

EXECUTIVE SUMMARY

In 1990, the Washington State Legislature adopted the Growth Management Act (GMA) RCW 36.70A, which requires some counties and cities to adopt “comprehensive plans.” A Comprehensive Plan is the “blueprint” for how a community will mature over time, guiding growth and development for the ensuing 20 years. These plans contain goals, policies and strategies designed to provide direction for future decisions. As a sub-component of the County Comprehensive Plan (Comp Plan), a sub-area plan addresses the unique needs and features of a specific geographic area, and provides more detailed policies and land use designations than a comprehensive plan.

In addition the sub-area plan ensures the accommodation of an appropriate share of urban growth, while limiting sprawl; preservation of open space; habitat areas (critical areas); providing for interconnected systems of pedestrian trails and/or wildlife corridors; and providing for a livable community that has adequate public facilities (stormwater, sewer, water, transportation) and emergency services.

The GMA requires cities and UGAs to take on the responsibility of accommodating the majority of growth in a compact, urban manner. Some areas are, due to the presence of services, better able to accommodate urban-style development than others.

After a lengthy planning process, described in Chapter 3, a GMA compliant Sub-Area Plan for Kingston was adopted in 2003. Kingston is an area located in the northern portion of Kitsap County, with the downtown area located along the shoreline of Puget Sound (Figure 1-1, Kingston Sub-Area Vicinity Map). The 2003 Plan has been revised through this plan update. The 2005 Plan Update evaluates four alternatives and their effects on policy elements as follows:

- Planning process and public participation (Chapter 3)
- Population and land use, including reasonable measures (Chapter 4)
- Environment (Chapter 5)
- Transportation (Chapter 6)
- Capital facilities (Chapter 7)
- Implementation (Chapter 8)
- Consistency with GMA, County-wide Planning Policies, and Comp Plan (Chapter 9)

All of the lands contained in the four alternatives and their proposed land uses were previously analyzed in some form through the State and National Environmental Policy Act (SEPA and NEPA) and the plan review process for the 2003 Kingston Sub-Area Plan; the Arborwood Planned Unit Development; and/or the Carpenter Creek Estuary Restoration, with the following minor variations:

- One new 15-acre property was included in Alternative 2, but the alternative was subsequently eliminated from consideration;

Kingston Sub-Area Plan

- One area of Urban Reserve (with vesting of one unit per acre) was subsequently changed to Urban Cluster Residential, but did not change the originally analyzed densities, and
- One new 10-acre area was added as necessary for property access.

After incorporating the land capacity analysis data and applying reasonable measures, four of eight reclassification requests were either eliminated because the UGA expansion would have been too large (Alternative 2), or not selected as the preferred alternative because of greater environmental constraints (Alternative 3). Land uses designated in the update include restricted, low-, medium- and high-density residential, Urban Cluster Residential (UCR), as well as Highway Tourist Commercial (HTC), Neighborhood Commercial (NC), Urban Village Center (UVC), Industrial and public uses, such as schools and parks.

The UGA identified in Alternative 4, as modified by the Kitsap Planning Commission, was selected as the Preferred Alternative. The Preferred Alternative encompasses 1425 gross acres, accommodating a population of 5006 through the year 2025 (adopted under Ordinance No. 327- 2004.) After accounting for critical areas, open space, public facilities and public rights-of-way, the total of net developable residential acres is 262. This 2005 Plan Update incorporates the most recent county-wide population projections (2025, including the 2017 population allocation) and information from the 2005 updated land capacity analysis.

The previous 2003 Plan was amended to include population and employment forecasts for the planning period ending in 2017, encompassed 769 gross acres of lands in the UGA. A population of 2511 was accommodated in the gross acres. (NOTE: allocating a population of 2511 was an interim step taken by the Board of County Commissioners (Board) in 2003 until the population allocation for 2025 could be completed county-wide). After accounting for critical areas, open space, public facilities and public rights-of-way, the total net developable residential acres was 2406. Total commercial and industrial acres were, 18 and 5, respectively.

Adoption of the Sub-Area Plan Update will involve concurrent adoption and incorporation by reference into the Kitsap County Comprehensive Plan, as amended in 2004. Also, this Sub-Area Plan Update is an initial step in gathering data for the 10-year review of the Comprehensive Plan, pursuant to RCW 36.70A.130. During the 10-year review, the County intends to continue to assess the buildable lands data, as it pertains to rural and urban areas county-wide. At such time, the County will further refine all unincorporated UGAs, if necessary. As ordered by the Central Puget Sound Growth Management Hearings Board (Case # 04-3-0009c), Kitsap County will complete the 10-year review update in December, 2006.

Kingston Sub-Area Plan

Figure 1-1: Kingston Sub-Area Vicinity Map

