

# KITSAP COUNTY COMPREHENSIVE PLAN UPDATE

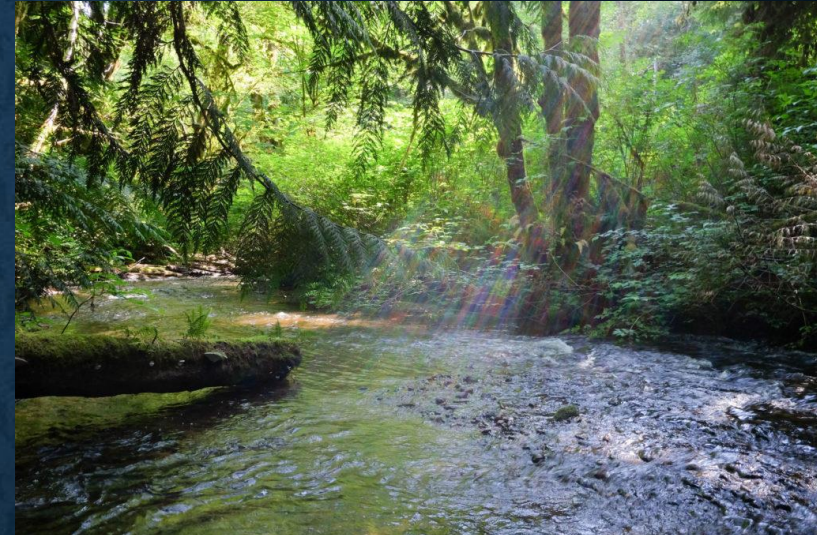
Kitsap County  
July 18, 2023





# WHY IS A COMPREHENSIVE PLAN IMPORTANT?

- **What the County wants to be when it grows up?**  
Its Community Aspirations.
- **Directs future focus and actions.**  
How do we achieve our goals?
- **Plans for growth and its impacts.**





# WHY IS A COMPREHENSIVE PLAN IMPORTANT?

**Directs County actions on:**

- Growth
- Infrastructure
- Environmental protection
- Housing choices
- Many others

**Does not apply to Tribal lands**

**And it is required by state statute.**





# GROWTH MANAGEMENT ACT

## 14 goals to “balance”

- Urban Growth
- Reduce Sprawl
- Transportation
- Housing
- Economic Development
- Property Rights
- Permits
- Resource Lands
- Open Space/Recreation
- Environment
- Citizen Participation
- Public Facilities/Services
- Historic Preservation
- Shorelines

No priority order. Balancing based on “local circumstances”.



# GMA'S CORE CONCEPTS

## Three main types of land: Urban, Rural and Resource

- **Urban:** Growth focused. Dense housing, shopping, jobs
- **Rural:** Protected from growth. Large properties, rural jobs, limited commercial.
- **Resource:** Protected from all development. Timber, agriculture, mining.

Urban services (sewer, sidewalks, multi-family housing) limited to urban boundaries (UGAs).

Urban services generally prohibited in rural and resource lands (sewer).





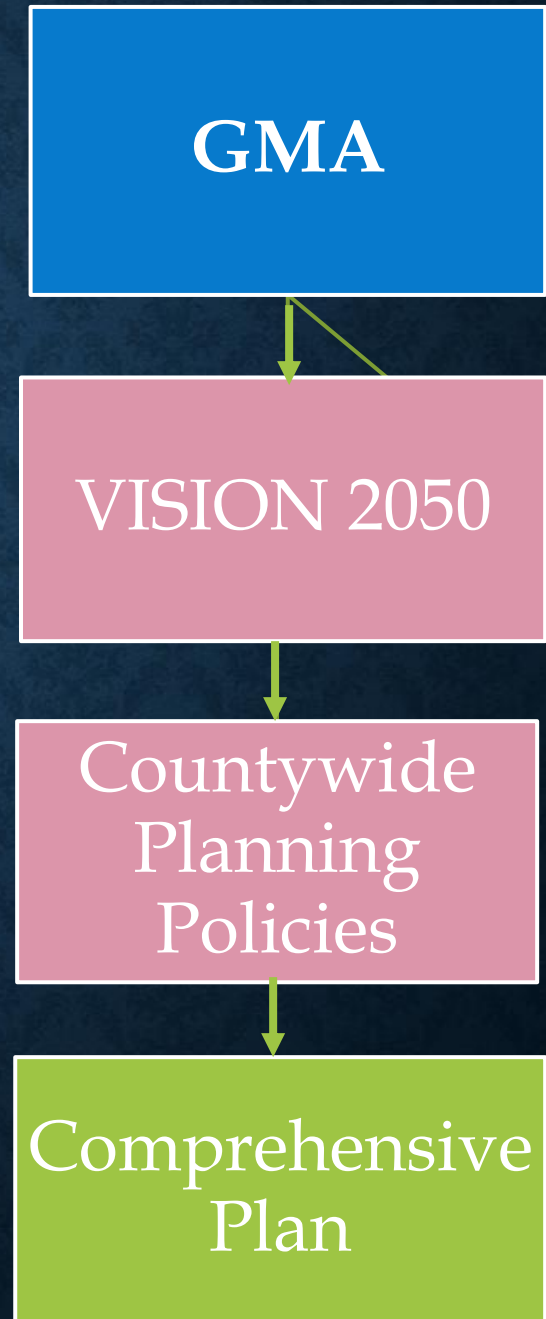
# REGIONAL PLANS

## **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.





# 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 out of reach of more citizens each year
- Kitsap's housing supply is very single-family detached-home focused (\$\$\$).
- **Kitsap Annual Median Income (AMI): \$87,314**
- **30% to Housing: \$2,182** (rent and utilities)
- **Median Rent: \$2,100** (2-bedroom)
- **Median Home Price: \$500,000** (\$80K down = \$3,000 mortgage)

**What do you do if you make 80% AMI? Or 50%?**



# 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.





## DUPLEX SIDE X SIDE

A small (1 to 2-story), detached structure that consists of two dwelling units arranged side-by-side, each with an entry from the street.



## DUPLEX STACKED

A small (2 to 2.5-story), detached structure that consists of two dwelling units arranged one above the other, each with an entry from the street. Fits on narrower lots than the side-by-side duplex.



## LOW-RISE MULTIPLEX

A detached (2 to 2.5-story) structure that consists of 5 to 12 dwelling units arranged side-by-side and/or stacked, typically with a shared entry from the street.



## COTTAGE COURT

A group of small (1 to 1.5-story\*), detached structures arranged around a shared court visible from the street.



## TOWNHOUSE

A small-to medium-sized attached structure that consists of 2 to 16 multi-story dwelling units placed side-by-side.



## LIVE-WORK

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







## ACCESSORY DWELLING UNIT (ADU)

A small, self-contained residential unit located on the same lot as an existing single-family home.

## 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.









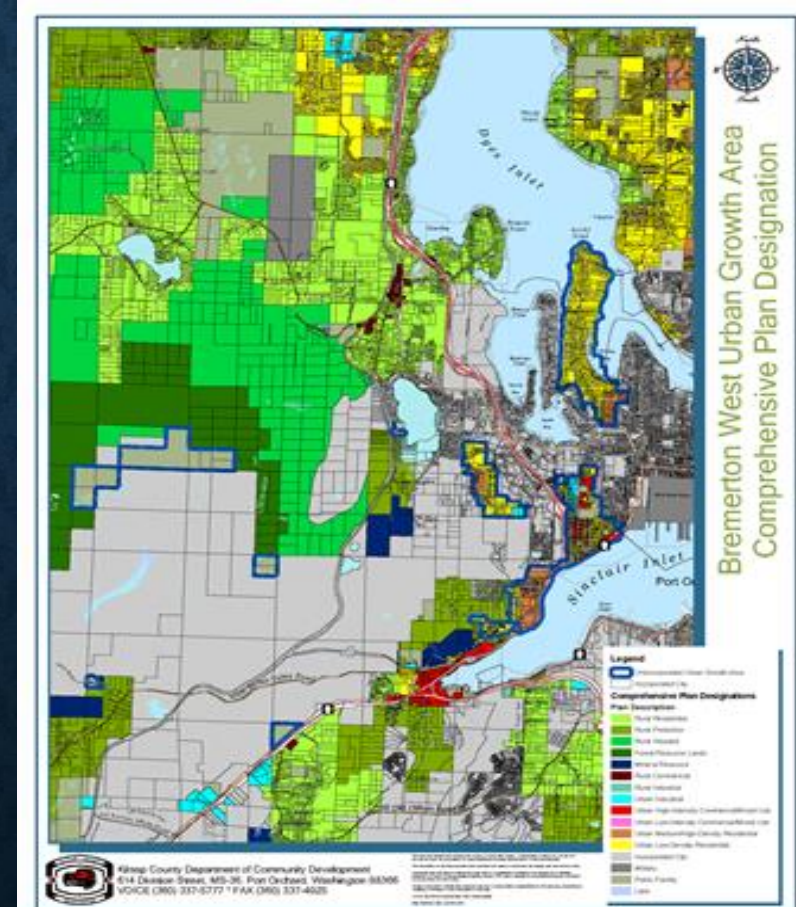
# EQUITY IN PLANNING

- Expanding access to government and its information
- Geographic versus Demographic focus.
- Expanding housing options - public and private
- Expanding transit options - within communities not just between.
- Assessing health impacts of urban areas - park and trees



# PUBLIC OUTREACH

- Comprehensive website
- Storyboards
- Email and social media notifications
- Virtual and in-person meetings  
(All recorded and on YouTube)
- Individual meetings to community groups, civic organizations and stakeholders.
- Public hearings





# UPDATE SCHEDULE

- Update is Due No Later than December 31, 2024
- Current Schedule Targets October 2024 to Allow for the Unexpected

<b>Preliminary Alternatives Selected</b>	<b>Draft EIS, Comp Plan, CFP and Regulations Released</b>	<b>Preferred Alternative Selected</b>	<b>Final EIS, Comp Plan, Capital Facilities Plan and Regulations Released</b>	<b>Board Approval of Final Documents</b>
<b>Apr 2023</b>	<b>Oct 2023</b>	<b>Feb 2023</b>	<b>Jun 2024</b>	<b>Oct 2024</b>

<b>LEGEND</b>	<b>Document Release</b>	<b>Board Hearings</b>
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# MORE INFORMATION?

**Kitsap County Comprehensive Plan**

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**Kcowa.us/compplan**

