

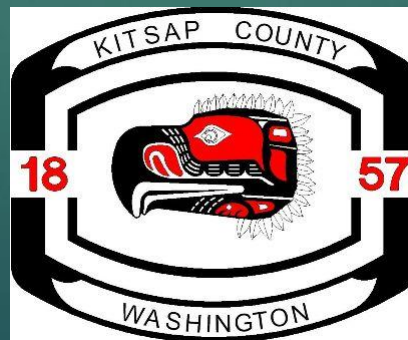
# KITSAP COUNTY COMPREHENSIVE PLAN PLANNING COMMISSION WORK SESSION

KITSAP COUNTY  
SEPTEMBER 3, 2024

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# CHANGE INITIATIVES

- **Housing:** Commerce guidance directs housing unit # and type. Residents 80% of AMI and under generally need multifamily housing opportunities. Current zoning is dramatically under in multifamily capacity and over in single-family, detached capacity.
- **Climate Change:** With 271 miles of shoreline, multiple flood plains and only aquifers as its water source, sea level rise, saltwater intrusion and other resiliency issues will impact Kitsap over the next 20 years. HB 1181 will require Kitsap to adopt significant measures by 2029.
- **Vital Regional and Countywide Centers:** Current Centers are employment, retail or service driven. They are not places where people live. People drive in and drive out. Centers are not walkable or bikeable and have limited transit.

# POPULATION TARGET TO CAPACITY

- Preferred reduced population overage from Alternative 2.
- Shows emphasis on Silverdale, Kingston and Central Kitsap for growth.

UGA	Adjusted Growth 2022-2044	Land Capacity Preferred Alternative	Growth to Land Capacity Preferred Alternative 2022-2044
Bremerton	2,544	2,491	53
Silverdale	9,442	14,563	-5,121
Kingston	3,121	3,271	-150
Poulsbo	1,054	922	132
Port Orchard	3,486	3,643	-157
Central Kitsap	4,787	5,611	-824
Rural	4,391	4,391	0
<b>Total</b>	<b>28,825</b>	<b>34,892</b>	<b>-6,067</b>

# HOUSING NEED TO CAPACITY

- Preferred also reduced housing capacity from Alt 2 (further below Commerce need).
- Effort to balance the population and housing requirements of GMA.

Income Range	Housing Need 2044	Housing Type Accommodating	Zones Focused	Alt 1 Capacity	Alt 2 Capacity	Alt 3 Capacity	Preferred Alternative Capacity
0-30%	2,768	Multi-Family	RC, C, UVC, NC, UH, UM				
0-30% PSH	1,214	Multi-Family	RC, C, UVC, NC, UH, UM				
31%-50%	2,376	Multi-Family	RC, C, UVC, NC, UH, UM				
51%-80%	1,996	Multi-Family, Single-Family - Attached, Cottage Housing	RC, C, UVC, NC, UH, UM, UCR, UL, UR, GB				
<b>Sub-Total</b>	<b>8,354</b>						
81%-100%	1,028	Single Family - Detached	UCR, UL, UR, GB	2,046	7,962	3,717	7,175
101%-120%	1,012	Single Family - Detached	UCR, UL, UR, GB				
<b>Sub-Total</b>	<b>2,040</b>						
>120%	4,103	Single Family - Detached	UCR, UL, UR, GB	6,398	5,140	6,981	4,179
<b>Sub-Total</b>	<b>4,103</b>						
<b>Total</b>	<b>14,497</b>			<b>9,592</b>	<b>15,210</b>	<b>12,677</b>	<b>13,228</b>
Emergency Housing	612	Facility	RC, C, UVC, NC, I				Sufficient Capacity

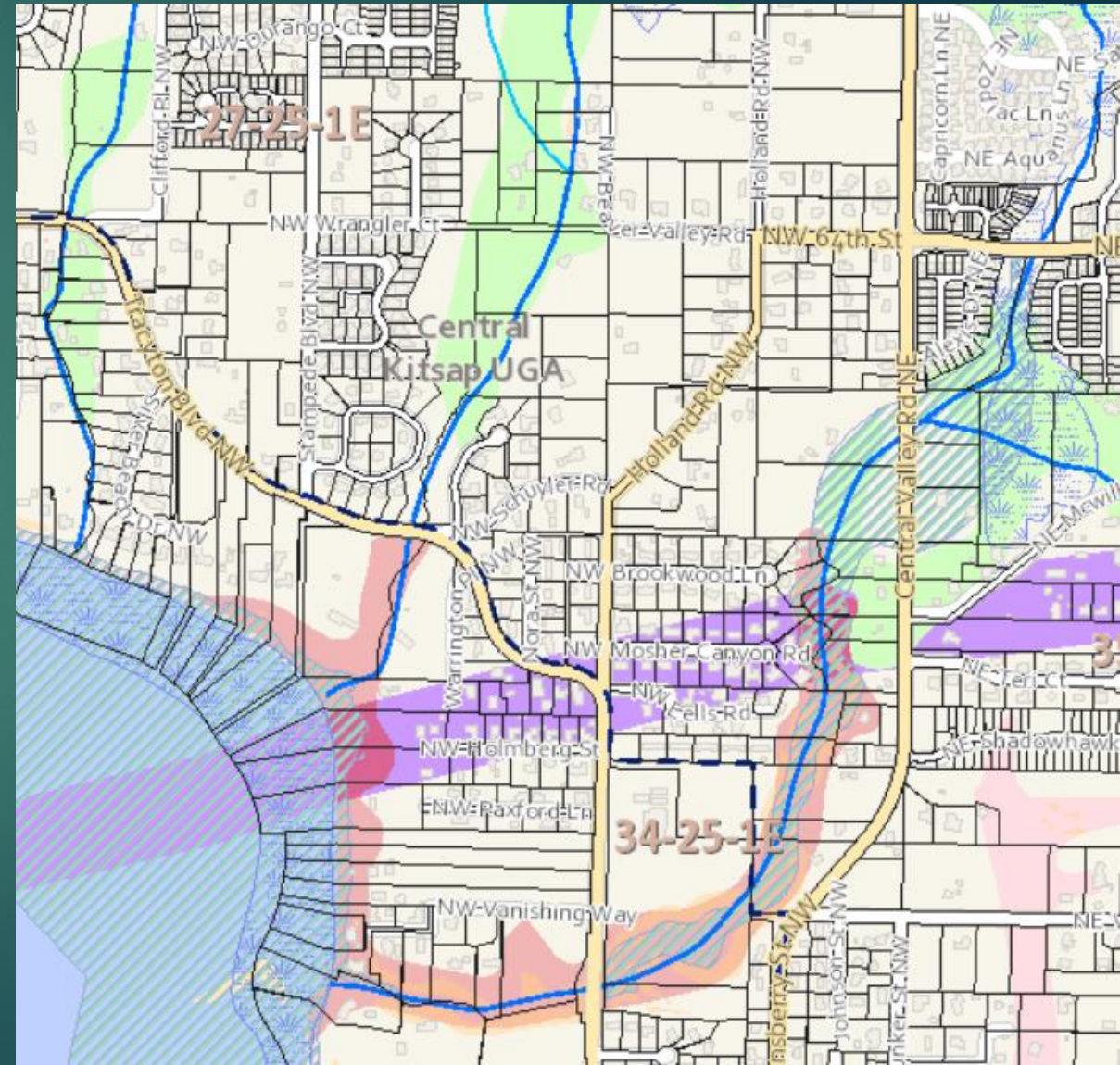
# ASSESSING CRITICAL AREAS

## March 8<sup>th</sup> 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)



# EMPLOYMENT TARGET TO CAPACITY

- Minor shortfall on employment much improved from Alt 2.
- Industrial employment focused in existing industrial areas rather than spread.

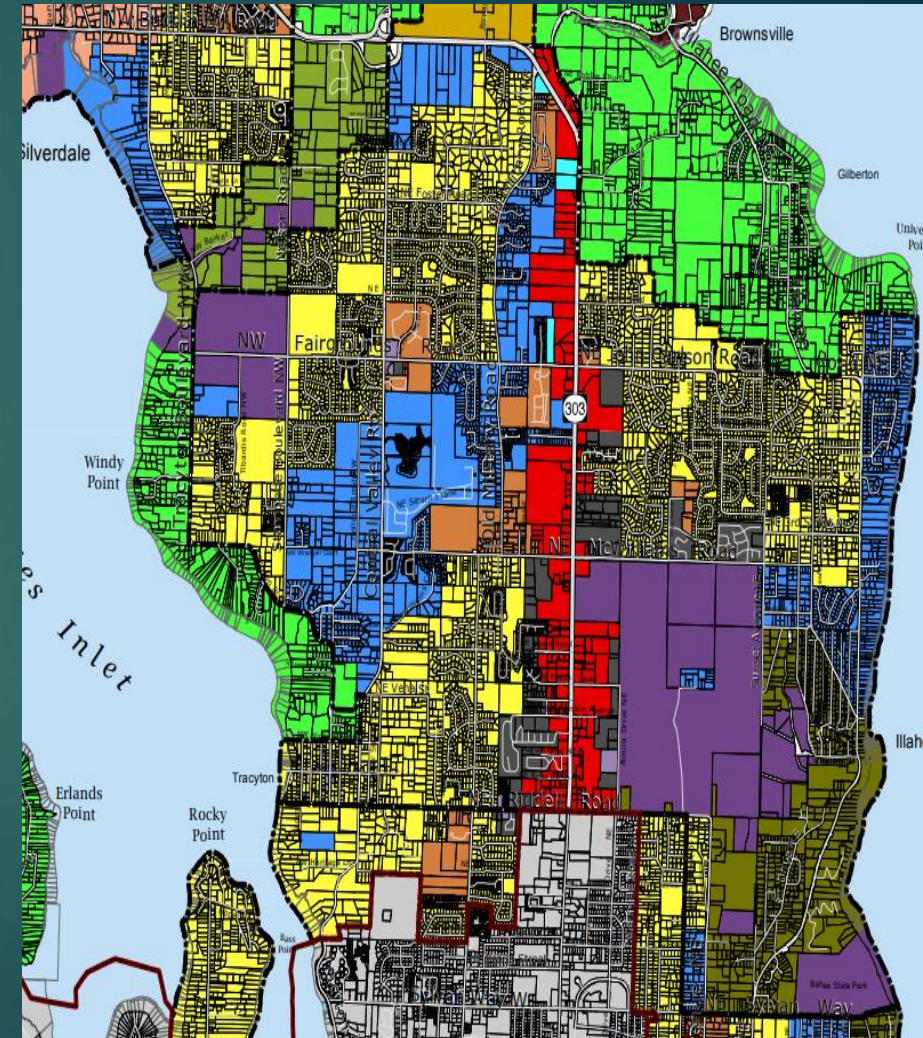
UGA	Adjusted Growth 2022-2044	Land Capacity Preferred Alternative	Growth to Land Capacity Preferred Alternative 2022-2044
<b>Bremerton</b>	2,454	3,922	<b>-1,468</b>
<b>Silverdale</b>	11,023	10,391	<b>632</b>
<b>Kingston</b>	1,343	801	<b>542</b>
<b>Poulsbo</b>	103	90	<b>13</b>
<b>Port Orchard</b>	1,429	1,106	<b>323</b>
<b>Central Kitsap</b>	1,380	1,276	<b>104</b>
<b>Rural</b>	2,150	2,150	<b>n/a</b>
<b>Total</b>	<b>19,882</b>	<b>19,736</b>	<b>146</b>

# BOARD PREFERRED ALTERNATIVE

- 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 8<sup>th</sup> Draft CAO.
- Establish a tree canopy requirement that strongly incentivizes the retention of mature trees.

# LAND USE

- Urban Growth Areas that are accessible by multi-modal transportation and include a mix of services, shopping, entertainment, recreation, educational facilities, and housing of different types and at different levels of affordability.
- Promote density as a tool to expand housing diversity.
- Protect rural character by directing development to Urban Growth Areas.
- Provide for agricultural activities throughout the County.
- Protect mineral and timber resource lands.
- Ensure land use decisions have equitable impacts and outcomes.
- Promote a built environment that enables healthy living.





# ECONOMIC DEVELOPMENT

- Retention and recruitment of family-wage employers while leveraging the Navy's presence.
- Encourage women-, and minority-owned small businesses and start-ups
- Explore emerging industries, technologies, and services that promote environmental sustainability.
- Strategies to address and prevent commercial displacement of small minority-owned businesses.



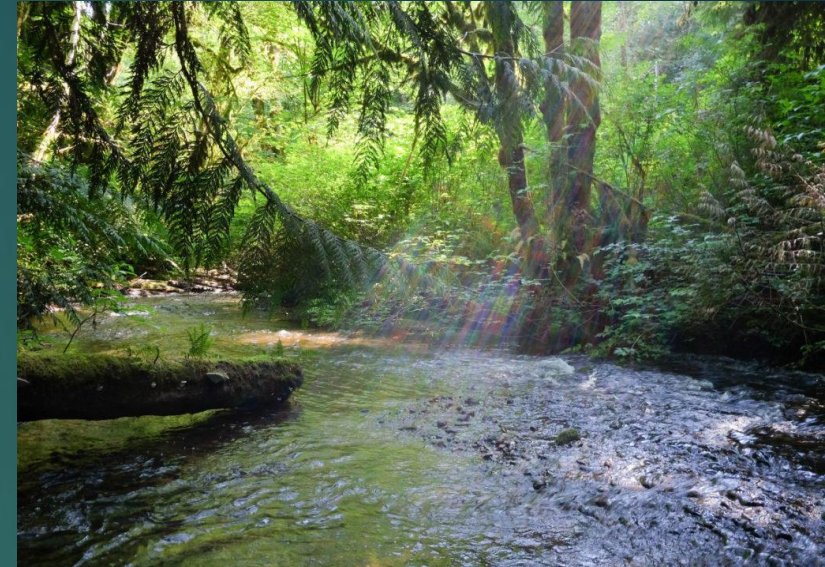
# HOUSING

- Ensure sufficient housing stock is available, affordable, and accessible at all income levels and in a variety of housing types.
- Encourage multi-family and missing-middle housing, specifically focusing on in existing centers
- Promote infill housing in Urban Growth Areas and preserve existing affordable housing stock.
- Mitigate displacement risk and ensure equitable treatment and outcomes.



# ENVIRONMENT

- Emphasize the importance of the ecosystem and critical areas throughout the County.
- Ensure environmental regulations are consistent with best available science.
- Enhance urban tree canopy and recognize the benefits of urban forests (replacement or retention).
- Treat Natural Resources as an Asset, and policies that define and promote the Kitsap Natural Resource Asset Management Program (KNRAMP).



# CLIMATE CHANGE (NEW)

- Establish a foundation for meeting State climate planning legislation (required by 2029).
- Reduce Greenhouse Gas Emissions.
- Adopt PSRC's VISION 2050 goal to reduce greenhouse gas emissions in the Puget Sound Region to 80% below 1990 levels by the year 2050.
- Includes a Climate Resilience and Adaption Sub-Chapter, focused on various areas impacted by Climate Change, such as Public Health, Economy, Infrastructure, and Emergency Preparedness and Response.



# PARKS

- Updates to existing inventories, and forecasts of future needs for active (fields, facilities) and passive recreation (trails and open space).
- Increased emphasis on support, enhancement, and use of green infrastructure.
- Increased emphasis on enhancing tree canopy in County parks.
- Explore new funding mechanisms to better support Parks development and maintenance.
- Require additional environmental analysis in the PGHP Framework before new major projects.



# TRANSPORTATION

- Serve projected growth based on the County's adopted growth targets and future planned land use map.
- Expand bicycle and pedestrian components to encourage connectivity and promote a healthy lifestyle.
- Expand transit opportunities within and between communities.
- Support electric vehicle infrastructure.
- Sets Level of Service standards to gauge the performance of the transportation system.
- Explore funding sources to support the transportation improvement plan.



# CAPITAL FACILITIES

- Updates existing inventories, and forecasts of future facility needs (pipes, pavement and facilities).
- Ensures capacity and estimates funding needs for future facilities and utilities.
- Expanded focus on resiliency of infrastructure from impacts of climate change.
- Increased emphasis on support, enhancement, and use of green infrastructure.



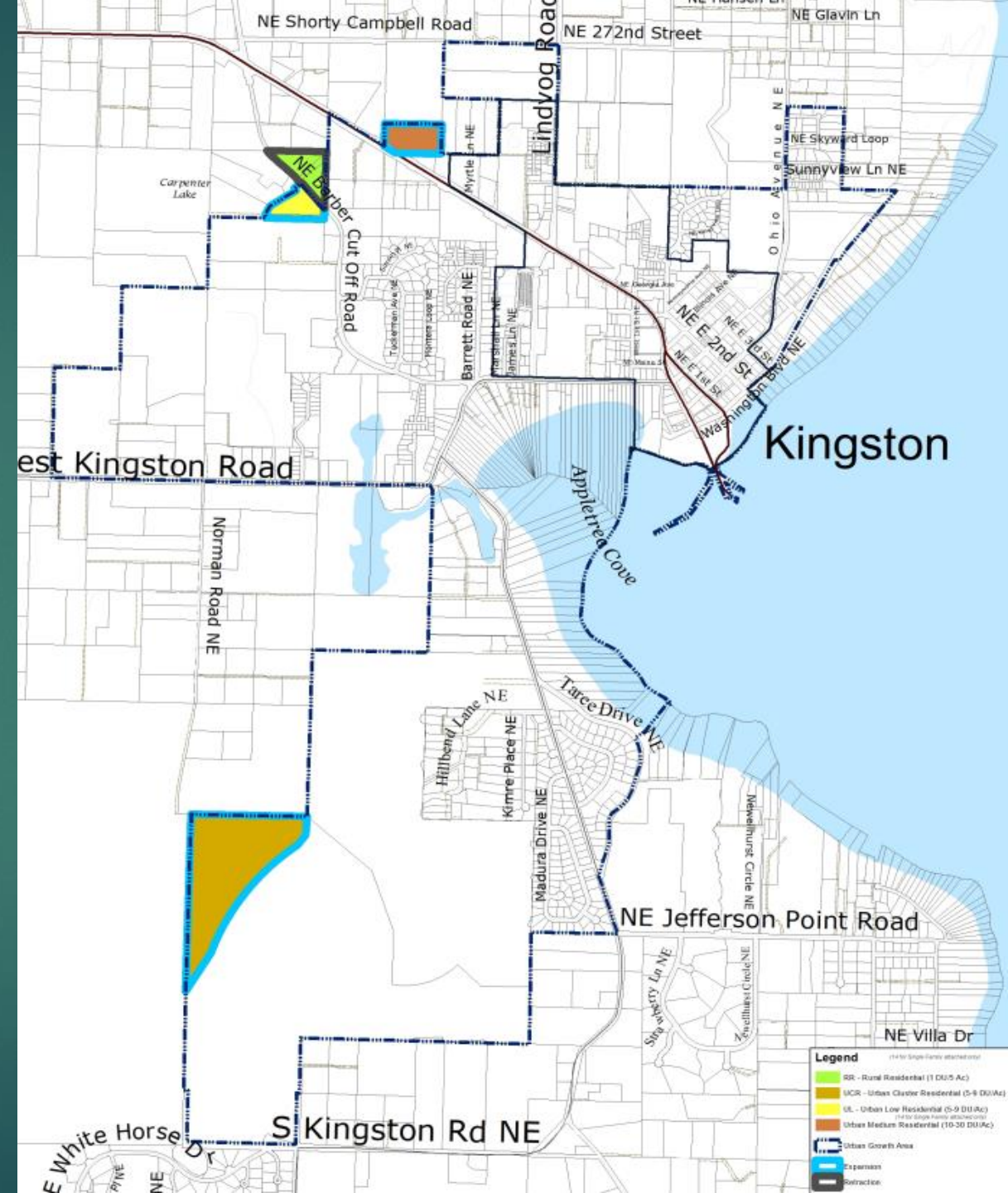
# SUB-AREA PLANS

- Drafts propose no changes to Keyport, Illahee and Gorst
- Manchester and Suquamish chapters augmented only to improve roads and trail systems.
- **However, Kingston and Silverdale are significantly revised to meet growth projections and housing needs.**



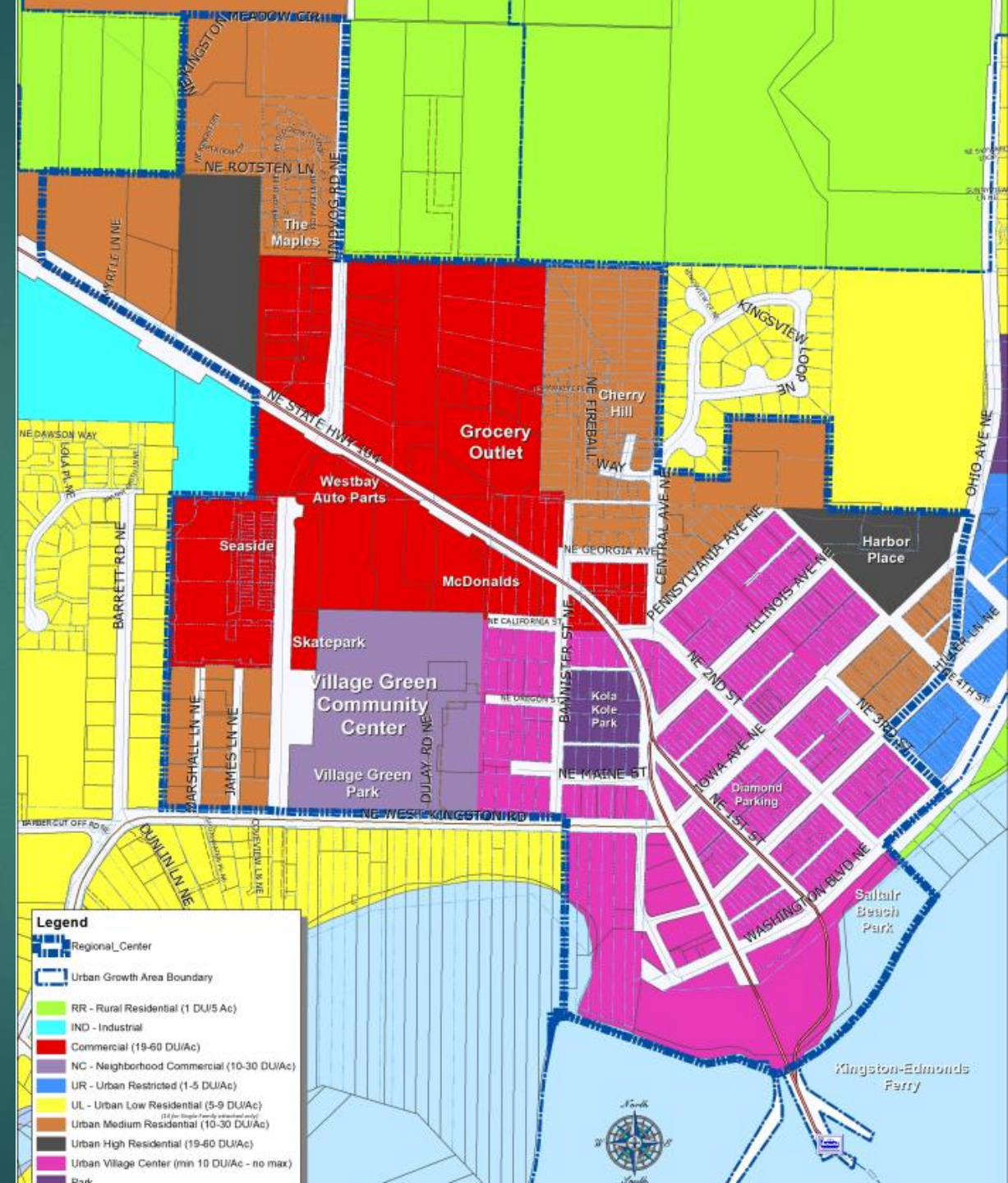
# KINGSTON UGA

Policy	Current (Alt 1)	Staff Recommendation
<b>Kingston UGA</b>		
<b>Assumed Densities</b>	UVC – 12 DU/acre C – 0 DU/acre UM – 12 DU/acre	UVC – 18 DU/acre C – 30 DU/acre UM – 20 DU/acre
<b>Density Ranges</b>	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)
<b>Maximum Structure Height</b>	UVC – 45 feet C – 35 feet UM – 45 feet	UVC – 45 feet C – 55 feet UM – 45 feet
<b>Center Boundary</b>	No Boundary	Next Slide
<b>Center Incentives</b>	None	Expedited Permitting
<b>Storefront Zone</b>	Not included	Not included
<b>Transit Frequency</b>	Current	30-minute frequency



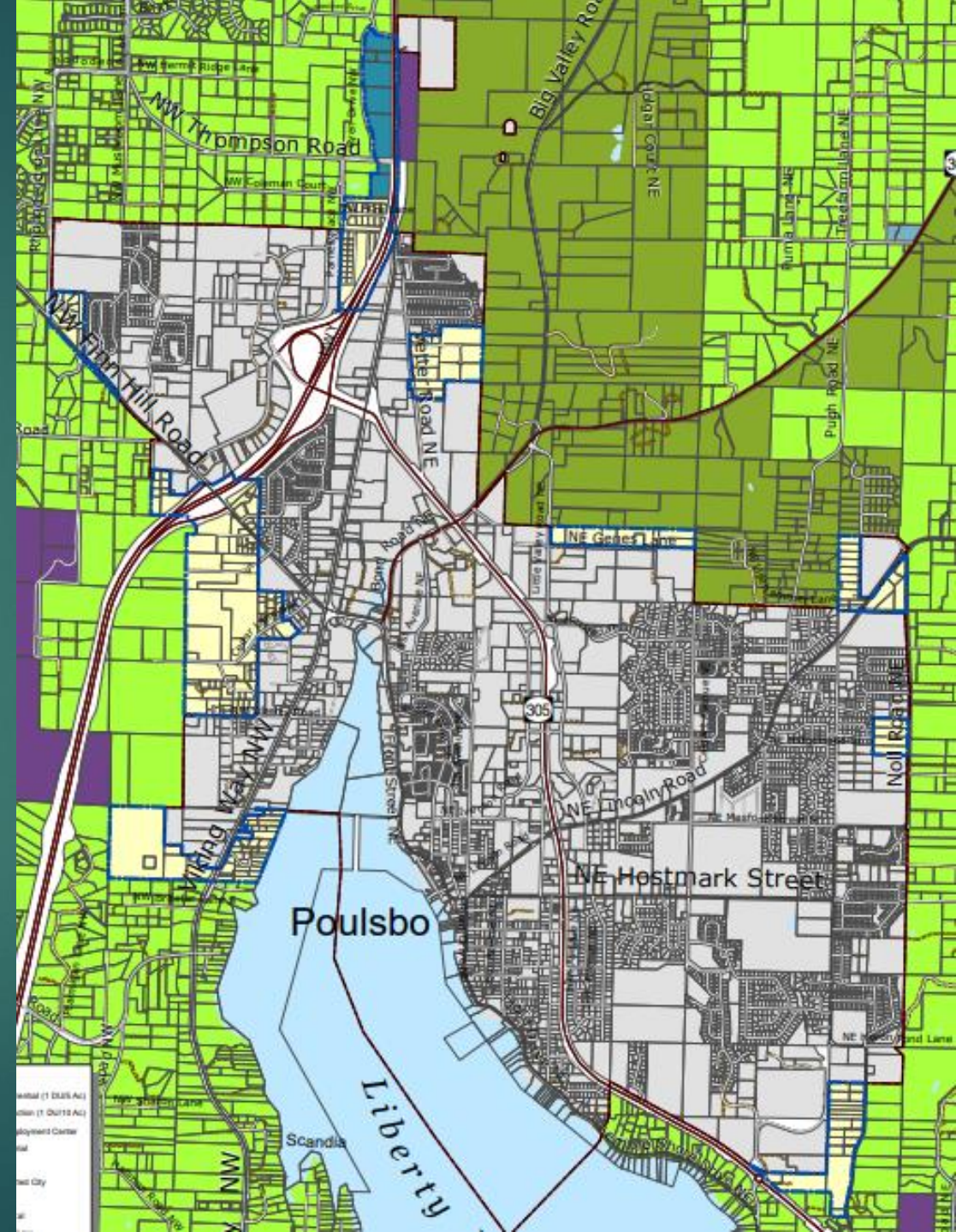
# KINGSTON COUNTYWIDE CENTER

Policy	Current (Alt 1)	Staff Recommendation
<b>Kingston UGA</b>		
<b>Assumed Densities</b>	UVC – 12 DU/acre C – 0 DU/acre UM – 12 DU/acre	UVC – 18 DU/acre C – 30 DU/acre UM – 20 DU/acre
<b>Density Ranges</b>	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)
<b>Maximum Structure Height</b>	UVC – 45 feet C – 35 feet UM – 45 feet	UVC – 45 feet C – 55 feet UM – 45 feet
<b>Center Boundary</b>	No Boundary	Next Slide
<b>Center Incentives</b>	None	Expedited Permitting
<b>Storefront Zone</b>	Not included	Not included
<b>Transit Frequency</b>	Current	30-minute frequency



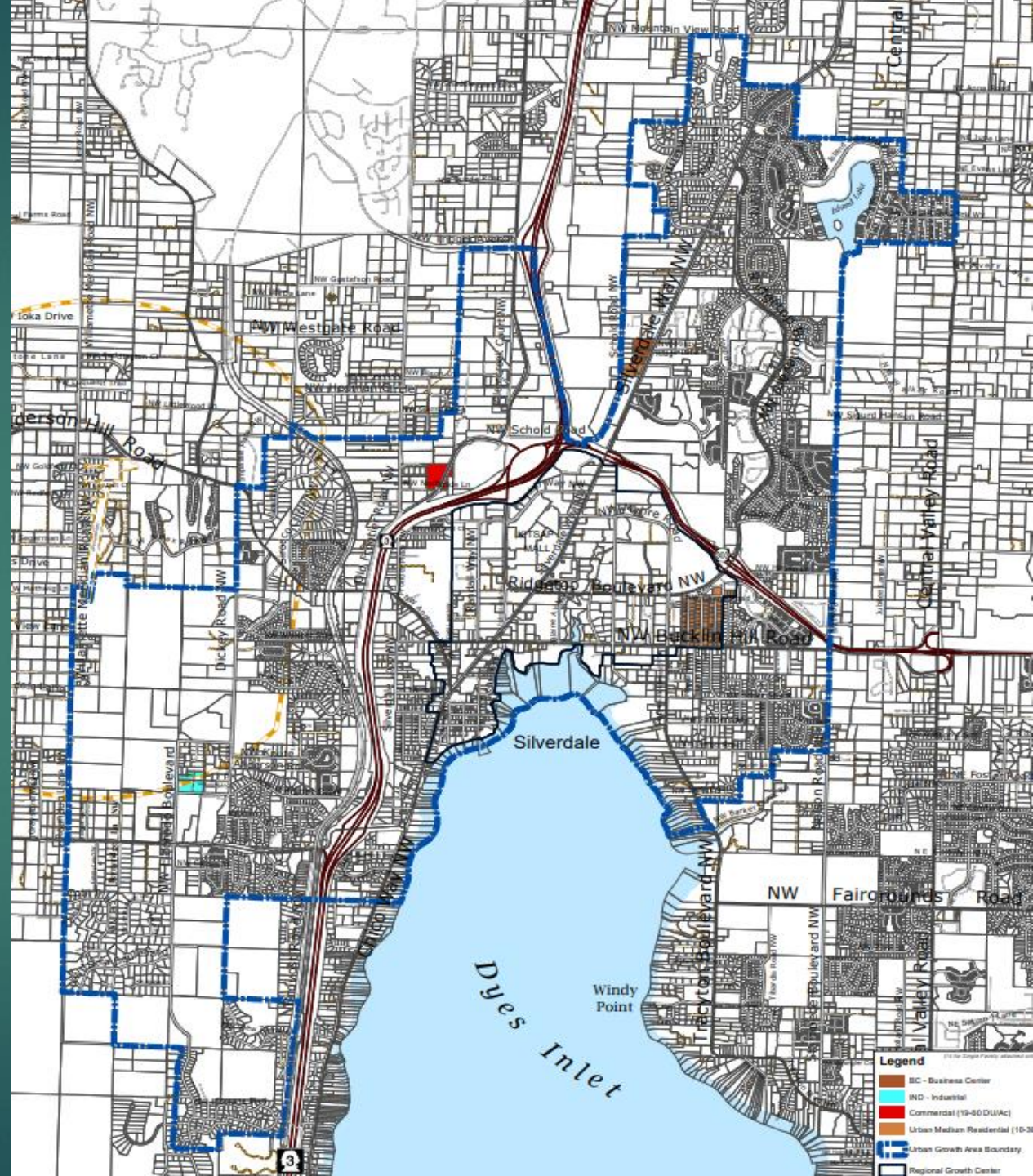
# POULSBO UGA

- 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
<b>Silverdale UGA (Outside the Regional Center)</b>		
<b>Assumed Densities</b>	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
<b>Density Ranges</b>	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)
<b>Maximum Structure Height</b>	C – 35 feet UH – 55 feet UM – 45 feet Old Town – 35 feet/ 45 feet	C – 55 feet UH – 55 feet UM – 45 feet Old Town – 35 feet/ 45 feet



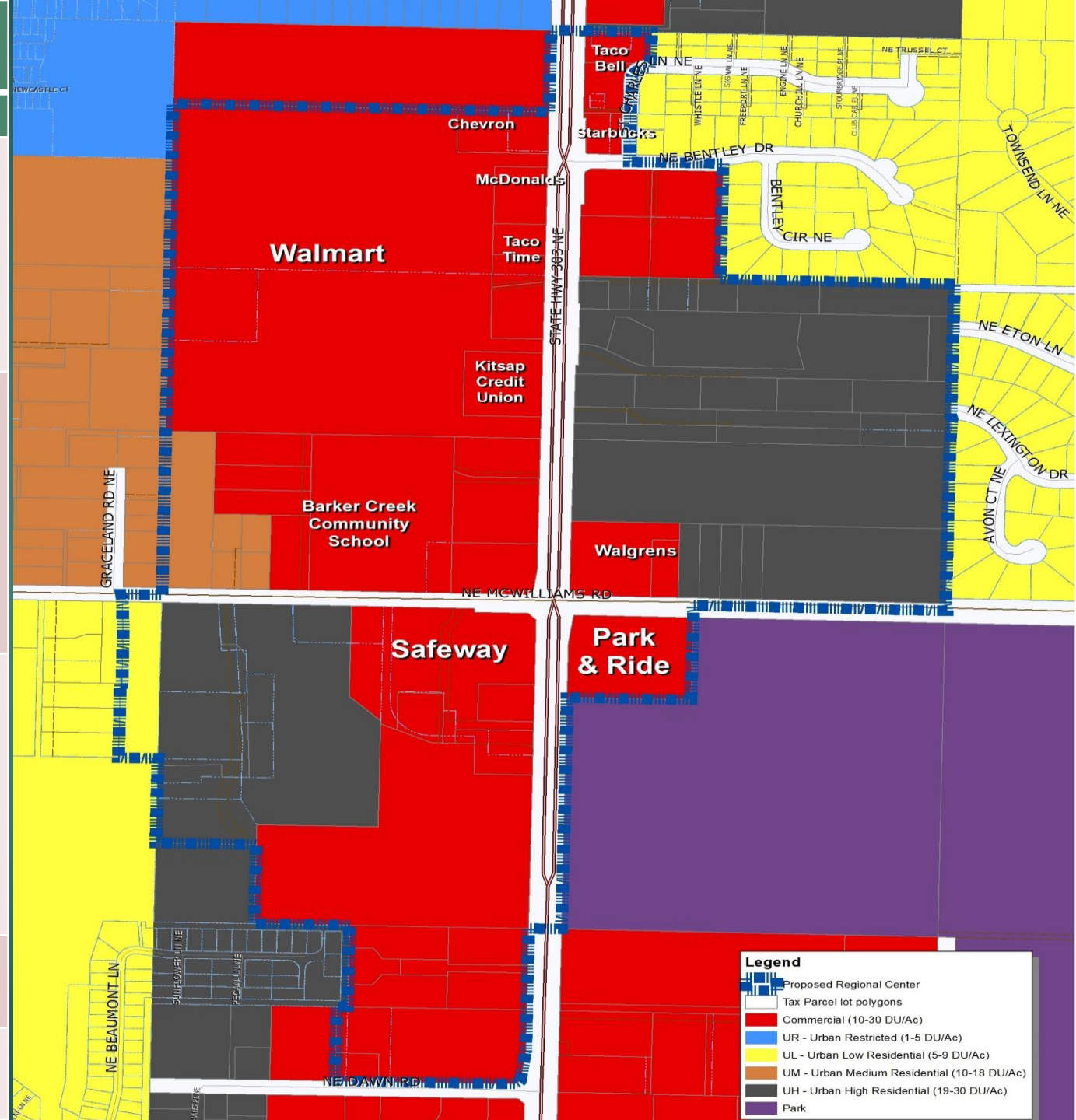
# SILVERDALE CENTER

Policy	Current (Alt 1)	Preferred Alternative
<b>Silverdale Center</b>		
<b>Assumed Densities</b>	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
<b>Density Ranges</b>	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)
<b>Maximum Structure Height (Base)</b>	RC – 55/65 feet C – 55 feet UH – 55 feet UM – 45 feet	RC – 65 feet/125 feet C – 55 feet/85 feet UH – 55 feet/85 feet UM – 45 feet/85 feet
<b>Center Boundary</b>	Current Boundary	Alt 2 with Ridgetop property <b>removed</b> and Old Town <b>included</b> .
<b>Center Incentives</b>	None	Expedited Permitting
<b>Transit Frequency</b>	Current	30-minute frequency

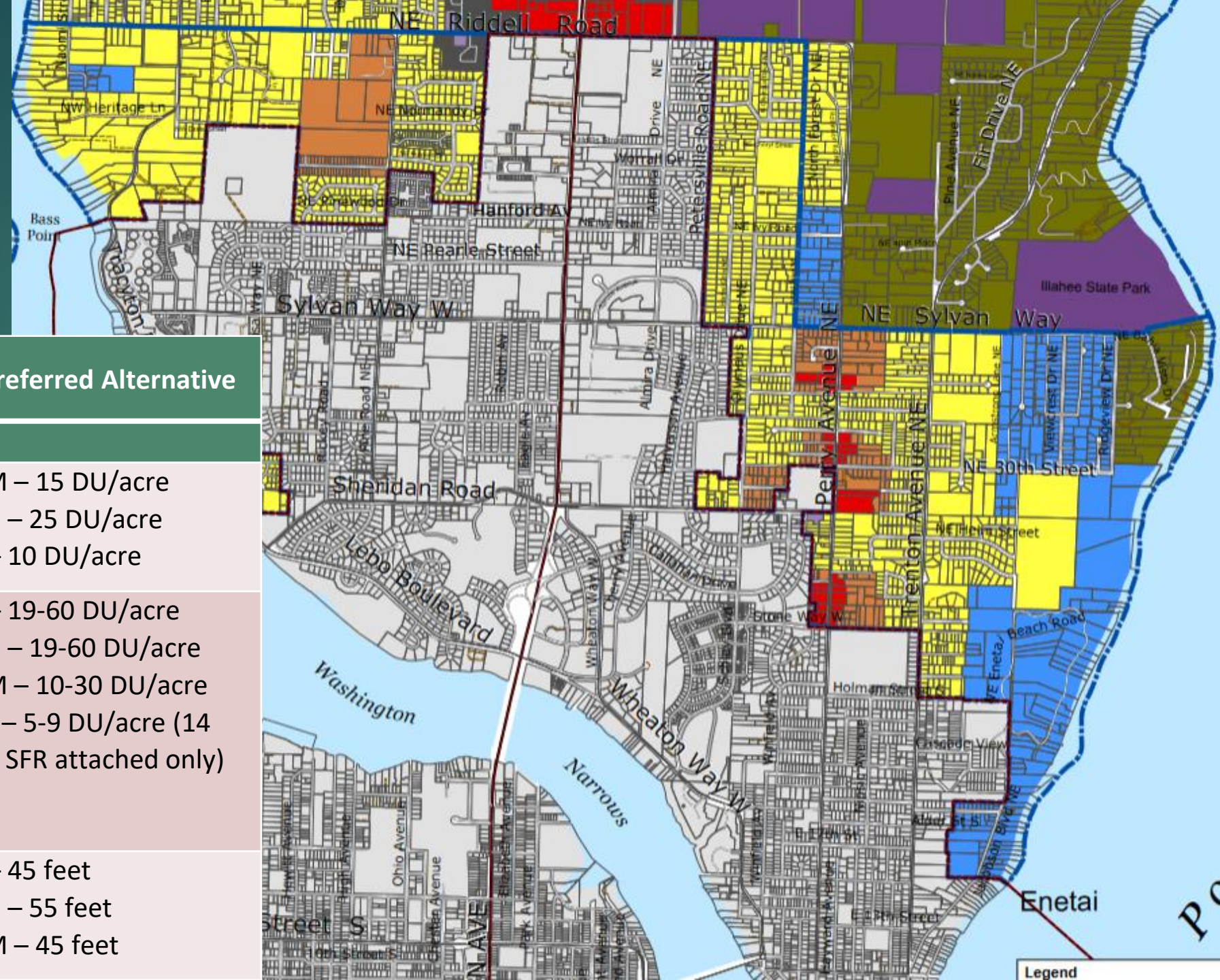


# CENTRAL KITSAP

Policy	Current (Alt 1)	Preferred Alternative
<b>Central Kitsap UGA/McWilliams Center</b>		
<b>Assumed Densities</b>	C – 0 DU/acre UH – 22 DU/acre UM – 12 DU/acre	C – 30 DU/acre UH – 30 DU/acre UM – 15 DU/acre
<b>Density Ranges</b>	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
<b>Maximum Structure Height</b>	C – 35 feet UH – 55 feet UM – 45 feet	C – 55 feet UH – 55 feet UM – 45 feet
<b>Center Boundary</b>	None	McWilliams
<b>Center Incentives</b>	None	Expedited Permitting



# EAST BREMERTON

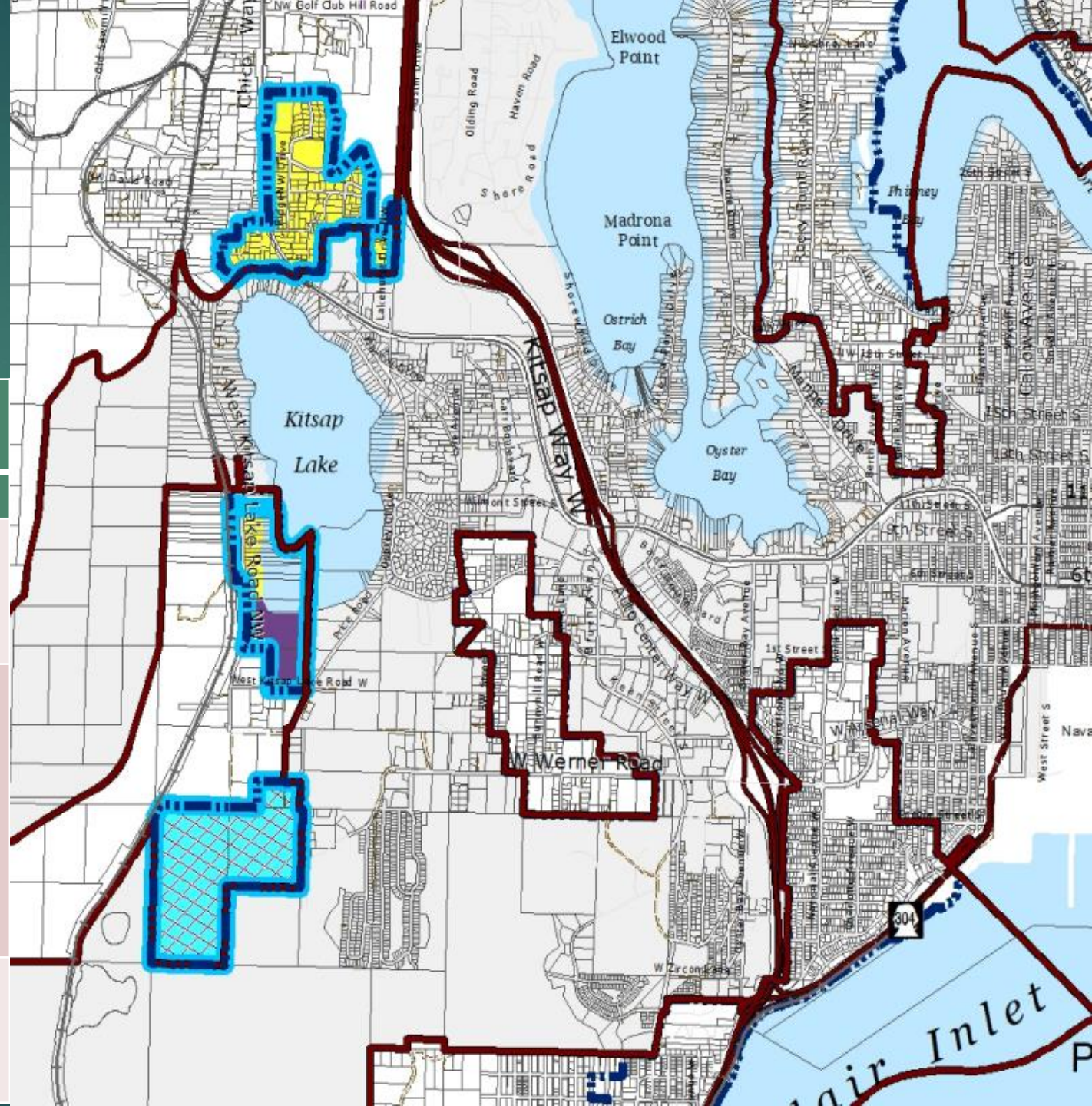


Policy	Current (Alt 1)	Preferred Alternative
<b>East BremertonUGA</b>		
<b>Assumed Densities</b>	UM – 12 DU/acre UH – 22 DU/acre C – 0 DU/acre	UM – 15 DU/acre UH – 25 DU/acre C – 10 DU/acre
<b>Density Ranges</b>	C – 10-30 DU/ acre UH – 19-30 DU/acre UM – 10-18 DU/acre UL – 5-9 DU/acre	C – 19-60 DU/acre UH – 19-60 DU/acre UM – 10-30 DU/acre UL – 5-9 DU/acre (14 for SFR attached only)
<b>Maximum Structure Height</b>	C – 35 feet UH – 55 feet UM – 45 feet	C – 45 feet UH – 55 feet UM – 45 feet

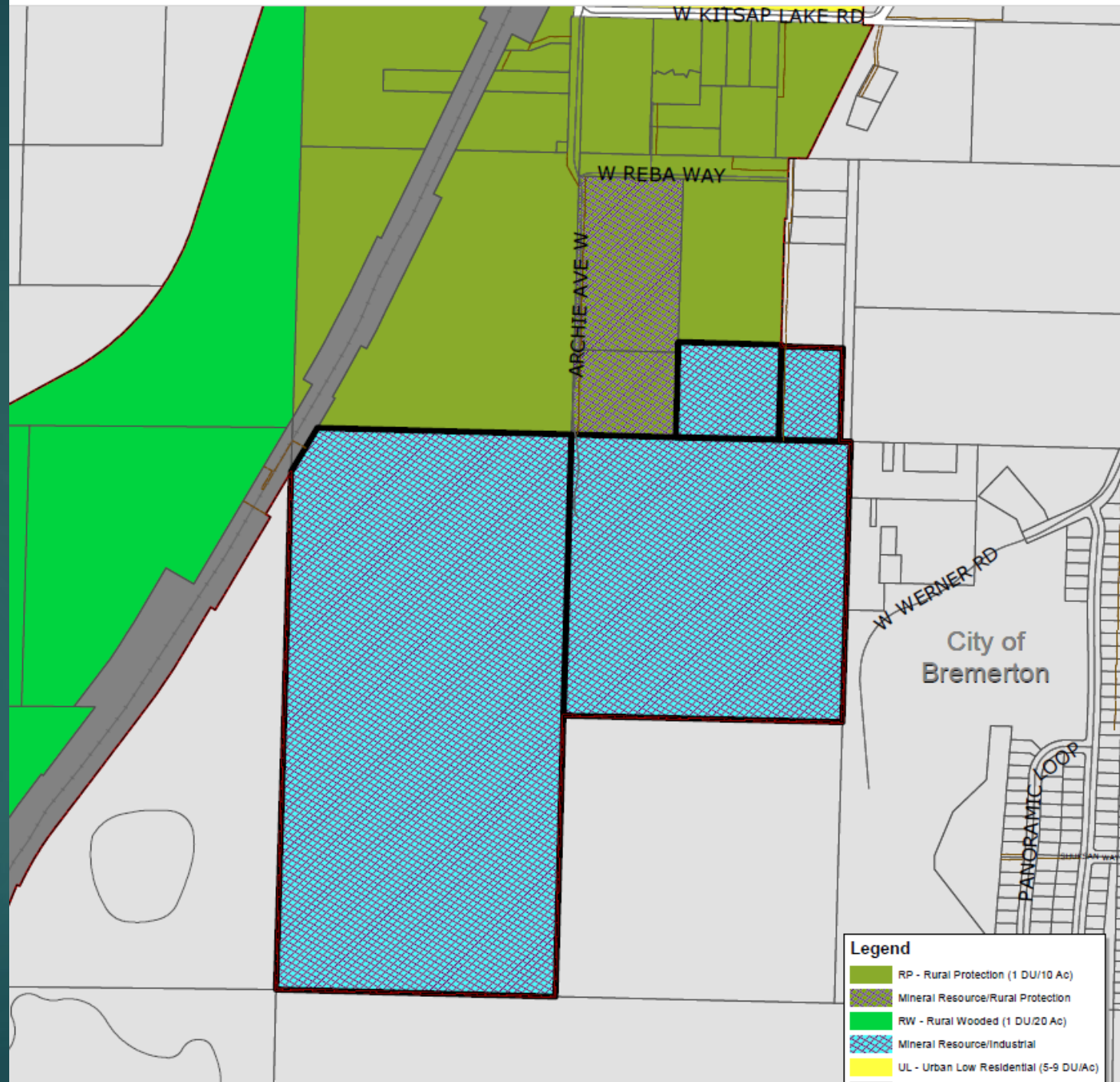
Legend

# WEST BREMERTON





Policy	Current (Alt 1)	Preferred Alternative
<b>West Bremerton UGA</b>		
<b>Assumed Densities</b>	UM – 12 DU/acre UH – 22 DU/acre C – 0 DU/acre	UM – 15 DU/acre UH – 25 DU/acre C – 10 DU/acre
<b>Density Ranges</b>	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)
<b>Maximum Structure Height</b>	C – 35 feet UH – 55 feet UM – 45 feet	C – 45 feet UH – 55 feet UM – 45 feet







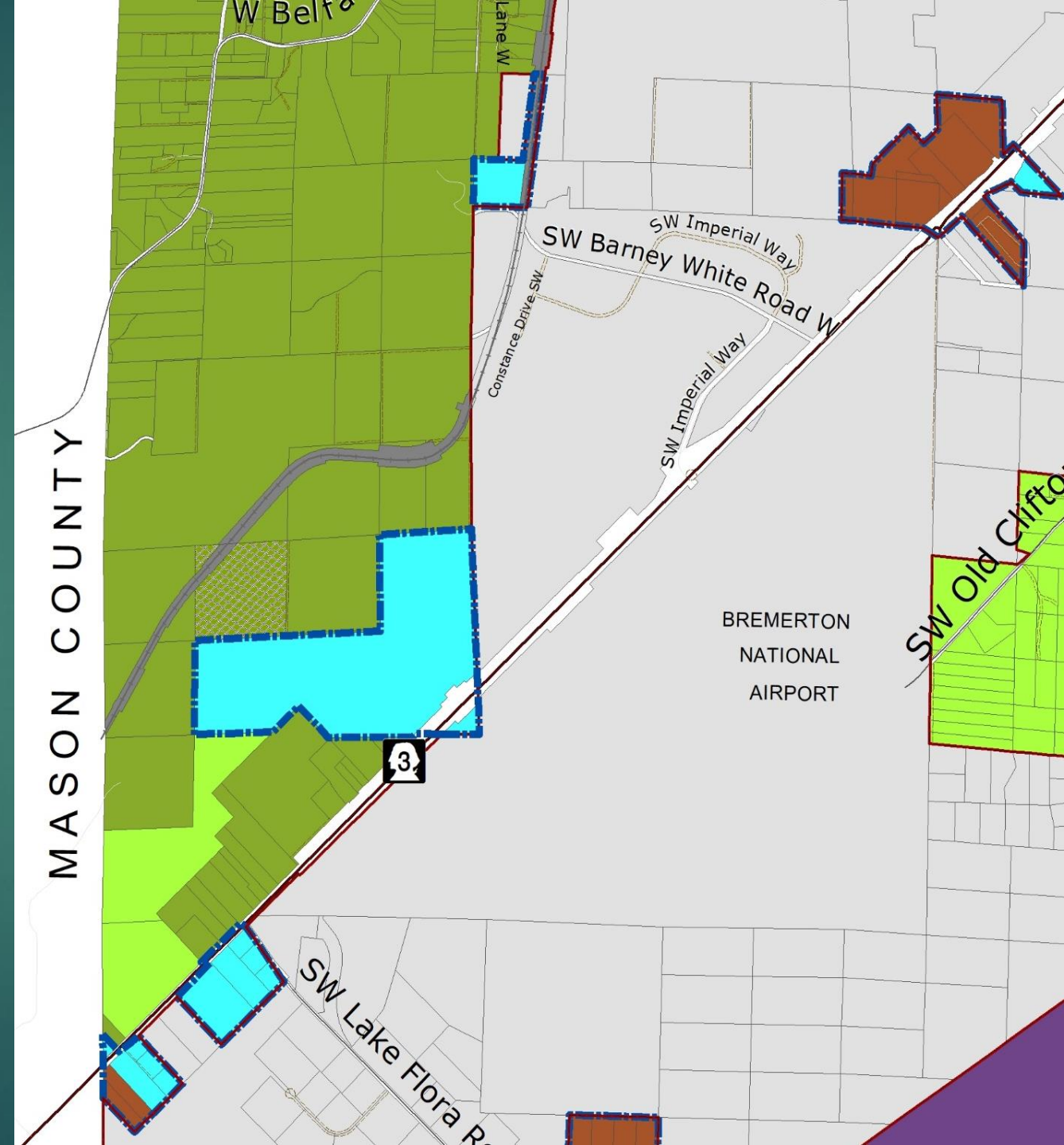
**Legend**

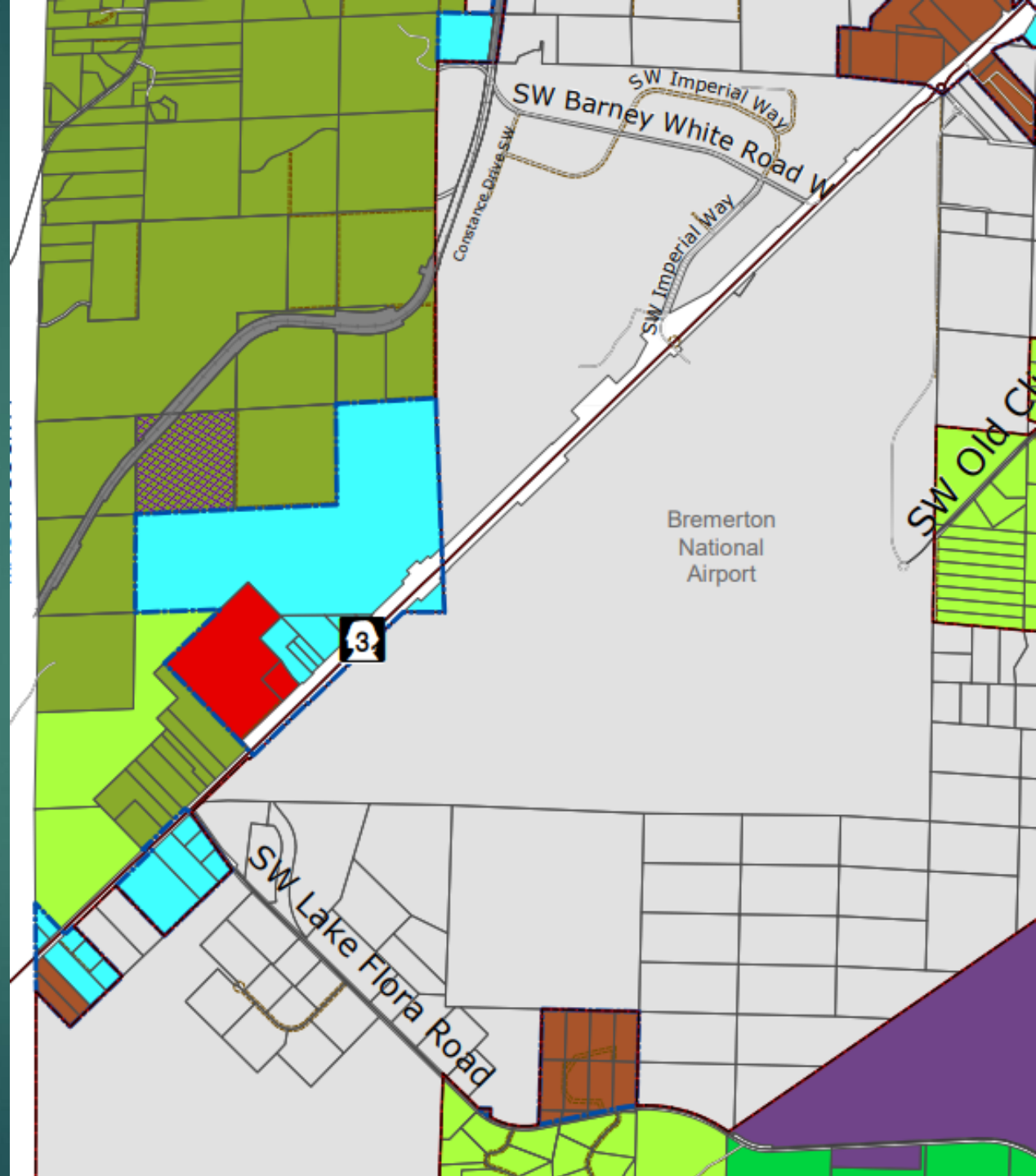
	RP - Rural Protection (1 DU/10 Ac)
	Mineral Resource/Rural Protection
	RW - Rural Wooded (1 DU/20 Ac)
	Mineral Resource/Industrial
	UL - Urban Low Residential (5-9 DU/Ac)



# PSIC - BREMERTON

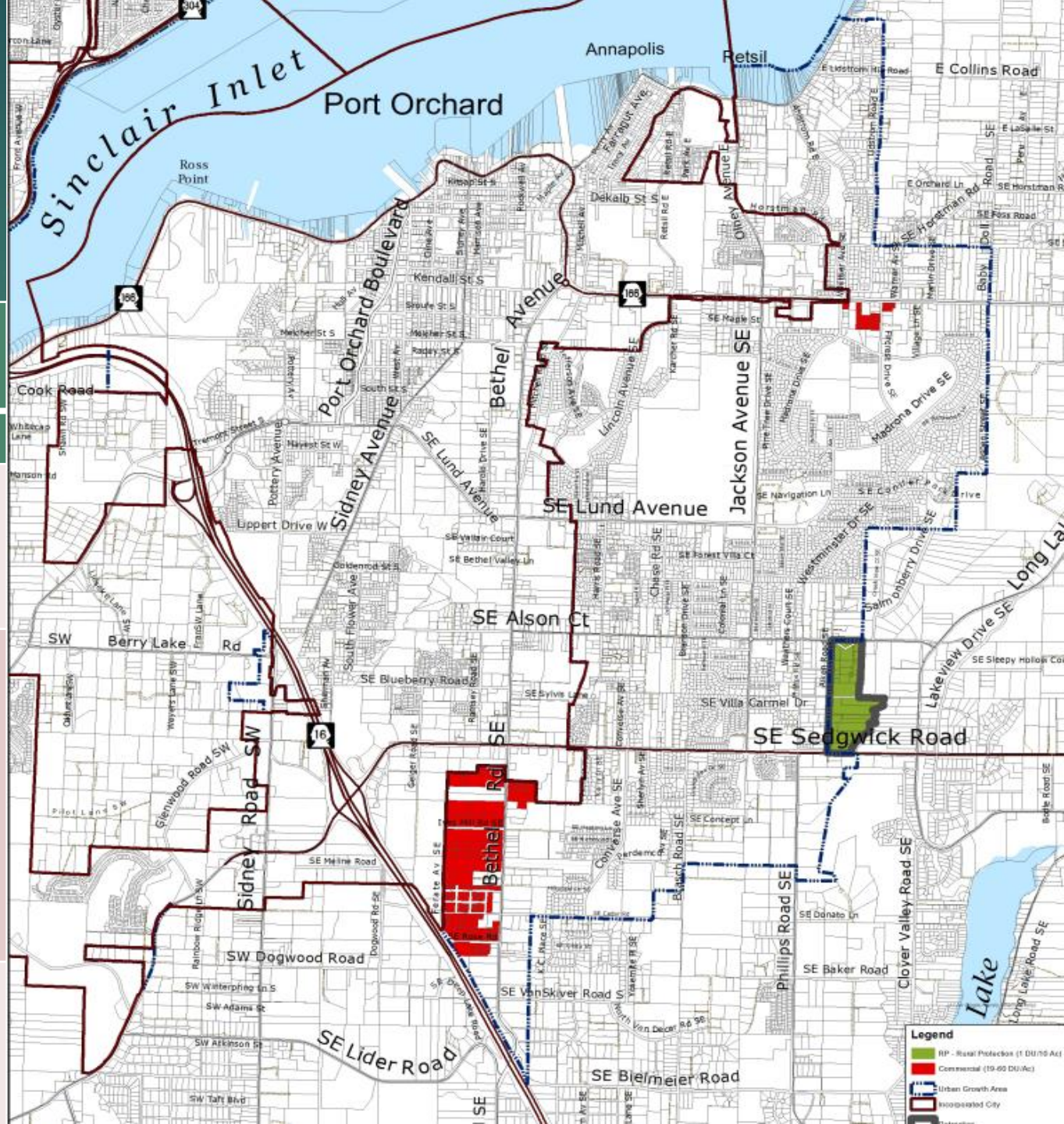
- “L” shaped property is adjacent to proposed raceway.
- Supported by the City of Bremerton
- Skokomish proposal absent from Preferred.





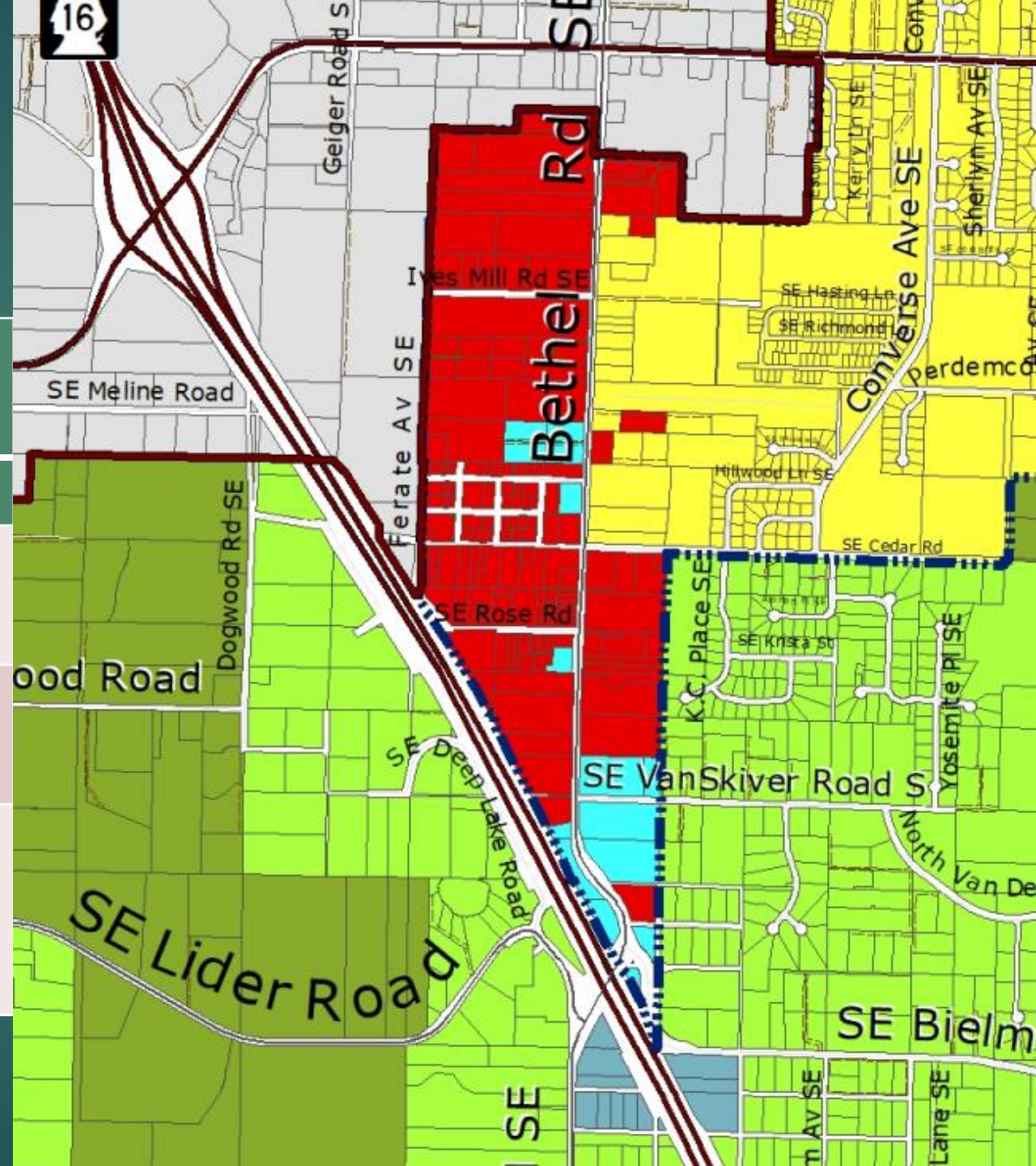
# PORT ORCHARD UGA

Policy	Current (Alt 1)	Preferred Alternative
<b>Port Orchard UGA</b>		
<b>Assumed Densities</b>	UM – 12 DU/acre UH – 22 DU/acre C – 0 DU/acre	UM – 15 DU/acre UH – 25 DU/acre C – 10 DU/acre
<b>Density Ranges</b>	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)
<b>Maximum Structure Height</b>	C – 35 feet UH – 55 feet UM – 45 feet	C – 45 feet UH – 55 feet UM – 45 feet



# BETHEL CORRIDOR

Policy	Current (Alt 1)	Preferred Alternative
<b>Port Orchard UGA</b>		
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



Policy	Current (Alt 1)	Preferred Alternative
<b>Other Countywide Policy Proposals</b>		
<b>GHG Emission Targets</b>	None	PSRC's Targets - 80% below 1990 levels by the year 2050.
<b>Parking Reductions (SF)</b>	2.5 spaces per unit Garages don't count	2.5 spaces per unit Individual unit garages count 1 to requirement
<b>Parking Reductions (MF)</b>	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
<b>Parking Reductions (Comm)</b>	No Change	High-Capacity Transit standards countywide
<b>Suquamish/Manchester LAMIRDs</b>		
<b>Lot Aggregation</b>	Required based on property size	No Change
<b>Accessory Dwelling Units (Detached)</b>	ACUP Required	Permitted
<b>Rural</b>		
<b>Accessory Dwelling Units (Detached)</b>	CUP Required	CUP Required

# OTHER POLICY OR CODE CHANGES

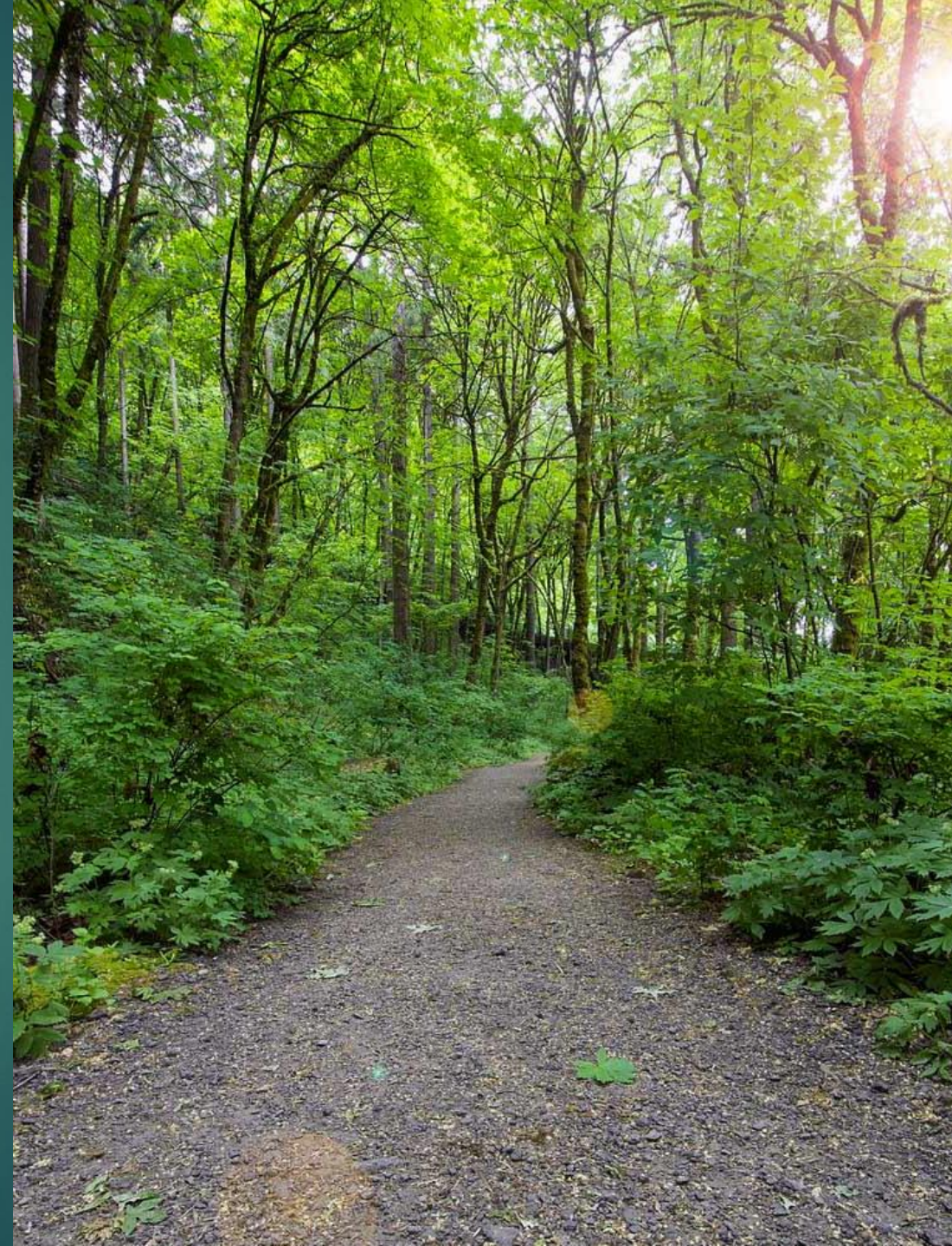
- Removed or reduced lot dimensions and minimum lot sizes in urban areas.
- Reduced or removed setbacks for multi-family and single-family, attached development.
- Expedited permitting for multi-family projects in Centers such as Silverdale and Kingston.
- Boundary Line Adjustment criteria to improve transparency of requirements.

## Not Included:

- Multi-family Tax Exemption - Not allowed by legislature
- Expanded SEPA Thresholds

# APPLICABILITY

- Applies to urban areas only
- Tree canopy requirements shall apply to subdivision of land or single-family and multi-family development creating **four (4) or more developable lots or units.**
- Retention of trees greater than 18 inches DBH is encouraged.
- Tree retention is preferred to tree replacement.





# TREE UNIT REQUIREMENTS

- Based on diameter at breast height (DBH).
- Larger the tree the more units it is worth.
- Replacement trees worth the least and conifers encouraged.

Tree Category (DBH or Size)	Tree Unit Credit (per tree)
Existing healthy trees between 1" and up to 8" DBH	1
Existing Larger than 8" and up to 12" DBH	1.5
Existing Larger than 12" and up to 18" DBH	2
Existing Larger than 18" and up to 24" DBH	3
Existing Larger than 24" DBH	3.5
Replacement 2-inch caliper deciduous or broadleaf tree	.5
Replacement 6-foot-tall evergreen, conifer tree	1

# TREE UNIT REQUIREMENTS

- Based on gross acre.
- Existing trees within critical area and shoreline buffers and landscaping count towards these requirements.

Comprehensive Plan Land Use Designation	Land Use Zone	Tree Unit Credits per Gross Acre
Urban Low Residential	Urban Restricted	20
	Urban Low Residential	
	Urban Cluster Residential	
	Greenbelt	
Urban Medium Residential	Urban Medium Residential	10
Urban High Residential	Urban High Residential	10
Urban Low Intensity Commercial	Urban Village Center	15
	Neighborhood Commercial	
Urban High Intensity Commercial	Commercial	10
	Regional Center	
	Low Intensity Commercial	

# RETAINED TREES

- Post-development life expectancy of greater than 10 years
- Sound and solid trunk
- No major insect or pathological problem
- Individual trees and groupings of trees proposed for retention shall be wind-firm after development.
- Trees greater than 8 inches DBH located within a critical area or shoreline and associated buffers may be credited
- No State or County invasive, nuisance, or species.



# REPLACEMENT TREES

- The required minimum size shall be six feet tall for native or other conifer species and two-inch caliper for deciduous or broad-leaf trees.
- Replacement trees must be consistent with a species list.
- Individual species of non-native replacement trees planted shall not exceed 35 percent of the total number of all replacement trees.
- A minimum of 50 percent of the required trees in protected tracts, such as roadway,, recreation , stormwater tracts, and critical area tracts.
- Trees may be planted on a solitary basis or within clusters to form stands or groves.



# OTHER

- **Tree Canopy Protection Plan**  
Trees must be clearly delineated on a site plan and recorded documents.
- **Tree Protection During Construction** – Protective fencing for tree and root structure.
- **Tree Maintenance**  
Replacement trees must be watered and maintained as landscaping.



# UPDATE SCHEDULE

- **Planning Commission Hearing – September 24<sup>th</sup>**
- **Planning Commission Deliberations – October 1<sup>st</sup> and October 15<sup>th</sup>**
- **Board of Commissioner Hearing – October 28<sup>th</sup>**

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