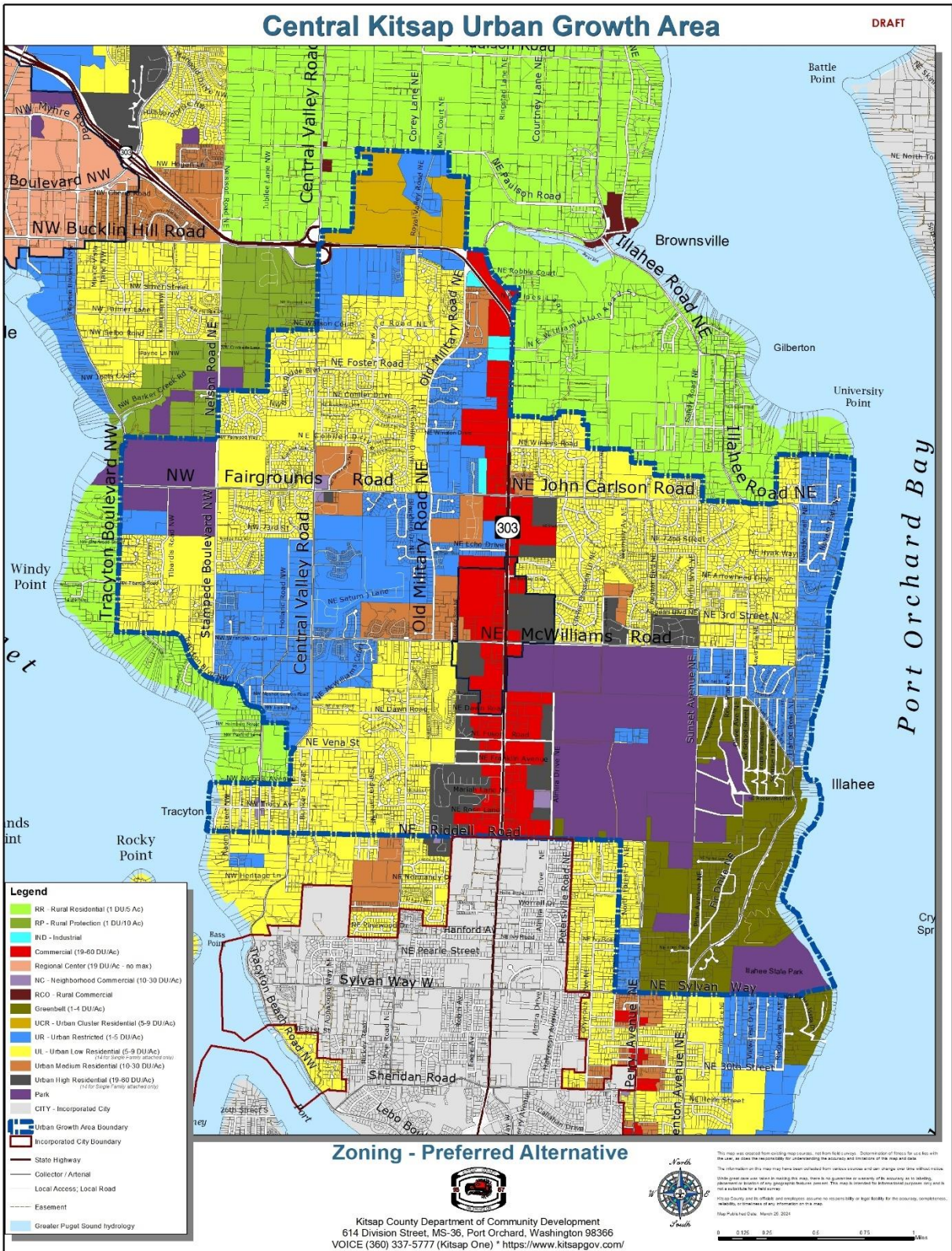


EXHIBIT G

MCWILLIAMS COUNTYWIDE CENTER BOUNDARY

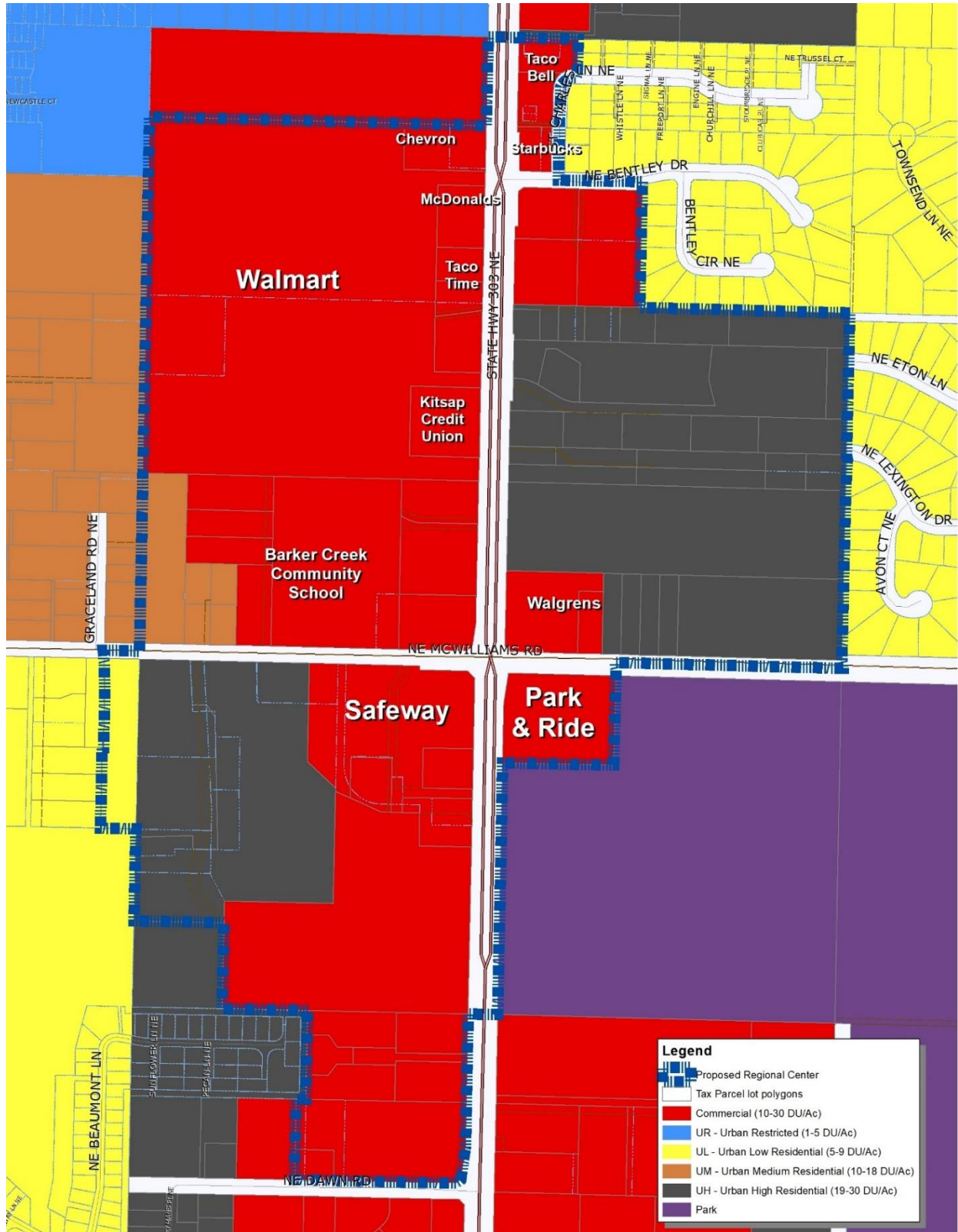


EXHIBIT H

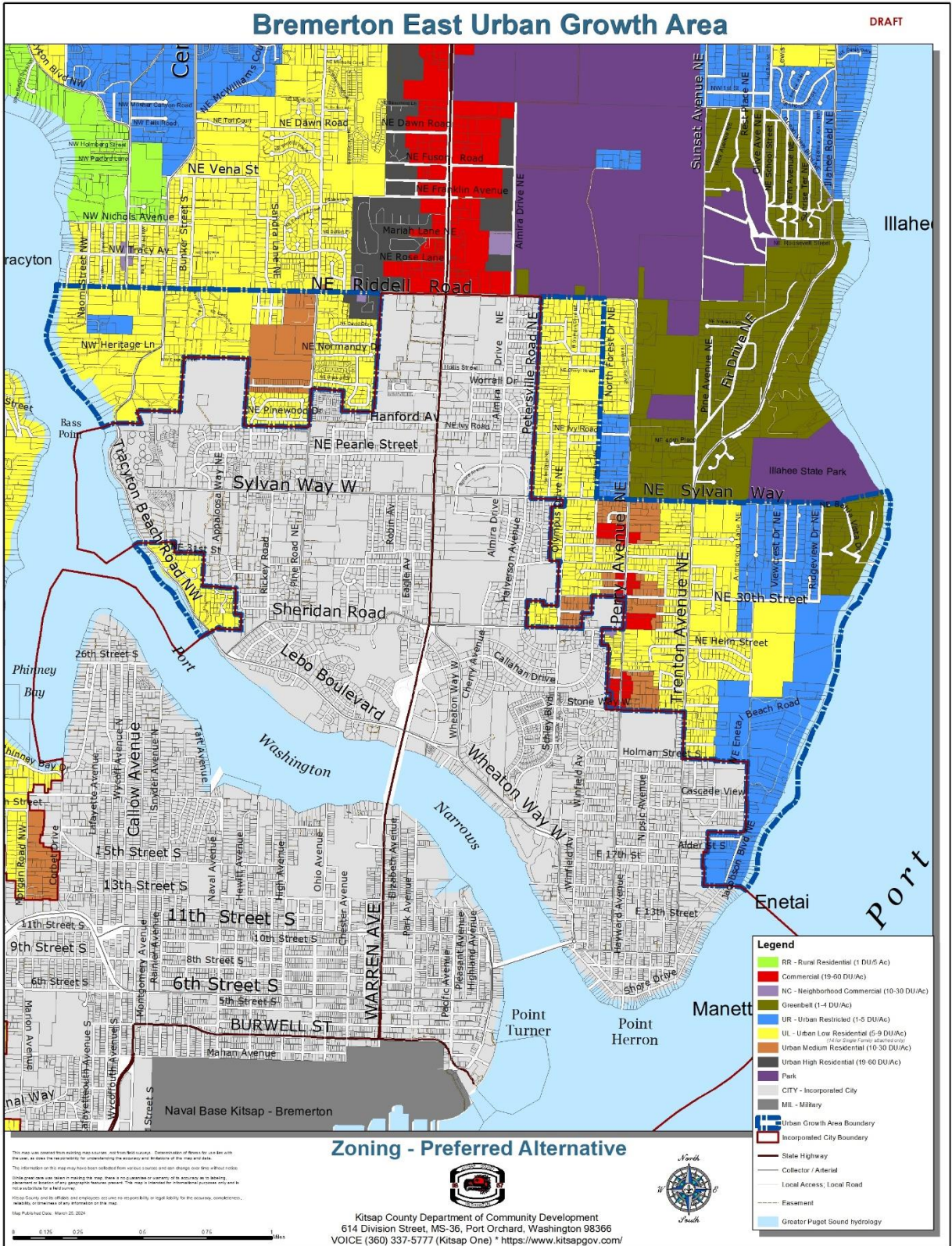


EXHIBIT I

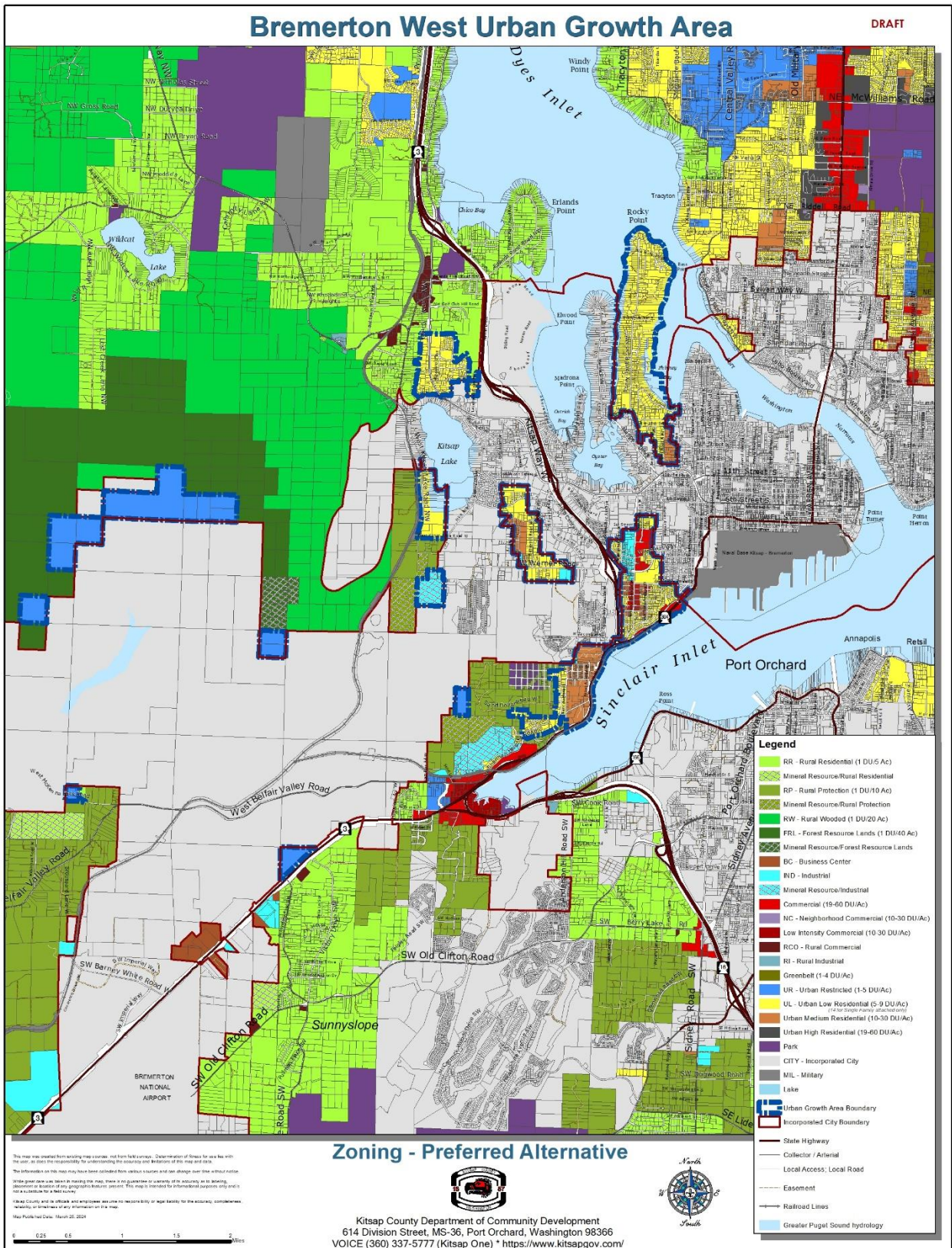


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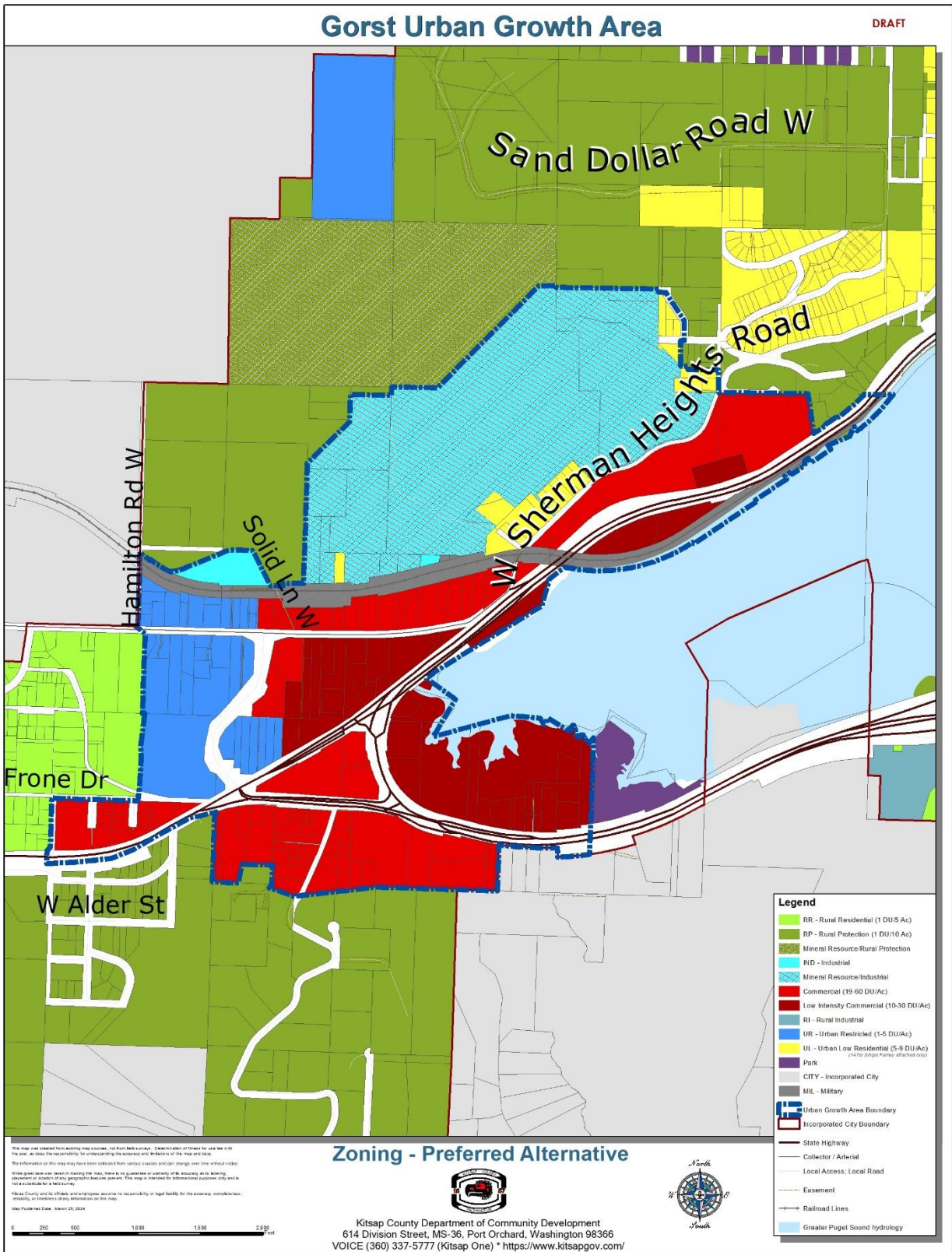


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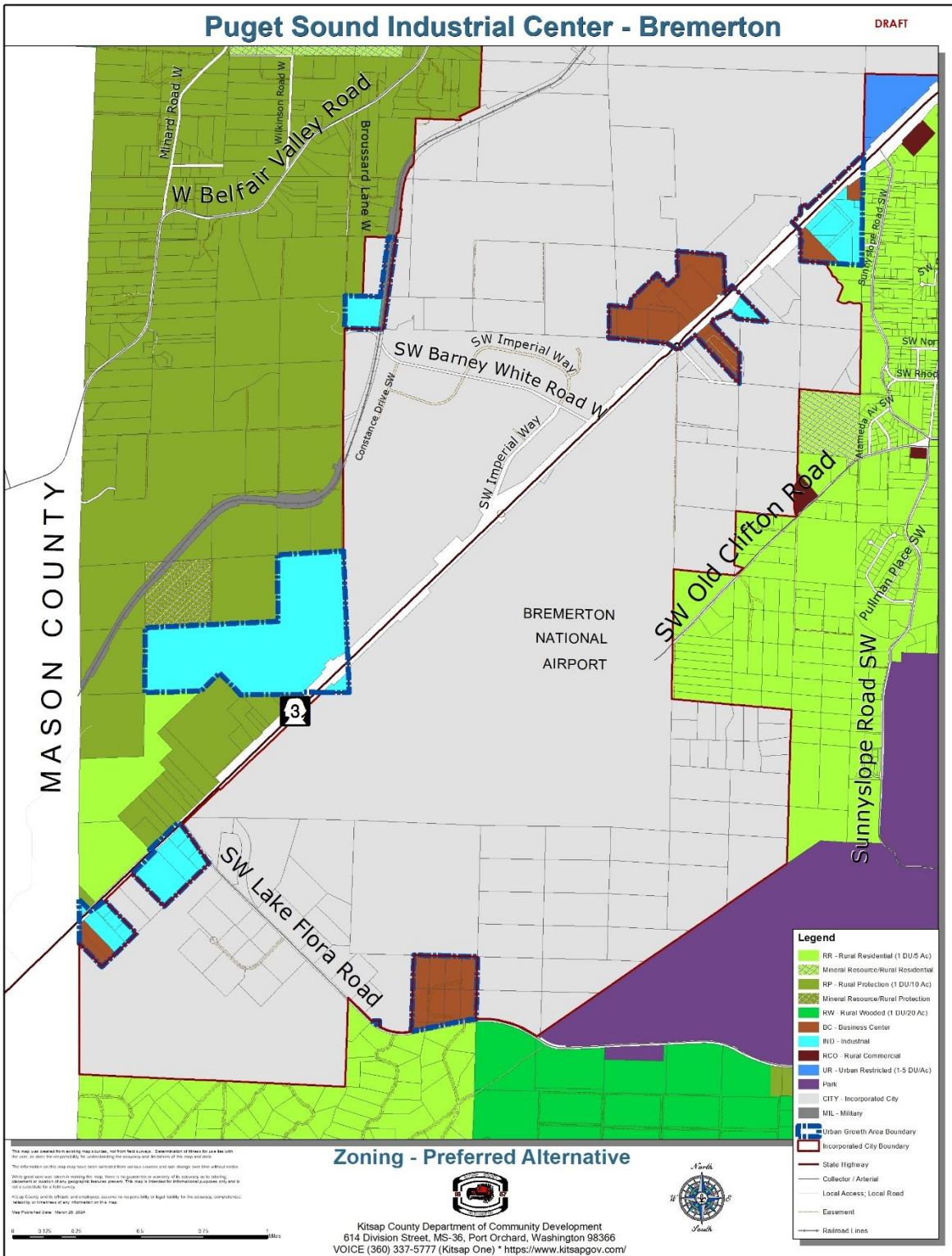


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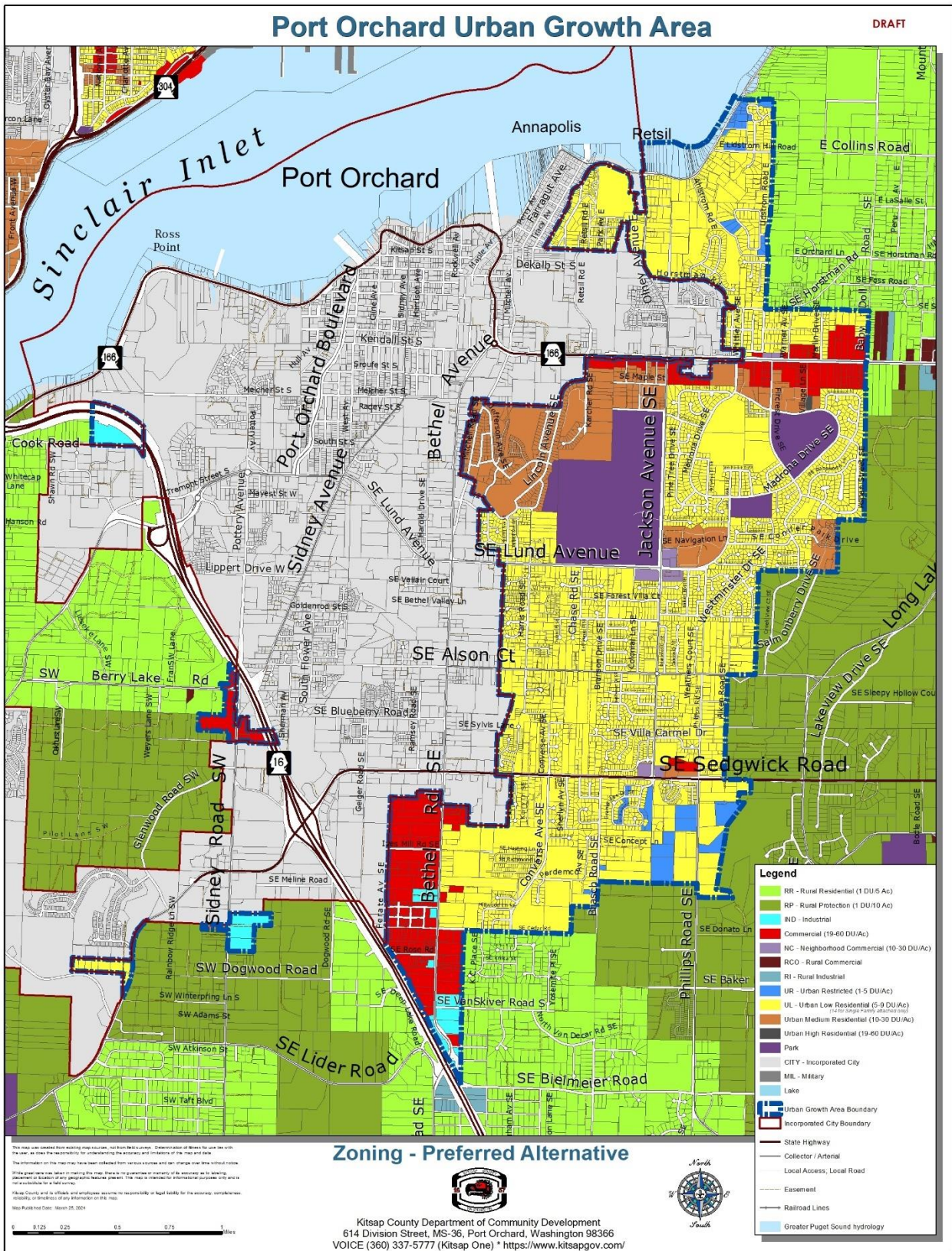
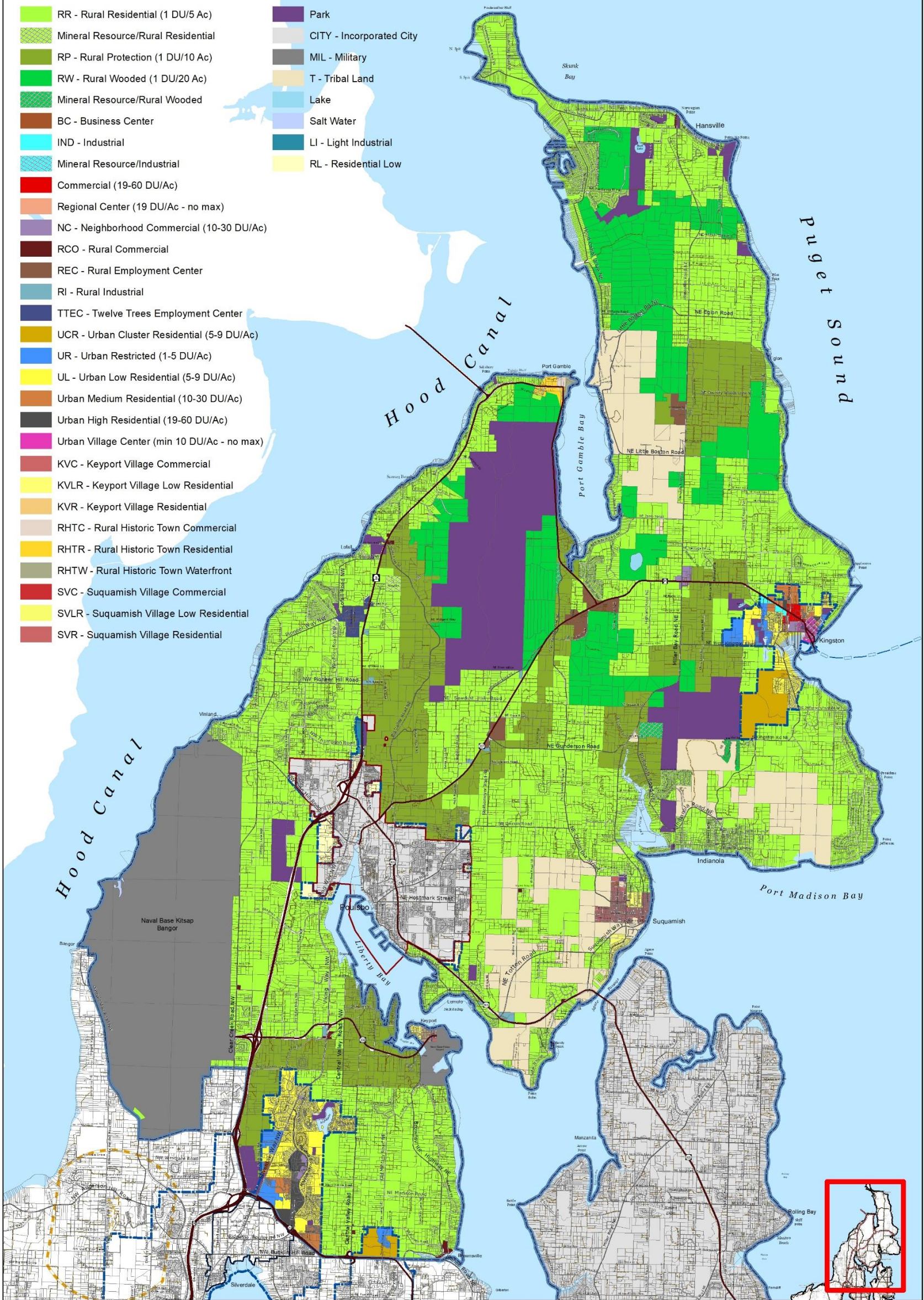


EXHIBIT M

North Kitsap - Commissioner District 1

DRAFT



- RR - Rural Residential (1 DU/5 Ac)
- Mineral Resource/Rural Residential
- RP - Rural Protection (1 DU/10 Ac)
- RW - Rural Wooded (1 DU/20 Ac)
- Mineral Resource/Rural Wooded
- BC - Business Center
- IND - Industrial
- Mineral Resource/Industrial
- Commercial (19-60 DU/Ac)
- Regional Center (19 DU/Ac - no max)
- NC - Neighborhood Commercial (10-30 DU/Ac)
- RCO - Rural Commercial
- REC - Rural Employment Center
- RI - Rural Industrial
- TTEC - Twelve Trees Employment Center
- UCR - Urban Cluster Residential (5-9 DU/Ac)
- UR - Urban Restricted (1-5 DU/Ac)
- UL - Urban Low Residential (5-9 DU/Ac)
- Urban Medium Residential (10-30 DU/Ac)
- Urban High Residential (19-60 DU/Ac)
- Urban Village Center (min 10 DU/Ac - no max)
- KVC - Keyport Village Commercial
- KVLR - Keyport Village Low Residential
- KVR - Keyport Village Residential
- RHTC - Rural Historic Town Commercial
- RHTR - Rural Historic Town Residential
- RHTW - Rural Historic Town Waterfront
- SVC - Suquamish Village Commercial
- SVLR - Suquamish Village Low Residential
- SVR - Suquamish Village Residential

- Park
- CITY - Incorporated City
- MIL - Military
- T - Tribal Land
- Lake
- Salt Water
- LI - Light Industrial
- RL - Residential Low

Zoning - Preferred Alternative

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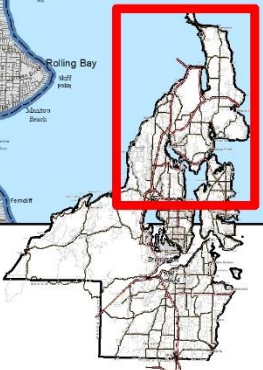
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

















Map Published Date: March 27, 2024

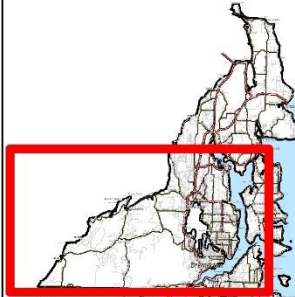
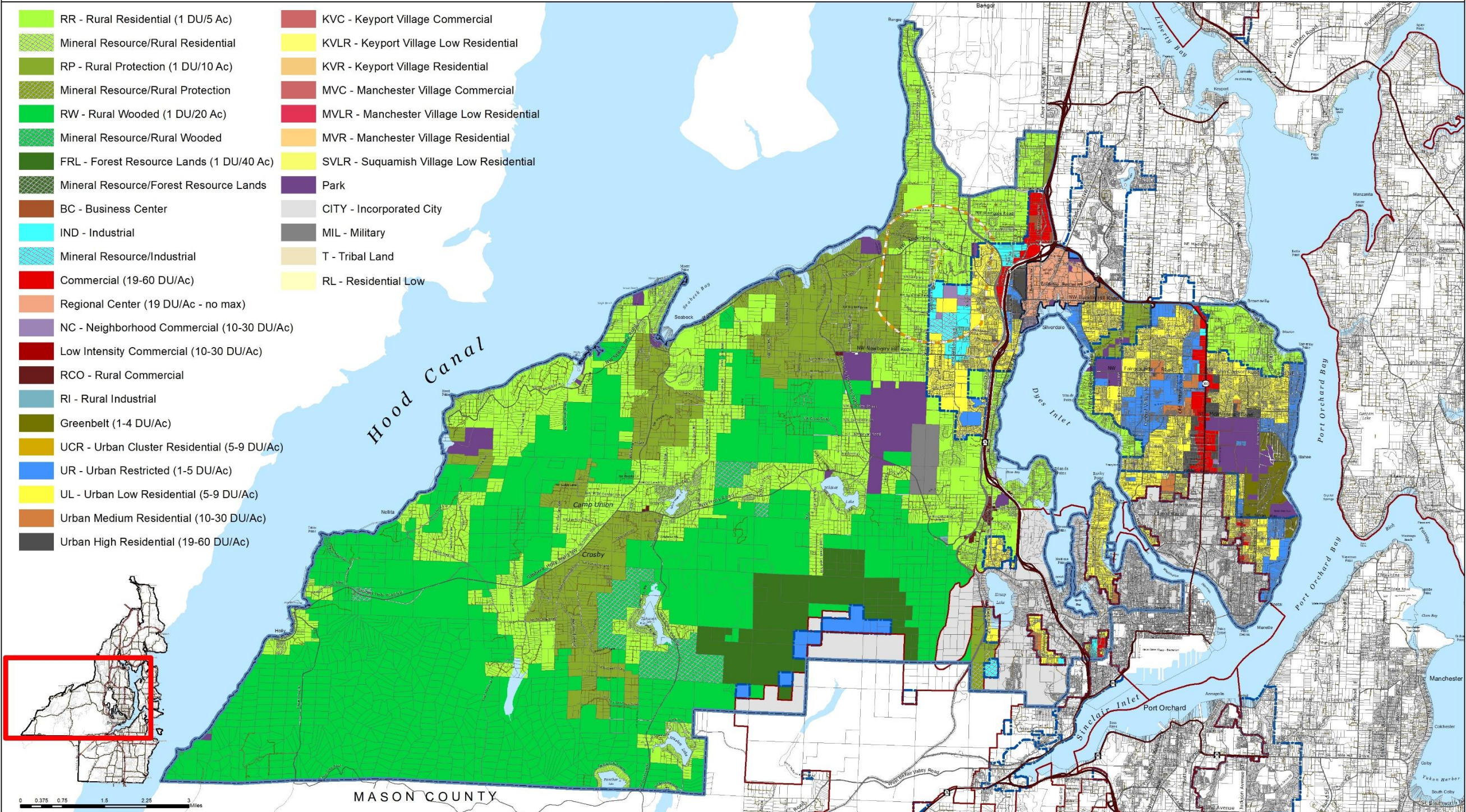
0 0.375 0.75 1.5 2.25 3 Miles



Central Kitsap - Commissioner District 3

DRAFT

- | | |
|---|---|
|  RR - Rural Residential (1 DU/5 Ac) |  KVC - Keyport Village Commercial |
|  Mineral Resource/Rural Residential |  KVLR - Keyport Village Low Residential |
|  RP - Rural Protection (1 DU/10 Ac) |  KVR - Keyport Village Residential |
|  Mineral Resource/Rural Protection |  MVC - Manchester Village Commercial |
|  RW - Rural Wooded (1 DU/20 Ac) |  MVLR - Manchester Village Low Residential |
|  Mineral Resource/Rural Wooded |  MVR - Manchester Village Residential |
|  FRL - Forest Resource Lands (1 DU/40 Ac) |  SVLR - Suquamish Village Low Residential |
|  Mineral Resource/Forest Resource Lands |  Park |
|  BC - Business Center |  CITY - Incorporated City |
|  IND - Industrial |  MIL - Military |
|  Mineral Resource/Industrial |  T - Tribal Land |
|  Commercial (19-60 DU/Ac) |  RL - Residential Low |
|  Regional Center (19 DU/Ac - no max) | |
|  NC - Neighborhood Commercial (10-30 DU/Ac) | |
|  Low Intensity Commercial (10-30 DU/Ac) | |
|  RCO - Rural Commercial | |
|  RI - Rural Industrial | |
|  Greenbelt (1-4 DU/Ac) | |
|  UCR - Urban Cluster Residential (5-9 DU/Ac) | |
|  UR - Urban Restricted (1-5 DU/Ac) | |
|  UL - Urban Low Residential (5-9 DU/Ac) | |
|  Urban Medium Residential (10-30 DU/Ac) | |
|  Urban High Residential (19-60 DU/Ac) | |



0 0.375 0.75 1.5 2.25 3 Miles

MASON COUNTY



Zoning - Preferred Alternative

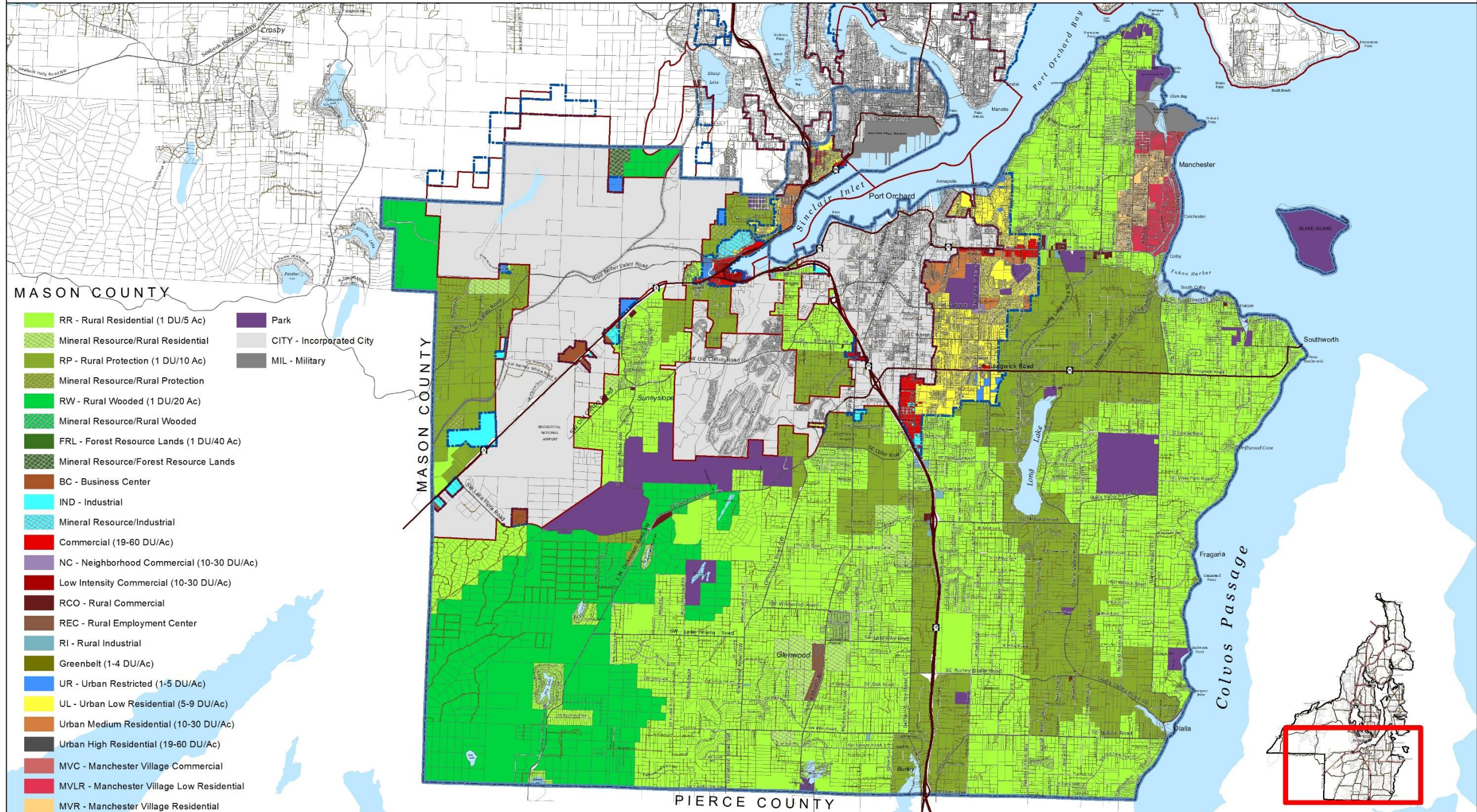
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South Kitsap - Commissioner District 2

DRAFT



MASON COUNTY

- RR - Rural Residential (1 DU/5 Ac)
- Mineral Resource/Rural Residential
- RP - Rural Protection (1 DU/10 Ac)
- Mineral Resource/Rural Protection
- RW - Rural Wooded (1 DU/20 Ac)
- Mineral Resource/Rural Wooded
- FRL - Forest Resource Lands (1 DU/40 Ac)
- Mineral Resource/Forest Resource Lands
- BC - Business Center
- IND - Industrial
- Mineral Resource/Industrial
- Commercial (19-60 DU/Ac)
- NC - Neighborhood Commercial (10-30 DU/Ac)
- Low Intensity Commercial (10-30 DU/Ac)
- RCO - Rural Commercial
- REC - Rural Employment Center
- RI - Rural Industrial
- Greenbelt (1-4 DU/Ac)
- UR - Urban Restricted (1-5 DU/Ac)
- UL - Urban Low Residential (5-9 DU/Ac)
- Urban Medium Residential (10-30 DU/Ac)
- Urban High Residential (19-60 DU/Ac)
- MVC - Manchester Village Commercial
- MVLR - Manchester Village Low Residential
- MVR - Manchester Village Residential
- Park
- CITY - Incorporated City
- MIL - Military

MASON COUNTY

PIERCE COUNTY



Zoning - Preferred Alternative

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