

# KITSAP COUNTY COMPREHENSIVE PLAN PRELIMINARY ALTERNATIVES

Kitsap County  
March 1, 2023

[compplan@kitsap.com](mailto:compplan@kitsap.com)

(360) 337-5777

[Kcowa.us/compplan](http://Kcowa.us/compplan)





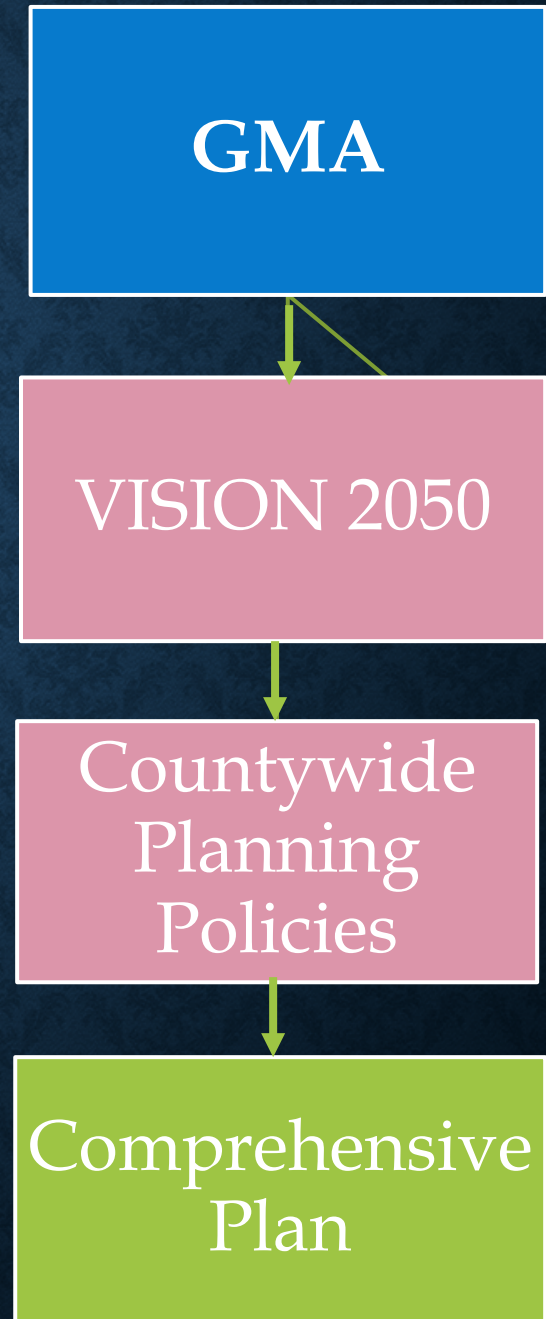
# REGIONAL PLANS

## **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.





# 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** – Greenhouse Gas, 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*

- 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 required with development.
- Bike-lanes and sidewalks expanded (Complete Streets).





# ALTERNATIVE 3

## *“DISPERSED GROWTH FOCUS”*

- Generally, based on past growth trends, housing and employment types.
- Housing continues to focus 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.



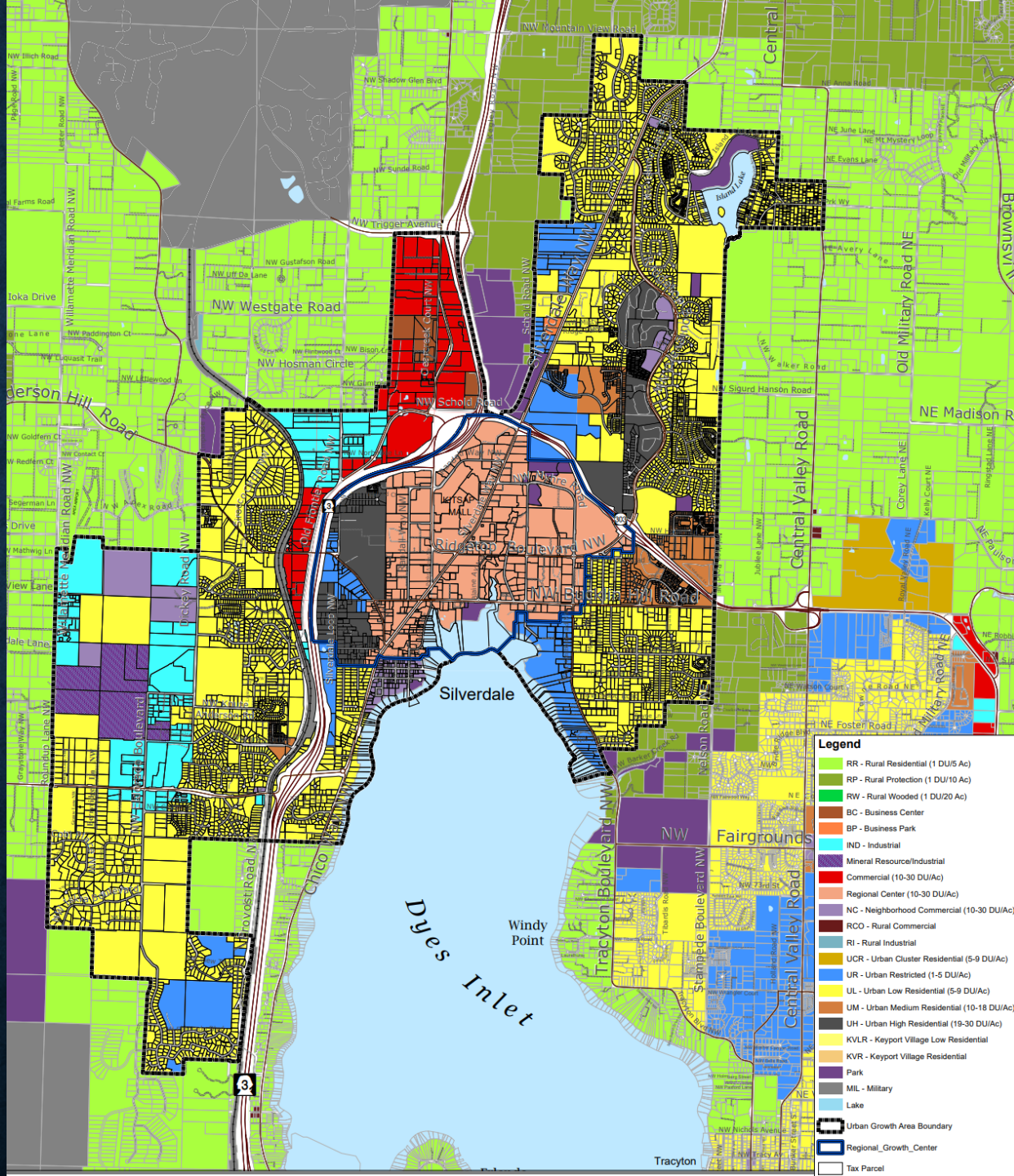
# ALTERNATIVE 3

## *FEATURES AND POLICY INITIATIVES*

- No new incentives for housing diversity. Nothing taken away, just nothing additional.
- 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.



# SILVERDALE ALTERNATIVE 1









# HOW DO WE GET THERE?





# HOW DO WE GET THERE?



- Redevelopment
- Great Mix of Uses
- Incentives

From This



To This





# How Do We Get There?

## Multi-Modal Transportation Options



From This



To This

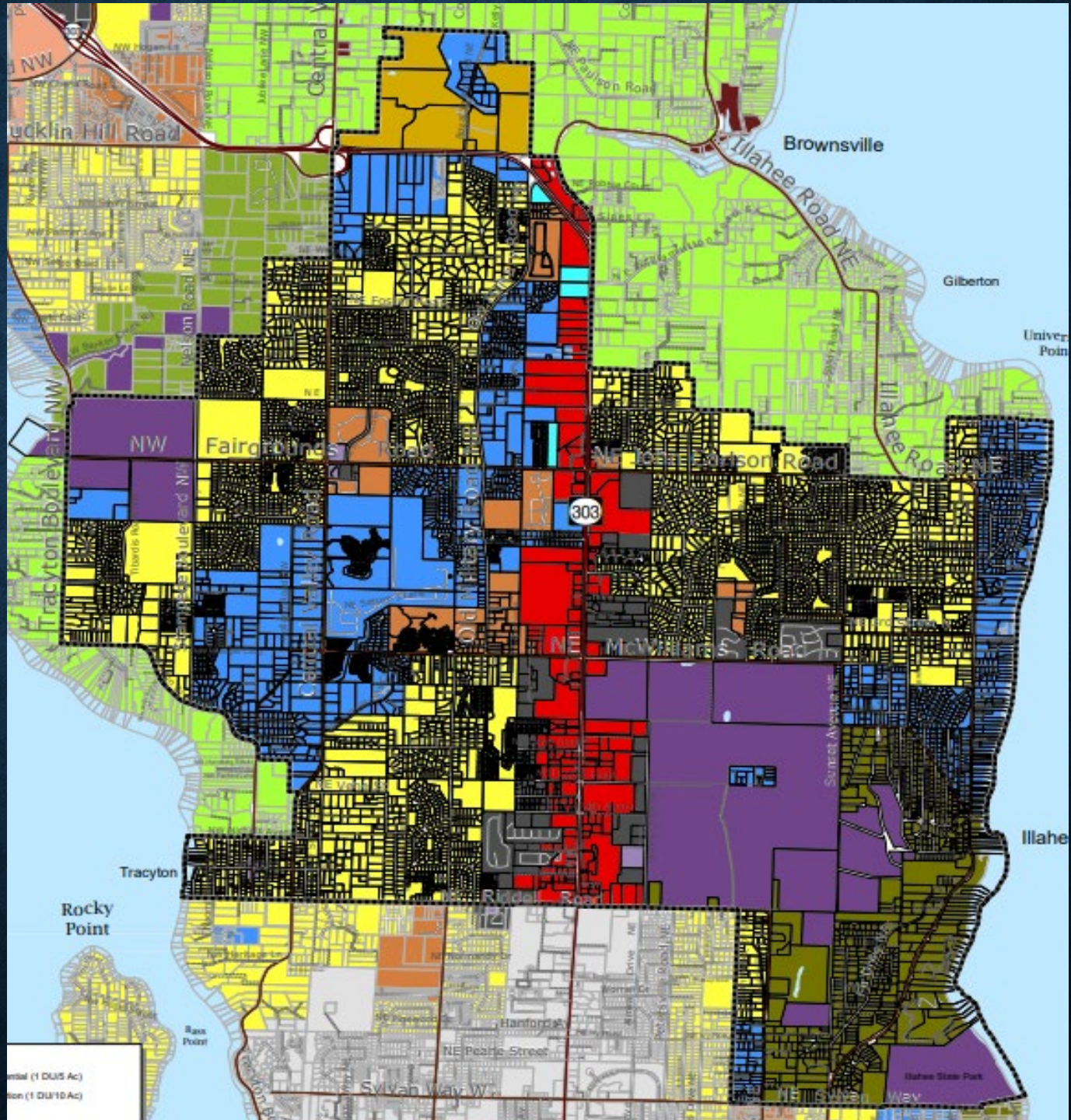






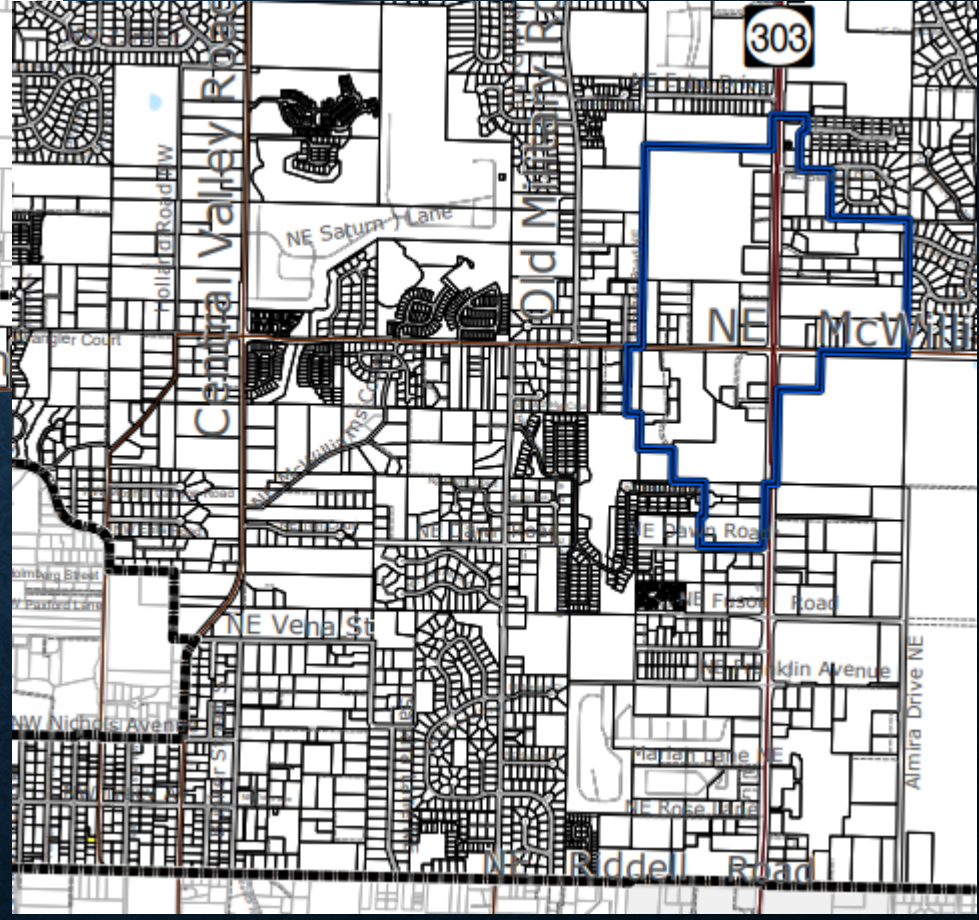
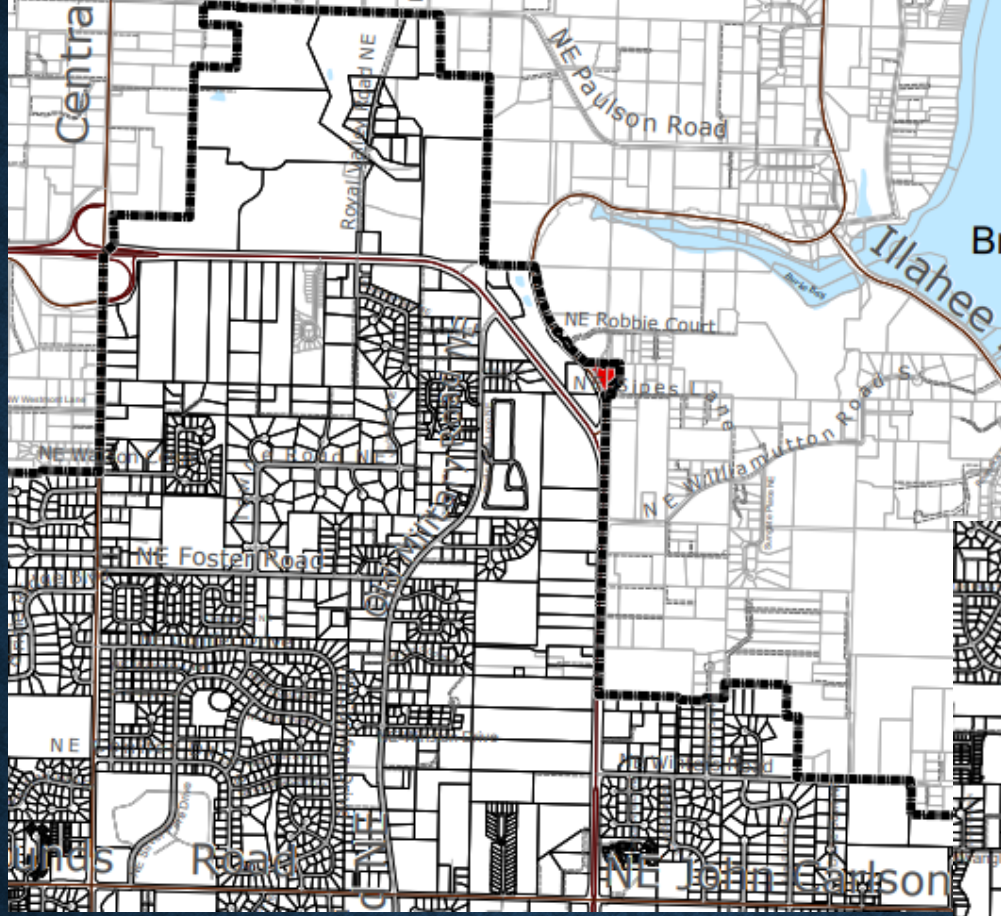


# CENTRAL KIITSAP ALTERNATIVE 1



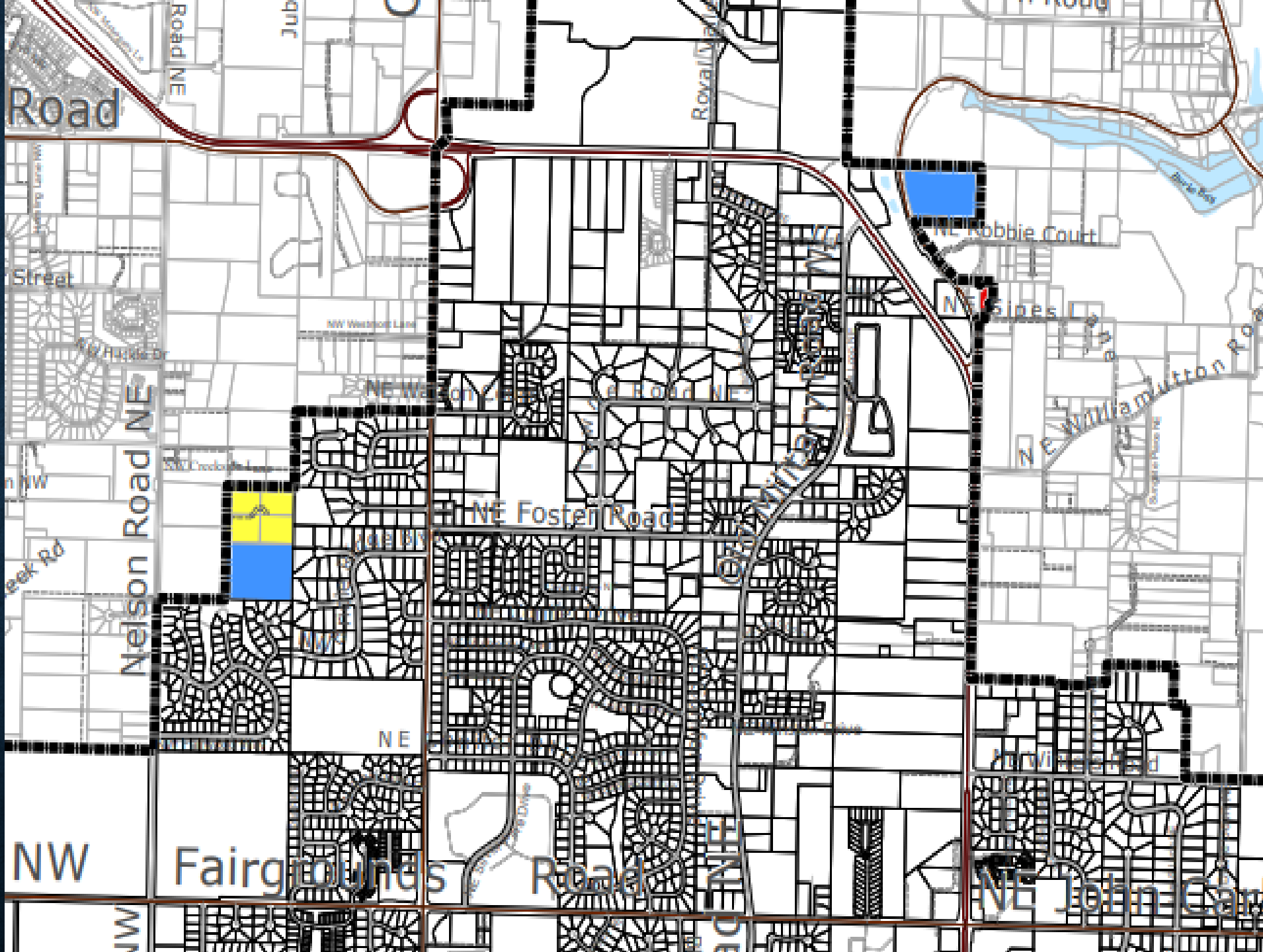


# CENTRAL KIITSAP ALTERNATIVE 2 CHANGES





# CENTRAL KIITSAP ALTERNATIVE 3 CHANGES





# PUBLIC PARTICIPATION

OUTREACH OPPORTUNITY	DATE	DETAILS/RESOURCES
<b>Alternative Maps and Descriptions Released</b>	<b>February 1</b>	<a href="http://kcowa.us/compplan">kcowa.us/compplan</a>
Written Public Comment Period Opens	February 1	<a href="mailto:compplan@kitsap.gov">compplan@kitsap.gov</a>
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
<b>Board of Commissioner Deliberations???</b>	<b>March 22???</b>	<b>Maps and Descriptions Approved</b>



# UPDATE SCHEDULE/NEXT STEPS

**Update is Due No Later than December 31, 2024**

- Current Schedule Targets August 2024 to Allow for the Unexpected

## **Spring Summer 2023**

- Environmental Impact Statement/Capital Facilities Plan Development
- Public Presentations/Discussions of Goals and Policies for the Plan
- Working Groups on Regulation Revisions and Incentive Program Features

## **September 2023**

- Release of Draft Documents and EIS





# MORE INFORMATION?

**Kitsap County Comprehensive Plan**

**[compplan@kitsap.gov](mailto:compplan@kitsap.gov)**

**(360) 337-5777**

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





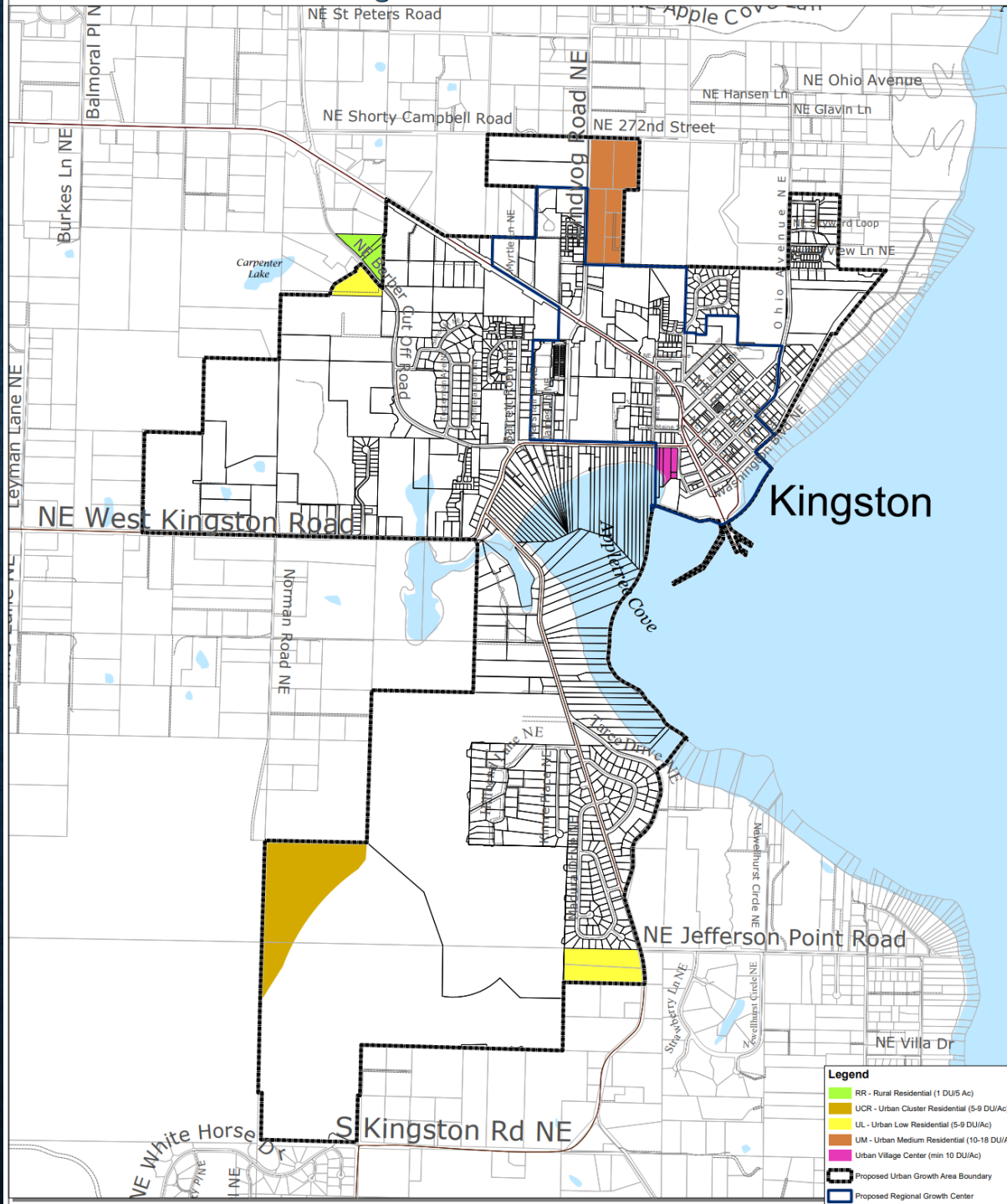








# KINGSTON ALTERNATIVE 2 CHANGES

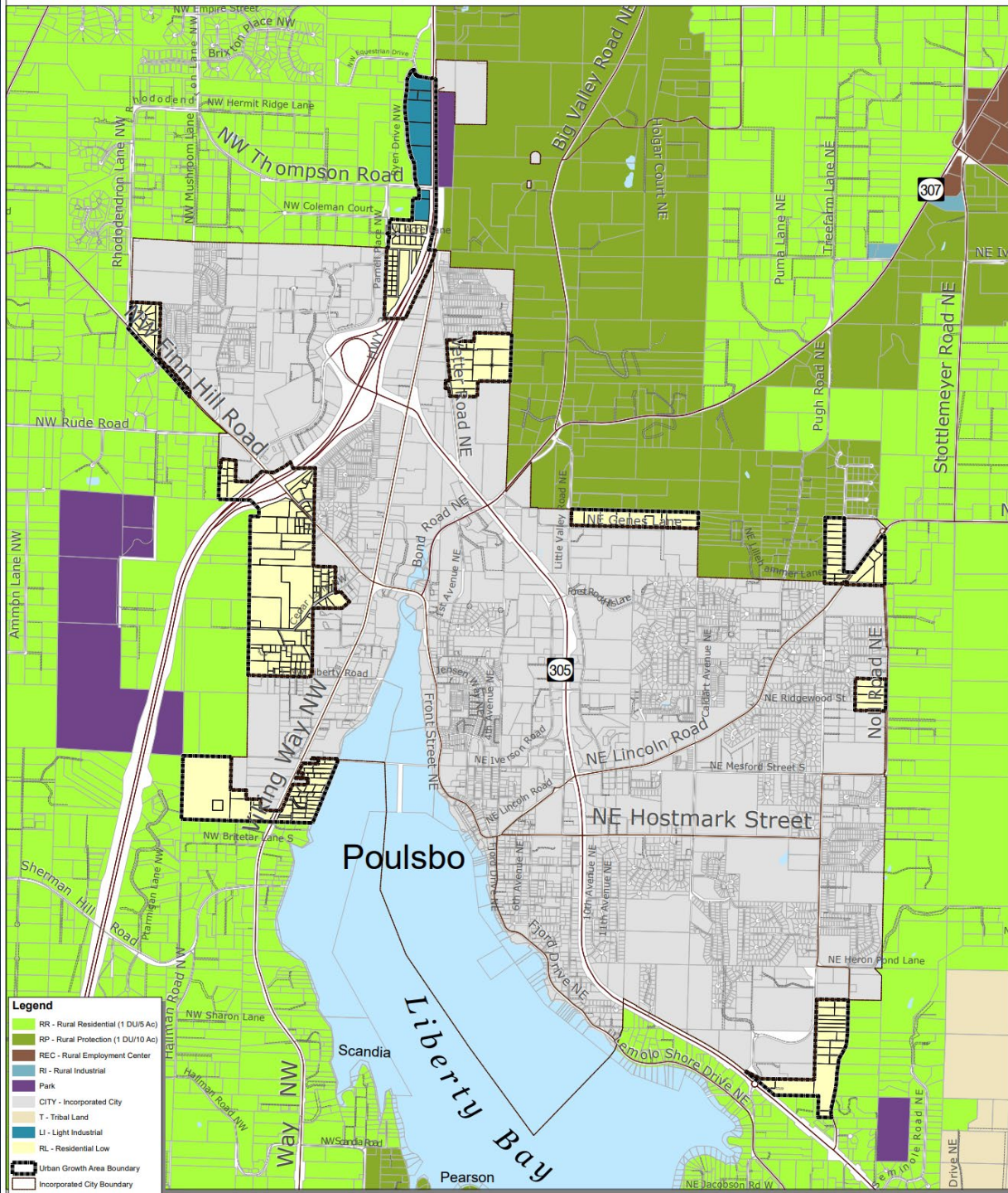








# POULSBO ALTERNATIVE 1





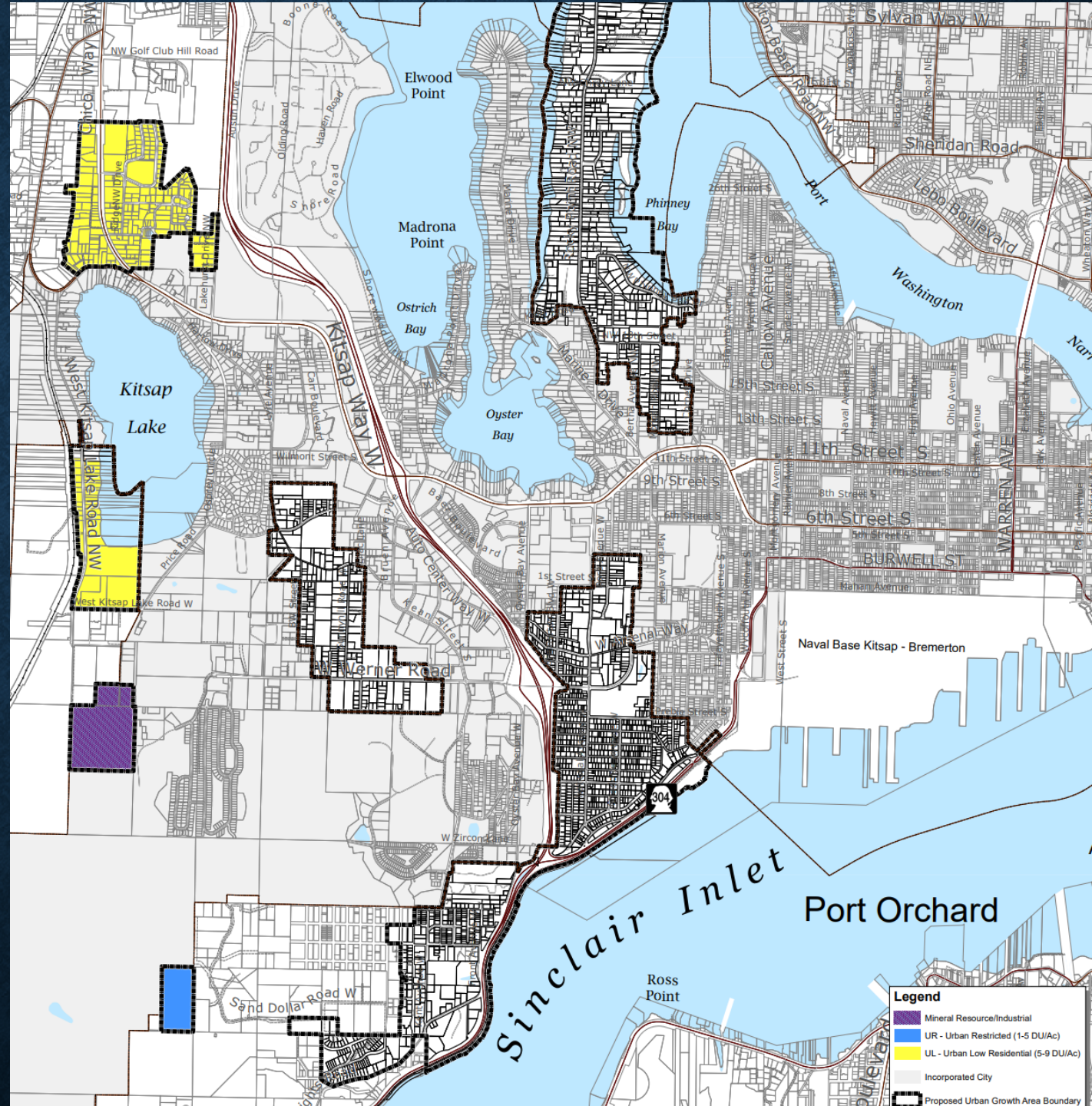






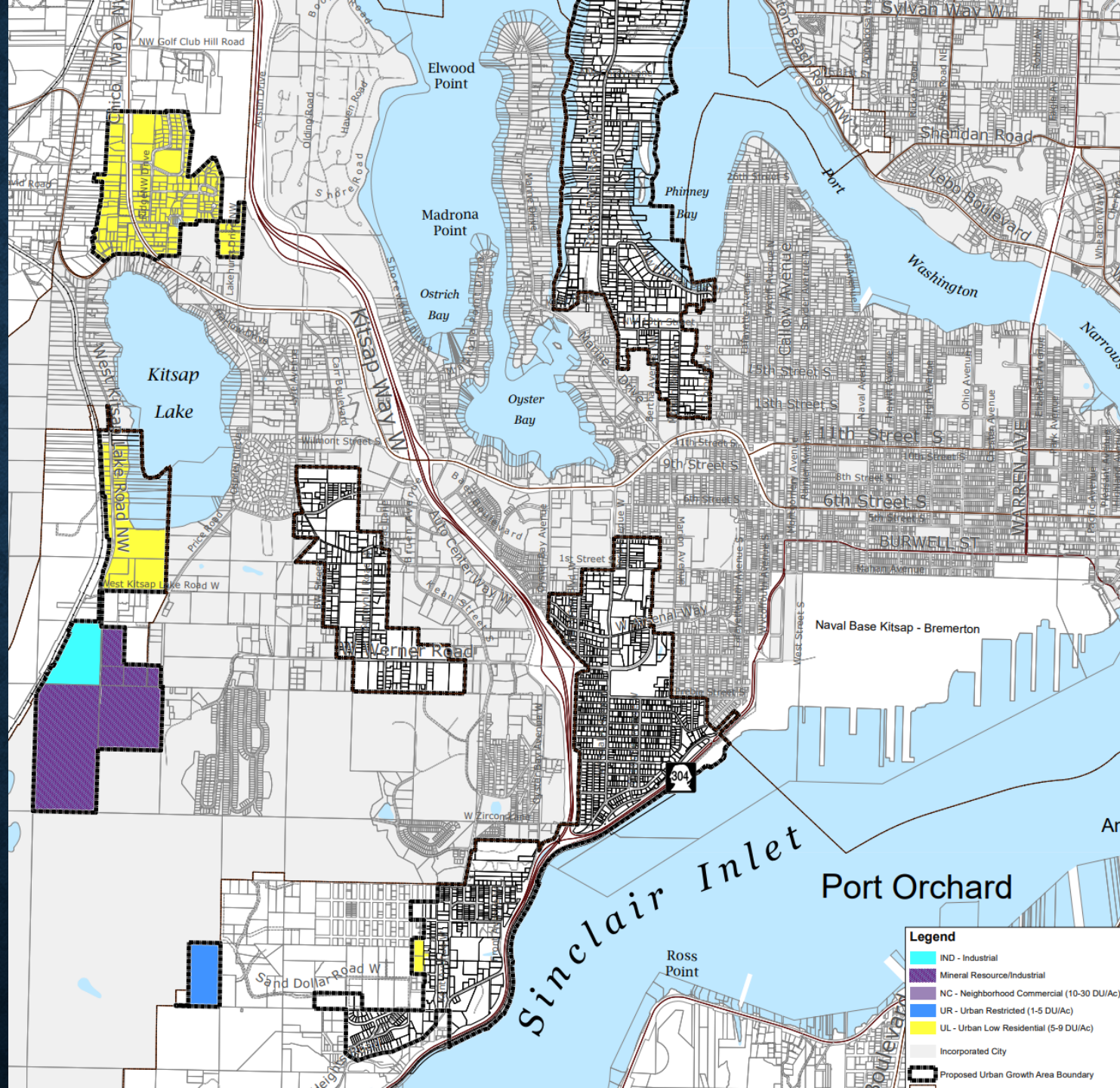


# WEST BREMERTON ALTERNATIVE 2 CHANGES





# WEST BREMERTON ALTERNATIVE 3 CHANGES



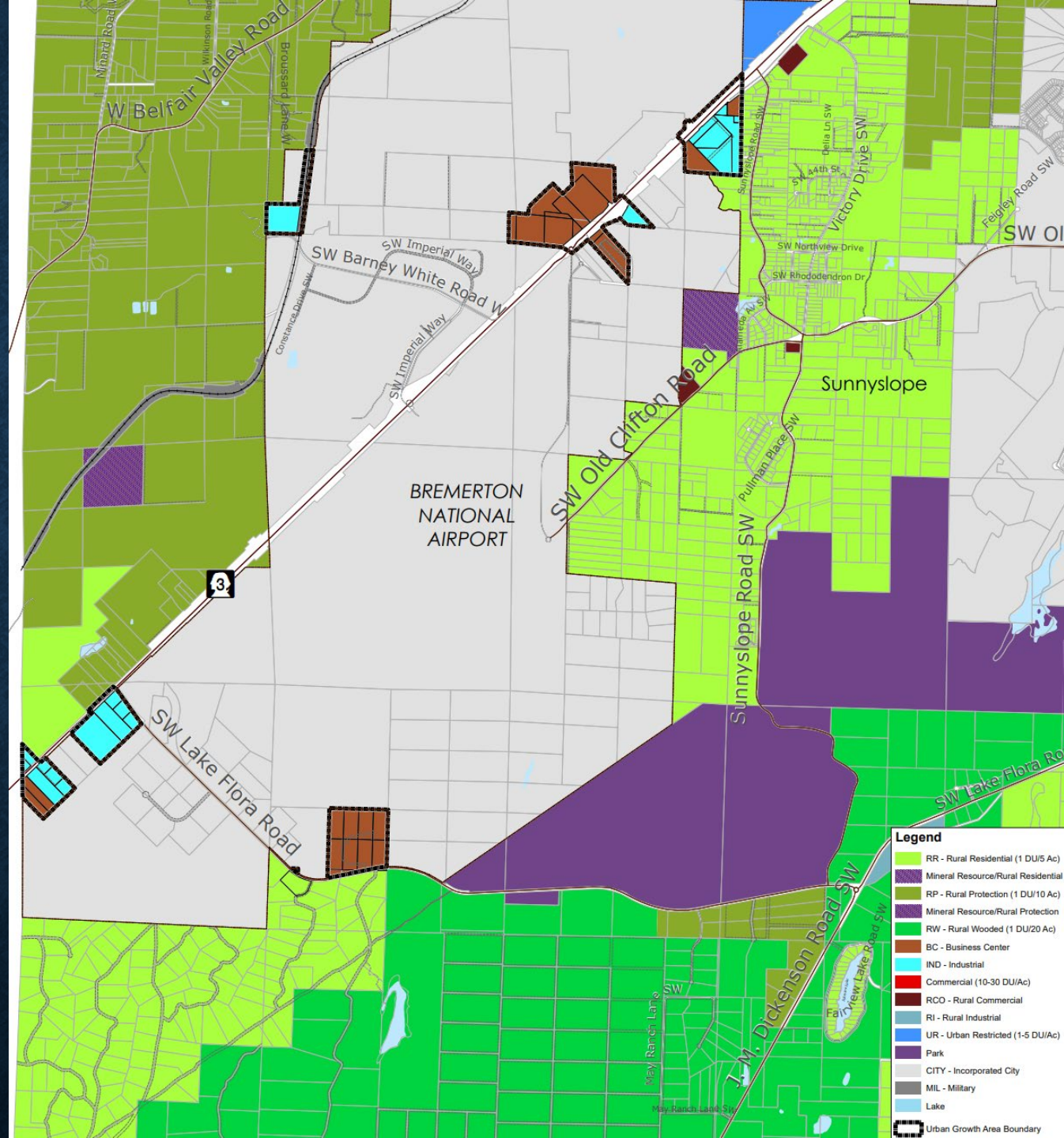
**Legend**

- IND - Industrial
- Mineral Resource/Industrial
- NC - Neighborhood Commercial (10-30 DU/Ac)
- UR - Urban Restricted (1-5 DU/Ac)
- UL - Urban Low Residential (5-9 DU/Ac)
- Incorporated City
- Proposed Urban Growth Area Boundary



# PSIC - BREMERTON ALTERNATIVES

## 1 & 2









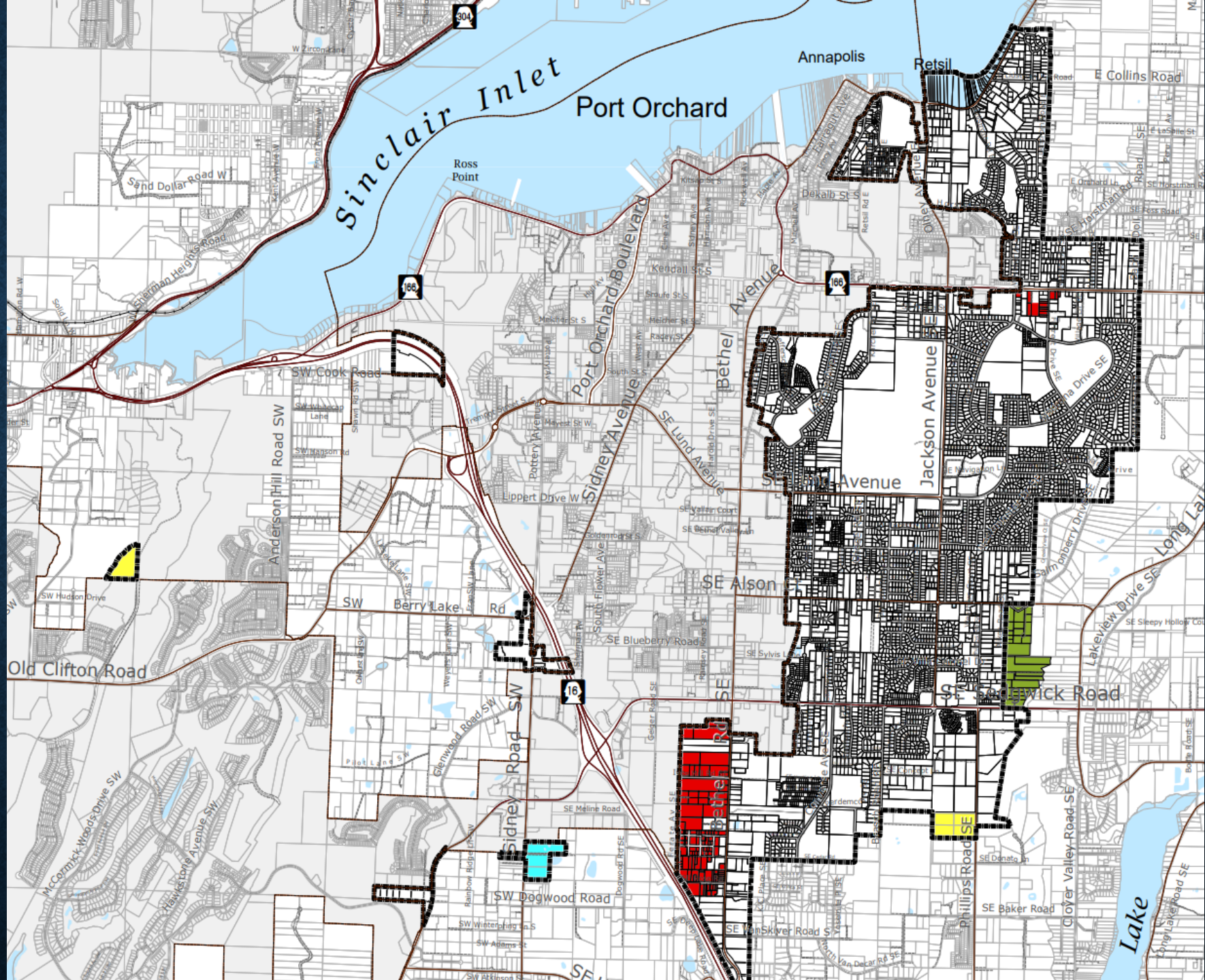






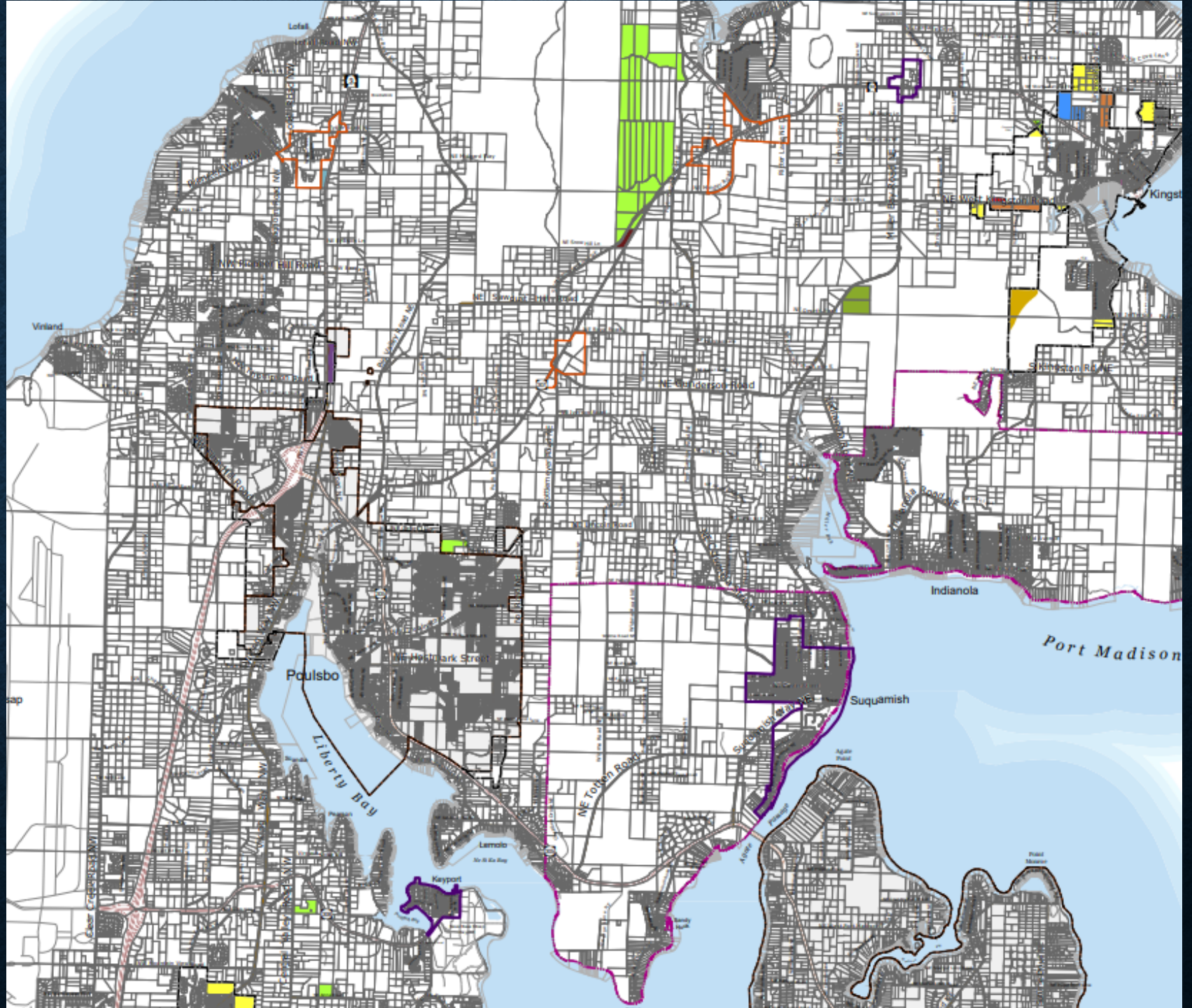


# PORT ORCHARD ALTERNATIVE 3 CHANGES



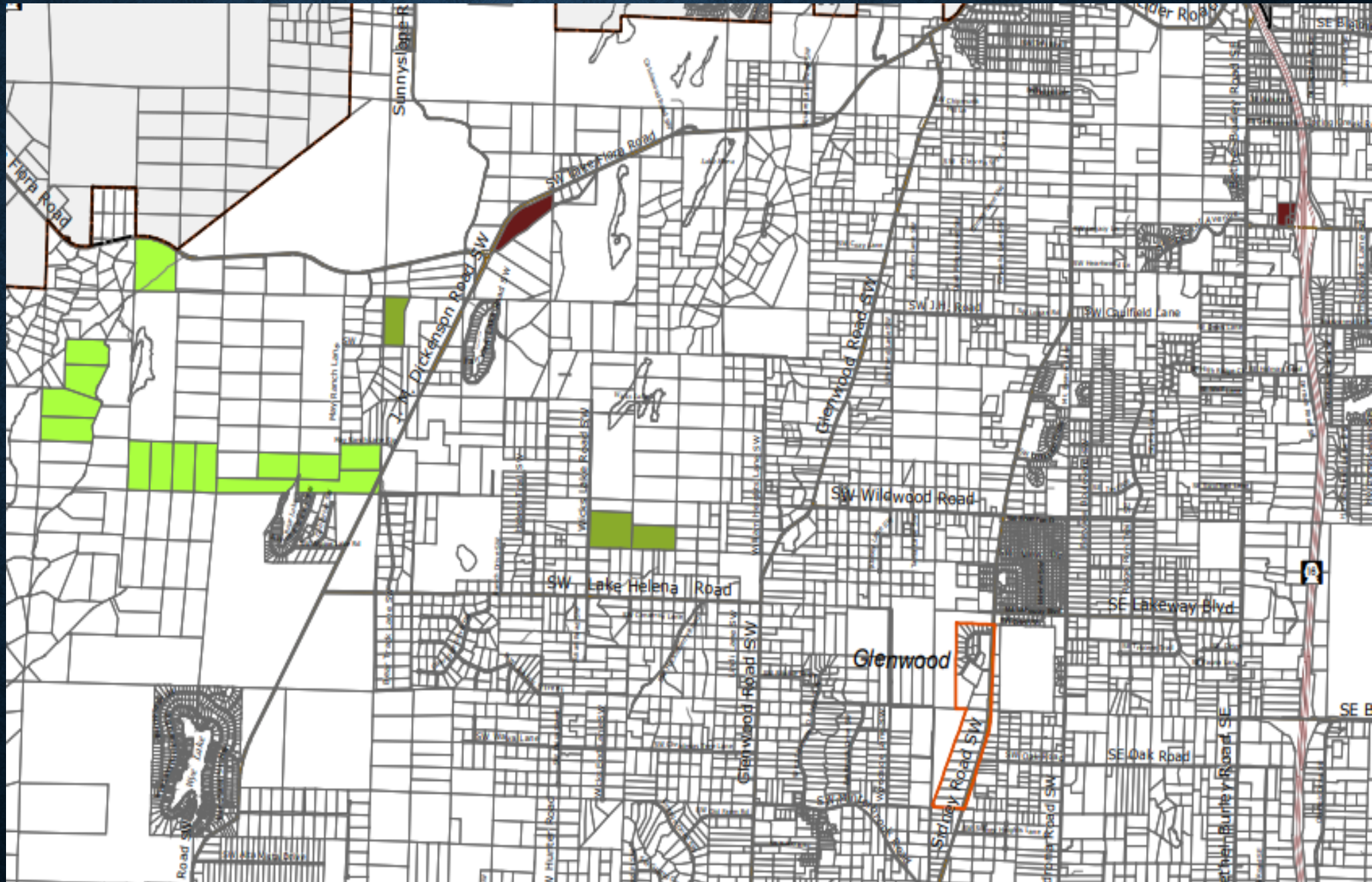


# RURAL ALTERNATIVE 3





# RURAL ALTERNATIVE 3





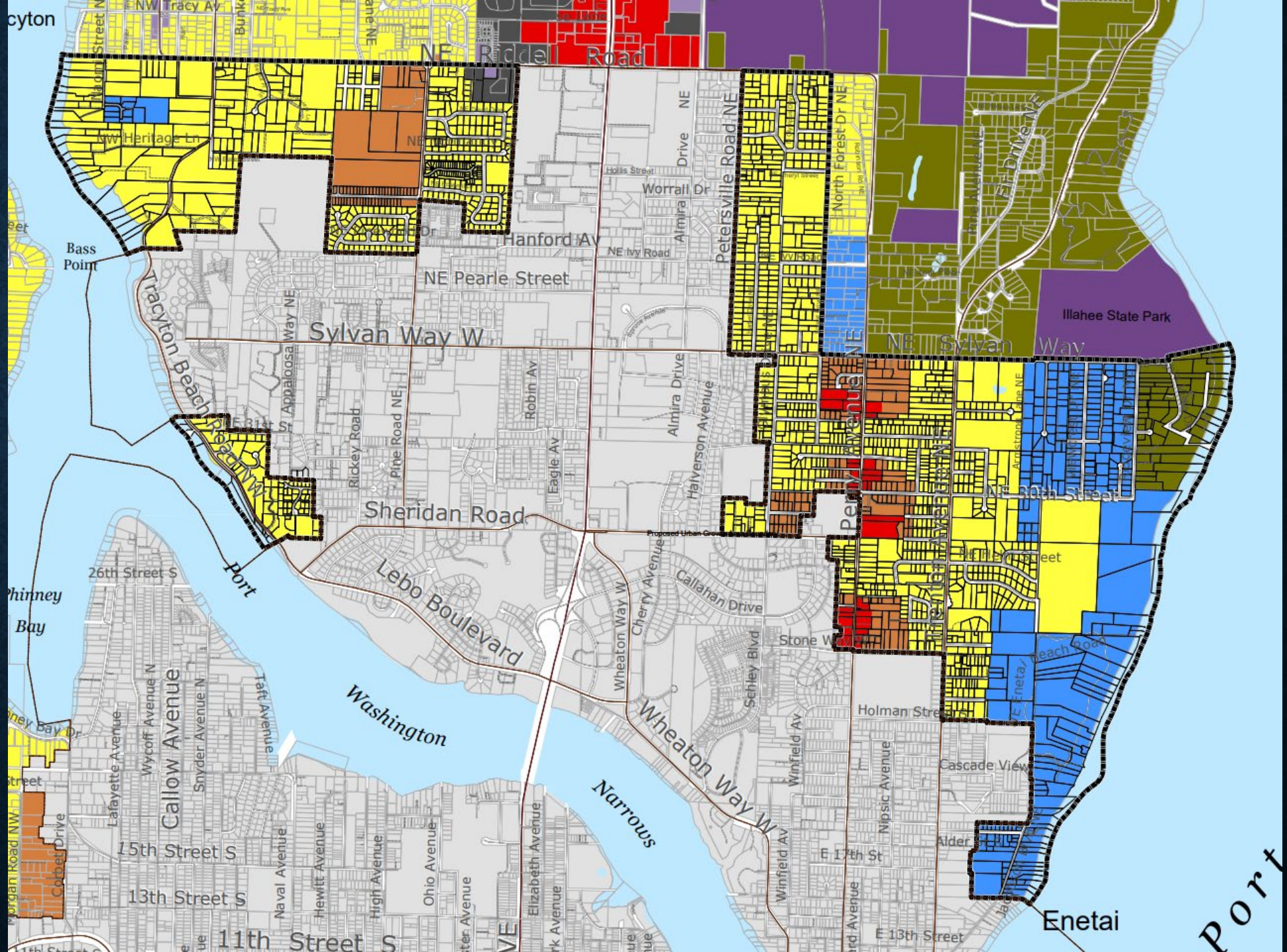
# REQUESTS ABSENT FROM ANY ALTERNATIVE

- Urban zone requests in rural areas
- Expansions of Type 1 LAMIRD boundaries
- Rural zoning that does not exist (1 DU an acre or 2.5-acre lot sizes)
- Spot zones



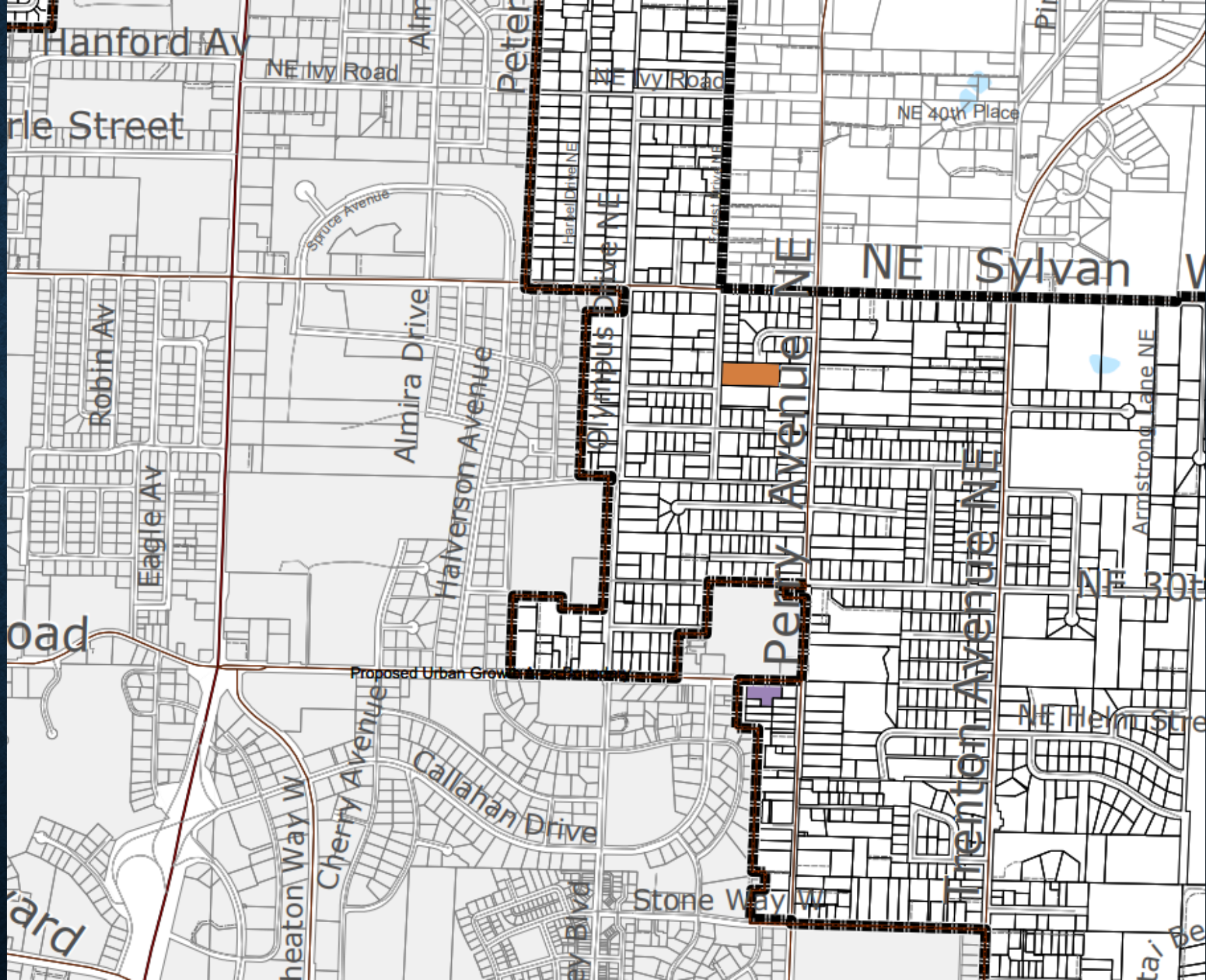


# EAST BREMERTON ALTERNATIVE 1





# EAST BREMERTON ALTERNATIVE 2 & 3 CHANGES





# GORST ALTERNATIVES 1, 2 AND 3

