

KITSAP COUNTY COMPREHENSIVE PLAN UPDATE

Kitsap County
October 18, 2023



PLANNING FOR GROWTH

2020-2044 Targets

- **Population**
70,747 new residents
- **Employment**
46,023 new jobs
- **Focused Growth in Cities, Silverdale,
Fairgrounds Area and Kingston**



HOUSING AFFORDABILITY

- Housing likely will not get cheaper (market, regulation, etc.).
- How can we incentivize housing types and sizes to control costs and provide housing for multiple income-ranges.
- State requirements for housing per income band.
- The Comp Plan update will need to be amended to significantly increase opportunities for multi-family and missing middle (townhomes, row housing, triplexes) housing.

MID-RISE MULTI-FAMILY

A small- to medium-sized (2 to 3.5-story) attached or detached structure consisting of one dwelling unit above or behind a fire-separated flexible ground floor space that can accommodate a range of non-residential use.





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NW Martha Ln

NW Northlake Dr

NW Greaves Way

White Pk NW

NW Highland Ct

NW Ballard Ln

NW Plaza Rd

NW Kensington Ln

NW Kinsap Pl

Mikeberry Rd NW

NW Myre Rd

Ridgetop Blvd NW

NW Rhythm St

NW Hogan Ln

Baker Rd NW

NW Randall Way

Poplars Ave NW

Diaper Ave NW

Leaves Ave NW

Bushland Ln NW

Maple Ln NW

Maple Ln NW

Frederickson Rd NW

Richardson Rd NW

NW Chena Rd

Clippe Rd NW

Center Rd NW

NW Amberg Ln

NW Bocklin Hill Rd

NW Malogony Ln

NW Waaga Way

Silverdale Loop Rd NW

Conroy Rd NW

NW Munson St

NW Carlton St

Linde Way

Bay Shores Dr NW

Bay Shores Dr NW

NW Siren Way

Tracy Rd NW

Mantelwood Dr NW

Olson Rd NW

Hemling Rd NW

Markee Rd NW

NW Silver St

White Pk NW

White Pk NW

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CODE REVISIONS

Ease development process where possible (e.g. Zoning)

- Expedite permitting for certain development types.
- Remove processes entirely where appropriate.



CODE REVISIONS

Relax code to encourage denser development and more diverse housing types.

- Reduce/remove lot size and dimensions
- Increase allowed heights
- Increase densities
- Reduce parking requirements
- Remove land use permit requirements (PBD, ACUP, etc.)



INCENTIVES

How to make property owners think about their property's potential differently.

- Expedited permitting
- Regional stormwater and other infrastructure solutions
- Increase SEPA exemptions
- Multi-family tax exemptions (8- and 12-year options)



MFTE

Tax shift and a Tax Exemption

8-year Program

- Multi-family housing only

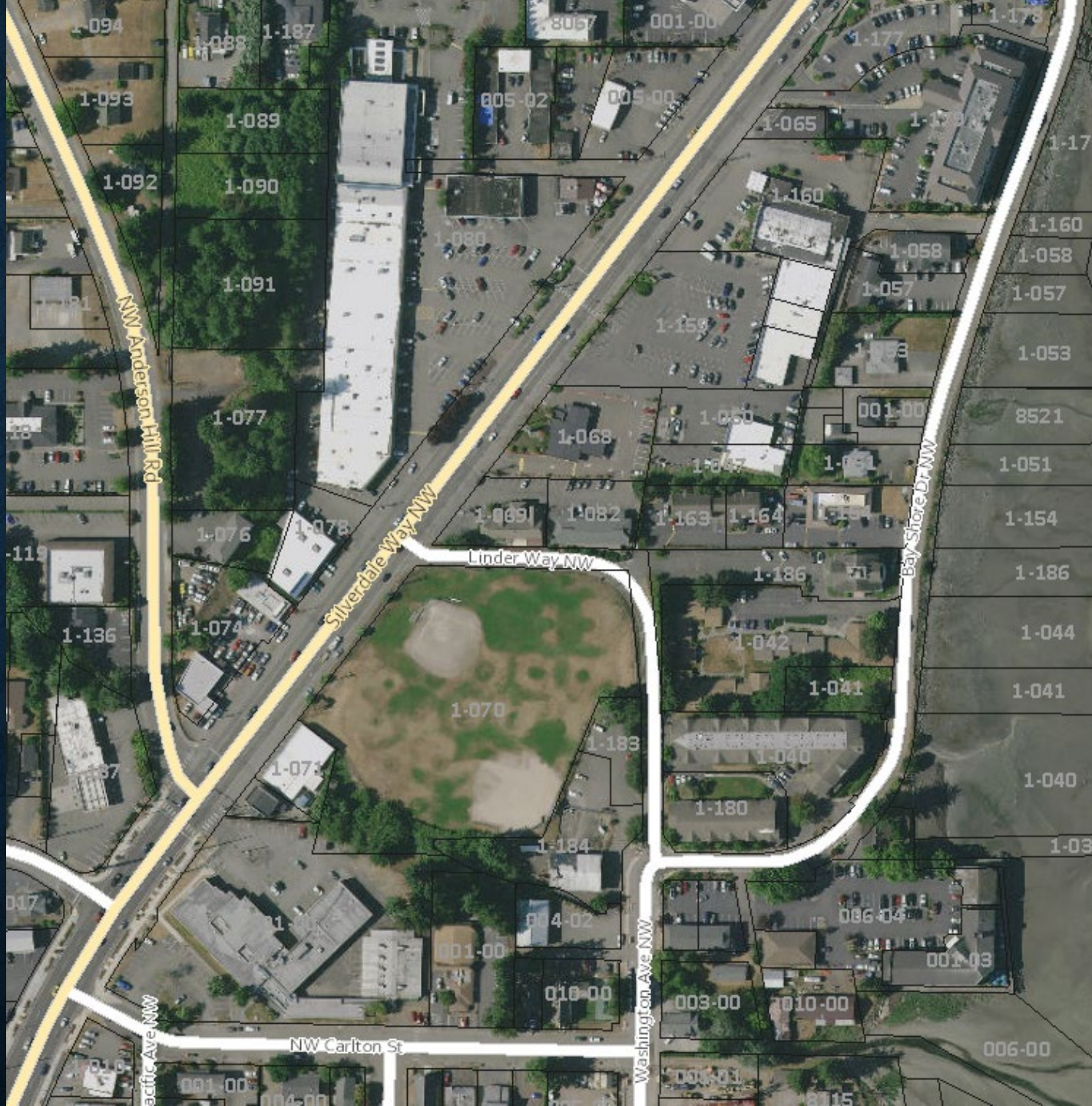
12-year Program

- Affordable housing component required (<80% AMI)

Considerations

- Reporting requirements/administration
- Minimum size of project?
- Minimum density of project?
- Types of units/housing diversity





UPDATE SCHEDULE

- Update is Due No Later than December 31, 2024
- Draft Document Release Delayed Due to the Unexpected

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

LEGEND	Document Release	Board Hearings
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MORE INFORMATION?

Kitsap County Comprehensive Plan

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