

Kitsap County Comprehensive Plan Periodic Review and Update

**Board and Planning Commission Joint Work-Study
November 23, 2015**



kitsap2036
Growing for a Better Tomorrow

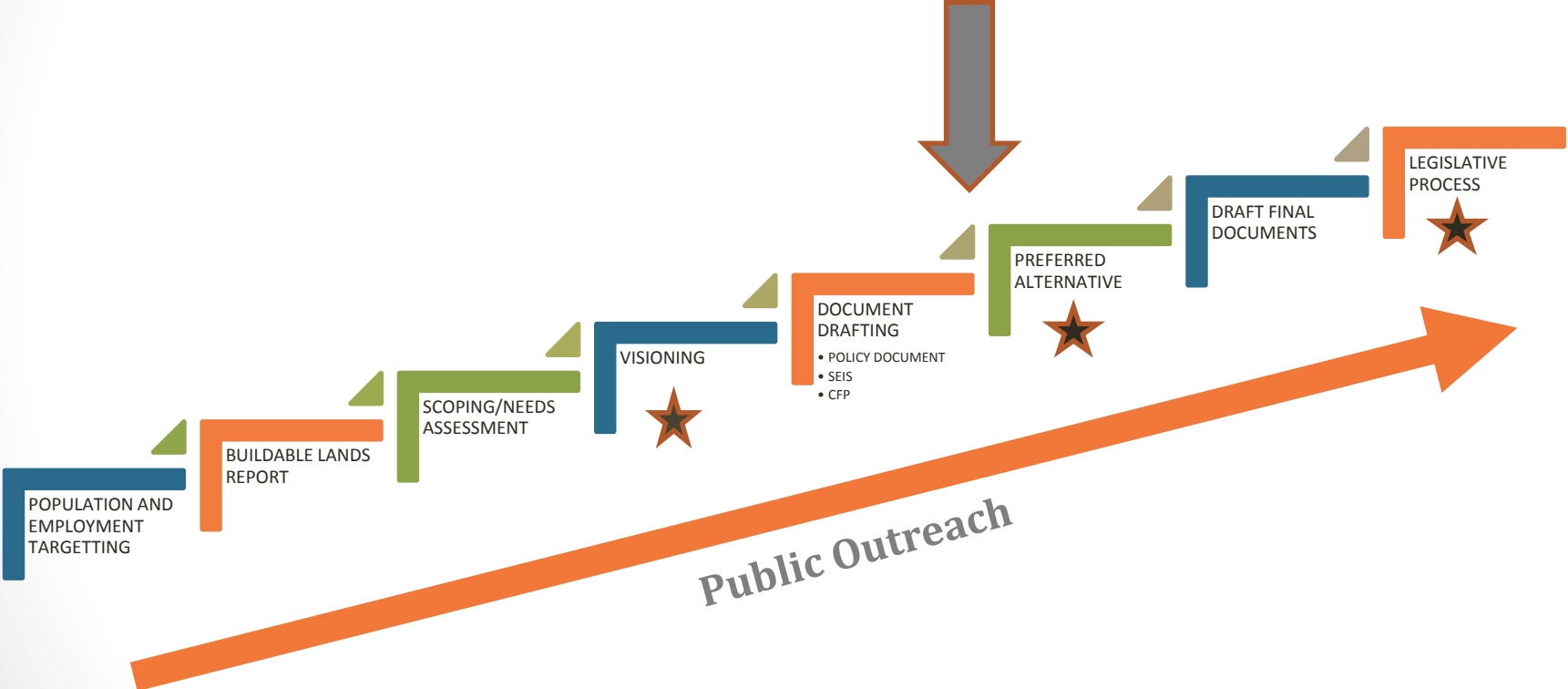


Agenda

- **Topic One: Schedule Refresher**
- **Topic Two: Policy Document**
- **Topic Three: Supplemental Environmental Impact Statement**
 - **Land Use Alternatives**
- **Topic Four: Capital Facilities Plan**
- **Topic Five: Next Steps and Schedule**



Comprehensive Plan Schedule Overview



Policy Document



- Periodic Update - Review and Revise
 - Board Guiding Principles
 - Internal Review Team – collaboration and outreach
 - 178 goals/558 policies (= 736 total – down from approximately 1300)
 - 7 key elements (formerly 11 – combined)
- Plan Layout
 - Readability and engagement
 - Web presence, access and visuals <http://compplan.kitsapgov.com>

Policy Document-GPS

- Kitsap County Mission
- Overall Plan Vision
- Executive Summary
- Guiding Directives
- **GPS**
 - **Goals**
 - **Policies**
 - **Strategies**
 - Guide Plan implementation
 - On-going development



Policy Document-Key Elements

- Land Use (17/70)
 - General Land Use
 - Rural Lands
 - Resource Lands
- Economic Development (9/46)
- Environment (4/14)
- Housing and Human Services (9/35)
- Transportation (10/38)
- Parks, Recreation and Open Space (4/25)
- Capital Facilities and Utilities (14/42)



() represents total goals/policies

Policy Document-Subarea Plans

- Updated
 - Suquamish (12/23)
 - Kingston (15/52)
 - Manchester (15/25)
 - Silverdale (16/44)
 - Added: Silverdale Regional Growth Center (19/76)
 - Illahee (11/17)
 - Keyport (23/46)
- Future shape of Community Plans – work-study topic

Policy Document - Appendices

- Appendix A – GMA Amendments Matrix
- Appendix B – Public Participation Plan, Let's Hear Kitsap
- Comprehensive Plan and Zoning Map Definitions

Supplemental Environmental Impact Statement (SEIS)



- Prepared in accordance with the State Environmental Policy Act (SEPA)
- Analyzes three Land Use Alternatives (2016-2036) and their impacts
- Adopts the following prior Environmental Impact Statements by reference:
 - Kitsap County 10-Year Comprehensive Plan Update-Integrated Plan and Environmental Impact Statement, Volume II: Final EIS, December 2006
 - Kitsap County Urban Growth Area Sizing and Composition Remand, Final SEIS, August 10, 2012
 - City of Bremerton and Kitsap County, Gorst Creek Watershed Characterization and Framework Plan, Gorst Subarea Plan, and Gorst Planned Action, October 8, 2013

SEIS: Major Issues, Significant Areas of Controversy and Uncertainty, and Issues to be Resolved

The key environmental issues and options facing decision makers are:

- the location of growth;
- sizing and composition of UGAs, given growth expected over the 2012-2036 period; and
- the level of capital improvements needed to support land use and growth levels.

Prior to final plan adoption, the following issues are anticipated to be resolved:

- refinement of a Preferred Alternative following public comment;
- preparation of associated land use plan and development regulations;
- selection and refinement of capital facility projects supporting land use, including transportation; and
- refinement of goals, objectives, and policies as well as implementing regulations.

Contents of the SEIS



- Front Matter:
 - Determination of Significance
 - Fact Sheet
 - Distribution List
- Chapter 1: Summary
- Chapter 2: Alternatives
- Chapter 3: Affected Environment, Significant Impacts, and Mitigation Measures
- Chapter 4: Reclassification Requests
- Acronyms, Abbreviations and References

Appendices

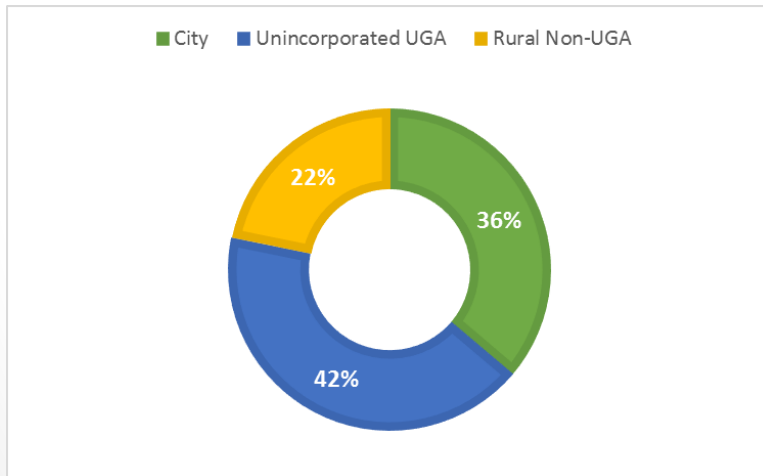
- Appendix A: Base Year Population and Countywide Planning Policies
- Appendix B: Growth Estimates
- Appendix C: Zoning Maps
- Appendix D: Prior Alternatives 2006 and 2012
- Appendix E: Air Quality Tables
- Appendix F: Impervious Areas
- Appendix G: Reasonable Measures
- Appendix H: Transportation

SEIS: Land Use Alternatives

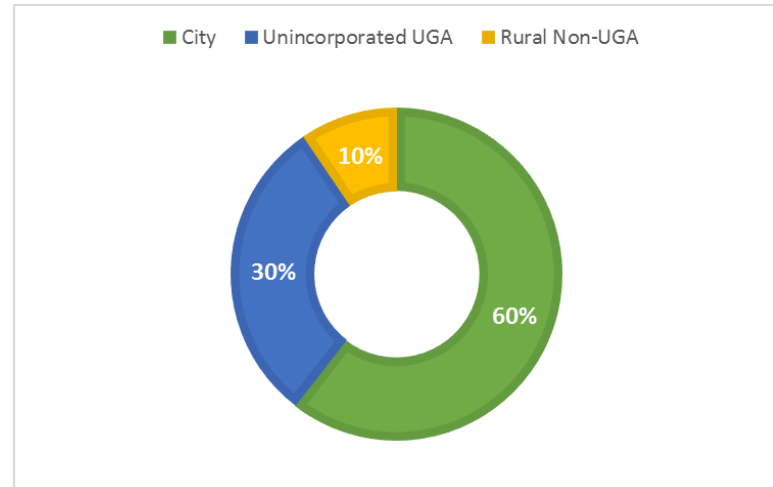
- **Alternative 1 No Action:** current Comprehensive Plan as of September 2015.
- **Alternative 2 Whole Community:** reflects Guiding Principles and GMA Directives.
- **Alternative 3 All Inclusive:** most changes to the land use plan; all reclassification requests; reflects GMA requirements.

SEIS: Population and Employment Targets

Population Growth Target Shares (2012-2036)



Employment Growth Target Shares (2012-2036)



SEIS: Level of Analysis

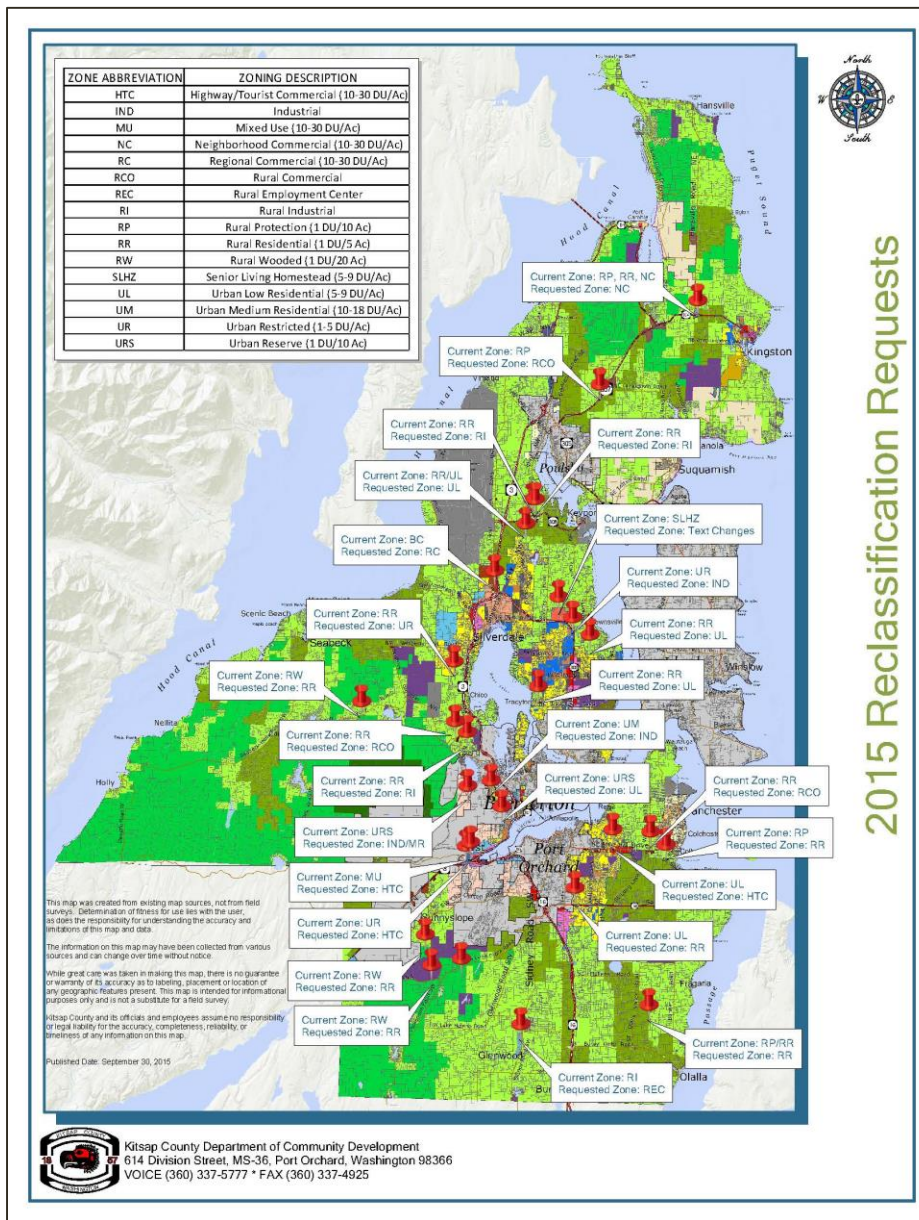
This SEIS considers potential environmental impacts at both the countywide and smaller area levels of detail:

- **Countywide analysis.** In general, environmental analysis has been conducted at a countywide and cumulative level. For example, air quality and transportation impacts are considered across the county.
- **Specific analysis.** For some elements of the environment, information has been broken down into smaller areas of analysis. For example, watershed basins are referenced when possible in the discussion of surface water. Land use, population, housing, and employment are described by UGA.

SEIS: Land Use Plan and Zoning Consistency Changes

- ***Tribal Property Corrections.*** The future land use plan and zoning maps would be corrected to reflect land in tribal ownership that is under tribal management and not under County jurisdiction.
- ***Split-Zone Corrections.*** Single parcels of land with unintentionally two or more land use or zoning designations would be given a single designation.
- ***Parks Zone.*** The County applies its Parks zone to public parks and recreation facilities. Not all parks were so designated and map corrections would apply the Parks zone to properties that qualify for the classification.
- ***Public Facility Zone.*** A new Public Facility Zone would be created and applied to public facilities such as schools, fire stations, transit facilities, and others.
- ***Urban Reserve Zone.*** The Urban Reserve land use designation and zoning would be removed and reclassified primarily to rural categories.
- ***Commercial Zones.*** Commercial zones would be reduced in number, though still applied in similar locations as Alternative 1. Mixed-use residential and commercial would be allowed in more commercial zones with Alternatives 2 and 3.

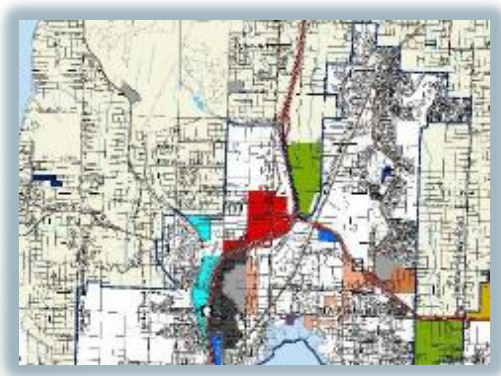
SEIS: Reclassification Requests



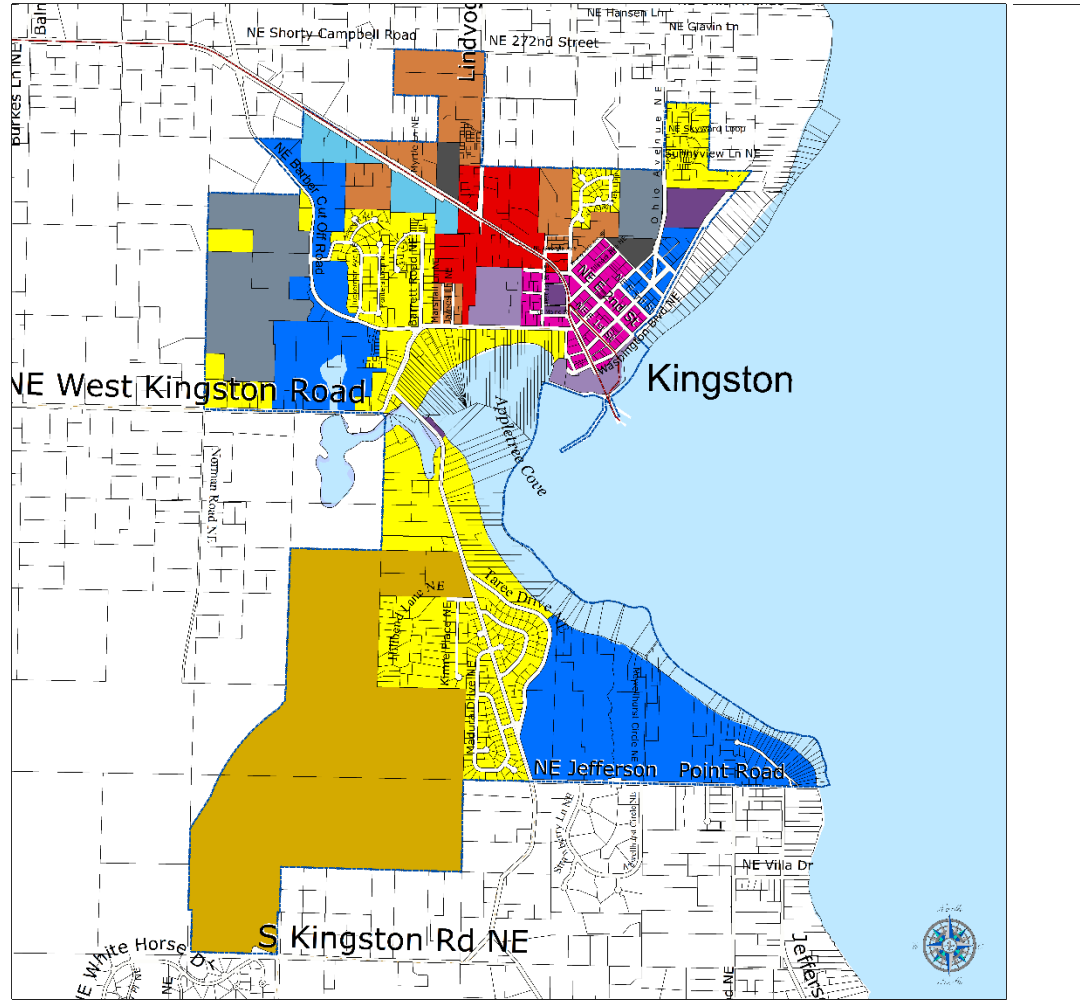
SEIS: Affected Environment, Potential Impacts and Mitigation Measures

- Natural Environment
 - Earth
 - Air Quality
 - Water Resources (Surface and Ground)
 - Plants and Animals
- Built Environment: Land Use and Transportation
 - Land and Shoreline Use
 - Relationship to Plans and Policies
 - Population, Housing and Employment
 - Transportation
- Built Environment: Public Services and Capital Facilities
 - Public Buildings
 - Fire Protection
 - Law Enforcement
 - Parks and Recreation
 - Schools
 - Solid Waste
 - Wastewater
 - Stormwater
 - Water
 - Energy and Telecommunications
 - Library

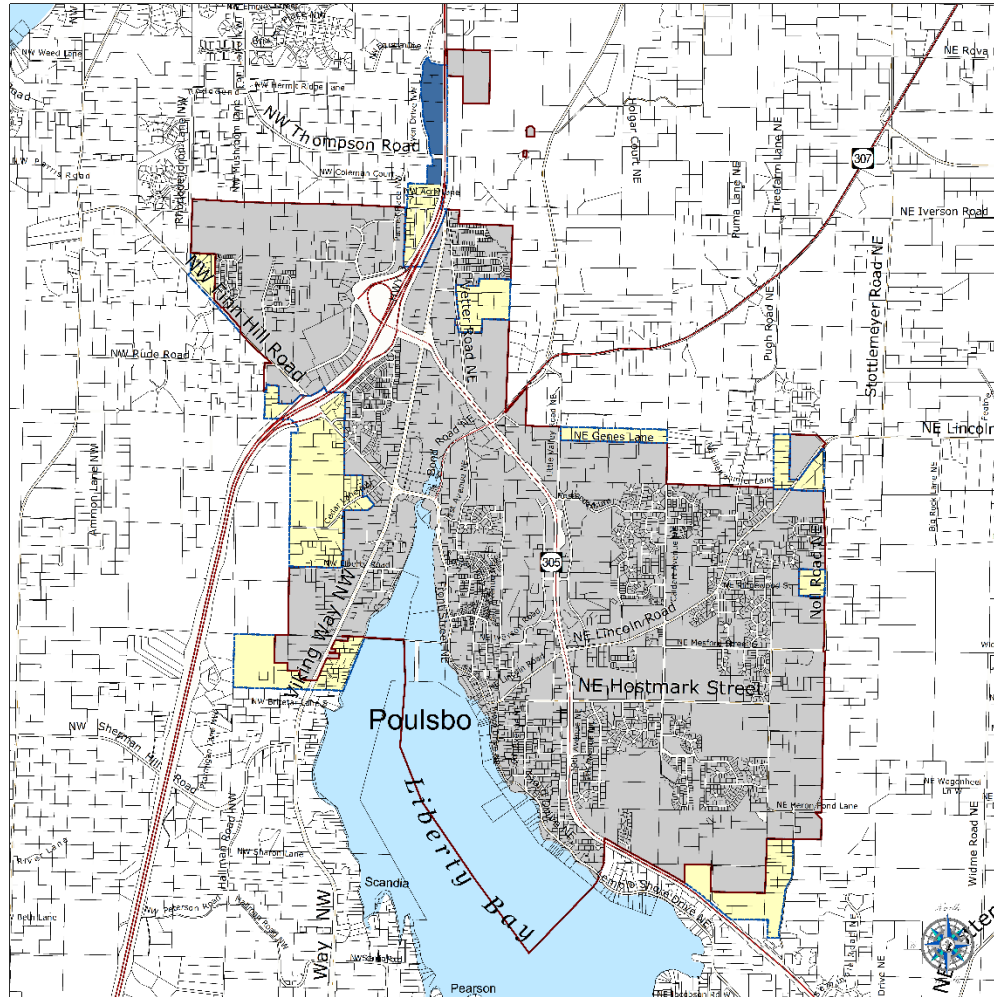
SEIS: Land Use Alternatives Overview



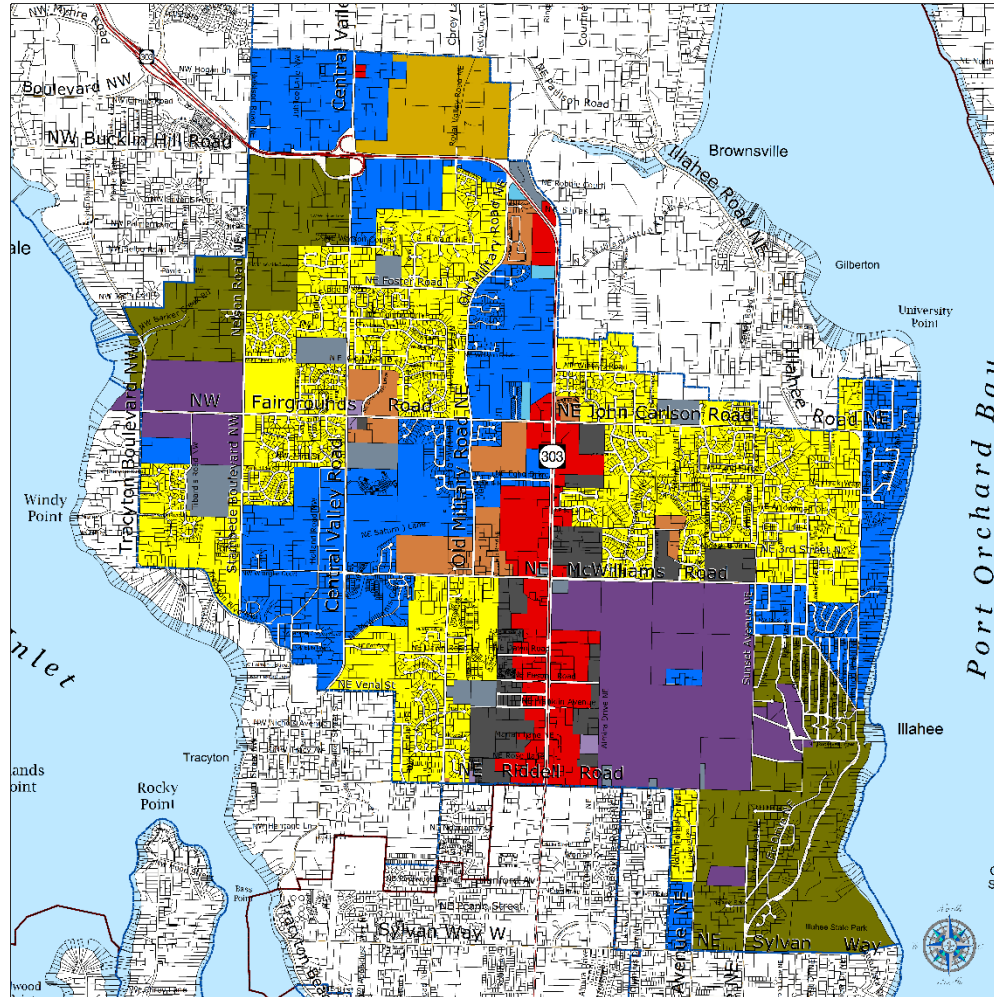
SEIS: Kingston UGA Land Use Alternatives



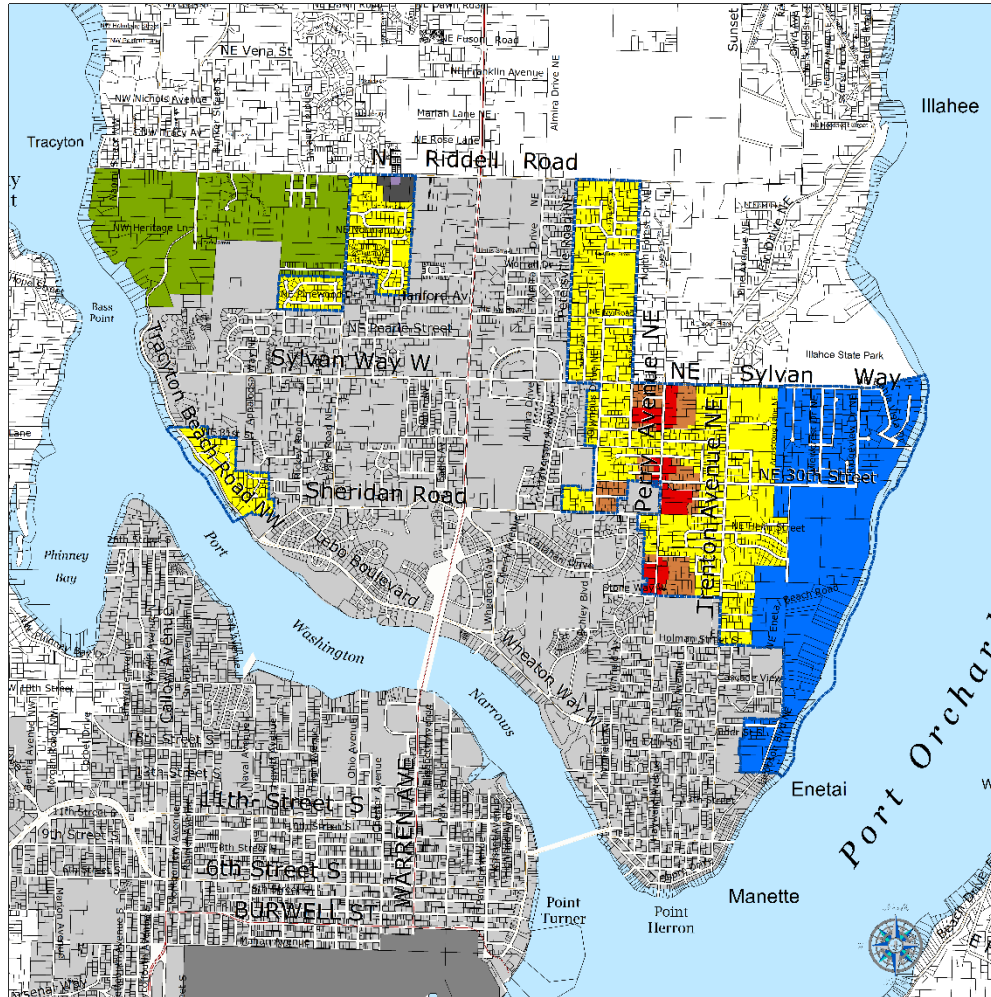
SEIS: Poulsbo UGA Land Use Alternative



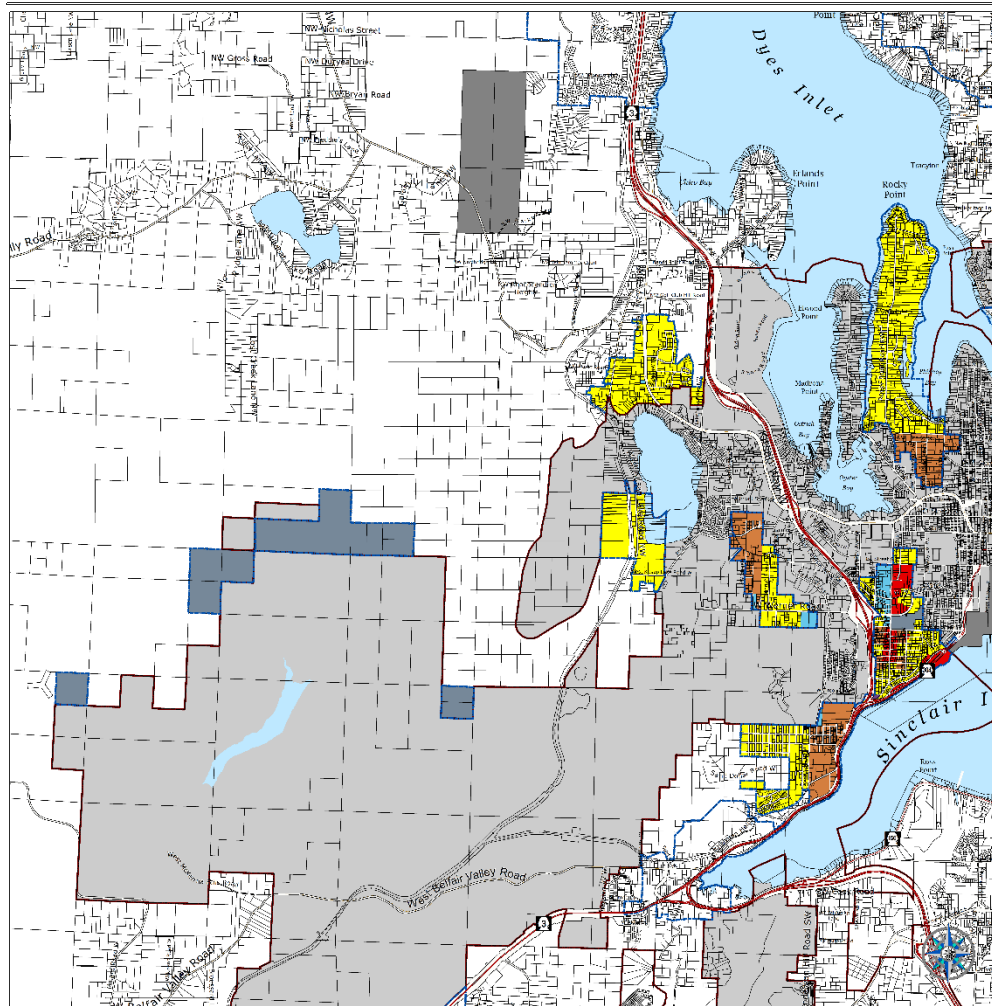
SEIS: Central UGA Land Use Alternatives



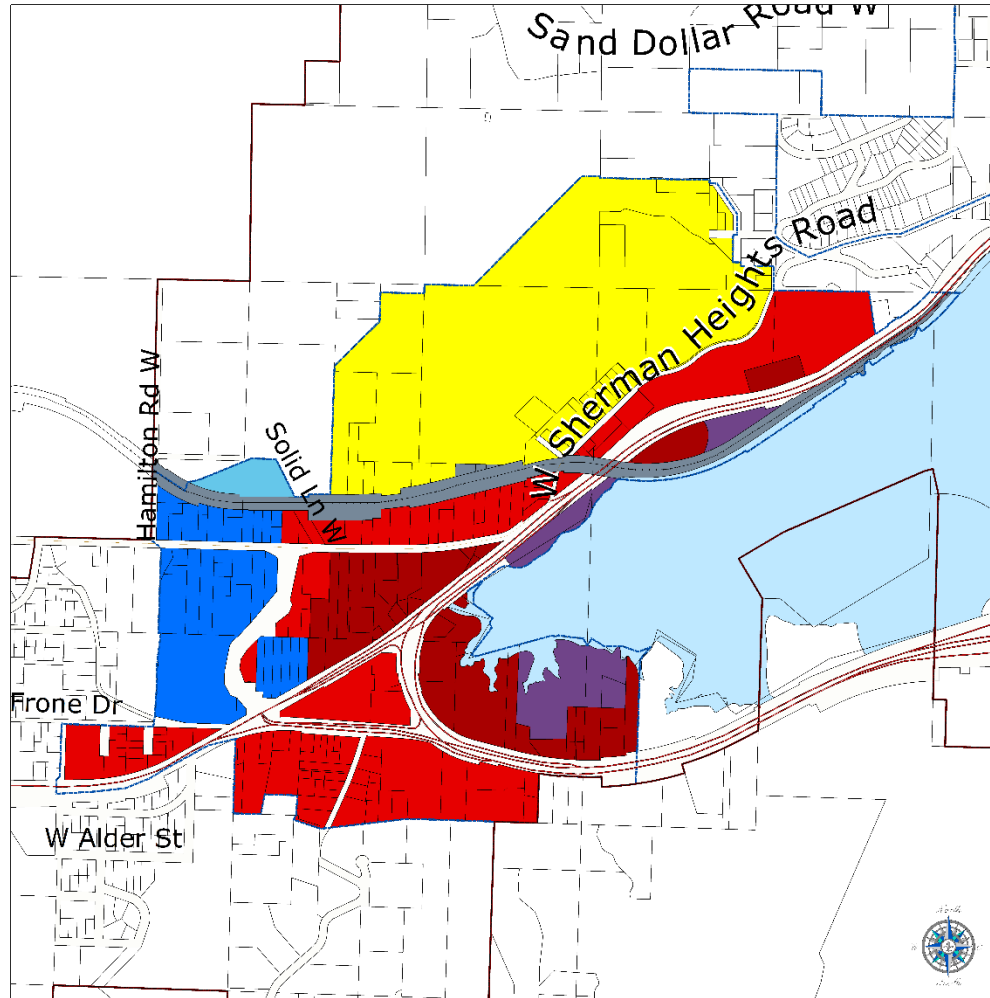
SEIS: Bremerton East UGA Land Use Alternatives



SEIS: Bremerton West UGA Land Use Alternatives



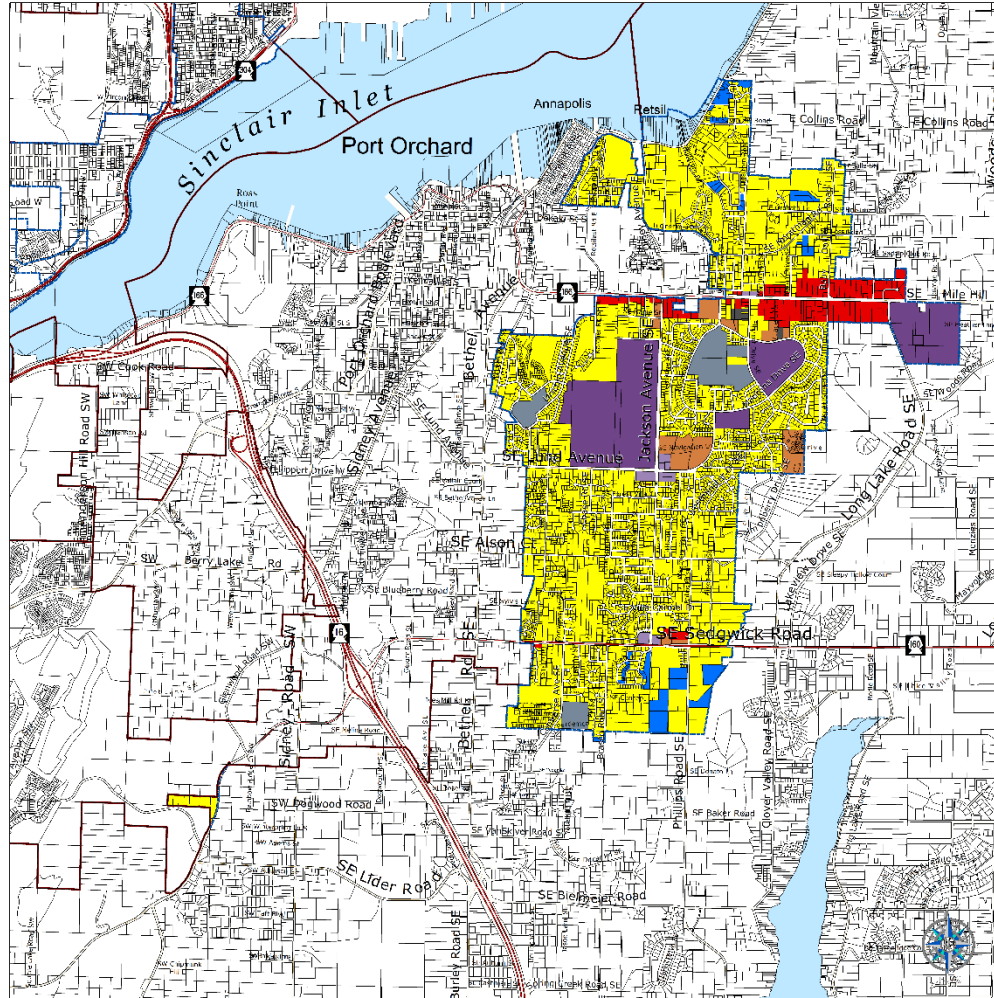
SEIS: Bremerton Gorst UGA Land Use Alternatives



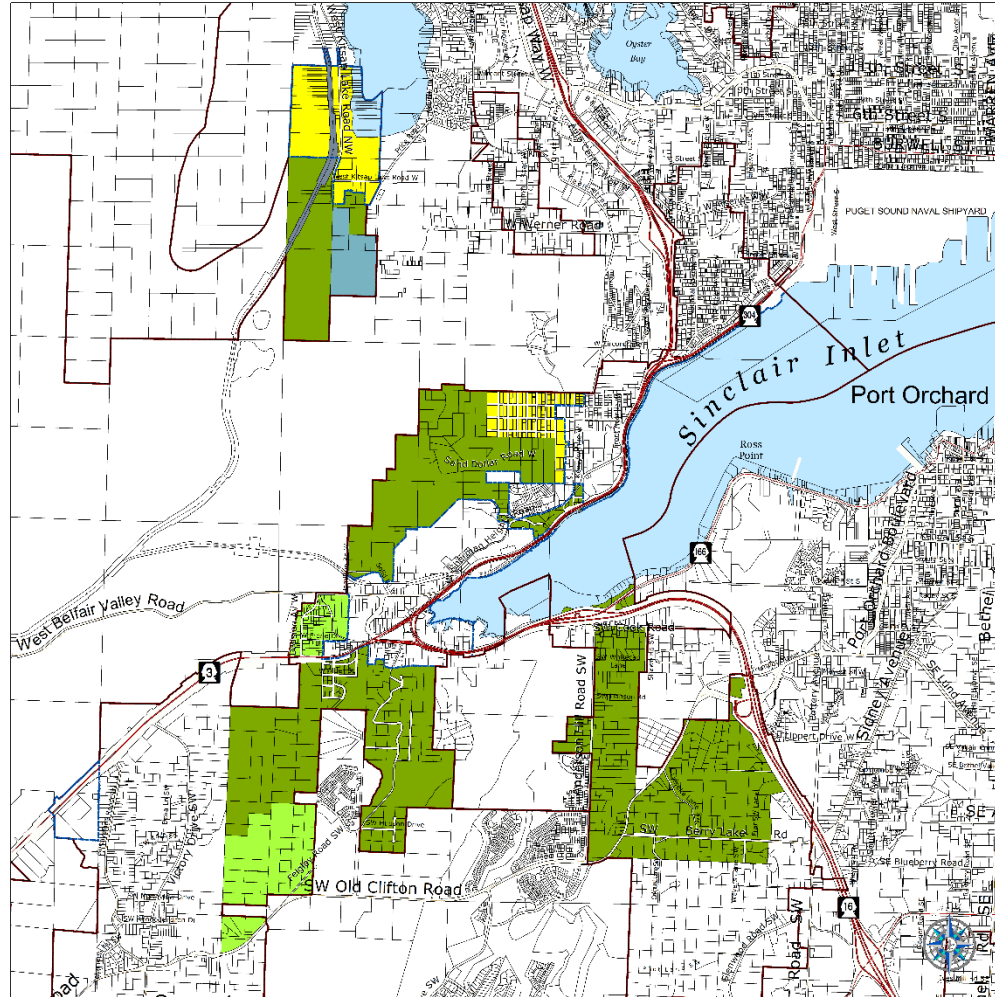
kitsap2036

Growing for a Better Tomorrow

SEIS: Port Orchard UGA Land Use Alternatives



SEIS: Urban Reserve Alternatives



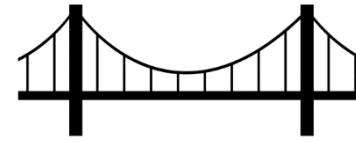
Capital Facilities Plan (CFP)



Growth Management Act Requirements

- Capital Facilities Plan Element
 - Plan for water systems, sewer systems, stormwater systems, schools, parks and recreation facilities, police facilities and fire facilities.
 - Ensure facilities are in place or have funding commitments to support growth at desired Levels of Service.
- Utilities Element
 - Plan for power, gas, telecommunications.
 - Coordinate with utility providers

Contents of the CFP



Plan Chapters

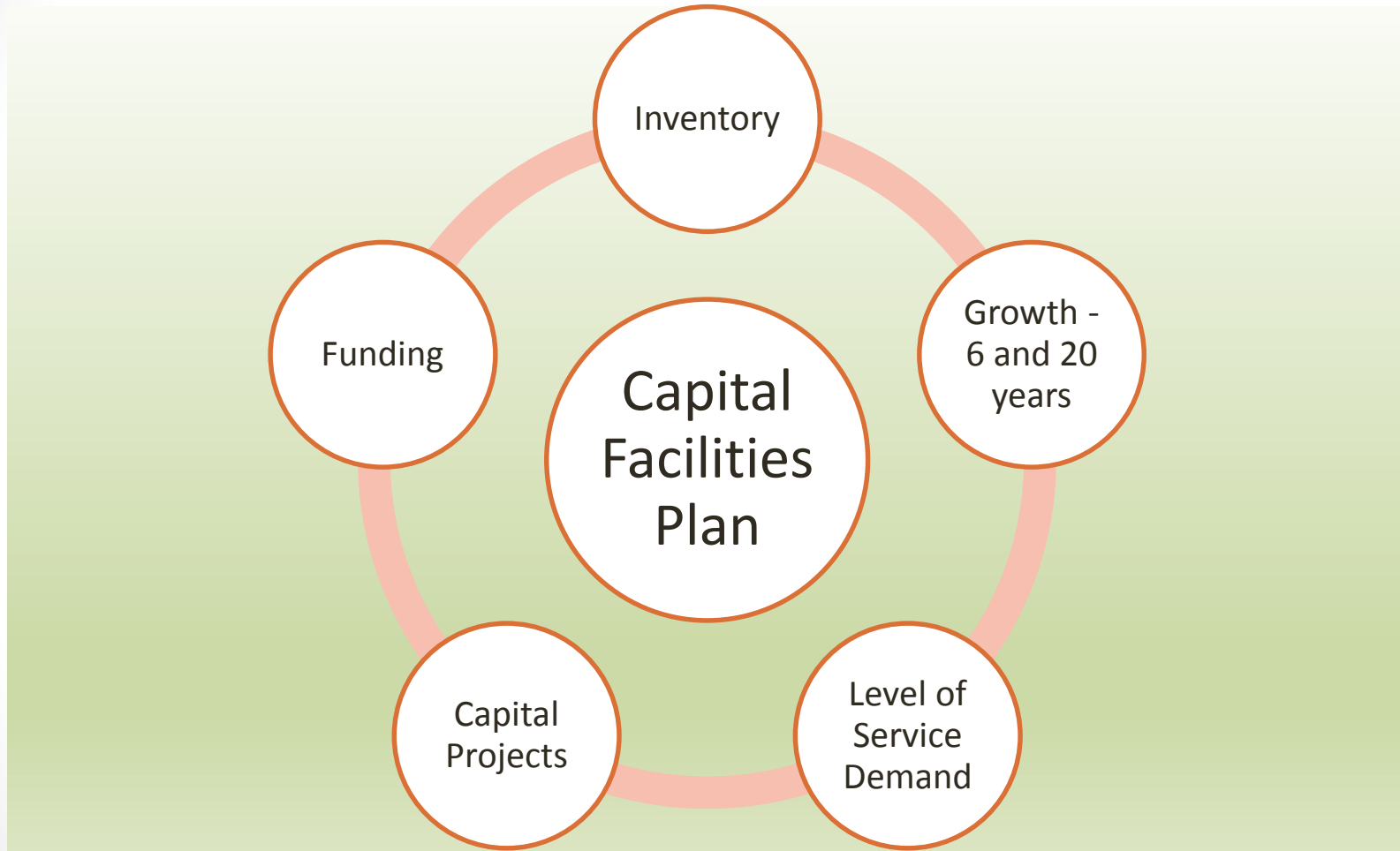
- 1.0 Plan Foundation
- 2.0 Comprehensive Capital Facility Plan
- 3.0 Revenue Analysis
- 4.0 Service Area and Infrastructure Detail

Plan Appendices

- Appendix A. Sewer System Maps 2036- No Action
- Appendix B. Sewer System Costs and Revenues
- Appendix C. Alternative Sewer Costs

- 4.1 Administration: Public Buildings
- 4.2 Public Safety: Law Enforcement
- 4.3 Public Safety: Fire Protection
- 4.4 Parks and Recreation
- 4.5 Schools
- 4.6 Solid Waste
- 4.7 Stormwater
- 4.8 Transportation
- 4.9 Wastewater: Sanitary Sewer
- 4.10 Water

CFP Components



kitsap2036

Growing for a Better Tomorrow

CFP Growth Assumptions

Topic	Alternative 1 No Action	Alternative 2 Whole Community	Alternative 3 All Inclusive
Countywide Population: 2015	258,200	258,200	258,200
Unincorporated Population: 2015	171,940	171,940	171,940
Countywide Population: 2021	277,903	278,313	278,697
Unincorporated Population: 2021	183,503	182,850	183,223
Countywide Population: 2036	329,923	331,550	333,076
Unincorporated Population: 2036	215,926	213,251	214,778





kitsap 2036

Growing for a Better Tomorrow

CFP: Sheriff Facility – Inventory

- Sheriff administration and operations offices: 23,540 square feet
- Sheriff's office storage space: 13,210 square feet
- Sheriff's office corrections jail facility: 519 beds

Sheriff's Office Car	Kitsap County Rescue Boat
	

CFP: Level of Service

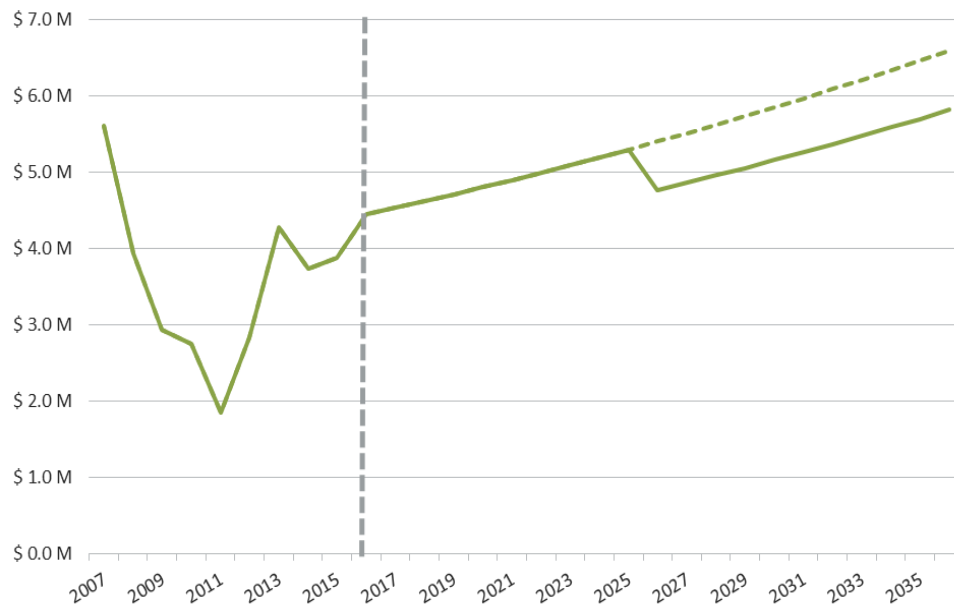
Service	Current LOS	Proposed LOS
Sheriff's Office	129 square feet per 1,000 unincorporated population	100 square feet per 1,000 unincorporated population
County Jail	143 beds per 1,000 population	Incarceration rate: County Trend – 168 / 100,000 population* 20-year plan – 156 / 100,000 population

* Less than typical rate nationally of 234 per 100,000 population

CFP: Revenue

- Analysis addresses
 - Dedicated Capital Revenues (transportation, parks, sewer, stormwater)
 - General Capital Revenues – Real Estate Excise Tax (several categories, including law enforcement)

Kitsap County Real Estate Excise Tax Revenues (2007 – 2036 in YOES\$)



For conservative assumption, includes possible Silverdale incorporation 10 years out.

The dotted line represents estimated future revenues if Silverdale did not incorporate and the current boundaries stayed the same.

CFP: Capital Facilities Needs

- Pending needs assessment
 - Possible need for additional storage space for property, vehicles, equipment, and training space (fire arms training).
 - Possible need for office space in Silverdale and potentially in south Kitsap County.
- The Needs Assessment will determine the future capital facilities projects for Sheriff facilities including offices, supporting facilities, and the jail.

CFP: County LOS Policy

Choices

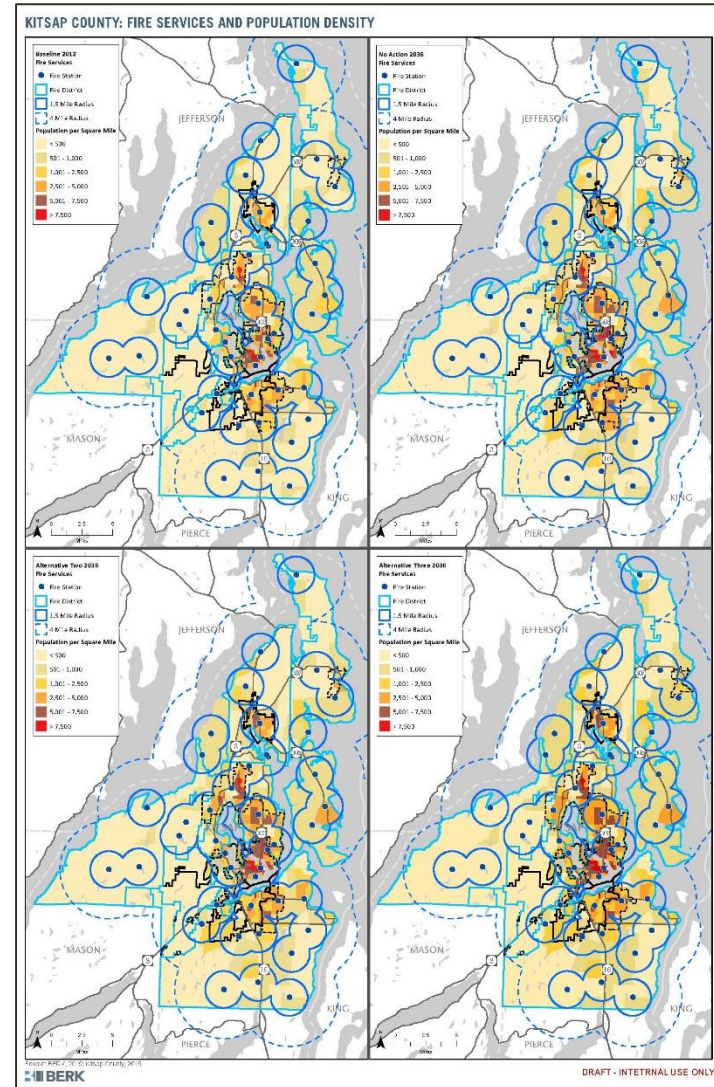
- Analysis illustrates if 2012 LOS can be met with future growth – see Summary in Exhibit 2-3
- Possibly lower LOS standards or add projects to address future growth
- Facilities where LOS could be altered:
 - Administration Buildings
 - Community Centers
 - Sheriff Offices
 - County Jail – alter LOS to preferred standard of incarceration rate
 - Work Release – no facility, remove standard
 - Regional Parks – base LOS
 - Community Parks – base LOS

CFP: Other Providers

- Non-County Service Providers Addressed
 - Fire Protection
 - Schools
 - Wastewater
 - Water
- Ensure that other municipalities serving UGAs and rural areas have adequate services and facilities, particularly those necessary to serve growth
- Coordination via meetings and correspondence including providing alternative growth estimates

CFP: Other Provider LOS Highlight

- 2012 CFP proposed alternative Fire Protection LOS
- New standard – reference Washington Surveying and Ratings Bureau (WSRB) Ratings:
 - Urban areas must have a minimum WSRB rating of 4.
 - Rural areas must have a minimum WSRB Rating of 5.



CFP: Sewer Facilities

- Plans in Section 4.9 and appendices
- Sewer pipes/pump stations to serve existing and future areas
- Adjustments to UGAs in Alternative 2 would reduce costs, and in Alternative 3 increase costs

UGA	No Action	Alternative 2	Alternative 3
Kitsap County Served Areas	\$353.8 M	\$348.4 M	\$369.4 M

Next Steps and Schedule

- December 7: Public Comment Period Ends for First Draft
- December 9: Work Study
 - Comment Check-in
 - Begin Discussion of Preferred Alternative
- January 11: Direction on Preferred Alternative (Public Hearing)
- January – March: Revise Documents to Match Preferred, Focused Outreach
- March – June: Planning Commission Review, Board Legislative Process

QUESTIONS OR COMMENTS?

David Greetham, Planning Supervisor

Katrina Knutson, AICP, Senior Planner

(360) 337-5777 compplan@co.kitsap.wa.us

<http://compplan.kitsapgov.com>