



KITSAP COUNTY COMPREHENSIVE PLAN UPDATE PRELIMINARY ALTERNATIVES – MAPS AND DESCRIPTIONS

INTRODUCTION

The Washington State Growth Management Act (GMA) requires cities and counties to develop comprehensive plans and development regulations for their communities. Kitsap County must update its Comprehensive Plan no later than December 31, 2024. This includes all elements in the Comprehensive Plan, the Subarea plans for Kingston, Silverdale, Suquamish and Manchester, as well as development regulations in Kitsap County Code.

The GMA was passed in 1990 to address issues associated with unmanaged growth, such as urban sprawl, loss of farmland, natural resource degradation, and uncoordinated capital facilities. The GMA lists 13 goals, all of which take careful balancing as the Comprehensive Plan is developed, these goals can be summarized as:

- Encourage development in urban areas near public facilities and services
- Reduce sprawl
- Encourage multimodal transportation
- Plan for and accommodate housing at all economic segments
- Encourage economic development
- Protect private property rights
- Process permits in a timely and fair manner
- Maintain and enhance natural resource industries
- Retain open space and recreational opportunities
- Protect the environment and enhance quality of life
- Ensure adequate public facilities
- Identify and encourage historic preservation
- Manage the shorelines of the state.

The Comprehensive Plan must also maintain compatibility with regional plans to achieve GMA compliance. The Puget Sound Regional Council (PSRC), which encompasses Kitsap, King, Pierce, and Snohomish counties and all their cities, developed *Vision 2050*. Vision 2050 establishes planning goals and a *Regional Growth Strategy*. This *Strategy* targets population and employment growth based on specific geographies within each county determined by their size, proximity to transit and growth potential.

These targets are then provided to the Kitsap Regional Coordinating Council (KRCC), which includes the County, cities, local Tribes and large ports, to establish local targets for each jurisdiction, unincorporated area and rural area. The KRCC met for over a year to establish these local growth targets for use in each jurisdiction’s Comprehensive Plans.

Establishing a growth framework consistent with PSRC and the GMA is critical to ensure a valid Comprehensive Plan and maintain eligibility for federal and state funding and grants. This must be balanced with local circumstances that may affect the implementation of regional goals. Ultimately, the County is responsible for this balance and the Comprehensive Plan is the document where it is memorialized.



CORE DISCUSSIONS FOR THE 2024 UPDATE

The update of the Comprehensive Plan will include all the required elements as well as new requirements and changed circumstances. Based on new legislation, regional plan goals and revised growth targets, certain issues will need to be highlighted and given additional emphasis. These include:

- **Accommodating Growth Targets** – Kitsap is responsible for providing opportunities for population and employment growth through 2044. These regional growth targets are not based on past trends but instead on directing growth to existing urban areas with high-capacity transit opportunities (ferries and buses). This requires adequate land zoned to accommodate new people and jobs particularly in the cities as well as the urban unincorporated communities of Silverdale and Kingston. Analysis of environmental impacts and capital facility needs of these targets must be completed.
- **Diversifying Housing Options** – Recent State legislation requires cities and counties to provide opportunities for, and remove obstacles to, a variety of housing types to increase availability to lower income residents. Historically, Kitsap has a primarily single-family housing pattern which is currently out of the reach of many household incomes. Future planning will need to adjust that focus to missing middle (e.g. town homes, cottage housing) and multi-family housing opportunities.
- **Silverdale Regional Center** – With Silverdale’s status as a regional center and a target for substantial growth through 2044, future planning must promote increased densities and employment opportunities in the downtown area. Incentives and initiatives to increase housing options, employment, transit routes, and biking and pedestrian facilities may be a focus of future planning.
- **Kingston Countywide Center** – With Kingston’s expanded ferry routes, it is classified as a High-Capacity Transit community. Such a designation requires Kingston to accept a higher percentage of growth than in the past, primarily in the downtown area approaching the ferry terminal. Similar to Silverdale, but to a lesser extent, increased housing and employment opportunities may be promoted in the future.
- **Climate Change** – Regional plans have established targets for greenhouse gas emission reductions and other elements affecting climate change. Kitsap has received state grant funding to assess these issues and plan for reducing such emissions and addressing the threats of sea-level rise and wildfire risks.
- **UGA Expansions/Rural Rezones** – With a focus on expanding housing options including higher densities through missing middle and multi-family development, fewer urban growth area expansions may be required. Additionally, population growth targets in the rural areas are very low and opportunities for expanding housing diversity are limited. This may restrict the potential for residential rezones in rural areas in the update.

PRELIMINARY DRAFT ALTERNATIVES

Based on recent public outreach and comment, property reclassification requests, review of growth targets and new statutorily required initiatives, staff has prepared three preliminary draft Alternatives for public review. None of the three are a recommendation but instead various views of future development based on different assumptions. They are purely for public review and comment leading to Board of Commissioner direction in March 2023. They provide a menu of options for each community including different UGA boundaries, zoning, policy initiatives, regulation changes and incentives. Each Alternative is generally described below with potential

policy or regulations changes included. Maps of each alternative and map changes proposed in each can be found at kcowa.us/compplan listed by community and Commissioner District.

ALTERNATIVE 1 “NO ACTION”

This alternative assumes that the current land use, urban growth area sizes and configurations, zoning and development regulations remain unchanged. It establishes a baseline of environmental impacts and capital facilities needs based upon no proposed changes. Changes proposed in Alternatives 2 and 3 will be compared against this baseline.

Meets Population Needs: Generally, no. Significant shortfalls in the communities of Silverdale and Kingston.

Meets Employment Needs: Generally, no. Significant shortfalls in the communities of Silverdale and Kingston.

Increases Housing Options: No. Maintains focus on single-family detached housing. Limited opportunities for multi-family development and other affordable housing types.

Promotes Urban Center Development: No new incentives, rezones or other regulation changes to promote higher density or employment intensity.

Changes in Rural Uses/Activities: No.

Changes to Urban Growth Area Boundaries: No.

Expanded Transit Opportunities: No. Held at current planned levels.

Expansions of Environment/Climate Change Policies: No.

ALTERNATIVE 2 “COMPACT GROWTH/URBAN CENTER FOCUS”

This alternative is based on meeting 2044 population and employment targets set by VISION 2050 and the Countywide Planning Policies “bending the trend” of past growth patterns. The alternative focuses new growth around high-capacity transit facilities and routes (ferries and bus lines). Growth opportunities and new development is promoted in the downtowns of Silverdale and Kingston (centers) and the urban areas surrounding Bremerton and Port Orchard. The alternative reduces pressure of growth in rural areas by keeping UGA boundaries limited. New residential and employment development encouraged to be constructed vertically in areas of infill or redevelopment. Proposes incentives and regulation revisions to promote these new development patterns.

Meets Population Needs: Yes.

Meets Employment Needs: Yes.

Increases Housing Options: Proposes increased housing diversity with an emphasis on new housing types (e.g. row houses, low-story and medium-story multifamily, cottage housing). Improvements to housing affordability.

Promotes Urban Center Development: Yes. Significant incentives and regulation amendments for multi-family development in Silverdale and Kingston urban centers. Also, greater densities, heights and employment intensities allowed in these areas. Focus on non-motorized and walkable community amenities.

Reclassification Requests: Includes requests that promote housing diversity, increase housing density and meet goals of the Countywide Planning Policies.

Changes in Rural Uses/Activities: No.

Changes to Urban Growth Area Boundaries: Limited expansions are proposed.

Expanded Transit Opportunities: Yes. Increased ferry service and 30-minute regular bus service in Silverdale and Kingston.

Expansions of Environment/Climate Change Policies: Establish greenhouse gas emission reduction targets. Promotes electric vehicle infrastructure in all development. Establishes tree replacement requirements in single-family urban development. Increased non-motorized facilities (bike, lanes, sidewalks and shoulders) between and within communities.

ALTERNATIVE 3 “DISPERSED GROWTH FOCUS”

This alternative is generally based on past growth trends, housing and employment types. Housing is focused on single-family construction. This alternative requires more urban land to meet growth targets. It allows some additional development of homes and businesses in rural areas. It assumes the impacts of new policies and regulations that may require more land for development in urban areas.

Meets Population Needs: Generally, exceeds population growth.

Meets Employment Needs: Yes.

Increases Housing Options: No. Housing options remain single-family focused with limited opportunities for multi-family.

Promotes Urban Center Development: No new incentives, rezones or other regulation changes to promote higher density or employment intensity.

Reclassification Requests: All requests are considered except rural spot zones and other non-GMA-compliant proposals.

Changes Rural Uses/Activities: Limited adjustments to allow additional development of homes and businesses.

Changes to Urban Growth Area Boundaries: Expands boundaries to accommodate growth particularly in Silverdale and Kingston.

Expanded Transit Opportunities: No. Held at current planned levels.

Expansions of Environment/Climate Change Policies: Establishes tree retention requirements in single-family urban development. Reduces impervious surface allowances in the Urban Restricted and Greenbelt zones.

PUBLIC OUTREACH OPPORTUNITIES (FEBRUARY/MARCH 2023)

To ensure the public has opportunities to review and comment on these preliminary alternatives prior to Board of Commissioner direction, Kitsap has scheduled several public meetings via Zoom and in person including two public hearings. The schedule is shown below with opportunities for testimony or verbal comment highlighted in orange. These are just the opportunities provided in this phase of the update. Future phases will have additional public comment periods. More information regarding links, times and locations can be found on the Comprehensive Plan Update web page (kcowa.us/compplan).

| OUTREACH OPPORTUNITY | DATE | DETAILS/RESOURCES |
|--|-------------------|--|
| Alternative Maps and Descriptions Released | February 1 | kcowa.us/compplan |
| Written Public Comment Period Opens | February 1 | compplan@kitsap.gov |
| 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 |
| Central Kitsap Community Council Workshop | March 1 | Public Workshop |
| Board of Commissioners - Morning Briefing | March 6 | Board Update |
| Board Public Hearing | March 13 | Public Testimony |
| Written Public Comment Period Closes | March 17 | |
| Board of Commissioner Deliberations – Afternoon Briefing | March 20 | Board Discussion and Review of Public Comment |
| Board of Commissioner Deliberations | March 22 | Maps and Descriptions Approved |

UPDATE SCHEDULE

After Board of Commissioner direction on alternatives for review, Kitsap will begin development of a programmatic Draft Environmental Impact Statement (DEIS) to document potential implications to the built and natural environment (water quality, wetlands, shorelines, buildings, etc.) as well as capital facilities needs (road, sewers, schools, etc.). That Draft EIS will be released in September 2023 for public review along with draft goals and policies, development regulations and capital facility needs. This will begin the discussions of a Preferred Alternative concluding by the end of 2023. Please see the table below for future stages in the update.

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| Draft Preliminary Alternatives Released | Board Selects Draft Alternatives | Draft EIS, Comp Plan and Regulations Released | Board Selects Preferred Alternative | Final EIS, Comp Plan, Capital Facilities Plan and Regulations Released | Board Approves Final Documents |
| Feb 2023 | March 2023 | Sept 2023 | Dec 2023 | March 2024 | Aug 2024 |

FOR FURTHER INFORMATION

For further information about the Plan, schedule, public outreach opportunities, the preliminary draft alternatives or other topics, please contact visit our website at kcowa.us/compplan or contact staff at compplan@kitsap.gov.