

KITSAP COUNTY COMPREHENSIVE PLAN PLANNING COMMISSION DISCUSSIONS

KITSAP COUNTY
MARCH 26, 2024

compplan@kitsap.gov

(360) 337-5777

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



DECISION PROCESS

Key Decision Points for Preferred Alternative

- **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 CAO Changes (stream buffers)**
- **Major New Policy Initiatives**
Tree Retention/Tree Replacement or SEPA Exemptions



THEMES FROM PUBLIC COMMENT

- **Rayonier Rural Reclassification**

Primarily Opposition Based on Rural Character and Impacts

- **Island Lake UGA Expansion**

Primarily Opposition Based on Environmental and Traffic Impacts

- **Concerns About General UGA Expansions**

Especially those focused on Single-Family Zoning

- **Expanded Environmental Protections**

Tree Canopy Protection, Net Ecological Gain, Water Supply

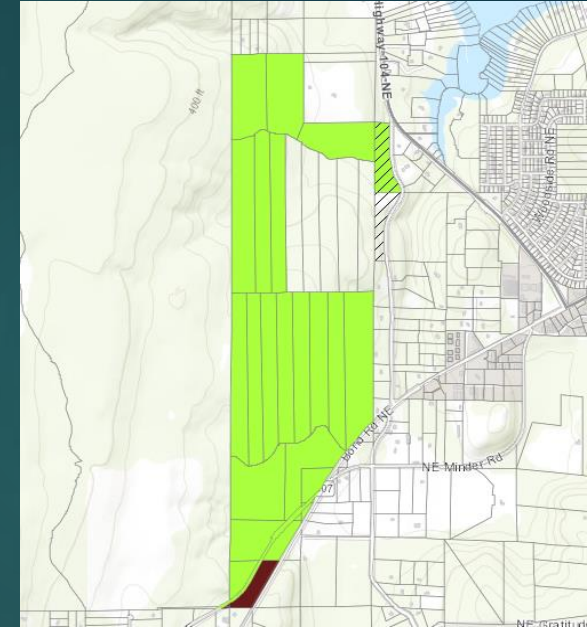
- **Concerns About Increased Density**

Traffic, Neighborhood Character, Quality of Life



THEMES FROM PUBLIC COMMENT

- **Need for More Affordable Housing**
Young, Seniors and Low-Income
- **Increased Housing Diversity in General**
Urban Centers
- **Increased Multi-Modal Transportation Options**
Sidewalks and Bike Lanes/Shoulders
- **Impacts on Farming**
Opposition to Rural Reclassifications, Increased Incentives
- **Concerns about SEPA exemptions**
Limits public notice and project-based off-site improvements



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.**

STAFF ASSUMPTIONS

- Alternative 2 is most in line with regional planning, GMA-consistency and new Commerce requirements.
- The Preferred Alternative should acknowledge potential CAO changes and implications on developable land.
- Rural areas have substantial existing capacity well beyond 20-year forecast.
- Increasing housing diversity is a priority.
- Requiring trees be part of development is a priority but also carries impacts on developable land.

STAFF ASSUMPTIONS

- Commerce guidance directs housing units # and type.
- Current zoning is significantly under in multi-family capacity and over in single-family, detached capacity.
- Rural areas are considered single family, detached due to current pattern and zoning limitations.

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

STAFF PROPOSALS



- Refer all rural reclassification requests (including Rayonier) to a 2025+ planning process.
- UGA expansions are limited to those that increase housing diversity, provide industrial opportunities or support City annexation goals.
- Review critical area limitations based on the current March 8th Draft CAO.
- Establish a tree canopy requirement that strongly incentivizes the retention of mature trees.

STAFF PROPOSALS

- Below is a legend for the next series of slides. Tables show current code/policy and Staff Recommendation. Maps have icons on them that mean (Alternative 2 is the base):
 -  Removed from Alternative 2 (Excluded from Preferred)
 -  Referred to future focused land use process (2025+)
 -  Addition to Alternative 2

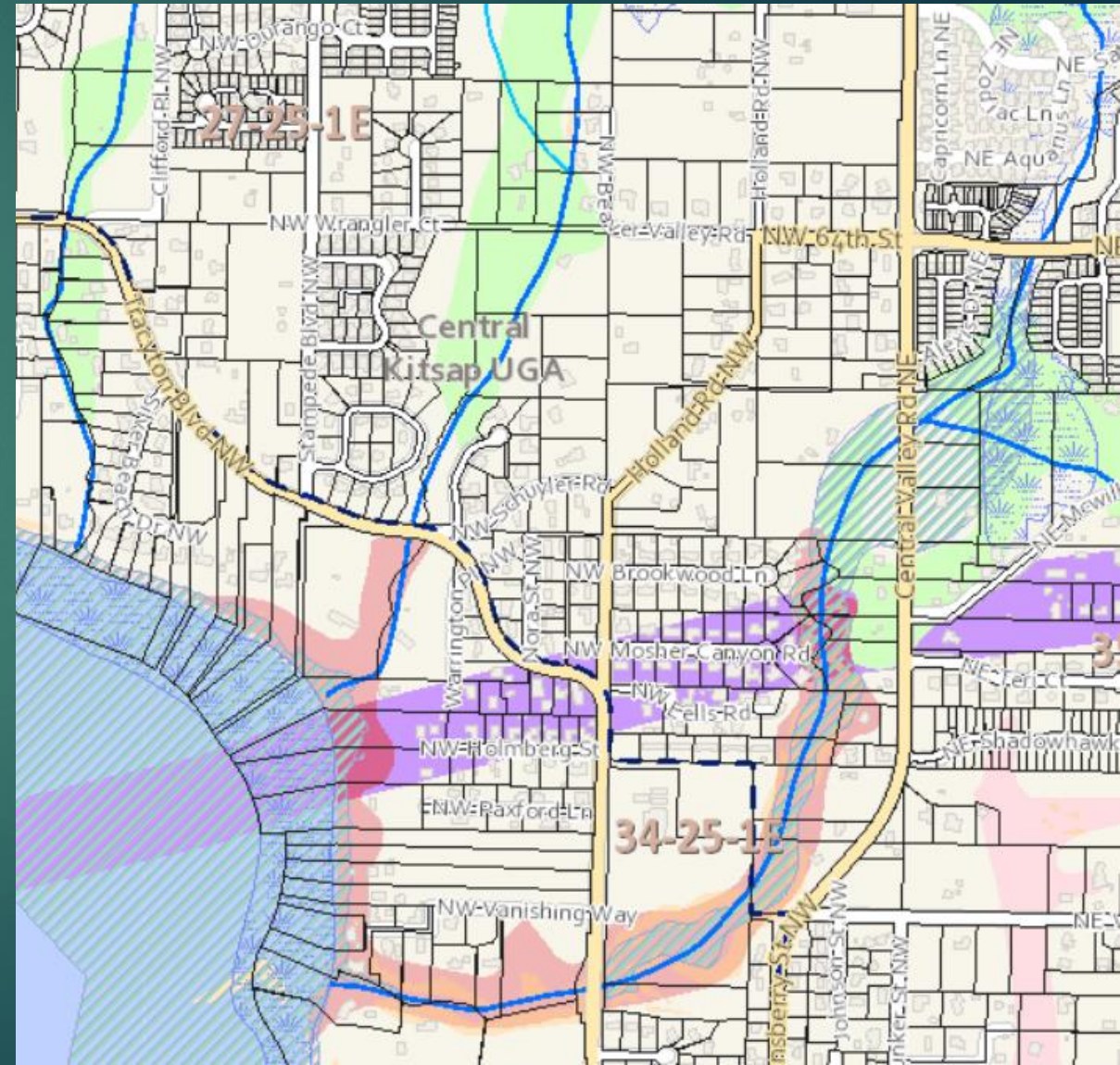
CRITICAL AREAS REGULATIONS

March 8th Public Draft

Stream buffers are increased by 50 feet on F and NF streams with some urban development flexibility.

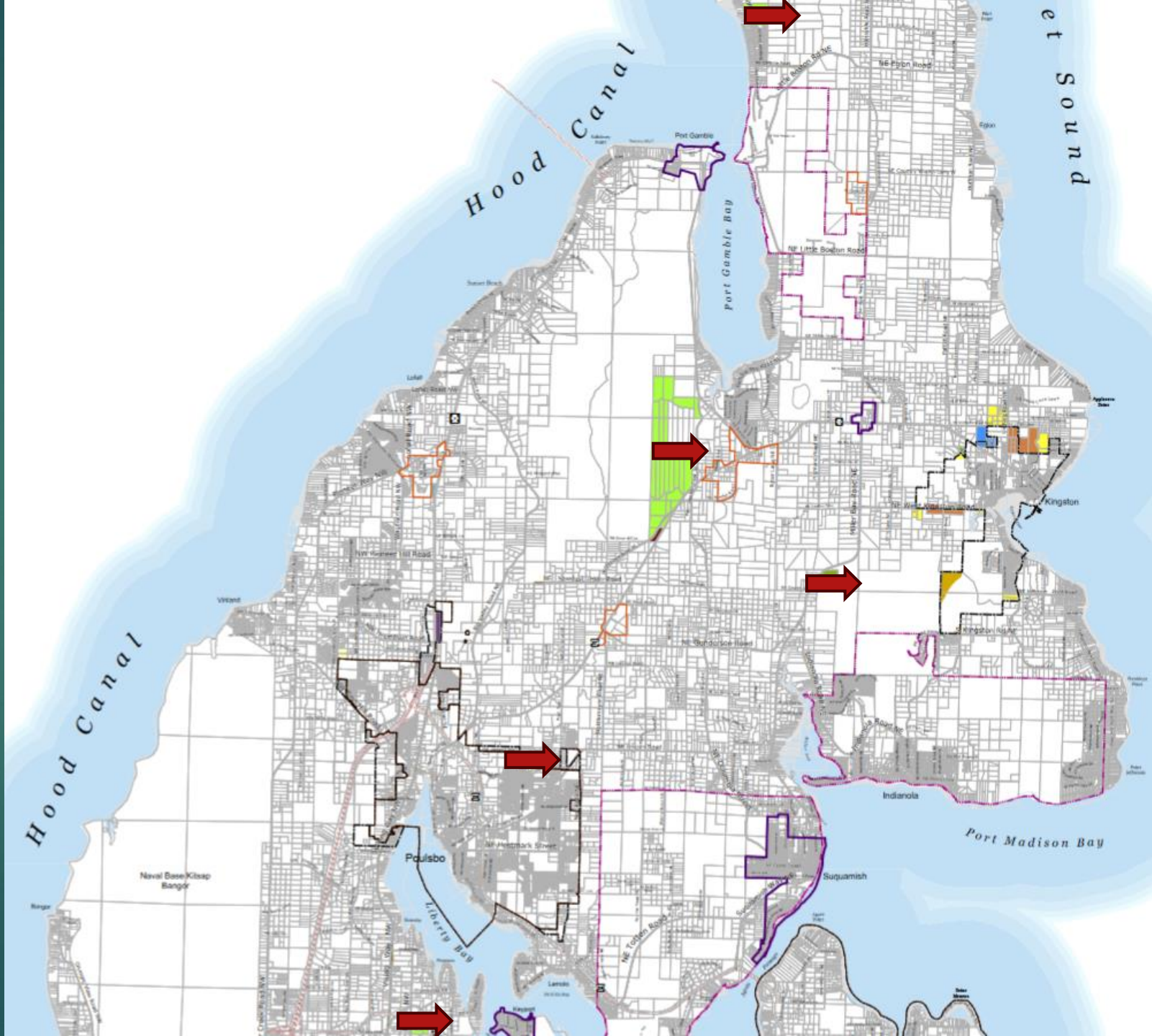
Impacts on land capacity limited by:

- Redevelopment focus
- Existing ravines and associated wetlands.
- Increased housing types allowing greater clustering.
- Mostly impacts low density zones (fewer assumed units)



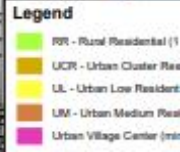
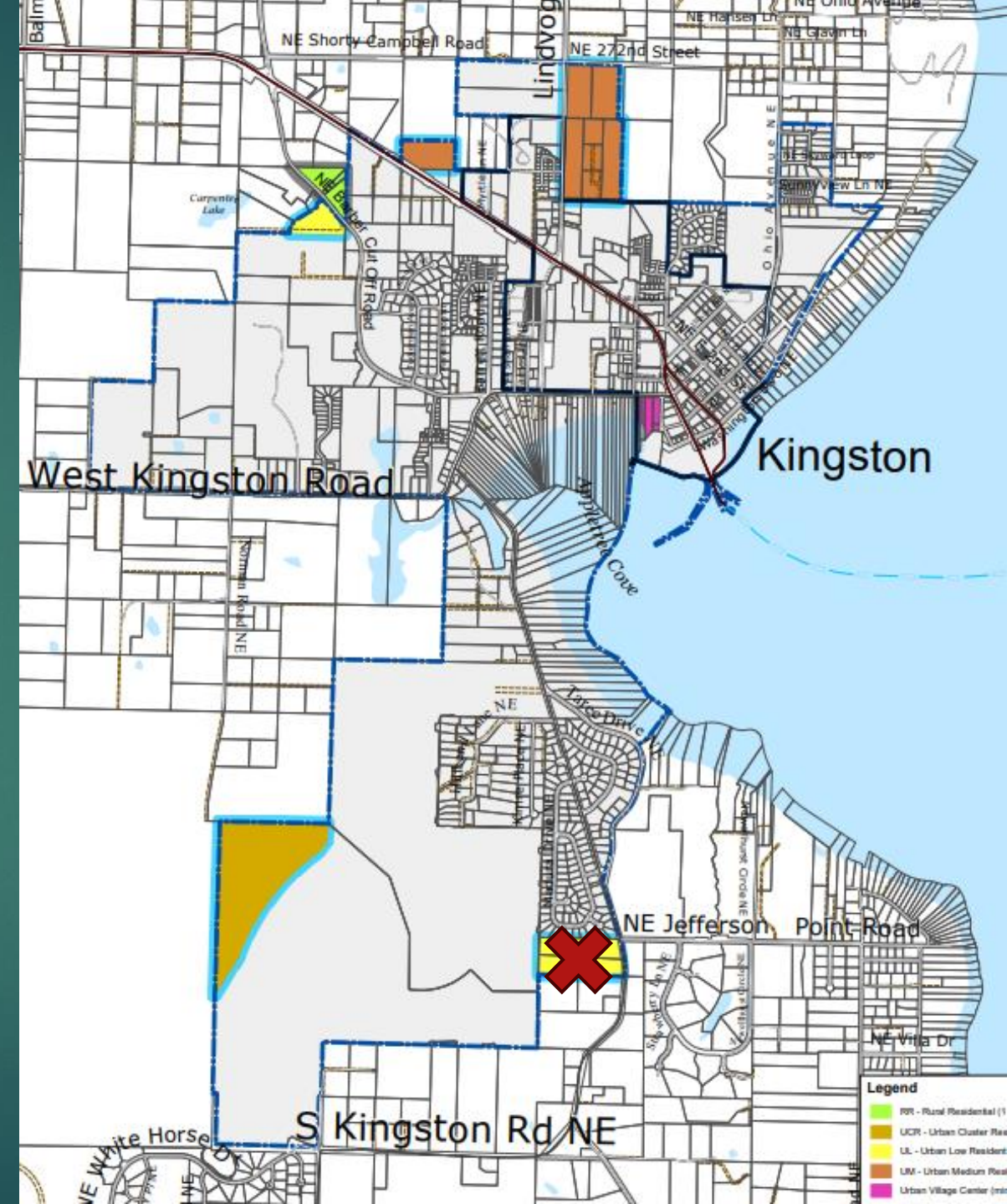
RURAL PROPOSALS

- All forwarded to a 2025 rural focused planning process.
- Discussion of agriculture, rural character and rural water issues.



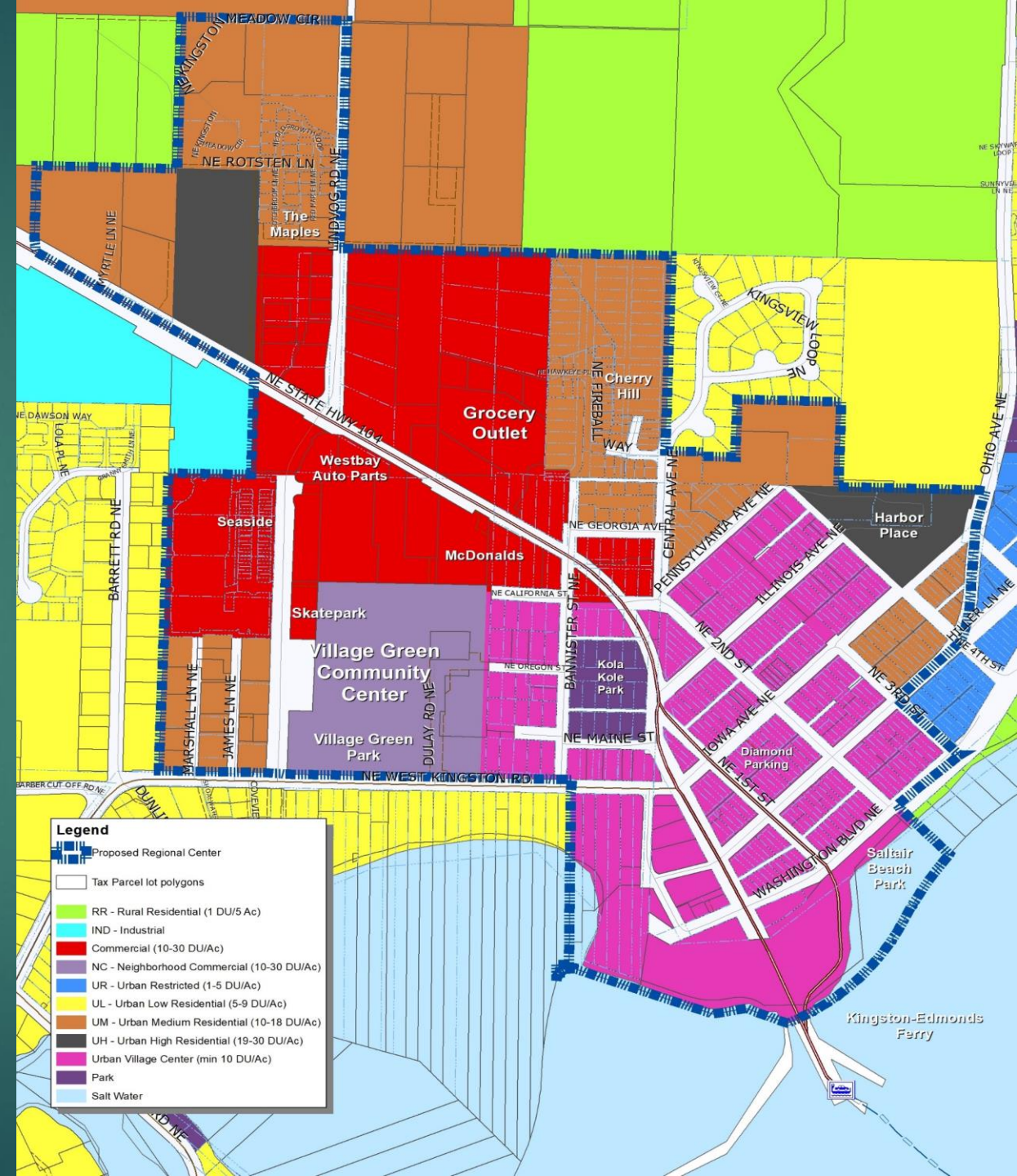
KINGSTON UGA

Policy	Current (Alt 1)	Staff Recommendation
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 (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	Next Slide
Center Incentives	None	Expedited Permitting
Storefront Zone	Not included	Not included
Transit Frequency	Current	30-minute frequency



KINGSTON COUNTYWIDE CENTER

Policy	Current (Alt 1)	Staff Recommendation
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 (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	Next Slide
Center Incentives	None	Expedited Permitting
Storefront Zone	Not included	Not included
Transit Frequency	Current	30-minute frequency

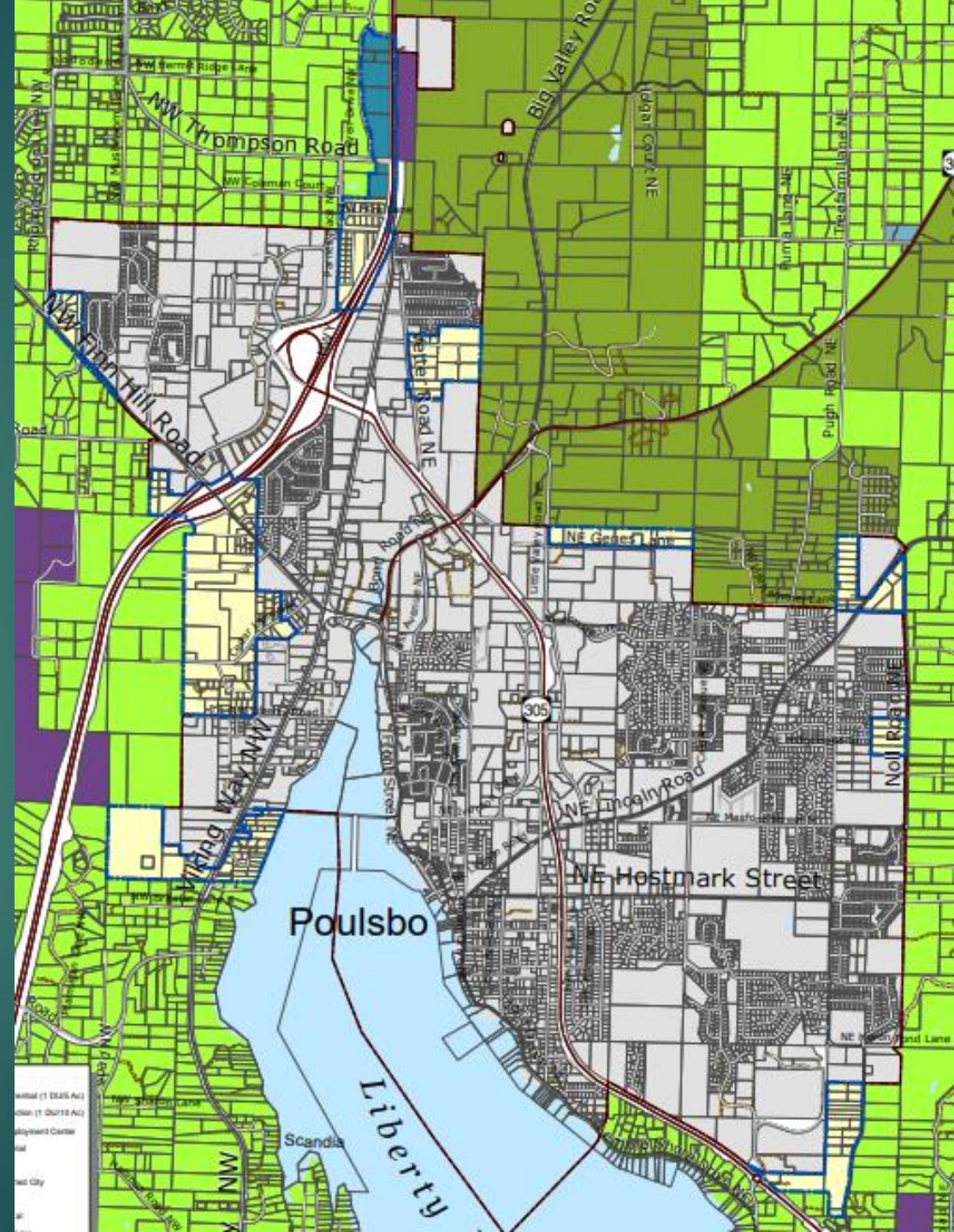


Legend

- Proposed Regional Center
- Tax Parcel lot polygons
- RR - Rural Residential (1 DU/5 Ac)
- IND - Industrial
- Commercial (10-30 DU/Ac)
- NC - Neighborhood Commercial (10-30 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)
- Urban Village Center (min 10 DU/Ac)
- Park
- Salt Water

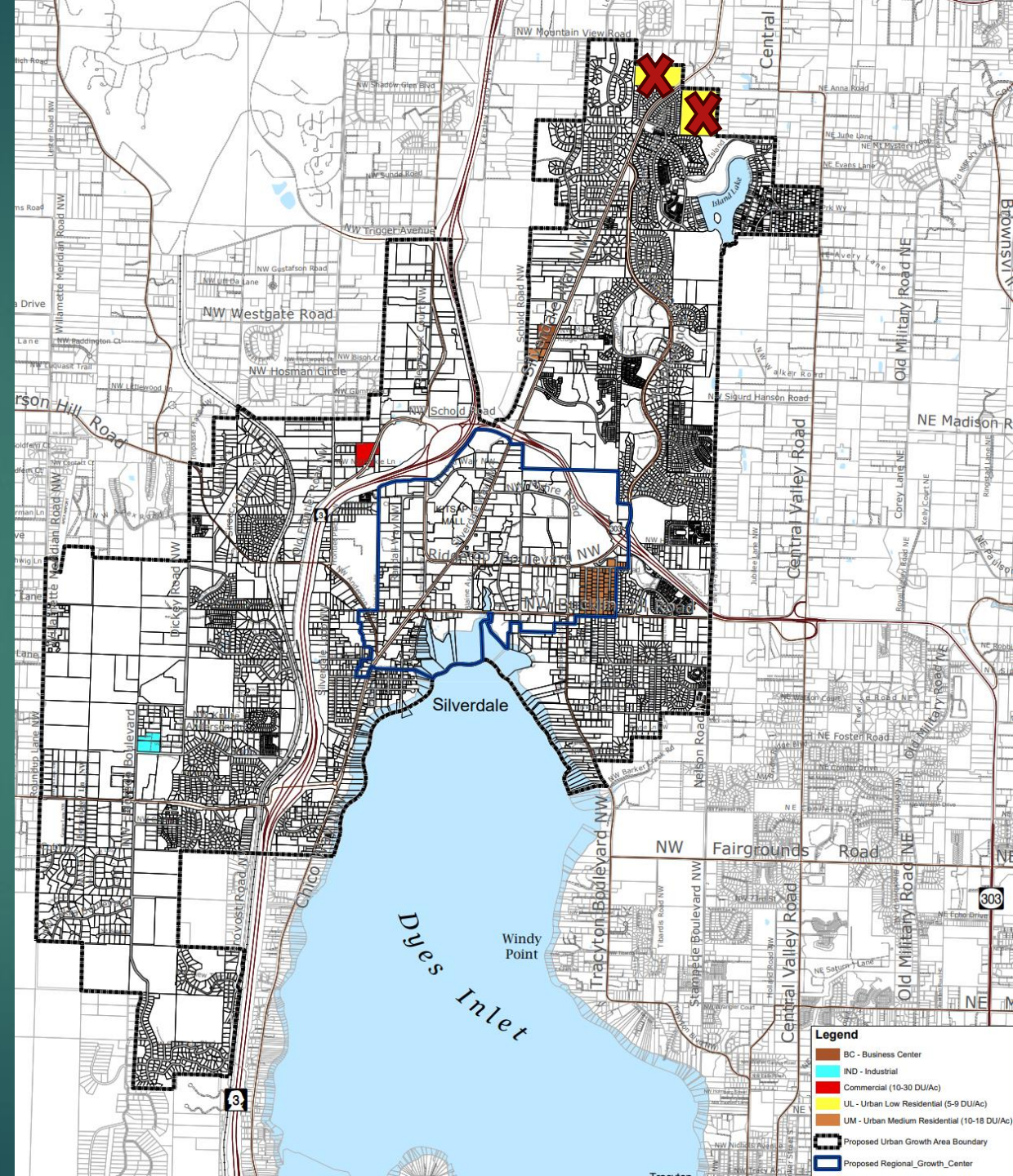
POULSBO UGA

- No change to UGA boundary (same as Alternative 1)
- Regulations (density, heights, etc.) are based on adopted Poulsbo code consistent with current inter-local agreement.
- Consistent with Poulsbo testimony.

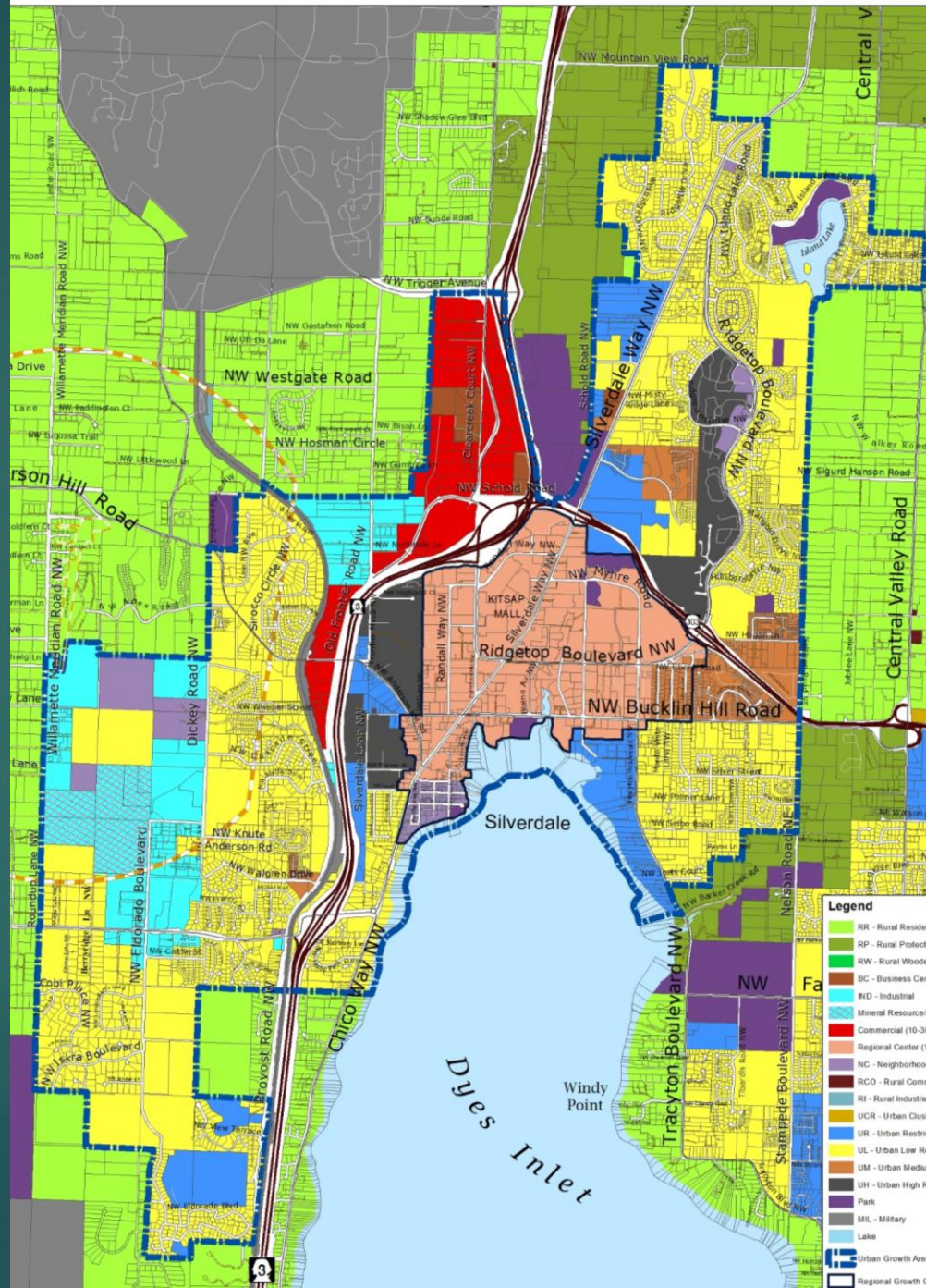


SILVERDALE UGA

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 UL – 6 DU/acre	C – 30 DU/acre UH – 30 DU/acre UM – 18 DU/acre UL – 6 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 (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

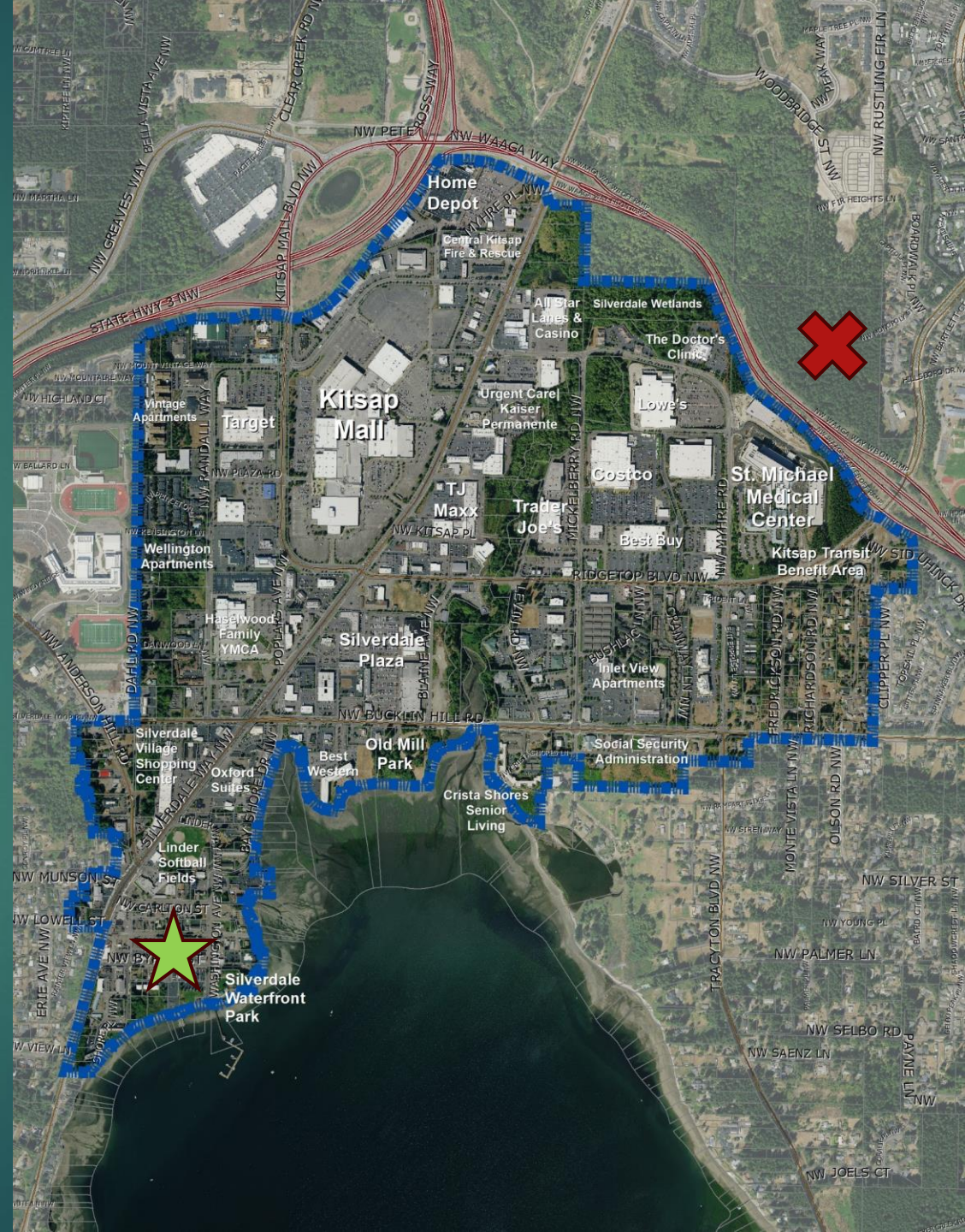


Silverdale Urban Growth Area



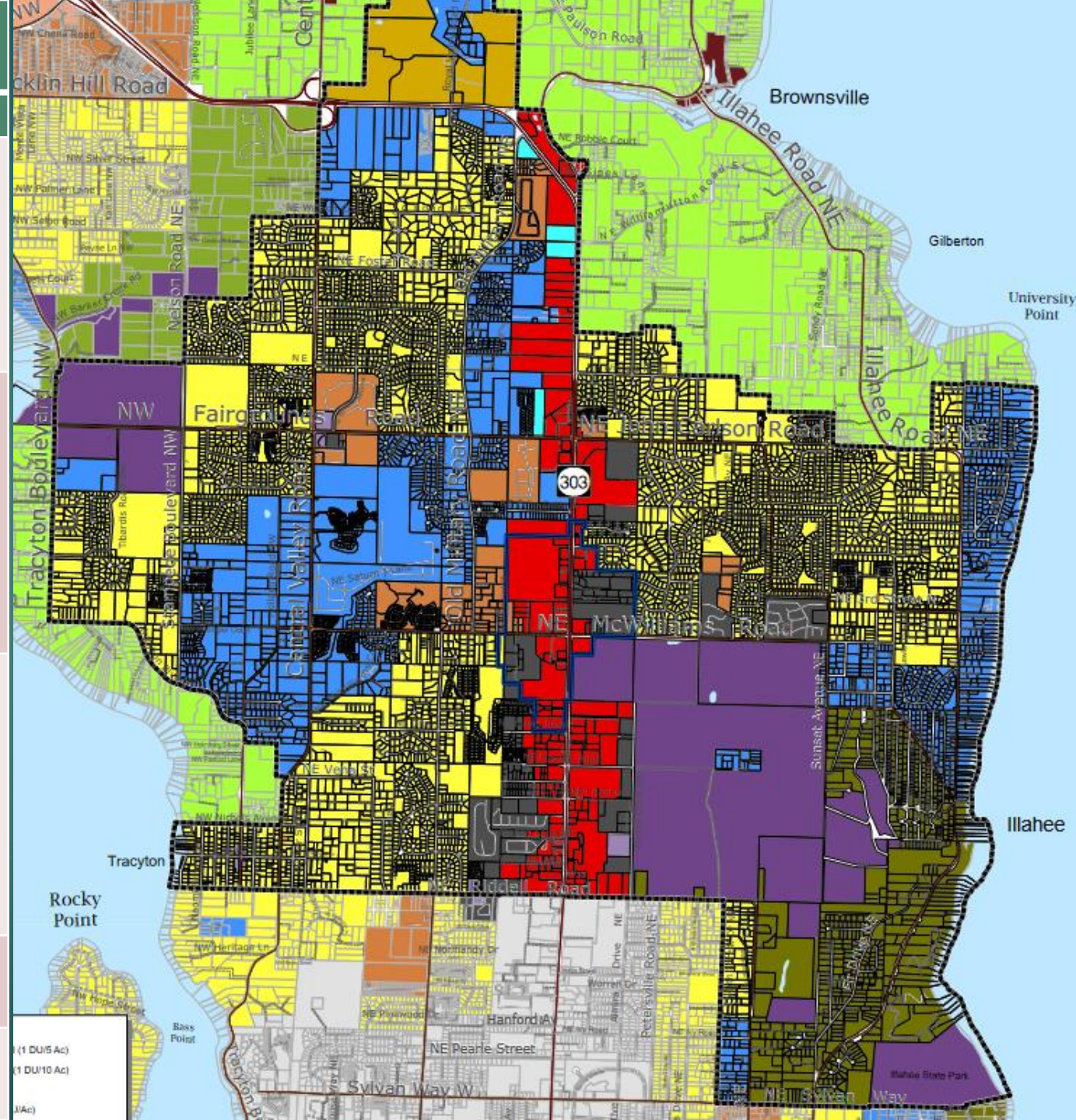
SILVERDALE CENTER

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 (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	Alt 2 with Ridgetop property removed and Old Town included .
Center Incentives	None	Expedited Permitting
Transit Frequency	Current	30-minute frequency

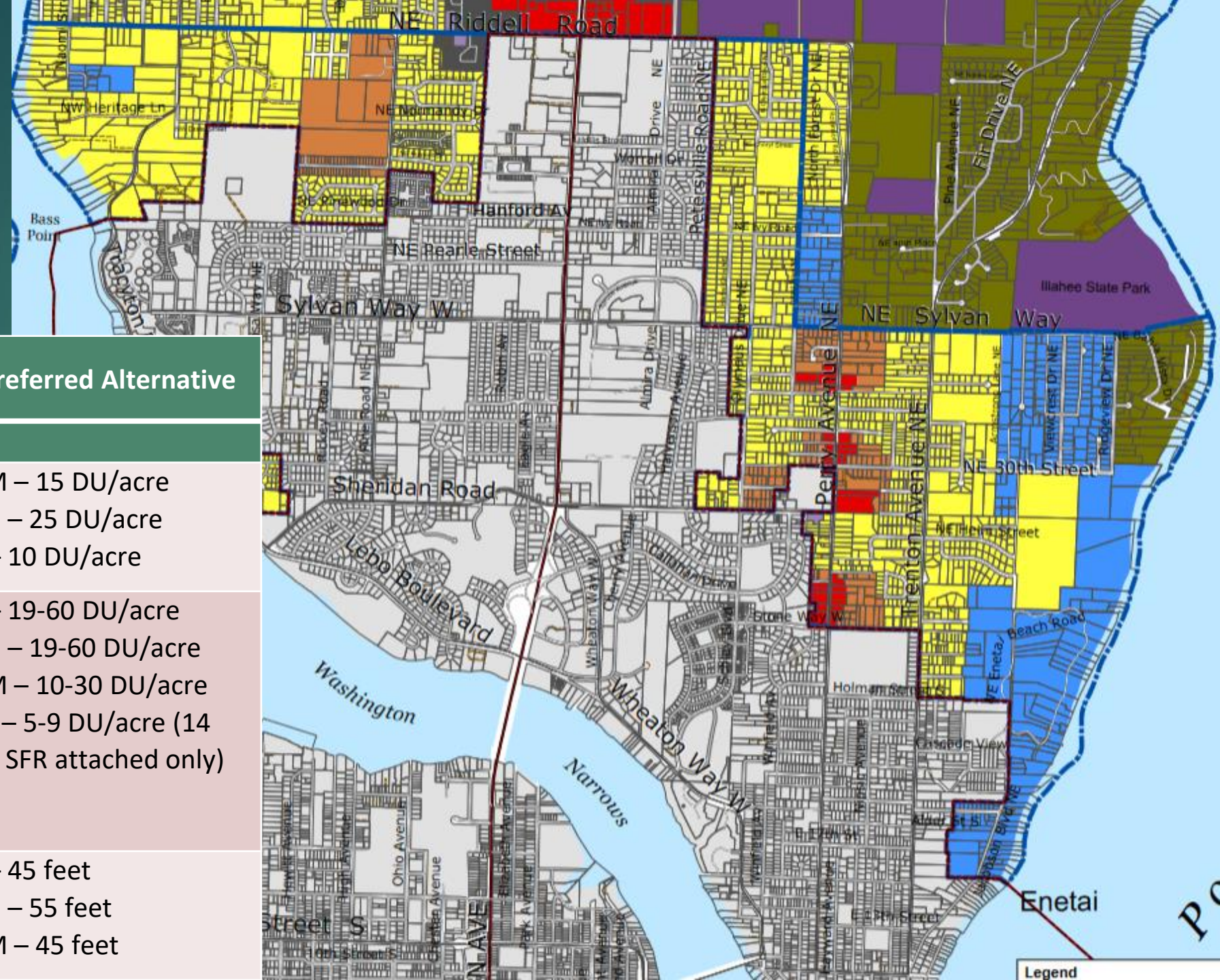


CENTRAL KITSAP

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 DU/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	C – 55 feet UH – 55 feet UM – 45 feet
Center Boundary	None	McWilliams
Center Incentives	None	Expedited Permitting



EAST BREMERTON

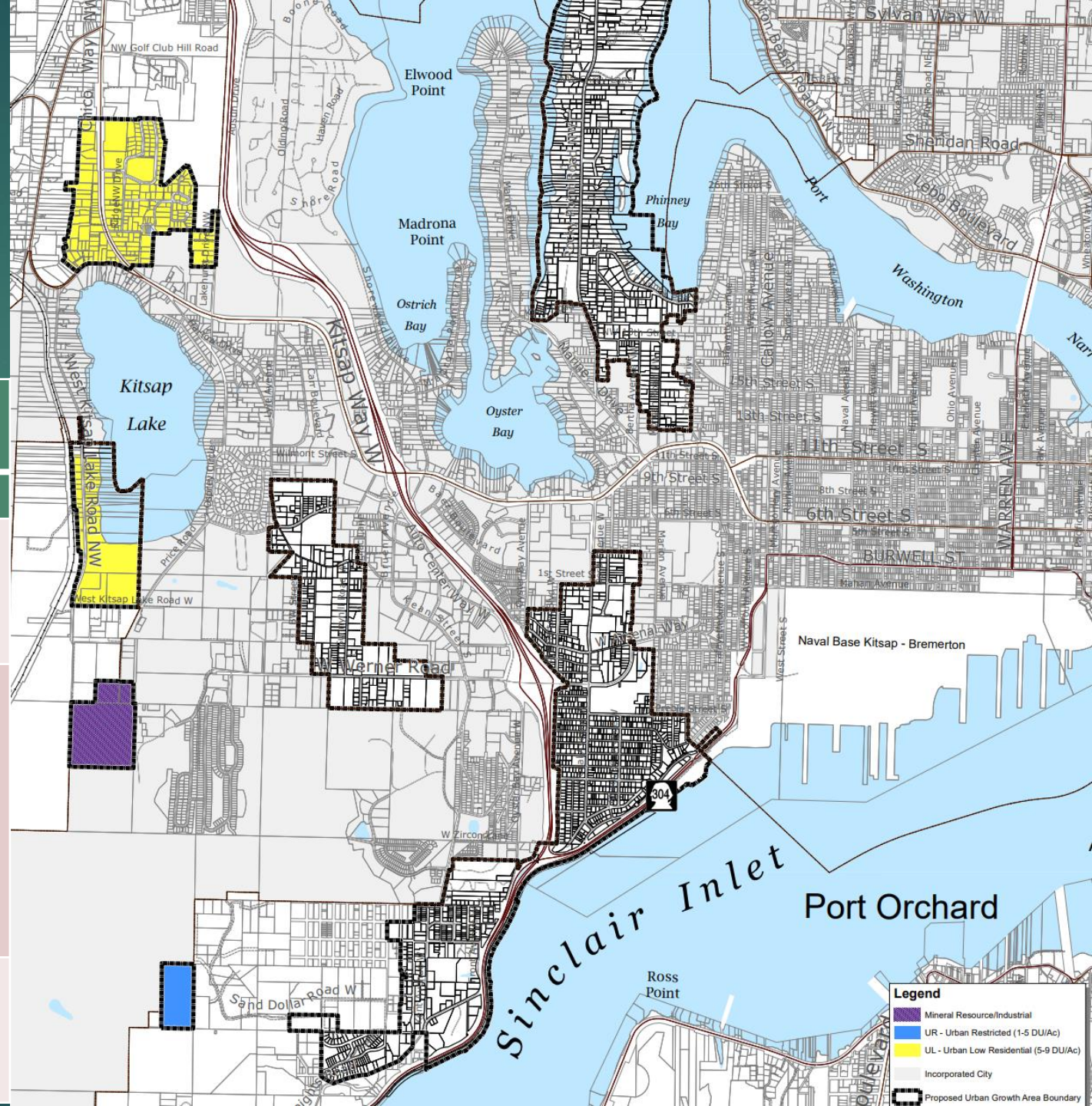


Policy	Current (Alt 1)	Preferred Alternative
Port Orchard UGA		
Assumed Densities	UM – 12 DU/acre UH – 22 DU/acre C – 0 DU/acre	UM – 15 DU/acre UH – 25 DU/acre C – 10 DU/acre
Density Ranges	C – 10-30 DU/ acre UH – 19-30 DU/acre UM – 10-18 DU/acre UL – 5-9 DU/acre	C – 19-60 DU/acre UH – 19-60 DU/acre UM – 10-30 DU/acre UL – 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

Legend

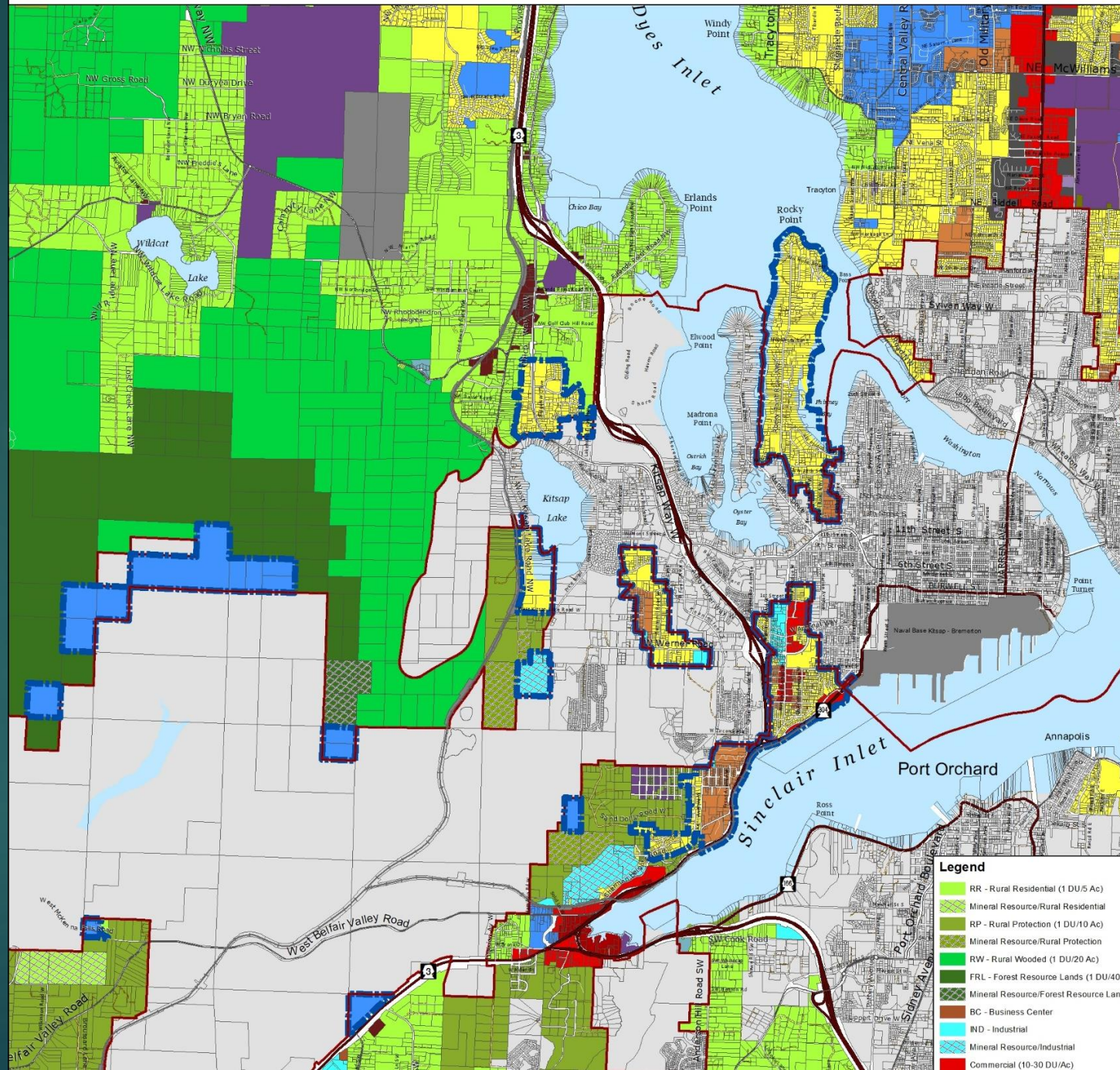
WEST BREMERTON

Policy	Current (Alt 1)	Preferred Alternative
Port Orchard 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 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 – 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



Bremerton West Urban Growth Area

DRAFT

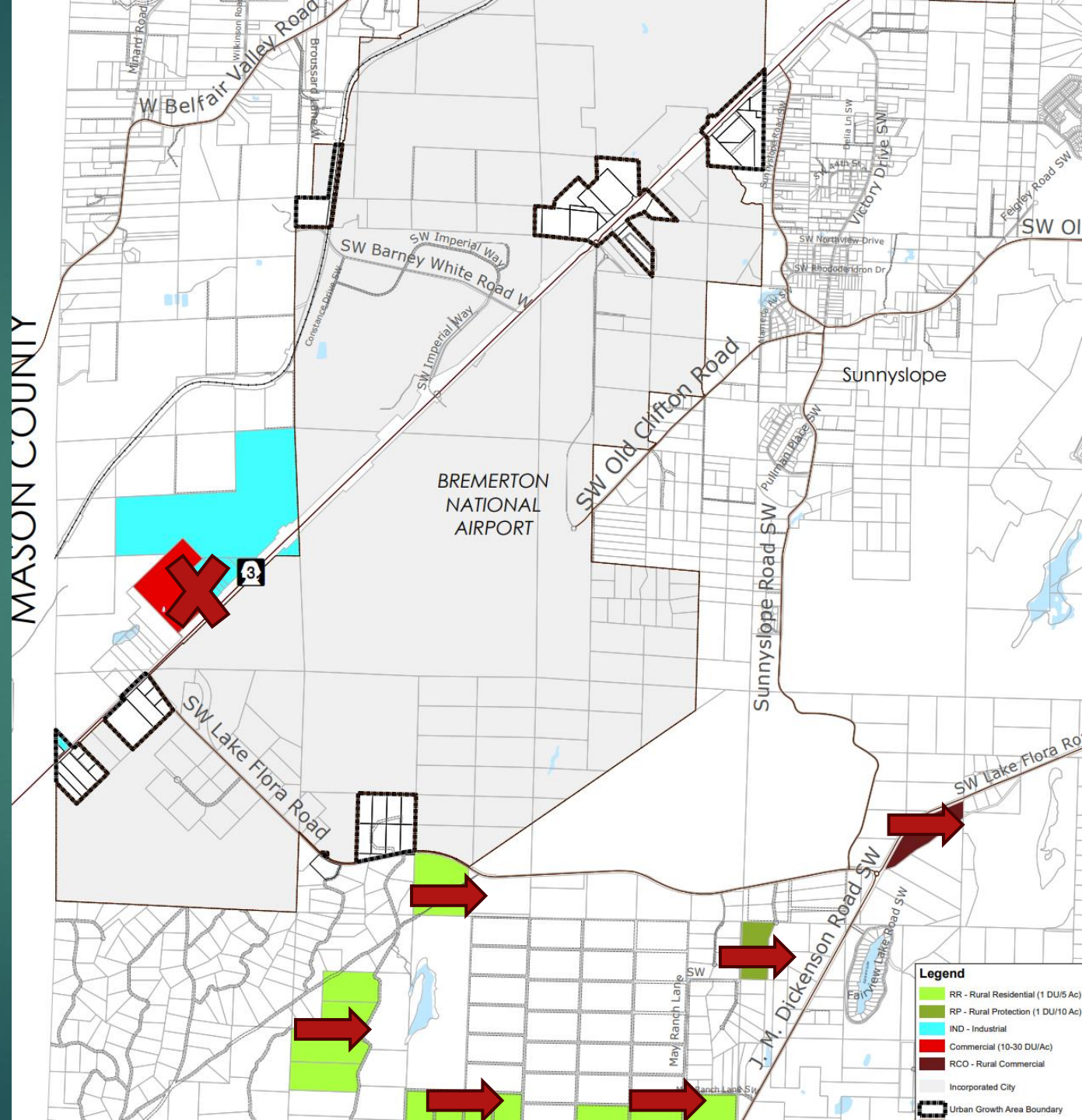


Legend

- 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)
- FRL - Forest Resource Lands (1 DU/40 Ac)
- Mineral Resource/Forest Resource Lands
- BC - Business Center
- IND - Industrial
- Mineral Resource/Industrial
- Commercial (10-30 DU/Ac)

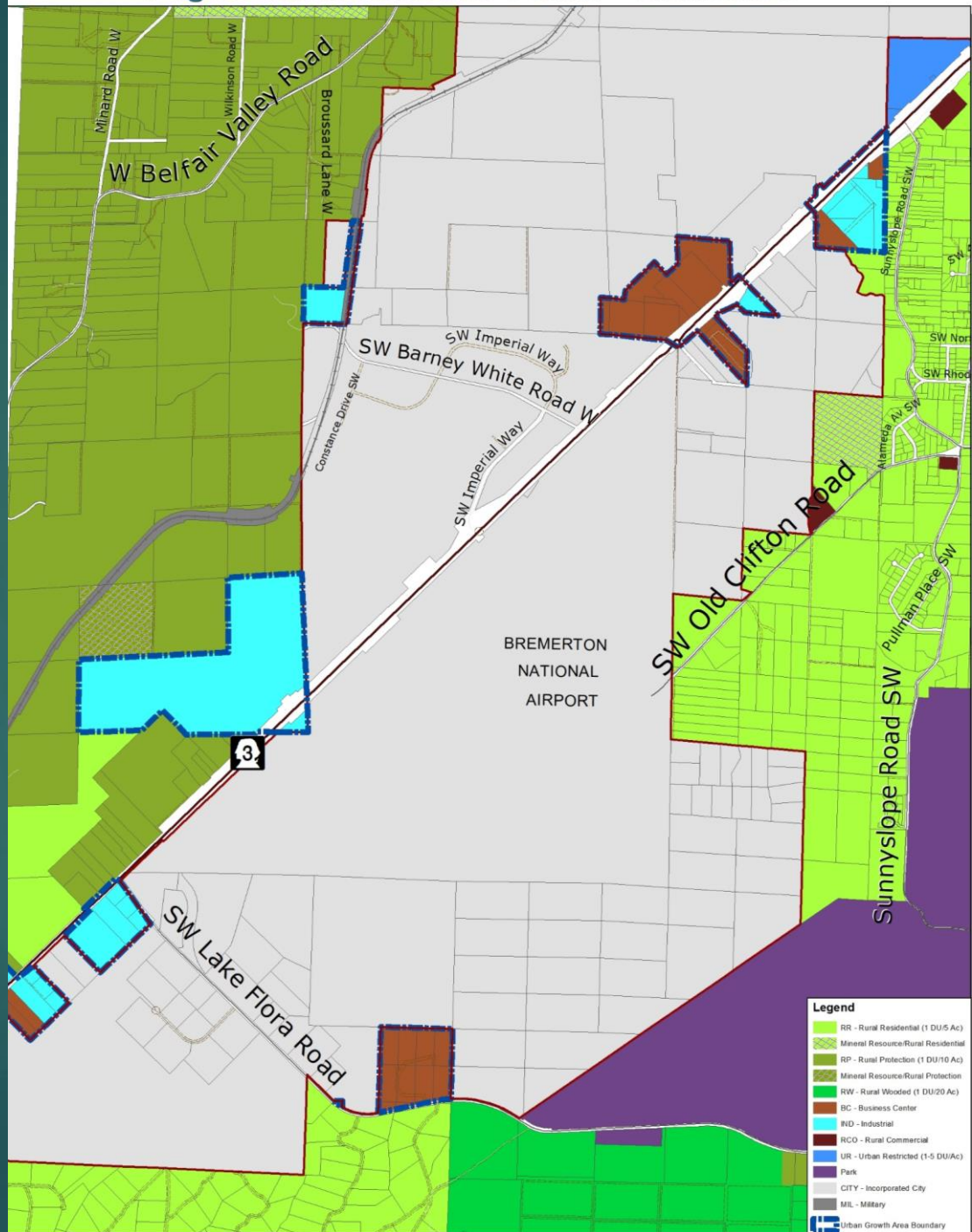
PSIC - BREMERTON

- “L” shaped property is adjacent to proposed raceway.
- Supported by the City of Bremerton
- Commercial proposal inconsistent with other Comp Plan goals.



Puget Sound Industrial Center - Bremerton

DRAFT



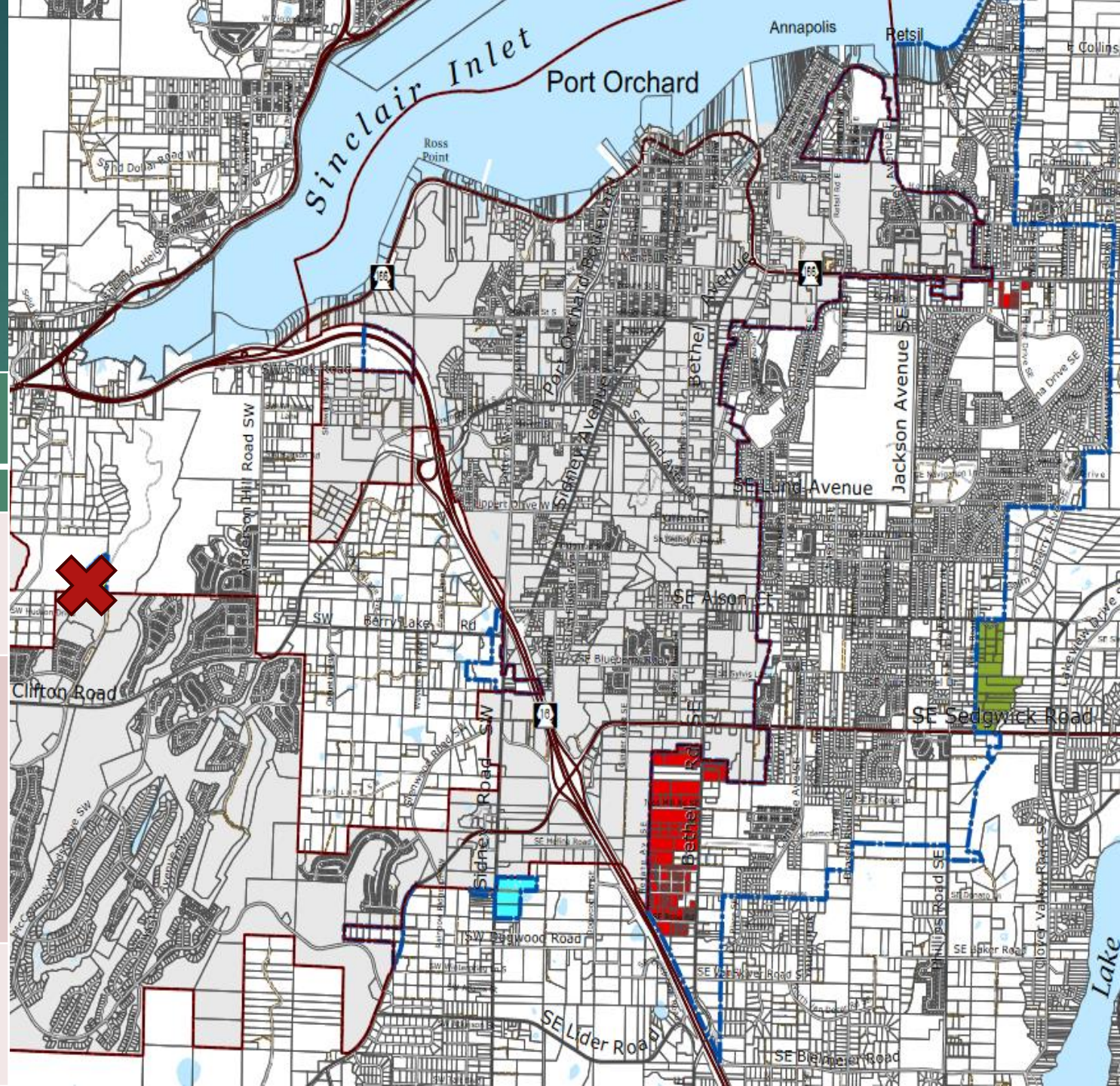
BETHEL CORRIDOR

Policy	Current (Alt 1)	Preferred Alternative
Port Orchard UGA		
Assumed Densities	C – 0 DU/acre	C – 25 DU/acre
Density Ranges	C – 19-30 DU/acre	C – 19-60 DU/acre
Maximum Building Height	C – 35 feet	C – 45 feet



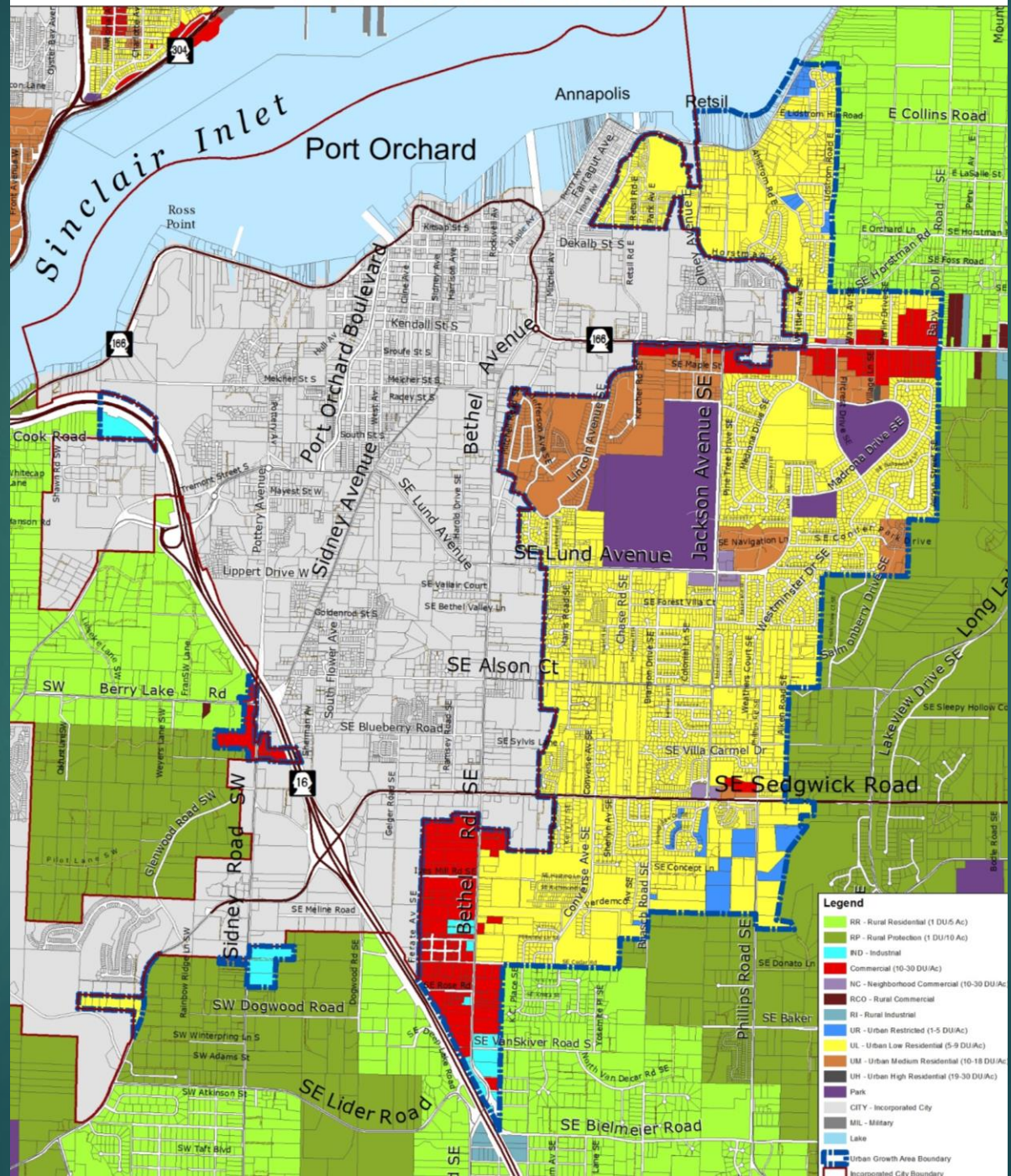
PORT ORCHARD UGA

Policy	Current (Alt 1)	Preferred Alternative
Port Orchard 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 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 – 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



Port Orchard Urban Growth Area

DRAFT



- Legend**
- RR - Rural Residential (1 DU/5 Ac)
 - RP - Rural Protection (1 DU/10 Ac)
 - IND - Industrial
 - Commercial (10-30 DU/Ac)
 - NC - Neighborhood Commercial (10-30 DU/Ac)
 - RCO - Rural Commercial
 - RI - Rural Industrial
 - 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)
 - Park
 - CITY - Incorporated City
 - MIL - Military
 - Lake
 - Urban Growth Area Boundary
 - Incorporated City Boundary

Policy	Current (Alt 1)	Preferred Alternative
Other Countywide Policy Proposals		
GHG Emission Targets	None	PSRC's Targets - 80% below 1990 levels by the year 2050.
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
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 STAFF PROPOSALS

- Removed or reduced lot dimensions and minimum lot sizes in urban areas.
- Reduced or removed setbacks for multi-family and single-family, attached development.
- Expedited permitting for multi-family projects in Centers such as Silverdale and Kingston.

Not Included:

- Multi-family Tax Exemption - Not allowed by legislature
- Expanded SEPA Thresholds - Concerns about removing public notice and responsibility for off-site improvements.

OTHER STAFF PROPOSALS

Tree Canopy regulations

- Tree requirements based on tree units per acre.
- Tree retention incentivized with unit credits.
- Tree units required with subdivision or project approval only (not every building site as in current draft).
- Trees within buffers and landscaping count towards requirements.
- Impacts will be deducted from land capacity.

UPDATE SCHEDULE

- **Planning Commission Discussions – March 26th**
- **Board of Commissioner Hearing – April 8th**
- **Preferred Alternative Selected – End of April**

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

compplan@kitsap.gov

(360) 337-5777

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

