

KITSAP COUNTY COMPREHENSIVE PLAN KINGSTON DRAFT DOCUMENT RELEASE

Kitsap County
December 13, 2023

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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.
- Begin to address environmental and climate change goals (not required until 2029 but encouraged).
- Assess the Wildlands Urban Interface impacts on County initiatives.

No one issue is prioritized so balance all of them. 😊

KINGSTON GROWTH

Countywide Center and High-Capacity Transit Community

- Much more growth targeted to Kingston than past updates.

Growth 2022-2044

- Population: 3,121
- Employment: 1,343

Lack of Housing Diversity

- Kingston very detached single-family housing focused. Arborwood will add to that.
- Commerce guidance requires housing diversity. Required # of multi-family and missing middle (townhomes, triplexes).

DRAFT ALTERNATIVES

- 1. No Action:** All maps, policies and regulations remain as they are today with no changes proposed. **Meets neither Housing nor Population Targets.**
- 2. 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.
- 3. 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 also included.
Meets CPP Population Targets but not Housing Targets.

PLANNING DOCUMENTS

Comprehensive Plan – Goals and policies setting aspirational direction for County actions (Balanced)

Environmental Impact Statement – Assesses any countywide, **planning-level**, significant, adverse impacts from proposals.

Capital Facilities Plan – Infrastructure (roads, sewer, schools, etc.) necessary to accommodate growth based on levels of service.

Development Regulations – Zoning, subdivision and other regulations development is required to follow.

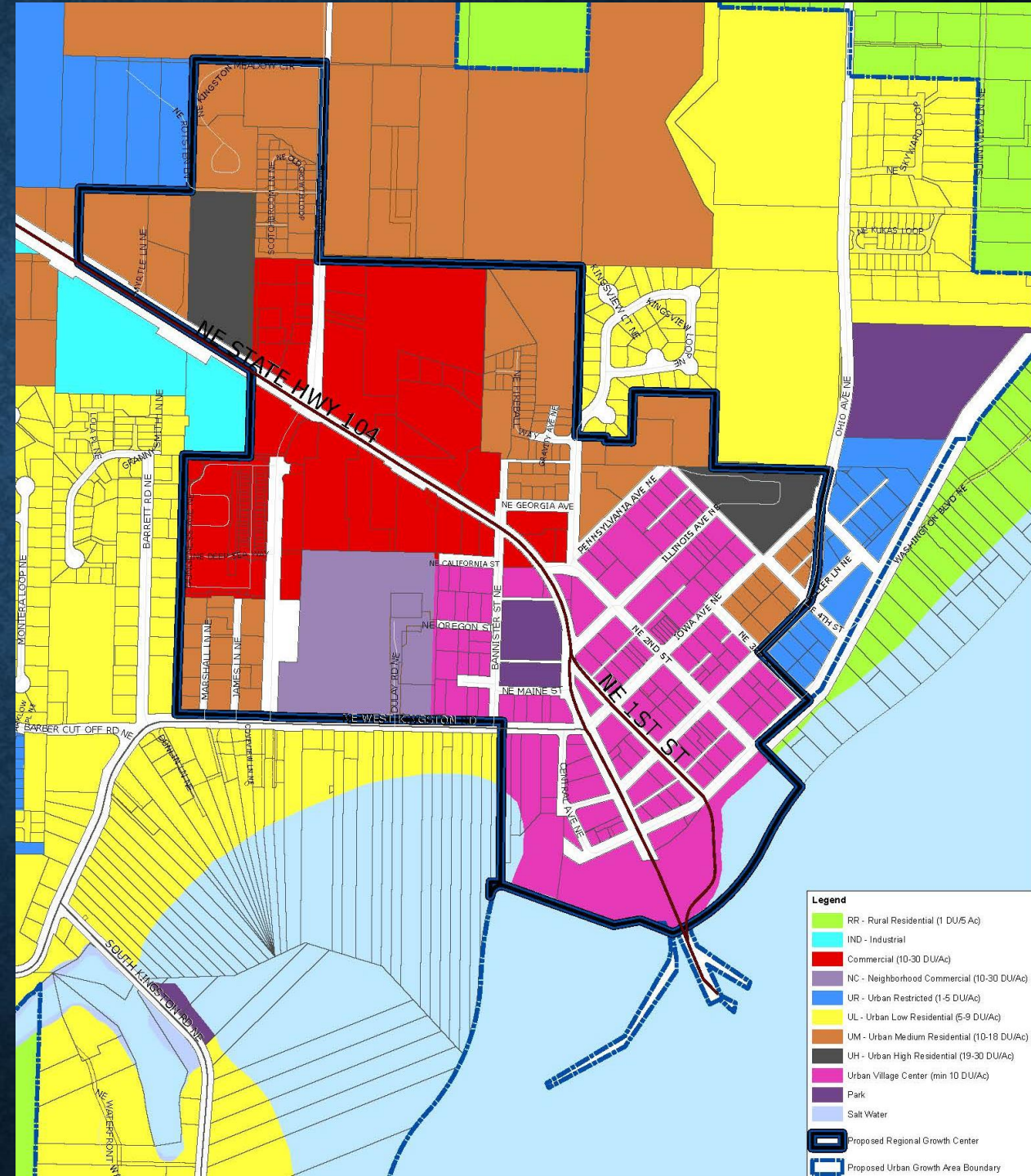


KINGSTON COMMUNITY REVIEW

- KCAC Sub-Committees, Port of Kingston and local residents reviewed 2016 plan and proposed substantial revisions.
- Some were complimentary while others conflicted.
- To prepare these drafts, staff worked to combine the ideas.
- In instances where ideas were divergent, certain concepts were included in Alt 2 while other in Alt 3.
- Much more public discussion is expected to refine these documents through Spring of 2024.

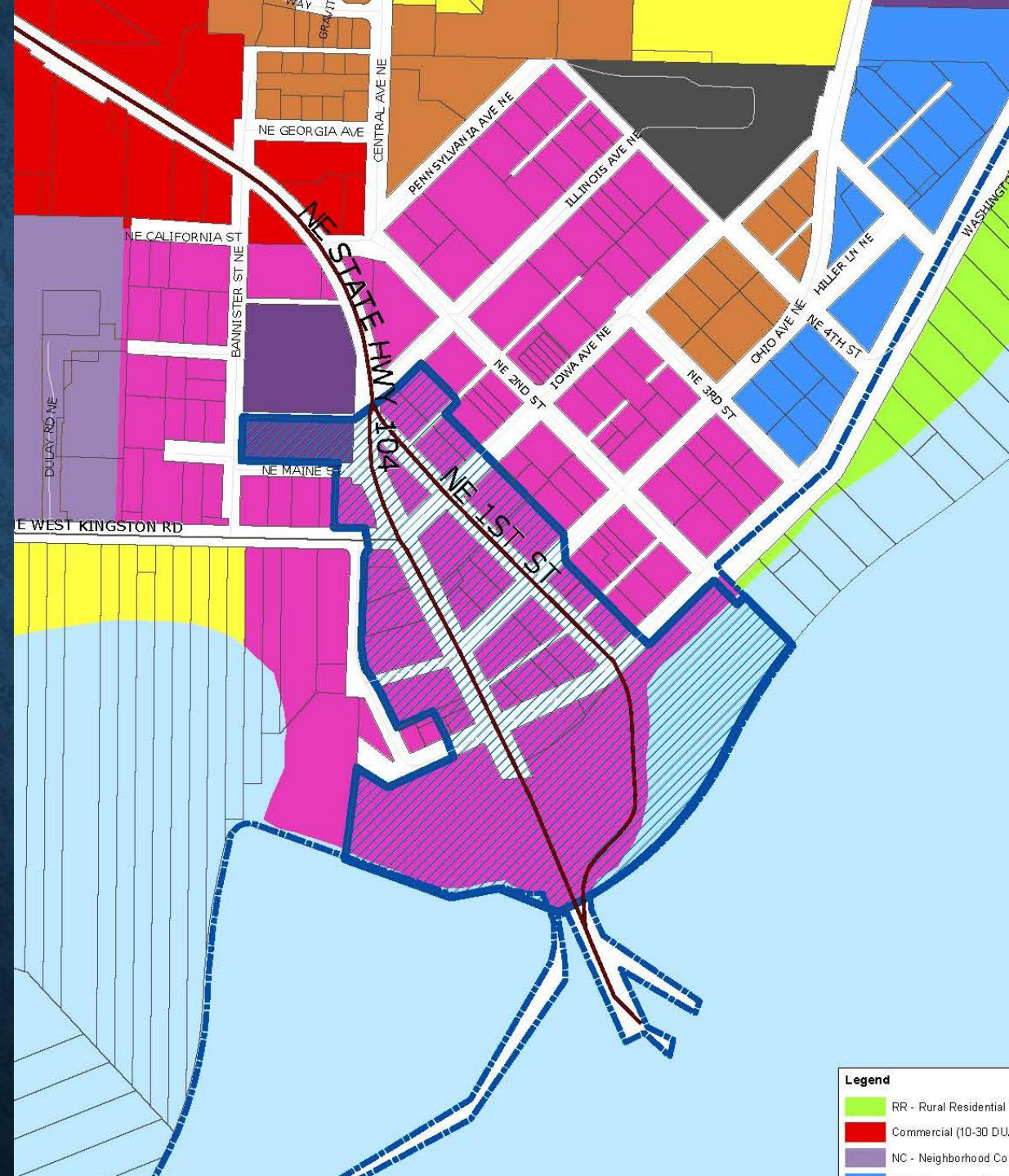
KINGSTON CENTER

- 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).

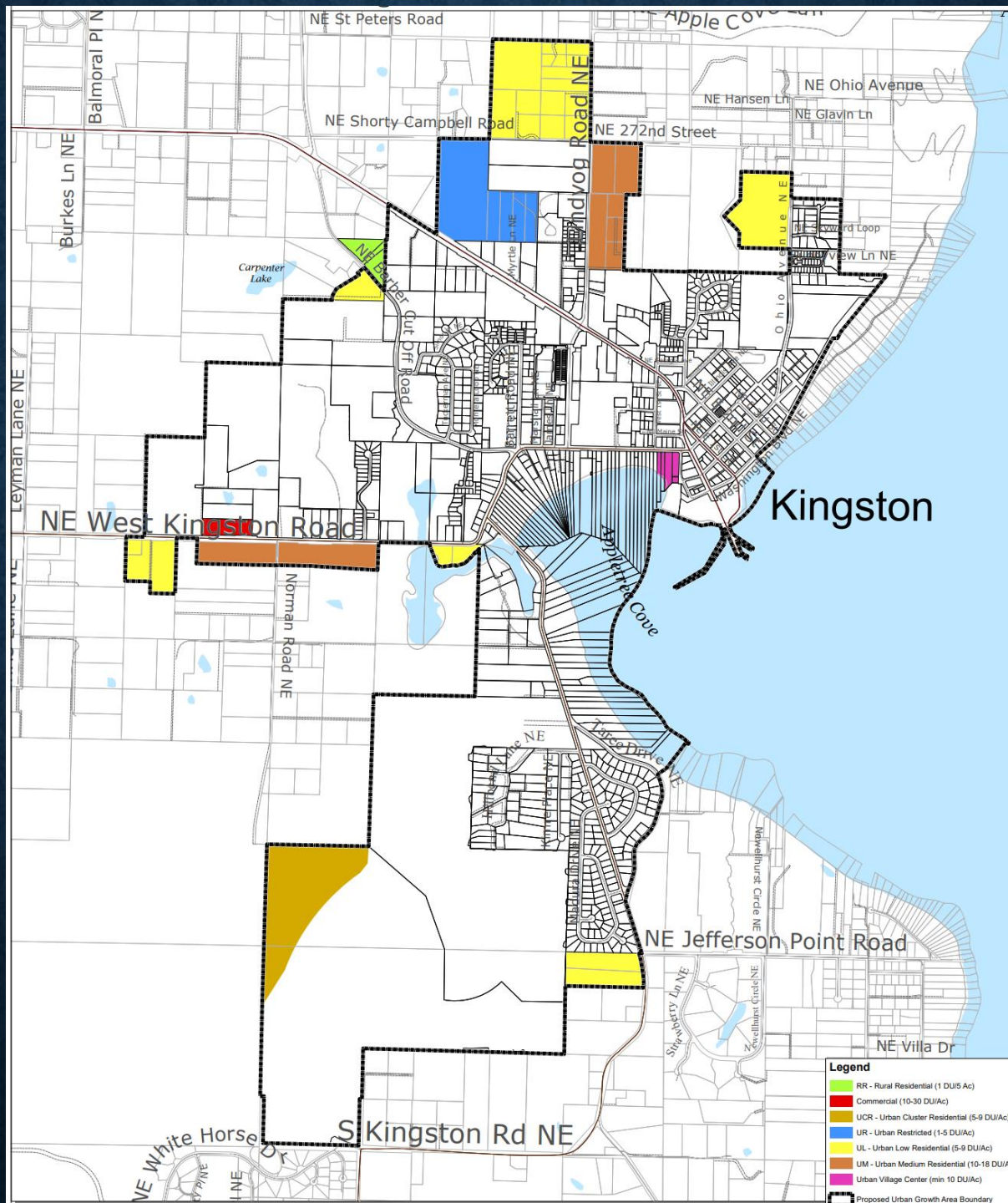


KINGSTON UGA STOREFRONT OVERLAY (ALT 3)

- Redevelopment potential after ferry traffic rerouted.
- Port of Kingston proposed.
- Requires commercial construction (not necessarily development) on the ground floor.
- 2019 community process had reversed that decision.

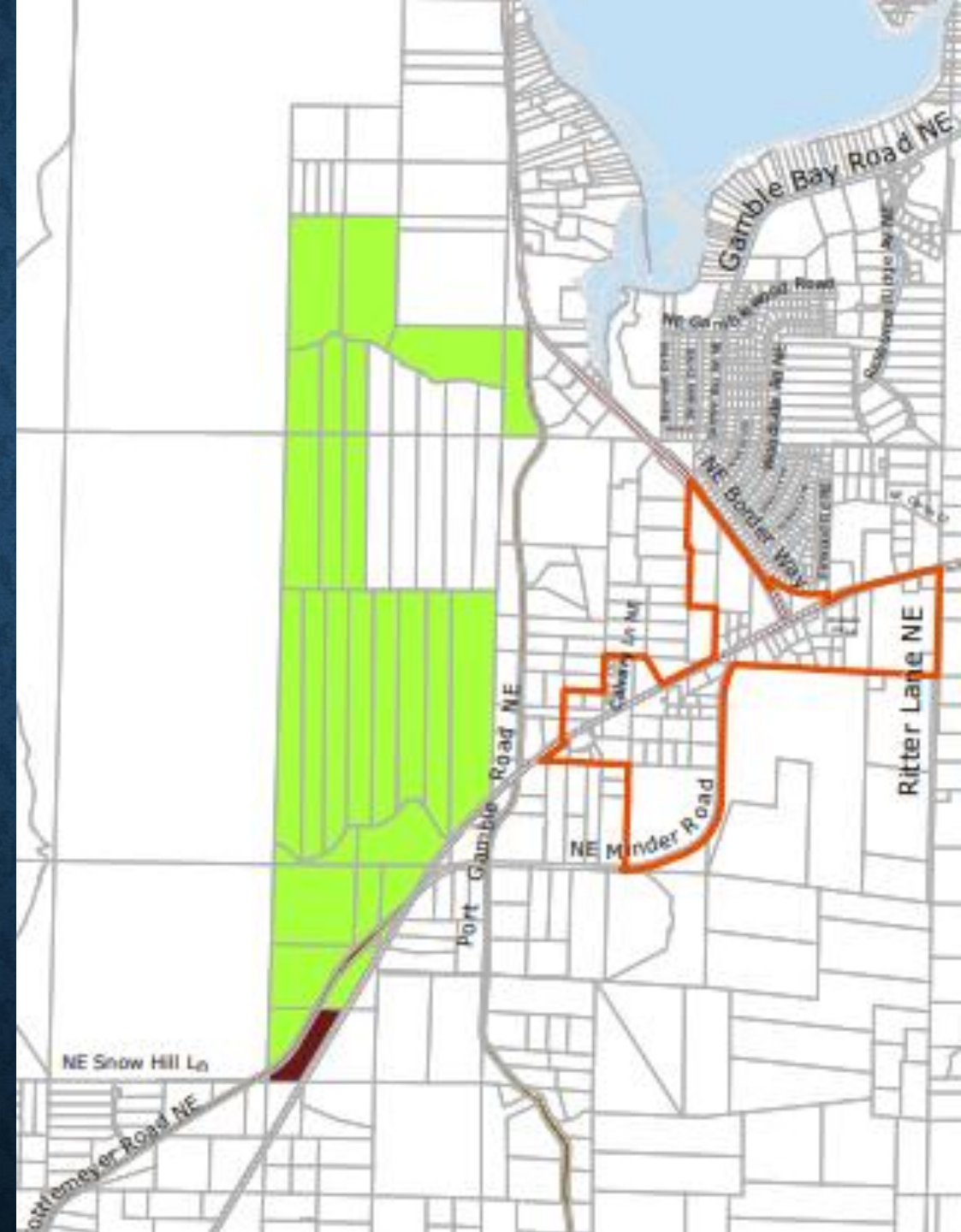


KINGSTON ALTERNATIVE 3 CHANGES



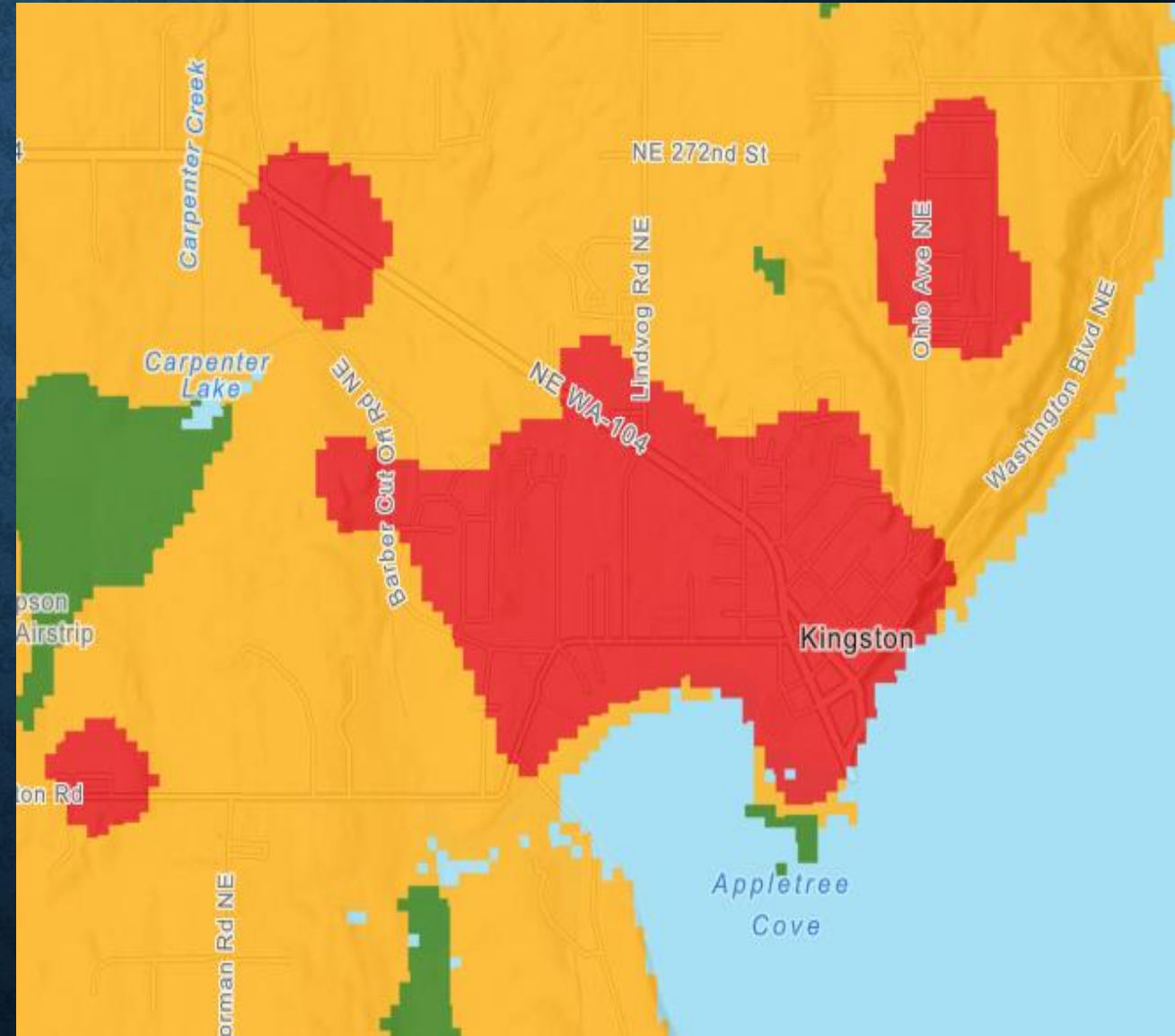
RAYONIER REZONE ALTERNATIVE 3

- 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 analyzes 4X the number of units and some rural businesses.
- NOT being analyzed as a sports complex.



WILDLANDS URBAN INTERFACE

- State requirement
- Establishes risk areas based upon tree density and housing density.
- Requires specific materials and “defensible space” around structures (no trees).
- Kitsap is significantly impacted by these risk designations (e.g. Kingston and Central Kitsap UGA).



PLANNING DOCUMENT RELEASES

Comprehensive Plan – December 15, 2023

Environmental Impact Statement – December 15, 2023

Capital Facilities Plan – December 22, 2023

Development Regulations – December 22, 2023

Near-Term Public Workshops

January 11, 2024 – Virtual (Zoom)

January 18, 2024 – In-Person (Port Orchard)



UPDATE SCHEDULE

- Update is due no later than December 31, 2024.
- Board approval scheduled for December 2, 2024.

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"> • Outreach, including virtual/in person public meetings, community advisory council presentations. • Briefings and work sessions with Board of County Commissioners and Planning Commission. 	<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>

MORE INFORMATION?

Kitsap County Comprehensive Plan

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