



ORDINANCE NO. S34-2016

RELATING TO GROWTH MANAGEMENT, AMENDING THE COMPREHENSIVE PLAN AND MAP AND MAKING CORRESPONDING AMENDMENTS TO THE KITSAP COUNTY ZONING CODE AND MAP, AND THE KITSAP COUNTY WATER AND SEWERS CODE

BE IT ORDAINED:

Section 1. The Kitsap County Board of Commissioners (BCC) makes the following findings:

- 1) Kitsap County is subject to the requirements of the Washington State Growth Management Act (GMA), Chapter 36.70A RCW.
- 2) The GMA, RCW 36.70A.130, mandates that Kitsap County's Comprehensive Plan (Plan) and corresponding development regulations, including the Zoning Code and Map, be subject to continuing review and evaluation.
- 3) The GMA, RCW 36.70A.130, establishes a schedule whereby each city and county in Washington must take action to review and, if needed, revise its Comprehensive Plan and development regulations to ensure consistency with the Act. Kitsap County's deadline for this periodic update is June 30, 2016, and every eight years thereafter. In addition to reviewing adopted policies and regulations to ensure compliance with the Act, GMA directs that each jurisdiction should determine whether its plan and regulations are affected by any amendments made to the GMA since the jurisdiction adopted its last comprehensive plan or development regulations.
- 4) The Comprehensive Plan is intended to actively guide future growth in Kitsap County and effectively respond to changes in conditions or assumptions. The 2016 updated Plan considers anticipated job and population growth over a 20 year planning horizon, 2016-2036. The updated Plan includes both mandated and optional elements, including Land Use, Economic Development, Environment, Housing and Human Services, Transportation, Parks, Recreation and Open Space, Capital Facilities and Utilities, and Subarea and Neighborhood plans. Additionally, Silverdale Regional Growth Center goals and policies are added to the Silverdale Subarea Plan.
- 5) Under the GMA, the Central Puget Sound Region is defined as King, Kitsap, Pierce and Snohomish Counties. The Puget Sound Regional Council (PSRC) is responsible for developing the four-county regional transportation and land use vision. The Kitsap Countywide Planning Policies (CPPs) reflect an application of the Puget Sound Regional Council's regional growth management guidelines to Kitsap County, and are the policy framework for the County's and the Cities'

- Comprehensive Plans. The Kitsap Countywide Planning Policies were last amended in May 2015, and were developed through a multi-jurisdictional collaboration sponsored by the Kitsap Regional Coordinating Council among: Kitsap County, the Cities of Bremerton, Bainbridge Island, Port Orchard and Poulsbo, the Suquamish and Port Gamble-S'Klallam Tribes, the Navy, the Port of Bremerton, and Kitsap Transit.
- 6) The Kitsap County Code (KCC), Chapter 21.08 Legislative Action Procedures, Section 21.08.030, provides that the BCC will establish a schedule for review and possible amendment of the Comprehensive Plan each year.
- 7) The BCC finds that the amended Comprehensive Plan and associated development regulations adopted in this Ordinance are consistent with the GMA, CPPs, and other applicable requirements. In conducting its review of these amendments, Kitsap County has followed state law.

Section 2. General Procedural Findings. The BCC makes the following findings regarding the process and public participation aspects in amending the Comprehensive Plan:

- 1) On January 12, 2015, following timely and effective public notice, the BCC adopted Resolution 016-2015, which set forth a process and timeline for the Comprehensive Plan Amendment process pursuant to KCC 21.08.040 and the GMA-mandated periodic review process pursuant to RCW 36.70A.130(5), and which included an initial docket. The Resolution incorporated a public participation plan and schedule for development and amendment of the comprehensive plan and development regulations through the Planning Commission and BCC processes, and the docket described the specific aspects of the comprehensive plan and development regulations that would be reviewed for possible amendments.
- 2) As discussed in more detail below, the 2016 Comprehensive Plan update includes adoption of the revised Comprehensive Plan and associated Capital Facilities Plan, Comprehensive Plan and Zoning Maps, and development regulations relating to Titles 13 and 17, KCC.
- 3) In 2014, The BCC approved a "Scope and Strategy Document" to guide the Plan update. The document included the Board's guiding principles, major work tasks, establishment of an Internal Review Team (IRT), outline of proposed formatting, plan implementation, and a preliminary schedule for Plan completion.
- 4) In accordance with the scope of work established for the Plan update, the BCC adopted a set of guiding principles in order to help create a usable, implementable and results-oriented Plan. The guiding principles stated that the County would "utilize an integrated, interdisciplinary team approach" for the Plan update. To achieve this, the BCC established an Internal Review Team (IRT) to guide the update. The IRT consisted of representatives from internal and external agencies, including Clean Water Kitsap, Kitsap County environmental and land use staff, Fire Marshall, GIS, Health, Housing/Block Grant, Human Services, Information Services,

Kitsap Economic Development Alliance, Kitsap Transit, Legal, Parks, Solid Waste, Sewer Utility, Sheriff, and Transportation Planning. The IRT met quarterly beginning in January 2014 with the primary tasks of reviewing existing Plan goals and policies that had already been accomplished and thus could be deleted, determining which goals and policies should be carried forward to the updated Plan, and creating new goals and policies to achieve the County's vision and accommodate job and population growth targets for the 20 year planning horizon 2016-2036. IRT members conducted additional outreach to each agency's external partners for input where such groups or opportunities existed.

- 5) Public Participation. Pursuant to Resolution 106-2014, the Kitsap County Board of County Commissioners adopted a public participation plan ("Let's Hear Kitsap") to encourage robust public involvement in the Plan update process. The public participation plan was divided into four primary phases of outreach between 2014 and 2016: action goals; "Let's Hear Kitsap" findings review; Comprehensive Plan update review; and Comprehensive Plan adoption process. A summary of key public outreach activities follows.
 - a) In August 2014 a postcard was sent to all households of record (approximately 58,000) in unincorporated Kitsap County informing the public about the Plan update process and providing a link to the dedicated Plan update website. In winter 2016, the County further utilized direct post card mailings to notify property owners in the 400-800 foot vicinity of parcels that were the subject for formal land reclassification requests, and to notify land owners of potential zoning revisions under the Preferred Land Use Alternative.
 - b) Kitsap County created a dedicated webpage for the Comprehensive Plan update: <http://compplan.kitsapgov.com> . The webpage provided an opportunity for the public to stay current with emerging issues and events related to the Plan update, as well as provide comments. Key elements of the webpage include a comment portal to provide comments at any time during the update process, an electronic calendar linked to public meeting/open house dates and materials, an electronic library of background and supporting material related to the Plan update, and an opportunity to sign up for the interested party list to receive regular electronic updates, including the "question of the week" early in the update process, and public meetings and draft document releases throughout the update process.
 - c) Between 2014 and 2016, staff convened various meetings or outreach with stakeholder groups to describe and gain input on the Plan update. The groups included but were not limited to Citizen Advisory Committees, Cities (Bainbridge Island, Bremerton, Port Orchard and Poulsbo), service providers (including but not limited to schools, law enforcement, fire protection, water and sewer providers), the development industry (Kitsap Builders Association, Department of Community Development Advisory Group, Home and Garden Show Booths), Tribes (County/Tribes meetings hosted at Suquamish Tribal Offices), Parks

Advisory Board, Port Districts, Aging and Long Term Care, Kitsap Economic Development Alliance, Illahee and Harper Community Groups, Bethel Road landowners, Phillips Road landowners, Illacondia Community, Mesa Redonda organization, Kitsap Transit Limited English Proficiency outreach, Kitsap Immigration Alliance Committee, and "Pop-up" booths at Haselwood YMCA, Kitsap Regional Library, Kitsap Mall, Silverdale Dog Park and Waterfront Park, and Olalla Blue Grass Festival. Meetings were also held with interested citizens upon request.

- d) In fall 2014, Kitsap County conducted three open houses to introduce the public to the Plan update process. The open houses were located at Poulsbo City Hall Council Chambers, the Silverdale Community Center, and the Kitsap County Administration Building Commissioners Chambers, respectively.
- e) Between September 2014 and January 2015, Kitsap County jointly conducted four open houses with Board-appointed Citizen Advisory Committees and their respective sub area communities. Post card invitations were mailed to households within the each respective sub area plan boundary including Kingston, Suquamish, Silverdale and Manchester. The open houses were held at North Kitsap Fire District Miller Bay Road Station, Suquamish Tribal Council Chambers, Silverdale Beach Hotel, and Manchester Library, respectively.
- f) In November 2015, Kitsap County conducted three open houses to provide information and answer questions on the draft Comprehensive Plan documents released for public comment on November 6, 2015. The purpose of the open houses was to inform the public regarding the content of the draft Plan documents (Goals, Policies and Strategies, Capital Facilities Plan and Draft Supplemental Environmental Impact Statement), and how to submit comments during the first 30-day public comment period. The open houses were located at Poulsbo City Hall Council Chambers, the Silverdale Community Center, and the Kitsap County Administration Building Commissioners Chambers, respectively.
- g) A series of public participation reports were prepared to summarize actions and outcomes for the public participation plan element of the Plan update, including the fall 2014 report, the January 2015 - July 2015 report, and the August 2015 - December 2015 report. The reports were made available for public review on the Plan update website.
- h) In April 2016, Kitsap County conducted an open house to present the final Board Preferred Land Use Alternative map, answer questions on the preliminary draft final Plan documents, and explain how to participate and provide input during the final Plan legislative review phase between April and June 2016.
- i) The Board of Commissioners conducted regular monthly information and work study sessions with staff beginning in June 2013. All study sessions were open to the public. Key topics of study sessions included but were not limited to Board guiding principles for the Plan update, scope of work, establishment of the public participation plan, establishment of an "Internal Review Team" (IRT), progress

and timeline updates, review of supporting documents including the 2015 Buildable Lands Report, coordination with cities regarding urban growth area boundaries, review and guidance on preliminary draft Plan documents, establishment of the Preferred Land Use Alternative map, review of map reclassification requests, review of draft reasonable measures, and review of the final draft Plan documents.

- j) The Planning Commission conducted regular information sharing and work study sessions throughout the Plan update process. All sessions were open to the public. Information sharing sessions were conducted on an as-needed for staff briefings early in the update process. Regularly scheduled work study sessions began in September 2015 with a joint Board/Planning Commission session hosted by the Internal Review Team to introduce and discuss the preliminary draft Plan. Following the end of the first 30-day public comment period in December 2015, the Planning Commission began work study sessions on the preliminary draft documents that had been considered for public review in order to help craft the final draft Plan documents. Work studies included the following topics:

December 8, 2015: Review land use alternatives
 January 19, 2016: Review comments from first 30-day public comment period, begin discussion of draft development regulations
 February 2, 2016: Receive briefing on schedule, review staff recommended preferred land use alternative, draft Goal, Policy and Strategy (GPS) document overview, Critical Area Ordinance update task overview
 February 16, 2016: Receive briefing on schedule for reclassification hearings, review Board direction on Preferred Alternative map, provide feedback on draft GPS document, and receive update on draft development regulations
 March 1, 2016: Review individual reclassification requests prior to March 2016 hearings, review Board preferred alternative map, and review draft development regulations
 March 15, 2016: Review individual map reclassification requests and draft development regulations
 April 12, 2016: Review draft development regulations
 April 19, 2016: Review updated draft GPS document showing
 May 3, 2016: Review final draft Plan documents
 May 5, 2016: Review final draft Plan documents

- k) A total of ten public hearings were conducted by the Planning Commission and Board of Commissioners to accept oral and written testimony during the Plan update process, as described below.

On February 1, 2 and 8, 2016, following effective and timely legal notice, the Board conducted public hearings to accept written and oral testimony on the draft

land use alternatives described in the November 2015 Draft SEIS and the draft Preferred Land Use map. The hearings were held at Poulsbo City Hall Council Chambers, Central Kitsap Fire and Rescue/Silverdale Water District Headquarters, and the Kitsap County Administration Building Commissioners Chambers, respectively. The Board considered the public testimony prior to providing direction to staff on the preferred land use alternative.

On March 17 and 23, 2016, following effective and timely legal notice, the Board conducted special joint public hearings with the Planning Commission to accept oral and written testimony on the 26 individual zoning reclassification requests received during the 2015 application window established by the Board through Resolution 016-2015. The hearings were held at the Kitsap County Administration Commissioners Chambers in Port Orchard. Public testimony from the hearings was considered before the Planning Commission deliberated and made recommendations to the Board on the reclassification requests, and before the Board provided final direction to staff to finalize the draft Preferred Land Use Alternative.

On May 10 and 12, 2016, following effective and timely legal notice, the Planning Commission conducted public hearings to accept oral and written testimony on the final draft Comprehensive Plan documents, including the Goal, Policy and Strategy document, the Capital Facilities Plan, and the draft development regulations. The public hearing was held open for an additional date on May 13, 2016 to allow additional time for public input on two different date versions of the draft development regulations that had been posted on the dedicated Comprehensive Plan and Planning Commission websites. The hearings were held at the Kitsap County Administration Building Commissioners Chambers (May 10 and 13) and Poulsbo City Hall Council Chambers (May 12).

On June 6 and 13, 2016, following effective and timely legal notice, the Board conducted public hearings to accept oral and written testimony on the final draft Comprehensive Plan documents, including the Goal, Policy and Strategy document, the Capital Facilities Plan, the Final SEIS, and the draft development regulations.

6) Public and agency notice.

A summary of notifications follows.

- a) Board work studies were advertised in advance via the Kitsap County Commissioners website (including subscribers to electronic notifications), including meeting calendars and weekly agendas with associated materials. Meeting minutes and recordings of regular business meetings were also posted as completed. <http://www.kitsapgov.com/boc/>
- b) Planning Commission work studies were advertised in advance via the Kitsap County Planning Commission website (including subscribers to electronic

notifications), including meeting dates, agendas and materials.

<http://www.kitsapgov.com/dcd/pc/default.htm>

- c) In September 2014, post card notification of the Comprehensive Plan update process was sent to approximately 58,000 households in unincorporated Kitsap County in September 2014. The post card encouraged citizens to follow and participate in the Comprehensive Plan update, and provided a link to the County's dedicated Comprehensive Plan website.
- d) Between September 2014 and January 2015, post card notification was sent to residents within the four subareas represented by Board appointed Citizen Advisory Committees. The postcards invited residents to attend Advisory Committee hosted update open houses on the Plan update in the communities of Kingston, Suquamish, Central Kitsap and Manchester, respectively.
- e) In January 2015, legal notice in the newspaper of record and electronic notification to interested parties was provided for the BCC hearing to adopt Resolution No. 016-2015, providing for an 18-month review and amendment to the Kitsap County Comprehensive Plan and zoning maps and corresponding development regulations.

The resolution also established an application window for individual zoning reclassification requests, to be accepted between January 13, 2015 and February 28, 2015. Direct contact was also initiated by Community Development staff to interested parties that had previously signed up for notification of the reclassification request application window.
- f) In November 2015, legal notice in the newspaper of record, a press release, and electronic notification to interested parties was provided to advertise the release of the preliminary draft Plan documents and the first 30-day public comment period on the Plan. Through this process, notification was also provided for Kitsap County's SEPA "Determination of Significance and Adoption of Existing Environmental Documents" to advertise the availability of the Draft Supplemental Environmental Impact Statement (DSEIS) for public review and comment.
- g) In January 2015, legal notice in the newspaper of record and electronic notification to interested parties was provided to advertise BCC hearings on February 1, 2 and 8, 2016. The public hearings were held to accept oral and written testimony on the draft Preferred Land Use Alternative, designed to accommodate projected growth over the 20-year planning horizon 2016-2036. Additional outreach materials were posted at various locations throughout Kitsap County in order to further publicize the hearings.
- h) In February 2016, post card notification was sent to landowners within 400 feet (inside Urban Growth Areas) and 800 feet (outside Urban Growth Areas) respectively to provide notice of individual land use reclassification requests. Additionally, Land Use Hearing Notice signs were posted at the subject reclassification sites.

- i) In March 2016, post card notification was sent to approximately 3000 landowners whose zoning designations were proposed to change under with the Preferred Land Use Alternative.
- j) In April 2016, legal notice in the newspaper of record and electronic notification to interested parties was provided to advertise the release of the final draft Comprehensive Plan documents and the Staff Report to Planning Commission.

Notification included the Planning Commission hearings scheduled for May 10 and 12, 2016, to accept written and oral testimony on the final draft Plan documents. The Planning Commission continued the hearing to an additional date on May 13, 2016 for public input as described above. Further electronic notification was provided to interested parties to announce the opportunity for additional input to the Planning Commission.

- k) On April 29, 2016, the 60-day notice of intent to adopt all 2016 Comprehensive Plan update documents was sent to the Department of Commerce Growth Management Services Review Team. Commerce responded with a letter dated May 26, 2016 supporting the final draft documents. As a result of the 60-day notice of intent to adopt, Kitsap County staff and Puget Sound Regional Council staff initiated direct contact to facilitate PSRC's review and certification of the final Plan.

Also on April 29, 2016, notice was provided to local airports, in accordance with RCW 36.70.547. A subsequent meeting was conducted with the Washington State Department of Transportation Aviation Division representative on June 1, 2016, during which the representative preliminarily indicated that there were no anticipated conflicts with local airports as a result of the Comprehensive Plan update.

Also on April 29, 2016, notice was provided to local military installations in accordance with RCW 36.70A.530. Kitsap County staff subsequently met with representatives from the United States Navy on June 9, 2016 to review Plan goals, policies and strategies. Subsequent to the meeting, Navy representatives provided recommended Plan language to the Planning Commission and BCC with regard to increased compatibility between County land use actions and local military operations

- l) In May 2016, legal notice in the newspaper of record and electronic notification to interested parties was provided to advertise BCC public hearings on June 6 and 13, 2016 to accept written and oral testimony on the final draft Plan documents. The record was closed for public testimony at the conclusion of the June 13 hearing, and the hearing was continued for deliberations on June 15 and 22, 2016, to be followed by final action on the adopting ordinance on June 27, 2016.

Section 3. Substantive Findings related to the Comprehensive Plan. The Board of County Commissioners makes the following findings with respect to the updated 2016 Comprehensive Plan:

- 1) The Kitsap County Planning Commission reviewed a DCD staff report on the updated Comprehensive Plan and subsequently made findings pertaining to the proposed updated Plan. Except where otherwise noted, the BCC hereby adopts and incorporates by this reference, the findings made by the Kitsap County Planning Commission on May 19, 2016 for the updated Comprehensive Plan, which found that the proposed Plan is in compliance with the Growth Management Act and the Kitsap Countywide Planning Policies, reflects current local circumstances, and bears a substantial relationship to the public general health, safety, morals and welfare.
- 2) Kitsap County Code (KCC Title 21) sets forth general criteria that the BCC must consider when making amendments to the Comprehensive Plan. In making such amendments, the BCC must consider whether circumstances related to the proposed amendment and/or the area in which the property affected by the proposed amendment is located have substantially changed since the adoption of the Comprehensive Plan, and whether the assumptions upon which the Comprehensive Plan is based are no longer valid, or whether there is new information available which was not considered during the adoption of, or during the last annual amendment to, the Comprehensive Plan.
- 3) Kitsap County Code (KCC Title 21) also sets forth criteria for making textual and area-wide amendments to the Comprehensive Plan. In making such amendments, the BCC must consider whether the proposed amendment is consistent with and supports other plan elements and/or development regulations, and if not, what additional amendments to the plan and/or development regulations will be required to maintain consistency; whether the proposed amendment to the plan and/or regulation will more closely reflect the goals, objectives and policies of the Comprehensive Plan; whether the proposed amendment is consistent with the Kitsap County-wide Planning Policies; and whether the proposed amendment complies with the requirements of the GMA.
- 4) Except where otherwise noted, the BCC hereby adopts the findings of the Planning Commission for the Comprehensive Plan. Revisions approved by the BCC are reflected in the attached documents. A separate list titled "Board of County Commissioners June 27, 2016, Changes to Planning Commission recommended draft Comprehensive Plan" can be accessed via the Comprehensive Plan update website at <http://compplan.kitsapgov.com>. Additionally, the Board finds:
 - a) The updated Plan conforms to the guiding directives established by the Board in the Plan update "Scope and Strategy Document".
 - b) The amended Plan Map includes resized UGAs planned to accommodate job and populations targets, and represents an approximate 1% reduction in the overall UGA countywide.

- c) Limited additional revisions to Plan text and area-wide amendments are justified in response to public input provided at the final BCC hearings on June 6 and June 13, 2016.
- d) Pursuant to KCC 21.08.110, all final revisions are within the scope of alternatives considered by the Planning Commission, are in response to public testimony, or are consistent with the department's recommendation.

Section 4. Substantive Findings related to the Comprehensive Plan Map reclassification requests. The Board of County Commissioners makes the following findings related to the Comprehensive Plan Map reclassification requests:

- 1) Bair request (15 00697): The applicant requested that tax parcel 082401-3-068-2002 be redesignated from Rural Residential to Rural Industrial. The site is located in Central Kitsap County at 2270 Hilltop Lane NW, Bremerton, off Chico Way.
 - i) The Planning Commission was presented a staff report and provided a formal recommendation to the BCC of denial. Based on additional supporting information provided by the applicant, the BCC finds that the proposed designation is consistent with Kitsap County Code Title 21; Section KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW, and should be approved.
 - ii) The BCC specifically adopts the background findings in the Bair reclassification request staff report dated February 25, 2015, and also finds that additional supporting information was subsequently provided demonstrating a need for the proposal.
- 2) Curtis Avery request (15 00641): The applicant requested that 16 adjoining tax parcels be redesignated from Urban Reserve to Urban Low Residential zoning. The parcels are physically located in Central Kitsap County on Kent Avenue West between David Street and West Harbor Drive, Bremerton.
 - i) The BCC finds that the staff findings and recommendation are appropriate and the proposal should be approved. The Planning Commission was presented a staff report and provided a formal recommendation to the BCC of approval. The BCC finds that the proposed designation is consistent with Kitsap County Code Title 21; Section KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW.
 - ii) The BCC specifically adopts the findings and conclusions located in the Curtis Avery Site Reclassification Request staff report dated February 24, 2016.
- 3) El Dorado Hills, LLC request (15 00692): The applicant requested that tax parcel 312501-1-012-2003 be redesignated from Rural Residential to Urban Restricted.

The site is physically located in Central Kitsap County at Lenea Drive and El Dorado Blvd.

- i) The Planning Commission was presented a staff report and provided a formal recommendation to the BCC of denial. Based on additional supporting information provided by the applicant and public testimony, the BCC finds that the proposed designation is consistent with Kitsap County Code Title 21; Section KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW, and should be approved. The BCC specifically adopts the background findings located in the El Dorado Hills, LLC reclassification request staff report dated February 24, 2016, and finds that additional information was subsequently provided demonstrating that the proposal should be supported.
- 4) Edwards – Mountain View Meadows request (15 00737): The applicant requested that tax parcels 032501-2-018-2009 and 032501-2-022-2003 be redesignated from Rural Residential to Urban Low Residential. The site is physically located in Central Kitsap County on Silverdale Way NW, Silverdale.
- i) The BCC finds that the staff findings and recommendation are appropriate and the proposal should be denied. The Planning Commission was presented a staff report and provided a formal recommendation to the BCC of denial. The BCC finds that the proposed designation is not consistent with Kitsap County Code Title 21, Section KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW.
 - ii) The BCC specifically adopts the findings and conclusions located in the Edwards – Mountain View Meadows staff report dated February 24, 2016.
- 5) Fox – Harbor Rentals request (15 00738): The applicant requested that tax parcel 332402-1-005-2000 be redesignated from Rural Protection to Rural Residential. The proposal is located in South Kitsap County at 2130 Garfield Avenue SE, Port Orchard.
- i) The BCC finds that the staff findings and recommendation are appropriate and the proposal should be denied. The Planning Commission was presented a staff report and provided a formal recommendation to the BCC of denial. The BCC finds that the proposed designation is not consistent with Kitsap County Code Title 21, Section KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW.
 - ii) The BCC specifically adopts the findings and conclusions located in the Fox – Harbor Rentals staff report dated February 24, 2016.
- 6) Garland request (15 00686): The applicant requested that five tax parcels totaling 105.62 be redesignated from Rural Wooded to Rural Protection. The parcels are located in South Kitsap County with access off SW Lake Flora Road or JM Dickenson Road SW.

- i) The BCC finds that the staff findings and recommendation are appropriate and the proposal should be approved. The Planning Commission was presented a staff report and provided a formal recommendation to the BCC of approval. The BCC finds that the proposed designation is consistent with Kitsap County Code Title 21; Section KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW.
 - ii) The BCC specifically adopts the findings and conclusions located in the Garland staff report dated February 24, 2016.
- 7) Harris request (15 00724): The applicant requested that tax parcels 252501-1-008-2007 and 252501-1-009-2006 be redesignated on from Rural Residential to Urban Low Residential. The proposal is located in Central Kitsap County at 2677 NE Winters Road, Bremerton.
 - i) The BCC finds that the staff findings and recommendation are appropriate and the proposal should be approved. The Planning Commission was presented a staff report and provided a formal recommendation to the BCC of approval. The BCC finds that the proposed designation is consistent with Kitsap County Code Title 21; Section KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW.
 - ii) The BCC specifically adopts the findings and conclusions located in the Harris staff report dated February 25, 2016.
- 8) McCormick Land Company request (15 00714): The applicant requested that four tax parcels totaling 80.48 acres be redesignated from Rural Wooded to Rural Residential. The proposal is located in South Kitsap County with access to Sunnyslope Road, Port Orchard.
 - i) The BCC finds that the staff findings and recommendation are appropriate and the proposal should be approved. The Planning Commission was presented a staff report and provided a formal recommendation to the BCC of approval. The BCC finds that the proposed designation is consistent with Kitsap County Code Title 21; Section KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW.
 - ii) The BCC specifically adopts the findings and conclusions located in the McCormick Land Company staff report dated February 25, 2016.
- 9) Porter request (15 00461): The applicant requested that parcels 332302-2-060-2001 and 332302-2-061-2000 be redesignated from a Rural Protection/Rural Residential split zone entirely to Rural Residential. The parcels are located in South Kitsap County at 11356 SE Black Road, Olalla.
 - i) The BCC finds that the staff findings and recommendation are appropriate and the proposal should be approved. The Planning Commission was presented a staff report and provided a formal recommendation to the BCC to approve the

southerly parcel as Rural Residential and the northerly Parcel as Rural Protection. The BCC finds that designating both parcels as Rural Residential, in accordance with the staff report recommendation, is consistent with Kitsap County Code Title 21; Section KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW.

- ii) The BCC specifically adopts the findings and conclusions located in the Porter staff report dated February 25, 2016.
- 10) Royal Valley, LLC request (15 00722): The applicant requested that 17 parcels within the Senior Living Homestead zone be redesignated, or development regulations be revised as needed, to remove the 55 and over age senior living requirement. The parcels are located in Central Kitsap County at 368 & 338 Waaga Way, 905 & 971 NE Paulson Rd., and 10109 Royal Valley Rd NE.
- i) The BCC finds that the staff findings and recommendation are appropriate and the proposal should be approved. The Planning Commission was presented a staff report and provided a formal recommendation to the BCC to remove the 55 and over senior living requirement, via redesignation from Senior Living Homestead Zone to Urban Cluster. The BCC finds that the proposed designation and revision of associated development regulations to remove the Senior Living designation is consistent with Kitsap County Code Title 21; Section KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW.
 - ii) The BCC specifically adopts the findings and conclusions located in the Royal Valley, LLC staff report dated February 25, 2016.
- 11) Tallman request (15 00742): The applicant requested that parcel 032401-3-023-1003 be redesignated from a Rural Wooded to Rural Residential. The parcel is located in Central Kitsap County with access off NW Holly Road.
- i) The BCC finds that the staff findings and recommendations, along with additional public and state agency testimony received, are appropriate and that the proposal should be denied. The Planning Commission was presented a staff report and provided a formal recommendation to the BCC of denial. The BCC finds the proposed designation is not consistent with Kitsap County Code Title 21; Section KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW.
 - ii) The BCC specifically adopts the findings and conclusions in the Tallman staff report dated February 25, 2016,
- 12) Trophy Lake Golf Course request (15 00710): The applicant requested that parcels 202301-3-010-2006 and 202301-1-022-2006 be redesignated from a Rural Wooded to Rural Residential. The parcels are located in South Kitsap County at the existing golf course on JM Dickinson Road, SW.

- i) The BCC finds that the staff findings and recommendation are appropriate and the proposal should be approved. The Planning Commission was presented a staff report and provided a formal recommendation to the BCC of approval. The BCC finds that the proposed designation is consistent with Kitsap County Code Title 21; Section KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW
 - ii) The BCC specifically adopts the findings and conclusions located in the Trophy Lake Golf Course staff report dated February 25, 2016.
- 13) Ueland Tree Farm request (15 00522): The applicant had multiple requests for seven parcels totaling 142 acres, currently designated Urban Reserve. The entire 142 acres are proposed for a Mineral Resource Overlay. 62 acres are proposed to be redesignated to Rural Industrial. 80 acres are proposed to be redesignated to Rural Protection. The parcels are located in central Kitsap County at 818 Archie Ave W., Bremerton.
 - i) The BCC finds that the staff findings and recommendation are appropriate and the proposal should be approved, with the exception that all 142 acres should be redesignated as Rural Protection. The Planning Commission was presented a staff report and provided a formal recommendation to the BCC to approve the Mineral Resource Overlay and redesignate all parcels as Rural Protection. The BCC finds that designating all parcels as Rural Protection with a Mineral Resource Overlay, in accordance with the staff report recommendation, is consistent with Kitsap County Code Title 21; Section KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW.
 - ii) The BCC specifically adopts the findings and conclusions located in the Ueland Tree Farm staff report dated March 1, 2016.
- 14) Cornerstone Alliance Church request (15 00607): The applicant requested that parcel 342601-2-024-2003 be redesignated from Rural Residential to Rural Industrial. The parcel is located in North Kitsap County at 15350 Cox Road NE, Poulsbo.
 - i) The BCC finds that the staff findings and recommendation are appropriate and the proposal should be denied. The Planning Commission was presented a staff report and provided a formal recommendation to the BCC of denial. The BCC finds that the proposed designation is not consistent with Kitsap County Code Title 21, Section KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW.
 - ii) The BCC specifically adopts the findings and conclusions located in the Cornerstone Alliance Church staff report dated March 2, 2016.
- 15) DJM Construction request (15 00378): The applicant requested that a portion of parcel 272702-2-047-2003 be redesignated from a Rural Protection/Rural to

Urban Low-Intensity Commercial/Mixed Use via partial reconfiguration of the George's Corner LAMIRD boundary. The parcel is located in North Kitsap County near the corner of Miller Bay Rd. NE and NE State Highway 104.

- i) The BCC finds that the staff findings and recommendation are appropriate and the proposal should be denied. The Planning Commission was presented a staff report and provided a formal recommendation to the BCC of denial. The BCC finds that the proposed designation is not consistent with Kitsap County Code Title 21, Section KCC 21.08.070.A, criteria for recommendation or decision – general, and KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW.
 - ii) The BCC specifically adopts the findings and conclusions located in the DJM Construction staff report dated March 2, 2016.
- 16) Tracyton Tavern request (15 00725): The applicant requested that parcel 4472-002-021-0101 be redesignated from Urban Low Residential to Neighborhood Commercial. The parcel is located in Central Kitsap County at 4883 and 4885 May Street NW, Tracyton.
- i) The BCC finds that the staff findings and recommendation are appropriate and the proposal should be approved. The Planning Commission was presented a staff report and provided a formal recommendation to the BCC of approval. The BCC finds that the proposed designation is consistent with Kitsap County Code Title 21; Section KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW.
 - ii) The BCC specifically adopts the findings and conclusions located in the Tracyton Tavern staff report dated October 9, 2015.
- 17) Gonzalez request (15 00657): The applicant requested that parcel 342601-2-004-2007 be redesignated from a Rural Residential to Rural Industrial. The parcel is located in North Kitsap County at the southwest intersection of SR 308 and Silverdale Way NW, Poulsbo.
- i) The BCC finds that the staff findings and recommendation are appropriate and the proposal should be approved. The Planning Commission was presented a staff report and provided a formal recommendation to the BCC of approval. The BCC finds that the proposed designation is consistent with Kitsap County Code Title 21; Section KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW.
 - ii) The BCC specifically adopts the findings and conclusions located in the Gonzalez staff report dated March 2, 2016.
- 18) Laurier Enterprises, Inc. request (15 00740): The applicant requested that parcel 302402-4-044-2000 be redesignated from Urban Low Residential to Commercial.

The parcel is located in South Kitsap County along the Mile Hill Rd. NE corridor, Port Orchard.

- i) The BCC finds that the staff findings and recommendation are appropriate and the proposal should be approved. The Planning Commission was presented a staff report and provided a formal recommendation to the BCC of approval. The BCC finds that the proposed designation is consistent with Kitsap County Code Title 21; Section KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW.
 - ii) The BCC specifically adopts the findings and conclusions located in the Laurier Enterprises staff report dated March 2, 2016.
- 19) Lee request (15 00689): The applicant requested that parcel 122601-1-027-2008 be redesignated from a Rural Protection to Rural Commercial. The parcel is located in North Kitsap County at 22212 Bond Road, Poulsbo.
- i) The BCC finds that the staff findings and recommendation are appropriate and the proposal should be denied. The Planning Commission was presented a staff report and provided a formal recommendation to the BCC of denial. The BCC finds that the proposed designation is not consistent with Kitsap County Code Title 21, Section KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW.
 - ii) The BCC specifically adopts the findings and conclusions located in the Lee staff report dated February 25, 2016.
- 20) Merlinco, LLC request (15 00711): The applicant requested that parcel 4571-016-009-0602 be redesignated from a Rural Residential to Rural Commercial. The parcel is located in South Kitsap County at 6491 SE Mile Hill Drive, Port Orchard.
- i) The BCC finds that the staff findings and recommendation are appropriate and the proposal should be denied. The Planning Commission was presented a staff report and provided a formal recommendation to the BCC of denial. The BCC finds that the proposed designation is not consistent with Kitsap County Code Title 21, Section KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW.
 - ii) The BCC specifically adopts the findings and conclusions located in the Merlinco, LLC staff report dated March 2, 2016.
- 21) Port Orchard Airport request (15 00703): The applicant requested that a total of 35 parcels receive a Type III LAMIRD (Limited Area Of More Intense Rural Development) Comprehensive Plan designation, and be redesignated from Rural Industrial and Rural Commercial to Rural Employment Center zoning. The parcels are located in South Kitsap County in the vicinity of 12300 Sidney Road, Port Orchard.

- i) The BCC finds that the staff findings and recommendation are appropriate and the proposal should be approved. The Planning Commission was presented a staff report and provided a formal recommendation to the BCC of approval. The BCC finds that the proposed designation is consistent with Kitsap County Code Title 21; Section KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW.
 - ii) The BCC specifically adopts the findings and conclusions located in the Port Orchard Airport staff report dated March 2, 2016.
- 22) Prigger request (15 00701): The applicant requested that parcel 232501-1-031-2000 be redesignated from Urban Restricted to Urban Industrial. The parcel is located in Central Kitsap County on the west side of SR 303, near the intersection of SR 303 NE and NE William E. Sutton Road, Bremerton.
 - i) The BCC finds that the staff findings and recommendation are appropriate and the proposal should be approved. The Planning Commission was presented a staff report and provided a formal recommendation to the BCC of approval. The BCC finds that the proposed designation is consistent with Kitsap County Code Title 21; Section KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW.
 - ii) The BCC specifically adopts the findings and conclusions located in the Prigger staff report dated March 2, 2016.
- 23) Rodgers request (15 00736): The applicant requested that parcels 072401-1-012-2004 and 072401-1-013-2003 be redesignated from Rural Residential to Rural Commercial. The parcels are located in Central County at 2075 Seabeck Highway NW, Bremerton.
 - i) The BCC finds that the staff findings and recommendation are appropriate and the proposal should be approved. The Planning Commission was presented a staff report and provided a formal recommendation to the BCC of approval. The BCC finds that the proposed designation is consistent with Kitsap County Code Title 21; Section KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW.
 - ii) The BCC specifically adopts the findings and conclusions located in the Rodgers staff report dated March 2, 2016.
- 24) Schourup LLC request (15 00739): The applicant requested that parcels 4627-002-013-0006, 4627-002-016-0003 and 4627-002-017-0002 be redesignated from Urban Medium Residential to Industrial. The parcels are located in Central Kitsap County at the junction of West Ida Street and West Werner Road in West Bremerton.
 - i) The BCC finds that the staff findings and recommendation are appropriate and the proposal should be approved. The Planning Commission was presented a

staff report and provided a formal recommendation to the BCC of approval. The BCC finds that the proposed designation is consistent with Kitsap County Code Title 21; Section KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW.

- ii) The BCC specifically adopts the findings and conclusions located in the Schourup LLC staff report dated March 2, 2016.
- 25) Sedgwick Partners request (15 00735): The applicant requested that parcel 122301-2-013-2005 be redesignated from Urban Low Residential to Commercial. The parcel is located in South Kitsap County at 2232 SE Sedgwick Road, Port Orchard.
- i) The BCC finds that the staff findings and recommendation are appropriate and the proposal should be denied. The Planning Commission was presented a staff report and provided a formal recommendation to the BCC of denial. The BCC finds that the proposed designation is not consistent with Kitsap County Code Title 21, Section KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW.
 - ii) The BCC specifically adopts the findings and conclusions located in the Sedgwick Partners staff report dated March 2, 2016.
- 26) Unlimited request (15 00550): The applicant requested that parcels 092501-3-016-2003 and 092501-3-036-2009 be redesignated from Business Center to Commercial. The parcels are located in Central Kitsap County at 11530 Clear Creek Road NW, Silverdale.
- i) The BCC finds that the staff findings and recommendation are appropriate and the proposal should be approved. The Planning Commission was presented a staff report and provided a formal recommendation to the BCC of approval. The BCC finds that the proposed designation is consistent with Kitsap County Code Title 21; Section KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW.
 - ii) The BCC specifically adopts the findings and conclusions located in the Unlimited staff report dated March 2, 2016.

Section 5. Substantive Findings related to the development regulations. The Board of County Commissioners makes the following findings related to the Plan with respect to the updated development regulations:

- 1) Kitsap County's development regulations have been reviewed for consistency with the updated Comprehensive Plan. Revision to Title 13 KCC (Water and Sewers) Title 17 KCC (Zoning) are proposed as follows for general consistency with the updated Plan. Title 17 KCC has also been reformatted and renumbered concurrent with the amendments listed below.

Title 13 KCC (Water and Sewers):

Amend appeals process for septic to sewer conversion for consistency with ESB 5871 (RCW 36.01.330).

Title 17 KCC (Zoning):

- a) Removal of zones and associated references: Urban Reserve (URS), Senior Living Homestead (SLH), Urban Town Center (UTC), Mixed Use (MU), Airport (A), Highway Tourist Commercial (HTC) and Regional Commercial (RC).
- b) Addition of zones and establishment of purpose, permissibility of uses and design standards: Commercial (CO) and Regional Center (RC)
- c) Neighborhood Commercial housing: increase allowed housing density in Neighborhood Commercial zone.
- d) Agricultural activities and temporary farm stands: add agricultural activities to purpose statement for rural zones; add permissibility for farm stands in rural zones and Mineral Resource Overlay areas.
- e) Non-motorized recreational rentals: add definition and category to use tables, add permissibility consistent with intent of each zone, add footnote to allow use in Port Districts.
- f) Consistency with Title 7 KCC (Animals): modify definitions of exotic animals, kennel, hobby kennel, and remove regulations associated with exotic animals.
- g) Cottage housing: modify definition, and increase permissibility through new footnote 97 and reference within Convalescent Home category.
- h) Manufactured homes: remove manufactured homes use table category and add footnote 43 to Dwelling, Single-Family Detached category where use is permitted.
- i) Mineral Resource Overlay: increase permissibility for rock crushing and transshipment facilities.
- j) Vegetation height restrictions: add height restrictions from Community Plans to code, and clarify that Kitsap County will not enforce vegetation heights.
- k) Storage, outdoor and indoor: increase permissibility from Conditional Use to Permitted.
- l) Puget Sound Industrial Center – Bremerton (SKIA), ULID #6: remove references to reflect that these areas have been annexed to Bremerton and Port Orchard, respectively.

- m) Detached Single-Family Dwellings: change use table category "Dwelling, single-family detached" to a permitted use in the Neighborhood Commercial zone.
 - n) Marijuana retailers: extend permissibility for retail marijuana to Low Intensity Commercial and Neighborhood Commercial zones.
 - o) Transfer of Development Rights (TDRs): modify TDR language for consistency with existing Comprehensive Plan goals and policies. Utilize resolution to establish development credits and provide future flexibility for revision to credits.
 - p) Silverdale Regional Growth Center standards: increase permissibility for residential density and building height increases in Regional Center and Urban High zones within Regional Growth Center Boundary. Utilize Performance Base Development standards to achieve flexibility.
 - q) Vacation Rentals: add new definition, and add vacation rental to the bed and breakfast use category for all use tables. Modify use table footnote 34 to include vacation rental reference.
- 2) Kitsap County Code (KCC Title 21) sets forth criteria for making textual and area-wide amendments to the Comprehensive Plan. In making such amendments, the BCC must consider whether the proposed amendment is consistent with and supports other plan elements and/or development regulations, and if not, what additional amendments to the plan and/or development regulations will be required to maintain consistency; whether the proposed amendment to the plan and/or regulation will more closely reflect the goals, objectives and policies of the Comprehensive Plan; whether the proposed amendment is consistent with the Kitsap County-wide Planning Policies; and whether the proposed amendment complies with the requirements of the GMA.
 - 3) The Planning Commission was presented a staff report and deliberated on the amendments to the development regulations. The Planning Commission predominantly considered staff recommended amendments to Titles 13 and 17 KCC for consistency with the Comprehensive Plan update, along with amendments recommended via testimony during public hearings. The Planning Commission recommended approval of the staff recommended revisions with minor modifications as listed above, with exceptions relating to proposed reasonable measures 2, 3 and 6, and density calculations for residential subdivisions in the UGA (May 19, 2016 Findings of Fact, Conclusions and Recommendations of the Kitsap County Planning Commission to the Board of Commissioners).
 - 4) The BCC hereby adopts the findings of the Planning Commission regarding the updated development regulations pertaining to Titles 13 and 17 KCC, as amended by the BCC.
 - 5) The GMA requires that if the County's Buildable Lands Report demonstrates an inconsistency between what has occurred in growth trends and what was envisioned in the planning process, the County must adopt and implement "reasonable

measures that are likely to increase consistency during the five-year period” (RCW 36.70A.215(4)). In addition to those reasonable measures adopted herein, the Board will consider an updated list of reasonable measures along with Plan adoption, and further update corresponding development regulations accordingly upon enactment of such measures.

- 6) As part of the update, Kitsap County must review and revise if necessary, its Critical Areas Ordinance, including a review of current best available science. The BCC finds that additional time is needed to complete this task in order to allow for further review of emerging technical information, and to allow further public input on the CAO update. While the CAO review process is underway, the BCC has elected to devote additional time to the update as provided under RCW 36.70A.130 (7)(b).

Section 6. Substantive Findings related to the amendments to the Kitsap County Capital Facilities Plan.

- 1) Kitsap County Code Title 21 sets forth criteria for making textual amendments to the Comprehensive Plan. In making such amendments, the Board must consider whether the proposed amendment is consistent with and supports other plan elements and/or Development Regulations, and if not, what additional amendments to the plan and/or Development Regulations will be required to maintain consistency; whether the proposed amendment to the plan and/or regulation will more closely reflect the goals, objectives and policies of the Comprehensive Plan; whether the proposed amendment is consistent with the Kitsap County-wide Planning Policies; and whether the proposed amendment complies with the requirements of the GMA.
- 2) The purpose of the Capital Facilities Plan is to meet the requirements of the GMA to identify capital improvements and associated funding that support the County’s land use plan and growth targets for the period 2016-2036. The proposed Plan has been amended to be consistent with the updated Comprehensive Plan for 2016-2036.
- 3) The Planning Commission deliberated on the amended Capital Facilities Plan. The Planning Commission voted to approve the amended Plan, with minor revisions to reflect current City of Bremerton sewer and water service data and clarifications to Kitsap County’s adopted method of determining transportation concurrency, as indicated in the May 19, 2015 Planning Commission Findings of Fact, Conclusions and Recommendations. The BCC hereby adopts the findings of the Planning Commission regarding the Capital Facilities Plan.
- 4) The Department of Commerce, in a letter dated May 26, 2016, has indicated its support of the amended Capital Facilities Plan.
- 5) The amended Capital Facilities Plan is consistent with Kitsap County-wide Planning Policies, and complies with the requirements of the GMA, specifically RCW 36.70A.120 and RCW 36.70A.070 (3).

Section 7. NOW THEREFORE, BE IT FURTHER ORDAINED that the Kitsap County Board of Commissioners, based on the foregoing findings does hereby adopt, and/or ratify pursuant to the Growth Management Act, Chapter 36.70A RCW, and Article 11, Section 11 of the Washington Constitution:

- 1) The Kitsap County Comprehensive Plan 2016-2036 attached hereto as Appendix A and incorporated herein by this reference.
- 2) The Capital Facilities Plan for Kitsap County Comprehensive Plan 2016 Update attached hereto as Appendix B and incorporated herein by this reference.
- 3) The Kitsap County Comprehensive Plan and Zoning Maps are hereby amended as shown in Appendix C and incorporated herein by this reference.
- 4) Kitsap County Code Section 13.12.015, "Waivers," last amended by Ordinance 494-2012, is hereby amended as shown in attached Appendix D and incorporated herein by this reference.
- 5) Title 17 of Kitsap County Code, last amended by Kitsap County Ordinance 519-2014, is hereby repealed. A new Title 17 is added to the Kitsap County Code, "Zoning" as attached in Appendix E and incorporated herein by reference.

Section 8 Typographical/Clerical Errors. Should any amendment made to this Ordinance that was passed by the Board during its deliberations be inadvertently left out of the final printed version of the plan, maps, or code, the explicit action of the Board as discussed and passed shall prevail upon subsequent review and verification by the Board, and shall be corrected.

Section 9 Effective Date. This ordinance shall take effect on June 30, 2016.

Section 10 Severability. If any provision of this ordinance or its application to any person, entity or circumstance is for any reason held invalid, the remainder of the ordinance, or the application of the provision to other persons, entities or circumstances is not affected.

//

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DATED THIS 27th day of June, 2016.



KITSAP COUNTY BOARD OF COMMISSIONERS

E. E. Wolfe
EDWARD E. WOLFE, CHAIR

Robert Gelder
ROBERT GELDER, COMMISSIONER

ATTEST:

Charlotte Garrido
CHARLOTTE GARRIDO, COMMISSIONER

Dana Daniels
Dana Daniels
Clerk of the Board

Approved as to form:
Shelley E. Kneip
Shelley E. Kneip
Deputy Prosecuting Attorney

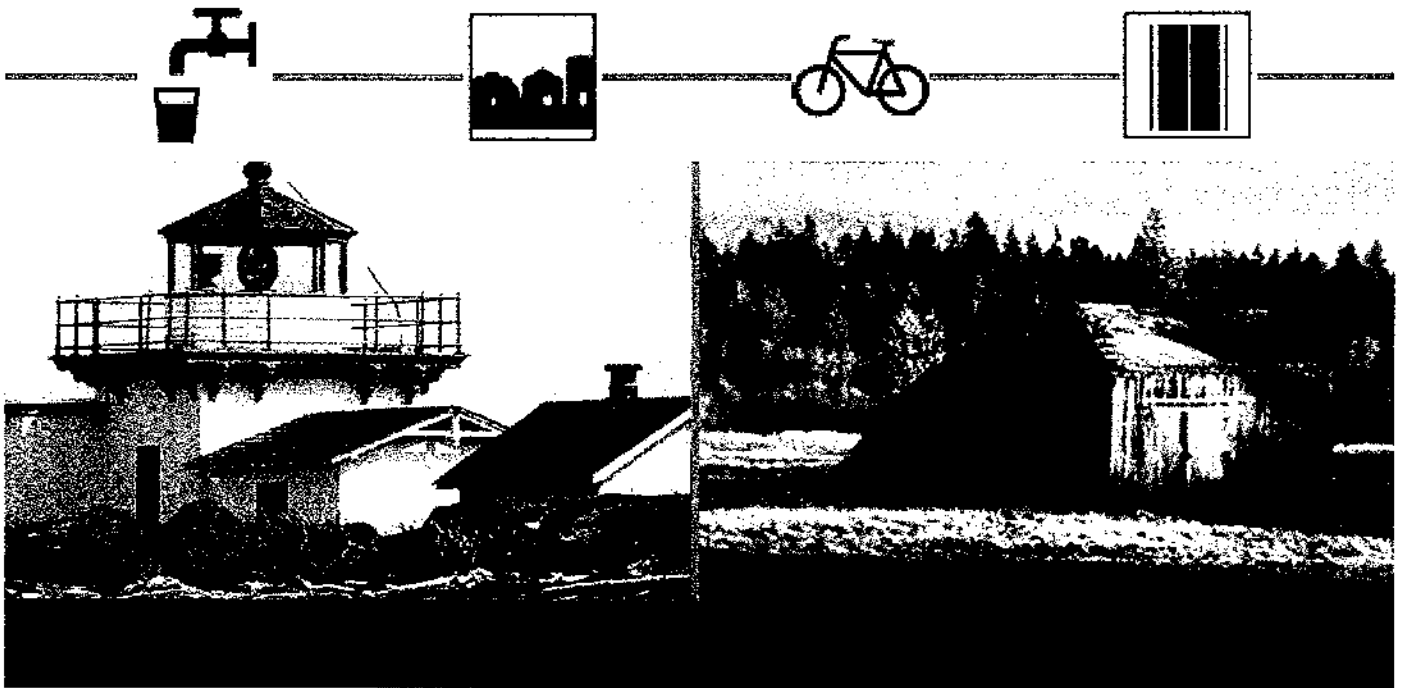
Kitsap
Comprehensive
Plan Documents
Appendix A:
Comprehensive
Plan

FINAL



KITSAP COUNTY COMPREHENSIVE PLAN 2016-2036

June 2016





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Kitsap County Mission



Kitsap County government exists to protect and promote the safety, health and welfare of our citizens in an efficient, accessible and effective manner.

Kitsap County Vision Statement



Effective and Efficient County Services - County government continuously assesses its purpose, promotes and rewards innovation and improvement, fosters employee development and uses effective methods and technologies to produce significant positive results and lasting benefits for citizens.

Thriving Local Economy - A well-educated workforce and strategic investment in county infrastructure prompt businesses to expand or locate in Kitsap County, creating well-paying jobs and enhancing our quality of life.

Safe and Healthy Communities - People are protected and secure, care about their neighborhoods and are proud of where they live, work and play.

Inclusive Government - County government conducts all activities in a manner that encourages citizen involvement, enhances public trust and promotes understanding.

Protected Natural Resources and Systems - Education, land use planning and coordinated efforts assure that the forests, clean air and water that Kitsap is known for are sustained for the benefit of current and future generations.





Acknowledgements



Kitsap County Commissioners

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Robert Gelder
Edward E. Wolfe

Kitsap County Planning Commission

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Thomas E. Nevins, North Kitsap
Linda Paralez, North Kitsap
Gina Buskirk, Central Kitsap
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Joe Phillips, Central Kitsap
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Karanne Gonzalez-Harless, Co-Chair, South Kitsap
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Community Groups

Suquamish Citizens Advisory Committee
Central Kitsap Community Council
Kingston Citizens Advisory Council
Manchester Citizens Advisory Committee
Illahee Neighborhood Group
Keyport Neighborhood Group



Table of Contents



Kitsap County Mission..... iii

Kitsap County Vision Statement..... iii

Acknowledgements iv

Executive Summary..... 1-4

Why a Comprehensive Plan? 1-6

Comprehensive Plan 2016-2036 Vision 1-7

Chapter 1 - Land Use..... 1-9

 Land Use Guiding Directives 1-11

 General Land Use Goals and Policies..... 1-14

 Rural Land Use Goals and Policies..... 1-21

 Resource Land Use Goals and Policies..... 1-24

 Land Use Strategies..... 1-27

Chapter 2 - Economic Development 2-30

 Economic Development Guiding Directives 2-33

 Economic Development Goals and Policies 2-35

 Economic Development Strategies 2-41

Chapter 3 – Environment 3-43

 Environment Guiding Directives..... 3-44

 Environment Goals and Policies 3-45

 Environment Strategies 3-49

Chapter 4 - Housing and Human Services..... 4-51

 Housing and Human Services Guiding Directives 4-54

 Housing and Human Services Goals and Policies..... 4-55

 Housing and Human Services Strategies..... 4-58

Chapter 5 - Transportation..... 5-60

 Transportation Guiding Directives..... 5-61



Transportation Goals and Policies	5-62
Transportation Strategies	5-67
Chapter 6 - Parks, Recreation and Open Space.....	6-70
Parks, Recreation, and Open Space Guiding Directives	6-71
Parks, Recreation and Open Space Goals and Policies	6-72
Parks Recreation and Open Space Strategies	6-76
Chapter 7 - Capital Facilities and Utilities.....	7-77
Capital Facilities and Utilities Guiding Directives	7-77
Capital Facilities (CapF) and Utilities Goals and Policies	7-79
Capital Facilities and Utilities Strategies.....	7-85
Chapter 8 - Subarea Plans	8-86
Suquamish.....	8-86
Vision for Suquamish.....	8-86
Suquamish Goals and Policies.....	8-87
Kingston.....	8-91
Vision for Kingston	8-91
Kingston Goals and Policies	8-92
Manchester	8-98
Vision for Manchester.....	8-98
Manchester Goals and Policies.....	8-99
Silverdale Sub Area Plan.....	8-104
Vision for Silverdale Sub Area	8-104
Silverdale Sub Area Plan Goals and Policies.....	8-106
Silverdale Regional Center.....	8-112
Vision for Silverdale Regional Center	8-112
Silverdale Regional Center Goals and Policies	8-114
Chapter 9 - Neighborhood Plans	9-123
Ilahaee	9-123



Vision for Illahee..... 9-123

Illahee Goals and Policies..... 9-124

Keyport..... 9-127

Vision for Keyport..... 9-127

Keyport Goals and Policies..... 9-128

Gorst..... 9-135

Vision for Gorst..... 9-135

Gorst Goals and Policies..... 9-136

Chapter 10 - Glossary..... 10-140

Chapter 11 - Appendices..... 11-144

Appendix A – Maps..... 11-144

Appendix B – Comprehensive Plan Zones..... 11-148

Appendix C – Public Participation Plan, Let’s Hear Kitsap..... 11-151

Appendix D – Urban Growth Area Targets and Capacities..... 11-152



Executive Summary



The Washington State Growth Management Act requires cities and counties to periodically update their Comprehensive Plans. The Kitsap County Comprehensive Plan 2016-2036 (the Plan) serves as the policy document that helps guide decisions on services for a wide range of critical County programs, such as building roads, providing land for housing, and protecting the environment.

This Plan is released concurrently with the Supplemental Environmental Impact Statement (SEIS) and the Capital Facilities Plan (CFP). The Plan describes how residents would like the County to look in the future. This document includes Guiding Directives, Goals and Policies, and Strategies for the following seven elements; Land Use, which includes rural and resource lands, Economic Development, Environment, Housing and Human Services, Transportation and Capital Facilities and Utilities. The Plan elements are organized and presented in the following manner:

- **Discussion:** Discussion text provides an overview and description of the element of the Plan featured in the chapter.
- **Guiding Directives:** Guiding directives for elements of the Plan are the County's guidance policy directives on how growth management planning will occur. These guiding directives establish overarching practices carried forward from the existing Plan and explain the section's importance to planning Kitsap County's future. These directives are from previously adopted planning efforts that require recognition as ongoing policy for guidance purposes. They complement the Plan's updated goals and policies. This section also reiterates applied sections of the Growth Management Act, provisions under which policies have already been developed.
- **Goals and Policies:** Goals provide guidance to the County for land use development and/or preservation, while policies direct how these goals may be accomplished.
- **Strategies for Implementation:** Strategies are descriptions of how and when certain actions will be prioritized. Many strategies are tied with budget decisions and other annual program plans. Strategies from non-County plans may be considered, adopted, or not implemented dependent on priorities and available resources. These strategies are categorized by: Projects and Programs; Partnerships; Measuring, Monitoring and Evaluation; Public Participation; and Finance and Budget.
- **Supporting Documents:** Technical documents developed and referenced for the Plan include the Buildable Lands Report, the Supplemental Environmental Impact Statement, and the Capital Facilities Plan. Appendix D contains tables reflecting unincorporated urban growth area targets and capacities.

The Plan emphasizes growth and future development in a sustainable manner. Kitsap County Leadership and staff have used a very inclusive approach to planning and decision-making that



clearly outlines restoration and protection of the natural environment. The Plan through Guiding Directives, Goals, Policies and Strategies demonstrates the County's deep commitment to maintaining and restoring ecosystems via habitat conservation, restoration of waterways, and reduction of greenhouse gas emissions. The Plan also establishes broad requirements that support and encourage that a healthy environment is intact for residents now and in the future. The Plan was updated based on residential and employment targets that align with VISION 2040. Through the targeting process staff identified the housing units needed in Unincorporated Kitsap County through 2036. The Plan considers affordable housing issues for this planning period. Residential and employment targets were also identified for the County's designated regional growth center of Silverdale. More specifically the Plan addresses each of the important policy areas in VISION 2040:

- habitat protection
- water conservation
- air quality
- climate change

The Plan takes environmental protection very seriously, including the idea of the environment as an asset. The County, through the Plan, promotes environmentally sound development methods, such as low-impact landscaping. The Plan also focuses on encouraging compact urban development and includes design guidelines for mixed-use and transit-oriented development, while also prioritizing funding and investments to the Silverdale Regional Center. In the Plan the Housing and Human Services element, is committed to expanding housing production at all income levels to meet the diverse needs of current and future residents. The Plan supports an economic development element in Chapter 2 that clearly supports job creation, creating great communities, and maintaining a high quality of life. The transportation element in Chapter 5 directly recognizes the importance of cleaner and more sustainable mobility, with Goals and Policies supporting complete streets, green streets, and thoughtful design. The Plan also supports multi-modal transportation and an emphasis of moving people, not necessarily cars. The County also supports important transportation lines with coordinated transportation planning via partnerships with cities and neighboring counties, including, but not limited to level-of-service standards and concurrency provisions. The Plan also continues the County's commitment to conservation methods in the provision of public services. The Plan addresses local implementation actions in VISION 2040 in the Land Use Strategies section and references the VISION 2040 in that section as well.



Why a Comprehensive Plan?



The Washington State Growth Management Act RCW 36.70A was implemented in 1990. The main focus was to encourage wise land use and reduce the occurrences of sprawl.

“The legislature finds that uncoordinated and unplanned growth, together with a lack of common goals expressing the public’s interest in the conservation and the wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of this state. It is in the public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning. Further, the legislature finds that it is in the public interest that economic development programs be shared with communities experiencing insufficient economic growth.”

The Required elements of the Plan include Land Use, Housing, Capital Facilities, Utilities, Transportation, Rural and Economic Development. Optional Elements included in this plan are Parks and Recreation, and Environment. This Plan outlines the Kitsap County’s efforts to meet the requirements of the Washington State Growth Management Act in the coming 20 years.

Comprehensive Plan 2016-2036 Vision



■ **County Government.** County government that is accountable and accessible; encourages citizen participation; seeks to operate as efficiently as possible; and works with citizens, governmental entities and tribal governments to meet collective needs fairly while respecting individual and property rights.

■ **Urban Areas.** Healthy urban areas that are the region's centers for diverse employment and housing opportunities, all levels of education, and civic and cultural activities.

■ **Rural Areas.** Rural areas and communities where unique historical characters, appearances, functions, and pioneering spirits are retained and enhanced. Natural resource activities, such as forestry, agriculture, and mining continue to contribute to the rural character and economy. Rural recreation opportunities are enhanced, including equestrian facilities, trails, and others.

■ **Economic Development.** A stable, prosperous and diversified economy that provides living wage jobs for residents, supported by adequate land for a range of employment uses and that encourages accomplishment of local economic development goals.

■ **Environment.** Natural ecosystems including interconnected wetlands, streams, wildlife habitat, and water quality that are rehabilitated, protected and enhanced and that allow for flexible and innovative development to meet environmental and growth goals. In developed areas, the growth pattern supports conservation of non-renewable energy and minimizes impacts on air quality and climate.

■ **Housing and Human Services.** Residential communities that are attractive, affordable, diverse, and livable supported by appropriate urban or rural services. A variety of housing choices are available, meeting a full range of resident income levels and preferences. Residents are able to walk or use multi-modal transportation options between neighborhoods and to community destinations. Policy guidance or program support for the county's most at-risk populations.

■ **Open Space.** An open space network – including greenbelts, wildlife habitat, forested areas, and active and passive parks – that is accessible, interconnected, provides opportunities for recreation and defines and distinguishes urban and rural areas.





■ **Transportation.** An efficient, flexible, and coordinated multi-modal transportation system – including roads, bridges and highways, ferries, transit, and non-motorized travel – that provides interconnectivity and mobility for county residents and supports our urban and rural land use pattern.

■ **Public Services and Facilities.** Public services and facilities – including, but not limited to, parks and recreation, law enforcement, fire protection, emergency preparedness, water/sewer, roads, transit, non-motorized facilities, ferries, stormwater management, education, library services, health and human services, energy, telecommunications, etc. – are provided in an efficient, high-quality and timely manner by the County and its partner agencies. Public services and facilities are monitored, maintained and enhanced to meet quality service standards.

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Chapter 1 - Land Use



Discussion

The Land Use Chapter plays the central role of guiding urban, rural and resource land use patterns and decisions for the unincorporated portions of Kitsap County. In keeping with state law, the County fulfills this responsibility of shaping land use primarily by regulatory means such as zoning, subdivision, critical areas and shoreline ordinances.

Due to the integral nature of land use and other elements of the Kitsap County Comprehensive Plan (the Plan), land use goals and policies relate directly to all other chapters of the Plan.

The Plan directs future residential and employment growth within the unincorporated portions of the county. Future population growth is accommodated by the capacity of residential units. As part of this Plan, a land capacity analysis was conducted to determine the capacity for new residences and the associated population, as well as employment capacity for the unincorporated county.



The intent of goals and policies regarding population projections and distributions is to establish the growth forecasts to be used for planning purposes, and the specific growth targets for each Urban Growth Area. Designated Urban Growth Areas are intended to accommodate the majority (76 percent) of 20 years' population growth, based on official growth management forecasts adopted by the State of Washington Office of Financial Management.

The County and its cities select a specific growth forecast through adoption of the Countywide Planning Policies (CPPs). These county-level forecasts are distributed among jurisdictions in the region through a cooperative process. The Kitsap Regional Coordinating Council (KRCC) – comprised of participating elected officials of the region's governmental entities – is the body charged with making recommendations for such allocations.

Kitsap County is in a unique position within the Puget Sound area. To the east across the Puget Sound is the highly developed urban area of King County and Seattle. To the west across the Hood Canal is rural Jefferson County. Many Kitsap County residents consider themselves as sandwiched between two extremes: Urban and Rural. While Kitsap County has urban and rural areas, in a regional

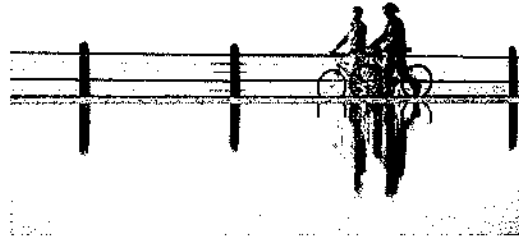


perspective Kitsap County exists in the middle. The key to maintaining Kitsap's character is to preserve existing open space in rural areas, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

Land Use Guiding Directives

The Land Use guiding directives, goals, and policies guide urban and rural land use for unincorporated Kitsap County. In keeping with state law, this chapter is responsible for guiding land use primarily through implementing development regulations, such as zoning, subdivision, critical areas and shoreline standards. Land Use goals and policies in this Comprehensive Plan form an integral basis for other comprehensive plan elements including; *Economic Development, Environment, Housing and Human Services, Transportation, Parks and Recreation, and Capital Facilities*. Specifically impacted are urban and rural residential development, commercial development, industrial and business lands, open space and greenways, historic preservation, and drainage, flooding and stormwater management. Guiding directives in this element provide a path to:

- maintain consistency with the Washington State Growth Management Act,
- maintain consistency with the Puget Sound Regional Council Planning Policies,
- maintain consistency with the Kitsap Countywide Planning Policies,
- direct the majority of growth toward urban areas,
- provide greater distinction between urban and rural areas,
- guide land use patterns to allow for efficient provision of urban services such as sewers and transportation systems,
- preserve open space, and recognize historical and archaeological resources to be preserved for future generations and,
- ensure compatibility between adjacent zones.



The goals and policies recognize the County residents' desire for healthy urban areas that are the region's centers for diverse employment, housing opportunities, educational opportunities for K-12, technical training and college level instruction, and civic and cultural activities. The goals and policies also recognize that rural areas and communities have unique historical characters, appearances, and functions that should be retained and enhanced. Natural resource activities, such as forestry, agriculture, and mining continue to contribute to the rural character and economy, and are also guided by goals and policies in this chapter.

Technical documents used in development of Chapter 1 (Land Use) include the Buildable Lands Report (land capacity analysis).

Beyond the technical documents used to prepare the Plan extensive research on past and future population projections was completed. According to the Washington Office of Financial Management (OFM), between 2006 and 2012 the Kitsap County resident population grew by 10,451 persons. The majority of this growth occurred in incorporated cities.



Countywide, including cities, Urban Growth Areas and rural areas, the existing residential buildable land supply can accommodate a total of approximately 113,252 persons. The planned countywide population growth forecast is 80,483 persons for 2036.

In 2013, Kitsap County adopted new residential growth projections through 2036. The current target is focused on directing 76 percent of growth into the Urban Growth Areas and the remaining 24 percent into the rural areas. Once the 76 percent target is reached, it is reset to 84 to 16 Urban Growth Area to rural respectively.

Cities and Urban Growth Areas (UGAs) have a combined residential buildable land capacity sufficient to accommodate approximately 86,237 persons. The planned incorporated city and Urban Growth Area share of the forecast population growth is 60,266 persons for and the 2012 to 2036 period. They also have a combined commercial/industrial buildable land supply that meets the forecast for the 2016-2036 planning horizon, as adopted in the Kitsap Countywide Planning Policies. The land capacity results for unincorporated UGAs under the Comprehensive Plan Update are based on the updated future land use plan, but show similar results as those reported in the 2014 Buildable Lands Report. Unincorporated UGAs targets and capacities are further described in Appendix D.

The Growth Management Act provides that, "Counties shall include a rural element including lands that are not designated for urban growth, agriculture, forest or mineral resources. The rural element shall permit appropriate land uses that are compatible with the rural character of such lands and provide for a variety of rural densities and uses and may also provide for clustering, density transfer, design guidelines, conservation easements and other innovative techniques that will accommodate appropriate rural uses not characterized by urban growth" (RCW 36.70A.070(5)).

While managing growth, Kitsap County recognizes that the rural character of County is the primary reason many residents decide to make their homes here. Defining this character is an important step in preserving it. Kitsap County's rural area consists of differing natural features, landscape types and land uses. Rural land uses consist of both dispersed and clustered residential developments, farms, wooded lots, and small and moderate-scale commercial and

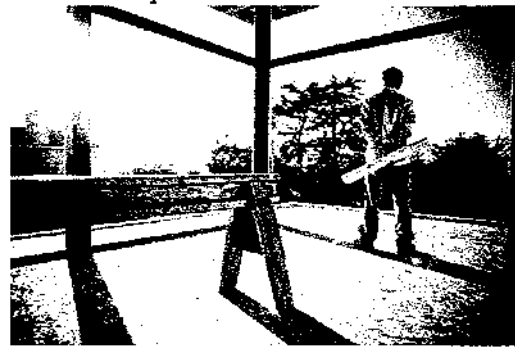


industrial uses that serve rural residents as their primary client. Rural landscapes encompass the full range of natural features, including forested expanses, pastures, cropland, rolling meadows, ridge lines and valley walls, distant vistas, streams and lakes, shorelines and other sensitive areas.



As per the Growth Management Act, the rural area of Kitsap County is much less developed than the urban areas. This allows for the natural landscape to predominate over the built environment. Kitsap County has a maximum density in the rural area of one dwelling unit per five acres. This zoning allows for large amounts of undeveloped land and for the protection of critical areas and rural character. The County also has an adopted Critical Areas Ordinance (CAO). The CAO protects the wetlands, fish and wildlife conservation areas, geologically hazardous areas, frequently flooded areas, and critical aquifer recharge areas. Kitsap County has five adopted zoning classifications in the rural areas that are intended to prevent the inappropriate conversion of undeveloped land. Further, the provision of urban level of governmental services to the rural area is restricted.

For County residents, the term rural also defines a philosophy of living and a quality of life. This quality of life includes a sense of quiet, community and a slower pace of life. Rural characteristics include the abundance of trees, access to recreation, views of water and mountains, and a quiet, unregimented atmosphere. The elements of rural character also include the dynamic natural systems abundant in Kitsap County which can be vulnerable to human and natural change.



The intent of resource lands goals and policies is to direct the use of lands that contain commercial quality resources, such as for forestry, agriculture, mineral extraction, and aquaculture. These resource-based uses are often intermixed or occur together with residential development within the County's rural areas. Resource lands are identified on the Land Use Map with the Forest Resource designation or Mineral Resource Overlay. Forest Resource designation primarily focuses on lands that have commercial forestry resources. This designation of resource lands and activities is intended to help keep these lands available for commercially significant resource production and to help maintain these sectors of the local economy. The Forest Resource designation is implemented by the Forest Resource zone.



General Land Use Goals and Policies

Land Use Goal 1. Focus current and future planning on infill and redevelopment of existing Urban Growth Areas.

Land Use Policy 1. Establish specific development standards for medium- and high-density developments to ensure compatibility adjacent to existing low-density neighborhoods.

Land Use Policy 2. Support innovative, high quality infill development and redevelopment in existing developed areas within the Urban Growth Areas.

Land Use Policy 3. Address design variations in multifamily building design features and design variety through lot clustering, flexible setback requirements and mixed attached and detached housing types.

Land Use Policy 4. Minimize new one-story commercial development through zoning and design standards.

Land Use Policy 5. Examine incentives for infill development.

Land Use Policy 6. Where appropriate, encourage mixed use, high density uses, and Transit Oriented Development (TOD) to reduce reliance on the Single Occupancy Vehicle (SOV).

Land Use Policy 7. Facilitate mixed use development in commercial designations.

Land Use Policy 8. Create performance standards for commercial and industrial areas that reflect impact of use for zoning purposes.

Land Use Policy 9. Continue to review and assess data for application of reasonable measures. Monitor the effectiveness of adopted reasonable measures in one-year intervals with the publication of the Buildable Lands Report.

Land Use Policy 10. Measure, adopt and implement reasonable measures if the Buildable Lands Report finds inconsistencies in planned growth.

Land Use Policy 11. In accordance with Kitsap County Health District and Washington State

Did You Know?



Land use decisions help determine the look and feel of a neighborhood.

They also can directly and indirectly impact residents' lives including a sense of community, economic development and health.



requirements, require connection to a public sewer system for new or extensively remodeled development located within 200 feet of the public sewer system, and within an urban growth area.

Land Use Goal 2. Promote health in the built environment.

Land Use Policy 12. Review spatial requirements and proximity as considerations when requiring new development to provide connectivity to existing trails, paths and sidewalks and seek locations and means to expand existing trail system.

Land Use Policy 13. Examine health and equity impacts of land use decisions to all populations.

Land Use Policy 14. Through development standards, encourage urban amenities such as open space, plazas, and pedestrian features in areas of more intensive development within Urban Growth Areas.

Land Use Goal 3. Support more dense residential areas with access to transportation, urban amenities, goods and services, physical activity and healthy foods.

Land Use Policy 15. Link non-motorized planning requirements to land use planning decisions.

Land Use Policy 16. Promote housing preservation and development in areas that are already well-served by schools, public transportation and commercial facilities, and have adequate infrastructure to support alternative modes of transportation.

Land Use Policy 17. Support compact commercial areas in order to encourage pedestrian and non-motorized travel and transit use.

Land Use Policy 18. Encourage new opportunities for and preservation of existing public waterfront access, especially in support of the National Water Trails system.

Land Use Goal 4. Coordinate with other jurisdictions, tribal governments, agencies, special districts, and property owners to ensure coordinated and compatible land use planning and utilize Urban Growth Area Management Agreements with cities, as feasible.

Land Use Policy 19. Coordinate with the Puget Sound Regional Council, the Kitsap Regional





Coordinating Council and other jurisdictions not included in these groups, on Land Use / Zoning policy.

Land Use Policy 20. Work with port districts to understand Land Use / Zoning designation needs and encourage new opportunities for and preservation of existing public waterfront access.

Land Use Policy 21. Coordinate with service providers, agencies, local jurisdictions, County departments and the public, to ensure appropriate zoning.

Land Use Policy 22. Preserve and protect features of historic, archaeological, cultural, scientific and educational value or significance through coordination and consultation with the appropriate local, state and federal authorities, affected Indian tribes, and property owners, through non-regulatory means.

Land Use Goal 5. Encourage urban-rural distinction with cities. Facilitate and encourage incorporation or annexation with associated cities of urban areas over the 20-year planning period and ensure compatibility of development with future planned uses within the unincorporated Urban Growth Area consistent with the Urban Growth Area Management Agreement process called for in the Countywide Planning Policies.



Land Use Policy 23. Address the issues related to the association of unincorporated Urban Growth Areas with their corresponding incorporated cities, consistent with the CPPs. The following unincorporated Urban Growth Areas are currently associated: Poulsbo (City of Poulsbo), East Bremerton (City of Bremerton), West Bremerton (City of Bremerton), Gorst (City of Bremerton), Puget Sound Industrial Center, Urban Growth Area (City of Bremerton), ULID No. 6/McCormick Urban Growth Area (City of Port Orchard) and South Kitsap/Port Orchard (City of Port Orchard).

Land Use Policy 24. Establish a planning process, concurrent with the determination of Urban Growth Area association, within each unincorporated Urban Growth Area that abuts an incorporated area, with the goal of improving consistency between city and County plans, zoning and development regulations, as well as providing efficient delivery of urban services. The goals and procedures of the process should be described in an Urban Growth Area Management Agreement between the County and the city associated with the Urban Growth Area.

Land Use Policy 25. Considering the fact Central Kitsap Urban Growth Area is unassociated with a



city, work with the City of Bremerton on an agreement to associate the Central Kitsap Urban Growth Area.

Land Use Policy 26. Include the following components in each Urban Growth Area Management Agreement:

- Specification that the city's zoning code; densities; development, subdivision, environmental and construction standards; and levels of service shall apply to the entire Urban Growth Area unless mutually agreed otherwise by the city and the County.
- Confirmation that the city's comprehensive plan should reflect land use and capital facilities planning for the entire Urban Growth Area. This should include agreement regarding the operation and maintenance of County-owned public facilities such as parks and other community buildings.
- Identification of the responsibility and mechanisms for comprehensive plan amendments, zoning changes and development applications within the Urban Growth Area.
- Identification of the services to be provided, the service provider and the terms of services. All service providers should be included in Urban Growth Area planning.
- Provisions on revenue sharing.
- Description of the city's pre-annexation planning to ensure logical and coordinated boundaries which shall include:
 - ◆ Conditioning City service extensions upon actual annexation for properties contiguous to the City boundary or to agreements of no protest to future annexation for properties not contiguous.
 - ◆ Offering pre-annexation agreements to property owners interested in annexation and needing assurances from the City about service, planning, or other issues.
 - ◆ Plans for tiering and/or phasing of infrastructure development, appropriate to the individual Urban Growth Area.
 - ◆ City priorities for City-led annexation efforts as appropriate.
- Other issues as appropriate for specific Urban Growth Area Management Agreements.
- Perform post-annexation reviews and evaluate accomplishment of the pre-annexation plan goals.





Land Use Policy 27. Enter into discussions with jurisdictions having any newly incorporated areas to address the logical transfer of jurisdiction, including the issues of infrastructure provision, ownership and maintenance; revenue sharing; and regional planning.

Land Use Goal 6. Direct development to designated Urban Growth Areas consistent with projected population growth, Growth Management Act and Countywide Planning Policies while considering development patterns that reduce sprawl, use urban land more efficiently, and that incorporate feasible, innovative and sustainable practices.

Land Use Policy 28. Evaluate the assumptions contained in the County's Land Capacity Analysis for consistency with Countywide Planning Policies.

Land Use Policy 29. Through application of Growth Management Act goals, increase density in urban areas and limit sprawl in rural lands.

Land Use Policy 30. At mid-point of Comprehensive Plan, i.e. 4-year cycle, assess the Land Use Map and docket for Site Specific Amendments.

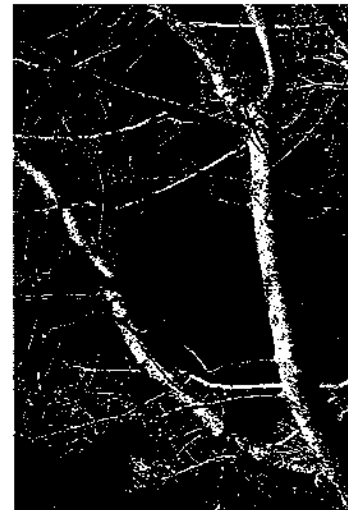
Land Use Policy 31. Maintain consistency with Countywide Planning Policies regarding growth targeting.

Land Use Policy 32. Explore the creation of incentives and streamlined administrative processes for new short plats in high priority areas to be identified within the Urban Growth Areas as a Reasonable Measure.

Land Use Goal 7. Utilize Low Impact Development (LID) site planning principles to minimize loss of native forest soil cover and minimize imperviousness to reduce stormwater runoff and improve water quality where soil conditions are suitable.

Land Use Policy 33. Recognize and adopt Western Washington Phase II Municipal Stormwater National Pollutant Discharge Elimination System Permit requirements for low impact development.

Land Use Goal 8. Encourage development and use of regional stormwater facilities where feasible and consistent with the County's adopted Stormwater





Comprehensive Plan.

Land Use Policy 34. As part of periodic updates to the County's Stormwater Comprehensive Plan, the County will identify basins and sub-basins that may be suitable for development of regional stormwater facilities. Regional facilities may be proposed in other locations by either the County or developer, subject to review and approval by the County Public Works Director and a determination that the regional facility is consistent with applicable County goals and policies.

Land Use Policy 35. New development or redevelopment projects that are located within a basin that drains to an existing or proposed regional stormwater facility, may be required to contribute toward the cost of planning, designing, constructing and maintaining that facility in lieu of building onsite improvements. The amount of the contribution will be proportionate to the amount of stormwater being added by the property relative to the capacity of the regional facility.

Land Use Policy 36. The County may enter into Latecomer Agreements with developers for recovery of their costs for capital improvements which benefit other parties in accordance with State law. The County may add an administrative charge for this service.

Land Use Goal 9. Promote food security, food systems, local food production, and public health by encouraging locally based food production, distribution, and choice through urban agriculture, community gardens, farmers markets, and food access initiatives.

Land Use Policy 37. Promote inter-agency and intergovernmental cooperation to expand community gardening opportunities.

Land Use Policy 38. Support the development and adoption of joint-use agreements on publicly-owned sites or institutional facilities to allow gardens, distribution and sales.

Land Use Policy 39. Prioritize underserved communities, including communities with "food deserts" e.g. lack of grocery stores, as areas for potential locations for community gardens, farmers markets, and local food access programs.

Land Use Policy 40. Consider allowing alternative retail models including pop-ups and mobile markets.

Land Use Goal 10. Maintain sufficient industrial land area in the Urban Growth Areas for future industrial use.

Land Use Policy 41. When updating code pertaining to industrial lands ensure industrial lands uses are a priority in order to prevent commercial encroachment.



Land Use Goal 11. Consider the strategies and recommendations of the 2015 Naval Base Kitsap Joint Land Use Study (JLUS).

Land Use Policy 42. Review and consider the Joint Land Use Study recommendations, as recommended by the Joint Land Use Study Implementation Committee.

Land Use Policy 43. Participate in the Joint Land Use Study Implementation Committee.

Land Use Policy 44. Discourage the siting of incompatible uses near military bases that would affect the installations' abilities for military readiness and proposed future expansion.

Learn More



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to learn more about land use
planning.*

Land Use Policy 45. Establish a list of recognized military "centers".

Land Use Policy 46. Recognize and consider the Manchester Fuel Depot freight route when new development and traffic improvements are proposed.

Land Use Goal 12. Ensure that land use decisions comport with Growth Management Act requirements concerning general aviation airports.

Land Use Policy 47. Discourage the siting of incompatible uses near airports.

Land Use Policy 48. Land use decisions near or within the operating envelope of an airport must not compromise air safety.

Land Use Policy 49. Consult with the owners and operators of general aviation airports prior to changing comprehensive plan or development regulations that will affect the use.



Rural Land Use Goals and Policies

Land Use Goal 13. Protect Kitsap County's unique rural character.

Land Use Policy 50. Limit the designated rural area to low residential densities that can be sustained by minimal infrastructure improvements, cause minimal environmental degradation, and that will not cumulatively create the future necessity or expectation of urban levels of service.

Land Use Policy 51. Permit residential uses in rural areas consistent with the planned rural character of the surrounding area.

Land Use Policy 52. For Type I Limited Area of More Intensive Rural Development (LAMIRD), allow for limited areas of more intensive rural development, including necessary public facilities and public services to serve the limited area as follows: Rural development consisting of the infill, development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads development and in accordance with Growth Management Act Requirements.

Land Use Policy 53. Outside of the Type III Limited Area of More Intensive Rural Development (LAMIRD), limit development only to that which serves rural residential or resource needs and does not draw population from Urban Growth Areas. This policy is implemented through Comprehensive Plan Land Use designations, zoning designations, and zoning code provisions.

Land Use Policy 54. In accordance with RCW 36.70A.070(5)(c):

- to preserve rural character of the County, emphasize controlling rural development; assuring visual compatibility of rural development with the surrounding rural area,
- reduce the inappropriate conversion of undeveloped land into sprawling, low-density development in the rural area,
- protect critical areas, as provided in RCW 36.70A.060, and surface water and groundwater resources, and,
- protect against conflicts with the use of agricultural, forest, and mineral resource lands designated under RCW 36.70A.170.

This policy is implemented through Comprehensive Plan Land Use designations, zoning designations, and zoning code provisions.

Land Use Policy 55. Encourage development practices and design standards for the rural area, such as minimizing changes in grade from pre-development site conditions in order to maximize native





vegetation retention.

Land Use Goal 14. Foster rural businesses and business opportunities on designated commercial and industrial lands in the rural area, while balancing protection of rural character.

Land Use Policy 56. Consider existing, isolated areas of generally small-scale commercial or industrial activity for designation as a Type III Limited Area of More Intensive Rural Development (LAMIRD).

Land Use Policy 57. Unlimited expansion of commercial and industrial uses in the rural areas is not appropriate. Accordingly, only limited new commercial and industrial uses will be permitted in the rural areas. Such commercial and industrial uses must be consistent with Growth Management Act and Comprehensive Plan requirements for rural areas, preserve Kitsap County's rural character, and shall not allow urban-type uses or services.

Land Use Policy 58. Encourage business growth in existing LAMIRDs while limiting business growth outside of LAMIRDs so as to not impact the rural character.



Land Use Policy 59. Allow or conditionally allow home-based cottage-type businesses and industries in the rural areas that do not negatively affect rural level of service or rural character.

Land Use Policy 60. When considering public spending for facilities and services within the rural area give priority to the following:

- Maintaining existing facilities and services that protect public health and safety.
- Upgrading facilities and services when needed to support planned rural development at rural service level standards but which do not create capacity for urban growth.

Land Use Policy 61. Re-examine and, if appropriate, adopt or amend criteria used to determine if land meeting Growth Management Act designation criteria as Agricultural Resource Land exists within the county.

Land Use Policy 62. Explore creation of a "no-net-loss" policy for agricultural lands.

Land Use Policy 63. Foster agriculture opportunities by promoting flexibility in development regulations.



Land Use Policy 64. Continue regulatory and non-regulatory preservation of historic or working farm land, particularly through tax policy, conservation easements, Transfer of Development Rights (TDR), Purchase of Development Rights (PDR), innovative design criteria and the establishment of a small farms institute, to encourage small farms. Some historic Kitsap County working farms should be preserved for food and fiber production, educational and scenic purposes.

Land Use Policy 65. The Kitsap County Agricultural Strategic Plan and Inventory shall be the basis for Kitsap's food system, including agriculture, policies and programs developed by the County. Agricultural mapping detailed in the plan shall be maintained and refined.

Land Use Policy 66. Allow agricultural activities and practices from cultivation to harvest as well as on-farm value-added processing within the Rural Wooded, Rural Protection and Rural Residential zoning districts or the Farming Focus Areas identified in the Agricultural Strategic Plan and Inventory.

Land Use Policy 67. Permit all agricultural uses as defined KCC 17.110.050 and agricultural activities as defined in Revised Code of Washington 7.48.310 in the Rural Wooded, Rural Protection and Rural Residential zoning districts.

Land Use Policy 68. Slaughtering facilities, meat packing or commercial feed lots shall be limited to the Farming Areas identified in the Agricultural Strategic Plan and Inventory.

Land Use Policy 69. Develop and adopt criteria for permitting temporary farm worker housing standards and policies to allow for construction of farm worker housing and infrastructure.

Land Use Policy 70. Consider procedures to notify neighboring landowners about approved agricultural uses in the Rural Wooded, Rural Protection and Rural Residential zoning districts.

Land Use Policy 71. Coordinate with federal, state and local governments, community groups, and private landowners to promote long-term preservation of farmlands.

Land Use Policy 72. Develop regulations that permit appropriate farm-related activities secondary to primary farm operations in Rural Wooded, Rural Protection and Rural Residential zoning districts. This includes, but is not limited to, farm infrastructure buildings, commercial activities in conjunction with adding value to products grown on the farm (on-farm





processing, community kitchens), farm stands and sales, and other essential farm support activities.

Land Use Policy 73. Develop and promote incentives for continued rural and resource uses, including but not limited to a Transfer of Development Rights program, an expedited agricultural activity permit review program, and educational and agritourism activities.

Land Use Policy 74. Recognize recreational equine activities and animal grazing uses as compatible uses with agricultural uses and activities because of their economic contribution to the County's agricultural industry and for preserving large parcels of land for other agricultural uses.

Land Use Policy 75. Review and amend development regulations to consider impacts of non-farm-related commercial or industrial uses to the Farming Areas identified in the Agricultural Strategic Plan and Inventory.

Land Use Policy 76. Water is an agricultural necessity. Develop and adopt policies with appropriate local, county and state agencies to promote viable coordinated water resources for greater accessibility to water rights for agriculture usage.

Resource Land Use Goals and Policies

Land Use Goal 15. Develop strategies for future use and compatibility for properties used for minerals.



Land Use Policy 77. Require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as mineral resource lands, contain a notice that the subject property is within or near designated mineral resource lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. The notice for mineral resource lands shall also inform that an application might be made for mining-related activities, including mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

Land Use Policy 78. Kitsap County should determine if adequate mineral resources are available for projected needs from currently designated mineral resource lands.

Land Use Policy 79. Coordinate with the Washington State Department of Natural Resources (DNR) to ensure that future reclamation plans are consistent with the comprehensive planning for the site and surrounding area, as well as any permits issued by the Department of Natural



Resources.

Land Use Goal 16. Develop a strategy for use and compatibility of properties used for timber production.

Land Use Policy 80. Maintain and enhance the continuation of forestry lands and forestry through tax policy, conservation easements, purchase of development rights, Transfer of Development Rights (TDR), and clustering incentives.

Land Use Policy 81. Coordinate with the Department of Natural Resources (DNR), Tribal governments, community groups, and private forest landowners to promote long-term preservation of forest lands.

Land Use Policy 82. Allow the use of normal Best Management Practices within the designated Forest Resource Lands and Rural Wooded area, provided all applicable environmental laws and regulations are followed.

Land Use Policy 83. Allow industrial uses associated with forestry activities in the Mineral Resource overlay.

Land Use Policy 84. Develop and promote incentives for continued rural and resource uses, and, as appropriate, preservation including but not limited to a Transfer of Development Rights (TDR) program.

Land Use Policy 85. Land use Policy. Require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as forest resource lands contain a notice that the subject property is within or near designated forest resource lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration.

Land Use Goal 17. Develop and maintain adequate rural and urban facilities and services that support local agriculture.

Land Use Policy 86. Partner with appropriate local, county, tribal and state agencies to promote viable coordinated water resources for greater accessibility to water rights for agriculture usage.

Land Use Policy 87. Develop strategies for water collection, storage and reuse.





Land Use Policy 88. Consider and identify current and potential economic opportunities and benefits to agriculture and agricultural-related businesses for the enjoyment of residents and visitors.



Land Use Strategies

Strategy 1 – Regional Emphasis

Supports policies 19-27

- Partnerships: Ensure continued coordination with cities, tribes and other government agencies in the Kitsap Regional Coordinating Council and other jurisdictions.
- Partnerships: Ensure continued coordination in Puget Sound Regional Council for Land Use guidance and consistency with Vision 2040.
- Partnerships: Ensure continued participation with stakeholders that participate in protecting and restoring Puget Sound.
- Partnerships: Continue to bolster relationships with neighboring counties surrounding the Puget Sound.

Strategy 2 – Focus on Community Development

Supports policies 18, 28-32 39-40

- Partnerships: Ensure continued participation of Kitsap County’s Comprehensive Plan Internal Review Team, such as Public Works and other Kitsap County Staff, in implementation of Plan goals and policies.
- Partnerships: Work with Kitsap Economic Development Alliance (KEDA) to ensure continued participation in the implementation of Kitsap County’s Comprehensive Plan.
- Partnerships: Work with public school districts to ensure continued understanding of their anticipated land use plans.
- Partnerships: Work with Kitsap Public Health District to ensure continued participation in the implementation of Kitsap County’s Comprehensive Plan.
- Partnerships: Work with Kitsap Transit to ensure continued participation in the implementation of Kitsap County’s Comprehensive Plan.
- Partnerships: Work with other civic and business organizations in implementing the land use goals and policies.
- Measuring, Monitoring and Evaluation: Conduct an annual land use survey using a random sample of Kitsap County.
- Measuring, Monitoring and Evaluation: Review effectiveness of infill strategies annually.
- Finance and Budget: Consider ways to use crowd sourcing for special projects, for example in public private improvement projects.
- Public Participation: Identify underserved communities and target public participation opportunities for those communities regarding land use decisions.
- Public Participation: Promote measures providing opportunities for community input from the highly impacted segment of the Kitsap County community when determining potential population, health, and equity impact of planning decisions.
- Public Participation: Ensure enhanced public participation for the community in all aspects of comprehensive planning, including plan and development regulation amendments and implementation.



- Measuring, Monitoring and Evaluation: Land Use Strategy -- On a periodic basis review no-net-loss of agriculture lands regarding consistency with PSRC Vision 2040
- Measuring, Monitoring and Evaluation: On a periodic basis review efforts to transition UGAs to cities regarding consistency with PSRC Vision 2040

Strategy 3 – Recognize Diversity in Land Uses

Supports policies 50-55, 37, 38, 41-49, 56-69

- Partnerships: Meet annually with Naval Base Kitsap to implement the Joint Land Use Study (JLUS) findings.
- Projects and Programs: Create policies and programs supporting Kitsap County's local food system based on the Kitsap County Agricultural Strategic Plan.
- Projects and Programs: Partner with the U.S. Department of Defense to recognize diverse land use opportunities within Kitsap County and to ensure compatible uses in the vicinity of local military installation.
- Projects and Programs: Create a Public Facilities zone.
- Projects and Programs: Consider establishing a historic review board for Kitsap County.
- Measuring, Monitoring and Evaluation: Geo-analyze rural lands to determine appropriate zoning.
- Measuring, Monitoring and Evaluation: Analyze rural lands to determine appropriate zoning based on prime soils for agriculture or timber.
- Finance and Budget: Explore methods to efficiently update resource lands information.

Strategy 4 – (Zoning Code) Review and Revision

Supports policies 19-21, 24, 26, 53, 66, 67, 70, 72

- Projects and Programs: Develop a proactive code update process to ensure effective implementation of the Comprehensive Plan.
- Projects and Programs: Apply lean process strategies to on-going code updates.
- Public Participation: Develop an interactive public internet portal linking the Comprehensive Plan to implementing code and maps.

Strategy 5 – Continuous Improvement

Supports policies 22, 33-36, 73-88

- Programs and Projects / Measuring, Monitoring and Evaluation: Assign staff to work on National Pollutant Discharge Elimination System (NPDES) Phase II permit and prepare biannual reports on progress.
- Measuring, Monitoring and Evaluation: Annually monitor and report on adopted reasonable measures.
- Measuring, Monitoring and Evaluation / Public Participation: Expand reporting on land use decisions for internal use and public education.
- Finance and Budget: Seek opportunities for federal and nonprofit grants to develop innovative land use practices.



- Public Participation: Continue to use and expand the GOVDelivery list to share meetings minutes, reports, and news regarding land use issues with the public.

References

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http://www.kitsapgov.com/dcd/community_plan/blr%202014/BLR_2014.htm
- Joint Land Use Study
<http://compplan.kitsapgov.com/Pages/JLUS.aspx>
- Puget Sound Regional Council Vision2040
<http://www.psrc.org/growth/vision2040>
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Chapter 2 - Economic Development

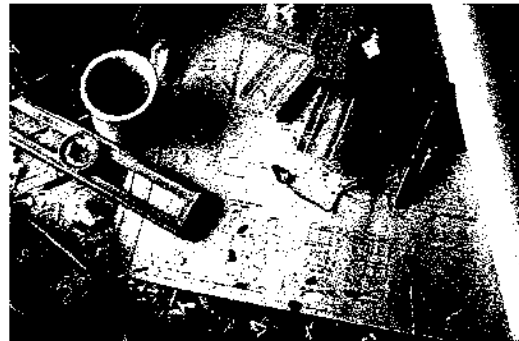


Discussion

Kitsap County is an integral part of the Central Puget Sound Regional Economy (Region), one of the most diverse, innovative, and competitive regional economies in the world; known around the globe as The Greater Seattle Market.

The Region is comprised of four counties, (Snohomish, King, Pierce and Kitsap), surrounding the Central Puget Sound, and is charged by the Economic Development Agency of the U.S. Department of Commerce to jointly plan for transportation, land use, and economic development needs of the Region.

The region's economy is highly diverse and home to 15 economic clusters (a geographic concentration of interconnected businesses and organizations), of which 11 are present in Kitsap County. Kitsap is home to approximately 7.4 percent of the Region's population and 5.5 percent of its workforce. On a per capita basis Kitsap contributes above its size, and significantly to the overall competitiveness of the Region. Kitsap is a recognized leader in several key economic sectors: defense; advanced manufacturing (maritime and aerospace); technology (information and communication technology, e-commerce, cyber security and clean tech); health care; business services; specialty foods; and, tourism.



Kitsap is home to the second largest industrial complex in the Pacific Northwest – the Puget Sound Naval Shipyard and Intermediate Maintenance Facility – where over 20,000 employees, (the vast majority of which are civil servant employees of the US Department of Defense) repair, rebuild, and maintain the US Navy's modern fleet. In addition, thousands of highly skilled enlisted personnel, civilian defense employees, and defense contractors support Naval Base Kitsap's (NBK) other missions at NBK Bangor Submarine Base, NBK Keyport Undersea Warfare Center, Manchester Fuel Depot, and Naval Hospital Bremerton. Many major multi-national defense contractors (Northrup Grumman, Raytheon, Lockheed Martin, General Dynamics, SAIC, and BAE) maintain significant operations in Kitsap in support of Naval Base Kitsap's large, diverse and complex mission through a substantial concentration of engineering and technical competencies.



Overall, the defense sector accounts for nearly 50 percent of Kitsap's economic output and workforce. As a result of Naval Base Kitsap's large, complex, and longstanding presence in Kitsap, as well as the diversification and leveraging of this defense legacy, our local economy ranks high within the Region in several essential economic development indicators: workforce educational attainment; engineering talent; development of intellectual property; per capita economic output; employment levels; and, median household incomes.

Kitsap's economic vitality is also closely tied to its proximity and connectivity to the Greater Seattle market's center of commerce and robust industry supply chain. Kitsap is well connected to the Region via four Washington State Ferry routes (transporting over ten million passengers, and 1.5 million vehicles annually), as well as State Route 305, 3 and 16 connecting Kitsap to the I-5 corridor via the eight-lane Tacoma Narrows Bridge. Travel times from most Kitsap communities to the centers of commerce in Everett, Seattle, Tacoma or SeaTac International Airport is accessed via highway and/or ferry boat. Kitsap's strategic location in the heart of the Central Puget Sound also positions it to serve as the eastern flank of the West Sound Economy and the bridge between the more rural Olympic Peninsula and the more densely populated cosmopolitan market of Greater Seattle. Kitsap is home to a fulltime equivalent workforce of approximately 110,000 people. Approximately 45,000 Kitsap residents commute from Kitsap to other counties for work each day, mainly to King, Pierce and Snohomish counties, while approximately 20,000 workers commute into Kitsap from surrounding counties. However, a large portion of these Kitsap resident commuters enjoy substantial earnings that are spent locally, adding to the vibrancy of Kitsap's economy.

In terms of comprehensive planning to retain, expand and strengthen Kitsap's economic future, it is imperative that our community continue to provide strong support of Naval Base Kitsap and its diverse missions. To do so, we must continue to advance our strengths (and mitigate any weaknesses) in delivering top flight education and workforce training programs critical to developing and attracting the human capital essential to competing in the 21st Century's knowledge based economy.

Our economic future is also dependent upon the availability and maintenance of strong infrastructure in transportation (roads, bridges, ferries, rail, and air) energy, communications, water and waste water; industrial and commercial land; as well as sustaining the incredible natural environment and balanced quality of life Kitsap citizens so enjoy.

Did You Know?



The defense industry encompasses technology, advanced manufacturing, engineering, ship building and repair, aerospace and more in Kitsap County.



Kitsap County also has abundant natural beauty, miles of shoreline and many acres of forest lands. These areas are valuable for the habitat they provide, for contributing to the scenic beauty of the area as well as an economic value as they attract tourists to the many nationally recognized parks and trails.

City, Special Purpose Districts, and County governments must collaborate to encourage sustainable economic development supporting family wage job opportunities and economic diversification and vitality that leverage the Region's strengths and global brand, while ensuring the protection of our natural resources and environment and promoting a balanced and healthy quality of life.

Did You Know?



Kitsap is home to the headquarters of many businesses with global impact including; SAFE Boats, ATS and Watson Furniture. See a list of Kitsap County's top employers at <http://kitsapeda.org/key-industries>.

Economic Development Guiding Directives

Kitsap County recognizes that adequate land use planning, efficient regulatory processes, solid infrastructure, and environmental protections are key to a stable, prosperous and diversified economy that can provide a setting for Kitsap businesses to grow, living-wage jobs for residents and retain and encourage new businesses to locate in the County. At this time the following industry sectors highlight economic development, either for longevity or potential for growth. An important directive in this effort is the encouragement of expansion/recruitment of these recognized industries:



- Advanced Manufacturing
 - Aerospace
 - Maritime
 - Original Equipment Manufacturers (OEMs), e.g., office furniture and equipment, medical devices, fishing and sporting goods, and energy efficient products
- Clean Technology
 - Architectural and engineering services
 - Consulting
 - Research and Development
 - Energy distribution
- Information Technology
- Healthcare
- Military (Defense)
- Regional Retail
- Construction
- Business Services
 - Finance and Insurance
 - Advertising and Marketing
 - Legal Services
 - Property Management
- Food Processing
- Tourism (including ecotourism and agritourism)

The County continues to encourage economic development while at the same time avoiding concentrating industrial and commercial uses in environmentally sensitive areas and maintaining a high quality of life to attract desired businesses.



Economic growth is also supported in efforts to revitalize the county's cities/urban cores by attracting commercial and housing development to generate additional demand for the services in urban areas. Recognition of economic development in rural villages and rural commercial and industrial areas continues to be vital to the area economy.

The policies in this section and related code assist in expanding the county's business and jobs base to promote a healthy and diverse economy, while assuring an adequate mix and supply of land to facilitate employment growth within all business sectors.

Kitsap County also recognizes the importance of agricultural activities to the food system and local economy. As such, educational opportunities that support farming are crucial to strengthening the food system. Kitsap County is committed to promoting food security, food systems, food economy, and public health by encouraging locally based food production, distribution, and choice through urban agriculture, community gardens, farmers markets, and food access initiatives. Lack of food related processing and distribution has created many gaps in Kitsap County's food system. In order to improve the food sectors economic viability Kitsap County will enhance local and regional aggregation and distribution by increasing, and where necessary, creating, food processing infrastructure.

Healthy partnerships and regular communication among government, private corporations, and nonprofit entities are also part of the broader County mission in order to implement economic development goals and to provide cost-effective capital improvements.



Economic Development Goals and Policies

Economic Development Goal 1. Promote a healthy and diverse economy that provides for a strong and diverse tax base, encourages business formation, retention, and expansion; creates industrial and professional business and employment opportunities to attract new business to the County.

Economic Development Policy 1. Kitsap County will work to invest adequate funding for long-term economic development. Seek a cooperative partnership among the County, cities, tribal governments, port and other local districts, the Kitsap Economic Development Alliance (KEDA), and the private sector, to share in the investments relating to industrial, commercial, and technology business retention, expansion, startup and recruitment activities. The partnership should encourage that each agency work to improve its business retention, expansion, startup and recruitment activities.

Economic Development Policy 2. Develop partnerships and cooperative efforts among government, private corporations, individual and nonprofit entities to plan, finance and implement economic development goals and to efficiently provide cost-effective capital improvements that are needed by commerce and industry.

Would you like to be more involved?



There are many active civic groups promoting businesses in the area including Chambers of Commerce and interest groups involving specific markets such as tourism and culinary specialists.

Economic Development Policy 3. Provide a diverse mix and appropriate range of commercial, industrial and business land uses that will encourage economic activity capable of providing living-wage jobs and reasonably scaled to the needs of the community.

Economic Development Policy 4. Cooperate and coordinate efforts of the local government staff and resources to ensure that plans are implemented in a timely manner.

Economic Development Policy 5. Work with the official county tourism agency, port districts, private sector, other qualified tourism related entities and user groups to identify current and potential visitor and event amenities and services.

Economic Development Policy 6. Develop partnerships to facilitate collaboration among government, private, nonprofit and individual entities to support tourism development, strategies and programs.



Economic Development Goal 2. Support and develop new methods of insuring sustainable business development that create living wage jobs and economic opportunities consistent with local and regional plans.

Economic Development Policy 7. Encourage full utilization and development of industrially and commercially zoned areas.

Economic Development Policy 8. Promote revitalization within existing developed industrial and commercial areas.

Economic Development Policy 9. Encourage mixed use developments within commercial districts that will enhance the visual, economic, and environmental quality of these areas and improve the transition between commercial and residential districts.

Economic Development Policy 10. Develop standards for industrial and commercial development that identify appropriate site size for different types of areas, appropriate types of uses, and standards for design that encourage attractive and efficiently functioning areas.

Economic Development Policy 11. Recognize a wide variety of cultural, tourism, and active recreational programs with regional and neighborhood facilities, providing well-rounded recreational and tourism opportunities.

Economic Development Policy 12. Continue to develop, revise and provide for periodic review of development standards, the zoning code and related ordinances to build a streamlined, understandable, consistent and predictable building, land use and development application procedure.



Economic Development Policy 13. Work with nonprofit groups that support industry sectors identified by the Kitsap Economic Development Alliance and the Puget Sound Regional Council.

Economic Development Policy 14. Recognize the importance of excellent schools as a method to attract and retain businesses and educate a skilled workforce.



Economic Development Goal 3. Provide for the location and design of targeted sector industry needs, transportation, port district activities as well as tourism and visitor amenities, commerce and other developments that are dependent upon a shoreline location and/or use, when the shoreline can accommodate such development.

Economic Development Policy 15. Support development of enterprise areas that stimulate economic development for investors who launch businesses in port and waterfront properties.

Economic Development Policy 16. Continue to work with port districts, and recognize their role as one of Kitsap's important contributors to the County's economic vitality.



Economic Development Policy 17. Develop a Memorandum of Understanding between the County and the Port Districts in Unincorporated Kitsap County to establish guidelines to promote cooperation in achieving the economic goals of the Ports and the County.

Economic Development Policy 18. Recognize the value of water-related activities as designated by the Shoreline Master Program.

Economic Development Policy 19. Support development of tourism related activities along the shoreline compatible with the Shoreline Master Program.

Economic Development Policy 20. Support growth in the maritime industry, one of the County's important industry sectors.

Economic Development Policy 21. Consider and identify the vital connection between protection of Kitsap County's rural character, environmental assets and environmental benefits and economic opportunities.

Economic Development Policy 22. Support tourism to enhance the local economy.

Economic Development Policy 23. Foster at local regional, state, and national levels, an environment in which Kitsap supports tourism activities.

Economic Development Goal 4. Support the further development of the Technology sector and business technology use in Kitsap County.



Economic Development Policy 24. Support plans that evaluate and recommend changes that accommodate technology infrastructure for business growth.

Economic Development Policy 25. Support the technology sector with workforce development programs and policies that meet the needs of technology and technology led businesses.

Economic Development Policy 26. Support growth of technology entrepreneurship through creative and collaborative efforts by individuals, business and organizations.



Economic Development Policy 27. The County recognizes Internet Service connectivity is a valuable utility for both the urban and rural residents.

Economic Development Policy 28. The County will continue to support and encourage private sector Internet Service Providers to offer service in urban areas while also establishing the authority for agencies like KPUD to provide retail broadband service to urban and rural “under-served” residents.

Economic Development Policy 29. The County recognize Internet Service connectivity is a valuable utility for both the urban and rural residents.

Economic Development Policy 30. The County will continue to support and encourage private sector Internet Service Providers to offer service in urban areas while also establishing the authority for agencies like KPUD to provide retail broadband service to our rural “under-served” residents.

Economic Development Goal 5. Support the local food economy.

Economic Development Policy 31. Expand the county’s capacity to produce, process, distribute and access local foods.

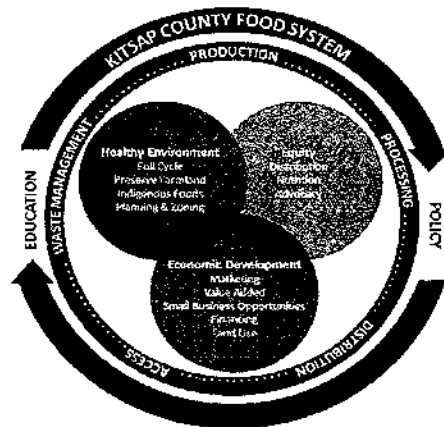
Economic Development Policy 32. Support, including agro-tourism and value-added programs that will stimulate economic growth.



Economic Development Policy 33. Strengthen the rural and urban economies through organizational partnerships that support food system education.

Economic Development Policy 34. Promote inter-agency and intergovernmental cooperation to expand community gardening opportunities.

Economic Development Policy 35. Strengthen the food value chain by supporting new congregation and distribution opportunities such as farm stands, farmer's markets, and food hubs.



Economic Development Policy 36. Support retail sales and local food economy by encouraging locally based food production, distribution, and choice through the support of community gardens, school gardens, farm-to-school programs, farmers or public markets, and other small-scale, collaborative initiatives.

Economic Development Policy 37. Support economic development opportunities related to local urban and rural agriculture. Assess and plan for community-supported agriculture programs, local food processing, wholesaling, and distribution facilities to connect local agriculture to markets such as retailers, restaurants, schools, hospitals, and other institutions.

Learn More



Defined as the path that food travels from field to fork or from farm to table, a food system is a network, typically comprising food production, processing, distribution, access and waste management. These integrated elements enhance the community's livability. Regional food networks can increase access to healthy and nutritious foods. As seen in the circular figure left, a functioning food system provides the education necessary to create supportive policies. A coordinated food system supports the three tiers of sustainability: a healthy environment, equitable access, and economic viability. This path will increase Kitsap County's self-sufficiency now and into the future.



Economic Development Policy 38. Foster urban agriculture opportunities by promoting flexibility in development regulations.

Economic Development Policy 39. Review and revise conditional use regulations to create a more agriculture-supportive climate.

Economic Development Policy 40. Assess whether publicly owned properties / facilities that may be currently underutilized could be made available for one or more facets of the food system loop.

Economic Development Strategies

Strategy 1 – Business Climate

Supports policies 1-30

- **Partnerships:** In partnership with other jurisdictions, ports and agencies, review Buildable Lands Report in terms of targeted industry sector growth and utilize land use map for future growth, development and re-development.
- **Partnerships:** Continue to strengthen partnerships to improve and expand healthy local food access.
- **Finance and Budget:** Continue multi-agency and jurisdiction with private sector funding of designated ADO (Associate Development Organization), i.e. Kitsap Economic Development Alliance (KEDA) that is the economic development agency for all jurisdictions, with planned increases as deemed necessary to maintain and/or create programs for business growth in the county.
- **Program and Projects:** Utilizing the ADO and other partner agencies and organizations, update, revise or create policies and programs as warranted to support target industry sectors.



Strategy 2 – Food Policy Council

Supports policies 31-40

- **Work cooperatively** to encourage affordable land for farmers through a range of potential innovations and new business models.
- **Foster consistency** of food policy across jurisdictions.
- **Promote marketing opportunities** across the food system.
- **Raise the level of county-wide public awareness and understanding** of Kitsap County agriculture, including its ecological, economic, open space and cultural value, and its importance to local food security.
- **Assess opportunities to reduce regulatory burdens and related expenses** through means, such as, streamlining of taxation exemption processes.
- **Develop and adopt a Right-to-Farm ordinance.**
- **Encourage locally based food production, distribution, and choice** through the support of community gardens, school gardens, farm-to-school programs, farmers or public markets, and other small-scale, collaborative initiatives.
- **Educate the agricultural community of the importance of business and succession planning,**



- and provide resource assistance.
- Promote youth engagement in agricultural activities.
 - Foster, at the local, regional and federal level, a culture in which Kitsap supports food system activities.
 - Engage decision makers, agencies, tribal governments and the public through collaboration with agricultural associations, producers, processors and distributors to promote the food system.
 - Consider allowing alternative retail models including pop-ups and mobile markets.
 - Increase market opportunities for producers including the use of community gathering places as venues for local food sales.
 - Encourage establishment of sustainable community processing centers.
 - Expand distribution to retail and wholesale buyers to improve consistency in food quantity, quality and availability (e.g., food hubs).
 - Encourage partnerships that support opportunities for local and regional marketing, distribution and sales.
 - Promote institutional procurement that favors local and regional food sourcing by county, school and other governmental agencies and local employers.
 - Create and update a county-wide food assessment.
 - Work with nonprofit partners and local food system members to support processing both on and off farms.

References

- KEDA Work Plan
<http://kitsapeda.org/wp-content/uploads/2015/03/2015-KEDA-Work-Plan.pdf>
- PSRC Industry Clusters
<http://www.psrc.org/econdev/res/industry-clusters/>
- Olympic Consortium Workforce Development
<http://www.kitsapgov.com/hs/olympdev/jtWorkSource.htm>



Chapter 3 – Environment



Discussion

Kitsap County recognizes the importance of protecting the natural environment, while providing for the needs of the growing number of residents and businesses that call this place home. Intact ecosystems, forest lands, shorelines, freshwater systems, and other critical areas all make up the natural environment of Kitsap County. Human-well-being depends on a healthy, natural environment to provide for clean air, clean water, food and overall high quality of life. The quality and abundance of Kitsap County's natural environments are well documented and are what define Kitsap County as the "natural side of Puget Sound."

Since the last Comprehensive Plan update and with a keen eye on planning for the future, Kitsap County has placed a higher priority on environmental sustainability in public policy. A community that embraces sustainability must continually improve the relationship between the developed and natural environment. This includes managing the natural environment as an essential asset alongside other assets like roadways, buildings, capital facilities and revenue. The natural environment provides services and economic benefits which require planning, coordination, monitoring, and supportive fiscal policies and strategies. The County's formal participation in the Puget Sound Partnership and the adoption of actions at the local level to restore and protect Puget Sound is an example of policy and practice for a sustainable environment.





Environment Guiding Directives

- Kitsap County protects the natural environment in part through its adopted Critical Areas Ordinance (CAO), Shoreline Master Program (SMP) and Stormwater Ordinance.
- The goals and policies of the SMP are hereby incorporated by reference in this update to the Comprehensive Plan.
- In addition to adopted regulations, Kitsap County provides measurable environmental results in protecting and restoring ecological functions and values, including ensuring adequate consideration of anadromous fisheries and recovery of endangered salmon stock.
- Kitsap County is an active participant in the state-federal Puget Sound Partnership (PSP) and is involved in identifying and prioritizing local actions to recover Puget Sound and its shellfish, habitat and water quality.
- Kitsap County continues to carry out its programs under the “Water as a Resource” policy (Kitsap County Resolution 109-2009) that cooperatively addresses water as a resource not a waste stream. The policy supports and is in keeping with continuing the Comprehensive Plan Internal Review Team as a vital coordinating body.
- Kitsap County’s programs that affect and address public water supply work in partnership to provide for protection of the quality and quantity of groundwater.
- Kitsap County works with area Tribes and with other involved groups and agencies to protect important natural environments that are priority tribal treaty rights.



A growing array of tools and strategies exist to help Kitsap County with sustainable development, as well as for environmental protection and restoration. Other tools, strategies and practices are needed, especially related to integrating natural features into the built environments and to address the impacts of climate change.

Key elements of the natural environment in the County are regulated as critical areas, including geologically hazardous areas, critical aquifer recharge areas, wetlands, frequently flooded areas, and fish and wildlife habitat conservation areas. These elements are defined, mapped and regulated in the Kitsap County Critical Areas Ordinance (CAO). This Chapter conveys these concepts and provides the goals, direction and path for the future of sustaining natural environments in Kitsap County.



Environment Goals and Policies

Environment Goal 1. Formally treat natural environments, including forest lands, shorelines, freshwater systems, intact ecosystems, and other critical areas, as an essential asset that is planned for, managed, and invested in to meet the needs of current and future generations.

Environment Policy 1. Working in cooperation with applicable Internal Review Team members and the Board of County Commissioners, adopt a mechanism to acknowledge Kitsap County's natural environment and the need to manage it as an essential asset. Mechanisms may include but are not limited to plans, ordinances, resolutions and/or official policy directives.

Environment Policy 2. Establish a formal mechanism to coordinate, prioritize actions, report on and continually improve processes to treat the natural environment as an essential asset. Leverage established programs in land use, transportation, economic development and other areas to achieve managing the natural environment as an essential asset.

Environment Policy 3. Identify, document, and evaluate how the natural environment is measured or categorized in land use, transportation, stormwater utility, parks and other County plans.

Environment Policy 4. Use the Internal Review Team or other entities to develop and implement climate change adaptation strategies that create more resilient communities against negative impacts of climate change such as changes in storm frequencies and intensities and other impacts not currently planned for which may affect citizens and infrastructure. This may include actions to protect public health, safety, economy, utility assets, water resources and habitat, in balance with other Growth Management Act required elements.

Environment Policy 5. Support projects that increase air quality, reduce carbon emissions, or reduce climate change impacts

Environment Policy 6. Work toward the implementation of life cycle cost analyses in County projects and programs to ensure the most efficient and effective use of the natural environment and of public financial resources.

Environment Policy 7. Regularly review relevant codes, development regulations and implementing programs to assure that the natural environment is being managed as an essential

Learn More



To learn more about environmental restoration programs, please call Kitsap County at 360-337-5777.



asset. Adaptive management strategies will be part of this regular review.

Environment Goal 2. Coordinate with internal and external partners on natural environment management and recovery.

Environment Policy 8. Use the Internal Review Team or establish other formal coordination for natural environments across all County programs that supplies data, analysis and support for managing natural environments as a County essential asset.

Environment Policy 9. Provide regional leadership with cities, tribes, and County-wide programs to identify priority environmental issues that affect the Kitsap Peninsula.

*Would you like to be
more involved?*



Environment Policy 10. Coordinate the County's goals and priorities on environment essential asset management planning with the Puget Sound Partnership, Puget Sound Regional Council, the West Sound and Hood Canal Lead Entities for Salmon Recovery, Recreation and Conservation Office, Tribes and other regional coordinating bodies as appropriate.

*There are citizen committees and
volunteer groups who assist with
environmental restoration. Please
call Kitsap County at 360-337-5777
to learn how to get involved.*

Environment Policy 11. Identify areas of joint interest among County programs, state agencies, tribes, conservation land trusts, and federal departments, including Defense, which may facilitate partnerships in data sharing, funding and stewardship for the environment.

Environment Policy 12. Continue to consult Puget Sound Regional Council and Puget Sound Clean Air Agency for guidelines on carbon emissions.

Environment Goal 3. Reduce the risk of damage to life, property and the natural environment through appropriate regulatory and incentive-based approaches in land use, transportation and development engineering programs.

Environment Policy 13. Use the best scientific information available to direct how functions and values of critical areas are preserved or enhanced.

Environment Policy 14. Explore opportunities for creating additional mitigation banks in Kitsap County.

Environment Policy 15. Maintain, and periodically review and revise, scientifically sound maps and



data to provide optimal information during the development review process and planning efforts, as well as information regarding barriers to fish passage and other inventory items.

Environment Policy 16. Train staff on the use of emerging best practices in the area of sustainable land use practices, including green building and site design, and create awareness of these preferred practices through the use of pilot programs, model ordinances, education, and incentives, while in balance with other Growth Management Act required elements.

Environment Policy 17. Safeguard the quality and quantity of long-term water supplies by identifying and protecting critical aquifer recharge areas, and utilizing Low Impact Development (LID) site planning principles to the greatest extent possible for reducing stormwater runoff.

Environment Policy 18. Compensatory mitigation shall be the last option of resort in mitigation sequencing, following documentation of avoidance and minimization of any impact to the natural environment that triggers compensatory mitigation. Replacement of altered or displaced natural environments (including critical areas and buffers) must be mitigated either on-site, within the watershed, or service area as defined through an approved mitigation bank or in-lieu fee program.

Environment Policy 19. Explore the possible use of tax incentives to protect beneficial open space, forestry, and agriculture areas through agreed commitments with willing landowners.

Environment Goal 4. In support of, and not as a substitute for, the above goals, the County will continue to provide opportunities for stewardship, education and public dialogue regarding the management and protection of the natural environment.

Environment Policy 20. Provide education to County residents and businesses about the functions and benefits of a healthy ecosystem. This may be through, but not limited to, support of existing efforts with County partners and encouragement of an open public dialogue on natural environment management.



Environment Policy 21. Support and coordinate voluntary stream, wetland and shoreline restoration and preservation efforts.

Environment Policy 22. Engage in environmentally preferable purchasing practices and support product stewardship to reduce waste to landfill and carbon emissions.

Environment Policy 23. Coordinate and share data with conservation land trusts and other



voluntary organizations to identify and preserve priority areas for environmental protection and preservation.

Environment Policy 24. Consider and identify the vital connection between protection of Kitsap County's rural character, environmental essential assets and environmental benefits and economic opportunities.

Did You Know?



Salish Sea Orca depend on healthy salmon from Kitsap streams.



Environment Strategies

Strategy 1 – Ecosystem services and life-cycle cost analysis

Supports policies 1-3, 6, 12, 17

- Programs or Projects: Develop a framework to determine life-cycle costs for the natural environment. This includes methods to identify, describe, and evaluate the quantifiable services provided by intact natural environments.

Strategy 2 – Calibration of ecosystem service valuation for urban and rural lands.

Supports policies (3, 4, 15, 19)

- Programs or Projects, Finance and Budget, Measuring, Monitoring, and Evaluation: Evaluate the various Comprehensive Plan designations and adopted zoning density needs and, utilizing the framework noted above, identify and evaluate the bulk and dimension of ecosystem services as calibrated for more urban versus rural scenarios.

Strategy 3 – Ensure that the functions of the natural environment receive first consideration in planning and review.

Supports policies 2, 8, 12, 15-19

- Programs or Projects, Partnerships: Coordinate an improved development planning and review system that maintains the functional values of the natural environment with other Growth Management Act standards for land use, housing, and economic development, and considers other regional planning efforts such as the Puget Sound Partnership Implementation Strategy for the recovery of Puget Sound.

■

Strategy 4 – Compliance reporting for FEMA

Supports policies 1, 3, 7, 15

- Programs or Projects, Measuring, Monitoring, and Evaluation: Submit required annual report to Federal Emergency Management Agency regarding Kitsap County's status on review of projects for compliance with the National Flood Insurance Program (NFIP) Biological Opinion Puget Sound, as well as progress towards achieving programmatic compliance.

Strategy 5 – Develop monitoring program to report on changes to natural environments.

Supports policies 1, 2, 7, 15, 18

- Measuring, Monitoring, and Evaluation: Develop a monitoring program to systematically produce annual reports on the quantitative changes to natural environments based on land cover changes, development projects constructed, types and bulk of mitigation, or other appropriate metrics and the net result for natural environmental essential asset management.



Strategy 6: Create an adaptive management plan.

Supports policies 7, 15-17

- Programs or Projects: Create an adaptive management plan with benchmarks based on the consistent measures of the above mentioned monitoring program. As threshold benchmarks are realized, assess whether changes are warranted to development standards or other environment or land use classifications.

Strategy 7: Coordination on conservation and restoration strategies.

Supports policies 1, 4, 8-11, 19-24

- Programs or Projects, Finance and Budget, Participation: Convene the Internal Review Team and other entities to strategize on prioritization, funding and regulatory and non-regulatory incentives to acquiring, restoring and managing public lands for conservation purposes.



References

- Shoreline Master Program
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- Critical Areas Ordinance
http://www.kitsapgov.com/dcd/lu_env/cao/cao.htm
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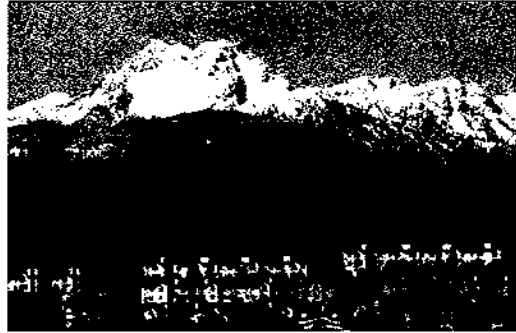


Chapter 4 - Housing and Human Services



Discussion

Everyone matters in Kitsap County. As part of the Comprehensive Plan, the County will work to provide policy guidance for assistance to the most at-risk residents, while directing funding to programs that support these populations. As part of this effort, the County will consider and review a housing first model for support for the most at-risk residents. The County also strives to provide policy direction to facilitate adequate housing for all economic segments of the county. Part of this effort includes intergovernmental coordination to make the most efficient use of resources to provide housing while avoiding concentrating housing in environmentally sensitive areas and protecting natural systems adequately to ensure long-term viability of groundwater supplies and maintain a high quality of life.



Kitsap County has had stable population growth over the past two decades. Much of the growth is driven by the County's location in the Central Puget Sound and its relative proximity to jobs in King, Pierce and Snohomish Counties. This said, Kitsap County has also increased its job base over the past two decades as well.

Kitsap County's housing stock continues to be mainly single-family detached housing with the largest amount of multi-family housing in Bremerton and unincorporated Kitsap County.

Statistics from the U.S. Census bureau comparing housing stock between the 2000 and 2010 censuses show that a majority of Kitsap County residents are homeowners. U.S. Census and ongoing real estate research efforts show that the price of owning a home, after the housing crash of 2008 is now again rapidly increasing. Affordable housing for first time homebuyers, in particular, is declining in Kitsap County. The county has a large percentage of renters and homeowners earning less than the county median and paying more than 30 percent of their income for housing, meeting the definition of cost-burdened households.

Kitsap County is projected to gain an additional 80,438 residents by 2036, for a total population at approximately of 335,000 persons. This implies a need for approximately 34,000 new housing units by 2036.

It is a vision of the County to allow flexible development standards for housing being proposed in



the vicinity of critical areas to reach both goals of meeting housing targets and environmental protection. The County also seeks to allow diversity of housing stock to include provision of energy efficient housing types that conserve non-renewable energy and helps minimize impact on air quality and climate.



In the coming years the County will work to develop design guidance to create and maintain attractive housing stock while encouraging integration of affordable housing in new development and working to permit housing in areas with adequate public facilities and services.

Throughout the 20-year plan period the County will continue to partner with and encourage developers to provide for open space, in association with new housing developments. Integration of housing and open space will be a priority to be located near new employment opportunities.

This Comprehensive Plan also seeks to:

- promote the development of housing that contributes to healthy urban areas that attract existing and future residents,
- provide policy guidance and assistance to property owners of historical and culturally significant housing to encourage preservation of those resources within the county,
- encourage housing growth and rehabilitation sufficient to meet the needs of the growing Kitsap County economy,
- encourage growth of housing in areas with sufficient public facilities and capacity in place, as well as,
- require upgrades to public services and facilities where new housing is planned and services and facilities will not meet standards with new growth.

In an effort to meet these challenges Kitsap County and the City of Bremerton, Washington have prepared a Consolidated Plan in order to implement our community's federal program funds from the U.S. Dept. of Housing and Urban Development (HUD). These funds are Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME). This plan is for the period of January 1, 2016 to December 31, 2020. Kitsap County is designated as an Urban County and receives a direct allocation of CDBG funds.

The City of Bremerton receives a direct CDBG allocation, and works in partnership with the Kitsap County Consortium to administer HOME funds. The City of Bremerton receives its share of HOME funds based on a percentage allocation determined by HUD. The Consolidated Plan follows



requirements of the U.S. Department of Housing and Urban Development (HUD), and uses HUD's format and data tables required for plans adopted after November 15, 2012. The purpose of this plan is to evaluate community needs and set goals for the five-year plan period. Through a Community Needs Assessment, Housing Market Analysis and with community input, the County and City of Bremerton have developed a Strategic Plan. The Strategic Plan outlines the priorities and goals which guide the allocation of funds over the five-year period. The County and City will each develop an Action Plan annually which will include projects awarded funds through an annual application process. These projects will address the priorities and goals over the five-year period. Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds will be used over the next five years to address the needs outlined in the Strategic Plan. HUD's objectives guiding the proposed activities are to 1. Provide decent affordable housing; 2. Create suitable living environments; and 3. Create economic opportunities. (The following link will be included in the plan) http://www.kitsapgov.com/hs/block_grant_program/Plans.htm



Housing and Human Services Guiding Directives

Healthy and vibrant residential communities are attractive, affordable, diverse, and supported by appropriate services. Strong neighborhoods include a variety of housing choices that meet the full range of resident income levels, backgrounds and preferences. In urban areas residents are able to walk to community destinations to comfortably and safely shop, work and interact with neighbors and friends. These community values are further supported by recognizing:

- Safe, affordable, and appropriate housing is a fundamental need for all citizens in Kitsap County.
- Housing, transportation, economic development, and social services are all closely linked.
- Provide sufficient development capacity in existing zones to accommodate additional housing units for projected population growth.
- Vital neighborhoods create connections between people, stabilize families, and support local businesses.
- Appropriately sited and designed housing located near jobs, schools, and services can help reduce the negative impacts of traffic and commuting.
- Many citizens are supported by social services, which should be accessible to all who need them.

The County encourages and supports a diverse and integrated mix of housing that includes housing for all ages, family types, household sizes, backgrounds, ethnicities, and incomes. Homelessness and housing instability affects many people in our community and has a detrimental effect on these individuals as well as on our community as a whole. While market forces will provide a mix of housing types and styles that will meet the housing needs of a portion of the population, and the market will encourage the redevelopment of some housing under the current regulatory environment, housing across the spectrum of ownership, type and affordability is needed throughout the County.

The County strives to provide essential human services that address individual and community needs, to preserve the rights and dignity of the recipients of those services, and to promote the health and well-being of all Kitsap residents. Thousands of Kitsap County residents benefit from services provided by the Department of Human Services directly or through the Department's contractors. These services assist many of the community's most vulnerable populations including the low-income elderly, disabled Veterans, disadvantaged youth and the developmentally disabled.





Housing and Human Services Goals and Policies

Housing and Human Services (Housing, Human Svcs) Goal 1. Make homelessness rare, brief, and one-time in Kitsap County.

Housing, Human Svcs Policy 1. Expand and commit public resources to create a mix of housing alternatives and services for people experiencing homelessness.

Housing, Human Svcs Policy 2. Remove regulatory barriers to alternative housing models for people experiencing homelessness.

Housing, Human Svcs Policy 3. Create additional permanent supportive housing units and expand service options for Kitsap residents who have significant barriers to independent, stable housing.

Housing, Human Svcs Policy 4. Support programs that address contributing factors to homelessness (e.g., poverty, mental illness, substance abuse disorders, and people exiting from institutional care to homelessness).

Housing and Human Services Goal 2. Increase affordable housing units and ensure that a broad range of housing types are available.

Housing, Human Svcs Policy 5. Use regulatory strategies to incentivize and provide flexibility for development of affordable and special needs housing.

Housing, Human Svcs Policy 6. Analyze and implement new funding opportunities and sources to support the development of additional affordable housing.

Housing, Human Svcs Policy 7. Adopt regulatory changes to allow non-traditional housing types.

Housing, Human Svcs Policy 8. Wherever possible and appropriate utilize unused County properties for affordable housing.

Did You Know?



The Kitsap WorkSource office helps residents find jobs at no cost.

Businesses can also utilize service at no cost to find employees.



Housing and Human Services Goal 3. Preserve existing affordable housing inventory.

Housing, Human Svcs Policy 9. Support programs and regulations that encourage the rehabilitation of deteriorating housing.

Housing, Human Svcs Policy 10. Preserve existing subsidized housing units with expired affordability restrictions that are at risk of being converted to market-rate housing.

Housing and Human Services Goal 4. Ensure that all people have fair and equal access to housing and services.

Housing, Human Svcs Policy 11. Promote fair housing to ensure that all residents of Kitsap County have an equal and fair opportunity to obtain safe and sanitary housing suitable to their needs and financial resources, regardless of race, religion, gender, sexual orientation, age, national origin, family status, income, disability, or other protected class.

Housing, Human Svcs Policy 12. Identify and remove regulatory barriers that limits access to or the provision of a diverse affordable housing supply.

Housing, Human Svcs Policy 13. Identify and remove impediments to creating housing for harder to house populations.

Housing, Human Svcs Policy 14. Disperse affordable housing opportunities throughout the County.

Housing and Human Services Goal 5. Increase support, referral, and connections to social services.

Housing, Human Svcs Policy 15. Support existing programs and develop new and innovative programs that provide human services and links to housing.

Housing, Human Svcs Policy 16. Ensure that all residents have an equal and fair opportunity to access human services, regardless of race, religion, gender, sexual orientation, age, national origin, family status, income, disability, or other protected class and ensure services are accessible via public transportation.

Housing, Human Svcs Policy 17. Work with partner agencies and provide support to programs





that assist the low-income elderly and residents with qualifying disabilities.

Housing, Human Svcs Policy 18. Work with partner agencies to provide services to area Veterans.

Housing, Human Svcs Policy 19. Continue to support services for Kitsap area disadvantaged youth with job training and job placement.

Housing, Human Svcs Policy 20. Continue to promote workforce development.

**Housing and Human Services Goal 6.
Integrate affordable housing and human
services planning with transportation,
workforce development, and economic
development efforts.**

Learn More



*Learn more about housing and
human services programs in Kitsap
County at*

*[http://www.kitsapgov.com/hs/default
.htm](http://www.kitsapgov.com/hs/default.htm)*

Housing, Human Svcs Policy 21. Ensure coordination and consistency between Kitsap County policies and other housing and human services planning efforts and documents, including the Consolidated Plan, the Kitsap Homeless Housing Plan, the Area Plan on Aging, and others.

Housing, Human Svcs Policy 22. Cooperate with other jurisdictions and entities and support their efforts to plan and develop housing and human services.

Housing, Human Svcs Policy 23. Promote housing preservation and development in areas that are already well-served by schools, public transportation, commercial facilities, and have adequate infrastructure to support alternative modes of transportation.



Housing and Human Services Strategies

Strategy 1 – Regulatory Changes

Supports policies 2, 3, 5, 7, 9-14

Research, evaluate and implement the most effective regulatory tools and incentives e.g. inclusionary zoning, impact fees, and others, to encourage affordable housing development and alternative housing types e.g. tiny houses, Housing First units, micro units, boarding houses, Single Residence Occupancy units (SROs), and others.

- Partnerships: County elected officials and staff (including Department of Community Development), affordable housing providers, private housing developers/builders, Navy housing providers, social service agencies, land owners and real estate professionals.
- Public Outreach: Kitsap County stakeholder outreach tools, form new Affordable Housing Task Force.
- Finance and Budget: Board of Commissioners and County staff time.
- Project Selection: Affordable Housing Task Force to make recommendations to the Board of Commissioners for regulatory changes.
- Monitoring: Establish baseline of affordable housing units; list of proposed prioritized changes with milestones; implementation of recommendations; track changes in the production of new affordable units.



Strategy 2 – Development and expansion of financial resources

Supports policies 1, 6

Research, evaluate and implement new mechanisms for additional local funding for affordable housing and homeless housing and services.

- Partnerships: County elected officials and staff, affordable housing developers, social service agencies, private foundation/funders, citizens.
- Public Outreach: Kitsap County stakeholder outreach tools.
- Finance and Budget: Board of Commissioners and County staff time, community volunteer time.
- Project Selection: Staff and stakeholder recommendations to the Board.
- Monitoring: Establish baseline of current financial resources; produce analysis of options; implementation of recommendations; track changes in new funding availability.

Strategy 3 – Implement the Homeless Housing Plan

Supports policies 4, 10, 15, 21

Implement the strategies and action steps identified in the Kitsap Homeless Housing Plan.



- Partnerships: County elected officials and staff, social service agencies (Kitsap Continuum of Care Coalition), faith based organizations, elected officials, Tribes, Federal and State Agencies, housing developers, foundations, people experiencing homelessness, citizens.
- Public Outreach: Kitsap County stakeholder outreach tools in addition to community engagement strategies and action steps identified in the Kitsap Homeless Housing Plan.
- Finance and Budget: Board of Commissioners and County staff time, more money and resources.
- Project Selection: Projects and programs identified in the Kitsap Homeless Housing Plan, through existing County processes.
- Monitoring: Identification and implementation of initial and subsequent action steps, performance indicators listed in Kitsap Homeless Housing Plan.

Strategy 4 – Analysis of Impediments and Fair Housing Plan

Supports policies 11-13

Analyze impediments (including regulatory barriers) to fair housing and develop and implement a Fair Housing Plan.

- Partnerships: County, Cities, Housing Authorities, housing providers, HUD.
- Public Outreach: Create new Working Group, Kitsap County stakeholder outreach tools.
- Finance and Budget: Board of Commissioners and County staff time, agency staff time.
- Project Selection: Projects and programs identified in the Fair Housing Plan.
- Monitoring: Implement action steps and measure progress using identified indicators included in the Fair Housing Plan.

References

- 2016-2019 Draft Kitsap County Aging and Long Term Care Area Plan
<http://www.kitsapgov.com/altc/>
- Housing and Homelessness Program Overview
http://www.kitsapgov.com/hs/housing/housing_grant.htm
- The Block Grant Program – Consolidated Plan
http://www.kitsapgov.com/hs/block_grant_program/cdbg.htm
<http://www.kitsapgov.com/hs/commission/ccy.htm>
- Developmental Disabilities Program
<http://www.kitsapgov.com/hs/devdis/devdisabl.htm>
- Veterans Assistance Program
<http://www.kitsapgov.com/hs/veterans/VA.htm>
- Substance Abuse Prevention
<http://www.kitsapgov.com/hs/substanceabuse/substanceabuseprevention.htm>



Chapter 5 - Transportation



Discussion

Similar to the other elements in the Comprehensive Plan, the transportation element impacts the quality of life, economic development and public safety of the residents of Kitsap County. Because of this the County continues to provide direction for citizen participation to guide future transportation planning and design decisions.

The Transportation goals and policies guide future transportation planning and design decisions for unincorporated Kitsap County. In keeping with state law and regional organizations, this chapter is responsible for guiding transportation primarily through level of service standards coordinated with Kitsap County jurisdictions, and the Puget Sound Regional Council (PSRC) and the Peninsula Regional Transportation Planning Organization (PRTPO).

Transportation Guiding Directives

Transportation goals and policies in this Comprehensive Plan are an integral part of the other elements including: *Land Use, Economic Development, Environment, Housing and Human Services, Parks and Recreation, and Capital Facilities.*

Important directives for this element include a focus on these issues:

- establish a seamless multi-modal regional transportation system through intergovernmental coordination,
- avoid concentrating people and commercial/industrial areas in sensitive areas, to minimize need for development of transportation systems in such areas,
- emphasize moving people rather than vehicles through support of high capacity transit,
- continue to pursue Growth Management Act requirements of concurrency, and,
- maximize the efficiency of existing transportation corridors before creating new ones.

The goals and policies recognize the County residents' desire for an efficient, flexible, and coordinated multi-modal transportation system—including roads, bridges and highways, ferries, transit and non-motorized travel, that provides interconnectivity and mobility and; preserves our urban and rural land use character through design standards.



Technical documents used in development of Chapter 5 (Transportation) include the Capital Facilities Plan, transportation system inventory, reasonable measures included in the Supplemental Environmental Impact Statement, and review of all amendments to the Washington State Growth Management Act.



Transportation Goals and Policies

Transportation Goal 1. Provide a safe and reliable multi-modal transportation system for people of all ages and abilities.

Transportation Policy 1. Coordinate a “safe routes to schools” program with local school districts and prioritize non-motorized improvements and connectivity around schools.

Transportation Policy 2. Approve site design that is supportive of transit services and its patrons.

Transportation Policy 3. Continue to require sidewalks on roads when development occurs within Urban Growth Areas.

Transportation Policy 4. Identify specific transportation corridors and alignments for public roads, transit and future light rail (fixed guideway) service, pedestrian and bicycle facilities, and water routes and establish a Corridor Monitoring Program to manage and improve transportation corridors and strive to achieve a Washington State Department of Transportation “target zero goal” of zero traffic deaths or serious injuries by 2030.



Transportation Policy 5. The Kitsap County Comprehensive Plan will be consistent with state plans; inventory, needs identification and funding, assumptions, state policies, essential public facilities and freight.

Transportation Policy 6. Prioritize maintenance, preservation and operation of existing transportation infrastructure in a safe and usable state.

Transportation Goal 2. Encourage efficient multi-modal transportation systems based on regional priorities, and in coordination with state, county, tribal, and city comprehensive plans.

Transportation Policy 7. Review and consider signal timing, phasing, and progression to give transit travel an advantage in designated locations.

Transportation Policy 8. Preserve the county’s existing aviation facilities such that they are able to



retain and augment their role in the regional, national and international transportation system. Cooperate with entities within the county to establish an air transportation system appropriate to serve the residents, businesses and military activity within the community.

Transportation Policy 9. Cooperate with federal, state, local and tribal jurisdictions to mitigate inter-jurisdictional traffic impacts.

Transportation Policy 10. Encourage all jurisdictions in Kitsap County to use the Kitsap Transportation Analysis Zone (TAZ) structure for modeling purposes and population and employment allocations.

Transportation Policy 11. Encourage the consolidation of access on the Kitsap County arterial system.

Transportation Policy 12. Measure impacts on the network at the site-specific level (area of influence), and also periodically monitors the cumulative effect at the countywide level.

Transportation Policy 13. Monitor baseline capacities on arterials network.

Transportation Policy 14. Develop and adopt intersection Level of Service (LOS) standards.

Transportation Goal 3. Provide a transportation system that will expand and improve multi-modal transportation service for economic development and effective and appropriate routes for commerce and national defense.

Transportation Policy 15. Coordinate with businesses to minimize through-truck traffic on the local road network.

Transportation Policy 16. Ensure that necessary rights-of-way for transportation improvements will be obtained prior to or at the time of up-zoning property.

Transportation Policy 17. Explore partnership with United States Navy regarding use of existing rail line.

Transportation Goal 4. Ensure that the public has the opportunity to participate in transportation planning decisions and has the understanding of their choices and

Did You Know?



Kitsap Transit's Long Range Transit Plan identifies transit service corridors where more frequent transit service will be placed. Visit <http://www.kitsaptransit.org> for more information.



the implications of their decisions.

Transportation Policy 18. Engage citizen advisory committees and citizens, and encourage public participation followed by providing feedback to participants.

Transportation Policy 19. Continue to solicit public input into the Transportation Improvement Plan Process followed by providing feedback to participants.

Transportation Goal 5. Provide opportunities for people to make choices among alternative modes of travel with an emphasis on moving people rather than vehicles, and maximize opportunities for non-motorized travel.

Transportation Policy 20. Design roadways that can accommodate and enhance use by public transportation.

Transportation Policy 21. Support Transportation Demand Management/ Transportation Systems Management strategies to incentivize walking, bicycling and transit use.



Transportation Policy 22. Educate residents on the impacts of Single Occupancy Vehicle and ways to reduce trips.

Transportation Policy 23. Promote frequent High Capacity Transit as an alternative to the Single Occupancy Vehicle to the greatest extent feasible.

Transportation Goal 6. Design a multi-modal transportation system that supports and enhances neighborhood identities.

Transportation Policy 24. Develop and apply context sensitive roadway design standards that enhance neighborhood identities but do not infringe on the safety of motorized and non-motorized traffic.

Transportation Policy 25. Incorporate and follow the Kitsap County Complete Streets guidance into future transportation planning and private development requirements.

Transportation Goal 7. Avoid first, minimize second, and then mitigate negative environmental or use impacts due to additions to or improvements to the transportation system whether upland or on shoreline. Plan, locate and design



transportation systems and essential utility facilities along shoreline areas where they will have the least possible adverse effect on shoreline ecological functions and/or processes and existing or planned water-dependent uses.

Transportation Policy 26. Develop requirements for traffic impact studies that identify ways to mitigate development-related transportation impacts in accordance with the State Environmental Policy Act (SEPA).

Transportation Policy 27. Encourage use of innovative fuel systems.

Transportation Policy 28. Encourage travel patterns and mode choices through commute trip reduction.

Transportation Policy 29. Plan for and mitigate the impacts of climate change, and extreme weather events, and natural/human-made disasters on the transportation system.

Transportation Policy 30. Retain or replace native vegetation as possible when developing transportation projects.

Did You Know?



Kitsap Transit is working closely with local planners to incorporate design elements in projects that make using transit easier.

Transportation Policy 31. Identify habitat connectivity in priority areas.

Transportation Policy 32. When evaluating zone changes consider noise compatible development along state highways.

Transportation Goal 8. Coordinate with Washington State Department of Transportation and Kitsap Transit to ensure that the marine transportation system meets commuter, commercial, industrial and recreational demands in the most efficient and reliable manner possible.

Transportation Policy 33. Coordinate with Washington State Department of Transportation and Kitsap Transit to integrate ferry service access with County roads.

Transportation Policy 34. Explore and evaluate costs and benefits of foot ferries as a complement to existing public transportation system in partnership with Kitsap Transit and Washington State Ferries.

Transportation Goal 9. Develop a system of non-motorized transportation facilities that are constructed primarily within the right-of-way of existing and proposed public streets or roads.



Transportation Policy 35. Explicitly link land use and transportation planning decisions to non-motorized planning documents.

Transportation Policy 36. Maximize the opportunity for non-motorized travel, including development of corridors that are safe for all ages.

Transportation Policy 37. Establish standards for connectivity of bicycling and walking networks.

Transportation Policy 38. Assign priorities to the implementation of bicycle facilities and/or pedestrian facilities designated in the non-motorized plan.

Transportation Policy 39. Develop a pedestrian and Americans with Disability Act transition plan.

Transportation Goal 10. Develop funding strategies and financing plan to meet transportation needs identified in this comprehensive plan.

Transportation Policy 40. Develop and maintain an equitable system of transportation impact fees.

Transportation Policy 41. Allocate a proportion of the transportation budget for pedestrian and bicycling facilities.



Transportation Strategies

Strategy 1 – Focus on Safety

Supports policies 1-13, 38-39

- Finance and Budget: Kitsap County receives state gas tax and property tax revenues as well as discrete sources of state funding such as the Transportation Improvement Board, Bridge, Safety, Safe Route to Schools and Safety Grants. Public Works recognizes and pursues these essential funding sources and is constantly seeking to actively write applications for these funds.
- Finance and Budget: Secure financial capacity to improve services and facilities.

Strategy 2 – Improve Level of Service

Supports policies 14, 18-23

- Partnerships: Form partnerships with the community, local governments, and local developers to foster transit orientated design in new projects to improve access to transit.
- Measuring, Monitoring and Evaluation: Utilize collective data from county departments and community organizations to evaluate access to, and impact of, multi-modal transportation options for all residents.
- Measuring, Monitoring and Evaluation: Kitsap County Public Works regularly monitors its Level of Service (LOS) on road segments as part of its concurrency program. The department is committed to pursuing methods to measure LOS at intersections, for non-motorized facilities and for the overall county road network.
- Measuring, Monitoring and Evaluation: Develop service improvements based upon measured performance and measured demand.

*Would you like to be
more involved?*



*Citizens can comment on
transportation ideas by visiting
http://www.kitsapgov.com/pw/sixyear_tip.htm*

Strategy 3 – Grow Non-Motorized Access and Reduce Dependence on Single Occupancy Vehicles

Supports policies 35-3, 419

- Measuring, Monitoring and Evaluation: Kitsap County is committed to improving roads, non-motorized connections and safety funding that support the redevelopment of regional and local centers, thus encouraging growth in these centers and limiting the effect of urban sprawl in its more rural and sub-urban areas.
- Measuring, Monitoring and Evaluation: The County is committed to protecting the environment and limiting the effects that increased automobile usage has on air quality, climate change, wildlife, shorelines and water quality. Through proactive Stormwater programs such as storm water parks, rain gardens and filtration systems the county has committed to improving the water quality in Puget Sound.



- **Measuring, Monitoring and Evaluation:** Kitsap County is within an Air Quality Attainment area and is not eligible for Congestion Management, Air Quality funds, which are managed by the PSRC. However, the county recognizes the importance of maintaining favorable air quality emissions and as road improvement projects are proposed, air quality modeling is a part of the analysis of the project. This also pertains to storm water quantity and quality. The county will continue to pursue opportunities to monitor water quality via its participation in the Puget Sound Partnership.

Strategy 4 – Coordinate with Neighboring Jurisdictions

Supports policies 8, 9, 11, 17, 33

- **Partnerships:** Kitsap County is home to two Tribal governments, the Suquamish Tribe located in the community of Suquamish, and the Port Gamble/S'Klallam Tribe. The County is responsible for the roads within the Tribal borders and works with Tribal staff on issues of maintenance, improvements, non-motorized connections and safety. The county welcomes this strategic partnership and will continue to engage Tribal staff in matters pertaining to the reservations.
- **Partnerships:** Kitsap County is a major contributor to the success of the KRCC work program and supports efforts to identify and fund regional and local projects for the county, participating jurisdictions and ports within the county borders. The county will continue to participate in efforts to engage and support inter-jurisdictional cooperation to provide all of the county's residents a safe and reliable transportation network for all modes of travel.
- **Programs and Projects:** Implement service improvements to facilitate travel within the County and outside the County where demand is projected.
- **Finance and Budget:** The County will continue to pursue funding opportunities through PSRC for regional projects that support Regional Centers (Silverdale and Bremerton) and Manufacturing Centers (Bremerton National Airport area).

Strategy 5 – Recognize Changing Land Use and Demographic Trends

Supports policies 7-13, 16, 17, 33, 36

- **Public Participation:** Kitsap County has long recognized the need for residents to be able to express their desires with regard to the development of the transportation network. Public Works regularly engages the citizens through several Citizen Advisory Committees as well as engaging their input into the Transportation Improvement Program process. Public Works is committed to continuing this effort through these forums and individually through its Outreach Coordinator, whose mission is to inform the public well in advance of project design to minimize impacts of construction projects to the extent possible.
- **Partnerships:** The County will continue to participate in efforts to engage and support inter-jurisdictional cooperation to provide all of the county's residents a safe and reliable transportation network for all modes of travel.
- **Increase department collaboration** between Departments of Community Development and Public Works for prioritization and integration of Level of Service into Transportation



Improvement Program process.

- For public works project prioritization County staff will seek guidance from the Capital Facilities Plan if there is a short fall in project funding including such things as reevaluating the land use element or reviewing the concurrency ordinance.

References

- Kitsap County Non-Motorized Facility Plan
<http://www.kitsapgov.com/pw/bikeplan.htm>



Chapter 6 - Parks, Recreation and Open Space



Discussion

Kitsap County's Park and Open Space system currently includes 74 sites totaling 7,279 acres. These include a range of park types and classifications:

- Heritage Parks, at least 450 acres in size, to accommodate both active and passive recreation while providing open space and preservation. Parks in this category are managed and maintained by formal park stewardship groups;
- Regional parks (primarily waterfront parks) which draw people from more than a five mile distance;
- Community parks, which draw people from the immediate community;
- Natural resource areas, preserved for their habitat values, and;
- Partnership properties, which are generally smaller and have limited, if any, active use and/or are used and managed primarily by other parties. Partnership properties constitute about one-quarter of the Department's sites and six percent of the land area.



Nearly two-thirds of all park and open space acreage is within six heritage parks. These heritage parks have become the foundation of Kitsap County's park system. They are large enough to remain primarily undeveloped natural areas, with trails and environmentally sensitive areas preserved or enhanced. These heritage parks may have enough land to appropriately accommodate active use areas to meet current and future needs.

The Kitsap Forest and Bay Project is currently a high priority for Kitsap County. Moving forward Kitsap County will continue to utilize partnerships to the greatest extent feasible. One such partnership is with Forterra and the Port Gamble/S'Klallam and Suquamish Tribes and is unprecedented locally. The large tracts of forestland contain ecologically important streams, wetlands and forest habitat, over two miles of shorelines, and tidelands. There are areas for open space, water access and public use, including key trail sections identified by North Kitsap Trails Association. The project is unique in that it brings many partners to the table including a private landowner, conservancy and trails groups, local government and both the Port Gamble S'Klallam and Suquamish tribes. Kitsap County, in partnership with Forterra and the Tribes has acquired a real estate option on these properties for near-term acquisition

Parks, Recreation, and Open Space Guiding Directives

The Parks, Recreation, and Open Space goals and policies guide future planning and design decisions for unincorporated Kitsap County's passive and active parks. This chapter guides how and where opportunities for recreation are defined and distinguished in urban and rural areas.

Parks, Recreation, and Open Space goals and policies in this Comprehensive Plan are an integral part of the other elements including: *Land Use, Economic Development, Environment, Housing and Human Services, Transportation, and Capital Facilities and Utilities.*



Focusing on the inter-related nature of Parks and Open Space to other Comprehensive Plan elements provide the guidance to do the following:

- provide parks, recreation and open space facilities and services in an efficient and economical manner,
- manage and maintain park and open space lands, working with cities and other communities for park and open space acquisition projects,
- incorporate a network of trails and greenways through the County to connect population and employment centers, schools, and public facilities,
- manage parks when in proximity to new and existing housing,
- manage environmental values, and,
- identify lands for possible acquisition

The goals and policies recognize the County residents' interest in promoting pedestrian and bicycling through the provision of bicycle and walking trails in parks systems as well as the desire to institute management programs for habitat value, forest health, groundwater recharge, and safety for the County Heritage parks.

Technical documents used in development of Chapter 6- Parks, Recreation, and Open Space include the Buildable Land Report, reasonable measures included in the Supplemental Environmental Impact Statement, and review of all amendments to the Washington State Growth Management Act.



Parks, Recreation and Open Space Goals and Policies

Parks Goal 1. Provide regional parks, and open space to meet active and passive regional recreational needs, as well as the needs of wildlife.

Parks Policy 1. Continue acquisition of lands having characteristics providing opportunities for varied uses.

Parks Policy 2. Develop County park facilities to accommodate specialized activities, large special events, and athletic tournaments.

Parks Policy 3. Continue to support and maintain parks advisory board to include community involvement and conduct public outreach.

Parks Policy 4. Create new and foster current partnerships with local, state and federal government agencies and local and national organizations.

Parks Policy 5. Develop and redevelop County parks to accommodate multiple uses.

Parks Policy 6. Develop and redevelop County parks to provide equity of service and activities offered for all age groups.

Parks Policy 7. Develop and redevelop County parks in a manner that allows all-weather activity.

Parks Policy 8. Develop and redevelop certain County parks to become “destination parks”.

Parks Policy 9. Identify new and preserve existing open space in rural areas.

Parks Policy 10. Identify open space corridors and potential open space areas within and between urban growth areas.

Parks Policy 11. Support development of a regional trail system throughout the County and recognize that trails, when built, must be sensitive to impact on natural environment.

Did You Know?



Through the Forest Stewardship Plan, Kitsap County will realize the full range of benefits and values of the

North Kitsap Heritage Park in a manner consistent with the County's overarching goal of a growing community where natural resources and systems are sustained for the benefit of current and future generations.



Parks Policy 12. Kitsap County shall incorporate the Local Habitat Assessment completed by Washington State Department of Fish and Wildlife to assist in identifying crucial corridor areas that may not necessarily be identified in the Shoreline Master Program or the Critical Areas Ordinance.

Parks Policy 13. When implementing the Parks, Recreation and Open Space Plan ensure that coordination with Washington State Department of Fish and Wildlife and local Tribes occurs to ensure protection of treaty reserved natural and cultural resources.

Parks Policy 14. Kitsap County's Parks Department will strive to decrease conflict between wildlife and humans and decrease impact on habitat by improving identification of protected areas.

Parks Policy 15. Kitsap County Parks Department will continue to improve educational efforts regarding the importance of limiting contact with wildlife and the value of habitat preservation.

Parks Policy 16. Locate trail corridors to also serve wildlife when possible.

Parks Policy 17. Ensure that the County's Parks, Recreation, and Open Space Plan is consistent with habitat inventories and habitat protection and restoration programs.

Parks Policy 18. Consider and identify opportunities to increase public access and foster environmental and economic benefits associated with Kitsap Peninsula National Water Trails and designation as part of the National Water Trails System.

Parks Policy 19. Work with qualified tourism and business entities to consider and identify current and future opportunities for public access to natural recreation assets and potential economic benefits that respect county goals and policies.

Parks Goal 2. Provide appropriate and necessary funding and resources to support the management and maintenance of parks, facilities, and open space lands of the highest quality possible.

Parks Policy 20. Provide visitor accommodations including trailheads, parking and restrooms.

Parks Policy 21. Establish stable funding sources to support the County's parks system.

Parks Policy 22. Provide funding to institute a formal, ongoing capital maintenance program.





Parks Policy 23. Facilitate partnerships to promote and maintain neighborhood and pocket parks. Encourage homeowner associations and property owners to work with parks agencies and land trusts to effectively maintain buffers and open space within and around developments, and form partnerships with community groups to effectively maintain natural areas and trails.

Parks Policy 24. Implement the adopted Parks, Recreation and Open Space Plan to plan, acquire, and develop open space, greenways, and wildlife habitat to the greatest extent possible with funds provided.

Parks Policy 25. Recognize parks as an important component of Kitsap County's economy.

Parks Goal 3. Establish a land acquisition strategy including the necessary funding that will facilitate a more efficient service delivery model.

Parks Policy 26. Purchase lands along the lower mainstream of Chico Creek Watershed as recommended in the Chico Creek Main stem Restoration Plan.

Parks Policy 27. Work towards acquiring trail corridors to connect parks, schools, residential and urban areas.

Parks Policy 28. Develop a land acquisition method that requires a review process for the acquisition of land that is not adjacent to present land holdings or planning areas.

Parks Policy 29. Coordinate with Transfer of Development Rights (TDR) program, as needed, for the development of non-motorized trails in rural areas through acquisitions or easements.

Would you like to be more involved?



The Kitsap County Park Volunteer program is dedicated to preserving, protecting, and restoring the natural and cultural resources within Kitsap County Parks for current and future generations. Volunteers are encouraged to work as a team with the Kitsap County Parks Department to contribute to the quality of the parks, facilities, and programs that serve our entire community. Please email parks@co.kitsap.wa.us to learn more about getting involved!



Parks Goal 4. Provide physical and visual public access opportunities and space for diverse forms of water-oriented recreation in such a way that private property rights, public safety, and shoreline ecological functions and processes are protected in accordance with existing laws and statutes.

Parks Policy 30. Prioritize acquisition of properties that provide access to public tidelands, to maximize public access.

Parks Policy 31. Support and promote the Kitsap Peninsula Water Trail.

Did You Know?



Kitsap County Parks are a great place to hold events, such as weddings or birthday parties. Please visit

<http://www.kitsapgov.com/parks/> for more information.



Parks Recreation and Open Space Strategies

Strategies

- For information on strategies, please see pages 23-33 of the 2012 Parks and Recreation Open Space Plan. http://www.kitsapgov.com/parks/Parks/Pages/PROS_Plan.htm

References

- 2012 Parks and Recreation Open Space (PROS) Plan
http://www.kitsapgov.com/parks/Parks/Pages/PROS_Plan.htm
- Parks and Recreation 6-year Capital Facilities Plan CFP)
http://www.kitsapgov.com/parks/Parks/Pages/Planning_Capital_Projects.htm
- Newberry Hill Heritage Park Master Plan
http://www.kitsapgov.com/parks/Parks/Pages/heritageparks/newberry_hill.htm
- South Kitsap Regional Park Plan
http://www.kitsapgov.com/parks/Parks/Pages/communityparks/sk_community_park.htm
- Forest Stewardship Plan
http://www.kitsapgov.com/parks/Parks/Pages/Planning_Capital_Projects.htm

Chapter 7 - Capital Facilities and Utilities



Discussion

Public services and facilities – including, but not limited to, parks and recreation, law enforcement, fire protection, emergency preparedness, water/sewer, roads, transit, non-motorized facilities, ferries, stormwater management, education, library services, health and human services, energy, telecommunications, etc. – are provided in an efficient, high-quality and timely manner by the County and its partner agencies. Public services and facilities are monitored, maintained and enhanced to meet quality service standards. For more information please see the Capital Facilities Plan.



Capital Facilities and Utilities Guiding Directives

The Capital Facilities and Utilities goals and policies guide planning, funding and project decisions for unincorporated Kitsap County. In keeping with state law, this chapter guides capital facilities planning. Specific level of service standards and forecasting future needs and other criteria for public facilities can be found in the draft Capital Facilities plan.

Capital Facilities and Utilities goals and policies in this Comprehensive Plan are an integral part of the other elements including: *Land Use, Economic Development, Environment, Housing and Human Services, Parks and Recreation, and Transportation*. Specifically impacted are public service and facilities – including but not limited to, parks and recreation, law enforcement, fire protection, emergency preparedness, water/sewer, roads, transit, non-motorized facilities, ferries, stormwater management, education, library services, health and human services, energy, and telecommunications.

Focusing on these issues provide the guidance to do the following:

- capital facilities plans should cover the 20-year planning horizon and address the entire Urban Growth Area,
- financial plans should address at minimum a 6-year period and funding sources should be specific, providing for fair distribution of costs between new and existing development,
- existing un-served areas in the Urban Growth Area must be addressed as well as new Urban Growth Area expansion areas,
- consideration of operating and maintenance costs before acquiring new facilities, and,



- working toward the implementation of life cycle cost analyses in County projects and programs to ensure the most efficient and effective use of the natural environment and of public financial resources.

Technical documents used in development of Chapter 7 - Capital Facilities include the inventory of current public capital facilities in the Capital Facilities Plan, reasonable measures included in the Supplemental Environmental Impact Statement, level of service standards, concurrency requirements, and review of all amendments to the Washington State Growth Management Act.



Capital Facilities (CapF) and Utilities Goals and Policies

CapF and Utilities Goal 1. Define types of public facilities, establish standards for levels of service for each type of public facility and determine what capital improvements are needed in order to achieve and maintain the standards for existing and future populations, with a plan to repair or replace existing public facilities as necessary.

CapF and Utilities Policy 1. Coordinate provision of utilities with future development by designating appropriate sites for utility facilities and ensuring their availability.

CapF and Utilities Policy 2. Create a method to measure and monitor level of service for the County population.

CapF and Utilities Goal 2. Develop specific concurrency management standards for incorporation into the development review process to determine the precise requirements for the timing, funding and circumstances for the provision of concurrent services and facilities.

CapF and Utilities Policy 3. Recognize the established requirements for concurrency as defined in WAC 365-196-840.

CapF and Utilities Policy 4. Ensure adequate infrastructure is in place for new development.

CapF and Utilities Goal 3. Coordinate capital improvements with land development. Manage the land development process to ensure that all development receives public facility levels of service equal to, or greater than the adopted standards by implementing the schedule of capital improvements in the Capital Facilities Plan.

CapF and Utilities Policy 5. Continuously review stormwater regulations and design manuals to ensure that Kitsap County is meeting the most up-to-date Best Management Practices and changes in state and federal stormwater regulations.

CapF and Utilities Policy 6. Inventory drainage basins through the Stormwater Division of Public

Did You Know?



Sewer Treatment plants discharge 80 percent of the dissolved nitrogen load into the Puget Sound during the summer months. These loads further exacerbate low dissolved oxygen problems in low circulation areas of the Puget Sound. Removing nitrogen via advance sewer treatment processes like those recently completed at the Central Kitsap Treatment Plant lower our negative impact on the environment.



Works to investigate existing and future stormwater drainage problems.

CapF and Utilities Policy 7. Apply the Urban Industrial designation in areas most conducive to industrial development; e.g., few or no natural limitations to development, reasonable accessibility to major streets and highways, available services and facilities.

CapF and Utilities Policy 8. In accordance with Kitsap County Health District and Washington State requirements, require connection to a public sewer system for new or extensively remodeled development located within 200 feet of the public sewer system, and within an urban growth area.

CapF and Utilities Policy 9. Ensure that development regulations allow timely development of utility facility additions and improvements.

CapF and Utilities Policy 10. Coordinate collection, integration and maintenance of Geographic Information System (GIS) utility data among utility providers to ensure consistent and up-to-date information on facility locations and capacities.

CapF and Utilities Goal 4. Provide adequate public facilities by constructing needed capital improvements. Maintain a financially feasible schedule of capital improvements in the Capital Facilities Plan.

CapF and Utilities Policy 11. Only provide public facilities or accept provision of public facilities by others in cases where the County or other providers are able to pay for subsequent annual operating and maintenance costs of the facility.

CapF and Utilities Policy 12. Address fiscal issues including tax revenue sharing and the provision of regional services.

CapF and Utilities Policy 13. Facilitate and encourage incorporation or annexations through the development of interlocal agreements.

CapF and Utilities Policy 14. Kitsap County, along with cities and special purposes districts, should develop long-term funding strategies that include, but are not limited to, the following funding options:

- Existing development;
 - ◆ pays for the capital improvements that reduce or eliminate existing deficiencies, some or all of the replacement of obsolete or worn out facilities, and may pay a





- portion of the cost of capital improvements needed by future development, and,
 - ◆ payments may take the form of user fees, charges for services, special assessments and taxes.
- Future development pays its fair share of the capital improvements needed to address the impact of its development, and may pay a portion of the cost of the replacement of obsolete or worn out facilities. Upon completion of construction, "future" development becomes "existing" development and contributes to paying the costs of the replacement of obsolete or worn out facilities as described in this policy. Future development's payments may take the form of, but are not limited to;
 - ◆ voluntary contributions for the benefit of any public facility,
 - ◆ impact fees, mitigation payments, capacity fees, dedications of land, provision of public facilities, future payments of user fees, charges for services special assessments, and,
 - ◆ taxes.
- Future development does not pay impact fees for the portion of any public facility that reduces or eliminates deficiencies existing at the time of approval.
- Both existing and future development may have part of their costs paid by grants, entitlements or public facilities from other levels of government and independent districts.
- Reassess the allocation of existing funding sources and prioritize capital facility expenditures.

Did You Know?



Kitsap County has adopted a resolution recognizing water as a resource.

CapF and Utilities Policy 15. The estimated costs of all needed capital improvements should not exceed conservative estimates of revenues from sources that are available to the County under current law.

CapF and Utilities Goal 5. Provide adequate public facilities to Urban Growth Areas.

CapF and Utilities Policy 16. Require urban-level sanitary sewer service or equivalent service in all Urban Growth Areas. Update county-owned and operated sewer facility plans to include, not only capacity demand and needs, but also future major collection or conveyance systems for the 2036 planning horizon (existing and projected).

CapF and Utilities Policy 17. Prioritize the Urban Growth Areas in Kitsap County expenditures for public services and facilities as an incentive to encourage development, to make urban areas desirable places to live and to use existing infrastructure more efficiently and cost effectively.

CapF and Utilities Policy 18. Negotiate Urban Growth Area Management Agreements with municipalities and other providers of public facilities to coordinate planning for and development



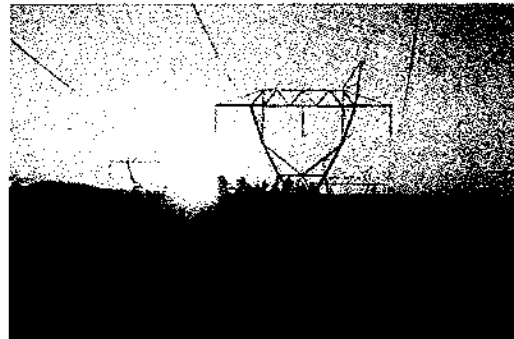
of the Urban Growth Area.

CapF and Utilities Policy 19. Consider appropriate land use and zoning map amendments if funding for capital facilities falls short of expectations or if levels of service cannot be adjusted to compensate for any shortfall.

CapF and Utilities Policy 20. Set aside appropriate spaces for satellite offices for Kitsap County Sheriff's Office.

CapF and Utilities Goal 6. Provide public services and capital facilities necessary to support planned urban growth at adopted levels of service for the 2036 planning horizon.

CapF and Utilities Policy 21. On a yearly basis propose any capital facilities or utilities Comprehensive Plan changes in the annual Docket and consider Plan amendments and related amendments to regulations consistent with RCW 36.70A.130.



CapF and Utilities Policy 22. Allow for amendments to the Land Use Map, Plan policies, and implementing regulations consistent with Growth Management Act, Countywide Planning Policies, applicable plan policies and other requirements of federal, state and/or local laws. Specifically, evaluate the use of alternative sewage treatment techniques in areas within the Urban Growth Area that contain a significant concentration of critical areas, topographic challenges or critical aquifer recharge areas.

CapF and Utilities Goal 7. Integrate social, educational and cultural components in public facilities when possible.

CapF and Utilities Policy 23. Continue to support public art through the Arts Ordinance.

CapF and Utilities Goal 8. Ensure utilities are provided in an efficient, coordinated and timely manner between Utility providers to meet the needs of the County's future population.

CapF and Utilities Policy 24. Encourage the designation and development of utility corridors and facilities in a manner consistent with the needs and resources of Kitsap County.



CapF and Utilities Policy 25. Encourage siting of large, above ground utilities (e.g. antennas, towers) in industrial or commercial areas or along appropriate transportation and utility corridors.

CapF and Utilities Policy 26. Encourage the use of alternative sanitary sewer techniques within Urban Growth Areas, such as package plants, membrane and drip systems and/or community drainfields, in areas where public sewer system may be more than 200 feet away. The use of these alternative sanitary sewer techniques for new development shall also achieve minimum urban densities of the applicable zone.

CapF and Utilities Policy 27. Minimize the visual impact of utility facilities on view corridors, vistas and adjacent properties by developing design standards for cellular towers, antennas and other types of utility facilities.

CapF and Utilities Goal 9. Maintain and enhance utility service quality.

CapF and Utilities Policy 28. Repair or replace obsolete or worn out facilities, eliminate existing deficiencies, and meet the needs of future development and redevelopment as indicated by previously issued and new development permits.

CapF and Utilities Goal 10. Minimize environmental impacts of utility facilities and operations.

CapF and Utilities Policy 29. Consider the impacts of sewer plans on groundwater quality and quantity.

CapF and Utilities Policy 30. Participate in regional efforts to achieve Total Maximum Daily Loads (TMDLs) for local water bodies as required by the Clean Water Act. Take steps to reduce nonpoint sources of pollution to Puget Sound and other water bodies to achieve compliance.

Did You Know?



Did you know traditional development practices create up to 30 times the runoff volume as a natural forest watershed? Low Impact Development techniques in appropriate areas, are designed to help development better mimic natural watershed water cycles.



CapF and Utilities Policy 31. Evaluate, minimize, and mitigate unavoidable impacts to groundwater quality and quantity during the planning and development review process. Consider the cumulative impacts of existing and future capital facilities and utilities development on groundwater quantity and quality. Ensure proposed plans and project design address the extent of and mitigate for the recharge-limiting effect of impermeable surfaces and other factors affecting groundwater quantity and quality.

CapF and Utilities Policy 32. Consider the impacts of septic systems on groundwater quality and quantity.

CapF and Utilities Policy 33. Support Kitsap Public Health District efforts to identify and correct failing on-site sewage systems.

CapF and Utilities Policy 34. Use watershed and basin plans as a means to reduce stormwater impacts and nonpoint pollution to develop long-term plans for development and stormwater controls at the watershed level, and to coordinate with neighboring jurisdictions.

CapF and Utilities Policy 35. Encourage the use of underground utilities, and coordinate utility placement with road improvements.

CapF and Utilities Goal 11. Support cost-effective energy conservation and promote energy conservation.

CapF and Utilities Policy 36. Support renewable energy incentives to businesses and groups for a comprehensive renewable energy effort.

CapF and Utilities Policy 37. Encourage alternative energy production as appropriate in urban areas that are consistent with urban character.

CapF and Utilities Policy 38. Encourage alternative energy production as appropriate in rural areas that are consistent with rural character.

CapF and Utilities Goal 12. Support efforts through private and public organizations to extend high-tech services including telecommunications.

CapF and Utilities Policy 39. Support the extension of fiber optic cable in Kitsap County.

Did You Know?



Wastewater treatment plants and industrial facilities discharge millions of gallons per day to Puget Sound. Some of that water can be recycled and used for other purposes to reduce our demand for limited groundwater supplies.



Capital Facilities and Utilities Strategies

- For information on strategies, please see Capital Facilities Plan Draft. Please find copy at <http://compplan.kitsapgov.com>



Chapter 8 - Subarea Plans

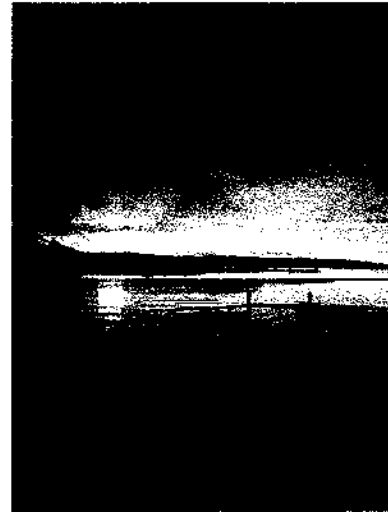


Suquamish



Vision for Suquamish

Suquamish is a rural, historic waterfront community on the Port Madison Indian Reservation, which is defined by strong natural borders in northeast Kitsap County. The Port Madison Indian Reservation is located on the western and northern shore of Port Madison Bay. The reservation also fronts Agate Pass on the western side. Bainbridge Island is located on the eastern side of the Pass. The Agate Pass Bridge connects Bainbridge Island with the Reservation on the Kitsap Peninsula.



Increased growth pressures are threatening the Suquamish Village's natural boundaries. Increased development was beginning to exceed the capacities of the infrastructure systems. Transportation infrastructure and drainage systems were no longer adequate, open space diminished and the rural character of the town changed. Tribal members living in Suquamish and non-Indian residents who moved to Suquamish for its rural qualities and remote location found their chosen lifestyle at risk. However, any vision for Suquamish must balance the preservation of the rights of Tribal members and of non-Indian property owners to enjoy the reasonable use of their land. The Suquamish Village will make its visitors feel welcome, but not rely solely on tourism as a mechanism for economic health. Economic and cultural diversity shall be celebrated and enhanced for the benefit of all residents of Suquamish. The Suquamish Village's native Indian history and presence shall be enhanced and remain a visible part of the Suquamish experience.

The downtown should remain the heart of Suquamish where residents and visitors will gather together to celebrate traditions and experience daily living. Suquamish will offer small business districts for small-scale neighborhood convenience stores or public services.

It shall become a community where one can enjoy its open spaces and recreational opportunities as well as safe and pleasurable walks, which link the neighborhoods to each other and to the commercial districts. The Suquamish Rural Village shall welcome all social and economic groups. It shall provide a sense of community, and the Tribe and the County shall work cooperatively.



Suquamish Goals and Policies

Capital and Economic Development

Suquamish Goal 1. Establish a Kitsap Regional Library Extension.

Suquamish Policy 1. Examine prospective locations for a Kitsap Regional Library (KLR) extension in coordination with KRL, Kitsap County, and the Suquamish Tribe to establish a library with suitable amenities (Wi-Fi, computer access, and other access).

Suquamish Goal 2. Provide Transportation Improvements that Enhance Economic Development.

Suquamish Policy 2. Conduct studies to maximize the effectiveness of Suquamish downtown parking, traffic, land use and potential aesthetics.



Suquamish Goal 3. Establish a Suquamish Aesthetic beneficial to Economic Development.

Suquamish Policy 3. Determine what a Suquamish downtown (Augusta Avenue and Suquamish Way) aesthetic would look like (signage, street lights, storefronts, public art, etc.) and further define action required to achieve that aesthetic to include:

- Signage to meet the Suquamish aesthetic, including welcoming sign and street signs.
- Implement utility improvements, including street lighting that would support economic development.
- Examine the feasibility and implement appropriate trash can placement (and supporting solid waste removal).

Suquamish Policy 4. Collaborate with Suquamish Tribal Government, Port Madison Enterprises, and other business district interests to examine and support zoning and construction encouraging first floor storefronts with affordable second floor living options.

Suquamish Goal 4. Support Information Sharing and Information Access in Suquamish.

Suquamish Policy 5. Examine, and if feasible implement, a Public Wi-Fi access capability.



Transportation (Roads, Walkability, and Bicycling)

Suquamish Goal 5. Evaluate changes for Augusta and Suquamish Way to allow for safe and effective access to businesses.

Suquamish Policy 6. Examine, and if feasible implement, a three lane corridor along Augusta Avenue starting at NE Geneva Street and continuing up Suquamish Way to Division [in vicinity of the Suquamish Village] to enhance current and future Suquamish economic development and access.

Suquamish Goal 6. Improve parking to support safe business access.

Suquamish Policy 7. Improve parking along, or in vicinity of, Augusta Avenue starting at NE Geneva Street and continuing up Suquamish Way to Division to enhance current and future Suquamish economic development and access.

Suquamish Goal 7. Develop walkways, crosswalks and bicycle routes that enhance the walkability, safety and economic development of Suquamish.

Suquamish Policy 8. Provide walkways and crosswalks extending on Augusta Avenue from NE Geneva Street to Suquamish Way to enhance current and future Suquamish economic development and access.

Suquamish Policy 9. Examine, and if feasible implement, walkways and crosswalks on Division Ave NE and NE McKinstry St. (starting at Suquamish Way) to provide a safe and walkable access to the Sports Court Park and the historically significant Old Man House Park.

Suquamish Policy 10. Provide a pedestrian connection between Suquamish and the network of trails within the Cowling Creek Preserve, which with additional development could serve as a bike route bypassing a portion of Miller Bay Road with no shoulders.

Suquamish Policy 11. Examine, and if feasible implement, paving the shoulders of Miller Bay Road from NE Geneva St. to Gunderson Rd. thereby providing the first/only safe route for walkers, joggers or bicyclists to enter and depart Suquamish to the north towards Kingston.

Suquamish Goal 8. Evaluate road safety improvements in and around Suquamish.

Suquamish Policy 12. Examine, and if feasible implement, speed controls and widening/paved shoulders on NE Columbia Street to increase safety as the alternate northern route out of Suquamish.



Suquamish Policy 13. Examine, and if feasible, due to existing zoning and road width constraints, implement one-way traffic options on Geneva and Center Streets.

Parks and Open Space

Suquamish Goal 9. Coordinate efforts among the community, the Suquamish Tribe and the County to maintain existing Parks within and surrounding Suquamish to their fullest potential.

Suquamish Policy 14. Where consistent with CFP resurface the Sport Court at NE Division Ave and McKinstry St. for increased safety and use.

Suquamish Policy 15. Provide and enhance access and kayak launches at appropriate County rights of way throughout Suquamish (i.e., Hemphill Rd. terminus, or southwest terminus/right of way NE Angeline Rd.)

Suquamish Policy 16. Improve park maintenance.

Suquamish Policy 17. Examine and if feasible implement watering capability to Angeline Park and the Sports Park for maintenance of the plant beds.

Suquamish Policy 18. Implement upgrades and improvements to the Angeline Park playground.



Suquamish Goal 10. Partner with the Suquamish Tribe to discover new opportunities for desired Parks/Open Spaces.

Suquamish Policy 19. Examine, and if feasible create, an off-leash dog park.

Suquamish Policy 20. Examine, and if feasible create, a Skateboard park.

Suquamish Policy 21. Examine, and if feasible create, a Community Garden.

Suquamish Goal 11. Public Restrooms.

Suquamish Policy 22. Collaborate with Suquamish Tribal Government to establish public restrooms near the Suquamish Dock.



Stormwater and Sewer

Suquamish Goal 12. Continue Suquamish Stormwater and Sewer Improvements.

Suquamish Policy 23. Support development of a comprehensive and natural approach to stormwater management to implement projects to control flows, reduce flooding, and enhance water quality. The Suquamish Community Advisory Committee will examine, and if feasible support and endorse community concerns as they arise.



Kingston



Vision for Kingston

Kingston is located on Appletree Cove, known for its sweeping views of Puget Sound and the Cascade and Olympic mountain ranges. It is bordered by Port Gamble S'Klallam tribal land to the north, and rural residential properties to the south and west, with Puget Sound to the east. The community retains an authentic small-town character with multi-generational gathering places and businesses. The waterfront encompasses a large marina, public beach access and a major terminal for Washington State Ferries that is a key transportation link between the Seattle metropolitan area and the Olympic Peninsula.

The Kingston Urban Growth Area, the northernmost in Kitsap County, was established in May 1998 through adoption of the Kitsap County Comprehensive Plan, encompassing 1,400 acres. Kingston's defined areas include Old Town, adjacent to the marina and ferry terminal; the Village Green district; and Lindvog Commercial, encompassing the uptown area along State Route 104.



The vision of Kingston focuses on the continued preservation and protection of open space, forests and critical habitat areas in the surrounding sensitive environment. Maintaining and improving public facilities for sewer and other utilities, stormwater management and emergency services is also envisioned. Guiding the preservation and development of diverse housing types for all incomes and ages will maintain an inclusive community. The Kingston community values its shoreline, parks and schools with interconnected systems of pedestrian and bicycle trails. Additional non-motorized facilities such as sidewalks, bike lanes and safe routes to schools will increase the health and safety of the community.

Kingston has a population of over 2,200. More than a third of its households have children under the age of 18 and 26 percent age 60 years or over. The median household income is estimated at \$73,000. County support of local economic development and vitality, and in managing the impact of regional transportation, is vital to Kingston's vision. Improved street aesthetics and parking facilities will create more walkability and encourage pedestrian-oriented, accessible retail shops. Kingston will continue to be a welcoming, family friendly community that values a healthy and sustainable environment; quality education and recreational resources for all ages; partnerships with the S'Klallam and Suquamish tribes; and an efficient, safe and enhanced infrastructure that supports measured growth of healthy neighborhoods and businesses.



Kingston Goals and Policies

Economic Development

Kingston Economic Development Goal 1. Within the Kingston Urban Growth Area, support the establishment of locally-owned businesses, cottage industries and home businesses.

Kingston Policy 1. Encourage the development of state-of-the-art telecommunication infrastructure to serve the Kingston Urban Growth Area.

Kingston Policy 2. Continue to allow home office businesses within the Urban Village Center zone.

Kingston Policy 3. Collaborate with the Kingston Chamber of Commerce, the Kitsap Economic Development Alliance (KEDA), Public Utilities District, and the Port of Kingston and other organizations to foster and promote an information system infrastructure and promote a business atmosphere that encourages and supports technology-based industry.

Kingston Economic Development Goal 2. Support the maintenance of local businesses.

Kingston Policy 4. Investigate feasibility of using a rolling type "multi-year" permit process for event venues for appropriate locations.

Kingston Policy 5. Work to streamline regulations to encourage agritourism.

Kingston Policy 6. Encourage compact residential development in the downtown core as defined by Urban Village Center and other relative commercial zones.

Kingston Policy 7. Encourage development that build projects compatible with Kingston's current design.

Kingston Policy 8. Encourage small business development and business incubators.

Kingston Economic Development Goal 3. Support tourism to enhance the local economy.

Kingston Policy 9. Support the development of bed and breakfasts and small lodging venues in the Kingston area.

Kingston Policy 10. Facilitate the development entry/exit signage consistent with area identity.



Kingston Policy 11. Facilitate the development of a downtown way-finding system consistent with area identity.

Kingston Policy 12. Foster partnerships with the North Kitsap Tourism Coalition, Visit Kitsap, the Port of Kingston, the Kingston Chamber of Commerce, the Greater Kingston Economic Development Committee and other organizations to promote tourism and business development.

Environment

Kingston Environment Goal 4. Protect and work to restore wildlife habitat, marine shorelines, and other natural areas around Kingston.



Kingston Policy 13. Support community work with non-profit groups to acquire land for conservation and preservation of wildlife habitat.

Kingston Policy 14. Participate in the West Sound Watersheds Council and support Puget Sound Salmon Recovery programs.

Kingston Policy 15. As feasible, acquire shoreline property and investigate easements in Kingston for public stewardship and habitat protection.

Kingston Environment Goal 5. Coordinate an integrated network of spaces that could expand recreational opportunities for both residents and visitors, and takes advantage of Kingston's visual amenities and natural environment.

Kingston Policy 16. As feasible, work with non-profit groups to acquire land for open space conservation and trails network.

Parks, Trails and Open Space

Kingston Parks, Trails and Open Space Goal 6. Encourage participation of community organizations and residents in the planning, development and authorized use of parks, community facilities, libraries and senior centers.

Kingston Policy 17. Consult with the community organizations and residents concerning the disposition or repurposing of public land and facilities that have parks, trails and recreation



potential.

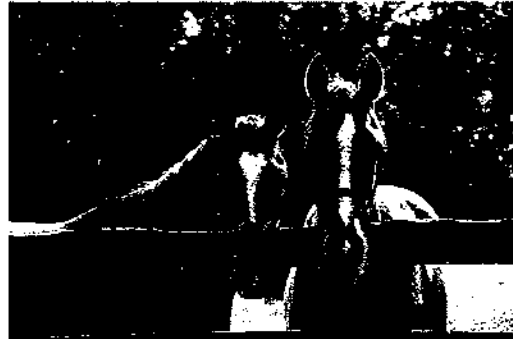
Kingston Policy 18. Coordinate with other local jurisdictions, community organizations and residents in developing long range plans, budgets and usage regulations for public facilities, parks and open space.

Kingston Parks, Trails and Open Space Goal 7. Pursue the creation of a more walkable community by supporting development of pedestrian pathways, sidewalks and trails that connect people to places.

Kingston Policy 19. Kingston Policy 19. As feasible, support recommendations identified in the Kitsap County Non-Motorized Facility Plan.

Kingston Policy 20. Coordinate with state, Tribal, and non-governmental groups and Kingston residents to acquire land for trails, community connectors and open space corridors.

Kingston Policy 21. Coordinate maintenance and operation support for parks, trails and open space with other jurisdictions and supporting community groups.



Kingston Policy 22. Encourage Kingston residents to review budgets for Parks, Recreation and Open space for the Kingston area.

Kingston Policy 23. Coordinate with the local jurisdictions, state agencies, and community groups to create and enhance water related recreation, facilities and public access.

Kingston Policy 24. Safety and security shall be considered when reviewing plans for trails, pathways, and greenways to connect parks, shoreline and recreational resources throughout the Kingston area.

Kingston Policy 25. Encourage the establishment of a trails system sign program that identifies access points and destinations.

Kingston Parks, Trails and Open Space Goal 8. Create bicycle routes, multiuse pathways, and bike storage facilities to provide safe, secure and efficient bicycle connections for commuter, visitor, fitness and recreational riders.



Kingston Policy 26. Consult and coordinate with Kingston area community groups to define, and prioritize Kingston area bike routes.

Kingston Policy 27. Ensure that local bike routes connect with regional bike routes.

Kingston Policy 28. Support and promote the Kitsap Peninsula Water Trail.

Kingston Policy 29. Coordinate with state agencies and community organizations to ensure that public use of tidelands and public waterfront property protects water quality and sensitive areas while also allowing for public recreation.



Kingston Parks, Trails and Open Space Goal 9. Provide and maintain Parks and Fields and community facilities to support sports, recreational, educational, and social activities for the community.

Kingston Policy 30. Consult with state agencies and local jurisdictions to provide parks, open space, fields, and facilities that support active and passive recreation.

Kingston Policy 31. Encourage public participation in development of plans for maintenance and operation for parks, open space, fields, and facilities in the Kingston area including volunteer efforts.

Kingston Policy 32. Encourage public participation of community organizations and residents in the planning, development, operation, authorized use and maintenance of parks, trails, community facilities, libraries, sports fields and senior centers.

Transportation

Kingston Transportation Goal 10. Work with WSDOT to attempt to reduce traffic issues.

Kingston Policy 33. Encourage WSDOT to reduce the back up of queued ferry traffic in downtown Kingston and optimize the use of the ferry holding lot.



Kingston Policy 34. Encourage WSF to provide a third overflow ferry boat during periods of high ferry demand and ferry wait times.

Kingston Policy 35. Encourage WSDOT to pursue the rerouting of ferry traffic to the present outbound ferry traffic lane and investigate of the feasibility of using the current WSDOT parking lot as auxiliary holding area.



Kingston Transportation Goal 11. Enhance the aesthetic values of the streetscape in Kingston as identified in the *Kingston Complete Streets* study.

Kingston Policy 36. Within the Kingston Urban Growth Area, ensure the design standards are followed.

Kingston Policy 37. Consider updating the Kingston Design Standards with focus on aesthetics of streets, sidewalks, and associated amenities.

Kingston Transportation Goal 12. Work to improve safety for pedestrians, bicycles, and vehicles within the Kingston Urban Growth Area.

Kingston Policy 38. Encourage connectivity between developments.

Kingston Policy 39. Coordinate with WSF to improve pedestrian and bicycle access to the ferry dock.

Kingston Transportation Goal 13. Work to ensure that an appropriate balance of long-term and short-term parking is available in the downtown area.

Kingston Policy 40. Through public-private and public-public partnerships, review the existing public parking availability, and accessibility within Kingston.

Kingston Policy 41. After public parking availability and accessibility study is complete, consider updates or changes to parking requirements relating to occupancy in the Kingston Urban Growth Area.

Kingston Policy 42. As feasible implement incentive based parking programs within the Urban Village Center Zone, such as shared-use parking and on street parking.

Community



Kingston Community Goal 14. Formalize Kingston community identity.

Kingston Policy 43. Locate community-oriented public facilities within the Urban Growth Area.

Kingston Policy 44. Work with the community to consider preservation and highlighting of the historic features and characteristics of Kingston in community planning and development, and design standards.

Kingston Policy 45. Preserve the small town character of the Kingston Urban Growth Area in community planning and development.



Kingston Policy 46. Work with Kingston Community Advisory Council to support ongoing efforts to provide severe weather shelter services and/or warming station in public buildings.

Land Use

Kingston Land Use Goal 15. Involve the Kingston community input when proposing development regulations.

Kingston Policy 47. Review mixed use standards for Urban Village Center and amend as necessary.

Kingston Policy 48. Increase residential density allowance in Urban Village Center.

Kingston Policy 49. Support the community to the extent feasible in their aspiration to identify view corridors while balancing the rights of private property owners.

Kingston Land Use Goal 16. Apply Kingston Design Standards in the permitting process.

Kingston Policy 50. Explore new code provisions to support redevelopment.

Kingston Policy 51. Update Kingston Downtown Design Standards to address ongoing public input.

Kingston Policy 52. Prioritize the required infrastructure to encourage urban medium and high density residential uses near commercial areas and public spaces.



Manchester



Vision for Manchester

The Manchester Community Plan is a statement of the community values and aspirations for the future. This is an effort to recognize what originally attracted visitors in the past combined with a phasing process of improvements to enhance the atmosphere and visual character of the area.

When posed with the question, “What would the perfect Manchester look like?” residents envisioned a village center that acts as a social center with restaurants and cafes, augmented by a food or general store to provide basic needs. It would strive to maintain the small-town charm and quaintness that Manchester currently offers. Of parallel importance is the preservation of the spectacular views of the Puget Sound, the cosmopolitan city of Seattle, Cascade mountain ranges, and the breathtaking view of Mount Rainier. Residents wish to maintain and enhance their high quality of life as well as the quality of the natural environment. Protection of wetlands, streams and wildlife habitat is highly emphasized. This can be accomplished by permitting growth that provides infrastructure enhancements and environmental protections while maintaining Manchester’s Village atmosphere for visitors and a safe and inviting home for residents.





Manchester Goals and Policies

Public Participation

Manchester Goal 1. Increase public participation in the implementation of the Manchester Community Plan.

Manchester Policy 1. Use the Manchester community website and vehicles such as: Manchester Days, community activities (such as tree lighting) and the Manchester Community Association's educational programs.



Zoning and Development Regulations

Manchester Goal 2. Maintain and manage growth, density, zoning, and land use consistent with the requirements and policies of the Manchester LAMIRD.

Manchester Policy 2. Maintain maximum height limits feet consistent with Manchester view protection overlay.

Manchester Policy 3. Maintain and enforce existing code regarding legacy and nonconforming lots, according to Section 2.2.3 that gives the definition of the nonconforming lots in the Manchester Plan Update found on the Kitsap County Official website.

Manchester Policy 4. Review cluster development as it applies to the Manchester LAMIRD.

Manchester Policy 5. Protect Manchester's existing views including but not limited to Mt. Rainier, the Cascade Mountain Range, Puget Sound and the Seattle skyline by addressing vegetation height and density regulations.



Environment

Manchester Goal 3. Protect and enhance the shoreline resources that add to the unique character of the Manchester LAMIRD.

Manchester Policy 6. Coordinate with Port of Manchester to achieve a balanced use of their public shoreline facilities to create minimal environmental impact.

Manchester Policy 7. Educate the public on issues of wildlife habitat, critical area and shoreline protection, stormwater management and air quality.

Manchester Policy 8. Create a plant list that includes native, water retaining, non-invasive, and height-limited vegetation, to encourage replanting native tree and plant species on all properties.



Transportation

Manchester Goal 4. Provide the citizens the opportunity to participate in the development of transportation planning policy regarding street designs and development patterns that accommodate pedestrians, vehicles, transit users and bicyclists in a balanced way.

Manchester Policy 9. All future County projects including but not limited to Beach Dr., Colchester Dr., Chester Rd., Main Street, Madrone Street, Alaska Avenue and California Avenue, should include continuous paved walkways for pedestrian use. These walkways should be coordinated with the Mosquito Fleet Trail Plan and/or the non-motorized trail plan.

Manchester Policy 10. Involve the Manchester Community Advisory Committee in the Kitsap County Public Works transportation improvement planning (TIP) process to provide input for and act on all public works plans that affect the Manchester LAMIRD.



Manchester Goal 5. Encourage the use of good design practices to reduce accidents and potential accidents by providing a safe transportation system.

Manchester Policy 11. Any traffic analysis done in the LAMIRD should be conducted during peak traffic hours and peak recreational hours, or as applicable to the specific proposal.

Manchester Policy 12. All parking lots in the Commercial District should incorporate separate entrance and exit lanes where possible.

Manchester Policy 13. Increase available parking in the Manchester Village Commercial district by ensuring all new development in the Manchester Village Commercial district provides parking consistent with the Manchester Design Standards (see Appendix A in the Manchester Community Plan).

Capital Facilities and Utilities

Manchester Goal 6. Provide the availability of sewer service to all residents within the Manchester LAMIRD boundary without expansion of the existing sewer treatment plant.

Manchester Policy 14. Provide education to property owners on benefits to having sewer connection.

Manchester Goal 7. Ensure expansion of the existing sewer distribution system to all properties within the Manchester LAMIRD boundary through the formation of utility local improvement districts (ULIDs).

Manchester Policy 15. Require property owners on shorelines or near other critical areas to connect to the sewer system as required by the Kitsap Public Health District, if their current system has failed.

Manchester Goal 8. Support development of a comprehensive approach to stormwater management that encourages coordination between Transportation, Wastewater, Stormwater and private development projects.

Manchester Policy 16. Involve the Manchester community in the assessment and prioritization of stormwater capital facility projects.

Manchester Policy 17. Continue to identify areas needing improved stormwater infrastructure within Manchester.



Manchester Goal 9. Ensure stormwater management systems that utilize and preserve natural drainage systems, such as streams, and construct facilities that complement these systems by taking advantage of opportunities for filtration, infiltration, and flow control where feasible and reasonable.

Manchester Policy 18. Require the use of permeable surfaces and other Low Impact Development technologies in new building construction and property development.

Manchester Policy 19. Mitigate impacts of stormwater management regulations on private property owners by hosting meetings with the community when new regulations are proposed.

Manchester Policy 20. Determine cumulative impacts of development on surrounding properties, and minimize negative consequences of stormwater runoff on properties.

Manchester Goal 11. Work with Kitsap Public Health District and Kitsap Sewer Utility to establish clear communication between government agencies as it relates to septic and sewer issues.

Public Facilities and Parks

Manchester Goal 12. Ensure public participation for all future improvements to public facilities and parks within the Manchester LAMIRD.

Manchester Policy 21. Develop strategies for upholding private property rights while accommodating the public's interest in experiencing the waterfront, views and recreation.

Manchester Goal 13. Maintain current public facilities.

Manchester Policy 22. Coordinate with the Friends of the Manchester Library, the Manchester Foundation Board, and the Port of Manchester Commissioners and Kitsap County concerning any development plans for public facility improvements and additions.



Manchester Goal 14. Plan for a community center within Manchester.

Manchester Policy 23. Continue working with groups, agencies, non-profits and citizens to secure funding and land for a future community center building.



Manchester Goal 15. Expand walking and biking paths.

Manchester Policy 24. Develop public right-of ways for the purpose of creating trails and providing foot access along and between the main thoroughfares to connect with Mosquito Fleet Trail and Kitsap Peninsula Water Trails.

Manchester Policy 25. Create a walkability map of the Manchester LAMIRD.



Silverdale Sub Area Plan



Vision for Silverdale Sub Area

Land Use - Within the Urban Growth Area, Silverdale has a mix of residential development, commercial centers and light industrial areas that serve the housing and employment needs of the community. These areas are integrated with the natural amenities of the landscape including the striking views of mountains and water, and access to open space, maintaining Silverdale's high quality of life. Community gathering places including meeting spaces and connecting sidewalks, which provide local shopping, services and opportunities for recreation, are interspersed throughout the area and are connected through pedestrian-friendly trail and path systems. Through the application of urban design guidelines, the unique characteristics of existing districts are preserved and identities for new development are fostered.

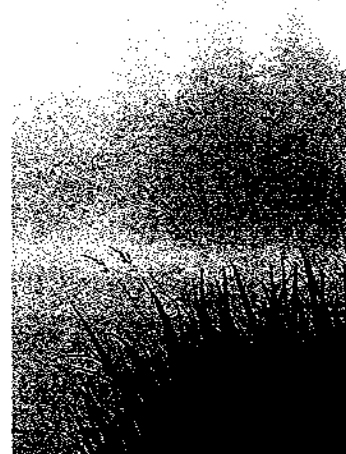
Economic Development - Our status as a regional retail and service center is complemented by the expansion and diversification of our economic base, particularly through expansion of businesses, as well as through development of educational opportunities.

Transportation - We have a transportation system that will properly support community and residential needs. We have a multimodal circulation system; it accommodates transit, bicycles, pedestrians and autos. There are many options for getting into, out of and moving within the urban growth area, and bypassing the urban core. Downtown circulation is improved, we have a walkable environment and our grid system is expanded.

Housing - Our community provides a wide choice of housing types and prices -- accommodating a diversity of lifestyles and incomes. New residential development is centered in mixed income neighborhoods that are safe and secure. Each neighborhood has a character of its own and includes a mix of uses that provide opportunities for localized services and recreation close to home. We respect existing neighborhoods; their character is key to the long-term sustainability.

Governance - Within the 20-year planning horizon, Silverdale may be a self-governing city.

Social Capital - We have diverse opportunities for arts, recreation, entertainment, leisure activities and culture; activities we can "do" are continuously being created.





Capital Facilities - We have the public facilities to support a vibrant and growing city.

Natural Environment - We have tremendous natural resources and amenities. We are sensitive to our existing natural systems– maintaining, protecting and conserving them in a way that is sensitive to their environmental functions, particularly Dyes Inlet watersheds and water quality and aquifer recharge areas. We are rich in significant, pristine resource areas.



Silverdale Sub Area Plan Goals and Policies

Land Use

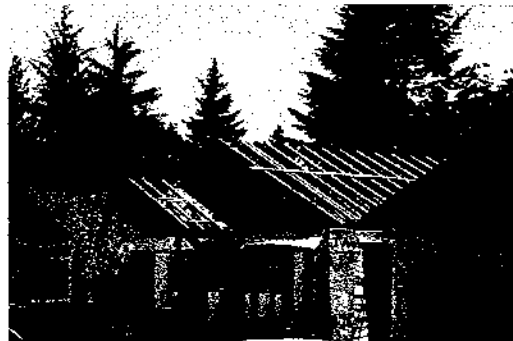
Silverdale Goal 1. Provide sufficient capacity within the Urban Growth Area to properly accommodate a mix of residential, commercial, and industrial development to meet the extended population and employment projections for Silverdale.

Silverdale Policy 1. Monitor land supply over time to ensure a continued adequate supply of residential, commercial and industrial designated land to meet Silverdale's population and employment targets and to meet the needs of unexpected growth.

Silverdale Policy 2. In establishing and modifying land use designations, provide for a balanced and complete community.

Silverdale Policy 3. Incorporate reasonable measures that are appropriate to the Silverdale area to help focus growth in the urban growth area. These measures could be incentives, standards, policies, and/or regulations. In this Sub-Area Plan, incorporated reasonable measures include:

- Inclusion of an economic development plan element intended to encourage employment and related housing/population growth in the Urban Growth Area;
- Support the Silverdale Regional Plan goals and Policies.



Silverdale Policy 4. In areas where pedestrian and/or bicycle activity is desired, such as in Old Town, in new mixed use centers, and within residential neighborhoods, provide a balance of roads, sidewalks, trails, landscaping, crosswalks, to increase opportunities for walking and bicycling.

Silverdale Policy 5. In areas where vehicular transportation will continue to be the predominate mode of travel, ensure that access to rights-of-way and site design standards provide for safe and convenient access by the traveling public.

Silverdale Goal 2. Provide land availability for public and private community gathering places and diverse opportunities for arts, recreation, entertainment, leisure activities and culture.



Silverdale Policy 6. Support design standards that encourage provision of plazas, greens or other informal public meeting spaces with new development and redevelopment.

Silverdale Policy 7. Preserve and enhance the natural and aesthetic qualities of shoreline areas and riparian creek corridors while allowing reasonable development to meet the needs of property owners.

Economic Development

Silverdale Goal 3. Enhance the status of Silverdale as a regional retail and service center.

Silverdale Policy 8. Develop and implement an economic development program that encourages the location of businesses in the downtown core and actively seeks opportunities to strengthen the regional role of the retail and service center.

Silverdale Policy 9. Encourage the cooperation and collaboration of agencies and interested groups in marketing the Silverdale areas to attract new business.

Silverdale Policy 10. Encourage and support tourism activity and amenities as a significant contributor to the Silverdale economy.

Silverdale Goal 4. Achieve diversification of Silverdale's economic base, particularly through expansion of businesses and higher educational opportunities.

Silverdale Policy 11. Facilitate the diversification and growth of the Silverdale area economic base through a range of appropriate commercial land use designations, adequate land supply, improved transportation infrastructure, active business recruitment, and business friendly policies and regulations.

Silverdale Policy 12. Actively recruit educational institution to the Silverdale area.

Silverdale Policy 13. Identify and encourage business opportunities that may benefit from the geographic proximity of existing military facilities.

Silverdale Goal 5. Support and coordinate economic expansion through efficient use of land and provision of capital facilities.

Silverdale Policy 14. Encourage full use and development of designated commercial and industrial areas prior to expanding those areas. Promote revitalization within existing developed areas to take



advantage of the investment in existing buildings and infrastructure.

Silverdale Policy 15. Provide incentives for re-use or redevelopment of existing commercial facilities in preference to building of new space.

Silverdale Policy 16. Provide adequate transportation infrastructure to serve a diverse range of commercial activity including retail, and tourism.

Silverdale Policy 17. Work to meet unique transportation needs of new or growing businesses.

Silverdale Goal 6. Support commercial development and redevelopment that complements and is compatible with the larger Silverdale community.

Housing

Silverdale Goal 7. Promote and protect the long-term viability, safety, character and identity of existing neighborhoods.

Silverdale Policy 18. Identify opportunities for community services and general recreation facilities within or between residential neighborhoods, with strong emphasis on private development and maintenance by neighborhoods.

Silverdale Policy 19. Work with neighborhoods to identify key landmarks, boundaries, gathering places, significant natural features, existing and potential pedestrian routes, neighborhood gateways, and other features that help identify and establish their unique character.

Transportation

Silverdale Goal 8. Develop and maintain a street and transportation system that effectively addresses the travel needs of the community and is consistent with the overall goals of the community.

Silverdale Policy 20. Consider an extension or road improvement to provide ease of access to north Silverdale to Highway 3.

Silverdale Policy 21. Develop and maintain performance standards, including operational level of service (LOS) standards for roadways and critical intersections within Silverdale.

Silverdale Goal 9. Develop a circulation plan that meets the needs of increased traffic and emergency access throughout the Silverdale community while maintaining the importance of neighborhood quality and safety.



Silverdale Policy 22. Develop a plan of priorities and circulation for the effective movement of goods and services in the commercial districts and within residential neighborhoods, as appropriate.

Silverdale Policy 23. Develop an effective system of neighborhood traffic control to facilitate access while maintaining requisite safety for pedestrians, residents and normal local traffic.

Silverdale Goal 10. Work with transit providers to develop programs, routes and schedules that better accommodate a larger number of citizen moves.

Silverdale Policy 24. Identify the effective use of public transit in the design Silverdale districts and surrounding areas; especially the implementation of point-to-point shuttles and loop service, and service to high priority destinations.

Silverdale Policy 25. Consider location of Park-and-Ride lots or similar facilities when making land use designations.

Silverdale Policy 26. Develop priorities for Transportation Demand Management and Commute Trip Reduction, considering the home to work flow path for Silverdale workers.

Silverdale Goal 11. Improve safety and circulation for bicyclists and pedestrians.

Silverdale Policy 27. Establish priorities for completion of sidewalks and bicycle lanes in the design district areas.

Silverdale Policy 28. Develop design standards for establishing pedestrian and non-motorized access that connect surrounding areas to the Silverdale Regional Center.

Silverdale Policy 29. Develop and implement an off-street pathways plan for Silverdale to include walking paths, bicycle paths, and the trails system.

Silverdale Policy 30. Encourage public/private development of trails as well as public/private maintenance of trails.

Silverdale Goal 12. Ensure that transportation facilities necessary for future growth are provided concurrent with growth and coordinated with the overall land use plan for Silverdale.

Silverdale Policy 31. Develop and maintain an effective multimodal transportation system for



Silverdale and the surrounding areas.

Silverdale Policy 32. Develop and implement an effective transportation concurrency system that provides effective transportation infrastructure to support concurrent land use in growth and development.

Silverdale Goal 13. Locate, design and construct transportation connections to the Greaves Way that facilitate coordinated access to commercial, business center and industrial zoned lands.

Silverdale Policy 33. Locate and develop connector roads for Greaves Way that provide access to surrounding properties. Coordinate with property owners on alignment alternatives and roadway design.

Silverdale Policy 34. To maximize the use of Greaves Way, connector roads shall be delineated to provide free-flowing, multi-modal access to the commercial, industrial and business properties in the area.

Silverdale Policy 35. Establish connector roads' location and design through amendments to the Silverdale design standards or Kitsap County Code. Such amendments shall allow for flexibility if property ownership is consolidated and an alternate location and/or design will meet the intent of the connector road system.

Silverdale Policy 36. The connector roads shall be funded by private property owners or new development. Funding of these roadways may include, but is not limited to, County Road Improvement Districts (CRID) and individual developer construction. If public funding is available for the development of this roadway network, monies and project scope should be identified in the 6-year Transportation Improvement Plan.

Silverdale Goal 14. Effectively coordinate with neighboring jurisdictions to establish and maintain an effective transportation system for Kitsap County and the West Sound region.

Silverdale Policy 37. Develop procedures for effective inter-jurisdictional coordination.

Capital Facilities

Silverdale Goal 15. Provide a park, recreation and open space system that enhances the quality of life for residents and visitors to the Silverdale community.



Silverdale Policy 38. Update the Kitsap County Greenway Plan to identify key pedestrian trails and greenways needed to link destinations in Silverdale.

Silverdale Policy 39. Ensure that stormwater facilities provide adequate drainage and minimize flooding while protecting and enhancing the water quality and habitat value of streams, wetlands, lakes and Dyes Inlet.

Silverdale Goal 16. Provide efficient and convenient solid waste and recycling services to the Silverdale community through effective coordination with service providers.

Silverdale Policy 40. Coordinate with private solid waste collection services to ensure adequate service capacity for planned growth.

Silverdale Policy 41. Encourage programs for yard and food waste composting, waste recycling, and reuse of building materials.



Silverdale Regional Center



Vision for Silverdale Regional Center

The Silverdale Regional Center Plan (Plan) will guide the evolution of the Silverdale Regional Center from a collection of strip malls and office buildings into a more livable, sustainable and balanced mixed use urban area serving everyday essentials to residents, employees and visitors. A regional growth center designation is acquired through the Puget Sound Regional Council and must include:

- ◆ A vision for the center that describes the role (economic, residential, cultural, etc.) of the center within the county and region;
- ◆ Clearly identifies the area designated as a regional growth center;
- ◆ Describes the relationship of the center plan to the County's Comprehensive Plan, PSRC Vision 2040, and countywide planning policies; and
- ◆ Includes a market analysis of the regional growth center's development potential.

Significant housing and job population increases over the next 20 years will drive this transformation. A key component of the Plan is channeling anticipated growth of Silverdale Urban Growth Area into the Silverdale Regional Center. This will protect the character and scale of Silverdale's existing neighborhoods and create a vibrant urban community with convenient access to commercial activities and increase the number of jobs in the Silverdale core.

A Green Corridor Network linking major destinations, community and neighborhood parks, riparian corridors, tree lined streets, active and passive plazas and other shared urban spaces, is fundamental to the Silverdale Regional Center's livability. Connectivity will be achieved by incentivizing mixed use developments and providing easy, safe and enjoyable pedestrian and vehicle connections to retail shopping, major public facilities, open space and other neighborhoods. A vibrant retail core and strong residential community can be sustained and enhanced by making pedestrian circulation a priority.

The Urban Community, Connectivity & Mobility, Environment, Economic Development and Housing Elements in this Plan lay the groundwork for urban density development that creates a sense of place, promotes an active transportation system for pedestrians, cyclists, transit and cars, and protects and includes the natural environment - all without sacrificing Silverdale's existing character and





vitality. The Silverdale Regional Center's growth and transformation will not happen overnight. Amenities, such as the Green Corridor Network and capital investments in parks and transportation, will encourage and support the redevelopment of the Silverdale Regional Center.



Silverdale Regional Center Goals and Policies

Urban Community

Vision: Inspire a healthy, inter-connected urban community where pedestrians are priority, buildings and open space are openly inter-related, the site and design makes a positive contribution to the public realm, and ultimately, people are drawn to live, work and play.

SRC Urban Community Goal 1. Create a compact, visually attractive, mixed use, urban community that prioritizes pedestrian safety and comfort and enhances the quality of life for all who live, work, or visit the Silverdale Regional Center.

SRC Policy 1. Meet the Puget Sound Regional Council requirements necessary to maintain the Regional Growth Center Designation for Silverdale.

SRC Policy 2. Adopt and update development and design standards to promote pedestrian oriented development that ensures quality urban development.



SRC Policy 3. Support redevelopment that is consistent with the Silverdale Regional Center Plan and related development and design standards.

SRC Policy 4. Enhance the public perception of the Central Kitsap Community Campus (Campus) as a destination in the community by supporting mixed use development within it and pedestrian, bicycle, and transit connections to other public and private destinations within the Silverdale Regional Center.

SRC Policy 5. Allow increased heights and densities and parking requirement reductions as incentives to provide frontage improvements, additional open space, multi-family or affordable housing, rooftop gardens, and energy and environmental design certifications.

SRC Policy 6. Incorporate pedestrian, bicycle, and gathering space amenities into both site and building design elements.

SRC Policy 7. Reduce the trip generation rate for projects that achieve urban densities or include bicycle facilities.

SRC Urban Community Goal 2. Create a Green Corridor Network (see Green



Corridor Network Map) with a web of interconnected parks, open space, and non-motorized trail systems that serve the needs of all Silverdale residents.

SRC Policy 8. Identify the Campus as a centralized destination in the community with regards to the Green Corridor Network and give priority to transportation projects that enhance multi-modal connectivity to the Campus.

SRC Policy 9. Incorporate the needs and locations of vulnerable populations when making decisions with regards to the Green Corridor Network.

SRC Policy 10. Improve the existing Clear Creek Trail network by supporting a public/private partnership to increase connectivity to surrounding uses. The trail shall be identified as key component of the Green Corridor Network infrastructure.

SRC Policy 11. Improve the Non-motorized Routes and Parks. The expanded and improved system shall increase mobility within Silverdale, provide transportation benefits, emphasize recreational benefits and connect to the larger, regional land and water trail systems.

SRC Policy 12. Re-prioritize park, open space and trail projects to ensure that Kitsap County invests in the Green Corridor Network.

SRC Policy 13. Promote the development of Complete Streets and Green Streets throughout Silverdale.

SRC Policy 14. Integrate natural features such as wetlands, riparian corridors and hillside views into site design as amenities and protect them as environmental resources.

SRC Policy 15. Support development that includes low maintenance landscaping installations.

SRC Policy 16. Develop mechanisms to maintain landscaping to ensure the long term success of the Green Corridor Network as Silverdale moves from a suburban to urban development pattern.

Urban Community Goal 3: Establish development standards based on urban, rather than suburban, densities and needs.

SRC Policy 17. Reduce parking requirements and increase building coverage allowance for developments that provide structured parking or support mixed use development.

SRC Policy 18. Incentivize underground parking and bicycle facilities for new development or re-development projects.



SRC Policy 19. Require an increased percentage of windows on the building story at street level.

SRC Policy 20. Require that buildings be brought closer to the movement zone.

Urban Community Goal 4: Measure progress towards implementing the Silverdale Regional Center Plan by regularly monitoring the type and amount of new development, capital investment and other mitigation measures and improvements made to accommodate growth.

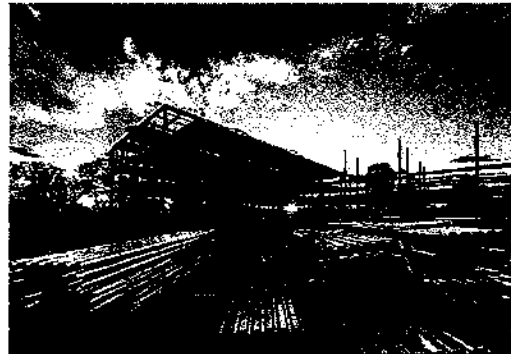
SRC Policy 21. Following Silverdale Regional Center Plan adoption, prepare and present a five-year Silverdale Regional Center Monitoring Report to the Board of County Commissioners for review and consideration. The report shall provide statistical analysis of land and infrastructure development trends and patterns within the Silverdale Regional Center relative to the goals and policies of the Silverdale Regional Center Plan. The report may recommend changes to plans, policies and ordinances.

Connectivity and Mobility

Vision: Create a more efficient multi-modal transportation system that supports an increasing number of people living, working, and visiting Silverdale and increases the ability to access destinations without the need for a personal automobile.

SRC Connectivity and Mobility Goal 5: Reduce the share of trips made by single occupancy vehicles (SOV).

SRC Policy 22. Commit to local and regional transit that is supportive of a non-motorized component mode split.



SRC Policy 23. Create urban centers that link with a high-capacity transit system, busses and other transit modes.



SRC Policy 24. Implement transportation demand management and commute trip reduction strategies.

SRC Policy 25. Promote transit ridership to reduce greenhouse gas emissions.

SRC Policy 26. Collaborate with Kitsap Transit to improve the speed and reliability of transit service in Silverdale.



SRC Policy 27. Expand the system of dedicated transportation facilities for pedestrians and bicyclists Non-motorized Routes and Parks that improve safety, comfort, and usability.

SRC Policy 28. Implement actions to recognize Silverdale as a Bicycle Friendly Community.

SRC Policy 29. Maintain a seamless, safe and convenient pedestrian and bicycle network.

SRC Policy 30. Collaborate with Kitsap Transit to provide an alternative to SOV trips, including commute trip reduction, shared-vehicles (i.e. Zip Cars) and Bike Share.

SRC Connectivity and Mobility Goal 6: Create a street system that supports the land use and transportation vision for the re-development of Silverdale.

SRC Policy 31. Modify the Transportation Improvement Program (TIP) to increase the potential for implementing projects located within the Silverdale Regional Center.

SRC Policy 32. Establish a preferred block length and apply it to new development or re-development projects.

SRC Policy 33. Improve all modes of transportation within the Silverdale Regional Center and provide transitions to regional connections.

SRC Policy 34. Develop a hierarchy of importance for circulation facilities. Give strong consideration to:

- Character and aesthetics in the design and implementation of all street projects;
- Integration of open space and landscaping, including street trees;
- Sidewalk standards that promote pedestrian functionality and avoid obstructions;
- Protected, designated bicycle facilities;
- Ample curb space for future or expanded bus stops;



- Environmentally sensitive practices, including natural drainage systems, where appropriate; and
- On-street parking.

SRC Policy 35. Establish and adopt criteria to prioritize the required improvements when circulation facilities are not able to be built in accordance with the specifications. In some cases, there may be extraordinary financial or physical barriers that require deviation from the Standards. Examples include critical areas, mature trees/landscaping, a building within the desired Right of Way, or the County's inability to acquire Rights-of-Way at a reasonable cost.

SRC Policy 36. Interconnect all modes of transportation within the Silverdale Regional Center circulation network.

SRC Policy 37. Invest private and public funds in architecture and circulation facility design that supports transit choices such as transit facing entries, weather protection and pedestrian connections between buildings and community spaces, and transit stop spacing that supports fast, efficient transit.

SRC Policy 38. Design and construct circulation facilities and streetscapes to be an inviting pedestrian environment that supports an urban community and a variety of transportation choices.

SRC Policy 39. Improve circulation and access for persons with disabilities.

SRC Connectivity and Mobility Goal 7: Invest strategically in transportation to achieve goals and policies within the Silverdale Regional Center Plan.

SRC Policy 40. Increase the percentage of annual transportation funding dedicated to sidewalks, trails and bike lanes by shifting funding from SOV motorized facilities.

SRC Policy 41. Support a variety of mobility options to and from other communities.

SRC Policy 42. Consider the health and equity impacts on vulnerable populations, including low-income, children and those with disabilities when locating facilities within the Active Transportation System.

SRC Connectivity and Mobility Goal 8: Pursue the adoption of funding mechanisms to incentivize and support transit and multi-modal transportation trips.

SRC Policy 43. Modify impact fees to insure that development in the Silverdale Regional Center contributes its fair share to multi-modal transportation improvements.



SRC Policy 44. Pursue a County Road Improvement District (CRID) and Utility Local Improvement District (ULID) options for the Silverdale Regional Center.

SRC Connectivity and Mobility Goal 9: Improve mobility for all modes of transportation and create a gateway at Silverdale's urban growth area or regional center edges.

SRC Policy 45. Partner with Washington State Department of Transportation (WSDOT) and local property owners to improve connections between arterial streets and state highways.

SRC Policy 46. Create a wayfinding signage program with a priority on gateway signage.

Environment

Vision: Build a community that draws nature into this developing urban community, creates landscapes that restore both nature and human activity, and cares for and preserves the natural environment for ourselves and future generations.

SRC Environment Goal 10: Improve stormwater quality and management.

SRC Policy 47. Coordinate stormwater detention and treatment as part of the larger regional stormwater system.

SRC Policy 48. Incentivize development that improves stormwater quality and runoff flow control beyond minimum standards.

SRC Policy 49. Protect healthy stands of prominent trees and plant trees within the Green Corridor Network to improve the tree canopy and aid in stormwater management in Silverdale.

SRC Environment Goal 11: Enhance wetlands and the riparian corridors to improve environmental functions and fish and wildlife habitat.

SRC Policy 50. Incentivize the restoration or rehabilitation of wetlands and riparian corridors as part of new development or re-development.

SRC Policy 51. Encourage the development of boardwalks or walking paths in riparian corridors.

SRC Policy 52. Connect natural areas to stream corridors and open spaces outside the Silverdale Regional Center.



SRC Environment Goal 12: Create a sustainable community, consistent with Kitsap County's Comprehensive Plan Sustainability Policies.

SRC Policy 53. Support projects that increase air quality, reduce carbon emissions, or reduce climate change impacts.

SRC Policy 54. Establish a Sustainability Building Strategy for Silverdale. Maintain innovation as a keynote to the County's sustainability efforts.

SRC Policy 55. Encourage buildings and infrastructure in the public and private sectors which:

- Use less energy and have a lower climate impact;
- Use recycled water to reduce consumption of potable water;
- Are less toxic and healthier;
- Incorporate recycled, third party green certified, and locally produced materials;
- Reduce stormwater runoff;
- Provide wildlife habitat; and
- Use green building technologies, products, and processes.

SRC Environment Goal 13: Develop greenhouse gas emissions reduction ratio targets and achieve them through land use, transportation, and commercial and residential building construction and site development strategies.

SRC Policy 56. Pursue an Energy and Climate Plan for Silverdale.

SRC Policy 57. Emphasize mixed-use development in the Silverdale Regional Center so that people live in close proximity and have convenient access to goods and services, preferably within walkable distances.

SRC Policy 58. Support the development of community gardens as a valid replacement for an open space requirement.

SRC Policy 59. Support a multi-modal transportation system so that all people who live and work in the SRC have a variety of convenient low- or no-emission transportation options.

SRC Policy 60. Establish a program to support energy efficiency retrofits of existing buildings which will not be redeveloped in the short term.

SRC Policy 61. Work with Puget Sound Energy to expand participation in the Green Power Program.

SRC Environment Goal 14: Develop Creek restoration, revitalization plans, and a



Green Corridor Network plan in to guide new development and redevelopment.

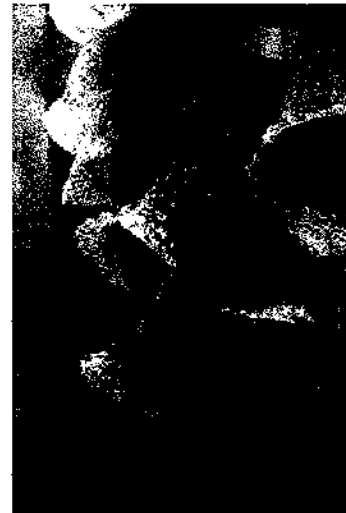
SRC Policy 62. Retain existing trees in critical areas and their buffers, along designated pedestrian corridors and in other urban green spaces. Plant new trees consistent with the Silverdale Regional Center policies and standards recognizing their micro-climate, urban design and livability benefits.

SRC Policy 63. Collaborate with property owners to ensure the completion of creek restoration or revitalization plans.

SRC Policy 64. Develop management and implementation plans for the Green Corridor Network, including creek and trail restoration that actively addresses the current issues of garbage and safety on existing trail systems.

SRC Environment Goal 15: Improve and expand the use of Transfer of Development Rights (TDR) to locate density adjacent to urban services while preserving open space or farming and forest lands.

SRC Policy 65. Identify the Silverdale Regional Center as a receiving site for the Transfer of Development Rights (TDR) program.



Economic Development

Vision: Foster re-development through processes that balance flexibility and predictability, effective use of financial incentives, and cultivation of public/private partnerships that result in mutually beneficial solutions.

SRC Economic Development Goal 16: Maintain Silverdale's economic engine by accommodating and attracting a majority of anticipated job and housing growth for the Silverdale Urban Growth Area in the Regional Growth Center.

SRC Policy 66. Pursue a Planned Action Environmental Impact Statement (PEIS) for the Silverdale Regional Center.

SRC Policy 67. Support the development of wayfinding signage program.

SRC Policy 68. Phase development so that transportation, open space, and other infrastructure are in place or committed to serve the needs of growth.

SRC Policy 69. Invest in infrastructure to encourage new development or re-development.



SRC Policy 70. Require conduit and/or fiber to be installed as part of all street and utility projects that are at least one block in length.

SRC Economic Development Goal 17: Educate the public about the benefits associated with the Silverdale Regional Growth Center planning efforts.

SRC Policy 71. Complete a market analysis for the Silverdale Regional Center.

SRC Policy 72. Work with the Kitsap Economic Development Alliance to promote the Silverdale Regional Growth Center as a desirable destination to live, work, and play.

Housing

Vision: Nurture a community that accommodates a diversity of income levels, activities, amenities, open spaces, gathering places, recreation and mobility options that all contribute to a self-sustaining community where people aspire to live, work and play.

SRC Housing Goal 18: Locate a majority of Silverdale Urban Growth Area housing growth in the Silverdale Regional Growth Center.

SRC Policy 73. Incentivize the development of higher density residential buildings in the Silverdale Regional Center. Examples of incentives may include an increased height allowance and/or reduced parking requirements for projects that commit to frontage improvements, affordable housing provisions, senior housing provisions, additional open space provisions, and design elements provided to support multi-modal transportation.

SRC Policy 74. Streamline and customize regulations to fit the particular needs of infill and redevelopment. Regulations shall reduce barriers and provide incentives to foster infill and higher intensity development.

SRC Policy 75. Monitor housing creation to ensure that the SRC area housing targets are being achieved. Identify additional steps to spur housing development if monitoring shows the housing goals for Silverdale are not being achieved.

SRC Housing Goal 19: Incentivize the development of affordable housing for persons of low and moderate income.

SRC Policy 76. Adopt regulations that incentivize affordable housing in all developments within the Silverdale Regional Center.



Chapter 9 - Neighborhood Plans



Illahee



Vision for Illahee

The Illahee Community Plan is a statement reflecting the civic pride and community involvement that has existed for more than 120 years. The community shares a proud sense of accomplishment in all the current happenings: salmon restoration projects (1994-98), a new culvert (1999), the recent establishment of the Illahee Preserve (2003), and grants to improve conditions in the Illahee Creek watershed (2005/6/7). More importantly, many residents share a real concern for the future of Illahee if they and their neighbors are not actively and materially involved in the planning process. Many of the local citizens recognize that what originally attracted them to this area and what keeps them here is now threatened. This planning process allows them to continue to make improvements to further enhance the atmosphere and character of the area, ensuring that it remains the unique community they know and love. When posed with the question, "What would you like to see addressed in a community plan?" residents envisioned a community centered around and amongst the abundance of natural resources in the area, which include Illahee State Park, Illahee Creek, and the Illahee Preserve; three miles of pristine waterfront; two major docks; and much more.



Citizens want to maintain the community charm and quaintness that Illahee currently offers. Residents wish to protect the unique quality of the natural environment, park areas, wetlands, streams, and wildlife habitat. Residents also recognize the need to sustain the community connectedness and to accommodate reasonable growth in the area. These visions and dreams can be accomplished by permitting growth in those areas where infrastructure enhancements already exist and environmental protections are ensured. This also means securing open space designations for the natural resources that need protection and, especially, those already specified as park or preserve. It is this mix of land uses that makes the Illahee area a unique blend of natural resources and open space surrounded by semi-rural areas, urban areas, and a short perimeter of a commercial business strip along State Highway 303. Illahee is an area blessed with a diversity of natural and man-made resources. Residents desire a community plan that blends the best of these worlds into a place where they can continue to live in harmony with nature and their fellow citizens.



Illahee Goals and Policies

Illahee Goal 1. Formalize a communication process between Kitsap County and Illahee Community Groups.

Illahee Policy 1. Notify Illahee community groups that request notice of proposed land use actions and zoning changes within Illahee.

Illahee Policy 2. Support the continuation of an Illahee Community Citizens Advisory Group (CAG) to represent the citizens of Illahee in furthering the Plan's goals and policies.

Environment

Illahee Goal 2. Maintain current zoning that allows for protection of the environment.

Illahee Goal 3. Protect Illahee's existing views of Mount Rainier, the Cascade Mountain Range, Bainbridge Island, Puget Sound, and the Seattle Skyline.

Illahee Policy 3. Utilize the View Protection Overlay Zone for the Illahee community.

Illahee Goal 4. Promote Safety and views by burying all utilities where applicable.

Illahee Policy 4. Support the coordination of burying utilities during the planning phases of new road works in locations where views are obstructed or safety is compromised by utilities.

Illahee Goal 5. Protect and restore the riparian areas of Illahee Creek and its estuary.

Illahee Policy 5. Use infiltration as a method of stormwater, flow control, within the Illahee Creek Aquifer Recharge Area.

Illahee Policy 6. Evaluate solutions outside of using culverts for Illahee Creek that allow for the natural meandering of the creek and maintains/restores the accretion delta floodplain.

Illahee Policy 7. Coordinate the restoration of floodplain habitat and estuary function at the mouth of Illahee Creek.





Illahee Goal 6. Enhance efforts to protect the biological diversity and habitats of fish, birds, wildlife, and plant life within the Illahee community.

Illahee Policy 8. Continue identify and map wetland areas within Illahee as funding allows.

Illahee Goal 7. Conserve the scenery and natural and historic trees within the Illahee community.

Illahee Policy 9. Maintain minimum 25 foot natural vegetative buffers between development and roadways wherever possible.

Illahee Goal 8. Continue efforts to preserve open space, wildlife corridors, habitat, stream health, and recreation opportunities, and support the implementation of the Illahee Forest Preserve Stewardship Plan.

Illahee Policy 10. Support the pursuit of grant monies to complete purchases or conservation easements within the Illahee Creek corridor as outlined in the Illahee Preserve Stewardship Plan, including target properties in the Illahee Creek Watershed, and the "I heart of the Park" properties.

Illahee Policy 11. Support the pursuit of grant monies for the conservation of the undeveloped properties along Illahee Road between Illahee Creek and Trenton Ave. which are coincident with the Illahee Greenbelt, Wildlife Corridor, Mosquito Fleet Trail Scenic Byway, and proposed multimodal regional trail.

Transportation

Illahee Goal 9. Address Illahee's pedestrian thoroughfares to provide safe multimodal transportation options in and out of the community.

Illahee Policy 12. Examine, and if feasible, create a safe multimodal transportation option for Illahee Road.

Illahee Policy 13. Examine, and if feasible, create a safe multimodal transportation option along Oceanview Blvd/East Blvd and McWilliams from Illahee Road to SR 303.

Illahee Policy 14. Examine, and if feasible, install a round-a-bout at the oblique 3-way intersection of Illahee Road, Oceanview Blvd, and Allview Blvd.

Illahee Goal 10. Support the hydrological studies of well systems around Illahee Creek to determine the appropriate boundaries around the creek to ensure base flow levels in the creek are maintained.



Illahee Policy 15. Support State agencies to begin a water balance monitoring system comparing base flows in Illahee Creek with draw down rates of local wells.

Illahee Goal 11. Support the redevelopment of the intersection of Illahee road, Oceanview Boulevard, and the Illahee Community Dock into a community focal point.

Illahee Policy 16. Facilitate the planning and construction of a community center at this location, which may also support a business.

Illahee Policy 17. Facilitate the planning and construction of a marine park at this location.



Keyport



Vision for Keyport

Keyport is a rural, historic waterfront village bounded and limited in size by its natural borders of water and the Naval Undersea Warfare Center. The community consists primarily of single family homes, a few small businesses, and a community park system. The community is close-knit, where people know and greet their neighbors, and has an active community club which provides social events. The Keyport community wants to limit urban growth to retain its sense of community and small-town ambience. Keyport citizens would prefer that future business expansion would be limited to small businesses and services serving the community, consistent with historical usage located near the downtown core.

The Keyport community desires to reestablish certain historic commercial zoning and to establish appropriate land use zoning to maintain historic rural character where it is consistent with historical public services. The community would like to establish development patterns, including lot sizes, which may encourage infill development consistent with the Growth Management Act.



These infill development patterns would be consistent with historical progressive development, yet limit urban-like sprawl and high density growth. The Keyport community would like to improve existing transportation infrastructure and services to make it easier and safer to get around the community, make the community more pedestrian friendly, and improve parking for visitors. Improvements would be requested from Kitsap County as feasible to improve public infrastructure and facilities, including expansion of the sewer lines, upgrading the storm water drainage system, improving street lighting, and improving marine access.

The community would like to retain a flexible community park system attractive as gathering and recreational centers for both children and adults. Keyport citizens would like to preserve and enhance the small-town atmosphere and visual character of the area for the community as well as visitors, where one can enjoy a safe and pleasurable walk, enjoy the spectacular marine and mountain views, and have easy access to a village center that acts as a social center with restaurants and services providing for basic needs.



Keyport Goals and Policies

Land Use and Economic Development

Keyport Goal 1. Protect and enhance the Keyport Village character.

Keyport Goal 2. Provide zoning that is consistent with Keyport's existing built environment and lot sizes that allow for beneficial infill development.

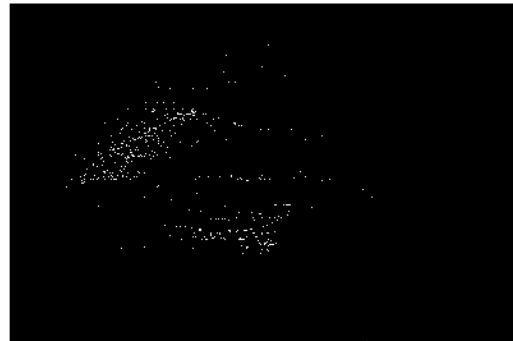
Keyport Policy 1. Set minimum lot sizes, setbacks, heights, and densities for residential development.

Keyport Policy 2. Require application of Design Standards for all new commercial development in Keyport.

Keyport Goal 3. Encourage property owners to cluster newly subdivided lots.

Keyport Policy 3. Reevaluate the historical density bonus for all future clustered developments in the Keyport Village Low Residential (KVLR) zone.

Keyport Goal 4. Promote the establishment and support of a vital Keyport Village Commercial zone.



Keyport Policy 4. Establish a commercial zone appropriate for the population and transportation network of the Keyport Village.

Keyport Policy 5. Promote businesses that further the economic vitality of Keyport as a "destination".

Keyport Goal 5. Encourage mixed-use development within the commercial zone.

Keyport Policy 6. Modify County parking requirements to levels appropriate for the Keyport Village.

Keyport Policy 7. Encourage the development of design standards for the Keyport Village Commercial zone.

Keyport Policy 8. Allow increased height limits for structures within the Keyport Village



Commercial zone.

Keyport Goal 6. Protect Keyport's existing views of the Olympic mountain range, Liberty Bay, Dogfish Bay and Puget Sound.

Keyport Policy 9. Encourage development that creates the least impact to existing views.

Keyport Goal 7. Archaeological, cultural, and historic structures or places are an important community asset, are a part of Keyport's character, and should be identified, evaluated, and preserved.

Keyport Policy 10. The Keyport community, in conjunction with the Poulsbo historical society, should identify and seek funding to institute a historic survey, implement a local, historic registry program and/or the creation of a landmark commission.

Keyport Policy 11. If feasible, the County should consider the implementation of a local historic preservation ordinance.

Keyport Goal 8. Historic structures or places are an important feature of community design and should be preserved and enhanced.



Keyport Policy 12. Design Standards should be implemented for design of projects adjacent to a historic structure to ensure that new development is compatible with the structure and that its surroundings are preserved.



Transportation and Pedestrian Improvements

Keyport Goal 9. Encourage development of an efficient multimodal transportation system and develop a funding strategy and financing plan to meet its needs.

Keyport Policy 13. Future Washington State Route 308 Improvements should consider the use of separated, continuous, 5- foot paved bicycle / pathways for pedestrian use. These walkways shall be coordinated with the Mosquito Fleet Trail Plan as necessary.

Keyport Policy 14. Developments abutting County rights-of-way within the Keyport Village Commercial zone should include sidewalk construction.

Keyport Policy 15. Set minimum lot sizes, setbacks, heights, and densities for residential development.

Keyport Policy 16. Require application of Design Standards for all new commercial development in Keyport.

Keyport Goal 10. Provide the citizens the opportunity to participate in the development of transportation planning policy.

Keyport Policy 17. Encourage Keyport citizen participation, organizations or individuals, in County and State transportation planning efforts within or adjacent to the Keyport Village.

Keyport Goal 11. Reduce accidents and potential accidents by providing a safe transportation system through good design practices.

Keyport Policy 18. Analyze accident data to determine where safety-related improvements are necessary. Prioritize and implement safety-related improvements during the transportation planning process.

Keyport Goal 12. Minimize negative environmental impacts by the transportation system.

Keyport Policy 19. Maintain environmental standards and mitigation requirements that are the same or higher than those placed upon the private sector, especially adjacent to or upstream from salt-water marine environments.

Public Facilities and Infrastructure

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Keyport Goal 13. Encourage expansion of the existing sewer distribution system to all properties within the Keyport Limited Area of More Intense Rural Development boundary.

Keyport Policy 20. Encourage all new construction and remodel projects involving an increase in sewage beyond the existing capacity of the septic system to connect to sewer if within 200 feet of an existing line.

Keyport Policy 21. Immediately address failed septic systems.

Keyport Policy 22. Encourage property owners on shorelines or near other critical areas to connect to the sewer system.

Keyport Policy 23. Consider establishing a Local Improvement District for properties west of Sunset Avenue.

Keyport Goal 14. Encourage enhanced Library Services in Keyport.

Keyport Policy 24. Work with Kitsap Regional Library to encourage regular service of the Kitsap Regional Library Bookmobile within Keyport.

Port Improvements and Waterfront Development

Keyport Goal 15. Work with the Port of Keyport to encourage expansion of the existing Port of Keyport Facilities.

Keyport Policy 25. Work with the Port of Keyport to update the Port of Keyport Master Plan.

Keyport Policy 26. Work with the Port of Keyport to identify specific projects for a Port of Keyport funding measure.

Keyport Policy 27. Work with the Port of Keyport to research grant opportunities for shoreline improvement or replacement of marine facilities.

Keyport Goal 16. Minimize additional private docks in Keyport.

Keyport Policy 28. Encourage joint use docks for any new dock development.



Natural Environment / Parks and Recreation

Keyport Goal 17. Protect, restore, and enhance the natural and shoreline resources that add to the unique character of the Keyport Village.

Keyport Policy 29. Encourage permanent preservation of lots with significant critical areas or wildlife habitat.

Keyport Policy 30. Work with the Kitsap Health District to monitor private septic systems and immediately respond to any failed system within Keyport that may flow into Dogfish Bay or Liberty Bay.

Keyport Policy 31. Encourage the replanting of native tree and plant species on all properties, especially those publicly-held.

Keyport Policy 32. Encourage creation of natural greenways, vegetated pathways, backyard natural habitat corridors, and street plantings.

Keyport Goal 18. Maintain current public facilities, parks, and port facilities, and add new facilities when determined by the community.



Keyport Policy 33. Coordinate with the Keyport Village community on any development plans for public facility improvements and additions.

Keyport Policy 34. Pursue creative funding strategies, grants, and opportunities to leverage federal, state, local, and volunteer sources for maintenance and capital improvement budgets.

Keyport Goal 19. Provide facilities to serve the variety of ages and needs in the community.

Keyport Policy 35. Explore the planning and construction of a community center within the Keyport Village boundary.

Arts and Culture

Keyport Goal 20. Encourage local support for a creative and economic environment that allows artists to continue to live and work in and for the



community.

Keyport Policy 36. Create a stimulating visual environment through the public and private artworks programs, and create a greater understanding and appreciation of art and artists through community dialogue, education and involvement.

Keyport Policy 37. Advocate for the inclusion of quality public art in projects built by both private developers and public agencies, promote quality design in both the natural and built environments and use artists on design teams.

Keyport Goal 21. Preserve and share the community's unique setting, character, history, arts and culture by developing partnerships, resources and attractions that respect the needs and desires of Keyport residents.

Keyport Policy 38. Identify and record Keyport's "Sense of Place" through a continuous public dialogue about the influence of the arts, history, and culture.

Keyport Policy 39. Use artistic, historic, and cultural events as vehicles for sharing Keyport's uniqueness with residents and visitors while cultivating partnerships among the local artists, organizations and those interested in the arts, economic development, tourism, and historic preservation.

Keyport Policy 40. Identify local artists and publicize their value to the community through opportunities for public dialogue, and online database, and directory of artists, and residency programs, with support through non-profit organizations.



Sustainability

Keyport Goal 22. Encourage sustainable practices and green building in Keyport.

Keyport Policy 41. Implement Low Impact Develop Standards for Keyport Stormwater development and improvements.

Keyport Policy 42. Promote Solar, Wind, Tidal, Wave Generation and other renewable energy generation infrastructure to serve the Keyport Community.

Keyport Policy 43. Promote installation of energy efficient fixtures (both electric and water based).



Keyport Policy 44. Promote U.S. Green Building Council's; Leadership in Energy and Environmental Design (LEED) silver certification standards for all future public buildings in Keyport.

Community Building and Plan Implementation

Keyport Goal 23. Foster an environment that supports the active and meaningful involvement of the community in local, County-wide and regional issues.

Keyport Policy 45. Ensure that Keyport residents have access in the community to information regarding future land uses and activities.

Keyport Policy 46. Encourage the support and maintenance of the Keyport Improvement Group to represent the citizens of Keyport in furthering of the Plan's goals and policies.



Gorst



Vision for Gorst

The Gorst community is located on Sinclair Inlet between Bremerton and Port Orchard. Its strategic location is reflected as a vital transportation link as two highways, SR 3 and SR 16, intersect at Gorst. As an important crossroads a railroad also traverses Gorst connecting the Puget Sound Naval Shipyard with the Bangor submarine facility and the Port of Shelton.

In the coming years Gorst will continue to play an important role for county residents, commuters, and military personnel who travel to via the area major job centers in the County including Downtown Bremerton and the Puget Sound Naval Shipyard, Bremerton National Airport and associated Puget Sound Industrial Center and others.

In 2012 WSDOT noted that from the north at Navy Yard City, State Route 3 carries 44,000 Annual Average Daily Traffic (AADT), increasing to 73,000 AADT north of Gorst, and continuing on SR 16 to Port Orchard with 43,000 AADT. In addition to being strategically located between major population and job centers in Kitsap County, the Gorst area contains regionally significant environmental resources. The approximately 6,570-acre Gorst Creek Watershed is diverse with thousands of acres of intact forest land, miles of streams and acres of wetlands. Much of the forested area that comprises the north and central portion of the Gorst Creek Watershed is publicly owned, and lies within a contiguous area that also contains Green Mountain and Tahuya State Forest. Taken together, this area comprises the largest open-space block in the Puget Trough Ecoregion of the Puget Sound Basin. The estuary (Sinclair Inlet) supports shellfish, waterfowl, shorebirds, great blue herons, and bald eagles. The Gorst Creek estuary is a major passageway and nursery for Puget Sound Chinook, Coho, and Chum salmon, along with Steelhead, and Sea-Run Cutthroat trout. Gorst Creek supports a fish rearing facility managed by the Suquamish Tribe and Washington State Department of Fish and Wildlife.

Gorst's vision is one of careful balance; managing its valuable role as a transportation lynchpin for Kitsap County along with responsible stewardship for its significant natural environment.





Gorst Goals and Policies

Habitat

Goal 1. Protect and restore fish and wildlife habitat along Gorst Creek and Sinclair Inlet.

Gorst Policy 1. Develop a comprehensive program to restore the Gorst Creek Corridor in the UGA.

Gorst Policy 2. Promote shoreline and habitat restoration along Sinclair Inlet.

Gorst Policy 3. Coordinate County and City shoreline regulations and restoration plans along Gorst Creek and Sinclair Inlet to provide adequate protection and incorporate best management practices based on the Watershed Characterization Study.

- Upon annexation, the City shall apply its Shoreline Master Program to Sinclair Inlet and Gorst Creek. In addition, the City shall apply a Gorst Creek Management Zone Overlay recognizing the habitat requirements of listed fish species, the current degraded buffer conditions, and tailored approaches to implement best management practices and incentives for restoration.
- Prior to annexation, Kitsap County may consider City marine shoreline buffers and the Gorst Creek Management Zone Overlay as a means to mitigate negative impacts when reviewing site specific land use applications, such as variances.

Water Quality and Flooding

Goal 2. Improve water quality and reduce flooding in the Gorst UGA.

Gorst Policy 4. Require enhanced water quality consistent with the Sinclair Inlet Total Maximum Daily Loads (TMDL) (USEPA 2012) throughout the watershed and UGA. Reduction of impervious surfaces and onsite treatment of stormwater should be required in accordance with best management practices specified in the 2012 Stormwater Management Manual for Western Washington (Ecology 2012), or its equivalent or successor, with a preference for infiltration to reduce fecal coliform.

Gorst Policy 5. Reduce erosion and sediment export through measures such as adequate stream buffers, setbacks, reduced overland flow through infiltration and vegetation cover. Discussion: See the discussion under Policy UGA-3 regarding coordinated regulations.

Gorst Policy 6. Provide incentives and regulations that reduce impervious surfaces, promote



natural and distributed stormwater techniques, and incorporate native and naturalized vegetation.

Gorst Policy 7. Wherever practicable, require low impact development measures such as infiltration for new development and redevelopment. Where impractical, stormwater detention may be allowed.



Gorst Policy 8. Incorporate low impact development best management practices into new development and redevelopment to mitigate and reduce flood impacts.

Gorst Policy 9. Reduce flood hazards through infrastructure improvements and stormwater management.

Gorst Policy 10. Policy UGA-10. Allow zero direct and untreated discharge to streams and marine water bodies in association with development and redevelopment. Apply vegetation management, clearing and grading, and stormwater rules that minimize erosion and protect water quality and habitat.

Gorst Policy 11. Implement adaptations to address potential effects of sea level rise on Sinclair Inlet properties. These may include, but are not limited to, accounting for sea level rise in the design of buildings and impervious areas, as well as roadway, flood management, and utility facilities.

Land Use, Economic Development & Community Design

Goal 3. Create opportunities for well-designed, sustainable commercial and residential growth and development.

Gorst Policy 12. Encourage regional and local serving commercial uses that meet community shopping needs, provide jobs, and enhance the image of Gorst through improved landscaping and site design.

Gorst Policy 13. Through the land use plan and zoning, allow opportunities for single family units, townhouses, and flats to provide a range of housing choices in Gorst.

Gorst Policy 14. Allow horizontal and vertical mixed use development to offer greater business and housing choices and live-work arrangements.

Gorst Policy 15. Ensure zoning and design standards promote development patterns that increase open space and recreation opportunities, reduce impervious areas, and cluster in the least sensitive



areas of a property.

Gorst Policy 16. Apply streetscape, landscape, building, and site design standards for new development in order to promote shoreline views, allow for development compatibility, enhance property values, and reinforce Gorst as the southern gateway to Bremerton.

Gorst Policy 17. Allocate population to the Gorst UGA based on the Gorst Subarea Plan. Ensure allocations are also consistent with Countywide Planning Policies. Until such time as population is available for allocation to Gorst to support mine site redevelopment following reclamation, the mineral resource overlay will continue.

Transportation, Public Services & Utilities

Goal 4. Provide effective, efficient, and quality capital facilities and public services at the level necessary to meet the Gorst community needs and support allowed growth.

Gorst Policy 18. Work with federal, state, and local agencies to implement transportation improvements to manage congestion.

Gorst Policy 19. Improve safety and circulation, and improve transportation mode choices including transit, bicycle, pedestrian, and automobiles.

Gorst Policy 20. Policy UGA-20. Encourage improved Kitsap Transit service such as added park and ride facilities.

Gorst Policy 21. Design roads to incorporate gateway treatments, boulevard style streetscape improvements, and access improvements to invite the community to Gorst and allow convenient travel to regional businesses.

Gorst Policy 22. Encourage public access to the shoreline along Sinclair Inlet and portions of Gorst Creek.

Gorst Policy 23. Require new development to meet Bremerton standards for water and wastewater.

Gorst Policy 24. Require application of stormwater standards in the Final Gorst Subarea Plan.

Gorst Policy 25. Ensure new developments that create a demand for parks and recreation provide such facilities onsite or contribute their fair share to provision of offsite facilities.

Gorst Policy 26. Facilitate adequate fire and emergency response in the UGA through application of



uniform fire and building codes, emergency access standards, roadway congestion management measures, and mutual aid agreements.

Gorst Policy 27. Ensure adequate police services are provided within the UGA to meet Kitsap County Sherriff and Bremerton police department response time and case load objectives.

Gorst Policy 28. Promote crime prevention through environmental design techniques to new development.

Gorst Policy 29. Provide long-range growth assumptions and new development applications to South Kitsap School District to ensure educational services can meet needs of new residents.

Annexation

Goal-5. Facilitate a seamless transition of services from Kitsap County governance to City of Bremerton governance when properties become annexed to the City.

Gorst Policy 30. Explore the various methods for annexation with the Gorst residents within the planning horizon. Consider annexation of the Gorst UGA to the City in the near term.

Gorst Policy 31. Conduct a fiscal analysis of annexation to ensure appropriate tiering or phasing of services.

Gorst Policy 32. Prior to and following annexation, implement the Gorst Subarea Plan to provide coordinated land use and environmental standards.

Gorst Policy 33. Prior to and following annexation, implement the Gorst Subarea Capital Facility Plan.

Levels of service should be implemented concurrent with new development.

Gorst Policy 34. Implement capital facility maintenance standards consistent with approved functional plans for transportation, stormwater, parks, and other systems prior to and following annexation.



Chapter 10 - Glossary



Aquifer – A water-bearing layer of permeable rock, sand, or gravel.

Affordable Housing – The term Affordable Housing will vary based on program identification or appropriate Federal definition.

Best management practices – A physical, structural, or managerial practice that has gained general acceptance for its ability to prevent or reduce environmental impacts.

Bicycle lane – A portion of roadway that has been designated for preferential or exclusive use by bicyclists by pavement markings and, if used, signs. It is intended for one-way travel, usually in the same direction as the adjacent traffic lane, unless designed as a contra-flow lane.

CAO – Critical Areas Ordinance

Capacity – The ability to contain, absorb or receive, and hold employment, residential development, vehicles, sewage, etc.

Centers – Area of more intense human activity in a build environment as identified by Puget Sound Regional Council.

Critical aquifer recharge areas (CARA) – Areas that are susceptible to contamination to a current or future potable water supply aquifer (Chapter 19.600, KCC).

Critical areas – Areas such as wetlands, aquifer recharge areas, fish and wildlife habitat, frequently flooded areas, geologically hazardous areas, and rare or endangered plant habitat.

Density – The number of families, persons, or housing units per unit of land, usually expressed as “per acre.” There are several ways of measuring density including: Net density – units per net residential, commercial, or industrial development site area; and, Gross density – units per gross site area before dedication, covenants, or designation of a portion of the site as unbuildable or open space.

Easement – A right or privilege that a person may have on another’s land, such as a right-of-way.

Ecology – The Washington Department of Ecology

Environmental Impact Statement – A document detailing the expected environmental impacts of a proposed action.

Environmentally sensitive areas (ESAs) – Those areas designated, mapped, and regulated by environmentally sensitive area regulations. These areas have existing site conditions that require development standards to minimize specific on-site and off-site adverse environmental impacts including stream siltation, hill slides, and reduction of wildlife



habitat. ESAs include wetlands, riparian corridors, steep slopes, slide-prone areas, areas subject to liquefaction during seismic events, hazardous waste sites, floodplains, and wildlife habitat areas.

Erosion hazard areas – Areas that because of natural characteristics, including vegetative cover, soil texture, slope gradient, and rainfall patterns, or human induced changes to such characteristics, are vulnerable to erosion.

Food Security – people have access to sufficient, safe, nutritious food to maintain a healthy and active life.

Food System – the path that food travels from field to fork or from farm to table, typically comprising food production, processing, distribution, access and waste management.

Growth Management Act (GMA) – Washington State House Bill 2929, adopted in 1990, and set forth in the Revised Code of Washington (RCW) at Chapter 36.70A. The GMA established statewide planning requirements relating to, among other topics, comprehensive plans, urban growth areas (UGAs), and environmentally sensitive areas or “critical areas.”

Habitat – The place or type of site where a plant or animal naturally or normally lives and grows.

Infill development – Development consisting of either construction on one or more lots in an area that is mostly developed or new construction between two existing structures.

Joint Land Use Study – a cooperative land use planning effort conducted as a joint venture between an active military installation, surrounding cities and counties, state and federal agencies, and other affected stakeholders.

KCC – Kitsap County Code

Level of Service (LOS) – An established minimum capacity of public facilities or services that must be provided to meet current or projected demand; a qualitative measure describing the operational conditions within the traffic stream and their perception by motorists and passengers.

Mitigation – The process of avoiding, reducing, or compensating for the environmental impact(s) of a proposal (see WAC 197-11-768).

Mixed-use – The presence of more than one category of use in a structure; for example, a mixture of residential units and offices in the same building.

Mode – Types of transportation available for use, such as a bicycle, an automobile, or a bus.

Multi-modal – Referring to accessibility by a variety of travel modes, typically pedestrian, bicycle, transit, and automobile modes, but may also include water and air transport modes.

Non-motorized mode – Any mode of transport that utilizes a power source other than a motor. Primary non-motorized modes include walking and bicycling.

On-street parking – Parking spaces located in the public right-of-way.



Open space – Land or water area with its surface open to the sky or predominantly undeveloped, which is set aside to serve the purposes of providing park and recreation opportunities, conserving valuable resources, and structuring urban development and form.

Overlay zone – A zoning district that encompasses one or more underlying zones and that imposes additional requirements above that required by the underlying zone (e.g., a special height limitation applied to a portion of a view protection overlay zone).

Park-and-ride lot – A parking facility where people can park their vehicles or bicycles and connect with public transportation or car pools for the remainder of their trip.

Policy – An agreed course of action adopted and pursued by decision-makers to achieve one or several goals and objectives and which is used as a guide for formulating programs.

Public facilities – Any use of land, whether publicly or privately owned, for transportation, utilities, or communication, or for the benefit of the general public, including streets, schools, libraries, fire and police stations, municipal and county buildings, powerhouses, recreational centers, parks and cemeteries.

RCW – Revised Code of Washington

Right-of-way – Land in which the state, county, or a city owns the fee simple title or has an easement dedicated or required for a transportation or utility use. The right-of-way is the right to pass over the property of another. It refers to a strip of land legally established for the use of pedestrians, vehicles, or utilities.

Riparian areas – Lands situated along the banks of streams, rivers, and lakes.

Runoff – Water from rain, snowmelt, or irrigation that flows over the ground surface and returns to streams.

Sediment – The fine grained material deposited by water or wind.

Seismic hazard areas – Areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, or soil liquefaction.

State Environmental Policy Act (SEPA) – Enacted in 1971, and codified in Chapter 43.21C RCW, SEPA provides the framework for agencies to consider the environmental consequences of a proposal before taking action. It also gives agencies the ability to condition or deny a proposal due to identified likely significant adverse impacts. The Act is implemented through the SEPA Rules, Chapter 197-11 WAC (Washington Administrative Code).

Sub-Area Plan – A coordinated policy statement governing a portion of a county or city that is adopted under the Washington State Growth Management Act (GMA). A document or series of documents prepared by a professional planning staff and planning commission that sets forth guidelines and policies for the future development of a community. Such a plan should be the result of considerable public input, study, and analysis of existing physical, economic, environmental, and social conditions, and a projection of likely future



conditions.

Surface water – Streams, rivers, ponds, lakes, or other waters designated as “waters of the state” by the Washington State Department of Natural Resources (WAC 222-16-030).

Urban Growth Area (UGA) – An area where urban growth will be encouraged. Counties establish UGAs under the Washington State Growth Management Act (GMA). Consistent with the GMA, all growth outside of UGAs must be rural in nature.

WAC – Washington Administrative Code

Watershed – The region drained by or contributing water to a stream, lake, or other body of water.

Wetland or wetlands – Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and under normal circumstances to support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. Wetlands may include artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands, if permitted by the county or city (RCW 36.70A.030).

WSDOT – Washington State Department of Transportation

Zoning – The process by which a county or municipality legally controls the use of property and physical configuration of development upon tracts of land within its jurisdiction.

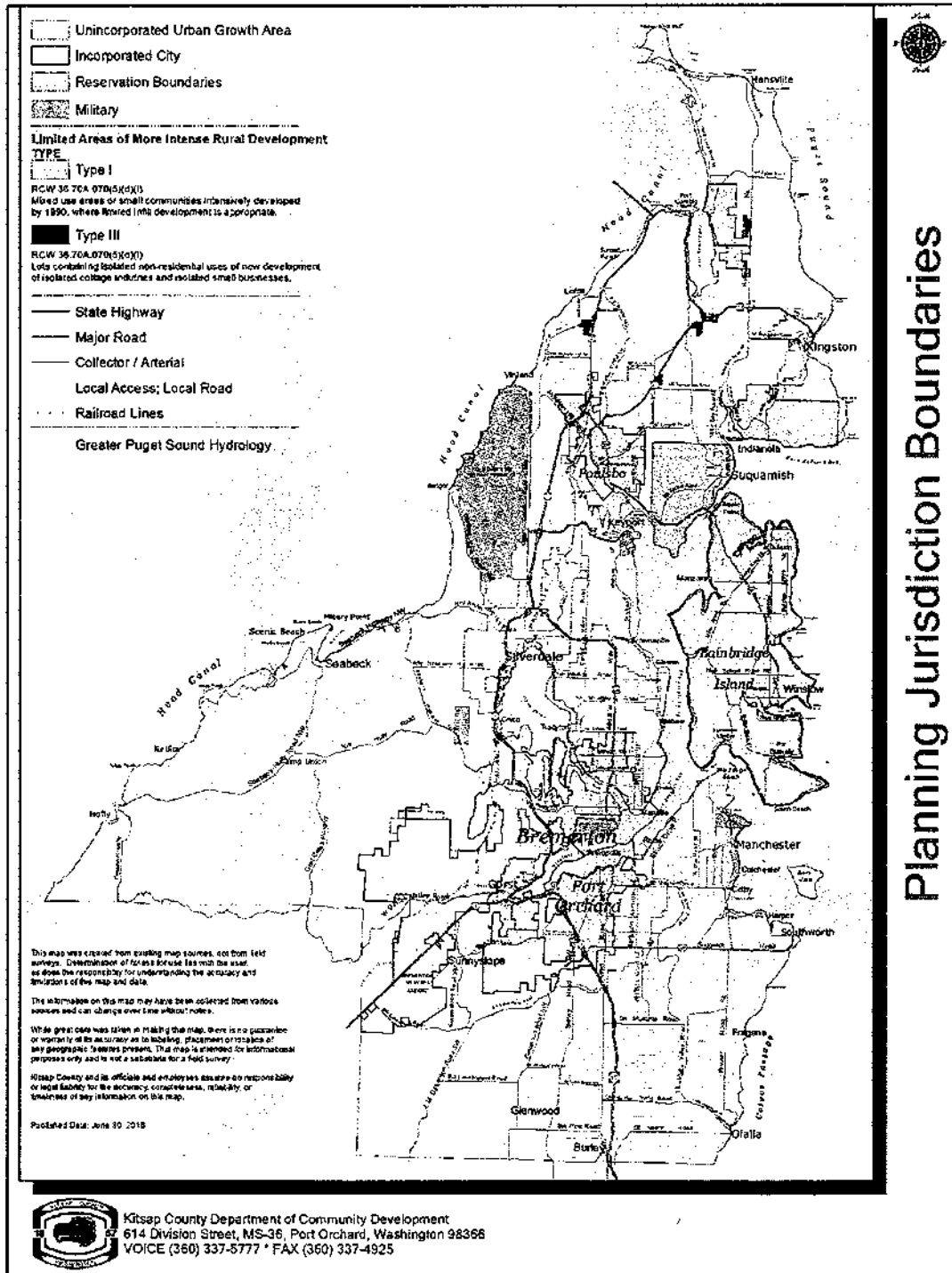


Chapter 11 - Appendices



Appendix A – Maps

Please see following pages for Kitsap County Jurisdiction Boundary Map, Kitsap County Comprehensive Plan Map and Kitsap County Zoning Map.





Appendix B – Comprehensive Plan Zones

Comprehensive Plan Land Use Designation	Zone Classification	Map Symbol	Density
Rural Residential	Rural Residential	RR	1 dwelling unit / 5 acres
Rural Protection	Rural Protection	RP	1 dwelling unit / 10 acres
Rural Wooded	Rural Wooded	RW	1 dwelling unit / 20 acres
Forest Resource Lands	Forest Resource Lands	FRL	1 dwelling unit / 40 acres
Mineral Resource	Mineral Resource Overlay	MR	Not applicable
Urban Low-Density Residential	Urban Restricted	UR	1 – 5 dwelling units / acre
	Greenbelt	GB	1 – 4 dwelling units / acre
	Urban Low Residential	UL	5 – 9 dwelling units / acre
	Urban Cluster Residential	UCR	5 – 9 dwelling units / acre
Urban Medium-Density Residential	Urban Medium Residential	UM	10 – 18 dwelling units / acre
Urban High-Density Residential	Urban High Residential	UH	19 – 30 dwelling units / acre
Urban Low Intensity Commercial and Rural Commercial ¹	Urban Village Center	UVC	Up to 18 dwelling units / acre
	Neighborhood Commercial	NC	10 – 30 dwelling units / acre
Urban High Intensity Commercial and Rural Commercial ¹	Commercial	C	10 – 30 dwelling units / acre
	Regional Center	RC	10 – 60 dwelling units / acre
	Low Intensity Commercial	LIC	10 – 30 dwelling units / acre



Comprehensive Plan Land Use Designation	Zone Classification	Map Symbol	Density
	Rural Commercial	RCO	Not applicable
Urban and Rural Industrial	Business Park	BP	Not applicable
	Business Center	BC	Not applicable
	Industrial	IND	Not applicable
	Rural Industrial	RI	Not applicable
Public Facilities	Parks	P	Not applicable
	--	--	--
Limited Area of More Intensive Rural Development (LAMIRD) Type I	Keyport Village Commercial	KVC	0 – 5 dwelling units / acre
	Keyport Village Low Residential	KVLR	2 dwelling units / acre
	Keyport Village Residential	KVR	5 dwelling units / acre
	Manchester Village Commercial	MVC	0 – 5 dwelling units / acre
	Manchester Village Low Residential	MVLR	2 dwelling units / acre
	Manchester Village Residential	MVR	4 dwelling units / acre
	Port Gamble Rural Historic Town Commercial	RHTC	2.5 dwelling units / acre
	Port Gamble Rural Historic Town Residential	RHTR	2.5 dwelling units / acre
	Port Gamble Rural Historic Waterfront	RHTW	2.5 dwelling units / acre
	Suquamish Village Commercial	SVC	Not applicable
	Suquamish Village Low Residential	SVLR	2 dwelling units / acre
	Suquamish Village Residential	SVR	2 dwelling units / acre



Comprehensive Plan and Use Ordinance	Zone Classification	Map Symbol	Density
	Keyport Village Residential	KVR	5 dwelling units / acre
	Keyport Village Low Residential	KVLR	2 dwelling units / acre
	Keyport Village Commercial	KVC	5 dwelling units / acre
Limited Area of More Intensive Rural Development (LAMIRD) Type III	Rural Employment Center	REC	Not applicable
	Twelve Trees Employment Center	TTEC	Not applicable

Descriptions

Please see Kitsap County Code Title 17 for Descriptions.
<http://www.codepublishing.com/WA/KitsapCounty/>



Appendix C – Public Participation Plan, Let's Hear Kitsap

The following is an outline of the public participation plan adopted by the Board of County Commissioners for Kitsap2036 Comprehensive Plan update process.

Participants

- Community / Residents
- Elected Officials
- Appointed Officials
- Partners and Partner Agencies
- County Staff

Action Goals

- Explain to community members how officials and staff will receive, review, and process comprehensive plan update input from citizens and other stakeholders. And share methods of interactivity with residents.
- Inform community of the Growth Management Act and Kitsap County comprehensive plan update efforts
- Record community ideas, issues, and concerns early in the comprehensive plan update process
- Via face-to face and internet based communications work to ensure elected officials, appointed officials, and County staff understand community concerns

Outcome Goals

- Engage community in local growth management challenges and solutions by learning from residents
- Public support and trust between community and government officials and staff
- Coordination and consistency with Kitsap County jurisdictions
- Minimize likelihood of hearings board challenges

Locations

- Throughout Kitsap County, in-person, and online
- Let's Hear Kitsap Dates
- June 2014 to May 2016
- Phase I Let's Hear Kitsap Action Goal Tactics, June 2014 to May 2015
- Phase II Let's Hear Kitsap Findings Review, June 2015 to August 2015
- Phase III Comprehensive Plan Draft Review, Through May 2016
- Phase IV Adoption

Purpose

- To meet the Outcome Goals listed above including: positive community engagement, fostering healthy discussion about local growth management, improved coordination between jurisdictions inside the County, and to meet the public participation requirement under the Growth Management Act.



Appendix D – Urban Growth Area Targets and Capacities

The Kitsap County Comprehensive Plan is founded on 20-year growth projections. Population and employment growth targets are recommended by the Kitsap Regional Coordinating Council (KRCC), which is composed of elected officials, planning directors from city and Tribal jurisdictions, the Board of County Commissioners (BOCC), and Kitsap County's Community Development Director.

The population and employment distributions were adopted by the BOCC in the Countywide Planning Policies (CPPs) and ratified by the cities. These allocations are a key guide to the sizing of UGAs. Under the adopted CPPs, cities and UGAs are slated to take the majority of the population growth over the 20-year planning period as shown in Table A-1.

Compared to the CPPs, the growth target in Table A-1 has been adjusted to a 2012 base year to track with Kitsap County's Buildable Lands Report. (Kitsap County, 2014) Compared to the CPPs, the Silverdale and Rural 2010 estimates are adjusted per Appendix A of the Kitsap County 2016 Comprehensive Plan Update Draft Supplemental Environmental Impact Statement (Draft SEIS) to correct errors in the base year; however, the growth between 2010 and 2036 is unchanged from the CPPs.



Table A-1. Population Targets 2012-2036

City or UGA	2010 Population	CPPs 2010-2036 Growth Target	2036 Population	2012: Buildable Lands Report	2010-2012 Growth	Growth Target 2012-2036
City of Bremerton	37,729	14,288	52,017	39,650	1,921	12,367
Bremerton UGA	9,082	4,013	13,095	9,123	41	3,972
Total Bremerton	46,811	18,301	65,112	48,773	1,962	16,339
City of Bainbridge Island	23,025	5,635	28,660	23,090	65	5,570
City of Port Orchard	12,323	8,235	20,558	11,780	(543)	8,778
Port Orchard UGA	15,044	6,235	21,279	15,169	125	6,110
Total Port Orchard	27,367	14,470	41,837	26,949	(418)	14,888
City of Poulsbo	9,222	1,330	10,552	9,360	138	1,192
Poulsbo UGA	478	3,778	4,256	470	(8)	3,786
Total Poulsbo	9,700	5,108	14,808	9,830	130	4,978
Central Kitsap UGA	22,712	6,764	29,476	22,634	(78)	6,842
Silverdale UGA*	17,556	8,779	26,335	17,612	56	8,723
Kingston UGA	2,074	2,932	5,006	2,080	6	2,926
Total City	82,299	29,488	111,787	83,860	1,581	27,907
Unincorporated UGA	66,946	32,501	99,447	67,088	142	32,359
Total City and UGA	149,245	61,989	211,234	150,968	1,723	60,266
Rural Non-UGA*	101,888	18,449	120,337	103,532	1,644	16,805
Total	251,133	80,438	331,571	254,500	3,367	77,071

Legend: CPPs = Countywide Planning Policies

* = Compared to the CPPs, the Silverdale and Rural 2010 estimates are adjusted per Appendix A of the Draft SEIS. The growth between 2010 and 2036 is unchanged. Because of the base estimate correction, the 2036 amounts differ from the Countywide Planning Policies.

Source: (Kitsap Regional Coordinating Council, 2014); (Kitsap County, 2014); BERK Consulting 2015

At a countywide level, Kitsap County has projected 78,553 new persons based on a combination of Kitsap County unincorporated UGA capacities and rural growth consistent with its target; within cities the County is assuming growth similar to targets. The population assumptions are based on the ability to accommodate new housing. Countywide, to accommodate the population targets, about 32,217 new dwellings are expected. See Final Supplemental EIS Chapter 2 and Appendix A, April 2016, and the adopted Comprehensive Plan record, for additional information.

The BOCC has also adopted employment targets for the planning period (see Table A-2). Cities and UGAs would take about 90% of employment growth. The target has been adjusted to a 2012 base year, similar to population. (Kitsap County, 2014)



Table A-2. Employment Targets 2012-2036

City or UGA	2010-2036 Target	2010-2012 Growth	2012-2036 Target with job loss/gain	2012 Base Employment (Est.)	2036 Employment (Est.)
City of Bremerton	18,003	(273)	18,276	28,165	46,441
Bremerton UGA	1,385	(58)	1,443	1,094	2,537
Total Bremerton	19,388	(331)	19,719	29,259	48,978
City of Bainbridge Island	2,808	88	2,720	6,377	9,097
City of Port Orchard	3,132	58	3,074	6,457	9,531
Port Orchard UGA	1,846	706	1,140	2,395	3,535
Total Port Orchard	4,978	764	4,214	8,852	13,066
City of Poulsbo	4,155	17	4,138	5,727	9,865
Poulsbo UGA	46	32	14	64	78
Total Poulsbo	4,201	49	4,152	5,791	9,943
Central Kitsap UGA	1,200	(685)	1,885	3,454	5,339
Silverdale UGA	9,106	178	8,928	10,946	19,874
Kingston UGA	600	3	597	626	1,223
Total City	28,098	(110)	28,208	46,726	74,934
Non-City UGA	14,183	176	14,007	18,579	32,586
Total City and UGA	42,281	66	42,215	65,305	107,520
Rural Non-UGA	3,877	(555)	4,432	14,273	18,705
Total	46,158	(489)	46,647	79,578	126,225

Source: Employment Security Department and Puget Sound Regional Council 2012; (Kitsap Regional Coordinating Council, 2014); BERK Consulting 2015 and 2016

At a countywide level, Kitsap County has projected 52,593 new jobs based on a combination of Kitsap County unincorporated UGA capacities and rural growth consistent with its target; within cities the County is assuming growth similar to targets (see Final Supplemental EIS Chapter 2 and Appendix A, April 2016), and the adopted Comprehensive Plan record.

Cities are solely responsible for land use planning within their jurisdictional city limits. Counties are responsible for allocating population growth to the cities and establishing urban growth area (UGA) boundaries in consultation with cities (RCW 36.70A.110 and 210).

To determine if capacities for growth are in line with growth targets, Kitsap County and cities prepare estimates of future capacity consistent with methods and assumptions in the Buildable Lands Report. Based on the Buildable Lands Report method, land capacity has been estimated for the Land Use Plan adopted with the Comprehensive Plan, similar to the alternatives studied in the Final Supplemental EIS.



Because UGA capacity analysis is at a planning level, Kitsap County has established a margin of error of 5%. UGA land capacity results within +/-5% of the growth allocation are considered in balance.^{1,2} Reviewing the capacities of the unincorporated UGAs using standard assumptions for land capacity, the unincorporated UGAs are within -5% of the population target and just 1% above employment targets per Table A-3.

Table A-3. Comparison of Unincorporated Urban Growth Areas Targets and Capacities

Assumption	Preferred Alternative
Population	
Unincorporated UGA Targets 2012-2036 (range with and without the combined Poulsbo city limits and UGA)	32,359-33,551
Unincorporated UGA Population Capacity	26,558-31,785
Unincorporated UGA Population Capacity % within Target (range with and without the combined Poulsbo city limits and UGA)	-5 to -6%
Employment	
Unincorporated UGA Targets 2012-2036	14,007
Unincorporated UGA Employment Capacity	14,199
UGA Employment Capacity % within Target	1%

Source: Kitsap County Community Development; BERK Consulting 2015 and 2016

Considering individual unincorporated UGAs, results vary, though collectively they are within the margin of tolerance. See Table A-4. At an individual UGA level, the greatest difference in growth allocations is found with the Port Orchard UGA.

¹ See the three documents where the margin of tolerance is discussed: 1. Kitsap County 10-Year Comprehensive Plan Update – Integrated Plan and Environmental Impact Statement (EIS), Volume II: Final EIS, December 2006. 2. Kitsap County Urban Growth Area (UGA) Sizing and Composition Remand, Final Supplemental EIS, August 10, 2012. 3. Kitsap County 2016 Comprehensive Plan Update, Final Supplemental EIS, April 2016.

² The Growth Management Hearings Board has recognized that “it is an unrealistic expectation of any county, in creating the right combination of parcel sizes to accommodate the allocated population that every UGA must be exactly the right size (not too large and not too small) to accommodate only the number of people allocated to it.” Found in *Stalheim et al. v. Whatcom County*, WWGMHB No. 10-2-0016c, FDO (4/11/2011).



**Table A-4. June 2016 County Adopted Land Use Plan
Unincorporated UGA Capacities and Target**

Uninc. UGA	Adjusted Pop. Growth Target 2012-2036	Preferred Alternative Population Growth Capacity	Adjusted Emp. Growth Target 2012-2036	Preferred Alternative Emp. Growth Capacity
Bremerton	3,972	4,028	1,443	1,689
Port Orchard	6,110	4,600	1,140	1,377
Poulsbo City + UGA	4,978	5,227		
Poulsbo UGA only			14	64
Central Kitsap	6,842	6,375	1,885	1,793
Silverdale	8,723	8,701	8,928	8,592
Kingston	2,926	2,854	597	685
Total excl. Poulsbo	32,359	26,558	N/A	N/A
Total with Poulsbo	33,551	31,785	14,007	14,199

Source: Kitsap County Community Development Department; BERK Consulting 2015 and 2016

When designating UGA boundaries, counties are required to evaluate them in a countywide analysis and not look any single UGA in isolation.³ Because cities are ultimately the service providers in the UGAs, and UGAs must represent logical extensions of city limits and service delivery, it is important to consider the land currently in the city limits and the land in the UGA together for the sizing of the UGA. The County has considered cities and county capacities through the Buildable Lands Report, and has also analyzed alternatives in an environmental impact statement (EIS). Given the excess capacity that the Port Orchard city limits exhibit, the Port Orchard UGA is sized in concert and the total combined City and UGA allocation and capacity is essentially in balance per Table A-5.

Table A-5. Port Orchard City Limits and Unincorporated UGA Population Target and Capacity

	Adjusted Population Growth Target 2012-2036	Preferred Alternative Population Growth Assumption	Difference with Population Target
City of Port Orchard	8,778	10,358	1,580
Port Orchard UGA	6,110	4,600	(1,510)
Total Port Orchard	14,888	14,957	69

Source: Kitsap County Community Development Department; BERK Consulting 2015 and 2016

See the Kitsap County 2016 Comprehensive Plan Update, Final Supplemental EIS, April 2016, and the adopted Comprehensive Plan record, for additional analysis and information about growth assumptions for cities and the UGAs.

³ City of Snoqualmie v. King County, CPSGMHB 13-3-0002, ("Snoqualmie II"), FDO (October 29, 2014)



Comparison of Unincorporated Urban Growth Areas Targets and Capacities

Assumption	Preferred Alternative
Population	
Unincorporated UGA Targets 2012-2036 (range with and without the combined Poulso city limits and UGA)	32,359-33,551
Unincorporated UGA Population Capacity	26,498-31,725
Unincorporated UGA Population Capacity % within Target (range with and without the combined Poulso city limits and UGA)	-5 to -6%
Employment	
Unincorporated UGA Targets 2012-2036	14,007
Unincorporated UGA Employment Capacity	14,015
UGA Employment Capacity % within Target	0%



Kitsap County 614 Division Street, Port Orchard, WA, 98366, USA
<http://www.kitsapgov.com>
help@kitsap1.com

Kitsap Comprehensive Plan Documents Appendix B: Capital Facilities Plan

FINAL



CAPITAL FACILITIES PLAN FOR KITSAP COUNTY 2016 COMPREHENSIVE PLAN UPDATE

June 2016



KITSAP COUNTY CAPITAL FACILITIES PLAN

2016 Comprehensive Plan Update

Prepared by: BERK Consulting, BHC Consultants, and Heffron Transportation Inc. in collaboration with Kitsap County. With contributions by Cities and Special Districts.

1.0	Plan Foundation.....	1-1
1.1	The Capital Facility Plan.....	1-1
1.2	Relationship to the Comprehensive Plan and Future Land Use Plan.....	1-2
1.3	Foundation Documents.....	1-3
2.0	Comprehensive Capital Facility Plan.....	2-1
2.1	Study Area and Inventory.....	2-1
2.2	Completed Projects.....	2-3
2.3	Projected Funding.....	2-3
2.4	Proposed Projects and Relationship to Growth.....	2-3
2.5	Levels of Service Consequences.....	2-4
2.6	Capital Projects and Prioritization.....	2-6
2.7	Reassessment Policy.....	2-6
3.0	Revenue Analysis.....	2-8
3.1	Introduction.....	2-8
3.2	Assumptions.....	2-8
3.3	Dedicated Capital Revenues.....	2-9
3.4	General Capital Revenues.....	2-25
3.5	Total Capital Revenues.....	2-27
3.6	Potential Policy Options and Other Funding Sources.....	2-27
3.7	Projected Project Funding.....	2-29
3.8	Other Service Providers.....	2-32
4.0	Service Area and Infrastructure Detail.....	4-33
4.1	Administration: Public Buildings.....	4-33
4.2	Public Safety: Law Enforcement.....	4-40
4.3	Public Safety: Fire Protection.....	4-46
4.4	Parks and Recreation.....	4-61
4.5	Schools.....	4-73
4.6	Solid Waste.....	4-89
4.7	Stormwater.....	4-93

KITSAP COUNTY
CAPITAL FACILITIES PLAN

4.8 Transportation4-100
4.9 Wastewater: Sanitary Sewer4-129
4.10 Water.....4-162
5.0 Bibliography5-198

Appendices

Appendix A. Sewer System Maps 2036 – Preferred Alternative

Appendix B. Sewer System Costs and Revenues

Note: Maps in the text and Appendix A are in the process of update to match the final approved UGA boundaries.

CAPITAL FACILITIES PLAN

1.0 PLAN FOUNDATION

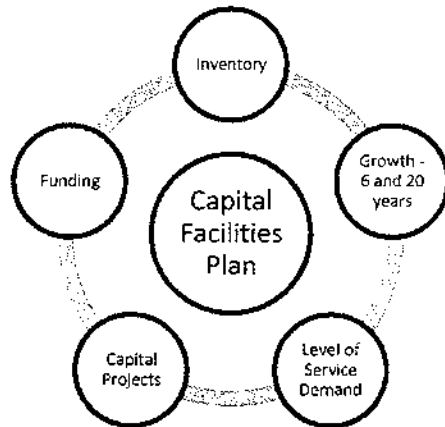
1.1 The Capital Facility Plan

The purpose of this Capital Facility Plan (CFP) appendix is to meet the requirements of the Growth Management Act (GMA) to identify capital improvements and associated funding that support the County’s land use plan and growth targets for the period 2016-2036. Investing in capital facilities will help support the community’s quality of life in urban and rural areas by ensuring responsive public safety services, access to parks and recreation, coordination of schools with student growth, necessary water supply, and wastewater treatment, stormwater management, and other important services. Providing quality facilities can also attract economic investment to Urban Growth Areas (UGAs) where denser employment and housing opportunities are desired.

Infrastructure and Services Addressed in the Capital Facility Plan

The CFP contains an inventory of each facility and associated service, level of service standards, revenue projections, and capital costs, and descriptions of how facilities are to be funded. Of particular focus are facilities needed to support urban growth in UGAs. The components of the CFP are illustrated in Exhibit 1-1.

Exhibit 1-1. Capital Facilities Plan (CFP) Update Process



Source: BERK Consulting 2015

According to WAC 365-196-415, the inventory and analysis of capital facilities must include, at a minimum, water systems, sewer systems, stormwater

Requirements for the Capital Facilities Plan

GMA specifies that the capital facilities element should consist of a) an inventory of existing capital facilities owned by public entities; b) a forecast of the future needs for capital facilities; c) the proposed locations and capacities of expanded or new capital facilities; d) a six-year capital facilities plan that will finance capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and e) a requirement to reassess the land use element if probable funding falls short of existing needs. (RCW 36.70a.070 (3))

Recent Growth Management Hearings Board cases have placed more importance on the preparation and implementation of CFPs. The key points include:

- Capital facilities plans should address the 20-year planning period and be consistent with growth allocations assumed in the Land Use Element.
 - Capital facilities plans should also demonstrate an ability to serve the full UGA. Existing un-served areas in the UGA must be addressed as well as new UGA expansion areas.
 - Financial plans should address at least a six-year period and funding sources should be specific and committed. The County should provide a sense of the funding sources for the 20-year period, though it can be less detailed than for the six-year period.
-

KITSAP COUNTY
CAPITAL FACILITIES PLAN

systems, schools, parks and recreation facilities, police facilities, and fire facilities. This CFP addresses the capital facilities and services listed in Exhibit 1-2.

Exhibit 1-2. Capital Facilities and Services Addressed

Capital Facility and Service Topic	Providers to Unincorporated UGAs and Rural Areas
Administration: Public Buildings	Kitsap County
Public Safety: Law Enforcement	Kitsap County
Public Safety: Fire Protection	North Kitsap Fire District, Central Kitsap Fire District, City of Bremerton, South Kitsap Fire District, Poulsbo Fire Department / District 18, Bainbridge Island
Parks and Recreation	Kitsap County
Schools	North Kitsap School District, Central Kitsap School District, Bremerton School District, South Kitsap School District
Solid Waste	Kitsap County
Stormwater	Kitsap County
Transportation	Kitsap County
Wastewater: Sanitary Sewer	Kitsap County, Cities, and Special Districts
Water	Cities and Special Districts

Source: BERK Consulting 2015

1.2 Relationship to the Comprehensive Plan and Future Land Use Plan

County Services and Planning Responsibilities

Capital facilities generally have a long useful life and include County and non-County operated infrastructure, buildings, and equipment. The County's definition of a capital asset is:

Capital Assets typically include land, machinery and buildings, and are further defined as assets whose benefits are realized over future fiscal periods. (Kitsap County Auditor, 2014)

Capital facilities planning does not cover regular operation and maintenance, but it does include major repair, rehabilitation, or reconstruction of facilities.

The County is responsible for allocating growth and designating UGAs. UGAs must include cities and land characterized by urban uses that is needed to support growth allocations. UGAs must be supported by public facilities and services. (RCW 36.70A.110)

The County is also responsible for the services it provides both countywide and in unincorporated areas, including governmental administration, criminal justice and law enforcement, transportation, stormwater, solid waste, and sanitary sewer.

Beyond considering its own services, the County is charged with ensuring that other municipalities

serving UGAs and rural areas have adequate services and facilities, particularly those necessary to serve growth. These include cities and special districts providing water, sewer, fire protection, and schools. For some services the County collects impact fees, which are based on the needs identified in the CFP; these services include roads, parks, and schools. The County also addresses impacts of growth through SEPA mitigation fees, such as for fire districts.

Land Use and Growth Assumptions

Per WAC 365-196-415, the CFP "should forecast needs for capital facilities during the planning period, based on the levels of service or planning assumptions selected and consistent with the growth, densities, and distribution of growth anticipated in the land use element."

Kitsap County updated its Comprehensive Plan for the 2016-2036 period. The Update includes consideration of growth and land use alternatives. The County selected a Preferred Alternative growth plan after a series of public hearings and consideration of policy and environmental factors (see the Kitsap County 2016 Comprehensive Plan Update Supplemental Environmental Impact Statement April 2016).

This CFP is based on population data of the Preferred Alternative. See Exhibit 1-3.

**Exhibit 1-3. Population Growth Estimates and Projections:
Base Year, 2021, and 2036**

Topic	Preferred Alternative
Countywide Population: 2015	258,200
Unincorporated Population: 2015	171,940
Countywide Population: 2021	278,691
Unincorporated Population: 2021	183,029
Countywide Population: 2036	333,053
Unincorporated Population: 2036	213,983

Source: Kitsap County Community Development,
Office of Financial Management (OFM) 2015; BERK Consulting 2016

For coordination purposes, alternative population forecasts were projected in a range and distributed to capital facility providers throughout the county. Capital facility providers were provided year 2021 and 2036 forecasts by transportation analysis zones that could be aggregated to generally approximate service area boundaries.

1.3 Foundation Documents

The documents used for preparation of the CFP are the capital facility and capital improvement plans prepared routinely by the Kitsap County, which are required for obtaining funding. The following documents are incorporated by reference:

- Budget including Capital Improvement Program, 2016
- Capital Facilities Six-Year Plans (2016 through 2021)
- Six Year Transportation Improvements, 2016-2021
- Kitsap County Bicycle Facilities Plan, Kitsap County Public Works Department, 2014, Ordinance 511-2013
- Surface & Stormwater Management, 2016-2021
- Solid Waste Facilities, 2015-2020
- Sewer Utility Capital Projects, 2015-2020
- Central Kitsap County Wastewater Facility Plan March 2011
- Kitsap County Nonmotorized Facility Plan, 2013
- Waste Wise Communities: The Future of Solid and Hazardous Waste Management in Kitsap County, February 2011
- Kitsap County Parks, Recreation & Open Space Plan 2012

In addition, functional plans for non-County service providers are also reviewed and incorporated by reference as appropriate in Chapter 4.

2.0 COMPREHENSIVE CAPITAL FACILITY PLAN

2.1 Study Area and Inventory

Kitsap County encompasses approximately 395 square miles of land. See Exhibit 2-1. This CFP addresses all unincorporated portions of Kitsap County – both unincorporated UGAs and rural areas total approximately 319 square miles. UGAs include cities, totaling about 76 square miles, and unincorporated UGAs, at about 30 square miles. Three cities, Poulsbo, Bremerton, and Port Orchard, are surrounded by UGAs. Current unincorporated UGAs are: Kingston, Silverdale, Poulsbo, Central Kitsap, Bremerton UGA (East, West and Gorst), and Port Orchard. In the future, UGAs may incorporate into new communities or annex to existing cities depending on property owner or voter approvals. Outside of urban areas, rural lands include rural residential, rural industrial, and rural commercial areas, as well as lands for forestry, mining, and agriculture.

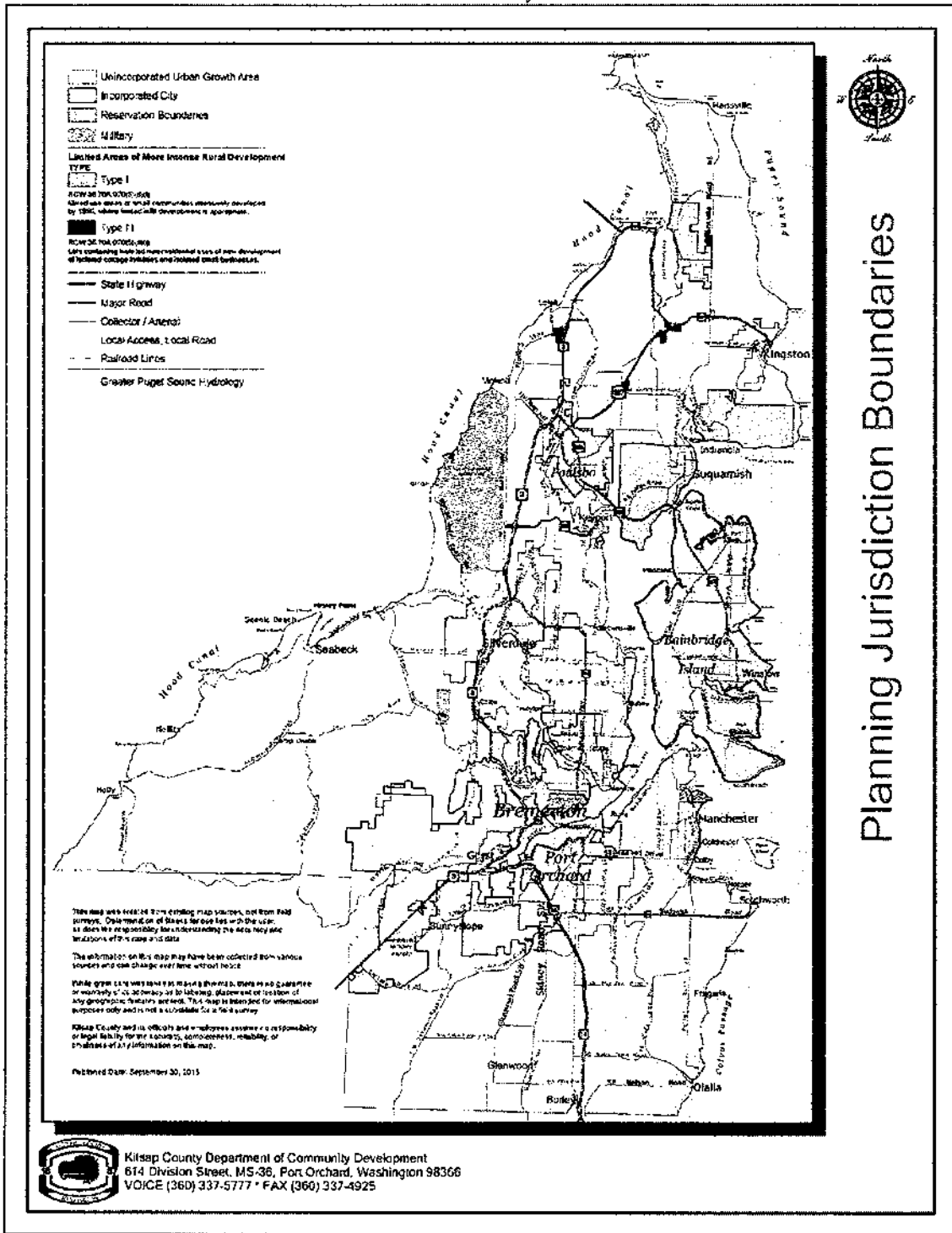


The incorporated cities of Bremerton, Port Orchard, Poulsbo, and Bainbridge Island are responsible for maintaining their individual GMA comprehensive plans, which must be consistent with the County's Plan. The County's planning process, however, includes consultation and coordination with these jurisdictions. Where these cities provide services to unincorporated UGAs, their facility plans are addressed in this CFP.

Further, school, fire protection, water, wastewater, and other special districts serve areas in urban and rural areas.

Current inventories of land, machinery, and buildings in the study area are addressed by service provider in Chapter 4. As appropriate, maps are provided.

Exhibit 2-1. Plan Study Area



Source: Kitsap County Department of Community Development 2015

2.2 Completed Projects

Following the adoption of the 2012 CFP, Kitsap County has made investments in land, buildings, and infrastructure in years 2013 and 2014. Annually, the Kitsap County Auditor prepares a financial report including capital asset investments. The 2013 and 2014 reports show significant investment in infrastructure. See Exhibit 2-2.

Exhibit 2-2. Capital Investments 2013-2014 (in Millions)

Investment Type	2013	2014
Land	\$61.31	\$67.90
Infrastructure	\$485.85	\$495.79
Building	\$185.62	\$185.74
Building Improvements	\$124.10	\$127.29
Machinery & Equipment	\$67.51	\$68.74
Construction in Progress	\$45.85	\$60.50
Total Investment	\$970.2	\$1,005.96
Total Net Investment (net of accumulated depreciation)	\$501.82	\$514.0

Source: (Kitsap County Auditor, 2013); (Kitsap County Auditor, 2014)

Some capital projects highlighted in 2014 include:

- Sewer projects \$19.38 million
- Purchased land for conservation purposes \$6.61 million
- Updated equipment rental fleet \$1.94 million

The 2013 report highlighted the following accomplishments:

- Equipment rental fleet updated at a cost of \$4.51 million
- Various infrastructure projects completed \$3.13 million

2.3 Projected Funding

The CFP uses sound fiscal policies to provide adequate public facilities consistent with the land use element. In Chapter 3, the CFP presents revenue projections and compares dedicated capital dollars to identified capital costs. Where there are gaps between dedicated capital funds and the capital program, the revenue analysis identifies the potential ability to fill gaps with other funding sources. For each service area the CFP identifies funding sources for each capital project. As part of the annual budget, the County adopts a more detailed six-year capital improvement program implementing the CFP.

Chapter 3 includes a revenue analysis of dedicated capital funds, potential gaps in funding, and means to expand or add funding.

2.4 Proposed Projects and Relationship to Growth

Chapter 4 of this plan provides proposed capital projects intended to maintain existing investments and add investments to support growth. Planned County projects address public safety, courtrooms, parks, trails, community centers, roads, regional stormwater facilities, and sewer collection and treatment facilities.

2.5 Levels of Service Consequences

Levels of service (LOS) are established in the CFP and represent quantifiable measures of capacity. They are minimum standards adopted by the County or special district providers to provide capital facilities and services to the community at a certain level of quality and within the financial capacity of the County or special district provider. Examples of LOS measures include: roadway volumes to capacities, acres of parks per 1,000 population, gallons of water per capita per day, and others.

The CFP outlines the LOS consequences of growth for the County both to 2021, and in a longer-term review to 2036. LOS consequences are summarized in Exhibit 2-3 for each facility reviewed. The first column lists service or facility type that Kitsap County is providing and the second column shows the currently adopted LOS. The other columns show, with the Preferred Alternative, what the LOS standard would need to be adjusted to in order for the county to continue to meet its standard through 2021 and 2036, if no further adjustments were made to planned facilities or population growth. A more detailed review of each County service, as well as LOS analysis for non-county-provided facilities, is contained in Section 4.0 Service Area and Infrastructure.

KITSAP COUNTY CAPITAL FACILITIES PLAN

Exhibit 2-3. Adopted and Alternative Levels of Service

County Facility Type	2012 Adopted LOS (per 1,000 pop)	2016 Adjusted LOS Level to meet Standards through 2021	2016 Adjusted LOS Level to meet Standards through 2036
		Preferred Alternative	Preferred Alternative
Public Buildings			
Administration Buildings	952 square feet per 1,000 population	381.8	319.5
Maintenance Facilities	109 square feet per 1,000 population	No change to adopted LOS	No change to adopted LOS
District Courtrooms	0.012 courtrooms per 1,000 population	No change to adopted LOS	No change to adopted LOS
Superior Courtrooms	0.021 courtrooms per 1,000 population	No change to adopted LOS	No change to adopted LOS
Community Centers	200 square feet per 1,000 population	182.5	152.7
Sheriff Facilities			
Sheriff Offices	129 square feet per 1,000 population	129	109
County Jail	1.43 Beds Per 1,000 population	Replace with Incarceration Rate	Replace with Incarceration Rate
Alternative Standard	Incarceration Rate: 168/100,000 Population	186.2	155.8
Work Release	0.15 Beds Per 1,000 population	No facility: remove standard	No facility: remove standard
Juvenile	0.084 Beds per 1,000 population	No change to adopted LOS	No change to adopted LOS
Parks, Recreation, and Open Space			
Natural Resources Area: Target	71.1 Acres per 1,000 population	No change to adopted LOS	No change to adopted LOS
Natural Resources Area: Base	57.1 Acres per 1,000 population	No change to adopted LOS	No change to adopted LOS
Regional Parks: Target	16.0 Acres per 1,000 population	No change to adopted LOS	No change to adopted LOS
Regional Parks: Base	8.9 Acres per 1,000 population	10.52	8.89
Heritage Parks: Target	19.0 Acres per 1,000 population	No change to adopted LOS	No change to adopted LOS
Heritage Parks: Base	11.5 Acres per 1,000 population	No change to adopted LOS	No change to adopted LOS
Community Parks: Target	4.65 Acres per 1,000 population	No change to adopted LOS	No change to adopted LOS
Community Parks: Base	3.5 Acres per 1,000 population	4.11	4.12
Shoreline Access	0.061 Miles per 1,000 population	No change to adopted LOS	No change to adopted LOS
Trails	0.20 Miles per 1,000 population	No change to adopted LOS	No change to adopted LOS

Source: BERK Consulting, 2015

2.6 Capital Projects and Prioritization

Based on adopted or alternative levels of service presented in Chapter 4 a series of capital projects is proposed for the six-year and 20-year periods. As described in Chapter 3, dedicated capital funds are limited and there is a gap between dedicated funds and capital costs for many of the County's service areas. Means to fill gaps with other funding sources are described. However, in consideration of limited resources, another means to aligning funds to projects is to prioritize projects around prioritization principles. It is recommended that Kitsap County convene representatives of Public Works, Sherriff, Administration, Community Development, Auditor and others to develop a coordinated set of principles and a process to evaluate and prioritize capital projects, particularly those that share related funding sources. Some interim prioritization principles are listed below for consideration in this Capital Facilities Plan.

Exhibit 2-4. Interim Capital Project Prioritization Criteria

Principle	Criteria
Vision	1. Does the project support the Kitsap County Comprehensive Plan Vision? 2. Does the project implement an approved functional plan?
Existing commitments	3. Are there agreements or other official commitments in place or is a substantial amount of work already complete?
Leverage existing system	4. Does the project help complete the existing system in the County or subarea? 5. Does the project improve the quality of existing facilities
Available maintenance resources	6. Are long-term sustainable maintenance resources available? 7. Does a project scope or timing help avoid major maintenance costs down the road?
Funding and partnerships	8. Does the project require specific windows of partner participation or is it eligible for specific grants? 9. Does the proposal represent a unique funding opportunity? 10. Is the project drawing from entrepreneurial opportunity with a long-term capital or program funding stream?
Best provider	11. Is the County the best provider of the facility or service?
Benefits outweigh cost	12. Is there a substantial benefit in relation to cost of the facility service?
Equity	13. Is there a fair distribution of investment and benefits among different communities? 14. This project provides added facilities or services to meet the needs of underserved populations.
Community support	15. Does the project have the support of the community? Will it benefit a significant numbers of persons in the community?

Source: BERK Consulting 2015

2.7 Reassessment Policy

Those facilities and services necessary to support growth should have LOS standards and facilities. The County must reassess the land use element and other elements of the comprehensive plan if the probable funding falls short of meeting the need for facilities that are determined by a county or city to be necessary for development.

Growth, LOS standards, and a funded capital improvement program are to be in balance. In the case where the LOS cannot be met by a particular service or facility, the jurisdiction could do one of the following: 1) add proposed facilities within funding resources, 2) reduce demand through demand management strategies, 3) lower LOS standards, 4) phase growth, or 5) change the land use plan. In the case of transportation, the County would have to deny development that would

KITSAP COUNTY
CAPITAL FACILITIES PLAN

cause LOS to decline below the adopted standards unless transportation facilities can be implemented at the time of development or within six years: "concurrent with the development" means that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years." (RCW 36.70A.070(6))

3.0 REVENUE ANALYSIS

3.1 Introduction

This section discusses Kitsap County's capital facilities revenues for County-provided facilities and services. The purpose of this financial analysis is to understand the fiscal constraints of the Kitsap County CFP. These revenue estimates were developed to assist in project planning, but are not intended to be precise forecasts. Exact funding levels are difficult to predict given the uncertainties of funding sources; high sensitivity to local, state, and federal policy decisions; personal choices of residents; and other market forces.



Estimated future revenues have been projected for the Plan's 2016-2036 time period in year of expenditure dollars (YOES). The revenue analysis is grouped in the following categories:

- **Dedicated Capital Revenues.** These revenues are required by law to be used for specific types of capital expenditures.
- **General Capital Revenues.** These revenues are required by law to be used for capital, but the types of capital projects are not restricted.
- **Impacts of Annexations.** Annexation and incorporation of land into cities can have significant impacts on the County's revenues, by decreasing the tax base.
- **Potential Policy Options and Other Funding Sources.** This section covers other ways the County could fund its capital project costs, including policy choices and sources such as local improvement districts.

Some of the funds discussed in this analysis may be used for maintenance and operations of existing capital facilities or for construction of new capital facilities. However, if maintenance and operations costs of existing facilities increase faster than revenues, jurisdictions are confronted with difficult decisions of whether to fund these costs rather than building new facilities, or to maintain current facilities that may provide lower levels of service. Those decisions will be made by the Board of County Commissioners and the County's executive leadership. Every effort has been made in this analysis to include only those revenues that the County currently chooses to use for capital investments. No funds currently used for maintenance and operations have been included in the capital revenue analysis.

3.2 Assumptions

The revenue projections included in this analysis are based on some up-front assumptions. The most significant assumptions are:

Annexation. This analysis makes annexation assumptions that are based on discussions with County staff familiar with the County's and cities' future plans. The assumptions provide a conservative picture of future revenues and demand for service; however, it is noted that if the annexations occur there would be corresponding change in responsibilities for capital project implementation that would be reflected in future capital plans for the County.

- This analysis assumes that the Silverdale UGA incorporates in 2026.

- This analysis assumes the cities in Kitsap County will annex all commercial areas in their assigned UGAs by 2026, but will not annex any additional residential areas until 2036. The annexations of commercial areas are assumed to occur incrementally between 2016 and 2036.

Real Estate Growth. This analysis makes assumptions about the growth in assessed value of real estate, which affects both Real Estate Excise Tax (REET) revenues and the Conservation Futures Levy that supports park capital projects. There are two pieces to projecting future real estate:

- **Escalation Rate of Assessed Values.** Given that the real estate market has recovered in the years since the recession, this analysis assumes that real estate assessed values will increase at a rate of 2% annually, beginning in 2016. This rate of increase reflects a level similar to, but slightly lower than, historical average levels of growth.
- **Turnover Rate of Properties.** To be conservative, this analysis assumes a turnover rate of 5.0% for residential properties and 3.5% for commercial properties in 2016, which are considered typical levels of turnover for those property types.

Population. The revenue analysis is based on the preferred alternative population identified in the Final Supplemental Environmental Impact Statement, April 2016, which assumed 60 fewer persons than that identified in Section 1.2. The addition of 60 persons has little measurable difference of .01 percent increase in revenue (about \$30,000). As a result, this revenue analysis is slightly more conservative and results in no change to overall conclusions.

The assumptions being used for this revenue analysis may not align with the County's budget assumptions regarding the same sources of revenue. The assumptions differ because the purposes of the two analyses are different: the purpose of the County's budget is to estimate how much money the County will have available to spend in the coming fiscal year; the purpose of this CFP revenue analysis is to estimate how much money the County is *likely* to receive over the next six years and next twenty years. The County's budgeting process works to estimate how much money will be received in a given year, while this revenue analysis estimates long-term averages based on historical trends.

3.3 Dedicated Capital Revenues

Transportation

State Motor Vehicle Fuel Tax

Counties and cities receive a portion of the State Motor Vehicle Fuel (MVF) tax based on a complex reimbursement formula relying largely on road miles within the jurisdiction. State MVF tax rates saw a series of voter-approved increases in past years. Most of those additional funds, however, were earmarked for specific transportation projects throughout the State, and local jurisdictions did not see a noticeable increase in average revenues. In addition, the last increase was made in 2015, to be implemented in two stages. A seven-cent increase went into effect in August of 2015, and a four and nine-tenths cent increase will occur in July of 2016.

Assumptions: Revenues in this category have been projected using estimated revenues per centerline miles of road in the unincorporated county. There are two counter forces affecting miles of road in the unincorporated county: road miles increase as the County builds new roads and expands current ones, and road miles decrease as land is annexed and incorporated.

KITSAP COUNTY
CAPITAL FACILITIES PLAN

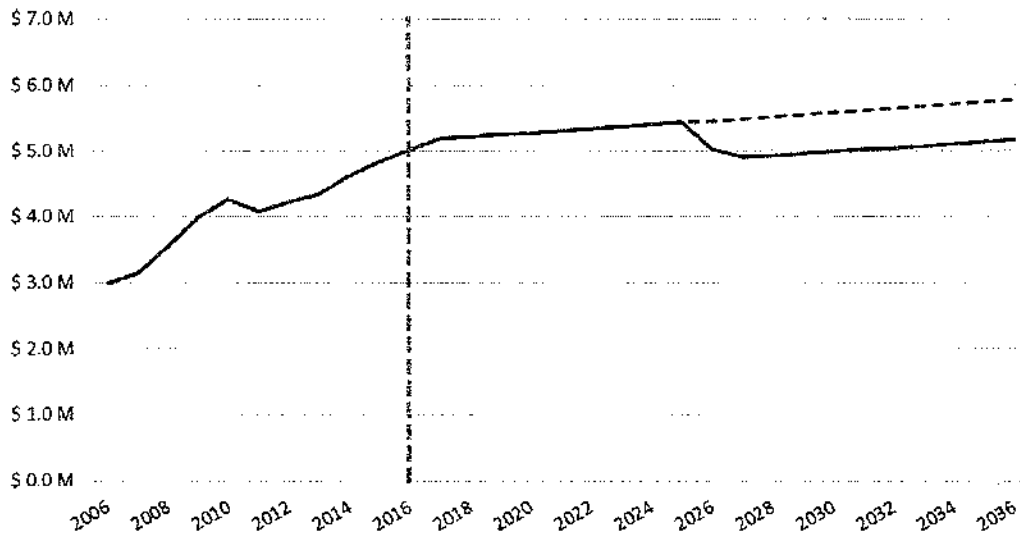
To account for both of these forces, this analysis uses recent trends in centerline miles of roads as they relate to population in the unincorporated county. As UGAs or portions of UGAs are annexed, miles are subtracted from the unincorporated total in approximate proportion to the unincorporated acres being annexed. All lane miles for the Silverdale UGA are assumed lost to incorporation in 2026. Commercial areas of the remaining UGAs are assumed lost to annexation incrementally between 2016 and 2026.

MVF tax revenues *per mile of road* are assumed to remain flat over the study period. The nine-year historical average MVF tax revenue per lane mile is about \$5,500. To be conservative, this analysis assumes no growth in fuel tax revenues per road mile over the planning period, resulting in decreasing purchasing power over time.

Kitsap County has historically put all of its MVF tax revenues into its capital road fund, and this analysis assumes that trend will continue.

Exhibit 3-1 shows historical motor vehicle fuel tax revenues to the left of the gray dotted line (2016) and projected future revenues to the right. The significant revenue drop in 2026 is due to the assumed incorporation of the Silverdale UGA, which would reduce the number of unincorporated lane miles in the county. Beyond 2026, revenues are estimated to increase moderately as lane miles in unincorporated areas increase with population growth. The dotted line represents estimated future revenues if Silverdale did not incorporate and the current boundaries stayed the same.

Exhibit 3-1. Kitsap County Motor Vehicle Fuel Tax Revenues Allocated for Capital (2006-2036 in YOES)



Source: Kitsap County, 2015; BERK, 2012.

Exhibit 3-2 shows estimated MVF tax revenues available for capital for two subtotal time periods as well as for the entire 2016-2036 planning period.

KITSAP COUNTY
CAPITAL FACILITIES PLAN

**Exhibit 3-2. Projected Kitsap County Motor Vehicle Fuel Tax Revenues Allocated to Capital
(2016 – 2036 in YOES)**

Motor Vehicle Fuel Tax Revenues	Subtotal 2016-2021	Subtotal 2022-2036	Total 2016-2036
Estimated Revenues	\$31,580,000	\$71,510,000	\$103,090,000

Source: Kitsap County, 2015; BERK, 2016.

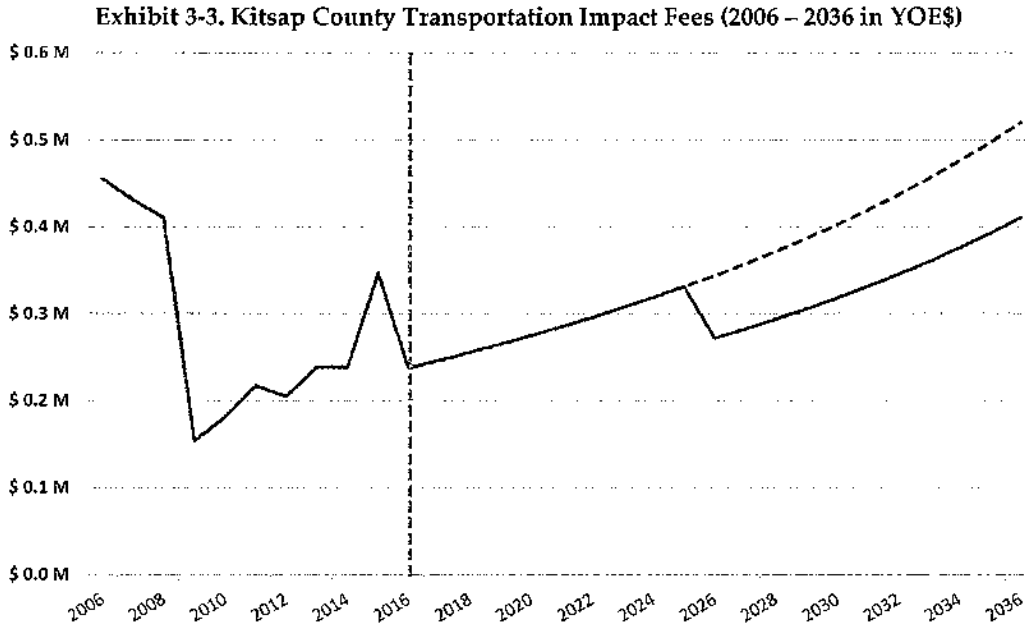
Transportation Impact Fees

Road impact fees are a financing tool that requires new development to pay a portion of costs associated with infrastructure improvements that are “reasonably” related to the new development. The Growth Management Act (GMA) allows agencies to develop and implement a transportation impact fee program to help fund some of the costs of transportation facilities needed to accommodate growth. The use of impact fees is somewhat limited, in that the revenues must be spent on projects related to improvements that serve new development, rather than on existing deficiencies. Impact fees are assessed proportionally to the impacts of new developments, and must be spent on facilities that are identified in the County’s adopted CFP. Impact fee revenues must also be spent on allowable projects within six years of being collected, per Kitsap County Code 4.110.070; however State law now allows up to 10 years (RCW 82.02.080).

Kitsap County charges transportation impact fees according to an adopted rate structure authorized by Kitsap County Code 4.110.200. The County has four geographically defined road service areas to organize impact fees on a regional basis and, if necessary, charge differential rates. Currently the rates are the same in all service areas. There is an additional countywide service area that receives revenues from each of the four geographic areas.

Assumptions. Since impact fees are related to new development, this analysis projects future revenues based on expected rates of new construction in unincorporated Kitsap County. Historical revenues and construction levels were analyzed to understand the relationship between impact fees and new construction, and this relationship was used to project revenues going forward. Over the last six years (2010-2015) the County has received over \$2.00 in road impact fees for every \$1,000 of new construction assessed value (AV). To estimate these revenues going forward, for every \$1,000 of new construction AV, it is assumed the County will receive \$2.00 in road impact fees. Therefore, road impact fee revenues are assumed to grow proportionally to new construction AV. This analysis does not assume any future rate adjustments, although rates are likely to be reviewed and perhaps adjusted by the County every few years based on future project needs.

Exhibit 3-3 shows historical and estimated future transportation impact fee revenues in Kitsap County. The revenue drop in 2026 is due to the assumed incorporation of the Silverdale UGA, since impact fee revenues from new development in Silverdale would stop accruing to the County. The dotted line represents estimated future revenues if Silverdale did not incorporate and the current boundaries stayed the same.



Source: Kitsap County, 2015; BERK, 2016.

Exhibit 3-4 summarizes estimated future revenues for two subtotal time periods as well as for the entire 2016-2036 planning horizon.

Exhibit 3-4. Projected Transportation Impact Fee Revenues (2016 – 2036 in YOES)

Transportation Impact Fees	Subtotal 2016-2021	Subtotal 2022-2036	Total 2016-2036
Estimated Revenues	\$1,630,000	\$4,650,000	\$6,280,000

Source: Kitsap County, 2015; BERK, 2016.

State Transportation Grants

Grants are an important funding source for transportation capital projects; however, because these funds are distributed in a competitive process, it is difficult to determine future grant funding levels. State grants are primarily funded with the state-levied portion of the MVF tax.

As mentioned in the MVF tax section, in past years there were increases in the State MVF tax rate. Many of these additional funds were earmarked for specific large projects, although there was some allocation to local jurisdictions. The Transportation Partnership Act of 2005 provided some additional funds to the Transportation Improvement Board and the County Road Administration Board, for a total of \$80 million to be disbursed to local jurisdictions as grants over a six-year period. However, these increases in funds were very small relative to demand, with requests to the Transportation Improvement Board exceeding available funds by 800%.

In 2015, a statewide transportation package was passed, including a phased increase in the state gas tax from 23 cents to 34.9 cents per gallon by 2016. This increase in the MVF tax will provide funding opportunities for local roads and transportation projects.

Recent trends in grant revenue were considered in this analysis. However, the slowing of MVF tax revenue has shifted the grant-funding climate, and future revenues are estimated to be lower than recent trends. This is partly due to other financial forces.

One of those forces is I-747. Because jurisdictions within the State have had their property tax capped at 1.0%, a rate lower than inflation (approximately 3.0%), inflation-adjusted revenues are declining each year. This impacts transportation spending in two ways. First, property tax funds that are collected for transportation spending (County Road Levies) are able to purchase less each year. Second, non-restricted property tax funds are also declining. Cities and counties must often pull from non-restricted funds that were going towards capital projects and put them towards other immediate needs. This creates a second tightening of funds available for capital.

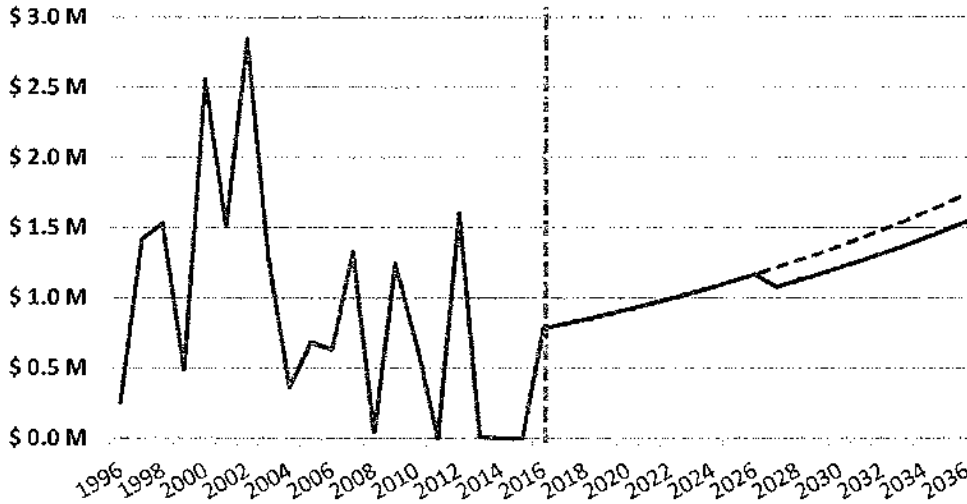
Because jurisdictions are feeling the squeeze these forces are putting on their capital funding programs, they are competing for, and relying more heavily on, grants. As more jurisdictions compete, securing grant funding becomes more difficult.

Assumptions: Grant revenues are estimated on a per capita basis on the assumption that over time a jurisdiction will generally receive its "fair share" of available grant revenues. Since 1988 Kitsap County has averaged \$4.55 per capita in state grant revenues per year. In the past decade, the County has received about \$3.33 per capita in state grant revenues. Given the forces discussed previously, this analysis assumes \$4.50 per capita in the future with 3% annual increases. Total revenues will therefore change on pace with changes in the county's unincorporated population.

Exhibit 3-5 shows historical state grant revenues to the left of the gray dotted line (2016), and projected revenues to the right. An average annual dollar amount is assumed in each year for this analysis. However, in reality these dollars will vary greatly from year-to-year and will likely resemble the trend of peaks and valleys shown in historical data. While using an annual average does not fully represent the County's future cash flow of grant dollars, it approximates how many total dollars will be received over the study period.

The revenue drop in 2026 is due to the assumed incorporation of the Silverdale UGA, which would reduce population in unincorporated county. Since this model assumes that grant revenue amounts are proportionate to the population, the grant revenues drop when the population drops. The dotted line represents estimated future revenues if Silverdale did not incorporate and the current boundaries stayed the same.

Exhibit 3-5. Kitsap County State Transportation Grant Revenues Allocated for Capital Projects (1995– 2036 in YOES)



Source: Kitsap County, 2015; BERK, 2016.

Exhibit 3-6 shows estimated total state grant revenues for two subtotal time periods as well as for the entire 2016-2036 planning horizon.

Exhibit 3-6. Projected State Transportation Grant Revenues for Capital Projects (2016 – 2036 in YOES)

State Transportation Grants	Subtotal 2016-2021	Subtotal 2022-2036	Total 2016-2036
Estimated Revenues	\$5,200,000	\$18,400,000	\$23,600,000

Source: Kitsap County, 2015; BERK, 2016.

Federal Transportation Grants

Federal transportation grants are funded through the federal portion of the fuel excise tax. The federal gas tax rate has fluctuated between \$0.183 and \$0.184 per gallon since 1994. The majority of these funds are deposited into the Highway Trust Fund and disbursed to the states through the Highway and Mass Transit Accounts. As with state grants, these funds are distributed in a competitive process, making it difficult to determine future grant funding levels.

Assumptions: Because of the increased competition for grant dollars and decrease in available grant funds, grant revenues have been estimated at lower levels than recent rates. Since 1988, Kitsap County has received an annual average of \$7.34 per capita of federal grant funding, and over the last decade the County has received an annual average of \$12.78 per capita. The average has been slightly higher in recent years, so this analysis estimates future average annual per capita federal grant dollars at \$8.00 per capita, with a 3% annual increase. As with state grant dollars, changes in total revenues are expected to occur at the rate of change in the population.

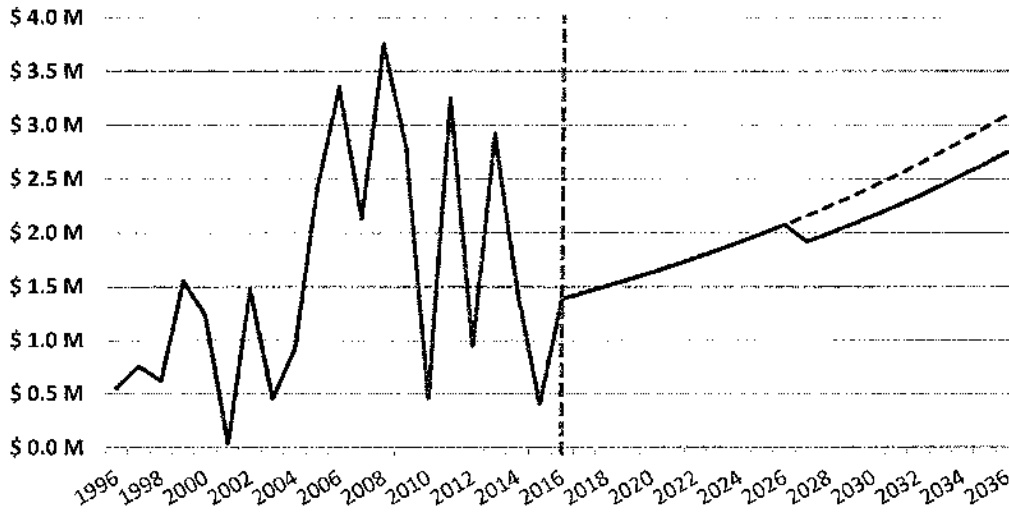
Exhibit 3-7 shows historical federal grant revenues to the left of the gray dotted line (2016), and projected revenues to the right. An average annual dollar amount is assumed in each year for this analysis. However, in reality these dollars will vary greatly from year to year and will likely resemble the trend of peaks and valleys shown in historical data. While using an annual average

KITSAP COUNTY
CAPITAL FACILITIES PLAN

does not fully represent the County’s future cash flow of grant dollars, it approximates how many total dollars will be received over the study period.

The revenue drop in 2026 is due to the assumed incorporation of the Silverdale UGA, which would reduce population in unincorporated county. Since this model assumes that grant revenue amounts are proportionate to the population, the grant revenues drop when the population drops. The dotted line represents estimated future revenues if Silverdale did not incorporate and the current boundaries stayed the same.

Exhibit 3-7. Kitsap County Federal Transportation Grant Revenues Allocated for Capital Projects (1995 – 2036 in YOES)



Source: Kitsap County, 2015; BERK, 2016.

Exhibit 3-8 shows estimated total federal grant revenues in two subtotal periods as well as for the entire 2016-2036 planning period.

Exhibit 3-8. Projected Federal Transportation Grant Revenues for Capital Projects (2016 – 2036 in YOES)

Federal Transportation Grants	Subtotal 2016-2021	Subtotal 2022-2036	Total 2016-2036
Estimated Revenues	\$9,240,000	\$32,700,000	\$41,940,000

Source: Kitsap County, 2015; BERK, 2016.

Total Estimated Transportation Revenues

Exhibit 3-9 shows total projected dedicated transportation revenues for Kitsap County for the planning period and two interim subtotal periods. The County currently has a 2015 fund balance of about \$20.7 million in the County road construction fund. These dollars are available for spending on transportation capital projects over the planning period, which is reflected in the final column of Exhibit 3-9. It is important to note that these totals include impact fee revenues, which have limitations described in the Transportation Impact Fees section above, including that they are limited to spending on projects that serve new development and must be spent within six years of collection.

**Exhibit 3-9. Projected Total Transportation Revenues Allocation for Capital (2016 – 2036 in
YOES)**

Total Transportation	Subtotal 2016-2021	Subtotal 2022-2036	Revenue Total 2016-2036	Total with 2015 Fund Balances
Estimated Revenues	\$47,280,000	\$132,790,000	\$180,070,000	\$ 200,781,130

Source: Kitsap County, 2015; BERK, 2016.

Parks**Parks Impact Fees**

Similar to the transportation impact fees described above, a County can impose impact fees on new residential developments to help fund capital parks projects to serve new development. Impact fees can be used to pay the proportional share that each development benefits from public facilities, but cannot be used to correct existing deficiencies. Parks impact fees may only be charged on developments in unincorporated areas of the county.

Impact fees can be used on development, site acquisition, or debt service for projects that serve a new development. Kitsap County currently imposes impact fees at the rates authorized in Kitsap County Code 4.110.210.

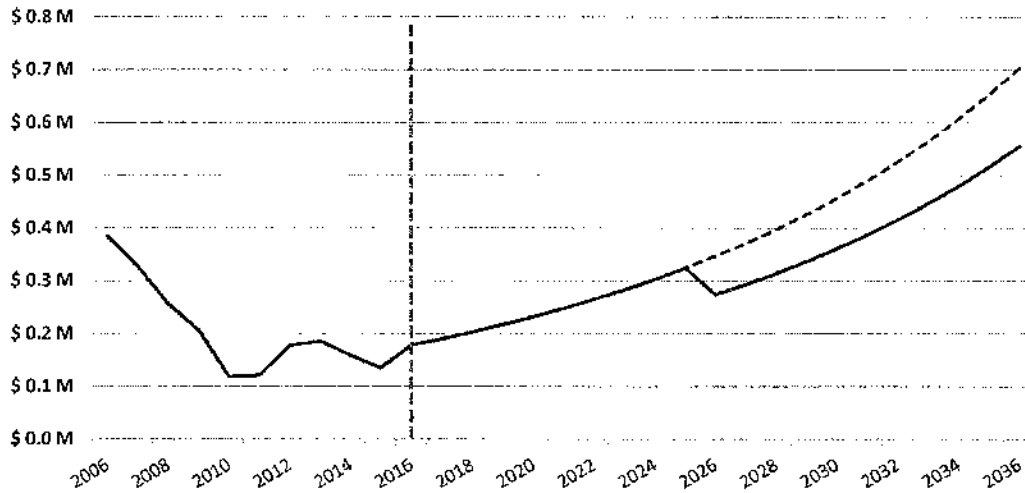
Assumptions. Since impact fees are related to new residential development, this analysis projects future revenues based on expected rates of new residential construction in the unincorporated area of the county. Historical revenues and construction levels were analyzed to understand the relationship between impact fees and new construction, and this relationship was used to project revenues going forward.

Over the last ten years (2006-2015) the County has received about \$1.50 in parks impact fees for every \$1,000 of new construction Assessed Value (AV) from unincorporated areas. To estimate these revenues going forward, this analysis holds a constant relationship of \$1.50 per \$1,000 new construction AV, with 3% annual increases. Total revenues will therefore change on pace with changes in the County's unincorporated population. As with transportation impact fees, this analysis does not assume any future rate adjustments, although rates are likely to be reviewed, and perhaps adjusted, by the County every few years based on future project needs.

Exhibit 3-10 shows historical park impact fee revenues to the left of the gray dotted line and estimated future revenues to the right.

The revenue drop in 2026 is due to the assumed incorporation of the Silverdale UGA, since impact fee revenues from new development in Silverdale would stop accruing to the County. The dotted line represents estimated future revenues if Silverdale did not incorporate and the current boundaries stayed the same.

Exhibit 3-10. Kitsap County Park Impact Fees (2006 – 2036 YOES)



Source: Kitsap County, 2015; Kitsap County Assessor, 2015; BERK 2016

Exhibit 3-11 shows future estimated park impact fee revenues for two subtotal time periods as well as for the entire 2016-2036 planning timeframe. Currently, the County is using park impact fee revenues to pay the debt service for capital bonds. Transfers from Conservation Futures Tax revenues also fund debt service. In total, about \$3.4 million of future park revenues is slated to go toward debt service payments that won't be retired until 2032. The remaining amount is available for future parks capital projects.

Exhibit 3-11. Kitsap County Park Impact Fee Revenues (2016 – 2036 YOES)

Parks Impact Fees	Subtotal 2016-2021	Subtotal 2022-2036	Total 2016-2036
Estimated Revenues	\$1,270,000	\$5,560,000	\$6,830,000
Amount Committed to Debt Service	\$1,263,270	\$2,098,000	\$3,361,270
Available Revenues	\$6,730	\$3,462,000	\$3,468,730

Source: Kitsap County, 2015; BERK, 2016.

Conservation Futures Tax

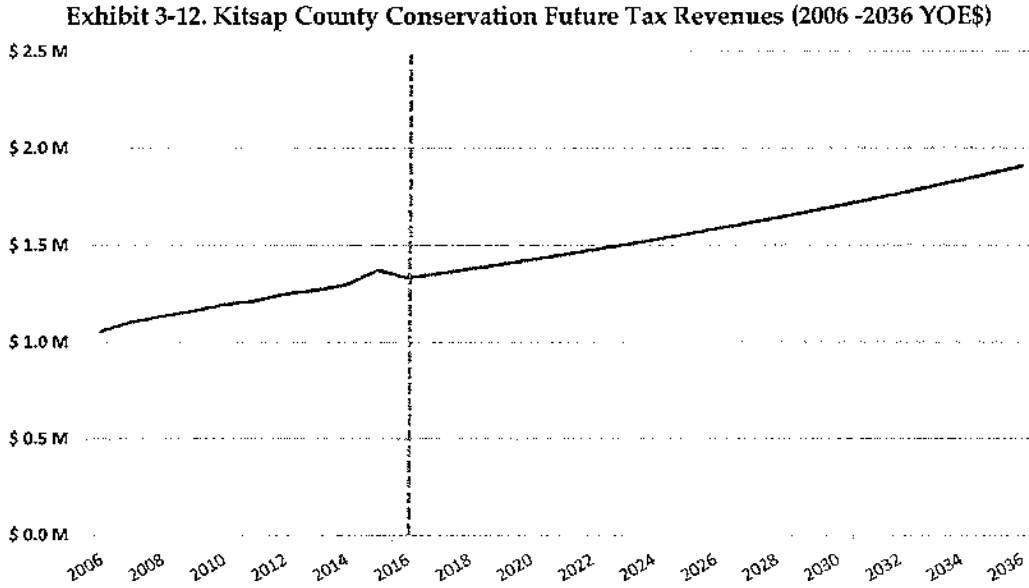
The Conservation Futures Tax is a property tax assessed on all taxable property in Kitsap County, in both incorporated and unincorporated areas. According to state laws (RCWs 84.34.210 and 84.34.220) revenues from this tax may be used for acquisition of open space land, farm and agricultural land, and timber land. This tax has become an important piece of Kitsap County's parks funding as it has remained fairly stable even as impact fee revenues have declined. However, much of this revenue is currently dedicated to paying off bonds that won't be retired until 2024.

As mentioned above, property tax revenues were significantly impacted by the passage of Initiative 747 in 2001, which limits property tax collections increases to 1.0% of the previous year's revenues plus new construction. In inflation-adjusted terms, revenues from property tax are actually declining, since the 1.0% allowable increase does not keep pace with inflation (which has averaged about 3.0% in the recent past) or with population growth.

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Assumptions. This analysis assumes assessed values will increase at 2.0% annually, which is in line with historical averages. The current levy rate for the conservation futures tax is \$0.048 per \$1,000 of assessed value countywide (Kitsap County Statement of Assessments, 2015). Because assessed value increases each year faster than 1.0%, while levy revenues are only allowed to increase at 1.0% plus new construction, the levy rate declines each year. Kitsap County is currently collecting the maximum revenue each year at its current rate, including the 1% growth. The only way it could receive additional revenues beyond what is projected below is to pass a voter-approved levy increase.

Exhibit 3-12 shows historical conservation futures tax revenues to the left of the dotted line and estimated future revenues to the right.



Source: Kitsap County, 2015; BERK, 2012.

Exhibit 3-13 shows estimated future revenues for the conservation futures tax for two subtotal time periods as well as the entire 2016-2036 planning timeframe. The County is currently using these revenues to pay debt service for capital bonds. In total, about \$7.3 million of projected conservation futures revenues is slated to go toward debt service payments through 2024. The remaining amount is available for future parks capital projects.

**Exhibit 3-13. Projected Kitsap County Conservation Futures Tax Revenues
(2016 – 2036 in YOES)**

Conservation Futures Tax	Subtotal 2016-2021	Subtotal 2022-2036	Total 2016-2036
Estimated Revenues	\$8,350,000	\$25,190,000	\$33,540,000
Amount Committed to Debt Service	\$5,187,979	\$2,097,469	\$7,285,448
Available Revenues	\$3,162,021	\$23,092,531	\$26,254,552

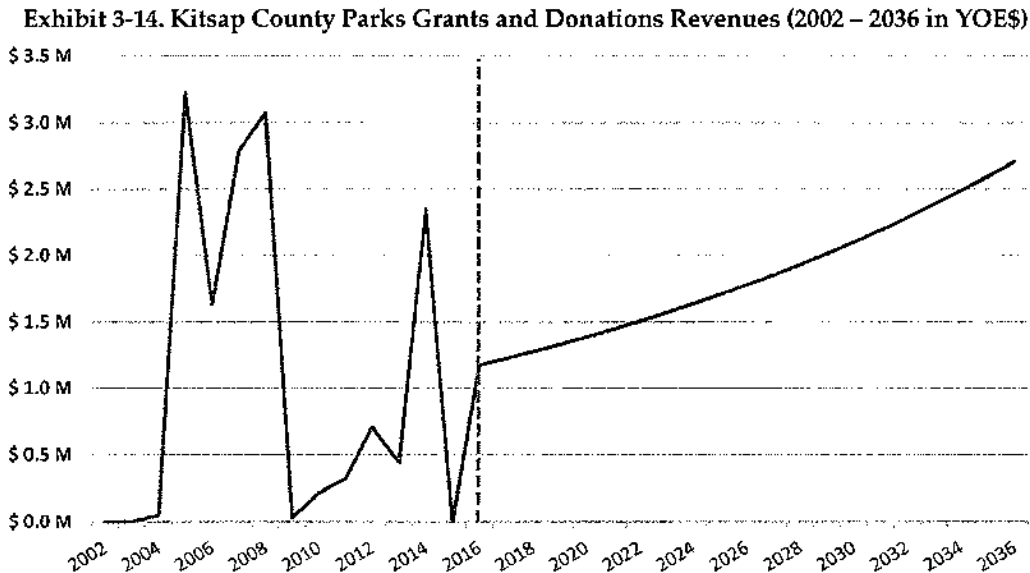
Source: Kitsap County, 2015; BERK, 2016.

Grants and Donations

Additional revenues for parks capital projects and acquisitions generally comes from state grants, federal grants, and donations. State grants, which usually come from the Washington State Recreation and Conservation Office, make up the largest of these three sources.

Assumptions. Because competition for grants is on a state or national level, this analysis estimates these revenues on a per capita basis on the assumption that over time a jurisdiction will generally receive its “fair share” of available grant revenues. Between 2002 and 2014, the County received about \$4.63 per capita in combined state and federal grant and donation revenues; this analysis estimates future average annual grants at \$4.50 per capita, with 3% annual increases.

Exhibit 3-14 shows historical revenues to the left of the dotted line and estimated future revenues to the right. An average annual dollar amount is assumed in each year for this analysis. However, in reality these dollars will vary greatly from year to year and will likely resemble the trend of peaks and valleys shown in historical data. While using an annual average does not fully represent the County’s future cash flow of grant dollars, it approximates how many total dollars will be received over the study period.



Source: Kitsap County, 2015; BERK, 2016.

Exhibit 3-15 summarizes the County’s projected parks grant and donation revenues in two subtotal time periods as well as for the entire 2016-2036 planning horizon.

Exhibit 3-15. Projected Kitsap County Parks Grants and Donations Revenues (2016 – 2036 in YOES)

Parks Grants and Donations	Subtotal 2016-2021	Subtotal 2022-2036	Total 2016-2036
Estimated Revenues	\$8,170,000	\$29,250,000	\$37,420,000

Source: Kitsap County, 2015; BERK, 2016.

Total Estimated Parks Revenues

Exhibit 3-16 shows total projected parks capital revenues for the planning period, including revenues from impact fees, conservation futures tax, grants, and donations. The County currently has a fund balance of about \$4.1 million in its two primary parks capital funds. These dollars, along with future revenues, are available for spending on parks capital projects over the planning period, resulting in an estimated \$67.2 million (shown in the final column of Exhibit 3-16).

**Exhibit 3-16. Projected Total Kitsap County Revenues Dedicated to Parks Capital Projects
(2016 – 2036 in YOES)**

Total Parks	Subtotal 2016-2021	Subtotal 2022-2036	Revenue Total 2016-2036	Total with 2015 Fund Balances
Estimated Revenues	\$17,450,000	\$61,490,000	\$78,940,000	\$79,091,987
Amount Committed to Debt Service	\$7,698,491	\$4,195,469	\$11,893,960	\$11,893,960
Available Revenues	\$9,751,509	\$57,294,531	\$67,046,040	\$67,198,027

Source: Kitsap County, 2015; BFRK, 2016.

Sewer**State Grants**

Kitsap County receives grants from the state to help fund sewer capital projects. These grants are project-specific and therefore do not occur on a regular basis. In the timeframe for which historical revenues were available for this analysis, 2006-2015, the County received capital sewer grants in three of the ten years. These grants varied in amount from less than \$0.2 million to over \$1 million. In 2015, the County was awarded a grant for \$4.6 million, with funds to be distributed in 2016. The grant is for the Yukon Harbor project, which will provide sewer service along Colchester Drive in Manchester to 121 homes that are currently on septic systems (Kitsap County, 2015; BHC Consultants, 2015).

Assumptions. Based on discussions with Kitsap County, recent grant revenues have been higher than historical averages, and higher than the County expects to receive going forward. The County has indicated that the most conservative estimate for projecting revenues over the next 20-years would be to account for no additional grant revenues. (Brown, 2015)

Sewer Hook-up Fees

Sewer hook-up fees (also known as newcomer's fees) are charged when a property owner wants to connect a property to an existing county sewage system. The logic behind the newcomer's fee is that it represents the new connection's proportionate share of future expansion of the major components of the existing sewage system. The amount of the fee varies based on the type of property and/or the number of dwelling units.

Hook-up fees for the majority of Kitsap County sewer service area residents are deposited into the non-capital Sewer Improvement Fund and only transferred for capital use when needed. According to County staff, there have been no transfers from the Improvement Fund to the Construction Fund since 2009, as a result of bonds sold in 2010 and 2015. Although there is currently \$5.5 million in the Improvement Fund that will be transferred to the Construction Fund

KITSAP COUNTY
CAPITAL FACILITIES PLAN

at some point, this analysis does not assume any transfers will occur since a policy does not exist. (Brown, 2015)

The only hook-up fees that are automatically allocated to capital are from newcomers in the City of Poulsbo; this revenue is deposited in the County’s sewer capital fund. Because of this, historical Poulsbo sewer fees are used as a basis for analysis of future capital revenue. (Brown, 2015)

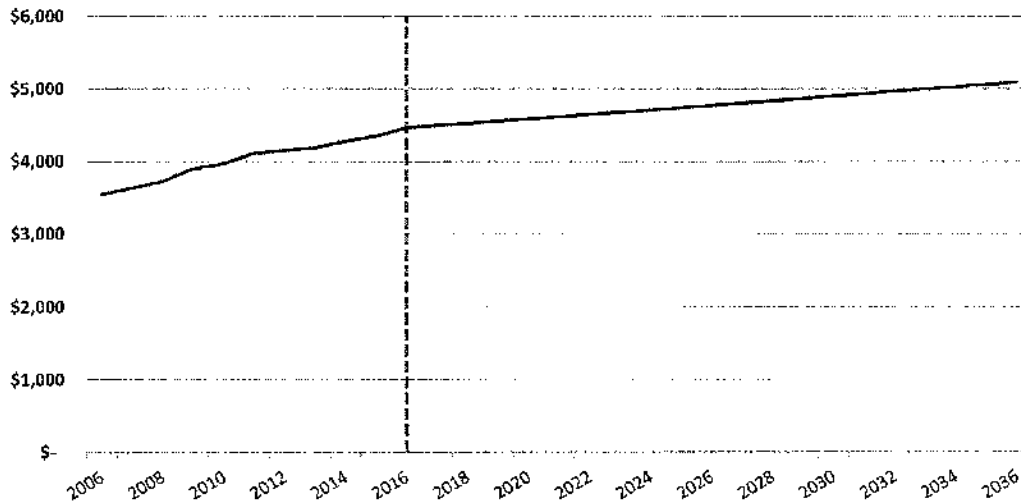
It is important to note that hook-up fees from the City of Poulsbo may only be used on projects that benefit sewer customers within the City of Poulsbo. Any sewer projects that do not benefit Poulsbo residents would need to be funded through transfers from non-dedicated capital funds.

Assumptions. Hook-up fees are generated by new sewer connections, which vary by the type of new development, as well as when existing properties require a new connection to the sewer system. Making assumptions about the rate of existing properties connecting to the sewer system is difficult. This analysis instead focuses on how new development relates to hook-up fees, since new developments represent the majority share of hook-up fees paid.

This analysis bases expected future revenues on the relationship between new housing development in the City of Poulsbo, as a proxy for total development activity, and the level of hook-up fees. Over the last ten years (2006-2015), the County has received around \$4,400 in hook-up fees per new housing unit within the city. This analysis conservatively assumes that around \$3,500 per new housing unit will be received in the future, and hook-up fees will grow in relation to housing growth in the City of Poulsbo.

Exhibit 3-17 shows historical hook-up fee revenues allocated for capital to the left of the dotted line and estimated future revenues to the right. This analysis estimates future revenues using an assumption of linear growth in households between 2016 and 2036. However, actual revenues in any given year may vary based on the type and amount of construction completed in that particular year and will likely exhibit peaks and valleys. Exhibit 3-17 estimates the annual average over the entire planning period.

**Exhibit 3-17. Kitsap County Sewer Hook-up Fees Allocated for Capital
(2006 – 2036 in YOES)**



Source: Kitsap County, 2015; BERK, 2016.

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Exhibit 3-18 summarizes total future estimated sewer hook-up fee revenues from the City of Poulsbo for the 2016-2036 planning period, and shows two subtotal periods.

Exhibit 3-18. Projected Sewer Hook-Up Fee Revenues Allocated for Capital (2016 – 2036 in YOES)

Sewer Fees	Subtotal 2016-2021	Subtotal 2022-2036	Total 2016-2036
Estimated Revenues	\$680,000	\$2,490,000	\$3,170,000

Source: Kitsap County, 2015; BERK, 2016.

Total Estimated Sewer Revenues

Utility funds operate as enterprises within the County structure, functioning much like private business entities. The Sewer Capital Fund relies primarily on rates to fund its capital program; the County periodically conducts comprehensive cost-of-service evaluation of its utilities to determine whether any adjustments to current rates are needed to ensure each customer pays their equitable share of sewer system costs. The results of this study are reflected in the customer utility rates. Additionally, the Sewer Capital Fund typically receives transfers from the Sewer Operating and Maintenance Fund, as well as developer contributions.

Exhibit 3-19 shows total estimated revenues available for sewer capital projects over the planning period, including both sewer hook-up fees and state grants. Additionally, the County currently has a fund balance in its sewer capital fund. These dollars are also available to cover planned sewer projects during the 2016-2036 time period.

**Exhibit 3-19. Total Projected Sewer Revenues Allocated for Capital
(2016 – 2036 in YOES)**

Total Sewer	Subtotal 2016-2021	Subtotal 2022-2036	Revenue Total 2016-2036	Total with 2015 Fund Balances
Estimated Revenues	\$5,240,000	\$2,490,000	\$7,730,000	\$ 26,535,757

Source: Kitsap County, 2015; BERK, 2016.

Stormwater Management

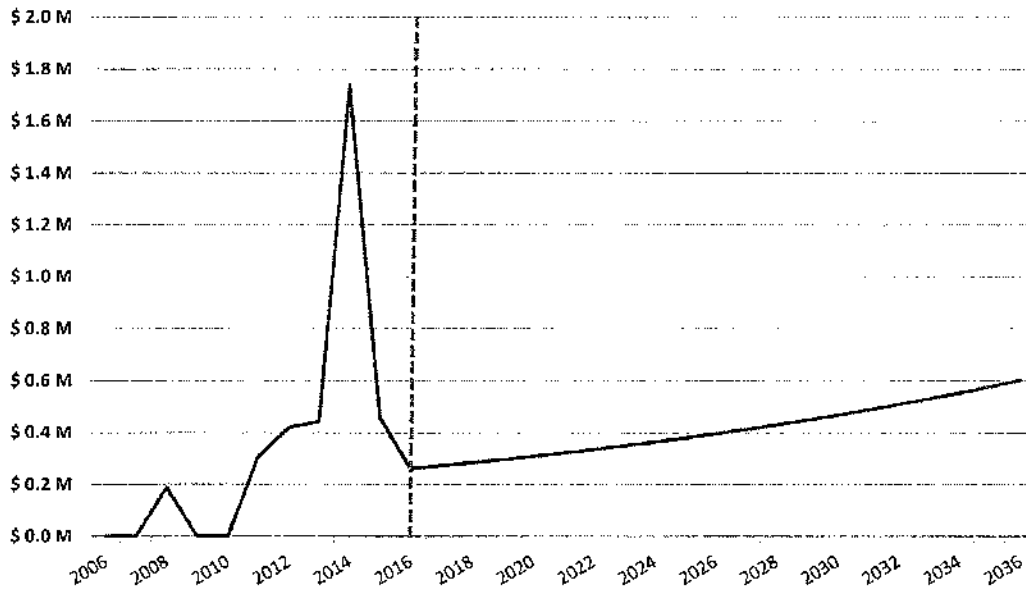
State and Federal Grants

The County receives state and federal grants to support specific Stormwater Management (Stormwater) capital projects. From the historical data available for this analysis, the County received grant funds in five of the past ten years.

Assumptions. Over the last ten years (2006 – 2015), annual per capita grant revenues for surface and stormwater management have been about \$1.39 per capita. As a conservative assumption, expected revenues for Stormwater grants are estimated at \$1.00 per capita annually, growing at an estimated future inflation rate of 3.0%.

Exhibit 3-20 shows historical Stormwater grants to the left of the dotted line and estimated future revenues to the right. An average annual dollar amount is assumed in each year for this analysis. However, in reality these dollars will vary greatly from year to year and will likely resemble the trend of peaks and valleys shown in historical data. While using an annual average does not fully represent the County's future cash flow of grant dollars, it approximates how many total dollars will be received over the study period.

Exhibit 3-20. Kitsap County Surface and Stormwater Management Grant Revenues (2006 – 2036 in YOES)



Source: Kitsap County, 2015; BERK, 2016.

Exhibit 3-21 summarizes projected revenues for the planning period as well as two subtotal time periods.

Exhibit 3-21. Projected Surface and Stormwater Management Grant Revenues (2016 – 2036 in YOES)

Stormwater Grants	Subtotal 2016-2021	Subtotal 2022-2036	Total 2016-2036
Estimated Revenues	\$1,750,000	\$6,840,000	\$8,590,000

Source: Kitsap County, 2015; BERK, 2016.

Surface and Stormwater Management Fees

The County charges Stormwater fees to those served by or receiving benefits from County drainage facilities or contributing to surface water runoff within the County. Rates are based on the current use of a property (such as residential, commercial, or roadway) as well as the size of the establishment in terms of square footage, number of dwelling units, or impervious surface area.

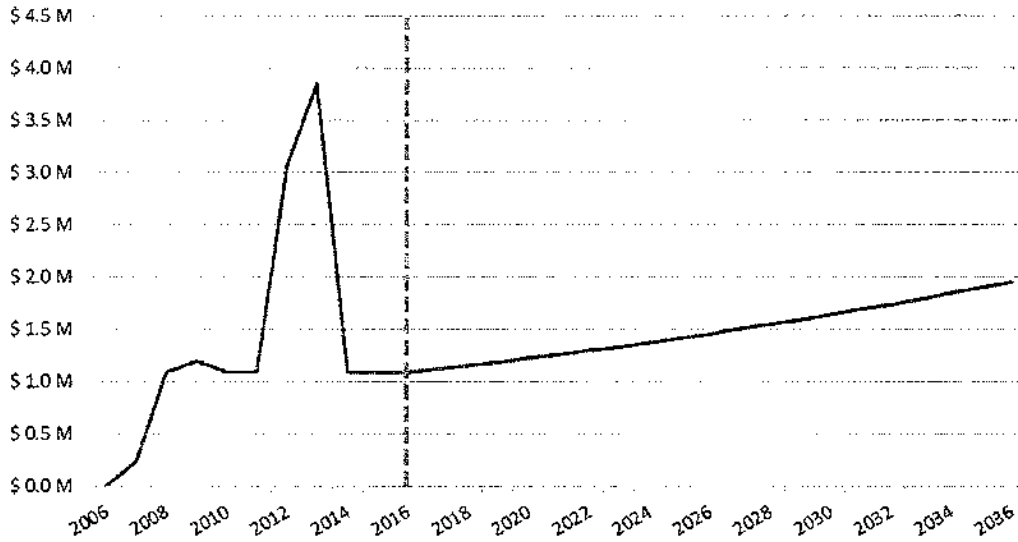
Stormwater fee revenues can be used for both operations and maintenance of Stormwater facilities as well as Stormwater capital projects. The amount of fee revenue that goes into the Stormwater capital funds is based on County policy.

Assumptions. Based on conversations with staff, the County currently allocates about \$1.1 million per year of its Stormwater rate revenues into its Stormwater capital funds: \$850,000 into the Stormwater Program Capital Fund and \$230,000 into the Stormwater Asset Replacement Fund. This analysis assumes that this level of fee contribution to capital projects will continue and will increase at about 3.0% annually due to inflation and rate increases.

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Exhibit 3-22 shows historical revenues allocated for capital to the left of the dotted line and estimated future revenues to the right. The County began transferring \$230,000 per year into the Stormwater Asset Replacement Fund beginning in 2007 and added \$850,000 per year to the Stormwater Program Capital Fund beginning in 2008.

Exhibit 3-22. Kitsap County Surface and Stormwater Management Fee Revenues Allocated to Capital (2006 – 2036 in YOES)



Source: Kitsap County, 2015; BERK, 2016.

Exhibit 3-23 summarizes total estimated fee revenues allocated for capital for 2016 - 2036 as well as two interim summary time periods.

Exhibit 3-23. Projected Kitsap County Surface and Stormwater Management Fee Revenues Allocated to Capital (2016 – 2036 in YOES)

Stormwater Fees	Subtotal 2016-2021	Subtotal 2022-2036	Total 2016-2036
Estimated Revenues	\$7,010,000	\$24,060,000	\$31,070,000

Source: Kitsap County, 2015; BERK, 2016.

Total Estimated Surface and Stormwater Management Revenues

Utility funds operate as enterprises within the County structure, functioning much like private business entities. The Surface and Stormwater Capital Fund relies primarily on rates to fund its capital program; the County periodically conducts comprehensive cost-of-service evaluation of its utilities to determine whether any adjustments to current rates are needed to ensure each customer pays their equitable share of surface and stormwater system costs. The results of this study are reflected in the customer utility rates. Additionally, the Sewer Capital Fund typically receives transfers from the Sewer and Stormwater Operating and Maintenance Fund, as well as developer contributions.

Exhibit 3-24 shows total projected Stormwater capital revenues for the planning period, including state and federal grants and management fees. The County currently has a starting fund balance

KITSAP COUNTY
CAPITAL FACILITIES PLAN

of about \$2.6 million between its two primary Stormwater capital funds. These funds are available for capital projects over the planning period, as reflected in Exhibit 3-24.

Exhibit 3-24. Projected Total Kitsap County Revenues Allocated to Stormwater Capital Projects (2016 – 2036 in YOES)

Total Stormwater Management	Subtotal 2016-2021	Subtotal 2022-2036	Revenue Total 2016-2036	Total with 2015 Fund Balances
Estimated Revenues	\$8,750,000	\$30,890,000	\$39,640,000	\$ 42,280,020

Source: Kitsap County, 2015; BERK, 2016.

3.4 General Capital Revenues

Real Estate Excise Tax

Real Estate Excise Tax (REET) revenues are collected upon the sale of real property and must be expended on capital projects. Since REET is based on the total value of real estate transactions in a given year, the amount of REET revenues a county receives can vary substantially from year to year based on fluctuations in the real estate market. During years when the real estate market is active, revenues are high, and during softer real estate markets, revenues are lower.

Counties have the ability to impose up to two REET levies, REET I (the first 0.25%), and REET II (the second 0.25%), for a total tax of 0.5% of total assessed value. REET I and REET II revenues must be spent on capital projects that are listed in a county's current capital facilities plan. The definition of capital facilities, according to RCW 82.46.010 is:

those public works projects of a local government for planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of streets; roads; highways; sidewalks; street and road lighting systems; traffic signals; bridges; domestic water systems; storm and sanitary sewer systems; parks; recreational facilities; law enforcement facilities; fire protection facilities; trails; libraries; administrative and judicial facilities...

In addition to the above guidelines, REET II is further restricted, as it may not be spent on recreational facilities, law enforcement facilities, fire protection facilities, trails, libraries, or administrative or judicial facilities. (RCW 82.46.035)

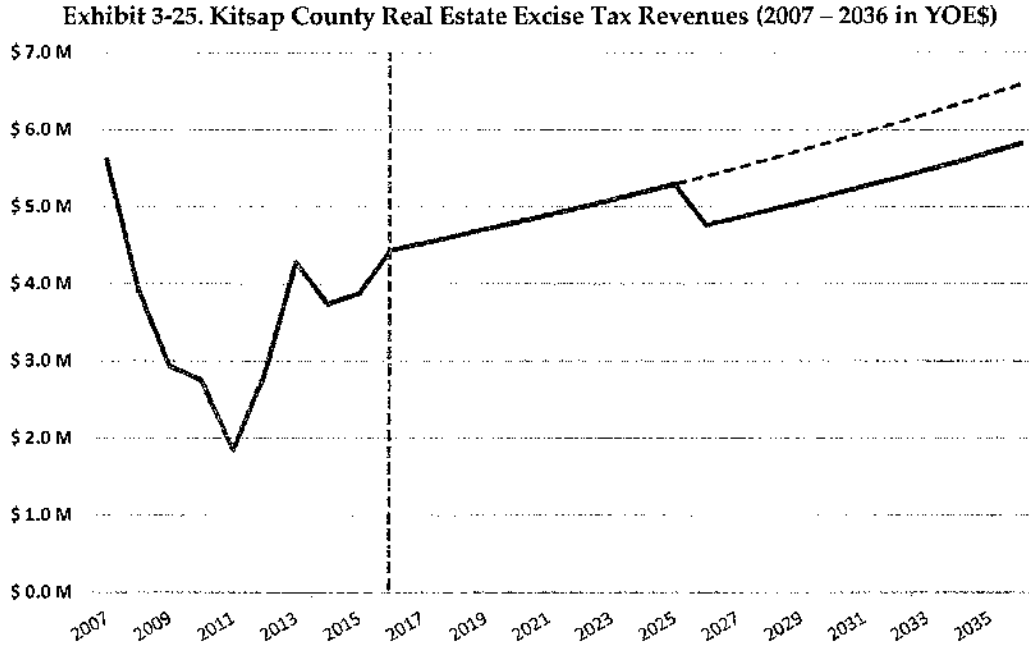
It is up to the discretion of each jurisdiction to choose how to devote REET funds within the above parameters. Kitsap County is currently spending all of its REET revenues on bond payments to which the revenues are already committed. This analysis assumed that the County would not have any significant REET funds to spend for other capital purposes until 2016.

Assumptions: Because REET dollars are directly related to the sale of real estate, this analysis assumes an annual turnover rate of 5.0% for residential properties and 3.5% for commercial properties.

Because REET revenues must be used for capital projects, this analysis assumes all REET revenues beyond those committed to existing bond payments are available for the capital projects discussed in this plan. Exhibit 3-25 shows historical REET revenue to the left of the gray dotted line, and projected revenues to the right. This analysis projects that the County will not see REET revenues similar to those collected in 2007 until around 2020.

KITSAP COUNTY
CAPITAL FACILITIES PLAN

The revenue drop in 2026 is due to the assumed incorporation of the Silverdale UGA, which would reduce total assessed value in unincorporated Kitsap County, and therefore the amount of tax collected on that value. The dotted line represents estimated future revenues if Silverdale did not incorporate and the current boundaries stayed the same.



Source: Kitsap County, 2015; BERK, 2016.

Exhibit 3-26 shows estimated total REET revenues in two subtotal time periods as well as for the entire 2016-2036 planning timeframe. The REET account currently has a total fund balance (REET I and REET II) of about \$3.2 million, which is also available for general capital spending during the planning period. Additionally, some REET revenues, especially in the six-year period, are dedicated to paying off existing debt service payments and are not available for future projects.

Exhibit 3-26. Projected Kitsap County Real Estate Excise Tax Revenues (2016 – 2036 in YOES)

REET	Subtotal 2016-2021	Subtotal 2022-2036	Revenue Total 2016-2036
Estimated Revenues	\$27,980,000	\$78,570,000	\$106,550,000
Amount Committed to Debt Service	\$18,350,472	\$25,894,134	\$44,244,607
Available Revenues	\$9,629,528	\$52,675,866	\$62,305,393

Source: Kitsap, 2015; BERK, 2016.

3.5 Total Capital Revenues

Exhibit 3-27 summarizes projected total capital revenues available over the planning period, including fund balances.

**Exhibit 3-27. Projected Total Kitsap County Capital Revenues
(2016 – 2036 in YOES)**

Total Capital Revenues	Subtotal 2016-2021	Subtotal 2022-2036	Revenue Total 2016-2036	Total with 2015 Fund Balances
Estimated Revenues	\$106,700,000	\$306,230,000	\$412,930,000	\$459,222,859
Amount Committed to Debt Service	\$26,048,964	\$30,089,603	\$56,138,567	\$56,138,567
Available Revenues	\$80,651,036	\$276,140,397	\$356,791,433	\$403,084,292

Source: Kitsap County, 2015; BERK, 2016.

3.6 Potential Policy Options and Other Funding Sources

This section describes policy and funding options available to the County outside of the dedicated revenues listed above. The options listed are not necessarily being considered by the County today, but are included to show a range of options available to the County.

Adjusting Policies for Non-allocated Revenue Streams

The County has some revenue streams that it is not required to use on capital that are currently either (1) being used partially for capital and partially for operations or (2) not being used for capital at all. If the County experiences a shortfall in the revenues it has allocated for capital sources, which are described in the sections above, it could consider changing its policies to create additional or larger capital revenue streams. However, any increase in the portion of these revenues dedicated to capital would need to be balanced against the County's existing operations and maintenance needs. Revenue streams the County could consider allocating to capital include:

- **Solid Waste.** In previous years, the County has regularly transferred about \$300,000 per year into the solid waste capital fund from solid waste fees. The County put this practice on hold beginning in 2010 because it had built up a solid waste fund balance to cover near-term solid waste projects. According to staff, the County anticipates having a minimum balance of between \$0.5 million and \$1.0 million in the fund at the end of 2016 (Brown, 2015). If the County chooses, it could resume operating transfers to fund additional solid waste projects as needed.
- **Stormwater Fees.** The County currently has a set practice of transferring \$850,000 of Stormwater fee revenues into the Stormwater program capital fund and \$230,000 worth of Stormwater fee revenues into the Stormwater asset replacement fund each year. The County could increase its fee revenue transfers to provide additional capital revenues.
- **County Road Levy.** The County does not currently dedicate any County road property tax levy revenues toward capital projects. However, this revenue is sometimes used to fund construction on an as-needed basis through operating transfers to the County road construction fund. The County could institute a policy of allocating a certain percent of road levy revenues to capital projects to create a more stable capital transportation revenue source.

Local/Road Improvement Districts

If the County needs additional capital funds, it could consider creating a Local Improvement District (LID) or Road Improvement District (RID). Under these programs, the County has the statutory authority to create a new taxing district. Within these districts, the County may levy an additional property tax (excess levy) to cover debt service payments on the sale of bonds purchased to finance projects within the district. Revenues may only be applied to local, clearly-defined areas in which the land owners being assessed the additional tax receive a benefit from the funded projects. LIDs may be used for water, sewer, and stormwater projects. RIDs may only be used to fund road and street improvements.

Transportation Benefit District

Counties may form transportation benefit districts (TBDs) to acquire, construct, improve, provide, or fund transportation improvements within the defined district. TBDs have a number of revenue options to raise money to fund these improvements:

- Annual vehicle fee up to \$50 (new legislative change as of July 2016). This fee does not require voter approval, although the County may place it on the ballot if it would like an advisory vote or as an actual requirement of imposition. This fee can either be assessed countywide (on both incorporated and unincorporated areas) or in a district that only includes the unincorporated areas of the county. To assess the fee within incorporated areas, there are legal requirements about the percent of cities and population that must approve the fee.
- Transportation impact fees on commercial and industrial buildings. Residential buildings are excluded. In addition, a county or city must provide a credit for a commercial or industrial transportation impact if the respective county or city has already imposed a transportation impact fee.
- Additional voter-approved revenue options. The County can, with voter approval, institute an annual vehicle license fee of up to \$100 per vehicle or a sales tax up to 0.2 percent within the TBD. The TBD sales tax can be imposed in an area that is smaller than countywide and also sunsets after 10 years unless funds are used to retire debt on bonds used to fund improvements.

Tax Increment Financing Tools

Tax increment financing (TIF) allows cities, counties, and port districts to create special districts (tax increment areas) to finance public infrastructure and help incentivize economic development and redevelopment of blighted neighborhoods. Once created, the existing tax base within the tax increment area is frozen. Property taxes continue to be paid, but taxes derived from increases in assessed values (the tax increment) resulting from new development either go into a special fund created to retire bonds issued to fund public infrastructure or to fund infrastructure on a pay-as-you-go basis.

In Washington State, the Community Revitalization Financing (CRF) program is the only current TIF program available to counties. The State also offers two additional TIF programs that include state matching funds, but are currently closed to new applicants as they are pending additional state funding.

3.7 Projected Project Funding

Six-Year Projected Funding and Cost Comparison

The purpose of this section is to compare Kitsap County's dedicated capital facilities revenue sources with its planned project costs for the six-year planning horizon of 2016-2021 to understand the difference between near-term future dedicated capital revenues and planned future costs. In Kitsap County, future capital costs are generally larger than future dedicated capital revenues. This trend is seen in most counties and cities throughout Washington State, given the structural and legal limitations on capital funding sources.

Understanding the magnitude of this difference can help the County plan for ways to fill in the gap through other funding methods, such as operating transfers or bonds.

Estimated Project Costs

The capital project costs shown in Exhibit 3-28 are taken from each county service provider's individual capital facilities plan for the six-year planning period (2016-2021) and estimated costs for the six-year period (2016-2021). Costs were adjusted from current year dollars to Year of Expenditure dollars (YOES) using an assumed annual inflation rate of 3.0% to align with the revenue projections presented above.

Exhibit 3-28. Estimated Capital Project Costs by Category (2016 – 2021 in YOES)

Project Costs	Subtotal 2016-2021
Parks	\$11,392,298
Sewer	\$79,230,041
Solid Waste	\$5,756,438
Stormwater	\$16,993,516
Transportation	\$83,108,907
Total	\$196,481,199

Note: Year-by-year sewer costs for 2016 – 2026 were estimated from the 1-3 year and 4 – 6 year periods in the project list in Exhibit 4-109. The year-by-year cost estimates were then escalated for inflation and rolled back up to the 6-year project period.

Source: Kitsap County, 2015; BERK, 2016; BHC Consultants, 2015.

Six-Year Capital Cost and Revenue Comparison by Facility Type

Exhibit 3-29 through Exhibit 3-34 show how planned project costs compare to dedicated capital revenue sources for the six-year planning period (2016-2021). The revenues and costs are both presented in year of expenditure dollars (YOES).

These exhibits identify the difference between planned costs and projected dedicated revenues in the near-term, including existing fund balances in capital project funds. It is important to note that for all of the departments and service providers identified, their six-year capital plans have been balanced using non-dedicated revenue sources or bonds. These mechanisms are summarized after each exhibit.

**Exhibit 3-29. Estimated Transportation Dedicated Capital Revenues and Costs
(2016 – 2021 in YOES\$)**

Transportation	2016 - 2021
Dedicated Transportation Fund Revenues	\$47,280,000
2015 Transportation Fund Balance	\$20,711,130
TOTAL TRANSPORTATION FUNDS AVAILABLE	\$67,991,130
Capital Transportation Costs	\$83,108,907
Estimated Dedicated Funding Surplus/(Deficit)	\$(15,117,777)

Source: Kitsap County, 2015; BERK, 2016.

Although there is a difference between future dedicated transportation capital revenues and estimated capital costs for the planning period, the six-year adopted Transportation Improvement Program (TIP) has been balanced through the use of multiple revenue sources, including local funds, impact fees, and state and federal funds.

Exhibit 3-30. Estimated Parks and Recreation Dedicated Capital Revenues and Costs (2016 – 2021 in YOES\$)

Parks <i>(excluding amount committed to debt service)</i>	2016 - 2021
Dedicated Parks Fund Revenues	\$17,450,000
2015 Parks Fund Balance	\$4,095,032
TOTAL PARKS FUNDS AVAILABLE	\$21,545,032
Capital Parks Costs	\$11,392,298
Estimated Dedicated Parks Funding Surplus/(Deficit)	\$10,152,734

Note: There are no project costs specific to years 2022 through 2036 currently available.

Source: Kitsap County, 2015; BERK, 2016.

Although there is a difference between future capital costs and dedicated capital revenues for the planning period, the adopted Parks CIP creates a balanced plan through the use of other funding mechanisms, including partnerships and bonds. Transfers from Conservation Futures Tax revenues also fund debt service for parks.

**Exhibit 3-31. Estimated Stormwater Management Dedicated Capital Revenues and Costs
(2016 – 2021 in YOES\$)**

Surface and Stormwater Management	2016 - 2021
Dedicated Stormwater Fund Revenues	\$8,750,000
2015 Stormwater Fund Balance	\$2,640,020
TOTAL STORMWATER FUNDS AVAILABLE	\$11,390,020
Capital Stormwater Costs	\$16,993,516
Estimated Dedicated Stormwater Funding Surplus/(Deficit)	\$(5,603,496)

Note: There are no project costs specific to years 2022 through 2036 currently available.

Source: Kitsap County, 2015; BERK, 2016; BHC Consultants

The six-year Stormwater CIP makes up for the difference between dedicated capital revenues and costs by using stormwater utility funds and targeted grant applications to augment its dedicated

KITSAP COUNTY
CAPITAL FACILITIES PLAN

revenue sources. More detail on revenue sources for planned Stormwater projects and project-specific revenue sources can be found in Section 4.7.

**Exhibit 3-32. Estimated Sewer Dedicated Capital Revenues and Costs
(2016 – 2021 in YOES)**

Sewer	2016 - 2021
Dedicated Sewer Fund Revenues	\$5,240,000
2015 Sewer Fund Balance	\$18,805,757
TOTAL SEWER FUNDS AVAILABLE	\$24,045,757
Capital Sewer Costs	\$79,230,041
Estimated Dedicated Sewer Funding Surplus/(Deficit)	\$ (55,184,284)

Note: Year-by-year sewer costs for 2016 – 2026 were estimated from the 1-3 year and 4 – 6 year periods in the project list in Exhibit 4-109. The year-by-year cost estimates were then escalated for inflation and rolled back up to the 6-year project period.

Source: Kitsap County, 2015; BERK, 2016; BHC Consultants, 2015; Kitsap County Sewer Revenue Bonds Presentation, 2015.

Although the difference between future dedicated capital revenues and costs is large, the County has developed a funding plan that balances its six-year sewer CIP through the planned use of revenue bonds. The sewer costs and revenues analyzed in Exhibit 3-32 include those costs and revenues under the Preferred Alternative.

**Exhibit 3-33. Estimated Solid Waste Dedicated Capital Revenues and Costs
(2016 – 2021 in YOES)**

Solid Waste	2016 - 2021
Dedicated Solid Waste Fund Revenues	\$0
2015 Solid Waste Fund Balance	\$750,000
UNASSIGNED SOLID WASTE FUNDS AVAILABLE	\$750,000
SOLID WASTE FUNDS AVAILABLE TO LANDFILL CLOSURE	\$11,006,712
Non-Landfill Closure Capital Solid Waste Costs	\$4,849,743
Costs related to Landfill Closures	\$906,695
Estimated Total Dedicated Solid Waste Funding Surplus/(Deficit)	\$6,000,274
Estimated Non-Assigned Dedicated Solid Waste Funding Surplus/(Deficit)	\$(4,099,743)

Note: There are no project costs specific to years 2022 through 2036 currently available. There is a \$10 million surplus for 6-year landfill closure and no surplus for 6-year capacity project capital spending.

Source: Kitsap County, 2015; BERK, 2016.

The County has balanced its six-year solid waste CIP by planning to transfer tipping fee revenues to the solid waste capital fund and its Hansville and Olalla Landfill Post Closure Funds to fill in the difference between its future costs and dedicated revenue sources.

Six-Year Capital Cost and Revenue Comparison – All County Facilities**Exhibit 3-34. Estimated General Capital Dedicated Revenues and Costs
(2016 – 2021 in YOES)**

General Capital Funds (excluding amount committed to debt service)	2016 - 2021
General Capital Revenue	\$27,980,000
2015 General Capital Fund Balance	\$3,233,965
TOTAL GENERAL CAPITAL FUNDS AVAILABLE	\$31,213,965
General Capital Costs	\$0
Estimated Dedicated General Capital Funding Surplus/(Deficit)	\$ 31,213,965
TOTAL DEDICATED CAPITAL FUNDS*	\$156,935,904
TOTAL CAPITAL NEED**	\$195,574,504
TOTAL DEDICATED CAPITAL FUNDING SURPLUS/(DEFICIT)	\$ (38,638,600)

*Total dedicated capital funds include projected revenues for all services provided by the County.

Source: Kitsap County, 2015; BERK, 2012, 2016; BHC Consultants, 2015.

As shown in Exhibit 3-34, the total shortfall between the County's estimated six-year capital costs and projected six-year dedicated capital revenues is approximately \$38.6 million. Funds available include about \$31 million in general capital funds that can be spent on any type of capital project.

This variance represents the structural difference between incoming dedicated capital revenues and planned capital expenditures over the six-year planning period, and does not reflect the County's likely future cash flow or ability to pay. The County has tools beyond its dedicated revenue streams with which to fund capital projects, such as reprioritization of operating revenues and its unused debt capacity.

The largest of the current difference is from sewer capital costs, which the County plans to bond for. The County's unused long-term debt capacity is about \$583 million, including \$311 million of non-voted capacity and \$272 million of voted capacity (Kitsap County 2015 Budget Book, 2015). This available bonding capacity far exceeds the costs presented above. Therefore, it would be possible to issue bonds to cover the deficits shown if revenue does not increase, expenses do not decrease, or programs are not reprioritized.

3.8 Other Service Providers

For service providers other than Kitsap County we have presented general funding information for each type of service in the sections below. For review of the specific funding sources for each provider we have relied on the most current CFP available for that provider. Information has been supplemented via personal communication with provider representatives where possible.

4.0 SERVICE AREA AND INFRASTRUCTURE DETAIL



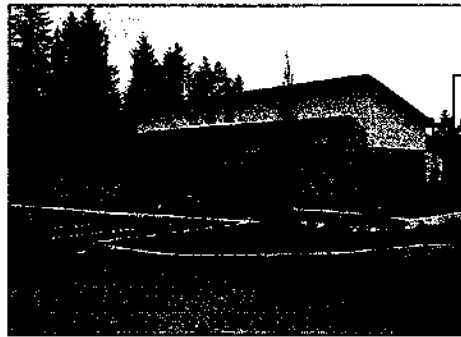
4.1 Administration: Public Buildings

Overview

Kitsap County's public buildings, which include government administrative offices, courtrooms, juvenile justice, maintenance facilities, and community centers, serve the county as a whole, including incorporated and unincorporated populations.



Kitsap County Administration Building
www.wbdg.org



Kitsap County Coroner's Office

Inventory of Current Facilities

Exhibit 4-1 shows the location and size of each public building. The 2015 inventory shows that the County has approximately 193,350 square feet of administrative courthouse campus space, 106,417 square feet of administration space, 69,560 square feet of buildings serviced by parks space, 89,456 square feet of maintenance facilities, and 50,850 square feet of community centers space. In total, Kitsap County has approximately 509,633 square feet of public building space.

KITSAP COUNTY
CAPITAL FACILITIES PLAN**Exhibit 4-1. County Public Buildings: Current Facilities Inventory (2015)**

Facility	Location	Size (Sq Ft)
Administrative Courthouse Campus		
Courthouse (includes 4 district and 7 superior) courtrooms)	614 Division Street, Port Orchard	105,000
Bullard Building		8,000
New Administration Building	619 Division Street, Port Orchard	80,350
Total Administrative Courthouse Campus		193,350
Corrections Facility		
Juvenile Jail Facility		35 beds
Total Corrections Facility		35 beds
Other Administrative Facilities		
Child Support*	730 Prospect, Port Orchard (Leased Building)	6,400
Public Works Annex	8600 SW Imperial Way, Port Orchard	44,978
Kingston Precinct/Commissioners**	26076 Illinois Avenue NE, Kingston (Leased)	1,200
KITZ Building - BKAT	7266 Tibardis Rd, Bremerton	2,000
Coroner/Morgue	5010 Linden, Bremerton	8,459
Recovery Center	1975 Fuson Road, Bremerton	13,000
CenCom & DEM***	5050 Linden, Bremerton	24,680
SAU Building	715 Sidney	5,700
Total Administration		106,417
Buildings Serviced by Parks		
Parks and Recreation Administration Office	1201 NW Fairgrounds Road, Bremerton	8,000
Fair Administration Office	1300 NW Fairgrounds Road, Bremerton	2,560
Fairgrounds Pavillion	1200 NW Fairgrounds Road, Bremerton	39,000
Presidents' Hall	1250 NW Fairgrounds Road, Bremerton	20,000
Total Buildings Serviced by Parks		69,560
Maintenance Facilities		
General Facilities Maintenance	717 Taylor Street, Port Orchard	7,900
Public Works Maintenance	1971 Seabeck Rd NE	38,697
Public Works Maintenance	2339 Cedar Road SW	21,495
Public Works Maintenance	301 Berndt Road NE	21,364
Total Maintenance Facilities		89,456
Community Centers		
Givens Community Center	1026 Sidney Avenue, Port Orchard	46,850
Kingston Community Center	11212 State Hwy 104, Kingston	4,000
Total Community Centers		50,850
Total Public Buildings		509,633

Notes:

*Private building.

** Buildings are privately owned, and rented by County staff.

***Although CenCom is officially a County Department, it essentially operates as a separate entity and is operationally guided by a Policy Board consisting of County Commissioners, Mayors, and Fire Commissioners. Its building is managed and funded separately from Facilities Maintenance Capital Improvement Plans (CIP's). DEM has been historically housed with CenCom.

Source: Personal Communication with Bud Harris, Director of Kitsap County Department of Information Services, 2015; BERK, 2016.

Level of Service Analysis

County Administration Buildings

The County's Level of Service (LOS) for County Administration buildings is 952 square feet per 1,000 countywide population. This level was adopted in the 2012 Capital Facilities Plan Update and reflected a decrease from the previous LOS. Currently, the County has a deficit in County administration space, as shown in Exhibit 4-2. However, the County has been moving towards a more lean administration process, with the adoption of Six Sigma tools, backing up data to the cloud rather than keeping physical files, and flextime and telecommuting options for workers. A portion of the recent budget's requisition process included a study to consider how best to use County administration space.

Exhibit 4-2. County Administration Buildings: LOS Requirements Analysis

Time Period	Kitsap Countywide Population	Square Feet Needed to Meet LOS Standard	Current Square Feet Available	Net Reserve or Deficit
Current LOS Standard = 952 square feet per 1,000 population				
2015	258,200	245,806	106,417	(139,389)
2021 Preferred Alternative	278,691	265,314	106,417	(158,897)
2036 Preferred Alternative	333,053	317,067	106,417	(210,650)

Source: Personal Communication with Bud Harris, Director of Kitsap County Department of Information Service, 2015; BERK, 2016.

To address future LOS deficiencies, the County can lower its LOS standards to reflect space efficiencies, as shown in Exhibit 4-3.

Exhibit 4-3. Potential LOS Adjustments for County Administration Buildings

Alternative	Target LOS	Estimated Deficiency	LOS Needed to Address Deficiency (Sf/ 1000 people)
2015	952 square feet per 1,000 population	(139,389)	412
2021 Preferred Alternative	952 square feet per 1,000 population	(158,897)	382
2036 Preferred Alternative	952 square feet per 1,000 population	(210,650)	320

Source: Kitsap County, 2015; BERK, 2016.

County Maintenance Facilities

The LOS for County Maintenance Facilities is 109 square feet per 1,000 population. Currently and within the 6-year and 20-year planning periods, the County will be able to meet the County Maintenance Facility LOS standard, as shown in Exhibit 4-4. To be efficient with public funds, the County has outsourced its custodial services to a private company

Exhibit 4-4. LOS Requirements Analysis – County Maintenance Facilities

Time Period	Kitsap Countywide Population	Square Feet Needed to Meet LOS Standard	Current Square Feet Available	Net Reserve or Deficit
Current LOS Standard = 109 square feet per 1,000 population				
2015	258,200	28,144	89,456	61,312
2021 Preferred Alternative	278,691	30,377	89,456	59,079
2036 Preferred Alternative	333,053	36,303	89,456	53,153

Source: Personal Communication with Bud Harris, Director of Kitsap County Department of Information Service, 2015; BERK, 2016.

County District Courtrooms

The LOS for County District Courtrooms is currently 0.012 courtrooms per 1,000 population. As shown in Exhibit 4-5, the County will not have a reserve of district courtrooms in 2036 and may need to build new courtrooms to accommodate population growth. To meet this need, the County plans to build a new complex, which will house the courthouse with additional courtrooms, as well as the Human Services Office and the Aging and Long-Term Care Office. A space needs analysis is pending.

Exhibit 4-5. LOS Requirements Analysis – County District Courtrooms

Time Period	Kitsap Countywide Population	Courtrooms Needed to Meet LOS Standard	Current Courtrooms Available	Net Reserve or Deficit
Current LOS Standard = 0.012 courtrooms per 1,000 population				
2015	258,200	3	4	1
2021 Preferred Alternative	278,691	3	4	1
2036 Preferred Alternative	333,053	4	4	0

Source: Personal Communication with Bud Harris, Director of Kitsap County Department of Information Service, 2015; BERK, 2016.

County Superior Courtrooms

The LOS for County Superior Courtrooms is 0.021 courtrooms per 1,000 population. As shown in Exhibit 4-6, the County does not currently have a deficit of County Superior Courtrooms over the next 20 years; however, in 2036, the County will have a reserve of zero County Superior Courtrooms and may need to build new courtrooms to accommodate population growth. To meet this need, the County plans to build a new complex, which will house the courthouse with additional courtrooms as well as the Human Services Office and the Aging and Long-Term Care Office. A space needs analysis is pending.

Exhibit 4-6. LOS Requirement Analysis – County Superior Courtrooms

Time Period	Kitsap Countywide Population	Courtrooms Needed to Meet LOS Standard	Current Courtrooms Available	Net Reserve or Deficit
Current LOS Standard = 0.021 courtrooms per 1,000 population				
2015	258,200	5	7	2
2021 Preferred Alternative	278,691	6	7	1
2036 Preferred Alternative	333,053	7	7	0

Source: Personal Communication with Bud Harris, Director of Kitsap County Department of Information Service, 2015; BERK, 2016.

Juvenile Jail Facility

The Juvenile Jail facility is overseen by the Superior Court. The current LOS for juvenile facilities is 0.084 beds per 1,000 population. The County is currently meeting the LOS standard, and has a surplus of 13 beds, as shown in Exhibit 4-7. This surplus is projected to decline to seven beds by 2036.

KITSAP COUNTY
CAPITAL FACILITIES PLAN**Exhibit 4-7. LOS Requirement Analysis – Juvenile Jail Facility**

Time Period	Kitsap Countywide Population	Beds Needed to Meet LOS Standards	Beds Available	Net Reserve or Deficit
Current LOS Standard = 0.084 Beds per 1,000 Population				
2015	258,200	22	35	13
2021 Preferred Alternative	278,691	23	35	12
2036 Preferred Alternative	333,053	28	35	7

Source: David J. White, Chief of Detectives at Kitsap County Sheriff's Office, 2015; BERK, 2016.

County Community Centers

The LOS for County community centers is 200 square feet per 1,000 population. The County currently has a deficit of 790 square feet, as shown in Exhibit 4-8. Additionally, there is no community center space in Silverdale, the community center in North Kitsap (Kingston) will require a move and replacement due to a road project, and the South Kitsap (Givens) facility is outdated and undersized. This is discussed in more detail in the next section, Public Buildings Capital Projects and Funding. The projected deficit in community center space for 2021 and 2036 under the Preferred Alternative is shown in Exhibit 4-8.

Exhibit 4-8. LOS Requirement Analysis – County Community Centers

Time Period	Kitsap Countywide Population	Square Feet Needed to Meet LOS Standard	Current Square Feet Available	Net Reserve or Deficit
Current LOS Standard = 200 square feet per 1,000 population				
2015	258,200	51,640	50,850	(790)
2021 Preferred Alternative	278,691	55,738	50,850	(4,888)
2036 Preferred Alternative	333,053	66,611	50,850	(15,761)

Source: Personal Communication with Bud Harris, Director of Kitsap County Department of Information Service, 2015; BERK, 2016.

To address future LOS deficiencies, the County can lower its LOS standards, as shown in Exhibit 4-9 for the 2016-2021 period and also for the 2022-2036 period.

Exhibit 4-9. Potential LOS Adjustments for County Community Centers

Alternative	Target LOS	Estimated Deficiency	LOS Needed to Address Deficiency (SF/ 1000 people)
2015	200 square feet per 1,000 population	(790)	197
2021 Preferred Alternative	200 square feet per 1,000 population	(4,888)	182
2036 Preferred Alternative	200 square feet per 1,000 population	(15,761)	153

Source: Personal Communication with Bud Harris, Director of Kitsap County Department of Information Service, 2015; BERK, 2016.

Capital Projects and Funding

Exhibit 4-10 shows the planned public building capital facilities projects. A new courthouse is planned to be built between 2022 and 2036, and is anticipated to include the Kitsap County Human Services Division and the Kitsap County Division of Aging and Long-Term Care. Its size and cost will be determined through a pending space needs study.

The Kingston Community Center will be relocated due to the realignment of state route 104, and will be re-built with private funding; it is not listed in the table as it is not a publicly funded project.

The Silverdale Community Center is a 16,070 square foot facility located in the heart of the Silverdale UGA, Regional Growth Center and contained within the boundaries of the County-

KITSAP COUNTY
CAPITAL FACILITIES PLAN

owned Central Kitsap Community Campus. This Community Center includes 4,380 square feet of public meeting space and over 6,000 square feet of performing arts space dedicated for use by a non-profit community theater association known as C-STOCK. In the winter of 2014, portions of the Silverdale Community Center were closed off to public access after extensive water damage. Following building assessments and identification of capital costs for replacement, the Center was closed permanently from public use in August 2015.

Following a successful partnership with the YMCA of Pierce and Kitsap Counties to construct a 85,785 square foot YMCA recreational facility on the Campus, the County is currently discussing with multiple public and private stakeholders on a future replacement of the Community Center and redevelopment of the Campus as a whole through a public-private partnerships. Feasibility assessments for development and associated costs are intended to be conducted in 2016. Demolition is shown in the capital project list in 2016.

Expansion or replacement of the Givens Community Center is anticipated in years 2022 and 2036, with costs and revenue sources to be determined. In addition is possible that there will be a South Kitsap Community Center developed in partnership between the YMCA, City of Port Orchard, and Kitsap County. A market analysis is pending on this potential center.

Exhibit 4-10. Public Buildings Capital Facilities Projects, 2016-2036
(All numbers in 2015 \$1000s)

Category/ Project Description	Revenue Sources	Cost 2016-2018	Cost 2019-2021	Cost 2022-2036	Total Cost
Category I: Capacity Increasing Projects					
New Courthouse	TBD			TBD	TBD
Silverdale Community Center	Federal	TBD	TBD		TBD
Givens Community Center	TBD			TBD	TBD
Category II: Capital Replacement, Maintenance and Operations					
Silverdale Community Center Demolition, Asbestos Assessment/ Removal	Parks Capital Fund	200			200

Source: Personal Communication with Bud Harris, Director of Kitsap County Department of Information Service, 2015; Personal Communication with Angie Silva, Commissioner's Office, 2015; BERK, 2016.

Exhibit 4-11 shows the public building capital facilities project costs, and Exhibit 4-12 shows the revenue sources for the planned capital facilities projects.

Exhibit 4-11. Public Buildings Capital Facilities Project Costs, 2016-2036
(All numbers in 2015 \$1000s)

Category Summary	Cost Years 2016- 2021	Cost Years 2022- 2036	Total Cost
Category I (Capacity Projects Required to Meet LOS)	TBD	TBD	TBD
Category II (Other Projects Needed for Maintenance and Operations)	200		200
Total	200	TBD	200

Source: Personal Communication with Bud Harris, Director of Kitsap County Department of Information Service, 2015; BERK, 2016.

KITSAP COUNTY
CAPITAL FACILITIES PLAN**Exhibit 4-12. Public Buildings Capital Facilities Revenue Sources, 2016-2036**
(All numbers in 2015 \$1000s)

Revenue Source	Revenue Year 2016-2021	Revenue Years 2022-2036	Total Revenue
Parks Capital Fund	200	TBD	200
Total	200	TBD	200

Source: Personal Communication with Bud Harris, Director of Kitsap County Department of Information Service, 2015; BERK, 2016.

4.2 Public Safety: Law Enforcement



Overview

The Kitsap County Sheriff Department serves the population of unincorporated Kitsap County. The Department is responsible for law enforcement, maintaining order, crime investigation and prevention, traffic control, marine enforcement, process and service of civil papers for the courts, service of criminal warrants, and other emergency services.

The Sheriff's main office is located in Port Orchard, and is the home to the Sheriff, Undersheriff, records, detective, patrol chief, administration, corrections and the evidence/ storage rooms. The Patrol Chief has an office at the courthouse. Satellite offices include the North Office in Kingston which has been closed and is anticipated to be relocated in the future. The Sheriff's Office used to staff a storefront in Silverdale Mall that is now closed. The Silverdale office remains open.

The County correctional facilities, which service the population of incorporated cities and the unincorporated county, consist of a jail and a juvenile facility. The jail is located on the courthouse campus in Port Orchard. The jail is attached to the second floor of the courthouse and is accessible from the sheriff's main office. The County correctional facilities used a work release facility in the past; however, that facility is no longer used by the Sheriff's Office. The Superior Court operates the Juvenile Jail Facility.

Inventory of Current Facilities

Law enforcement facilities include sheriff administration and operations offices (23,540 square feet), sheriff's office storage space (13,210 square feet), and sheriff's office corrections jail facility (519 beds).

Exhibit 4-13. Law Enforcement Current Facilities Inventory

Name	Location	Size/Quantity (SF and beds)
Sheriff's Office Space		
Main Office	614 Division Street, Port Orchard, WA	16,500
Central Office	3133 Randall Way, Silverdale, WA	5,620
Kitsap Community Resources	Jackson Avenue, Port Orchard, WA	110
Station 17	7990 McCormick Woods Dr. SW, Port Orchard	110
Drug Task Force/ SIU*		1,200
Total Sheriff's Office Space		23,540
Sheriff's Office Storage Space		
Readiness Center Space*	West Bremerton	10,000
Silverdale Storage Container*	3951 Randall Way, Silverdale, WA	250
Vehicle Impound lot, Carport and Storage Building	South Road Shed off Cedar Street	2,960
Total Sheriff's Office Storage Space		13,210
Sheriff's Office Corrections		
Jail	614 Division Street, Port Orchard	519
Total Sheriff's Office Corrections		519

Notes: The Drug Task Force/ SIU location will not be released for Office Safety Reasons.

* The County leases these spaces.

Source: David J. White, Chief of Detectives at Kitsap County Sheriff's Office, 2015; Ned Newlin, Chief of Corrections Division at Kitsap County Sheriff's Office, 2015; BERK, 2016.

KITSAP COUNTY
CAPITAL FACILITIES PLAN

The Sheriff's Office-operated Jail Facility does not use 40 of the 519 beds, because it does not need them to meet the regional incarceration needs of Kitsap County. It is anticipated that the jail will be at full capacity within the next 15 years depending on population trends and changes in criminal laws.

The Juvenile Correctional Facility is under the jurisdiction of the Superior Court.



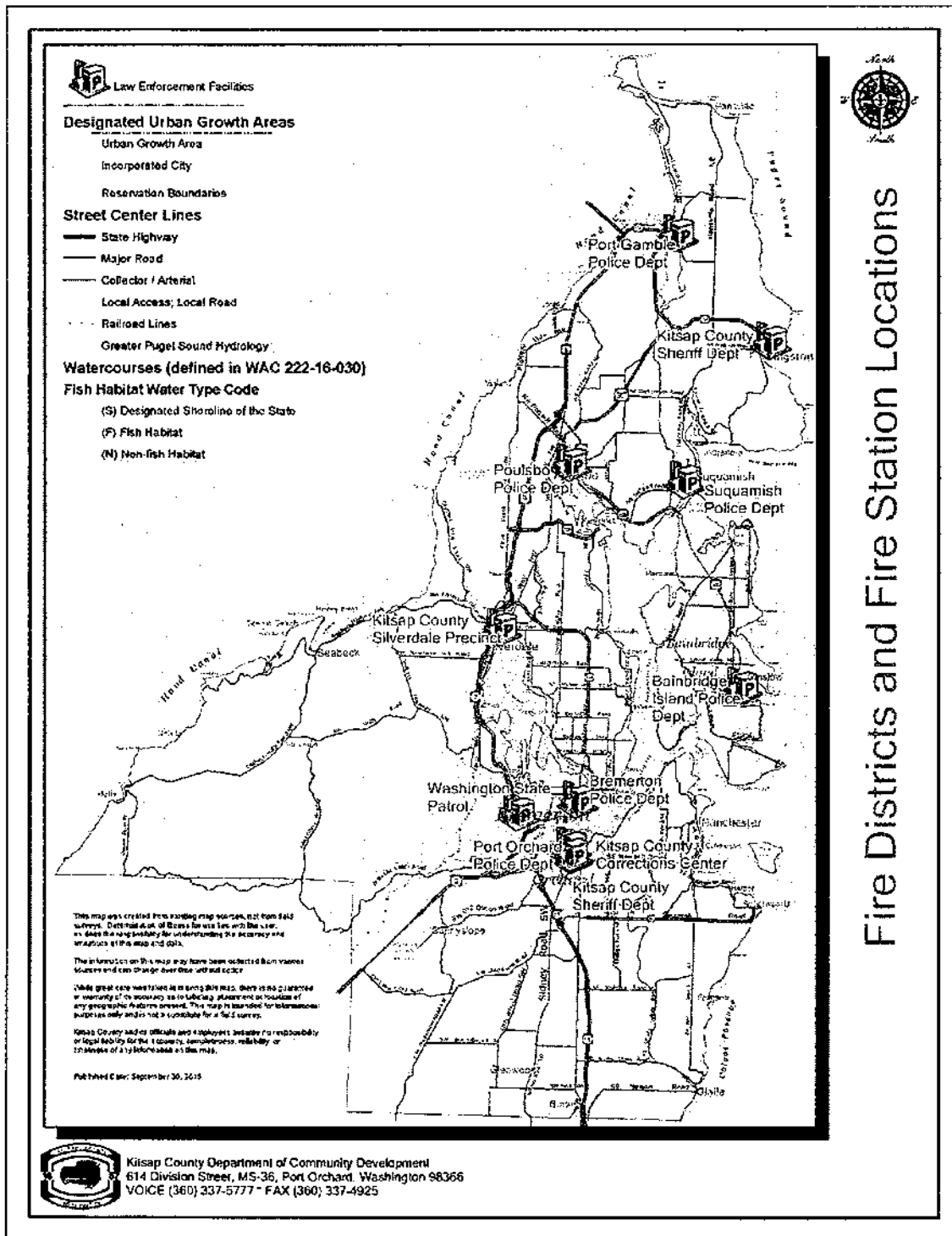
Sheriff's Office Car



Kitsap County Rescue Boat

A map of County and other law enforcement facilities provided by city and state agencies is provided on Exhibit 4-14.

Exhibit 4-14. Law Enforcement Facilities



Source: Kitsap County Community Development Department, 2015

Level of Service Capacity Analysis

Sheriff's Office

The Level of Service (LOS) standard for the Sheriff's Office space is 129 square feet per 1,000 unincorporated population. The County currently has a 1,360 feet surplus of office space; however, that surplus will become a deficit in 2021. This deficit is expected to grow through 2036 as the unincorporated population increases.

Exhibit 4-15. LOS Requirement Analysis – Sheriff's Office Space

Time Period	Kitsap Unincorporated County Population	Square Feet Needed to Meet LOS Standard	Square Feet Available	Net Reserve or (Deficit)
Current LOS Standard = 129 square feet per 1,000 population				
2015	171,940	22,180	23,540	1,360
2021 Preferred Alternative	183,029	23,611	23,540	(71)
2036 Preferred Alternative	213,983	27,604	23,540	(4,064)

Source: David J. White, Chief of Detectives at Kitsap County Sheriff's Office, 2015; BERK, 2016.

To address deficiencies, the County could choose to add facilities or adjust its LOS standards to reflect likely future service levels given estimated population growth and current facility plans. The County Sheriff's Office is planning to conduct a Needs Assessment of its facilities and space.

If the County elects to adjust LOS, even for the interim until the Needs Assessment is completed, the standards that would be needed to address the deficiency through 2036 are shown in Exhibit 4-16.

Exhibit 4-16. Potential LOS Adjustments for Sheriff's Office

Alternative	Target LOS	Estimated Deficiency	LOS Needed to Address Deficiency (SF/ 1000 people)
2015	129 square feet per 1,000 population	1,360	137
2021 Preferred Alternative	129 square feet per 1,000 population	(71)	129
2036 Preferred Alternative	129 square feet per 1,000 population	(4,064)	109

Source: David J. White, Chief of Detectives at Kitsap County Sheriff's Office, 2015; BERK, 2016.

The County Sheriff's Office 2015 space per capita is 0.14 square feet per person. The Pierce County Sheriff's office is at 0.5 square feet per person (Pierce County Comprehensive Plan, June 2015). Snohomish County does not appear to have a standard in its 2015 Capital Facilities Plan, but its plan describes that a 2008 needs assessment was conducted and that "on-campus needs of the Sheriff's office will be addressed in the current project to build a new courthouse and renovate the existing Mission Building" (Snohomish County Capital Facilities Plan, 2015) Whatcom County's per capita standard is 0.26 square feet per person, though that standard is changing in the Comprehensive Plan update to reflect the recent jail and Sherriff's office study rather than including a numeric standard (Whatcom County, 2015).

County Jails

The LOS standard for County Jail Facilities is 1.43 beds per 1,000 countywide population. Based on this standard there is a surplus of jail beds, and this surplus would continue through 2036. The Sheriff's Office operated jail facility does not use 40 out of the 519 beds listed. It is anticipated that the jail will be at full capacity within the next 15 years or sooner depending on population trends and changes in criminal laws that may occur during that time frame (Newlin, 2015).

Exhibit 4-17. LOS Requirement Analysis – County Jail Facilities

Time Period	Kitsap Countywide Population	Beds Needed to Meet LOS Standards	Beds Available	Net Reserve or Deficit
Current LOS Standard = 1.43 Beds Per 1,000 Population				
2015	258,200	369	519	150
2021 Preferred Alternative	278,691	399	519	120
2036 Preferred Alternative	333,053	476	519	43

Source: David J. White, Chief of Detectives at Kitsap County Sheriff's Office, 2015; BERK, 2016.

Kitsap County is considering an alternative level of service for its jail facility based on incarceration rates. The Bureau of Justice Statistics for jails estimated a typical incarceration rate of 234 inmates per 100,000 population in 2014 (Zhang, 2015). Kitsap County's incarceration rate was only 168 per 100,000 population in 2014, 170 in 2013, and 167 in 2012. Kitsap County incarcerates 28% fewer people than the average for other jurisdictions in the nation.

The average daily population (i.e. beds used per day) for the jail for the years 2011 to 2014 ranged from 417 to 427. Using an incarceration rate of 168 inmates per 100,000 population, there would be adequate space in the six-year period, but a deficit in the 7-20 year period under the Preferred Alternative.

Exhibit 4-18. Alternative LOS Based on Incarceration Rate

Time Period	Kitsap Countywide Population	Beds Needed to meet LOS Standards	Beds Available	Net Reserve or Deficit
Alternative LOS Standard = Kitsap County Incarceration Rate: 168/100,000 Population				
2015	258,200	434	519	85
2021 Preferred Alternative	278,691	468	519	51
2036 Preferred Alternative	333,053	560	519	(41)

Source: Kitsap County Sheriff's Office, 2015; BERK, 2016.

Changing to the alternative LOS standard may require spending more resources educating the community and preventing individuals from becoming incarcerated or reoffending.

Exhibit 4-19. Potential LOS Adjustments for the Incarceration Rate

Alternative	Target LOS	Estimated Deficiency	LOS Needed to Address Deficiency (SF/ 1000 people)
2015	168 people/ 100,000 population	0	201
2021 Preferred Alternative	168 people/ 100,000 population	0	186
2036 Preferred Alternative	168 people/ 100,000 population	(41)	156

Source: Kitsap County Sheriff's Office, 2015; BERK, 2016.

Capital Projects and Funding

The County Sheriff's Office is planning to conduct a Needs Assessment of its facilities and space. The Sheriff's Office expressed a need for additional storage space for property, vehicles, equipment, and training space (fire arms training). The Sheriff's Office also expressed a 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.

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Exhibit 4-20. Sheriff's Office Capital Facilities Projects

Category/ Project Description	Revenue Sources	Cost 2016-2018	Cost 2019-2021	Cost 2022-2036	Total Cost
Category I: Capacity Increasing Projects					
TBD	TBD	TBD	TBD	TBD	TBD
Category II: Capital Replacement, Maintenance and Operations					
Project Description: None					

Source: David J. White, Chief of Detectives at Kitsap County Sheriff's Office, 2015; BERK, 2016.

Exhibit 4-21. Sheriff's Office Capital Facilities Project Costs

Category Summary	Cost Years 2016- 2021	Cost Years 2022- 2036	Total Cost
Category 1 (Capacity Projects Required to Meet LOS)	TBD	TBD	TBD
Category 2 (Other Projects Needed for Maintenance and Operations)			
Total	TBD	TBD	TBD

Source: David J. White, Chief of Detectives at Kitsap County Sheriff's Office, 2015; BERK, 2016.

Exhibit 4-22. Sheriff's Office Capital Facilities Project Revenues

Revenue Source	Revenue Year 2016-2021	Revenue Years 2022-2036	Total Revenue
Name of Fund	TBD	TBD	TBD
Total	TBD	TBD	TBD

Source: David J. White, Chief of Detectives at Kitsap County Sheriff's Office, 2015; BERK, 2016.

4.3 Public Safety: Fire Protection



Overview

Kitsap County is served by Central Kitsap Fire and Rescue (CKFR), Fire District 18/Poulsbo Fire Department, North Kitsap Fire and Rescue (NKFR), and South Kitsap Fire and Rescue (SKFR). The Cities of Bremerton and Bainbridge Island have their own fire departments. The cities of Port Orchard and Poulsbo, as well as unincorporated areas within the County, receive fire protection from SKFR and Fire District 18/Poulsbo Fire Department, respectively.

Excluding the Bainbridge Island Fire Department, there are a total of 34 fire stations in the county, 20 of which are staffed with career personnel. Other stations are staffed with volunteers, which is important for serving areas of the county that are more remote. Staffed and volunteer station locations are listed in Exhibit 4-23.

Exhibit 4-23. Staffed and Non-Staffed Fire Stations in Kitsap County

Fire District	Staffed Stations	Volunteer Stations
North Kitsap Fire and Rescue (NKFR)	4	1
Poulsbo Fire Department	2	2
Bainbridge Island	1	3
Central Kitsap Fire and Rescue (CKFR)	5	5
Bremerton	3	0
South Kitsap Fire and Rescue	6	6
Total	21	17
Total Excluding Bainbridge Island	20	14

Source: North Kitsap Fire and Rescue, 2015; Poulsbo Fire Department Website, 2015; Bainbridge Island Fire Department Website, 2015; Central Kitsap Fire and Rescue, 2015; Bremerton Fire Department, 2015; South Kitsap Fire and Rescue, 2015.

County Fire Protection Districts

Fire protection districts in Kitsap County have entered into agreements with the Washington State Department of Natural Resources (DNR) to jointly fight fires on state-owned land and private forestland. DNR has no responsibility or authority in incorporated areas of the county. Each municipality is responsible for all fires within its boundaries. For the unincorporated lands, DNR and some fire districts have split up fire protection and suppression responsibility through creation of a fire protection zone (FPZ) (see WAC 332-24-710 Forest protection zone—Kitsap County). DNR has protection responsibility for non-structural fires within an FPZ. The fire district protects all other unincorporated areas as well as structures within the FPZ. DNR policy is that it will not fight structure fires. Any structure within a fire district's boundaries is the responsibility of the district. DNR also protects certain state land parcels regardless of location. DNR is a signatory on the countywide mutual aid agreement and will respond as mutual aid when requested.

Inventory of Current Facilities

Exhibit 4-24 summarizes the capital facilities available for each fire district and includes each district's fire rating, presence of EMS service, and service area population.

KITSAP COUNTY
CAPITAL FACILITIES PLAN**Exhibit 4-24. Kitsap County Fire Protection Facilities Inventory**

Fire Protection Provider	Number of Stations	WSRB 2012 Fire Rating	Fire Units*	EMS Services	2014 OFM Service Area Population**
North Kitsap Fire and Rescue (NKFR)	5	5	14	Y	19,387
Poulsbo Fire Department	4	4 - Within City Limits 5 - Outside City Limits	13	Y	14,705
Central Kitsap Fire and Rescue (CKFR)	10	4	34	Y	69,753
Bremerton Fire Department	3	3	13	Y	39,410
South Kitsap Fire and Rescue (SKFR)	12	4	34	Y	72,046***

Notes:

* A unit is the combination of vehicle and equipment that responds to a fire or EMS situation, including engines, ladder trucks, water tenders, rescue units, aid cars and ambulances, and rehabilitation units, but not including staff or miscellaneous vehicles.

** The Bremerton Fire Department serves the City of Bremerton, and the Service Area Population is from 2015.

*** The estimate shown is provided by the district. 2014 OFM Service Area Population estimate is 60,688 for the South Kitsap Fire and Rescue District. Source: North Kitsap Fire and Rescue, 2015; Poulsbo Fire Department Website, 2015; Bainbridge Island Fire Department Website, 2015; Central Kitsap Fire and Rescue, 2015; Bremerton Fire Department, 2015; South Kitsap Fire and Rescue, 2015.

Response Time Objectives

State statute (RCW 52.33) requires fire districts with a predominance of career staff (as opposed to volunteers) to adopt and annually report response time objectives. These objectives may change over time to respond to each district's resources and needs. Current response time objectives by fire department or district are shown in Exhibit 4-25.

Exhibit 4-25. Response Time Objectives

District / Department	Response Time Objective
Bremerton Fire Department	6 minute response time, City Services Element 2016
Central Kitsap Fire & Rescue	Turnout time goal: 90 seconds, met 90% of the time. Travel time goals: suburban (fire/EMS 8:00), rural (fire/EMS 12:00), and wilderness areas (fire/EMS 20:00).
North Kitsap Fire & Rescue	Structure Fires Turnout Time Goal: 165 seconds (2:45) or better 90% of the time Travel Time Goal First Arriving Engine Company: 7 minutes 50 seconds (7:50) or better 90% of the time EMS (Basic Life Support) Turnout Time Goal: 120 seconds (2:00) or better 90% of the time Travel Time Goal First Arriving BLS Unit with (2) EMT Qualified Personnel: 8 minutes 40 seconds (8:40) or better 90% of the time. EMS (Advanced Life Support) Turnout Time Goal: 120 seconds (2:00) or better 90% of the time Travel Time Goal First Arriving ALS Unit with (1) PM Qualified Personnel: 12 minutes 30 seconds (12:30) or better 90% of the time
Poulsbo Fire Department	Turnout Time: 2:00 minutes for fire and priority 1 and 2 events and 1:30 minutes for medical events. Response time of units to suburban calls for service at 8:00 minutes. Rural response time goals, at 11:00 minutes.
South Kitsap Fire & Rescue	Turnout time, the district has a goal of 90 seconds or less 90% of the time. Travel times for fire responses range from 5:00 minutes to 10:50 minutes depending on the urban, suburban, or rural nature of the call. Travel times for EMS services ranged from 6:20 to 11:15 minutes also depending on the urban, suburban, or rural nature of the call.

Source: Bremerton Fire Department, 2015; Central Kitsap Fire and Rescue, 2015; North Kitsap Fire and Rescue, 2015; Poulsbo Fire Department, 2015; South Kitsap Fire & Rescue, 2015.

CFP Level of Service Standard

Consistent with GMA requirements to establish levels of service for improvements necessary for development, this CFP provides a minimum countywide measure of need for fire services. All fire districts in Kitsap County must achieve the following minimum Washington Surveying and Ratings Bureau (WSRB) Ratings:

- Fire districts with career staff serving urban areas must have a minimum WSRB rating of 4. Urban areas include city limits and UGAs.
- The portions of districts serving rural areas with non-career staff must have a minimum WSRB Rating of 5. Rural areas consist of lands outside of UGAs and city limits.

Fire Services and WSRB Ratings

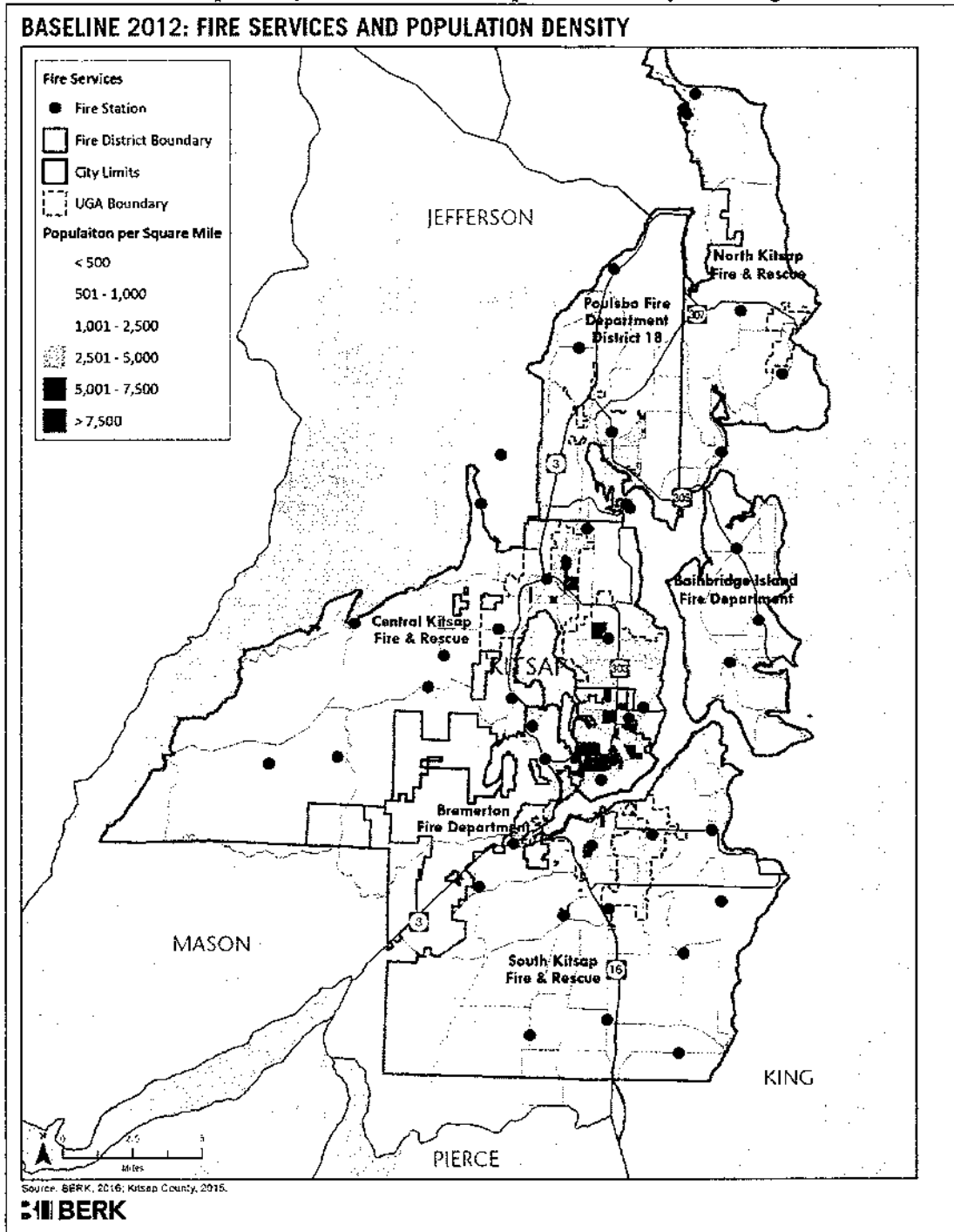
The WSRB is a non-profit agency that evaluates fire protection capabilities of cities and fire protection districts. In turn, insurance companies use WSRB Protection Classes to help establish fair premiums for fire insurance. The evaluation process includes a review of the following that are relevant to capital facilities: distribution of fire stations and fire companies, apparatus equipment, water supply, and water pressure. Other activities reviewed include personnel and training, response to alarms, dispatching, code enforcement, and public education.

Fire districts and departments respond to fires and EMS calls from their stations with their apparatus, but their response occurs within a broader system where other agencies have important roles.

- Kitsap County is responsible for planning for population and employment growth under GMA and provides housing opportunities through zoning. As described above, proposed LOS standards for fire services rely on WSRB ratings and are higher in more densely populated areas than in rural areas. Exhibit 4-26 and Exhibit 4-27 below show fire services and population density in Kitsap County in 2036 under the Preferred Alternative and today, respectively. The population growth will increase not only the number of calls but also tax revenue available to service providers.
- The Kitsap County Fire Marshal's Office works to enhance fire safety through quality fire inspections, plan review, fire investigation, and fire prevention education; County fire marshal services are applicable in all districts except within the City of Bremerton that provides its own services.
- Water service providers are responsible for the water supply and fire flow pressure, in tandem with County building and fire codes.

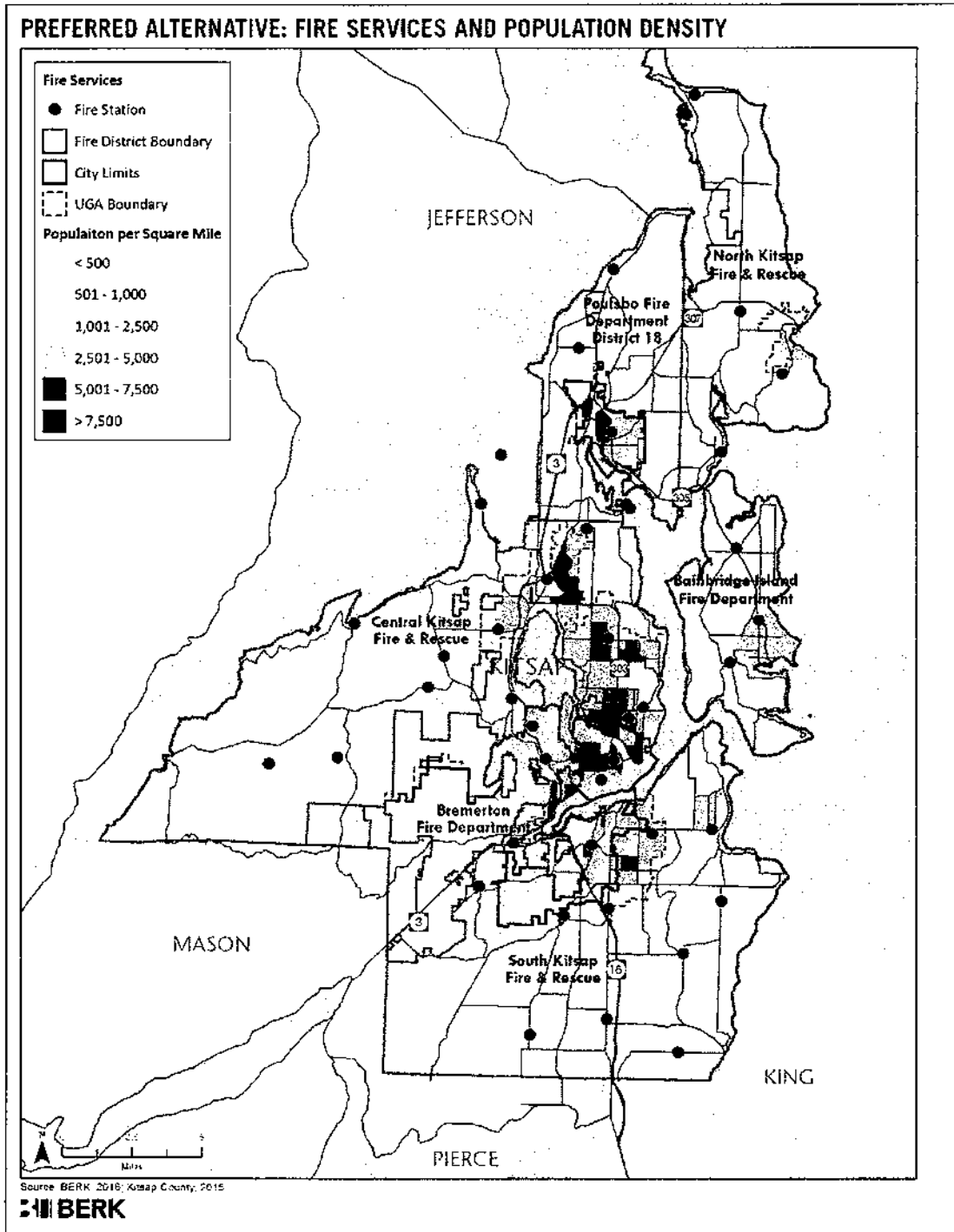
Selection of the WSRB-based ratings for the Fire Service LOS reflects that fire protection is based on the collective efforts of the fire districts, Kitsap County, cities, and water providers. Ensuring adequate staff resources for planning and permitting (e.g. County fire marshal services) will be important to consider at the time of the County's annual budget. During the development review process, the County will require consistency with the fire code and water availability. The County will also interface with fire districts and cities, and discuss their fire protection capital investments at the time of CFP updates.

Exhibit 4-26. Kitsap County Fire Services and Population Density – Existing Conditions



Source: Kitsap County, 2015; BERK Consulting 2016

Exhibit 4-27. Kitsap County Fire Services and Population Density, 2036
 - Preferred Alternative



Source: Kitsap County, 2015; BERK Consulting 2016

KITSAP COUNTY
CAPITAL FACILITIES PLAN

The following sections look at some of the factors that make up the WSRB rating for each fire department: including apparatus equipment and personnel.

Fire Districts

Central Kitsap Fire and Rescue

Central Kitsap Fire and Rescue (CKFR) is one of the largest fire service providers in Kitsap County. CKFR provides fire and emergency medical services response to approximately 69,753 citizens in a service area of approximately 115 square miles. Because of its location, CKFR has a significant amount of waterfront in its service area—40 miles of tidal waterfront with adjacent saltwater area and numerous small lakes and ponds.

Communities recognized within CKFR are Silverdale, Olympic View, Seabeck, Lake Symington, Lake Tahuya, Island Lake, Ridgetop, Crosby, Hintzville, Holly, Brownsville, Gilberton, Meadowdale, North Perry, Illahee, Tracyton, Chico, Wildcat Lake, Kitsap Lake, and Erlands Point.

Capital Improvement Projects

Exhibit 4-28 shows CKFR’s planned capital projects. Exhibit 4-29 shows the capital projects costs for 2016-2021 and 2022-2036, and Exhibit 4-30 shows the capital project revenues for the same time periods.

Central Kitsap Fire and Rescue

Fire Units

- 14 fire engines (1,000-1,500 gallons-per-minute pump capacity and 750-1,000-gallon tank capacity), seven of which are four-wheel-drive
- 1 brush engine
- 1 ladder truck (105-foot)
- 5 water tenders (four 3,000-gallon tank capacity tenders and one 1,250-gallon tank capacity tender)
- 1 rescue units
- 10 medical units (three advanced life support and seven basic life support)
- 1 emergency scene rehabilitation unit
- 1 rescue boat, 17-foot
- 20 miscellaneous vehicles (e.g., staff, utility, delivery)

Staff

- 1 Fire Chief
- 1 Deputy Chief
- 1 Division Chief
- 4 Battalion Chiefs
- 7 Captains
- 10 Lieutenants
- 56 FF/PM/EMT/AO
- 5 Support Staff
- 4 Mechanics
- 3 Facilities Maintenance
- 1 Public Information Officer
- 1 Inventory Supply Coordinator
- 1 HR Manager
- 1 Fiscal Services Manager
- 1 IT Manager
- 1 Maintenance/Mechanic Manager
- 1 Volunteer Program Manager
- 75 Volunteers (including 4 residents)

Exhibit 4-28. Central Kitsap Fire and Rescue Capital Projects (All numbers in 2016 \$1000s)

Category/ Project Description	Revenue Sources	Cost	Cost	Cost	Total Cost
		2016-2018	2019-2021	2022-2036	
Category I: Capacity Increasing Projects					
1. Apparatus	Bond	1,863			1,863
2. Equipment	Bond	1,442			1,442
Category II: Capital Replacement, Maintenance and Operations					
1. Maintenance and Operations	Capital Facilities Fund	624			624
2. Other Bond Expenses	Bond	54			54

Source: Central Kitsap Fire and Rescue, 2015; BERK, 2016.

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Exhibit 4-29. Central Kitsap Fire and Rescue Capital Project Costs (All numbers in 2016 \$1000s)

Category Summary	Cost Years 2016-2021	Cost Years 2022-2036	Total Cost
Category I (Capacity Projects Required to Meet LOS)	3,304	TBD	3,304
Category II (Other Projects Needed for Maintenance and Operations)	677	TBD	677
Total	3,981	TBD	3,981

Source: Central Kitsap Fire and Rescue, 2015; BERK, 2016.

Exhibit 4-30. Central Kitsap Fire and Rescue Capital Project Revenues (All numbers in 2016 \$1000s)

Revenue Source	Revenue Year 2016-2021	Revenue Years 2022-2036	Total Revenue
Bond	3,358	TBD	3,358
Capital Facilities Bond	624	TBD	624
Total	3,981	TBD	3,981

Source: Central Kitsap Fire and Rescue, 2015; BERK, 2016.

CKFR Fire Suppression and Rescue



Apartment Fire, 2007



Rescue, 2007

Source: CKFR, 2015.

North Kitsap Fire and Rescue

North Kitsap Fire and Rescue (NKFR), located in the northeast portion of the county, provides fire and emergency medical services (EMS) to an area of approximately 47 square miles and serves an estimated 2014 population of 19,387 (OFM, 2014). The product of multiple mergers, NKFR serves the communities of Kingston, Hansville, Eglon, Indianola, Gamblewood, Jefferson Beach, Miller Bay, Suquamish, and approximately 80% of the Suquamish Indian Reservation. By contract, the district also provides fire and EMS services to the Port Gamble S'Klallam Indian Reservation at Little Boston whose territory does not fall within the district's legal boundaries. The contract for services adds an estimated 682 persons and five square miles to its service responsibilities.

NKFR Accident Response 2002



Capital Projects

Exhibit 4-31 shows the planned capital projects for North Kitsap Fire and Rescue. Exhibit 4-32 and Exhibit 4-33 show the planned project costs and revenues, respectively.

North Kitsap Fire and Rescue

Fire Units

- 5 fire engines (1 reserve)
- 4 Ambulances (2 reserves)
- 3 Water Tenders
- 1 Wildland Engine
- 1 Fire Boat

Staff

NKFR has a total of 74 staff and volunteers, 44 of whom are career staff, and includes the following:

- Administration – 2 Career FTEs
- Administrative Support – 2 Career FTEs
- Community Services: 1 Career FTE, 4 volunteers
- Emergency Services
 - Suppression/ EMS: 35 Career FTEs, 15 Volunteer FTEs
 - EMS: 2 Volunteers
 - Tender Operations: 6 Volunteers
- Chaplain Services: 4 Volunteers
- Facilities Management: 1 Career FTE
- Fleet Services: 3 Career FTEs
- t*
- 3 full-time Mechanics*
- 0.33 Facilities Maintenance Manager*
- 3 Office Staff*
- 15 Resident Volunteer Firefighters (on average)
- 5 Volunteers of Various Types (e.g. Tender Drivers and Child Car Seat Technicians)
- 3 Volunteer Chaplains

*Paid Positions

**Exhibit 4-31. NKFR Capital Projects
2016-2036 (All numbers in 2015 \$1000s)**

Category/ Project Description	Revenue Sources	Cost	Cost	Cost	Total Cost
		2016-2018	2019-2021	2022-2036	
Category I: Capacity Increasing Projects					
1. Replace Fire Engines	Fire District Regular Tax Levy	778			778
2. Replace Aid Units	Fire District Regular Tax Levy	611.4			611
3. Replace Fire Station	GO Bond and/or Gov't-Tribal Partnerships		5,000		5,000
Category II: Capital Replacement, Maintenance and Operations					
Project Description: None					

Source: Personal Communication with Cindy Manlove, Administrative Assistant, North Kitsap Fire and Rescue; BERK, 2016.

KITSAP COUNTY
CAPITAL FACILITIES PLAN**Exhibit 4-32. NKFR Capital Project Costs 2016-2036 (All numbers in 2015 \$1000s)**

Category Summary	Cost Years 2016-2021	Cost Years 2022-2036	Total Cost
Category I (Capacity Projects Required to Meet LOS)	6,389	TBD	6,389
Category II (Other Projects Needed for Maintenance and Operations)	0	0	0
Total	6,389	TBD	6,389

Source: Personal Communication with Cindy Manlove, Administrative Assistant, North Kitsap Fire and Rescue; BERK, 2016.

Exhibit 4-33. NKFR Capital Project Revenues 2016-2036 (All numbers in 2015 \$1000s)

Revenue Source	Revenue Year 2016-2021	Revenue Years 2022-2036	Total Revenue
Fire District Regular Tax Levy	1,389	TBD	1,389
GO Bond and/or Gov't-Tribal Partnerships	5,000	TBD	5,000
Total	1,389	TBD	1,389

Source: Personal Communication with Cindy Manlove, Administrative Assistant, North Kitsap Fire and Rescue; BERK, 2016.

South Kitsap Fire and Rescue

South Kitsap Fire and Rescue (SKFR), located in the southern portion of Kitsap County, covers 118 square miles and serves a population of approximately 72,046 as of 2014¹. Within the service area there are 22 miles of tidal waterfront with adjacent saltwater area, plus numerous small lakes and ponds. SKFR also covers a considerable amount of DNR land on a contractual basis.

SKFR serves the City of Port Orchard and the Port of Bremerton's Airport and Olympic View Industrial Park under a contractual agreement. Fourteen percent of the water for firefighting is provided by water districts and systems. Fire district tenders provide water for firefighting in the remaining 86% of the district.

The major water purveyors in South Kitsap are the West Sound Utility District; the Manchester Water District; the City of Port Orchard; Bremerton Water; and privately owned water systems such as Harbor Water, Crown Properties Incorporated, Long Lake View Estates, McCormick Woods Water Company, Rainier View Water, Sunnyslope Water, and Watauga Beach Community Water.

SKFR responds to all types of fire, medical, and related emergency situations from 12 stations throughout the district. Six stations are staffed with career employees 24 hours per day while another six stations are not.

¹ The South Kitsap Fire and Rescue 2014 OFM Service Area Population estimate is 60,688.

South Kitsap Fire and Rescue

Fire Units

- 13 Engines
- 4 Medic Units
- 1 Brush Trucks
- 4 Aid Units
- 7 Tenders
- 1 Ladder Truck
- 1 Air Support Unit
- 2 Command Vehicle
- 1 MCI Unit

Staff

- 5 Commissioners
- 1 Fire Chief
- 1 Deputy Chief
- 2 Division Chiefs
- 3 Battalion Chiefs
- 1 Deputy Fire Marshal
- 1 Computer Technician
- 3 Vehicle Maintenance
- 2 Facilities Maintenance
- 6 Admin Support Staff
- 19 Lieutenants
- 2 Captains
- 16 Paramedics
- 33 Career Fire Fighters
- 1 Volunteer Lead Battalion Chief
- 1 Volunteer Battalion Chiefs
- 3 Volunteer Captains
- 3 Volunteer Lieutenants
- 21 Volunteer Firefighters
- 8 Intern Firefighters
- 5 Chaplains
- 27 Volunteer Support Personnel



SKFR Vehicle Fire Response



SKFR Fire Response



SKFR Cedar Cove Days

Capital Projects

Exhibit 4-34 shows SKFR’s planned projects. Exhibit 4-35 and Exhibit 4-36 show SKFR’s planned projects costs and revenues, respectively.

Exhibit 4-34. SKFR Capital Projects, 2016-2036 (All numbers in 2015 \$1000s)

Category/ Project Description	Revenue Sources	Cost	Cost	Cost	Total Cost
		2016-2018	2019-2021	2022-2036	
Category I: Capacity Increasing Projects					
Project Description: None					
Category II: Capital Replacement, Maintenance and Operations					
Tenant Improvements		375	125		500
Mobile Assets	Bonds	4,900			4,900

Source: Personal Communication with Guy Dalrymple, Deputy Chief of South Kitsap Fire and Rescue, 2015.

KITSAP COUNTY
CAPITAL FACILITIES PLAN**Exhibit 4-35. SKFR Capital Project Costs (All numbers in 2015 \$1000s)**

Category Summary	Cost Years 2016-2021	Cost Years 2022-2036	Total Cost
Category I (Capacity Projects Required to Meet LOS)	0	0	0
Category II (Other Projects Needed for Maintenance and Operations)	5,400	TBD	5,400
Total	5,400	TBD	5,400

Source: Personal Communication with Guy Dalrymple, Deputy Chief of South Kitsap Fire and Rescue, 2015.

Exhibit 4-36. SKFR Capital Project Revenues (All numbers in 2015 \$1000s)

Revenue Source	Revenue Year 2016-2021	Revenue Years 2022-2036	Total Revenue
Fund Source - Bonds	4,900	TBD	4,900
Fund Source - Levy, Other	500		500
Total	5,400	TBD	5,400

Source: Personal Communication with Guy Dalrymple, Deputy Chief of South Kitsap Fire and Rescue.

Bremerton Fire Department

Fire Units

- 1 Command
- 6 Engines
- 5 Medic Units
- 1 Ladder Truck

Staff

- 1 Battalion Chief/ Training-Safety
- 3 Battalion Chiefs
- 1 Capital/ Fire Marshal
- 1 Captain/ Medical Officer
- 1 Fire Chief
- 1 Fire Prevention Specialist
- 3 Firefighters/ Mechanics
- 3 Firefighters/ SCBA Repair Persons
- 15 Firefighters
- 9 Lieutenants
- 51 Line Personnel
- 1 Senior Specialist
- 14 Paramedics
- 5 Staff Personnel
- 2 Station Captains

Bremerton Fire Department

The City of Bremerton Fire Department provides emergency and non-emergency fire, rescue, and medical services to approximately 39,410 residents of Bremerton (OFM, 2015).

Bremerton Fire Response, 2007



Capital Projects

Exhibit 4-37 shows the capital projects planned for the Bremerton Fire Department from 2016 through 2036. Exhibit 4-38 and Exhibit 4-39 show the 2016-2036 capital project costs and revenues, respectively.

Exhibit 4-37. Bremerton Fire Department Capital Projects 2016-2036
(All numbers in 2015 \$1000s)

Category / Project Description	Revenue Sources	Cost 2016-18	Cost 2019-21	Cost 2022-36	Total Cost
Category I: Capacity Increasing Projects					
Project Description: none					
Category II: Capital Replacement and Maintenance					
Station 2 and 3 remodel/ renovation/upgrade	Levy	1,000			1,000
Ladder Truck Replacement (1)	Levy	1,200			1,200
Fire Engine Replacement (2)	Levy	1,200			1,200
EMS Vehicle Replacement (2)	Levy	400			400
Air Tanks (44)	Levy		300		300
Staff Vehicles (6)	Levy		280		280
Portable Radios (40)	Levy		80		80
Thermal Imaging Cameras (3)	Levy		35		35

Source: Personal Communication with Al Duke, Fire Chief of the Bremerton Fire Department, 2015; BERK, 2016.

Exhibit 4-38. Bremerton Fire Department Capital Project Costs (All numbers in 2015 \$1000s)

Category Summary	Cost Years 2016-2021	Cost Years 2022-2036	Total Cost
Program or Project Type I: Capacity	0	0	0
Program or Project Type II: Capital Replacement and Maintenance	4,495	0	4,495
Total	4,495	0	4,495

Source: Personal Communication with Al Duke, Fire Chief of the Bremerton Fire Department, 2015; BERK, 2016.

Exhibit 4-39. Bremerton Fire Department Fire Department Capital Project Revenues (All numbers in 2015 \$1000s)

Revenue Source	Revenue Years 2016-2021	Revenue Years 2022-2036	Total Revenue
November 2015 Levy (Proposed)	4,495	-	4,495
Total	4,495	-	4,495

Source: Personal Communication with Al Duke, Fire Chief of the Bremerton Fire Department, 2015; BERK, 2016.

On average, the Bremerton Fire Department received 0.19 calls per capita annually between 2003 and 2013, including both fire and EMS calls (Fire Department, 2015). Assuming this per capita rate continues, the UGA areas will add around 2,600 calls by 2036. These added calls will impact the Department's ability to respond quickly and it is likely that investments will be needed to run the service at the desired response time of 5.0 minutes.

East Bremerton is currently served by Central Kitsap Fire & Rescue (CKFR); the District has stations in proximity to the UGA and the Bremerton Fire Department also has a station in the Sylvan area. The City anticipates based on the 2015 UGA boundaries the City could serve East Bremerton even with the additional population allocation over 20 years. (Duke, 2015)

For the West Bremerton UGA areas, there are fire stations well-situated to respond to these areas. If annexed, the City would take over provision of fire and EMS services for West Hills (currently served by CKFR), Rocky Point (currently served by South Kitsap Fire and Rescue [SKFR]), and Navy Yard City (currently served by SKFR); no additional capital needs are anticipated though there would be a need to add staffing due to the calls for service for Navy Yard City. The Fire Department estimates that annexing Navy Yard City would require changes to the current response zones including the need for two additional firefighters. (BERK Consulting, 2015).

Just outside of the Gorst UGA there is a SKFR District station, which has the ability to provide rapid response times. The station has one engine, one medic unit and one brush truck for fighting wildland fires (AECOM and BERK, 2013). The short-term impacts of annexing the Gorst UGA will be addressed through a contract with SKFR, but in the long term, the City will need to look at providing these services directly. In that case, the City would need a fire station (there is one currently in Gorst), an engine/paramedic unit, and six to twelve FTEs to provide fire service. (BERK Consulting, 2015)

Poulsbo Fire Department / Fire District 18

Poulsbo Fire Dept. Vehicle

The City of Poulsbo annexed to the Kitsap County Fire Protection District No.18 in 1998.

The District covers approximately 54 square miles and served a population of approximately 23,594 people as of 2010. District No. 18 extends north of Poulsbo to Port Gamble, west to Bangor Naval Base/Clear Creek Road, and south to Mountain View Road. The eastern boundary is approximately three miles east of Poulsbo. The Fire Department has four fire stations: Station 71 and Station 77 are staffed full time, Station 72 is flex-staffed, and Station 73 is staffed by volunteers.

Capital Projects

Capital projects adapted from a 2012 plan are listed below in Exhibit 4-40 and summarized in Exhibit 4-41 and Exhibit 4-42.

Poulsbo Fire Department/ Fire District 18
Fire Units

- 4 engines
- 2 tenders
- 2 medic units
- 3 aid units
- 1 rescue boat
- Several staff cars

Staff

- 1 fire chief
 - 2 deputy chiefs
 - 10 A Shift BC
 - 10 B Shift BC
 - 9 C Shift BC
 - 30 volunteer firefighters
 - 1 administrative services manager
 - 1 office manager
 - 1 public education PIO
 - 1 finance
 - 1 office assistant
-

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Exhibit 4-40. Poulsbo Fire Department Capital Projects 2016-2036 (All numbers in 2012 \$1000s)

Category/ Project Description	Revenue Sources	Cost	Cost	Cost	Total Cost
		2016-2018	2019-2021	2022-2036	
Category I: Capacity Increasing Projects					
Project Description: None					
Category II: Capital Replacement, Maintenance and Operations					
Replace SCBAs (including SCBA Compressor)	Fire District Tax Levy		260		260
Replace Bunker Gear	Fire District Tax Levy	48	113		161
Medic Unit Replacement	Fire District Tax Levy	243	761		1,004
Ongoing Fire Hose Replacement	Fire District Tax Levy		64		64
MCT	Fire District Tax Levy		88		88
Replace Lifepack	Fire District Tax Levy		103		103
Other Fire Equipment	Fire District Tax Levy	9	86		95
Ongoing Miscellaneous Capital Improvements	Fire District Tax Levy	142	316		458
Replace Staff Vehicles	Fire District Tax Levy	72	113		185
Repair Station 71 Parking Lots & Drainage	TBD		500		500
Replace Flat Roofs at Station 71 with Peaked Roofs	TBD		300		300
Replace Station 73	TBD		3,500		3,500
Add Exhaust Capture Systems, Upgrade Bay Doors	TBD		450		450
Replace Engines at End of Useful Life	TBD	1,200	2,825		4,025

Source: Poulsbo Fire Department, 2012; BERK, 2016.

Exhibit 4-41. Poulsbo Fire Department Capital Projects Costs 2016-2036 (All numbers are in 2012 \$1000s)

Category Summary	Cost Years		Total Cost
	2016-2021	2022-2036	
Category I (Capacity Projects Required to Meet LOS)	0	0	0
Category II (Other Projects Needed for Maintenance and Operations)	11,193	TBD	11,193
Total	11,193	0	11,193

Source: Poulsbo Fire Department, 2012; BERK, 2016.

Exhibit 4-42. Poulsbo Fire Department Capital Project Revenues 2016-2036 (All numbers are in 2012 \$1000s)

Revenue Source	Revenue Years 2016-2021	Revenue Years 2022-2036	Total Revenue
Fire District Tax Levy	2,418	TBD	2,418
Source TBD	8,775	TBD	8,775
Total	11,193	TBD	11,193

Source: Poulsbo Fire Department, 2012; BERK, 2016.

4.4 Parks and Recreation

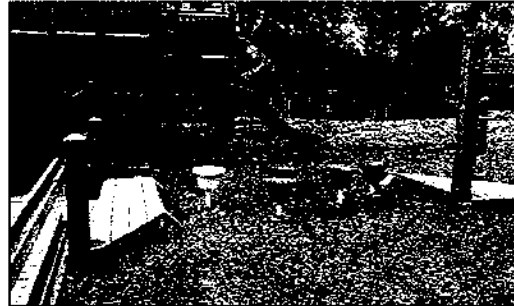
Overview

A variety of public agencies and private organizations provide parks and recreation facilities within Kitsap County, including Washington State Parks, Washington Department of Natural Resources (DNR), National Park Service-designated Kitsap Peninsula Water Trail, schools, and cities.



Inventory of Current Facilities

Kitsap County owns approximately 7,278 acres of parkland, and other agencies own approximately 19,847 acres of parkland in the county, as shown in Exhibit 4-43. Kitsap County owns 8.5 miles of shoreline access and approximately 100 miles of trails in the county, while other agencies own 18 miles of shoreline access and 57 miles of trails in the county. Park space is generally used by all county residents. Out-of-county and out-of-state visitors and tourists also use a significant portion of these regional sites and facilities.



Playground

Exhibit 4-43. County-Owned Parks, Shoreline Access, and Trails

Type of Park	Kitsap County Capacity (Acres)	Other Agencies Capacity (Acres)	Total Capacity (Acres)
Natural Resource Areas	1,191	16,699	17,890
Heritage Parks	4,699	0	4,699
Regional Parks	590	2,342	2,932
Community Parks	339	806	1,145
Partnership Properties	459		459
Total Acres	7,278	19,847	27,125
Shoreline Access (Miles)	8.5	18	26.5
Trail Miles (Paved and Unpaved)	100	57	157

Source: Kitsap County Parks, Recreation & Open Space Plan, 2012; Kitsap County Parks Department, 2015; BERK, 2016.

Active and Passive Recreation Facilities

The County owns and manages a wide variety of active and passive recreation facilities, including baseball and softball fields, soccer fields, tennis courts, and other venues, as shown in Exhibit 4-44 and Exhibit 4-45.

Exhibit 4-44. County-Owned Active Recreation Facilities (Units)

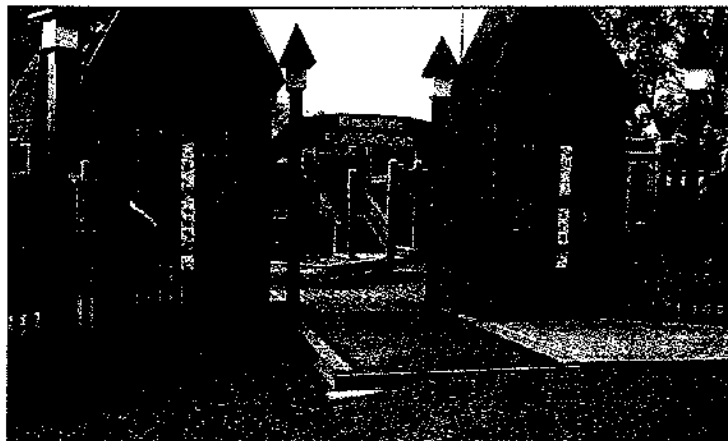
Type of Active Recreation Facility	Kitsap County Capacity
Baseball Fields (250'+)	8
Baseball Fields (200'+)	19
Indoor Gymnasium	1
Basketball	7
Volleyball	6
Soccer	18
Tennis Courts	9
Horseshoe Pits	32
BMX Track	1
Golf Course Holes	36
Skate Park	3

Source: Kitsap County Parks, Recreation & Open Space Plan, 2012; Kitsap County Parks Department, 2015; BERK, 2016.

Exhibit 4-45. County-Owned Passive Recreation Facilities (Units)

Type of Passive Recreation Facility	Kitsap County Capacity
Playgrounds	12
Garden features	1
Off-leash areas	3
Trails	
Trails (Paved)	1
Trails (Unpaved)	73
Total Trails (Miles)	74

Source: Kitsap County Parks, Recreation & Open Space Plan, 2012; Kitsap County Parks Department, 2015; BERK, 2016.



Kitsap Kids Playground, Fairgrounds and Events Center

Other Recreation Facilities

Exhibit 4-46 shows the inventory of additional recreational facilities owned and managed by the County, including beach and water activities, and community centers.

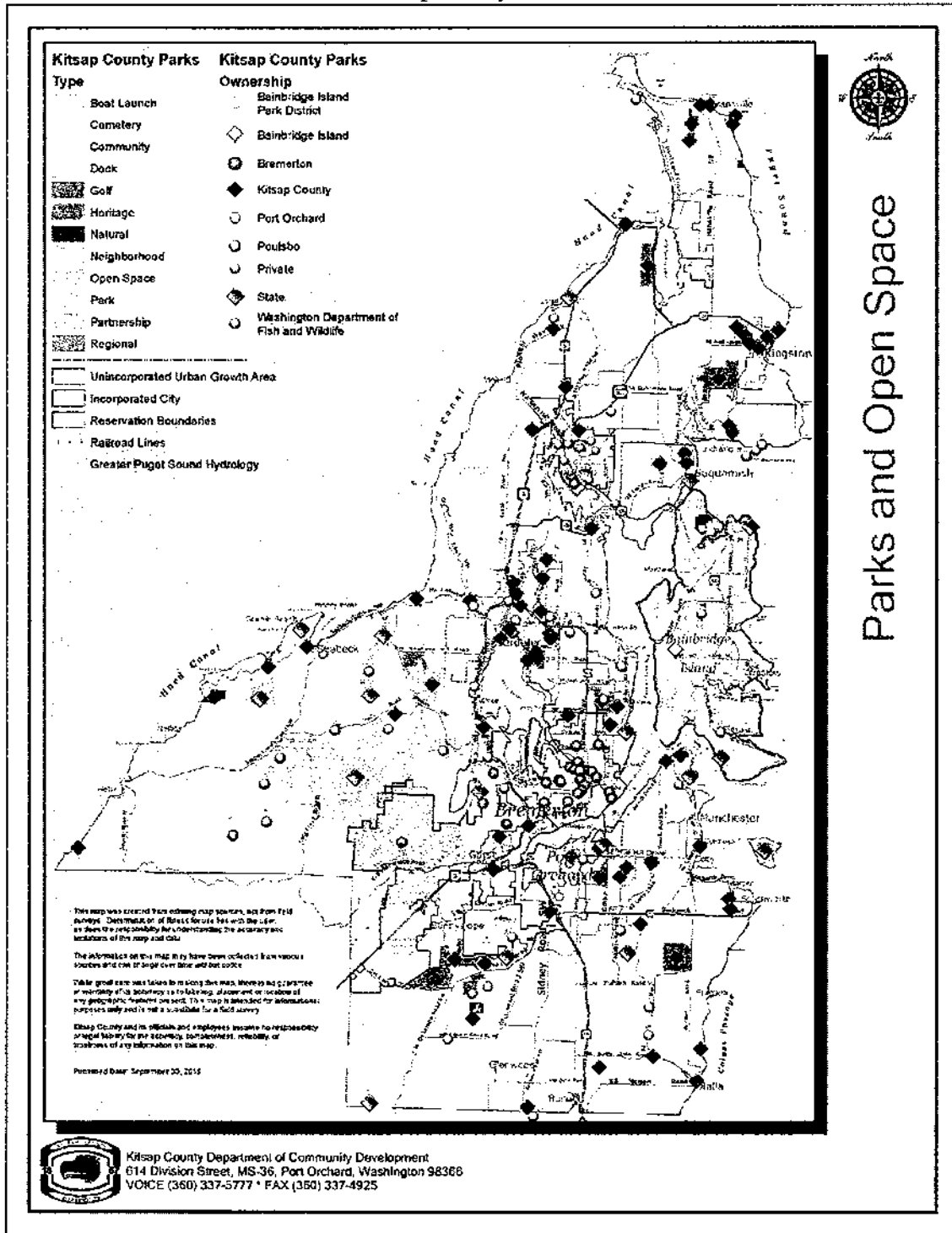
KITSAP COUNTY
CAPITAL FACILITIES PLAN**Exhibit 4-46. County-Owned Facilities by Category (Units)**

Type of Passive Recreation Facility	Kitsap County Capacity
Boat launches - motorized	2
Boat launches - non-motorized	4
Docks	3
Piers	5
Benches	21
Shelters	5
Swimming Shoreline	1,512 linear feet
Saltwater Shoreline	29,051 linear feet
Freshwater Shoreline	5,361 linear feet
Showers	10
Restrooms	23
Drinking Fountains	14
Camp Sites	56
Parking Spaces	892

Source: Kitsap County Parks, Recreation & Open Space Plan, 2012; Kitsap County Parks Department, 2015; BERK, 2016.

A map of parks facilities provided by Kitsap County and other agencies is provided on Exhibit 4-47.

Exhibit 4-47. Kitsap County Parks Facilities



Source: Kitsap County Community Development 2015

Level of Service Capacity Analysis

The LOS analysis for parks is based on the 2012 Kitsap County Parks, Recreation & Open Space (PROS) Plan that was adopted in March of 2012. For most of the parks and recreation facilities include two forms of LOS: The "target" LOS is from PROS, and "base" LOS was the standard adopted in the 2012 based on the fundable plan.

Natural Resource Areas

The adopted LOS for natural resource areas is 71.1 acres per 1,000 population, including both County and non-County facilities. Currently, the County is not meeting this standard as shown in Exhibit 4-48.

Exhibit 4-48. Target LOS Requirement Analysis – Natural Resource Areas

Time Period	Kitsap Countywide Population	Acres to meet Target LOS Standard	Acres Available	Net Reserve or Deficit
Natural Resources Area LOS Standard = 71.1 Acres per 1,000 population				
2015	258,200	18,332	17,890	(442)
2021 Preferred Alternative	278,691	19,787	17,890	(1,897)
2036 Preferred Alternative	333,053	23,647	17,890	(5,757)

Source: Kitsap County Parks, Recreation & Open Space Plan, 2012; Kitsap County Parks Department, 2015; BERK, 2016.

The 2012 CFP included a base LOS of 57.1 acres per 1,000 population. The County has sufficient capacity to meet this LOS standard now and through the six-year planning period, but will have a deficit in the twenty-year planning period, as shown in Exhibit 4-49.

Exhibit 4-49. Base LOS Requirement Analysis – Natural Resource Areas

Time Period	Kitsap Countywide Population	Acres to meet Target LOS Standard	Acres Available	Net Reserve or Deficit
Natural Resources Area LOS Standard = 57.1 acres per 1,000 population				
2015	258,200	14,743	17,890	3,147
2021 Preferred Alternative	278,691	15,913	17,890	1,977
2036 Preferred Alternative	333,053	19,017	17,890	(1,127)

Source: Kitsap County CFP 2012; BERK, 2016.

To meet the target LOS in all periods and the base LOS in 2036, the County is working on a community effort called the Kitsap Forest and Bay Project that could double the County's open space and passive recreational acres. The Forest and Bay project is anticipated to add up to 4,910 acres by purchasing Pope Resources land with public and private resources, and dedicating the land for public use. The land includes:

- Port Gamble Upland Block – 3,316 acres
- Port Gamble Shoreline Block - 564 acres, including 1.8 miles of shoreline (already acquired)
- Divide Block - 664 acres (180 acres already acquired)
- Park Expansion Block - 366 acres (already acquired)

Working with DNR, some State land may also be transferred to County ownership through the legislatively-funded Trust Land Transfer (TLT) Program. Under this program DNR's timbered

properties are transferred to another public agency that will manage and protect it for public use and enjoyment. The current proposal includes:

- Olympic View proposed TLT - 50 acres

The additional Kitsap Forest and Bay Project properties are not currently classified as Natural Resource Areas, but these properties can be managed as natural resource areas or open spaces where logging is permitted, which could help solve the Natural Areas LOS deficit. The Parks Department can determine appropriate classifications and a management approach as it updates the PROS Plan scheduled for 2018.

Regional Parks

The adopted target LOS for regional parks is 16 acres per 1,000 population, including County and non-County facilities. The County currently has a deficiency of 1,199 acres, and this deficiency continues and increases through 2036, as shown in Exhibit 4-50.

Exhibit 4-50. Target LOS Requirement Analysis – Regional Parks

Time Period	Kitsap Countywide Population	Acres to Meet Target LOS Standard	Acres Available	Net Reserve or Deficiency
Regional Parks LOS = 16 acres per 1,000 population				
2015	258,200	4,131	2,932	(1,199)
2021 Preferred Alternative	278,691	4,459	2,932	(1,527)
2036 Preferred Alternative	333,053	5,329	2,932	(2,397)

Source: Kitsap County Parks, Recreation & Open Space Plan, 2012; Kitsap County Parks Department, 2015; BERK, 2016.

In 2012, the CFP identified a base LOS of 8.9 acres per 1,000 people. At this standard, the County would meet the needs of growth in the 2016-2021 period, as shown in Exhibit 4-51, and would have a slight deficit by the 2022-2036 period. The deficit could be addressed by additions in non-County regional parkland or by changing the base LOS to 8.8 acres per 1,000 persons for the outer years of the planning period.

Exhibit 4-51. Base LOS Adjustments for Regional Parks

Time Period	Kitsap Countywide Population	Acres to Meet Target LOS Standard	Acres Available	Net Reserve or Deficiency
Regional Parks LOS = 8.9 acres per 1,000 population				
2015	258,200	2,298	2,932	634
2021 Preferred Alternative	278,691	2,480	2,932	452
2036 Preferred Alternative	333,053	2,964	2,932	(32)

Source: Kitsap County CFP, 2012; BERK, 2016.

If the County elected to adjust its LOS to a base level, the standards shown in Exhibit 4-52 would allow the County to meet the base standards under the Preferred Alternative for the 2016-2021 period and the 2022-2036 period.

Exhibit 4-52. Potential LOS Adjustments for Regional Parks

Alternative	Target LOS	Estimated Deficiency	LOS Needed to Address Deficiency (Acres/ 1000 people)
2015	16 acres/ 1,000 people	(1,199)	11.4
2021 Preferred Alternative	16 acres/ 1,000 people	(1,527)	10.5
2036 Preferred Alternative	16 acres/ 1,000 people	(2,397)	8.89

Source: Kitsap County Parks, Recreation & Open Space Plan, 2012; Kitsap County Parks Department, 2015; BERK, 2016.

Heritage Parks

The adopted target LOS for heritage parks is 19 acres per 1,000 population and assumes the full acres owned by the County. The County is currently deficient in heritage parks, as shown in Exhibit 4-53. Heritage parks are only provided by Kitsap County.

Exhibit 4-53. Target LOS Requirement Analysis – Heritage Parks

Time Period	Kitsap Countywide Population	Acres to Meet Target LOS Standard	Acres Available	Net Reserve or Deficiency
Heritage Parks LOS = 19 acres per 1,000 population				
2015	258,200	4,906	4,699	(207)
2021 Preferred Alternative	278,691	5,295	4,699	(596)
2036 Preferred Alternative	333,053	6,328	4,699	(1,629)

Source: Kitsap County Parks, Recreation & Open Space Plan, 2012; Kitsap County Parks Department, 2015; BERK, 2016.

The 2012 CFP base LOS is 11.5 acres per 1,000 population. Using this standard, the deficits would be reversed, as shown in Exhibit 4-54. Due to heritage park additions since 2012, it is likely the County could increase its base LOS.

Exhibit 4-54. Base LOS Requirement Analysis for Heritage Parks

Time Period	Kitsap Countywide Population	Acres to Meet Target LOS Standard	Acres Available	Net Reserve or Deficiency
Heritage Parks LOS = 11.5 acres per 1,000 population				
2015	258,200	2,969	4,699	1,730
2021 Preferred Alternative	278,691	3,205	4,699	1,494
2036 Preferred Alternative	333,053	3,830	4,699	869

Source: Kitsap County CFP 2012; BERK, 2016.

The County could reassess its LOS standards for heritage parks and adopt base LOS standards reflecting its larger inventory since 2012. The County could have a base LOS of 17 acres per 1,000 persons from 2015 to 2021 and a base LOS of 14 acres per 1,000 persons by the close of the 2036 planning period.

If the County elected to adjust its LOS to a base level, the standards shown in Exhibit 4-55 would allow the County to meet the base standards under the Preferred Alternative for the 2016-2021 period and also for the 2022-2036 period.

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Exhibit 4-55. Potential LOS Adjustments for Heritage Parks

Alternative	Target LOS	Estimated Deficiency	LOS Needed to Address Deficiency (Acres/ 1000 people)
2015	19 acres/ 1,000 people	(207)	18
2021 Preferred Alternative	19 acres/ 1,000 people	(596)	17
2036 Preferred Alternative	19 acres/ 1,000 people	(1,629)	14

Source: Kitsap County Parks, Recreation & Open Space Plan, 2012; Kitsap County Parks Department, 2015; BERK, 2016.

Community Parks

The adopted target LOS for community parks is 4.65 acres per 1,000 population. There is a small deficit in 2015 that grows by 2036, as shown in Exhibit 4-56.

Exhibit 4-56. Target LOS Requirement Analysis – Community Park

Time Period	Kitsap Countywide Population	Acres to Meet Target LOS Standard	Acres Available	Net Reserve or Deficiency
Community Parks LOS = 4.65 acres per 1,000 population				
2015	258,200	1,201	1,145	(56)
2021 Preferred Alternative	278,691	1,296	1,145	(151)
2036 Preferred Alternative	333,053	1,549	1,145	(404)

Source: Kitsap County Parks, Recreation & Open Space Plan, 2012; Kitsap County Parks Department, 2015; BERK, 2016.

In 2012, a base LOS of 3.50 acres per 1,000 was adopted. That LOS would be sufficient through the six-year period and result in small deficiencies by year 20, as shown in Exhibit 4-57. Changing the base LOS to 3.44 acres per 1,000 persons would address deficiencies in the outer years of the planning period.

Exhibit 4-57. Base LOS Requirement Analysis – Community Park

Time Period	Kitsap Countywide Population	Acres to Meet Target LOS Standard	Acres Available	Net Reserve or Deficiency
Community Parks LOS = 3.5 acres per 1,000 population				
2015	258,200	904	1,145	241
2021 Preferred Alternative	278,691	975	1,145	170
2036 Preferred Alternative	333,053	1,166	1,145	(21)

Source: Kitsap County CFP 2012; BERK, 2016.

If the County elected to adjust its LOS to a base level, the standards shown in Exhibit 4-58 would allow the County to meet the base standards under the Preferred Alternative for the 2016-2021 period and also for the 2022-2036 period.

Exhibit 4-58. Potential LOS Adjustments for Community Park

Alternative	Target LOS	Estimated Deficiency	LOS Needed to Address Deficiency (Acres/ 1000 people)
2015	4.65 acres/ 1,000 people	(56)	4.4
2021 Preferred Alternative	4.65 acres/ 1,000 people	(151)	4.1
2036 Preferred Alternative	4.65 acres/ 1,000 people	(404)	4.1

Source: Kitsap County Parks, Recreation & Open Space Plan, 2012; Kitsap County Parks Department, 2015; BERK, 2016.

Shoreline Access

The adopted LOS for shoreline access is 0.061 miles per 1,000 population and includes County and non-County miles of shoreline access. The County currently has a surplus of shoreline access, considering both County and non-County miles of shoreline access, as shown in Exhibit 4-59.

Exhibit 4-59. LOS Requirement Analysis – Shoreline Access

Time Period	Kitsap Countywide Population	Acres to Meet Target LOS Standard	Miles Available	Net Reserve or Deficiency
Shoreline Access LOS = 0.061 miles per 1,000 population				
2015	258,200	16	26.5	10.7
2021 Preferred Alternative	278,691	17	26.5	9.5
2036 Preferred Alternative	333,053	20	26.5	6.2

Source: Kitsap County Parks, Recreation & Open Space Plan, 2012; Kitsap County Parks Department, 2015; BERK, 2016.

Trails

The adopted LOS for trails is 0.2 miles per 1,000 population and relies on the County’s inventory of trails. The County has a reserve of trail miles through 2036, as shown in Exhibit 4-60. Other agencies provide approximately 57 miles of trails in the county, which, if included in the adopted LOS standard, would increase the surplus.



Kitsap Park Volunteers

Exhibit 4-60. LOS Requirement Analysis – Trails

Time Period	Kitsap Countywide Population	Acres to Meet Target LOS Standard	Miles Available	Net Reserve or Deficiency
Trails LOS = 0.2 miles per 1,000 population				
2015	258,200	52	157	105
2021 Preferred Alternative	278,691	56	157	101
2036 Preferred Alternative	333,053	67	157	90

Source: Kitsap County Parks, Recreation & Open Space Plan, 2012; Kitsap County Parks Department, 2015; BERK, 2016.

Facilities Objectives



SKRP Skate Park, Kitsap County



Example Spray Park, Snohomish Co.

The 2012 Kitsap County PROS Plan contains a demand and needs analysis. The levels of service in the plan for park land, open space, and trails are addressed in this CFP as target levels of service. The PROS Plan also includes a demand analysis for two additional categories of facilities:

- **Athletic Facilities:** ballfields (baseball, soccer, football), sport courts (basketball, tennis, volleyball), multipurpose fields, jogging tracks, gyms, alternative sports facilities (skate park, BMX track), swimming pools, and others.
- **Outdoor Leisure Facilities:** Playgrounds, picnic shelters, camp sites, swimming shoreline, boat launches, golf course holes, nature/interpretive centers, and community centers.

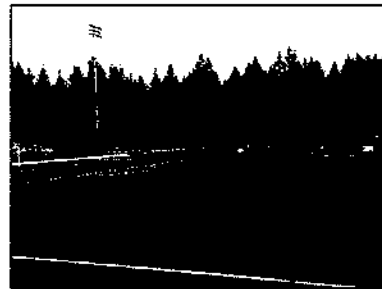
The Athletic Facilities and Outdoor Leisure Facilities needs analysis from the PROS Plan is hereby incorporated by reference.

Because needs, costs, and management approaches can change over time, this CFP provides the following facility objectives:

- A. Based on community needs, provide outdoor leisure and athletic facilities to advance the PROS Plan vision and meet community needs.
- B. Recognizing differences in park classifications, site conditions, costs, maintenance and operations, and other relevant considerations, allow for a variety of outdoor leisure and athletic facilities listed under the two categories or similar to listed facilities. For example, Outdoor Leisure includes playgrounds. The form of playgrounds may vary and include traditional play structures, spray parks, adventure playgrounds, sensory gardens, or others.
- C. Promote a minimum standard of facilities to encourage community access to new parks within funding constraints. For example, full implementation of park master plan may be staged over multiple years. An early phase could install basic amenities such as a loop trail, parking, restrooms, and multipurpose lawn with later phases installed as funding and management considerations allow.



Salsbury Point Boat Ramp



Gordon Field Opening

Land Acquisition and Management Objectives

Much of Kitsap County's inventory of land has been donated or acquired. Some of the land is ecologically sensitive and cannot be used for parks and recreation purposes. Given limited management resources and the need to create a regional connected parks and recreation system, it is important to identify objectives for land acquisition.

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Land that is acquired or proposed for donation to Kitsap County should have the following characteristics to ensure it contributes to the envisioned regional park system and can be efficiently managed within limited funding resources:

- A. The property meets a parkland or facility need identified in the adopted PROS plan or approved park master plan.
- B. The property contains adequate usable area for active or leisure recreation purposes.
- C. If used for active recreation, multiple recreation activities in multiple seasons are feasible.
- D. If intended for open space conservation, a management plan is prepared demonstrating how natural resources are to be managed for ecosystem services, the level of maintenance resources needed, and the suitability for public access.
- E. The property can be feasibly maintained and operated.
- F. The property has suitable physical conditions for the intended park use, including soil structure, topography, natural features, vegetation, structures, existing facilities, and local conditions, etc.
- G. Appropriate vehicular and pedestrian access to the site is feasible.
- H. Appropriate utilities and public works systems in relationship to location and intended use of site are available.
- I. The future park, recreation, or open space use is consistent with Comprehensive Plan policies and zoning districts.

Health Objectives

The Growth Management Act promotes planning for healthy lifestyles, such as by promoting well-designed neighborhoods with access to parks, non-motorized trails, and other recreation facilities. Parks capital projects that advance the following health objectives should be prioritized for funding and implementation:

- A. Improve the connectivity of parks, trails, and open space systems, particularly in proximity to population and job centers, to encourage more frequent recreation use.
- B. Promote the design and implementation of facilities that are usable by persons of all ages and abilities, such as improvements implementing ADA requirements.
- C. Provide active or outdoor leisure facilities usable in multiple seasons for a variety of activities.
- D. Advance sustainable design principles such as low impact development, conservation, and other environmentally best management practices.

Capital Projects and Funding

Capital facilities projects for parks are shown in Exhibit 4-61. Exhibit 4-62 shows the capital facilities costs from 2016 through 2036 and Exhibit 4-63 shows the capital facilities revenues for the same time period.

Exhibit 4-61. Parks Capital Facilities Projects 2016-2036 (All numbers in 2015 \$1000s)

Category/ Project Description	Revenue Sources	Cost	Cost	Cost	Total Cost
		2016-2018	2019-2021	2022-2036	
Category I: Capacity Increasing Projects					
Acquisition - Heritage General	Construction Futures	410	250	TBD	660
Category II: Capital Replacement, Maintenance and Operations					
Improvements	REET II, Construction Fund, General Fund	4,064	3,785	TBD	7,849
Maintenance	REET II, General Fund, Fund Balance	972	780	TBD	1,752

Note: This project list may be further updated based on the 2016 Budget that is under review, and based on further Department review in association with the Preferred Alternative.

Source: Kitsap County Parks Department, 2016; BERK, 2016

Exhibit 4-62. Parks Capital Facilities Costs 2016-2036 (In 2015 dollars)

Category Summary	Cost Years 2016-2021	Cost Years 2022-2036	Total Cost
Category I (Capacity Projects Required to Meet LOS)	660	TBD	660
Category II (Other Projects Needed for Maintenance and Operations)	9,601	TBD	9,601
Total	10,261	TBD	10,261

Source: Kitsap County Parks Department, 2016; BERK, 2016.

Exhibit 4-63. Parks Capital Facilities Revenues 2016-2036

Revenue Source	Revenue Year 2016-2021	Revenue Years 2022-2036	Total Revenue
REET II, Construction Fund, General Fund	9,601	TBD	9,601
Construction Futures	660	TBD	660
Total	10,261	TBD	10,261

Note: Funding may be further updated based on the 2016 Budget that is under review, and based on further Department review in association with the Preferred Alternative.

Source: Kitsap County Parks Department, 2016; BERK, 2016.

4.5 Schools

The purpose of this section is to ensure that adequate educational facilities will be available to serve the increasing population of Kitsap County. This section evaluates the four school districts that serve unincorporated Kitsap County: North Kitsap, Central Kitsap, South Kitsap, and Bremerton. Two districts were excluded: Bainbridge Island Schools, because the entire district is located in the City of Bainbridge Island, and the North Mason School District, because it does not have schools or facilities in Kitsap County and serves only a very small area in the southwestern corner of the County. Exhibit 4-64 shows the school district boundaries.

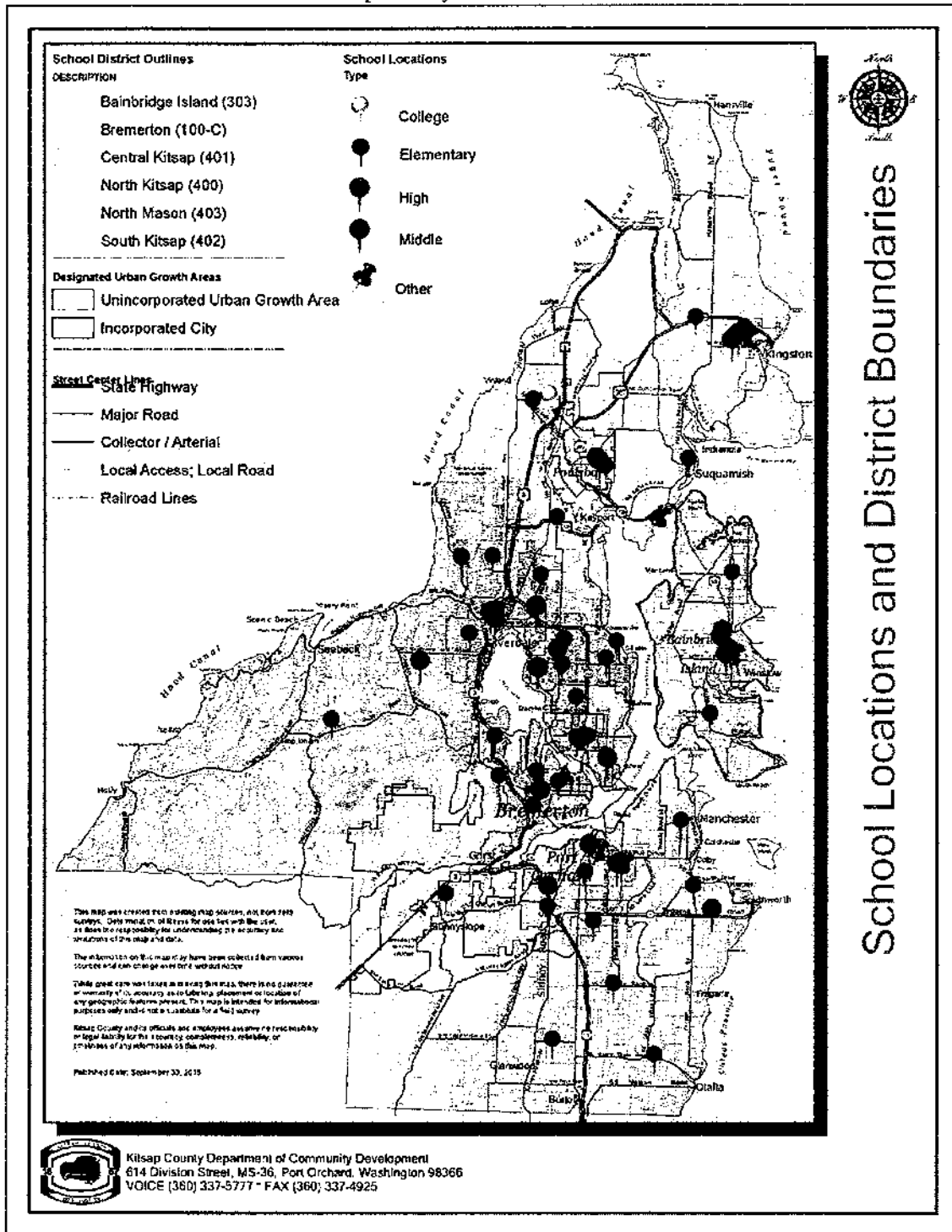


Inventory of Current Facilities

The inventories and analyses of capacity requirements are presented in two ways: with interim (i.e., portable) facilities and without interim facilities. The districts' capital improvement projects are based on the capacity without portables because portables have significant limitations, including heating, ventilation, noise, security, restrooms, storage cupboards, and intercom communications. For these reasons, portables are not considered permanent capacity by the state or by the districts. The capacity of portable rooms is presented to show the interim facilities the districts use (1) to meet short-term enrollment fluctuations, or (2) to serve as temporary facilities until permanent facilities are built.

Capacity figures are generally based on teacher-to-student ratios (expressed as students per classroom) that the school district determines to be most appropriate to accomplish its educational program. These ratios are often contained in employment agreements between districts and their teachers. Inventories of the school districts' existing facilities in Kitsap County are presented in this section.

Exhibit 4-64. Kitsap County School District Boundaries



Source: Kitsap County Community Development Department, 2015

KITSAP COUNTY
CAPITAL FACILITIES PLAN**North Kitsap School District**

North Kitsap School District (NKSD) is located at the north end of the Kitsap Peninsula and is almost completely surrounded by water. To the west, the district is bordered by Hood Canal and includes the Port Gamble Inlet. To the north and east, Puget Sound borders the district. Port Madison and Liberty Bay surround the district on its southernmost borders. NKSD schools are generally clustered around the City of Poulsbo and the unincorporated community of Kingston. The district currently uses the following grade level configurations: K-5 housed in elementary schools, 6-8 housed in middle schools, and 9-12 housed in senior high schools. Exhibit 4-65 lists North Kitsap Schools and their enrollment capacity.

Exhibit 4-65. North Kitsap School District Current Enrollment Capacity

Schools	Current Enrollment Capacity
<i>Elementary Schools (K-5)</i>	
Breidablik	391
Gordon	320
Pearson	296
Poulsbo	382
Suquamish	345
Vinland	467
Wolfe	391
Total Elementary Permanent Facilities	2,592
Total Elementary Interim (Portable) Facilities	1,200
Total Elementary Permanent and Interim Facilities	3,792
<i>Middle School</i>	
Kingston	958
Poulsbo	721
Total Middle School Permanent Facilities	1,679
Total Middle School Interim (Portable Facilities)	525
Middle School School Permanent and Portable Classrooms	2,204
<i>High School</i>	
Kingston	806
North Kitsap	1,313
Spectrum School	75
Total High School Permanent Facilities	2,194
Total High School Interim (Portable Facilities)	250
High School School Permanent and Portable Classrooms	2,444
Overall Total Permanent Facilities Capacity	6,465
Overall Total Interim (Portable) Facilities	1,975
Overall Total Permanent and Interim Facilities	8,440

Source: North Kitsap School District Facility Master Plan, 2015.

Central Kitsap School District

Central Kitsap School District is located on the Kitsap Peninsula, surrounding Dyes Inlet and extending west to the Hood Canal. Currently, there are twelve elementary schools, three middle schools, one 7–12 secondary school, and two senior high schools in the district. The District also provides alternative middle and high school programs. The grade configuration is based on grades K–6, elementary; grades 7–8, middle school that will include grade 6 in the future; and 9–12, high school. Exhibit 4-66 presents the schools of Central Kitsap and their enrollment capacity.

Exhibit 4-66. Central Kitsap School District Inventory

School	Current Enrollment Capacity
<i>Elementary Schools (K–6)</i>	
Brownsville	408
Clear Creek	480
Cottonwood	384
Cougar Valley	480
Emerald Heights	528
Esquire Hills	432
Green Mountain	432
Jackson Park	480
Pincrest	504
Silverdale	432
Silver Ridge	432
Woodlands	432
Total Elementary Permanent Facilities	5,424
Total Elementary Interim (Portable) Facilities	456
Total Elementary Permanent and Interim Facilities	5,880
<i>Middle Schools (7–8)</i>	
Central Kitsap	875
Fairview	750
Ridgetop	1,025
Total Middle School Permanent Facilities	2,650
Total Middle School Interim (Portable Facilities)	325
Middle School School Permanent and Portable Classroom	2,975
<i>High Schools (9–12)</i>	
Central Kitsap	1,200
Olympic	1,050
Klahowya (7-12)	725
Total High School Permanent Facilities	2,975
Total High School Interim (Portable Facilities)	850
High School School Permanent and Portable Classrooms	3,825
Overall Total Permanent Facilities Capacity	11,049
Overall Total Interim (Portable) Facilities	1,631
Overall Total Permanent and Interim Facilities	12,680

Source: Central Kitsap School District, 2015; BFRK, 2016.

Bremerton School District

The Bremerton School District (BSD) is located on the Kitsap Peninsula between Port Orchard Bay, Dyes Inlet, and Sinclair Inlet. The district is adjacent to the Puget Sound Naval Shipyard, and its enrollment is directly related to the military base. The school district serves the City of Bremerton and unincorporated areas adjacent to the city.

BSD comprises six elementary schools, one middle school, one traditional high school, and one alternative high school. The district also administers a vocational skills center that serves other school districts. The current grade configuration in the district is based on grades K–5, elementary; grades 6–8, middle school; and grades 9–12, high school. Exhibit 4-67 lists the schools of Bremerton School District and their enrollment capacity.

Exhibit 4-67. Bremerton School District Inventory

Schools	Current Enrollment Capacity
<i>Elementary Schools</i>	
Armin Jahr	481
Crownhill	528
Kitsap Lake	528
Naval Avenue Early Learning Center	484
View Ridge	528
West Hills S.T.E.M. Academy (K-8)	528
Total Elementary Permanent Facilities	3,077
Total Elementary Interim (Portable) Facilities	840
Total Elementary Permanent and Interim Facilities	3,917
<i>Middle Schools</i>	
Mountain View Middle School (7-8)	1,274
Total Middle School Permanent Facilities	1,274
Total Middle School Interim (Portable Facilities)	120
Middle School School Permanent and Portable Classrooms	1,394
<i>High Schools</i>	
Bremerton High School	1,671
Renaissance High School	136
West Sound Technical Skills Center	515
Total High School Permanent Facilities	2,322
Total High School Interim (Portable Facilities)	120
High School School Permanent and Portable Classrooms	2,442
Overall Total Permanent Facilities Capacity	6,673
Overall Total Interim (Portable) Facilities	1,080
Overall Total Permanent and Interim Facilities	7,753

Notes: The West Sound Technical Skill Center may include students that are enrolled at Bremerton High School and Renaissance High School.

Source: Bremerton School District No. 100-C Study and Survey, 2012; BERK, 2016.

The Bremerton School District has stated that their classrooms tend to be overcrowded at the listed capacity; therefore, they are often not used at capacity numbers. This should be taken into consideration for future capital planning. (Steedman, 2015)

KITSAP COUNTY
CAPITAL FACILITIES PLAN

South Kitsap School District

South Kitsap School District (SKSD) is located in the southern portion of Kitsap County. Pierce County and Mason County border the District to the south and west. To the north and east, the District is bordered by the Sinclair Inlet, Rich Passage, Colvos Passage, and Puget Sound. The district includes 10 elementary schools, three junior high schools, and one alternative and one comprehensive high school. The majority of the schools are located throughout the southern portion of unincorporated Kitsap County, while South Kitsap High School, Cedar Heights Junior High School, and Sidney Glen Elementary School are located within the Port Orchard city limits. The grade configuration is based on grades K–6, elementary; grades 7–9, junior high; and grades 10–12, senior high school. Exhibit 4-68 lists the schools of the South Kitsap School District and their enrollment capacity.

Exhibit 4-68. South Kitsap School District Inventory

Schools	Current Enrollment Capacity
<i>Elementary Schools</i>	
Burley-Glenwood	528
East Port Orchard	467
Hidden Creek	526
Manchester	441
Mullenix Ridge	480
Olalla	408
Orchard Heights	729
Sidney Glen	467
South Colby	216
Sunnyslope	417
Total Elementary Permanent Facilities	4,679
Total Elementary Interim (Portable) Facilities	456
Total Elementary Permanent and Interim Facilities	5,135
<i>Junior High Schools</i>	
Cedar Heights	605
John Sedgwick	839
Marcus Whitman	796
Total Middle School Permanent Facilities	2,240
Total Middle School Interim (Portable Facilities)	325
Middle School School Permanent and Portable Classrooms	2,565
<i>High Schools</i>	
South Kitsap	1,972
Alternative High School	174
Total High School Permanent Facilities	2,146
Total High School Interim (Portable Facilities)	850
High School School Permanent and Portable Classrooms	2,996
Overall Total Permanent Facilities Capacity	9,065
Overall Total Interim (Portable) Facilities	1,631
Overall Total Permanent and Interim Facilities	10,696

Source: Personal Communication with Tom O'Brien, Director of Facilities and Operations at South Kitsap School District, 2015; BERK, 2016.

Level of Service Analysis

An LOS capacity analysis was applied to each county school district based on a student-to-household ratio that was developed by comparing the enrollment numbers from the Washington State Office of Superintendent of Public Instruction (OSPI) to household estimates by school district. The results, expressed as the number of students a school is able to accommodate based on the enrollment capacity inventories above, are shown below. Where numbers are positive, a school district is projected to have a net reserve of school capacity. Where numbers are negative, a school district is projected to have a deficit of school capacity.

The school analysis in this CFP is conservatively high by assuming that total growth estimated in 2021 and 2036 occurs all at the same time. However, depending on the timing of the development in the planning period and the total amount of growth, districts with strained capacity may need to split attendance boundaries, add portables, or ultimately develop new schools.

Enrollment Projections

Enrollment data is measured by OSPI, which conducts student counts in October and May of each school year. The current enrollment levels presented in this section reflect the May 2015 student count for each district.

Future enrollment projections are complex, and there are many possible approaches for estimating student growth. This analysis strives to provide a consistent planning effort across all four districts by using the same base data for each (OSPI's student count and OFM's small area estimates of occupied housing units based on the 2012 Small Area Estimates) and a standard land capacity methodology to project households by district for 2021 and 2036. It is recognized that the CFP estimates are conservative, and that the Districts have a refined approach for determining future enrollment and space needs, which they generally revisit every six years.

This CFP analysis bases future enrollment levels on a student-per-household ratio using the number of households projected from the land capacity analysis described in Section 1.2. The net change in household growth for each alternative was added to the 2012 base household number from OFM's small area estimates. The student-per household ratios were developed as follows:

- Three of the districts, SKSD, NKSD, and BSD developed their own student generation rates for use in their capital facility plans. These estimates were incorporated into this analysis and applied to the projected growth in households, separating out multifamily (MF) and single-family (SF) dwelling unit growth. Estimates of future enrollment may differ from those used in these Districts' CFPs since the projected growth in households is different from those based on this land capacity analysis.
- For CKSD, which did not include their own student-per-household generation assumptions in their adopted CFPs, this analysis assumes that the current student-per-household ratio observed in the district will continue going forward.

North Kitsap School District

NKSD is currently meeting its LOS standard through the use of permanent facilities. However, with an increase in households expected over the planning period, the District is not expected to meet its LOS in 2021 or 2036, as shown in Exhibit 4-69.

In its CFP, NKSD has its own student generation rates based on the demographics in the district. The District uses the student generation rates to project future enrollment based on anticipated housing unit growth. Generation rates for NKSD are 0.52 students per single-family dwelling unit and 0.36 students per multi-family dwelling unit (NKSD CFP 2009).



Richard Gordon Elementary



North Kitsap High School

Central Kitsap School District

CKSD is currently meeting the LOS standard through the use of portables, which gives it a total available capacity that is greater than current enrollment. It is not meeting its standard through permanent facilities alone. With expected enrollment growth within the district, CKSD will have a deficit under the Preferred Alternative, even with the addition of portable capacity, as shown in Exhibit 4-70.



Central Kitsap High School

KITSAP COUNTY CAPITAL FACILITIES PLAN

Exhibit 4-69. North Kitsap School District Level of Service Analysis – Student Capacity

Time Period	Student per SF Household Ratio	Student per MF Household Ratio	SF Households	MF Households	Total Enrollment	Permanent Capacity	Permanent Capacity Net Reserve or Deficit	Total Capacity	Total Capacity Net Reserve or Deficit
2015	0.52	0.36	15,890	4,934	6,137	6,465	328	8,440	2,303
2021 Preferred Alternative	0.52	0.36	17,464	5,472	11,051	6,465	(4,586)	8,440	(2,611)
2036 Preferred Alternative	0.52	0.36	22,053	5,573	13,474	6,465	(7,009)	8,440	(5,034)

Notes:

2015 Total Enrollment is from May 2015.

The 2015 SF Households and MF Households are 2012 household numbers.

Source: OSPI, 2015; OFM, 2015; BERK, 2016.

Exhibit 4-70. Central Kitsap School District Level of Service Analysis: Student Capacity

Time Period	Student per Household Ratio	Households	Total Enrollment	Permanent Capacity	Permanent Capacity Net Reserve or Deficit	Total Capacity	Total Capacity Net Reserve or Deficit
2015	0.46	27,081	11,108	11,049	(59)	12,680	1,572
2021 Preferred Alternative	0.46	29,285	13,471	11,049	(2,422)	12,680	(791)
2036 Preferred Alternative	0.46	35,124	16,157	11,049	(5,108)	12,680	(3,477)

Notes:

2015 Total Enrollment is from May 2015.

The 2015 SF Households and MF Households are 2012 household numbers.

Source: OSPI, 2015; OFM, 2015; BERK, 2016.

Bremerton School District

Bremerton High School
Graduation 2015

BSD is currently meeting its LOS standard through the use of permanent facilities. However, with an increase in households expected over the planning period, the District is not expected to meet its LOS, as shown in Exhibit 4-71. In 2021, BSD will see a surplus if temporary capacity is considered and a deficit with permanent capacity. With permanent or temporary capacity there would be a deficit by 2036, and the District does not have adequate portable facilities to serve total enrollment under the Preferred Alternative.

South Kitsap School District

SKSD is currently meeting the LOS standard through the use of portables, which gives it a total available capacity greater than current enrollment. It is not meeting its standard through permanent facilities alone.

In its CFP, SKSD has its own student generation rates based on the demographics within the district. The district uses the student generation rates to project future enrollment based on anticipated housing unit growth. Generation rates for SKSD are 0.52 students per single-family dwelling unit and 0.32 students per multifamily dwelling unit (South Kitsap School District CFP, 2014-19).

Exhibit 4-72 shows the estimated level of service under the Preferred Alternative. If growth in households occurs as predicted with the land capacity analysis, SKSD would need to increase capacity to meet its LOS standard.



Students at a Festival



Orchestra Students

KITSAP COUNTY CAPITAL FACILITIES PLAN

Exhibit 4-71. Bremerton School District Level of Service Analysis: Student Capacity

Time Period	Student per SF Household Ratio	SF Households	MF Households	Total Enrollment	Permanent Capacity	Permanent Capacity Net Reserve or Deficit	Total Capacity	Total Capacity Net Reserve or Deficit
2015	0.37	13,801	7,821	5,111	6,673	1,562	7,753	2,642
2021 Preferred Alternative	0.37	15,081	8,642	7,481	6,673	(608)	7,753	272
2036 Preferred Alternative	0.37	17,462	10,799	8,837	6,673	(2,164)	7,753	(1,084)

Notes:

2015 Total Enrollment is from May 2015.

The 2015 SF Households and MF Households are 2012 households.

Source: OSPI, 2015; OFM, 2015; BERK, 2016.

Exhibit 4-72. South Kitsap School District Level of Service Analysis: Student Capacity

Time Period	Student per SF Household Ratio	SF Households	MF Households	Total Enrollment	Permanent Capacity	Permanent Capacity Net Reserve or Deficit	Total Capacity	Total Capacity Net Reserve or Deficit
2015	0.52	20,208	6,994	9,628	9,065	(563)	10,696	1,068
2021 Preferred Alternative	0.52	22,238	7,667	14,324	9,065	(5,259)	10,696	(3,628)
2036 Preferred Alternative	0.52	29,422	7,268	17,916	9,065	(8,851)	10,696	(7,220)

Notes:

2015 Total Enrollment is from May 2015.

The 2015 SF Households and MF Households are 2012 households.

Source: OSPI, 2015; OFM, 2015; BERK, 2016.

Capital Projects and Funding**North Kitsap School District**

Exhibit 4-73 shows North Kitsap School District capital projects planned for 2016 through 2036.

Exhibit 4-73. North Kitsap School District Capital Projects (All numbers are in 2012 \$1000s)

Category/ Project Description	Revenue Sources	Cost	Cost	Cost	Total Cost
		2016-2018	2019-2021	2022-2036	
Category I: Capacity Increasing Projects					
None					
Category II: Capital Replacement, Maintenance and Operations					
Renovation of Breidablik Elementary	Bond, State Match, Impact Fees	2,750			2,750
Renovation of Woffle Elementary	Bond, State Match, Impact Fees		5,000		5,000
Renovation of Building One: Kingston Middle School	Bond, State Match, Impact Fees		14,500		14,500
Renovation of Building Two: Poulsbo Middle School	Bond, State Match, Impact Fees		8,000		8,000
Renovation of Voc Tech Building at North Kitsap HS	Bond, State Match, Impact Fees		7,500		7,500

Source: North Kitsap School District, 2012; BERK, 2016.

Exhibit 4-74 and Exhibit 4-75 show North Kitsap School District Capital Project costs and revenues from 2016 through 2036, respectively.

Exhibit 4-74. North Kitsap School District Capital Projects (All numbers are in 2012 \$1000s)

Category Summary	Cost Years 2016-2021	Cost Years 2022-2036	Total Cost
Category I (Capacity Projects Required to Meet LOS)	0	0	0
Category II (Other Projects Needed for Maintenance and Operations)	37,750	TBD	37,750
Total	37,750	TBD	37,750

Source: North Kitsap School District, 2012; BERK, 2016.

**Exhibit 4-75. North Kitsap School District Capital Project Revenues
(All numbers are in 2012 \$1000s)**

Revenue Source	Revenue Years 2016-2021	Revenue Years 2022-2036	Total Revenue
Bond	27,136	TBD	27,136
State Match	12,150	TBD	12,150
Impact Fees	1,216	TBD	1,216
Total	40,502	TBD	40,502

Source: North Kitsap School District, 2012; BERK, 2016.

KITSAP COUNTY
CAPITAL FACILITIES PLAN**Central Kitsap School District**

Exhibit 4-76 shows Central Kitsap School District capital projects planned for 2016 through 2036.

Exhibit 4-76. Central Kitsap School District Capital Projects (All numbers are in 2012 \$1000s)

Category/ Project Description	Revenue Sources	Cost 2016-2018	Cost 2019- 2021	Cost 2022- 2036	Total Cost
Category I: Capacity Increasing Projects					
Central Kitsap Junior High Replacement	Capital Project Levy; OSPI Matching		56,935		56,935
Category II: Capital Replacement, Maintenance and Operations					
Transportation/Warehouse/Food Service Consolidation	Capital Project Levy; OSPI Matching; Federal Heavy Impact Funds	5,719			5,719
Silverdale Elementary Renovation	Capital Project Levy; OSPI Matching; Federal Heavy Impact Funds	9,399			9,399
Cottonwood Elementary Miscellaneous Repairs	Capital Project Levy; Federal Heavy Impact Funds	66			66
Miscellaneous Repairs and Upgrades	Capital Projects Levy; Federal Heavy Impact Funds	5,375			5,375
Brownsville Elementary Miscellaneous Repairs	Capital Projects Levy	398			398
Silverdale Stadium Turf Replacement and Other Upgrades	Federal Heavy Impact Funds; Capital Projects Levy	91			91
Ridgetop Junior High Miscellaneous Repairs	Capital Projects Levy	292			292
Esquire Hills Elementary Miscellaneous Repairs	Capital Projects Levy	2			2
Pine Crest Elementary Miscellaneous Repairs	Capital Projects Levy	108			108
Woodlands Elementary Miscellaneous Repairs	Federal Heavy Impact Funds	444			444
Klahowya Secondary Miscellaneous Repairs	Capital Projects Levy	321			321
Olympic High Miscellaneous Repairs	Federal Heavy Impact Funds; Capital Projects Levy	745			745
Silver Ridge Elementary Miscellaneous Repairs	Capital Projects Levy	529			529
Maintenance Facilities Miscellaneous Repairs	Capital Projects Levy	835			835

Source: Central Kitsap School District, 2012; BERK, 2016.

Exhibit 4-77 and Exhibit 4-78 show Central Kitsap School District planned capital project costs and revenues for 2016 through 2036, respectively.

**Exhibit 4-77. Central Kitsap School District Capital Project Costs
(All numbers are in 2012 \$1000s)**

Category Summary	Cost Years 2016- 2021	Cost Years 2022- 2036	Total Cost
Category I (Capacity Projects Required to Meet LOS)	56,935	TBD	56,935
Category II (Other Projects Needed for Maintenance and Operations)	24,324	TBD	24,324
Total	81,259	TBD	81,259

Source: Central Kitsap School District, 2012; BERK, 2016.

Exhibit 4-78. Central Kitsap School District Capital Project Revenues
(All numbers are in 2012 \$1000s)

Revenue Source	Revenue	Revenue	Total Revenue
	Years 2016- 2021	Years 2022- 2036	
Capital Projects Levy	58,312	TBD	58,312
Federal Heavy Impact Funds	4,378	TBD	4,378
OSPI Matching	18,570	TBD	18,570
Total	81,260	TBD	81,260

Source: Central Kitsap School District, 2012; BERK, 2016.

Bremerton School District

Exhibit 4-79 shows Bremerton School District capital projects planned for 2016 through 2036. The project list includes one capacity project, West Hills STEM Capacity Analysis, paid for with state funding assistance and bonds. The table also lists non capacity-increasing projects that include capital maintenance and replacement. The Bremerton School District future plans include approximate cost but do not specify the years for planned projects other than a range of 10-15 years from the date of the 2012 study. This CFP assumes these projects will all occur by 2036.

Exhibit 4-79. Bremerton School District Capital Projects (All numbers are in 2015 \$1000s)

Category / Project Description	Revenue Sources	Total Cost
Category I (Capacity Projects Required to Meet LOS)		
West Hills STEM Capacity Expansion	State Funding Assistance, Bonds	4,000
Category II (Non-Capacity Projects Needed for Maintenance and Operations)		
Kitsap Lake Re-Roof	Bonds	600
Crown Hill Re-Roof	Bonds	600
View Ridge Re-Roof	Bonds	600
Administration Building Re-Roof	Bonds	500
Memorial Stadium Restroom/Concessions	Bonds	400
Upgrade Fire Alarm Panels multiple sites	State Funding Assistance, Bonds	500
Update Student Technology	Bonds	500
Replace telephone system	Bonds	900
Add Surveillance cameras	Bonds	300
Demolish old East High building except for gyms	Bonds	100
Fix parking and traffic	Bonds	1,200
Upgrade sports fields at MVMS, Memorial Stadium, and old East High site	Bonds	1,200
Add fire sprinklers to the Admin Building	Bonds	-

Source: Bremerton School District No. 100-C Study and Survey, 2012; OSPI School Construction Assistance, 2015; BERK 2016.

Exhibit 4-80 and Exhibit 4-81 shows the Bremerton School District capital project costs and revenues, respectively.

KITSAP COUNTY
CAPITAL FACILITIES PLAN**Exhibit 4-80. Bremerton School District Capital Project Costs (All numbers are in 2015 \$1000s)**

Category Summary	2016 - 2018	2019 - 2021	2020 - 2036	Total
Category I (Capacity Projects Required to Meet LOS)	N/A	N/A	N/A	4,000
Category II (Other Projects Needed for Maintenance and Operations)	N/A	N/A	N/A	7,400
TOTAL	N/A	N/A	N/A	11,400

Source: Bremerton School District No. 100-C Study and Survey, 2012; OSPI School Construction Assistance, 2015; BERK 2016.

**Exhibit 4-81. Bremerton School District Capital Project Revenues
(All numbers are in 2015 \$1000s)**

Revenue Source	Revenue Year 2016-2021	Revenue Years 2022-2036	Total Revenue
State Funding Assistance, Bonds			4,500
Bonds			6,900
Total			11,400

Source: Bremerton School District No. 100-C Study and Survey, 2012; OSPI School Construction Assistance, 2015; BERK 2016.

South Kitsap School District

SKSD's planned projects include two capacity-increasing projects: modular classrooms and a high school site purchase, which will increase capacity in the long term. SKSD plans to pay for these projects with impact fees.

The District plans to use capital maintenance funds to make improvements to existing facilities that include electrical upgrades, fire alarm system replacements, BG plumbing replacement, CH roofing facial/ beam repairs, BG gym wall replacement, parking lot/ asphalt repairs, asbestos abatement, pool maintenance/ upgrades, school flooring projects, ADA access projects, hydraulic lift stations, admin roof replacement, skylight replacement/ repairs, seismic upgrades. Exhibit 4-82 shows the list of planned capital projects.

The South Kitsap School District has a 2015-20 Capital Facilities Plan, which provides additional information about capital projects.

KITSAP COUNTY
CAPITAL FACILITIES PLAN**Exhibit 4-82. South Kitsap School District Capital Projects (All numbers are in 2015 \$1000s)**

Category/ Project Description	Revenue Sources	Cost	Cost	Cost	Total Cost
		2016-2018	2019-2021	2022-2036	
Category I: Capacity Increasing Projects					
Modular Classrooms	Impact Fees	300	305	TBD	605
High School Site Purchase	Impact Fees	879	884	293	2,053
Category II: Capital Replacement, Maintenance and Operations					
Electrical Upgrades	Capital Maint Funds	750	750		1,500
Fire Alarm System Replacements	Capital Maint Funds	225	225		500
BG Plumbing Replacement	Capital Maint Funds	200	0		200
CH Roofing Facia/Beam Repairs	Capital Maint Funds	75	75		150
BG Gym Wall Replacement	Capital Maint Funds	50	0		50
Parking Lot/Asphalt Repairs	Capital Maint Funds	350	350		700
Asbestos Abatement	Capital Maint Funds	50	50		100
Pool Maintenance/Upgrades	Capital Maint Funds	0	500		500
School Flooring Projects	Capital Maint Funds	750	0		750
ADA Access Projects	Capital Maint Funds	250	0		250
Hydraulic Lift Stations	Capital Maint Funds	0	150		150
Admin Roof Replacement	Capital Maint Funds	0	500		500
Skylight Replacement/Repairs	Capital Maint Funds	100	0		100
Seismic Upgrades	Capital Maint Funds	0	150		150

Source: Personal Communication with Tom O'Brien, Director of Facilities and Operations for South Kitsap School District, 2015; BERK, 2016.

Exhibit 4-83 shows costs for South Kitsap School District planned capital projects for 2016 through 2036, and Exhibit 4-84 shows revenues for planned capital projects in the same time period.

**Exhibit 4-83. South Kitsap School District Capital Projects Costs
(All numbers are in 2015 \$1000s)**

Category Summary	Cost Years 2016-2021	Cost Years 2022-2036	Total Cost
Category I (Capacity Projects Required to Meet LOS)	TBD	TBD	TBD
Category II (Other Projects Needed for Maintenance and Operations)	7,500	18,500	26,000
Total	7,500	18,500	26,000

Source: Personal Communication with Tom O'Brien, Director of Facilities and Operations for South Kitsap School District, 2015; BERK, 2016.

**Exhibit 4-84. South Kitsap School District Capital Project Revenues
(All numbers are in 2015 \$1000s)**

Revenue Source	Revenue Year 2016-2021	Revenue Years 2022-2036	Total Revenue
Impact Fees	2,368	293	2,661
Capital Maintenance Funds	5,550	TBD	5,550
Total	7,918	293	8,211

Source: Personal Communication with Tom O'Brien, Director of Facilities and Operations for South Kitsap School District, 2015; BERK, 2016.

4.6 Solid Waste

Overview

Washington State law (RCW 70.95) requires counties to plan an integrated solid waste management system that emphasizes waste reduction and recycling. Chapter 70.105 RCW requires local governments to develop plans for managing moderate risk waste, which includes hazardous wastes produced by households, businesses, and other entities in small quantities. Kitsap County Public Works/Solid Waste Division is the lead planning agency for solid waste management in Kitsap County.



In 2011, Kitsap County adopted its Comprehensive Solid and Hazardous Waste Management Plan, entitled *Waste Wise Communities: The Future of Solid and Hazardous Waste Management in Kitsap County* (Kitsap County 2011). This Plan and personal communication with Kitsap County Public Works/Solid Waste Division staff are the sources for this analysis.

The Plan specifies the management actions that will be taken over a six-year (detailed) and 20-year (general) time period. The plan is developed with participation from the cities, tribes, and the Navy, as well as a solid waste advisory committee. Through this planning process, counties are encouraged to allow private industry to provide services as much as possible (RCW 70.95.020). The Kitsap County solid waste system is a combination of private companies and public agencies. Components of an integrated solid waste management program are:

- System planning, administration, and enforcement
- Collection, transfer, and disposal of solid waste
- Collection and processing of recyclables
- Moderate risk waste transfer and collection programs



Olympic View Transfer Station



Silverdale RAGF

Inventory of Current Facilities

Exhibit 4-85 shows the current inventory of solid waste facilities in Kitsap County, which are owned and operated by a variety of entities.

Exhibit 4-85. Current Facilities Inventory – Solid Waste

Name	Owner	Operator	Location
<i>Solid Waste Disposal</i>			
Olympic View Transfer Station (OVTS)	Kitsap County Public Works (KCPW)	Waste Management Washington, Inc. (WMWI)	City of Bremerton
Olalla Recycling and Garbage Facility (RAGF)	KCPW	Contractor Operated	South Kitsap
Hansville RAGF	KCPW	KCPW	North Kitsap
Silverdale RAGF	KCPW	Contractor Operated	Central Kitsap
Bainbridge Island Transfer Station	Bainbridge Disposal	Bainbridge Disposal	City of Bainbridge Island
<i>Moderate Risk Waste Disposal</i>			
Household Hazardous Waste Collection Facility	KCPW	KCPW	City of Bremerton
<i>Residential Recyclables Collection</i>			
OVTS Recycling Area	KCPW	WMWI	City of Bremerton
Olalla RAGF	KCPW	Contractor Operated	South Kitsap
Hansville RAGF	KCPW	KCPW	North Kitsap
Silverdale RAGF	KCPW	Contractor Operated	Central Kitsap
Bainbridge Island Transfer Station	Bainbridge Disposal	Bainbridge Disposal	City of Bainbridge Island
Poulsbo Recycle Center	KCPW	KCPW	City of Poulsbo

Source: Keli McKay-Means, Projects and Operations Manager, Kitsap County Public Works Solid Waste Division, 2015.

Level of Service Capacity Analysis

The existing level of service for solid waste is calculated on estimated countywide population and the average per capita generation rates for solid waste and recycling. The rates used in this table were taken from Kitsap County's Solid and Hazardous Waste Management Plan.

Exhibit 4-86. Level of Service Requirement Analysis – Kitsap County Solid Waste System

Time Period	Countywide Populations	SW Disposal Rate (lbs/ cap/ day)	SW Tons Disposed per Year	SW Recycling Rate (lbs/ cap/ day)	Recycled Tons per Year
2015	258,200	5	235,608	2	94,243
2021 Preferred Alternative	278,691	5	254,306	2	101,722
2036 Preferred Alternative	333,053	5	303,911	2	121,564

Source: Personal Communication with Keli McKay-Means, Projects and Operations Manager, Kitsap County Public Works Solid Waste Division, 2015; BERK, 2016.

The County is currently under contract with Waste Management, Inc. to operate the County's Olympic View Transfer Station (OVTS) and send solid waste by rail to Waste Management's Columbia Ridge Landfill. This contract expires in 2022. OVTS is designed for a maximum daily processing of 1,000 tons of waste, which exceeds the maximum projected volume of 800-900 tons per day in 2036. The landfill has capacity for 50 to 100 years and has additional acreage that could be permitted to increase its capacity further.

Planning at Kitsap County and Waste Management occurs on a yearly basis based on future projected needs. The County has adequate time to plan for 2036 levels of waste generation, and projected levels could be accommodated at OVTS and the current landfill site. Prior to the

KITSAP COUNTY
CAPITAL FACILITIES PLAN

expiration of the existing contract, the County will issue a Request for Proposals for qualified contractors to continue to maintain solid waste levels of service.

Capital Projects and Funding

Exhibit 4-87 shows the planned capital facilities projects from 2016 through 2021. The Kitsap County Public Works Solid Waste Division plans six years in advance.

Exhibit 4-87. Solid Waste Capital Facilities Projects 2016-2036 (All numbers are in 2015 \$1000s)

Category/ Project Description	Revenue Sources	Cost 2016-2018	Cost 2019-2021	Cost 2022-2036	Total Cost
Category I: Capacity Increasing Projects					
Silverdale Recycling and Garbage Facility Master Plan, Improvements	Tipping Fees	1,275			1,275
North-End Household Hazardous Waste Facility	Tipping Fees	300			300
Household Hazardous Waste Collection Facility Floor Repairs and	Tipping Fees	50			50
OVTS Improvements - Master Plan, Paving and Improvements,	Tipping Fees	2,225	500		2,725
Poulsbo Recycle Center Attendant's Booth (Temporary)	Tipping Fees	200			200
Category II: Capital Replacement, Maintenance and Operations					
Hansville Landfill Closure Operations	Hansville Post-Closure Fund	195	195		390
Olalla Landfill Closure Operations	Olalla Post-Closure Fund	195	230		425

Source: Personal Communication with Keli McKay-Means, Projects and Operations Manager, Kitsap County Public Works Solid Waste Division, 2015; BERK, 2016.

Exhibit 4-88 shows the costs of the planned capital facilities 2016 through 2021, and Exhibit 4-89 shows the revenues for the planned capital facilities for that time period.

Exhibit 4-88. Solid Waste Capital Facilities Costs 2016-2036 (All numbers are in 2015 \$1000s)

Category Summary	Cost Years 2016-2021	Cost Years 2022-2036	Total Cost
Category I. (Capacity Projects Required to Meet LOS)			
Silverdale Recycling and Garbage Facility Master Plan, Improvements	1,275		1,275
North-End Household Hazardous Waste Facility	300		300
Household Hazardous Waste Collection Facility Floor Repairs and Improvements	50		50
OVTS Improvements - Master Plan, Paving and Improvements, Construction & Demolition	2,725		2,725
Poulsbo Recycle Center Attendant's Booth (Temporary)	200		200
Category II. (Other Projects Needed for Maintenance and Operations)			
Hansville Landfill Closure Operations	390		390
Olalla Landfill Closure Operations	425		425

Source: Personal Communication with Keli McKay-Means, Projects and Operations Manager, Kitsap County Public Works Solid Waste Division, 2015; BERK, 2016.

**Exhibit 4-89. Solid Waste Capital Facilities Revenues 2016-2036
(All numbers are in 2015 \$1000s)**

Revenue Source	Revenue Year 2016-2021	Revenue Years 2022-2036	Total Revenue
Tipping Fees	4,550		4,550
Hansville Landfill Post-Closure Fund	390		390
Olalla Landfill Post-Closure Fund	425		425
Total	5,365		5,365

Source: Personal Communication with Keli McKay-Means, Projects and Operations Manager, Kitsap County Public Works Solid Waste Division, 2015; BERK, 2016.



Hansville Landfill

4.7 Stormwater

Kitsap County has three types of drainage facilities:

- Conveyance network
- Runoff quantity and flow-control facilities
- Stormwater quality treatment systems

The drainage infrastructure is guided by topography and flows, without consideration to property ownership, land use, or political boundaries. The conveyance network includes all natural (streams and swales) and constructed open channels (swales and ditches), as well as piped drainage systems (including catch basins and conveyance structures) and culverts. These systems may be located on private property or within the County right-of-way.

Quantity and flow-control facilities include infiltration facilities, retention and detention ponds, tanks, vaults, and bioretention systems. The purpose of these facilities is to reduce the rate of stormwater flow from a specific site or area to reduce the potential for localized flooding, minimize flow damage to natural water courses, and prevent downstream erosion problems. These facilities are designed to hold a volume of runoff based on the amount of impervious area and a specific design storm event. Quality and flow-control facilities can be located on either public or private property, depending upon the area being served. See Exhibit 4-90.

Stormwater quality enhancement facilities include water-quality (wet) ponds, biofiltration swales, infiltration facilities, and bioretention systems. The purpose of these facilities is to remove a certain type and/or amount of pollutant from the runoff before it is discharged into a water body or collection system or dispersed over the ground for infiltration. These facilities may be located on public or private property depending upon the area being served. See Exhibit 4-90.

Permit conditions may apply to development activities taking place within Kitsap County, for compliance with minimum requirements of the Kitsap County Stormwater Management Ordinance. Drainage control and water quality enhancement facilities constructed for large residential projects are dedicated to Kitsap County Stormwater Division for maintenance. Facilities constructed for commercial and multifamily developments are maintained privately.

Exhibit 4-90 Current Stormwater Facilities Inventory

Type of System	Quantity
Detention Pond	259
Detention Tank or Vault	74
Retention Pond	71
Water Quality Wet-Pond	34
Biofiltration Swale	139
Bioretention Facility	6
Infiltration Basin	112
Infiltration Trench	31
Underground Water Quality Filter	7
Tidegate	13
Hydro-Dynamic WQ Treatment Device	25
Tree-Box Filter	??
Total Facilities	771

Source: Kitsap County Stormwater Division 2015.

Level of Service Capacity Analysis

The Kitsap County Stormwater Division has maintenance responsibility for more than 615 stormwater retention/detention and runoff quality enhancement facilities. More than 55 newly constructed and private residential facilities are expected to be included in the Stormwater Division Inspection and Maintenance Programs within the next two years. Approximately 43% of the 2016 Stormwater Division Program budget is slated for inspection, maintenance, and retrofitting of County stormwater facilities.

The goals and objectives of the County's Stormwater Program reflect the level of service (LOS) for stormwater management facilities. The Stormwater Capital Improvement Program, adoption of the Kitsap County Stormwater Management Ordinance, and watershed planning activities undertaken by the Department of Community Development all contribute to the public's level of service expectations.

Current Level of Service

The current level of service complies with a 2007 National Pollution Discharge Elimination System permit. Land development activities requiring land use approval from Kitsap County are conditioned to meet the water quality, runoff control, and erosion control requirements of Kitsap County's Stormwater Design Manual, which was adopted by the Board of Commissioners, amended in August of 2009, and implemented in February of 2010.

The Kitsap County Stormwater Design Manual requires development projects to provide water quality enhancement for 91% of the runoff volume generated at the project site. When discharging to streams or open channels, runoff rates from development sites are required to be controlled to meet stream bank erosion control standards. These standards require that post-developed peak flow runoff rates do not exceed pre-developed rates for all stormwater flows ranging from 50% of the two-year flow through the 50-year flow as predicted by the Western Washington Hydrology Model. Alternative design criteria are pending by December 2013 based on the National Pollution Discharge Elimination System permit for Western Washington Phase II, issued by the Department of Ecology in 2013.

Capital Projects and funding

The Stormwater Capital Improvement Program focuses on correction of drainage problems that are not likely to be financed by the County's road fund. The objective of the program element is to secure enough funding to construct projects that address identified water quality problems, publicly owned fish passage barriers, and serious flooding problems located beyond County rights-of-way.

The County's stormwater facilities include 15 capital projects in the six-year planning period at a cost of \$15.5 million. See Exhibit 4-91.

New development in the 2022-2036 period will meet LOS criteria through compliance with applicable regulatory criteria. Other stormwater capital projects in the 2022-2036 period may include regional retrofits or restoration projects designed to address historical problems. The specific schedule, costs, and revenue sources for these 2022-2036 projects will be identified through future six-year CIP planning processes.

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Exhibit 4-91. Kitsap County Stormwater Capital Projects 2016-2036 (All numbers are in 2015 \$1000s)

Category / Project Description	Revenue Sources	Cost Years			Total Cost
		2016-2018	2019-2021	2022-2036	
Category I (Capacity Projects Required to Meet LOS)					
Dickerson Creek Culvert Replacement & Floodplain Restoration Project (97003093)					
This project replaces two fish-passage barrier culverts (Taylor & David Roads) on Dickerson Creek and restores floodplain function in this critical salmon stream system (both Dickerson & Chico Mainstem). Property Purchases Completed in 2012. Design & Permitting Completed in 2014. Construction scheduled for 2015-16. Phase I (David Road) completed in 2015. Phase II (Taylor Road) to be constructed in 2016.	Grant Storm + Roads	\$500 \$300			\$800
Clear Creek Culvert Floodplain Restoration & Culvert Removal Project (97003096)					
This project replaces two fish-passage barrier culverts and removes a section of Schold Road to restore floodplain function on lower Clear Creek. Design & Permitting Completed in 2013-15. Construction scheduled for 2016.	Grant Storm + Roads	\$2,000 \$600			\$2,600
Manchester Stormwater Treatment & Outfall Replacement (97003107)					
This project is partially funded by an Ecology Stormwater Grant. The project will design and construct a new stormwater outfall for Manchester, provide water quality treatment for runoff draining to that outfall in the form of a multi-use stormwater park, add GSI components [Green Stormwater Infrastructure] to Manchester residential streets, and provide transportation (road and pedestrian) improvements in the Colchester/Main commercial center of Manchester. Stormwater Division is the lead for Public Works. Property purchase completed in 2013. Design and Permitting completed in 2014. Phase I construction completed in 2014-15 & Phase II completed in 2015. Phase III construction scheduled for 2016.	Storm + Roads	\$200			\$200
Illahee Regional Stormwater Retrofit Project (97003088)					
This project will design and construct a regional stormwater facility (Water Quality & Flow-Control) in the Illahee Creek headwaters sub-watershed. Design & Permitting in 2014-16. Construction scheduled for 2017-19.	Storm	\$750	\$750		\$1,500
Silverdale Way Regional Stormwater Treatment & Flow-Control Facility (97003137)					
This project will design and construct a regional stormwater facility (Water Quality & Flow-Control) in the Clear Creek Ridgetop-Silverdale Way headwaters sub-watershed. Property purchased and grant funding obtained in 2015. Design is underway. Tentative construction in 2017-18.	Grant	\$1,000			\$1,000
Koch Creek Regional Stormwater Treatment & Flow-Control Facility (97003127)					
This project will design and construct multiple stormwater facilities (Water Quality & Flow-Control) in the Koch Creek headwaters sub-watershed. The project will also include GSS components. Design & Permitting in 2016-17 and construction scheduled for 2018-19.	Storm	\$720	\$255		\$975

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Category / Project Description		Revenue Sources	Cost Years 2016-2018	Cost Years 2019-2021	Cost Years 2022-2036	Total Cost
Ridgetop Blvd Green Street Retrofit (97003121) This project will retrofit Ridgetop Boulevard as a Green Street. The project will also add pedestrian safety features, bike lanes, and traffic safety improvements. Design and permitting will be completed in 2015-16. The project will be constructed in multiple phases in 2017-20.		Grant + Loan Storm + Roads	\$595 \$215	\$1,680		\$2,490
Silverdale Way Green Street (97003118) This project is a joint Roads-Stormwater project to add WQ treatment to Silverdale Way between Byron Street and Buckfin Hill Road. This is a multi-year, phased project.		Storm + Roads	\$145	\$500		\$645
Category II (Non-Capacity Projects Needed for Maintenance and Operations)						
Old Town Silverdale (Bayside & Washington) Water Quality Treatment Project (97003118) This is a joint Sewer-Stormwater project to replace aging infrastructure and add WQ treatment in the form of tree-box filters. Design & Permitting to be completed in 2015. Construction scheduled for 2018.		Grant Storm + Roads + Sewer	\$275 \$85			\$360
Keypoint Water Quality Treatment Project (97003130) This is a joint Sewer-Stormwater project to replace aging infrastructure and add WQ treatment in the form of bioretention & permeable pavers. Design & Permitting to be completed in 2015. Construction scheduled for 2016.		Grant Storm + Roads + Sewer	\$250 \$250			\$500
Silverdale Duwe In Stormwater Water Quality Treatment Facility (97003081) This project will design and construct a stormwater treatment facility (water quality) and restore wetlands in lower Clear Creek. The project will treat runoff from existing development along Silverdale Way. Property purchase completed in 2013. Design & Permitting completed in 2014. Construction scheduled for 2016-17.		Grant	\$950			\$950
Strawberry Creek Culvert Replacement - Silverdale Loop Road (97003102) This project replaces a fish-passage barrier culvert on Strawberry Creek at Silverdale Loop Road. Design & Permitting underway. Construction scheduled for 2019.		Storm	\$50	\$950		\$1,000
Kingston Regional Stormwater Facility (97003138) This project involves water quality retrofit of existing development in Kingston. Feasibility and Preliminary Design Underway. Design and Construction will depend on grant funding.		Storm + Roads	\$25	\$975		\$1,000
Duncan Creek Fish Passage Improvements (97003110) This project replaces a fish-passage barrier culvert on Duncan Creek at Colchester. The project also addresses failing infrastructure and local flooding. Only preliminary design and modeling are scheduled at this time.		Storm	\$45			\$45

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Category / Project Description		Revenue Sources	Cost Years 2018-2021	Cost Years 2022-2036	Total Cost
Silverdale Water Quality Treatment Projects - Mickleberry, Myhre, & Blaine (97003135) This project involves water quality retrofit of existing development in Silverdale. Preliminary design underway. Design and Construction will depend in grant funding.		Storm	\$45 \$1,390		\$1,435
Wildcat Tributary Culvert Replacements (97003132)		TBD		TBD	TBD
Blackjack Tributary Culvert Replacements (97003133)		TBD		TBD	TBD
Thomas Creek Culvert Replacement (97003111)		TBD		TBD	TBD
Indianola - Indianola Road Green Street Project (97003129)		TBD		TBD	TBD
Suquamish - Brockton Green Street Project (97003074)		TBD		TBD	TBD
Manchester - Alaska Green Street Project (97003119)		TBD		TBD	TBD
Manchester - California Green Street Project (97003120)		TBD		TBD	TBD
Kingston - Bannister Green Street Project (97003123)		TBD		TBD	TBD
Kingston - Eastside Green Street Project (97003124)		TBD		TBD	TBD
Kingston - Main Street WQ Treatment Project (97003125)		TBD		TBD	TBD
Beach Drive Stormwater WQ Treatment Project (97003134)		TBD		TBD	TBD

Source: Kitsap County Public Works Stormwater Division, BHC 2015

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Costs and revenues for Kitsap County stormwater capital projects for the 2016-2036 time period are shown in Exhibit 4-92 and Exhibit 4-93, respectively.

Exhibit 4-92. Kitsap County Stormwater Capital Project Costs, 2016-2036
(All numbers are in 2015 \$1000s)

Category Summary	Cost 2016- 2021	Cost 2022- 2036	Total Cost
Capacity	\$10,210	TBD	\$10,210
Non-Capacity*	\$5,290	TBD	\$5,290
Sum	\$15,500	TBD	\$15,500

*Non-Capacity: Infrastructure upgrade, water quality benefit, energy efficiency
Source: Kitsap County Public Works Stormwater Division, BHC 2015

Exhibit 4-93. Kitsap County Stormwater Capital Project Revenues, 2016-2036
(All numbers are in 2015 \$1000s)

Revenue Source	Revenues 2016-2021	Revenues 2022-2036	Total Cost
Potential State Grants & Loans	\$7,250	TBD	\$7,250
Utility Fees	\$8,250	TBD	\$8,250
Sum	\$15,500	TBD	\$15,500

Source: Kitsap County Public Works Stormwater Division, BHC 2015

4.8 Transportation

This section addresses motorized and non-motorized modes of travel. The section provides an inventory of existing facilities, an analysis of levels of service, a six-year transportation improvement program and a 20-year project list describing improvements and costs. Detailed revenue sources are provided for the six-year program. Long-range revenue projections and alternative sources are addressed in Chapter 3.

Inventory

Roads

Exhibit 4-94 summarizes the existing miles of county arterial roadways by federal functional classification. The majority of roads in Kitsap County are local streets.

Exhibit 4-94. Existing County-Owned Roadway Mileage by Functional Classification within Kitsap County

Functional Classification	Total Miles of Roadway	Percentage of Total
Urban Principal Arterial	9.85	1.1%
Urban Minor Arterial	95.15	10.2%
Urban Collector	48.04	5.1%
Rural Minor Arterial	18.37	2.0%
Rural Major Collector	94.13	10.1%
Rural Minor Collector	51.25	5.5%
Local	614.12	66.0%
Total	930.91	100.0%

Source: Kitsap County Public Works Department, 2015a.

The Draft Supplemental EIS, November 2015, includes Appendix H with a detailed roadway inventory. That appendix is hereby incorporated by reference as a roadway inventory.

Pedestrian Facilities

Pedestrian facilities are an integral part of the transportation system. For some citizens, particularly elderly residents and children, walking is the primary mode of travel. It is also a key link to transit service and between land uses in urban areas. In general, sidewalks are present in the urbanized areas of Silverdale and Kingston and along many urban arterials. Roadways in rural areas generally do not have sidewalks, but many have shoulders that can be used for non-motorized travel. The Draft Supplemental EIS, November 2015, includes Appendix H with a roadway inventory identifying sidewalks presence. That appendix is hereby incorporated by reference as a sidewalk inventory.

Bicycle Facilities

Exhibit 4-95 shows bicycle routes in Kitsap County. The Bicycle Facilities Plan strives to provide non-motorized transportation facilities for bicycle and mixed bicycle/pedestrian user groups. Recommended goals and policies related to non-motorized transportation facilities are outlined in the *Kitsap County Bicycle Facilities Plan* (Kitsap County Public Works Department, 2014).

Multi-Use Trails

For more than 20 years, the County has had planning programs for non-motorized modes, including several trail plans. Major trails within the county include the Clear Creek Trail in central Kitsap, the Hansville Greenway Trails in north Kitsap.

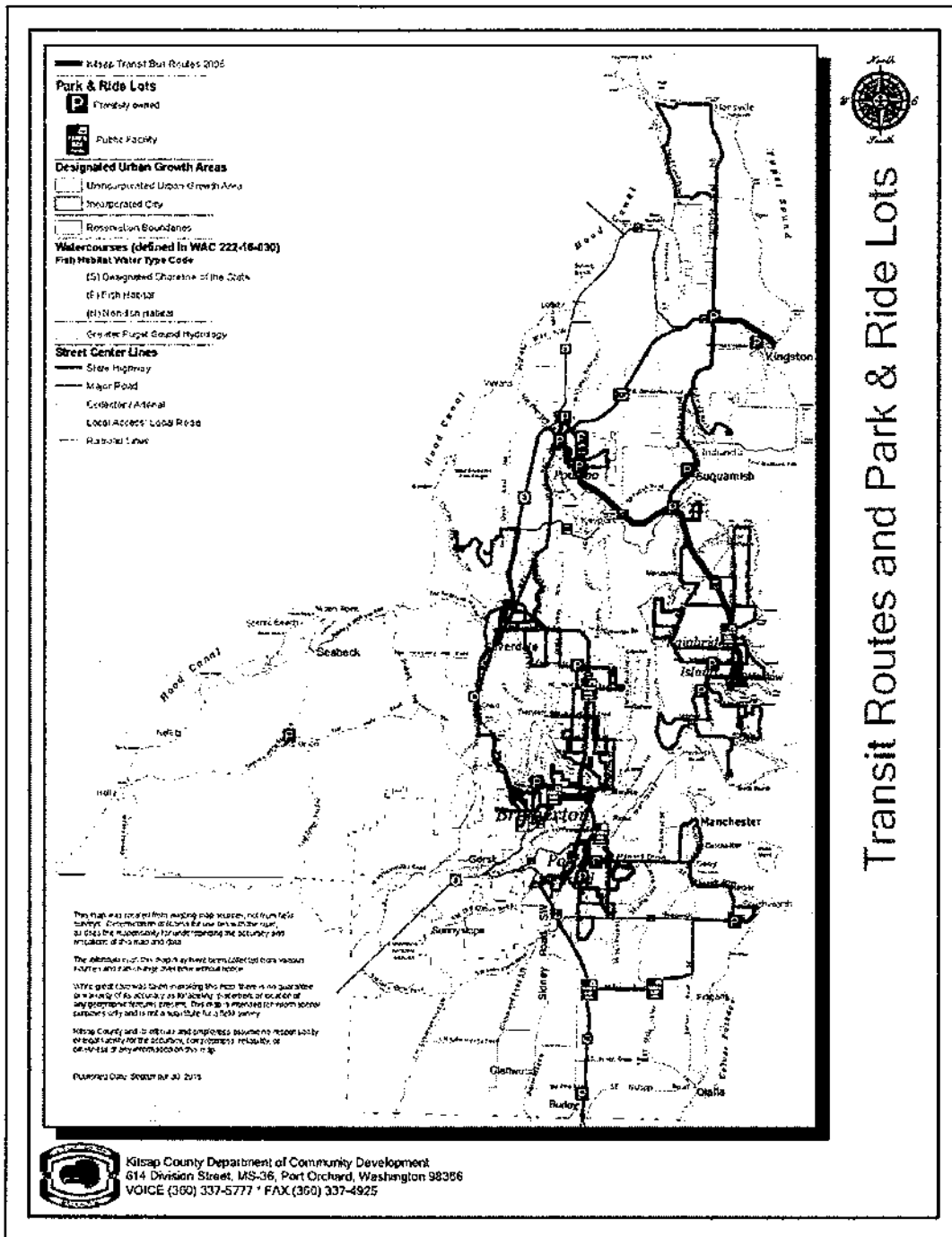
Transit

Kitsap Transit is the public transportation provider in Kitsap County. Formally known as the Kitsap Public Transportation Authority, it was established by the voters in the fall of 1982. Its mission initially was to provide public transportation services in the greater Bremerton and Port Orchard areas. Since then, Kitsap Transit has expanded through a number of annexations to cover the entire county.

Kitsap Transit is a multi-program system that provides fixed route and paratransit bus service, manages a park-and-ride lot system, operates a passenger-only ferry service between Bremerton and Port Orchard, and supports transit-oriented development. The *2015-2020 Transit Development Plan* (Kitsap Transit, 2015), assesses existing service and facilities and lays out a six-year transit improvement plan.

Exhibit 4-96 shows existing fixed transit routes and park-and-ride facilities within the county. Transit service and facilities are described in the following sections.

Exhibit 4-96. Transit Routes and Park & Ride Lots



Source: Kitsap County Department of Community Development, 2015

Rail and Freight

Kitsap County has one rail line that is located roughly parallel to SR 3 between the Mason County line and the Gorst area. Near Gorst, it splits into two spurs, with one terminating at the Navy Shipyard in Bremerton, and the other terminating at the Bangor Naval Base. This rail line is operated as part of the Puget Sound and Pacific Railroad (PSAP), but the segments in Kitsap County are owned by the US Navy. This line is designated as a Class III (short line and terminal/switching) railroad (WSDOT, 2009b) and has a Washington State Freight and Goods Transportation System (FGTS) classification of R-3 (rail economic corridor that carries 500,000 to 1 million tons of freight per year) (WSDOT, 2013). It connects directly to two Class I railroads—Union Pacific and BNSF Railway—at Centralia, and offers service to the Port of Aberdeen. Under current conditions, rail lines primarily serve military functions, and the majority of non-military freight movement (as well as additional military freight movement) in Kitsap County relies on trucks.

SR-3 is a primary freight route in Kitsap County and designated as a T-1 freight route (highest tonnage of a 5-class system) south of SR 308 and a T-2 route elsewhere. The Washington State Freight Mobility Plan, October 2014, is hereby incorporated by reference with regard to inventory information.

Washington State Ferries

The Washington State Ferries (WSF) System is an important element of Kitsap County's transportation system. Four WSF terminals are located in Kitsap County: at Bremerton, Bainbridge Island, Southworth, and Kingston. Service between Kitsap County and the Seattle metropolitan area is provided by four state ferry routes, with endpoints at each of these terminals. Exhibit 4-97 summarizes ridership in 2014 and 2015 for each route. A description of each route is found in the Draft Supplemental EIS, November 2015.

Exhibit 4-97. Washington State Ferries Traffic Statistics

	2014			
	Vehicles	Passengers	Total Riders	% Change from 2010
Edmonds/ Kingston	2,098,533	1,904,234	4,002,767	3.2%
Seattle/ Bremerton	645,628	1,876,988	2,522,616	10.0%
Seattle/ Bainbridge Island	1,953,466	4,367,354	6,320,820	0.5%
Fauntleroy/ Southworth	497,522	321,557	819,079	2.3%
Vashon Island/ Southworth	85,610	80,882	166,492	3.7%

Source: (Washington State Department of Transportation (WSDOT), 2015)

Level of Service and Capacity Analysis

Level of service standards are used to evaluate the transportation impacts of long-term growth and to ensure concurrency. Jurisdictions must adopt standards by which the minimum acceptable roadway operating conditions are determined and deficiencies may be identified.

Kitsap County's level of service policy generally recognizes that urban areas are likely to have more congestion than rural areas. This reflects the different characteristics of land use and transportation in these areas. For purposes of defining level of service standards, urban areas are

the geographic areas located within a UGA boundary, and rural areas are the geographic areas located outside UGA boundaries.

In rural areas, the system of major roads must have sufficient access to the abutting land uses, but because of the low level of land development, rural roads have small capacity requirements. In contrast, urban areas typically attract and generate high volumes of traffic. In order to facilitate through traffic and minimize congestion, major roads may have limited access to adjacent land uses while the more minor roads serve as access points to the surrounding development. The increased density and activity in an urban area inherently results in higher levels of congestion. Drivers are aware of the differences in land use between urban and non-urban areas and generally are more tolerant of congestion and the associated lower level of service in urban areas than in rural areas.

The level of service standards shown in Exhibit 4-98 are based on the location and functional classification of the roadway facilities to which they apply. Kitsap County uses traditional engineering methodology to evaluate level of service of roadway segments, which are sections of roadway located between major intersections. Level of service is based on the Volume-to-Capacity ratio (V/C), which is calculated by dividing the traffic volume on a roadway by the roadway's vehicle capacity. However, the measure is multimodal in nature: For each street, the capacity is based upon its multimodal characteristics, including the number of lanes, traffic control, and whether or not it has transit, pedestrian, and bicycle facilities. The County has adopted roadway volume-to-capacity (V/C) thresholds of 0.79 to 0.89 (depending on rural versus urban respectively) that indicate the highest level of traffic that a roadway can carry before it is considered deficient.

Exhibit 4-98. County Roadway Level of Service Standards

Functional Classification	Maximum V/C Ratio/LOS Standard	
	Urban ¹	Rural ²
Principal Arterial	0.89/D	0.79/C
Minor Arterial	0.89/D	0.79/C
Collector	0.89/D	0.79/C
Minor Collector	0.89/D	0.79/C
Residential/Local	0.79/C	0.79/C

Source: Kitsap County Public Works Department, 2014.

¹ Urban area is located within UGA boundaries.

² Rural area is located outside UGA boundaries.

The Kitsap County Concurrency Ordinance, codified in KCC 20.04, establishes the process for determining whether a development project meets concurrency. Though the County's goal is to have no LOS deficiencies, it is recognized that not all roadways will meet the standards all the time given the limits of county, state, and federal funding and timing of project improvements. Therefore, 15% of lanes miles tested for concurrency will be allowed to temporarily exceed LOS standards. This 15% allowance shall be applied at both the system wide and project site level. Generally, the 15% threshold for road concurrency is the County's adopted strategy to ensure LOS standards are within an accepted range and is not an acknowledgement of an LOS deficiency. This 15% is evaluated on a county wide basis and includes both rural and urban areas. Concurrency is satisfied if no more than 15% of county road lane-miles exceed LOS standards.

KITSAP COUNTY
CAPITAL FACILITIES PLAN

By adopting an area-wide standard, the County acknowledges the fact that not every roadway facility or link in the network will meet the adopted facility LOS standards all the time. Measures of area-wide concurrency are conducted periodically, such as during updates of the Comprehensive Plan, for sub-area planning, and when corridor studies are conducted.

The 15% allowance relates to individual development proposals undergoing a concurrency test. If LOS is equal to or better than the adopted standard, the concurrency test is passed, and an applicant is issued a Capacity Reservation Certificate. For purposes of concurrency determination, the analysis of LOS adequacy would only be applied to County arterials and collectors in rural areas and urban areas under the County's jurisdiction. A Certificate of Concurrency is not issued to any proposed development if the standards in this section are not achieved and maintained within the six-year period allowed by GMA for transportation concurrency. The applicant has the option of accepting the denial of application; appealing the denial of application; or accepting a 90-day reservation period and, within this time, revising the development proposal to bring transportation within concurrency requirements.

Exhibit 4-99 summarizes the lane-miles of county roadway (classified as collector or above) that exceed standards under existing conditions (based on 2012 data). Approximately 2.2% of lane-miles of functionally classified roadways in Kitsap County currently exceed adopted segment LOS standards. This is well below the 15% concurrency threshold, and indicates that under the current concurrency management program, the system-wide concurrency test would be passed for a considerable level of additional development.

Exhibit 4-99. Existing Roadway Deficiencies on County Roadways

Region	Total Lane-Miles ^{1,2}	Number of Road Sections with Deficiencies ³	Lane-Miles of Deficient Segments ³	Percent of Deficient Lane-Miles	Concurrency Threshold
North	191.0	4	7.9	4.1%	15%
Central	221.3	6	3.4	1.5%	15%
South	263.0	2	3.6	1.4%	15%
Total	675.3	12	14.9	2.2%	15%

Source: Kitsap County Public Works Department, 2015b.

¹ Segments include all functionally classified roadways (principal arterials, minor arterials, and collectors).

² Lane-miles are calculated by multiplying the length of the roadway by the number of travel lanes on that roadway.

³ Deficient segments are those for which V/C ratio exceeds standards defined in Exhibit 4-98.

Exhibit 4-100 summarizes the lane-miles of deficient county roadway segments projected by 2036. Exhibit 4-100 shows that the percentage of deficient lane-miles would not exceed the County concurrency standard of 15%.

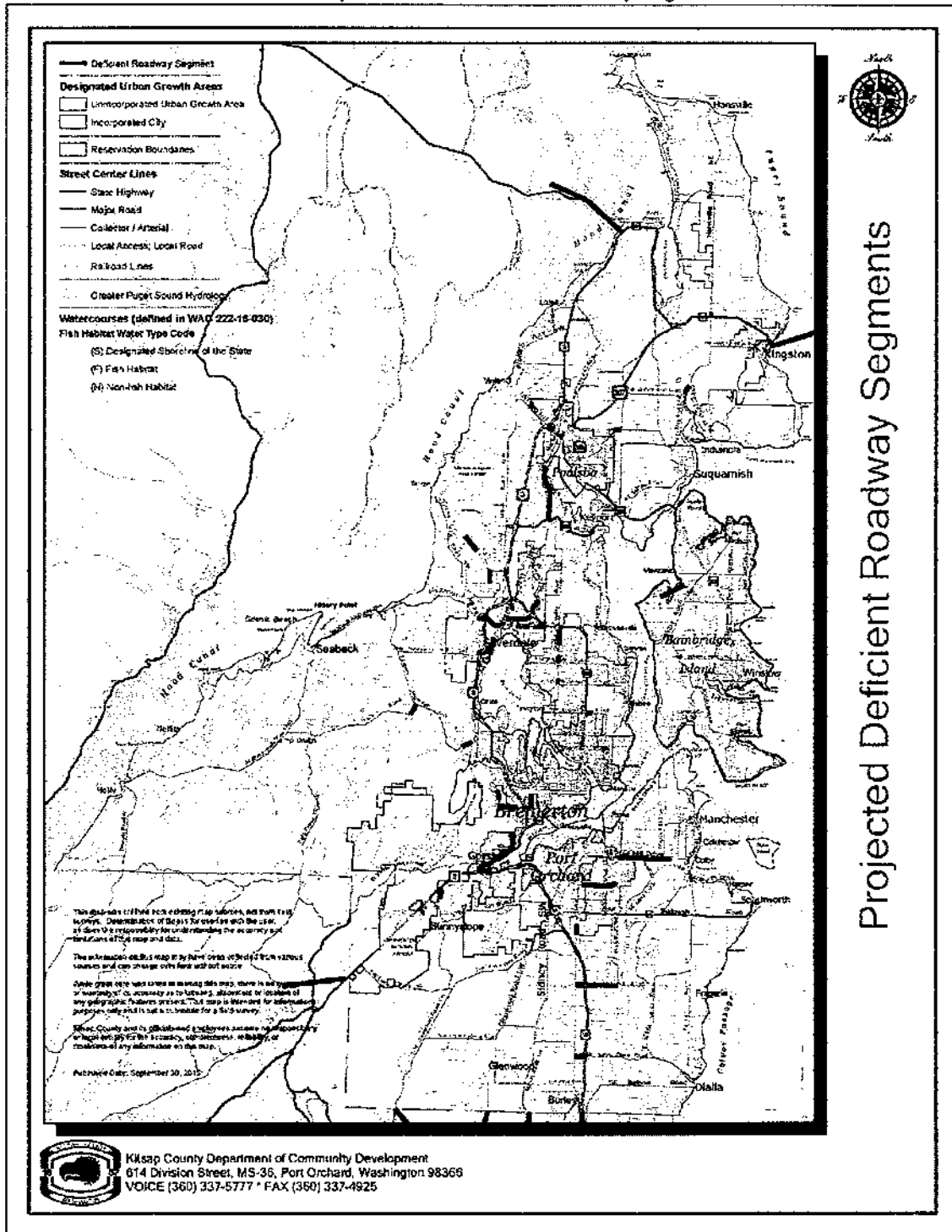
Exhibit 4-100. Projected 2036 Roadway Segment Deficiencies

	Preferred Alternative
North County	7.2 lane-miles
Central County	17.1 lane-miles
South County	13.5 lane-miles
Total Deficient Lane-Miles	37.8 lane-miles
Total 2036 County Roadway Lane-Miles	675.3 lane-miles
Percent of Deficient Lane-miles	5.6%
Exceeds Countywide Concurrency Standard of 15%	No

Source: Kitsap County Public Works Department, 2015b.

Locations of deficient segments are shown on Exhibit 4-101.

Exhibit 4-101. Projected 2036 Deficient Roadway Segments



Source: Kitsap County Department of Community Development, 2015

Recommended Roadway Improvements

Exhibit 4-102 summarizes the roadway segments identified for improvement under the three alternatives in order to meet adopted County roadway segment LOS standards. The Preferred Alternative would have a need for 17 projects through the year 2036.

Exhibit 4-102. Locations of Recommended Roadway Improvements by 2036

Roadway	Location	Preferred Alt
North County		
Viking Way NW	SR 308 - Poulsbo City Limits	X
	Total # Improvement Locations – North County	1
Central County		
Anderson Hill Road NW	Apex Road NW – Bucklin Hill Road NW	X
Bucklin Hill Road NW	Anderson Hill Road NW – Silverdale Way NW	X
Central Valley Road NW	NW Fairgrounds Road – SR 303 On-Ramp	X
Kent Avenue W	Sherman Heights Road – 3rd Avenue	X
Newberry Hill Road NW	Provost Road NW - Silverdale Way NW	X
Riddell Road NE	SR 303 – Almira Drive NE	X
Ridgetop Boulevard NW	Silverdale Way NW – SR 303	X
Sherman Heights Road	Belfair Valley Road – Kent Avenue	X
Silverdale Way NW	NW Newberry Hill Road – NW Byron Street	X
	Total # Improvement Locations – Central County	9
South County		
Belfair Valley Road	Sam Christopherson Ave W – SR 3	X
Bethel Road SE	Cedar Road E – Ives Mill Road SE	X
Burley-Olalla Road	Bethel-Burley Road SE – SR 16	X
Lund Avenue	Madrona Drive SE – Cathie Avenue SE	X
Mile Hill Drive SE	Woods Road E – Whittier Avenue SE	X
Mullenix Road SE	Bethel-Burley Road SE – Phillips Road SE	X
Sunnyslope Road SW	SW Rhododendron Drive – SR 3	X
	Total # Improvement Locations – South County	7
Countywide Total Number of Improvement Locations		17

Source: Kitsap County Public Works Department, 2015b.

Capital Projects and Costs

Transportation facilities include improvements to capital facilities at various locations throughout the County at a cost of \$76.1 million, as listed in Kitsap County's *Six Year Transportation Improvement Program – 2016 to 2021*. The Transportation Improvement Program is updated annually. The County will update this section periodically as appropriate. The proposed financing plan is shown on Exhibit 4-103. The table does not show transportation improvements that will be financed and constructed by private parties, for example, improvements that are conditions of a project approval.

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Exhibit 4-103. Six Year Transportation Improvement Project Costs (All numbers are in 2015 \$1000s)

PRIORITY NO.	PROJECT IDENTIFICATION A. Federal Aid No. B. Road Log Number - Bridge Number C. Project / Road Name E. Beginning and End E. Description of Work	Funding Source Information						Cost by Year						
		FEDERAL FUND CODE	FEDERAL COST BY PHASE	RAP / CAP / TIA / UATA / PVT / OTHER	STATE OR OTHER FUNDS	IMPACT FEES	LOCAL FUNDS	TOTAL	YEAR 1 2016	YEAR 2 2017	YEAR 3 2018	YEAR 4 2019	YEAR 5 2020	YEAR 6 2021
	21709 / 31009 CRP# 2572													
1	Bethel Burley Road / Mullenix Road Intersection Improvements							20	20	20	20	20	20	
	57740 CRP# 3644							20	20	20	20	20	20	
2	Bucklin Hill Road Bridge							150	150	150	150	150	150	
	Clear Creek crossing	STP	3,000	TIB	2,190			810	6,000	6,000	6,000	6,000	6,000	
	Replace culvert w/ new bridge		3,000		2,190			960	6,150	6,150	6,150	6,150	6,150	
	CRP# 2568													
3	Main Street / Madrone Avenue													
	Alaska Avenue to Beach Drive							1,300	1,300	1,300	1,300	1,300	1,300	
	Pave shoulders and sidewalk							1,300	1,300	1,300	1,300	1,300	1,300	
	Various Locations CRP # 1592													
4	Kingston Complete Streets & SR 104 Corridor Study	STP	12					2	14	14	14	14	14	
	Develop Complete Streets Plan with emphasis on													
	downtown parking and pedestrian needs		12					2	14	14	14	14	14	
	74597 CRP # 1585													

KITSAP COUNTY
CAPITAL FACILITIES PLAN

PRIORITY NO.	PROJECT IDENTIFICATION A. Federal Aid No. B. Road Log Number - Bridge Number C. Project / Road Name E. Beginning and End E. Description of Work	Funding Source Information						Cost by Year						
		FEDERAL FUND CODE	FEDERAL COST BY PHASE	RAP / CAP / TIA / UATA / PWTF / OTHER	STATE OR OTHER FUNDS	IMPACT FEES	LOCAL FUNDS	TOTAL	YEAR 1 2016	YEAR 2 2017	YEAR 3 2018	YEAR 4 2019	YEAR 5 2020	YEAR 6 2021
5	Orseth Road Culvert Replace Deteriorated 72" Culvert						20	20	20					
							20	20	20					
6	11709 CRP# 3624 Seabeck Highway Calamity Lane to Gross Road Pave shoulders and channelization at Holly Road Intersection 56140 CRP# 3654						50	50	50					
							50	50	50					
7	McWilliams Road / Old Military Road Intersection Construct left-turn channelization on McWilliams Road Various Locations CRP # 5026						10	10	10					
							10	10	10					
8	Seal Coat Pilot Project Apply variety of surface treatments as preservation tool 70400 CRP# 1579						863	863	863					
							883	883	883					
9	Hansville Road Pave Shoulders Egton Road to Twin Spits Road Construct paved shoulders with County Forces						20	20	10	10				
							730	730	490	240				
							750	750	500	250				
							50	50	10	10	10	10	10	
							1,600	1,600	320	320	320	320	320	320
							1,650	1,650	330	330	330	330	330	330

KITSAP COUNTY
CAPITAL FACILITIES PLAN

PRIORITY NO.	PROJECT IDENTIFICATION A. Federal Aid No. B. Road Log Number - Bridge Number C. Project / Road Name E. Beginning and End E. Description of Work	Funding Source Information						Cost by Year						
		FEDERAL FUND CODE	FEDERAL COST BY PHASE	RAP / CAPP / TIA / UATA / PWTF / OTHER	STATE OR OTHER FUNDS	IMPACT FEES	LOCAL FUNDS	TOTAL	YEAR 1 2016	YEAR 2 2017	YEAR 3 2018	YEAR 4 2019	YEAR 5 2020	YEAR 6 2021
	56409 / 59050 CRP # 3655						10	10	10					
10	Fairgrounds Road / Central Valley Road Channelization improvements all legs of Intersection						2,200	2,200	2,200					
	57720 / 19515 CRP # 3656						2,210	2,210	2,210					
							15	15	15					
11	Myhre Road / Silverdale Way Intersection Improvements						10	10	10					
							850	850	850					
	71530 / 70509 CRP# 1588						875	875	875					
12	Widme Road / Totten Road Intersection Intersection widening to accommodate truck turning movements with paved shoulders - County Forces						10	10	10					
	19519 CRP # 3670						250	250	250					
							260	260	260					
13	Chico Way Overlay with 2" ACP						10	10	10					
	SR 3 off-ramp to Newberry Hill Rd. Roundabout	STP	720				102	822	822					
	19000 CRP# 3673		720				112	832	832					

KITSAP COUNTY
CAPITAL FACILITIES PLAN

PRIORITY NO.	PROJECT IDENTIFICATION A. Federal Aid No. B. Road Log Number - Bridge Number C. Project / Road Name E. Beginning and End E. Description of Work	Funding Source Information						Cost by Year						
		FEDERAL FUND CODE	FEDERAL COST BY PHASE	RAP / CAP / TIA / UATA / PWTF / OTHER	STATE OR OTHER FUNDS	IMPACT FEES	LOCAL FUNDS	TOTAL	YEAR 1 2016	YEAR 2 2017	YEAR 3 2018	YEAR 4 2019	YEAR 5 2020	YEAR 6 2021
14	Taylor Road - Culvert Replace culvert at Dickerson Creek for Fish Passage - Participation with Stormwater 20509 CRP # 2555						700	700	700					
15	Glenwood Road # 2 Wildwood Road to JH Road Widen, paved shoulders, intersection improvements 19801 CRP # 3667			RAP 2,046	180		227	2,273	2,273					
16	Provost Road - Culvert Slip Line deteriorated 48" CMP Culvert County Forces CRP # 3677						10	10	10					
17	Clear Creek Floodplain Construct Trail Bridge Participation with Stormwater Division Various Locations CRP # 5029						5	5	5					
18	2015 - 2016 County Wide Sidewalk Repair Replacement/repair of sidewalks and						200	200	200					

KITSAP COUNTY
CAPITAL FACILITIES PLAN

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		FEDERAL FUND CODE	FEDERAL COST BY PHASE	RAP / CAP / TIA / UATA / PWTF / OTHER	STATE OR OTHER FUNDS	IMPACT FEES	LOCAL FUNDS	TOTAL	YEAR 1 2016	YEAR 2 2017	YEAR 3 2018	YEAR 4 2019	YEAR 5 2020	YEAR 6 2021
23	Seabeck-Holly Road Bridge #20 Replace existing timber bridge at Anderson Creek 55275 CRP# 3666	STP	186				29	215	195	20				
							10	10	10					
24	Tracyton Blvd - Culvert Replace existing culvert with structure meeting WDFW Fish Passage design criteria 86671 CRP # 1591	STP	1,000				440	1,440		1,440				
			1,186				479	1,665	205	1,460				
25	West Kingston Road Replace existing culvert at Carpenter Creek with a Bridge - Participation with Navy 11870 CRP # 3671	NAVAFAC	400				25	25	20	5				
		NAVAFAC	75				25	25	15	10				
26	Panther Lake Road - Culvert Replace existing culvert with structure meeting WDFW Fish Passage design criteria 84370 CRP # 1595	NAVAFAC	2,297				385	385		385				
			2,772				435	435	35	400				
27	Washington Boulevard Corridor Improvements 3rd Street to SR 104 (First Street)	STP	30				83	113	113					
			420				70	490		490				

KITSAP COUNTY
CAPITAL FACILITIES PLAN

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		FEDERAL FUND CODE	FEDERAL COST BY PHASE	RAP / CAPP / TIA / UATA / PWTF / OTHER	STATE OR OTHER FUNDS	IMPACT FEES	LOCAL FUNDS	TOTAL	YEAR 1 2016	YEAR 2 2017	YEAR 3 2018	YEAR 4 2019	YEAR 5 2020	YEAR 6 2021
	Pedestrian and bicycle facilities		450				158	608	113	495				
	56791 CRP # 1593						200	200	100	100				
	Ridgetop Boulevard - Widening Phase 1						25	25	25	25				
28	SR 303 to 500 ft past Quail Run Dr. Participation w/stormwater, widening, channelization, bioretention cells						1,581	1,581	1,581	1,581				
	56791 CRP # 1593						1,806	1,806	100	1,706				
	Ridgetop Boulevard - Phase 2						300	300	100	100				
29	500 ft past Quail Run Dr. to 250 ft past Tower View Cir./Pinnacle Ct Intersection - Participation w/stormwater intersection improvements, bioretention cells						25	25	25	25				
	56791 CRP # 1593						710	710	710	710				
	Ridgetop Boulevard - Phase 3						1,035	1,035	100	100				
30	250 ft past Tower View Cir./Pinnacle Ct. intersection to Silverdale Way						300	300	100	100				
	56791 CRP # 1593						25	25	25	25				
	Participation w/stormwater, bioretention cells						690	690	690	690				
	22840- CRP# 2576						1,015	1,015	100	100				
	Participation w/stormwater, bioretention cells						35	35	35	35				
31	Spruce Road Bridge # 22 Implement bridge scour counter measures						200	200	200	200				

KITSAP COUNTY
CAPITAL FACILITIES PLAN

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		FEDERAL FUND CODE	FEDERAL COST BY PHASE	RAP / CAPF / TIA / UATA / PWTF / OTHER	STATE OR OTHER FUNDS	IMPACT FEES	LOCAL FUNDS	TOTAL	YEAR 1 2016	YEAR 2 2017	YEAR 3 2018	YEAR 4 2019	YEAR 5 2020
	to protect bridge footings. 56409 CRP# 3664						235	235	25	210			
32	Fairgrounds Road - Sidewalk Improvements Construct sidewalk both sides from Central Valley Road to Nels Nelson Road 70310 CRP# 1589						140 380 800 1,320	140 380 800 1,320	50 200 800 50	50 200 800 250	40 180 800 1,020		
33	Suquamish Way - Shoulders and Sidewalk Hyak Lane to Division Avenue Construct paved shoulders and sidewalk 21109 CRP# 2585						50 465 515	50 465 515	5 5	5 35	10 465 475		
34	Sidney Road - Shoulders 106 feet south of Linder Road to Port Orchard City Limits Construct 6 feet paved shoulders 21709 / 23760 CRP# 2584						75 25 650 750	75 25 650 750	10 15	40 15	25 10 650 685		
35	Bethel-Burley Road / Burley-Ofalla Road Intersection Improvements						15 10 376 401	15 10 376 401	5 10	5 10	5 376 381		

KITSAP COUNTY
CAPITAL FACILITIES PLAN

PRIORITY NO.	PROJECT IDENTIFICATION A. Federal Aid No. B. Road Log Number - Bridge Number C. Project / Road Name E. Beginning and End E. Description of Work	Funding Source Information						Cost by Year						
		FEDERAL FUND CODE	FEDERAL COST BY PHASE	RAP / CAP / TIA / UATA / PWTF / OTHER	STATE OR OTHER FUNDS	IMPACT FEES	LOCAL FUNDS	TOTAL	YEAR 1 2016	YEAR 2 2017	YEAR 3 2018	YEAR 4 2019	YEAR 5 2020	YEAR 6 2021
	47250 CRP # 2560						160	160	100	50	10			
36	Alaska Avenue Mile Hill Drive to Madrone Avenue Construct paved shoulders 57610 CRP # 1594						150	150	150			1,000		
							1,310	1,310	100	200	1,010			
							62	62	10	42	10			
37	Island Lake Road - Shoulders Construct paved shoulders from Gallery Street to Camp Court, County Forces 13549 CRP # 3672						523	523			523			
							585	585	10	42	533			
							53	53	10	33	10			
38	Anderson Hill Road - Shoulders Construct paved shoulders from 300 feet west of the roundabout to 480 feet east of the roundabout 21139 CRP # 2587						332	332			332			
							385	385	10	33	342			
							110	110	40	60	10			
39	Carney Lake Road - Shoulders and Realignment 306 ft. NE of Alta Vista Dr. to 90° curve Construct 6 ft. paved shoulders and realign curve 32799 CRP # 2588						50	50		50				
							450	450			450			
							610	610	40	110	460			

KITSAP COUNTY
CAPITAL FACILITIES PLAN

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		FEDERAL FUND CODE	FEDERAL COST BY PHASE	RAP / CAPP / TIA / UATA / PWTF / OTHER	STATE OR OTHER FUNDS	IMPACT FEES	LOCAL FUNDS	TOTAL	YEAR 1 2016	YEAR 2 2017	YEAR 3 2018	YEAR 4 2019	YEAR 5 2020
40	Horizon Lane SE Replace Deteriorated 42" Culvert 21320 / 21310 CRP # 2589						85	10	50	25			
							10	10					
							475			475			
							570	10	60	500			
41	Lake Helena Road / Wicks Lake Road ~ Culverts Replace culverts with structure meeting WDFW Fish Passage Design Criteria 13549 19801 57810 CRP# 3674						66	20	41	5			
							4		4				
							597			597			
							667	20	45	602			
42	Anderson Hill Road / Provost Road / Old Frontier Road Intersection Improvements 41409 CRP#2586						35	10	20	5			
							110			157			
				SEPA	47		145	10	20	162			
					47								
							55	20	25	10			
43	Olympiad Drive - Culvert Replace Deteriorated Culvert 13429						240			240			
							295	20	25	250			
							138		50	88			
44	Newberry Hill Road - Culvert Replace culvert with structure meeting						830			830			

June 2016

4-120

Final

KITSAP COUNTY
CAPITAL FACILITIES PLAN

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		FEDERAL FUND CODE	FEDERAL COST BY PHASE	RAP / CAPP / TIA / UATA / PWTF / OTHER	STATE OR OTHER FUNDS	IMPACT FEES	LOCAL FUNDS	TOTAL	YEAR 1 2016	YEAR 2 2017	YEAR 3 2018	YEAR 4 2019	YEAR 5 2020	YEAR 6 2021
	WDFW Fish Passage Design Criteria 21709 CRP # 2579					968	968	50	918					
45	Bethel-Burley Road Bridge Replace fish-passage barrier culvert with a short span bridge 43809 CRP # 2559					350 10 1,800	350 10 1,800	25 10	300 10	25	300	25	1,800	
46	E. Chester Road / E. Madrone Avenue California Avenue to Alaska Avenue Construct paved shoulders 42510 CRP# 2557					54 100 480 634	54 100 480 634	30 50	19 50	30	19	5	480	485
47	Beach Drive #2 Daniels Loop (E) to Jessica Way (E) Pave Shoulders with drainage improvements N/A CRP # 3656					193 85 715 993	193 85 715 993	98 85	80 85	98	80	715	165	730
48	Markwick / DNR Trail Silverdale Way to Ridgeway Blvd. Construct multi use trail 40700 / 40490 CRP# 2583					145 775 920	145 775 920	5	70	65	70	5	775	780
						85	85	30	40	10	10	5		

KITSAP COUNTY
CAPITAL FACILITIES PLAN

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		FEDERAL FUND CODE	FEDERAL COST BY PHASE	RAP / CAP / TIA / UATA / PWTF / OTHER	STATE OR OTHER FUNDS	IMPACT FEES	LOCAL FUNDS	TOTAL	YEAR 1 2016	YEAR 2 2017	YEAR 3 2018	YEAR 4 2019	YEAR 5 2020
49	Lund Avenue / Harris Road Intersection Construct signal at intersection 42910 / 40609 CRP# 2591			SEPA	180		420	20	600	20	600	600	605
50	Jackson Avenue / Salmonberry Road Intersection improvements Various Locations CRP# 1587				90		24	90	10	60	10	10	554
					668		554	668	10	60	34	564	
51	Spirit Ridge Selected Neighborhood Roads within Plat, Drainage, Pavement Rehabilitation, Participation w/ Stormwater 57740 / 56950 CRP#3675				300		10	300	25	200	75	10	1,400
					1,400		1,400	1,710	25	200	1,485		
52	Bucklin Hill Road / Nels Nelson Road Intersection Construct signal with channelization at the intersection of Nels Nelson Road and Bucklin Hill Road 21709 CRP# 2592				130		25	130	5	25	95	5	850
					850		1,005	1,005	5	25	120	855	
53	Bethel Burley Road - Culvert				71		2	71	5	5	56	5	
					2		2	2			2		

KITSAP COUNTY
CAPITAL FACILITIES PLAN

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		FEDERAL FUND CODE	FEDERAL COST BY PHASE	RAP / CAPP / TIA / UATA / PWTF / OTHER	STATE OR OTHER FUNDS	IMPACT FEES	LOCAL FUNDS	TOTAL	YEAR 1 2016	YEAR 2 2017	YEAR 3 2018	YEAR 4 2019	YEAR 5 2020	YEAR 6 2021
	Replace failing 24" dia. culvert with a fish passage structure 12259 / 12256 / 12250 CRP# 3676						322	322				322		
							395	395	5	5	58	327		
54	Tahuyeh Lake Rd / Gold Creek Rd / Kingsway Intersection Realign Intersection						90	90	5	25	55	5		
							10	10			10			
							386	386				386		
							486	486	5	25	65	391		
	70509													
55	Totten Road Sackman Lane to Suquamish Way - Pedestrian / Bike path Participation with Suquamish Tribe 70400						260	260	100	140	140	20		
							840	1,340				1,340		
							1,100	1,600	100	140	140	1,360		
							75	75	5	5	5	60	5	
56	Hansville Road - Right Turn Lane Construct right turn lane for southbound traffic at Intersection of Hansville Rd and SR 104 56140						52	380	328			380		
							127	455	5	5	5	60	385	
57	McWilliams Road - Two-way Left-turn Lane Gentile Lane to Athens Way Add two-way left-turn, street lights and sidewalk on the						200	200			50	125	25	
							20	20				5	15	
							1,200	1,200					1,200	

June 2016

4-123

Final

KITSAP COUNTY
CAPITAL FACILITIES PLAN

PRIORITY NO.	PROJECT IDENTIFICATION A. Federal Aid No. B. Road Log Number - Bridge Number C. Project / Road Name E. Beginning and End E. Description of Work	Funding Source Information						Cost by Year					
		FEDERAL FUND CODE	FEDERAL COST BY PHASE	RAP / GAP / TIA / UATA / PWTF / OTHER	STATE OR OTHER FUNDS	IMPACT FEES	LOCAL FUNDS	TOTAL	YEAR 1 2016	YEAR 2 2017	YEAR 3 2018	YEAR 4 2019	YEAR 5 2020
	north side						1,420	1,420	50	130	1,240		
	11709						31	306	75	100	100	31	
58	Seabeck Highway #2			RAP	275								
	Pave shoulders and resurfacing			RAP	1,525		1,035	2,560				2,560	
	Gross Road to Newberry Hill Road				1,800		1,066	2,866	75	100	100	2,591	
	59725						75	75	20	25	20	10	
59	Scandia Road						317	317				317	
	Replace deteriorated culvert at Little Sandia Creek						392	392	20	25	20	327	
	56409						500	500			225	225	50
60	Fairgrounds Road - Sidewalks												
	Central Valley Road to SR 303						1,500	1,500				1,500	
	Construct sidewalks						2,000	2,000			225	225	1,550
	56791												
61	Ridgetop Boulevard - South						1,500	1,500				250	1,250
	Silverdale Way to SR 303						1,000	1,000				100	1,000
	Widen to 5 lanes						2,500	2,500				250	2,250
	70370 / 70320												
62	Miller Bay Road / Augusta Avenue						1,000	1,000			100	750	150
	Gunderson Road to Geneva Street						200	200				100	100
							3,145	3,145				3,145	

KITSAP COUNTY
CAPITAL FACILITIES PLAN

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		FEDERAL FUND CODE	FEDERAL COST BY PHASE	RAP / CAPP / TIA / UATA / PWTF / OTHER	STATE OR OTHER FUNDS	IMPACT FEES	LOCAL FUNDS	TOTAL	YEAR 1 2016	YEAR 2 2017	YEAR 3 2018	YEAR 4 2019	YEAR 5 2020
	Pave shoulders					4,345	4,345				100	850	3,395
	Various Locations					150	150			50	50	50	
63	County Wide Bridge Repair					600	600			200	200	200	
	Bridge repairs at various locations					750	750			50	200	50	200
	Various Locations					60	60			20	20	20	20
64	County Wide Sidewalk Repair					540	540			180	180	180	180
	Replacement/repair of sidewalks and pedestrian ramps at various locations					600	600			200	200	200	200
	Various Locations					120	120			20	20	20	20
65	County Wide Culvert Projects					60	60			10	10	10	10
	Replacement of emergent structurally or capacity deficient culverts					420	420			70	70	70	70
	Various Locations					600	600			100	100	100	100
66	County Wide Surfacing Upgrades					1,200	1,200			200	200	200	200
	Base stabilization and paving of structurally deficient pavements at various locations					1,200	1,200			200	200	200	200
	Various Locations					90	90			30	30	30	30

KITSAP COUNTY
CAPITAL FACILITIES PLAN

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		FEDERAL FUND CODE	FEDERAL COST BY PHASE	RAP / CAP / TIA / UATA / PWTF / OTHER	STATE OR OTHER FUNDS	IMPACT FEES	LOCAL FUNDS	TOTAL	YEAR 1 2016	YEAR 2 2017	YEAR 3 2018	YEAR 4 2019	YEAR 5 2020
67	County Wide Safety Improvements Spot improvements for guardrail, and traffic safety improvements CRP # 5028 Various Locations						90	30	30	30	30	30	30
							570	140	50	140	50	140	50
							750	200	50	200	50	200	50
68	County Wide Bicycle/Ped. Improvements Spot improvements for bicycle/pedestrian County Force Electrical Work < \$10,000						1,500	250	250	250	250	250	250
							1,500	250	250	250	250	250	250
69	Various Locations WSDOT Project Participation. County participation in State Projects Involving County Roads						600	100	100	100	100	100	100
							600	100	100	100	100	100	100
	TOTAL		\$10,559	\$-	\$7,271	\$-	\$58,333	\$20,540	\$16,764	\$11,329	\$12,137	\$7,248	\$8,145

Source: Kitsap County, 2015.

KITSAP COUNTY
CAPITAL FACILITIES PLAN

The six-year transportation improvement program through the year 2021 identifies \$76.2 million dollars of multimodal improvement projects. Over 40% of the investment would include projects with sidewalks, shoulder widenings, bicycle facilities, and multi-use trails.

The estimated transportation costs under the Preferred Land Use Plan are estimated to be about \$133.3 million. The County's road standards require inclusion of sidewalks in urban areas and widened shoulders in rural areas. The *Kitsap County Bicycle Facilities Plan 2014* and the County's Non-Motorized Facilities Citizens Advisory Committee help prioritize non-motorized facilities for inclusion in the six-year transportation improvement program each year.

Exhibit 4-104. Transportation Projects Needed by 2036 (2015\$ Millions)

Road Project	Preferred Alternative
North County	
Viking Way	\$9.8
Central County	
Anderson Hill Road NW	\$10.2
Stoli Lane NW - Bucklin Hill Road	
Bucklin Hill Road	\$4.9
Central Valley Road NW	\$9.4
Kent Avenue W	\$1.8
Newberry Hill Road NW	\$4.1
Riddell Road NE	\$2.2
Ridgetop Boulevard NW	\$15.0
Sherman Heights Road	\$4.3
Silverdale Way NE	\$24.8
South County	
Belfair Valley Road	\$3.4
Bethel Road SE	\$2.5
Cedar Road E - Ives Mill Road SE	
Burley-Ofalla Road	\$1.6
Lund Avenue	\$14.2
Mile Hill Dr SE	\$14.8
Mullenix Road SE	\$6.8
Sunnyslope Road SW	\$3.5
Sum	\$133.3

Source: BHC, Heffron Transportation, Kitsap County 2015 and 2016

Exhibit 4-105 summarizes the total cost of the projects recommended countywide by the Year 2036.

**Exhibit 4-105. Summary of Cost of Roadway Improvements Recommended by 2036
(in 2015\$ Millions)**

Location	Preferred Alternative
North	\$9.8
Central	\$76.7
South	\$46.8
Total	\$133.3

Source: BHC, Heffron Transportation, Kitsap County 2015 and 2016

In addition to Kitsap County's investments in multimodal transportation, Kitsap Transit intends to improve its system. One improvement that would also support the Silverdale Regional Growth Center is a planned transit center. Kitsap Transit is considering relocating its current Silverdale

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Transfer Center (STC) to an area that can support improved waiting environments, pedestrian connections, a park & ride function and better bus bays to improve safety for the buses. The STC is presently located along Greaves Way near a major intersection with Highway 3. It is next to a large retail development set to open in early 2016. A location across from the Harrison Medical Center has been chosen by the Kitsap Transit Board for further study as of late 2015. An approximate cost estimate equals \$12.9 million total for the entire project. (Kitsap Transit 2016)

4.9 Wastewater: Sanitary Sewer

Overview

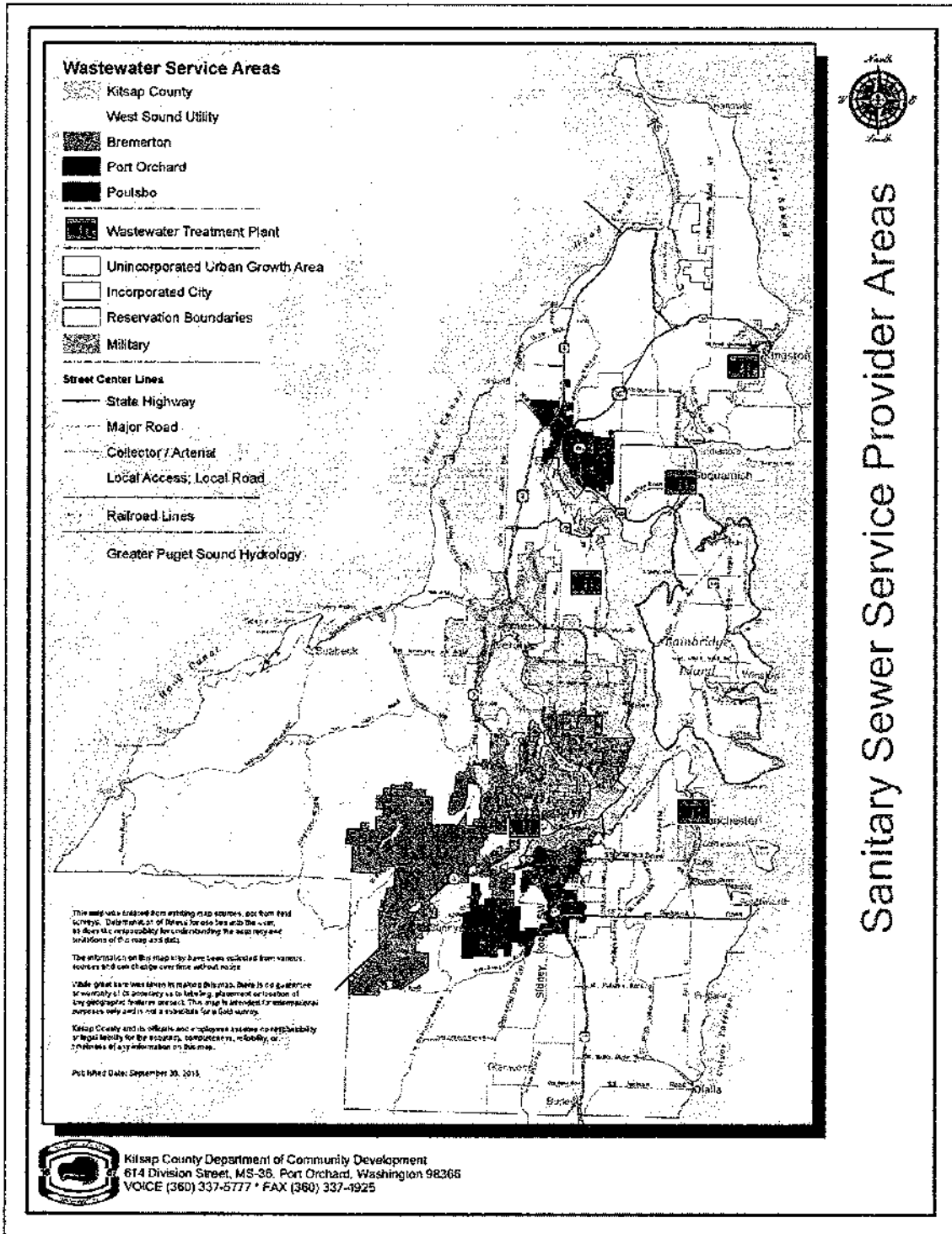
According to the *2012 Kitsap County Capital Facilities Plan*, there are a total of 13 wastewater collection systems and 10 wastewater treatment facilities in Kitsap County, which serve approximately 40% of the total County population. The majority of the rural population uses on-site septic systems.

Several agencies within the County provide sanitary sewer services:

1. Kitsap County manages five wastewater collection systems: Central Kitsap, Kingston, Manchester, Navy Yard City, and Suquamish, and four treatment plants servicing Central Kitsap, Manchester, Suquamish, and Kingston.
2. The City of Bremerton maintains and operates collection and treatment systems for the East Bremerton UGA, portions of the West Bremerton UGAs, and the Gorst UGA.
3. The City of Poulsbo maintains a collection system and contracts with the County to treat city wastewater at the Central Kitsap Treatment Plant in Brownsville.
4. The City of Port Orchard and West Sound Utility District independently operate their respective collection systems and jointly own the treatment facility at Annapolis. West Sound Utility District is responsible for daily operation of the treatment plant.
5. The Port Gamble/S'Klallam Tribe owns and operates a small collection system and treatment facility that serves the community east of Port Gamble Bay.
6. Pope Resources owns and operates a collection system and secondary treatment plant serving the Port Gamble town site and mill site.
7. The Port of Bremerton owns and operates a collection and treatment system that serves the commercial development on Port property.
8. The U.S. Navy manages wastewater collection systems on federal reservations and contracts with Kitsap County and the City of Bremerton to treat its effluent. It is a major contributor to several wastewater treatment plants in Kitsap County, with the Central Kitsap plant receiving the most.

8yh6543w5403Major providers to urban areas are shown in Exhibit 4-106.pl;

Exhibit 4-106. Wastewater Service Areas



Source: Kitsap County Department of Community Development 2015

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Inventory of Current Facilities

An inventory of the existing municipal, county, and private wastewater facilities located in Kitsap County is presented in this section. This inventory is summarized in Exhibit 4-107. Columns (4) – (6) show the LOS as flow design capacity in millions of gallons per day (mgd), 2014 existing flow capacity, and corresponding 2014 flow capacity surpluses or deficits for each of the 10 major wastewater management systems in the County. Column (7) shows the existing populations served within each wastewater system. Maps are provided in Appendix A that show location and type of existing and future sanitary sewer facilities. Appendix B includes a list of potential wastewater funding sources to be used for the 20-year planning period.

Exhibit 4-107. Kitsap County Public Sewer System Inventory

Name	Collection System		Treatment Plant			Service Area		
	Miles of Pipe (1)	Collection System Existing Conditions	Existing Flow, mgd (1)	Design Flow, mgd (1)	Surplus/ Deficit, (mgd)	2015 Population Served	Existing Connections ERU (2)	Surplus/ Deficit ERU (3)
CITY SEWER SYSTEMS								
City of Bremerton [2013]	176	Completed improvements to reduce overflows to one event per year, per outfall on 5-year avg. during design storm, in all drainage basins. Minor overflows to be reduced to one event/yr in 5 years.	10.0	15.5	5.5	38,309		
City of Port Orchard	70	5 pump station upgrades are included in the six-year CIP. 1 pump station upgrade and 8,500 LF of gravity pipe upgrades are included in the 20-year CIP. 1 additional pump station will be upgraded with developer funding.	0.9	2.1	1.1	11,550	5,509	6,100
NOTE: Treatment plant is jointly owned by the City of Port Orchard and WSUD with a design flow capacity of 4.2 mgd. WSUD is responsible for daily operation of the plant.								
City of Poulsbo	31	The City currently pumps sewage for Central Kitsap Wastewater Plant.	0.61	0.95	0.34	9,950	4,540	1,940
NOTE: The 6.0 mgd design flow for CKTP includes the 0.95 mgd allocated to the City of Poulsbo. Kitsap County reserves treatment capacity to Poulsbo for 0.95 mgd ADF. City of Poulsbo currently removes infiltration and inflow.								

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Name	Collection System		Treatment Plant			Service Area		
	Miles of Pipe (1)	Collection System Existing Conditions	Existing Flow, mgd (1)	Design Flow, mgd (1)	Surplus/Deficit, (mgd)	2015 Population Served	Existing Connections ERU (2)	Surplus/Deficit ERU (3)
West Sound Utility District	55	Upgraded to replace mains with insufficient capacity. Can meet current community needs.	1.0	2.1	1.1	14,000	5,705	6,100
NOTE: Treatment plant is jointly owned by Port Orchard and the District. The District is responsible for operation of the plant. The plant capacity has been increased.								
KITSAP COUNTY SYSTEMS								
Central Kitsap Wastewater Facilities	145	Several capacity and aging infrastructure problems have been identified.	3.7	6.0	2.3	44,476	14,042	6,240
NOTE: The Central Kitsap treatment plant serves the Silverdale and Central UGAs (existing connections), as well as is contracted to receive sewage from US Navy at Bangor and Keyport and also from City of Poulsbo.								
Kingston Sewer Facilities	14.1	Wastewater collection system has sufficient capacity for projected future flows.	0.127	0.292	0.165	1,900	754	660
NOTE: The Kingston treatment plant serves the Kingston UGA.								
Suquamish Sewer System	10	No critical pipe flow problems identified. Average of 3 highest monthly flows at WWTP is 0.37 mgd.	0.43	0.40	-0.03	2,248	944	-120
NOTE: The Suquamish treatment plant serves the Suquamish LAMIRD and is contracted to receive sewage from the Suquamish Tribal community.								
Manchester Sewer Facilities	12.3	Facility Plan does not address existing conditions of the collection system.	0.28	0.46	0.18	2,193	925	720
NOTE: The Manchester treatment plant serves the Manchester LAMIRD.								
Navy Yard City (Sewer Dist. #1)	9.2	Significant amount of I/I identified in the older sewers in this service area.		0.40 (see notes)		2,947	2,258	
NOTE: The Navy Yard City sewer system serves a portion of the West Bremerton UGA. The conveyance systems is owned and managed by Kitsap County and current discharge contract with the City of Bremerton limits flows to 0.40 mgd ADF.								
OTHER SYSTEMS								
Port of Bremerton Industrial Area	1.6		10,000-15,000 gpd	72,500 gpd	57,000-62,500 gpd	400	160	1000

Sources: Kitsap County; Cities of Bremerton, Port Orchard, and Poulsbo; West Sound Utility District; BHC Consultants 2015; Parametrix 2012

Table Notes:

mgd = million gallons per day

1. Based on the average day flow during the peak flow month (ADF: basis of National Pollutant Discharge Elimination System [NPDES] permits)
2. "ERU" means equivalent residential unit. For Kitsap County owned and operated WWTPs, ERUs include residential, multi-family, commercial and restaurant accounts as provided by Kitsap County Public Works.
3. Residential connections assume 100 gallons per capita per day and an average of 2.5 persons per residence (250 gpd/ERU).

City of Bremerton Sewer Facilities

The City of Bremerton maintains and operates a wastewater collection and treatment system that provides service to the West Bremerton, East Bremerton, and Gorst UGAs.

The system also accepts wastewater flows from the Puget Sound Naval Shipyard (PSNS), other U.S. Navy facilities, and Kitsap County Sewer District No. 1 (KCSD No. 1) in West Bremerton. Other than the U.S. Navy, the system does not provide sewer service for any significant industrial dischargers. The components of the City's sewer system are listed below:

- Combined sanitary and stormwater sewers
- Gravity sewers
- Gravity-pressure sewers
- Sanitary sewer pump stations and force mains
- Combined sewer overflow (CSO) structures
- Wet weather treatment facility
- Conventional wastewater treatment facilities
- Odor control stations

Since a portion of the City of Bremerton sanitary sewer collection system is composed of combined sewers, flows are derived from the following types of sources:

- Conventional wastewater and sanitary sewage
- Stormwater inflow
- Groundwater infiltration, including rainfall-induced infiltration

The City of Bremerton currently operates two wastewater treatment facilities. The Westside Wastewater Treatment Plant (WWTP) in West Bremerton provides secondary wastewater treatment for the entire service area and discharges to Sinclair Inlet. Biosolids produced at the Westside Plant are treated through anaerobic digestion, dewatered by centrifuge, transported and applied to permitted forestland owned by the City. The Eastside Treatment Facility provides treatment for combined wet weather and sewer flows from East Bremerton and discharges to Port Washington Narrows.

A network of gravity sanitary sewer pipelines, pump stations, and force mains delivers flows from the collection system to these treatment facilities. The various East Bremerton collection facilities deliver combined sanitary sewer flows to the East Bremerton beach main. During normal dry weather operations East Bremerton flows are delivered from the East Bremerton beach main to West Bremerton through 16- and 24-inch inverted siphons.

The wastewater is then pumped into the Crosstown Pipeline force main and gravity-pressure sewer main system by pump station CE-1, along with flows from various West Bremerton basins. The Crosstown Pipeline delivers these pumped flows to the Westside WWTP. Wastewater from the remaining West Bremerton service areas is delivered to the WWTP via gravity sewer mains and pump stations.

During wet-weather conditions the East Bremerton beach main is pressurized by pump station EB-2 to increase peak flow capacity and most of the combined sewage flow is diverted to the Eastside Treatment Facility. The flow is treated at the facility and discharged to Port Washington Narrows.

The hydraulic capacity of the city's combined wastewater collection system and associated components is adequate to convey dry weather wastewater flows to the Westside WWTP for treatment. However, during extreme wet weather storm events, combined wet weather and wastewater flows can exceed the hydraulic capacity of the city's existing conveyance. When this occurs, excess untreated combined sanitary sewer flows have historically been allowed to overflow to receiving waters of Puget Sound. As a result of increasing water quality and environmental mandates, federal and state regulations have been developed to limit the occurrence of untreated CSOs.

The Eastside Treatment Facility was designed to provide treatment for the East Bremerton sewer flows during wet weather storm events to meet Puget Sound water quality standards. The facility was functional in December 2001 and completed in 2002.

The Health District declared Gorst and the surrounding area a "severe public health hazard" in 1997, due to the large number of failing septic systems in the area. The City of Bremerton received American Resource Recovery Act and other grant funding to construct two new municipal pump stations and a collection system that covers a 326-acre area. A total of 103 residences and 29 existing commercial businesses are connected to the Gorst sewer system. Flows are pumped to the Westside Wastewater Treatment Plant.

The City of Bremerton updated the Combined Sewer Overflow (CSO) Reduction Plan for Bremerton's drainage basins and began the "Cooperative Approach to CSO Reduction" in 2000. A total of 23 projects were completed, including two new pump stations, seven pump station upgrades, over 12 miles of new sanitary and storm sewers, construction of the new Eastside Wet Weather Treatment Plant, and a major upgrade to the Westside Wastewater Treatment Plant. The final CSO project was completed in 2009.

The city produces a CSO report that is submitted to Ecology on an annual basis. The 2010 report shows that the CSO reduction program has been very successful in reducing total overflow volume and frequency, with overflow volume reduced by 96.4 percent, frequency of events reduced by 99 percent, and compliance with CSO reduction requirements at all 15 sites. See the Bremerton Comprehensive Plan, 2014 Wastewater Comprehensive Plan Update, 2008 Wastewater Conveyance Planning document, and 2016 Capital Improvement Plan for further details.

City of Poulsbo Sewer Facilities

The current sanitary sewer service area for the City of Poulsbo is primarily within the city limits. The city contracts with Kitsap County for wastewater treatment at the Central Kitsap Treatment Plant. The City and County are currently planning and implementing improvements to both the City and County's existing systems to reduce infiltration and inflow and to increase the capacity of the conveyance system. As Exhibit 4-107 shows, the City of Poulsbo wastewater system has a

current (2015) surplus of 1,940 equivalent residential units (ERUs), which has sufficient capacity to accommodate population growth for the City of Poulsbo during the planning period.

City of Port Orchard Sewer Facilities

The City of Port Orchard maintains and operates a wastewater collection system that provides service to the City of Port Orchard. The collection system includes 49 miles of gravity sewers, 8 miles of force mains, and 14 miles of septic tank effluent pumping (STEP) mains where effluent is pumped from conventional septic tanks to a sewer main located in the street. Pipes range from 2-inch to 24-inch in diameter. The collection system also includes 16 pump stations.

The City of Port Orchard and West Sound Utility District (WSUD) jointly own the South Kitsap Water Reclamation Facility located east of Port Orchard along the south shore of Sinclair Inlet. The facility is operated by WSUD.

2015 City of Port Orchard population is approximately 11,550. New residential development is occurring primarily along Sidney Road SW and SW Sedgwick Road, and on the west side of town along Old Clifton Road. Future wastewater collection system needs for the City are described in the City of Port Orchard 2015 Comprehensive Sanitary Sewer Plan Update, which is currently being updated.

West Sound Utility District

West Sound Utility District (WSUD) generally serves the City of Port Orchard, including the UGA east and south of the city limits. The district also provides sewer collection service in the rural area along Beach Drive to Watauga Beach. The current service area is approximately 5.5 square miles. The collection system consists of 15 pumping stations and about 55 miles of pipeline. The maximum capacity of the conveyance system is estimated to be 6.0 million gallons per day (mgd). Exhibit 4-107 shows the joint West Sound-Port Orchard wastewater system has a current surplus of about 12,200 ERUs, which has sufficient capacity to accommodate the combined growth population of Port Orchard and WSUD under the Preferred Alternative. Future wastewater collection system needs for portions of the Port Orchard UGA that are within the WSUD service area are described in Karcher Creek Sewer District Comprehensive Sewer Plan (2007).

The City of Port Orchard and West Sound Utility District (WSUD) jointly own the South Kitsap Water Reclamation Facility located east of Port Orchard along the south shore of Sinclair Inlet. The facility is operated by WSUD and treats wastewater from the service areas of both West Sound and the City of Port Orchard totaling approximately 25,500 people, and discharges to Sinclair Inlet. WSUD and the City jointly own the facility; however, the West Sound Utility District is responsible for daily operation. Annual average day flow for 2014 was approximately 1.9 mgd. WSUD and the City expect to continue sharing treatment capacity equally. Upon the expansion in 2006, the facility was re-rated, increasing its capacity from 2.8 mgd to 4.2 mgd, with a peak day capacity of 16 mgd, which provides sufficient capacity to serve population growth within the City during the planning period. Along with the expansion, the treatment process was upgraded and can now produce Class A reclaimed water and Class A biosolids, which can be used for revegetation of commercial/industrial areas and as composting cover for tree farms.

Port of Bremerton Sewer Facilities

According to the 2012 *Kitsap County Capital Facilities Plan*, the Port of Bremerton operates a public wastewater treatment plant located in the Olympic View Industrial Park on State Route 3 west of Gorst. The service area encompasses the Port's 1,800 acres, which includes the Bremerton National Airport and the Olympic View Industrial Park.

Constructed in the 1970s and expanded in the mid-1980s, the plant serves the vast majority of businesses at the airport and industrial park. A few older business locations operate septic tank and drainfield systems. Ecology has designated the plant as a municipal plant and has rated the plant capacity at 72,500 gallons per day (average daily flow). The plant uses a combination gravity and pump station collection system with aeration lagoons and settling ponds for treatment and drainfields for disposal.

The plant is currently treating between 10,000 and 15,000 gallons per day depending on weather and business cycles, and is serving approximately 400 persons. Typical levels of sewage generation for light industrial business activity are 25 to 35 gallons of wastewater per day per person. The plant serves two commercial/industrial areas (the airport and industrial park) that have been designated for business, industrial, and airport activity since the first County comprehensive plan was developed in the 1970s.

Kitsap County Sanitary Sewer Facilities

Central Kitsap Wastewater Facilities

Kitsap County owns and operates conveyance and treatment facilities in the Central Kitsap service area. This service area is the largest system in Kitsap County and includes the naval facilities at Bangor, Keyport, and the City of Poulsbo along with the Silverdale and Central Kitsap UGAs. The plant also treats septic tank waste hauled to the plant.

The Central Kitsap collection system consists of approximately 44 lift stations and over 145 miles of gravity mains and force mains ranging in size from 2-36 inches in diameter. In 1997, Pump Stations 3, 4, 12, 13, and 17 were converted from gaseous chlorine to sodium hypochlorite for odor control. In 2003, gaseous chlorine was also removed from the Johnson Road Chlorine Station and replaced with sodium hypochlorite.

Flows from the City of Poulsbo enter the northern portion of the collection system via a gravity siphon crossing from Lemolo to Keyport, across the mouth of Liberty Bay. Some of the collection and transfer systems serving the Meadowdale areas, downtown Silverdale, and northern portion of the Central Kitsap collection system are undersized for existing wastewater flows. A phased expansion of the conveyance and treatment facilities is planned to repair and replace worn facilities, and to extend service to surrounding areas. Modifications to accommodate current flows are included in the design phase.

Treatment facilities at the Central Kitsap Wastewater Treatment Plant (CKWWTP) are currently rated for an Average Daily Flow (ADF) of 6.0 mgd, with a peak hour flow of 15 mgd. The plant utilizes an activated sludge/solids contact process for tertiary treatment of wastewater and an ultraviolet light disinfection system. The County plans to expand the plant based on the extent of growth predicted within the existing sewer service area. The second phase of construction at the plant will upgrade to 10.6 mgd ADF. The existing 68-acre site is expected to accommodate layout of facilities for capacity in excess of 25 mgd ADF.

Treated wastewater from the CKWWTP is discharged into the northern portion of Port Orchard Bay in Puget Sound. The outfall pipe has a maximum hydraulic capacity of approximately 31 mgd. The diffuser has a maximum hydraulic capacity of 16 mgd. Future extension of the existing diffuser is expected to provide sufficient dilution for the increased flow. The Central Kitsap Treatment Plant treats 3.7 mgd average annual flow (2014). The effluent is discharged approximately 3,200 feet offshore at a depth of 46 feet below mean low water.

The CKWWTP is the regional sludge treatment center for all County-owned treatment plants and septage from on-site treatment systems. Approximately 30 to 40 percent of the solids treated at the CKWWTP are derived from septage or sludge from the County's outlying treatment plants. Sludge treatment facilities at the CKWWTP include gravity thickening and dewatering. Currently, dewatered sludge is hauled to eastern or southwestern Washington for composting or land application. Future wastewater collection systems for the Silverdale and Central Kitsap UGAs include a total of 52 new pumping stations, with 135 miles of new gravity sewer and force mains to complete the major sewer collection system of these UGAs.

Kingston Wastewater Facilities

Sewer service in the Kingston area is owned and maintained by Kitsap County. The existing Kingston collection system consists of approximately 39,000 feet of gravity sewer pipe ranging in size from 6 to 12 inches in diameter and approximately 18,500 feet of force main ranging from two to six inches in diameter. Six pump stations serve the Kingston area, which serves approximately 777 ERLs.

Completed in May 2005, the Kingston wastewater treatment facility is designed to treat an average daily flow of 292,000 gallons per day. This is a 95% increase in capacity from the previous facility, and will accommodate residential and commercial growth in the Kingston area for the next 20 years. The plant utilizes an oxidation ditch, with two rotating stainless steel brushes, for biological treatment. Two oxidation ditches were constructed; one for current flows and one to accommodate future growth (500,000 gallons per day). Only the active ditch contains rotating brushes.

Built in conjunction with the new treatment plant and located on the old plant grounds, Pump Station 71 pumps all of the sewage generated in Kingston approximately 1.8 miles to the new plant.

Construction of a new outfall into Puget Sound was included in the improvements. Since the previous outfall was damaged during dredging operations by the State ferry system, the new pipe was located well outside the ferry corridor and extended to 165 feet below sea level to limit impacts on shellfish harvesting areas. Waste sludge from the Kingston WWTP is currently trucked to the Central Kitsap WWTP for digestion and treatment.

As Exhibit 4-107 shows, the Kingston wastewater system has a current (2012) surplus of 1,280 ERLs (2,925 additional people) which has enough capacity to accommodate the projected 2036 growth population. Future wastewater collection systems, as described in the 2007 Kingston Wastewater Facilities Plan Addendum, include a total of eight new pumping stations, with 47,000 feet of new gravity sewer and force mains, ranging from 4-10 inches in diameter to complete the major sewer collection system for the Kingston UGA. Sludge from the plant is hauled for further treatment at the CKWWTP.

Suquamish Wastewater Facilities

Kitsap County owns and operates the Suquamish wastewater conveyance and treatment facilities that provide sewer service to approximately 1,871 residents in the Suquamish area with sewer service available within the LAMIRD. The newest extension of the existing service area beyond the LAMIRD covers about 37 acres and lies west of Urban Avenue between Geneva Street and South Street. The plant serves the Suquamish Tribal Casino. The Tribal Casino pump station and collection system consist of approximately 48,200 linear feet of pipeline.

The McKinstry Street pumping station and the Division Street pump station are the pumping stations in the collection system. All wastewater in the system flows by gravity to these stations

for transfer to the Suquamish WWTP. Existing sewers are sufficient to accommodate additional growth within the existing service area.

The Suquamish WWTP is a secondary plant with an ADF capacity of 0.4 mgd. The U.S. Environmental Protection Agency (EPA) is responsible for issuing the required National Pollutant Discharge Elimination System (NPDES) permit since the treatment plant is located within the Port Madison Tribal Reservation boundary. The County upgraded the existing facilities in 1997, expanding the plant from 0.2 to 0.4 mgd ADF capacity. Sludge from the plant is hauled for further treatment at the Central Kitsap WWTP.

Manchester Wastewater Facilities

Kitsap County owns and operates a small sewer collection and treatment system in Manchester. This system serves a population of approximately 1,000 people and treats an average flow of 0.19 mgd. The Manchester collection system consists of five pumping stations and approximately 60,000 linear feet of pipeline. Public sewers now serve approximately 25% of the land within the LAMIRD boundary, although the remaining area is subdivided into smaller parcels and much of it is built out.

The current service area includes the EPA laboratory at Clam Bay and the Manchester Naval Fuel Depot. Waste flows from the Manchester Naval Fuel Depot originate from ships discharging sewage at the facility. Kitsap County has an agreement with the Navy that requires the County to be notified when the Navy plans to discharge wastewater to the County's system. The Navy has storage facilities at the depot to allow holding of wastewater if the County does not permit immediate discharge.

The plant provides for an ADF capacity of 0.46 mgd. Sludge from the Manchester WWTP is thickened, temporarily stored on the plant site and then hauled to the Central Kitsap WWTP for treatment. The outfall provides sufficient capacity for discharge of the projected future wastewater flows. Sludge from the plant is hauled for further treatment at the Central Kitsap WWTP.

Navy Yard City Sanitary Sewer Facilities (Sewer District 1)

Kitsap County owns and maintains a sewage collection system in the area commonly referred to as Navy Yard City within the West Bremerton UGA. The collection system consists of two pump stations and 9.2 miles of pipeline and serves approximately 970 residential and commercial units.

Over the years, Kitsap County and the City of Bremerton have discussed the possibility of transferring a collection system. Currently, the County contracts with the City for treatment capacity at the West Bremerton treatment facility. Kitsap County and the City of Bremerton expect to continue to discuss the possibility of transferring the collection system to the city through an ILA and Resolution.

Private Sanitary Sewer Facilities

Port Gamble/S'Klallam Tribe Reservation Sewer Facilities

The Port Gamble/S'Klallam reservation is located along the northeast shore of Port Gamble. Failing septic drainfields and concern for the environment of Port Gamble Bay have prompted the Port Gamble/S'Klallam Tribe to construct wastewater collection and secondary treatment facilities. The collection system uses gravity sewers and septic tank effluent pumping (STEP) systems to convey wastewater to a recirculating sand filter for secondary treatment and subsurface disposal of the liquid effluent.

According to the 2012 CIP, four lift stations and associated pipeline are constructed along Little Boston Road. Solids accumulating in the septic tanks continue to require removal and hauling to a regional plant that accepts such wastes (e.g., Central Kitsap WWTP). Treatment facilities are designed for an initial average design flow capacity of 0.05 mgd with ultimate expansion to 0.1 mgd to serve a projected population of 1,565 people.

Port Gamble Sewer Facilities

Pope Resources (Olympic Resource Management) owns and operates the sewer collection and treatment system in Port Gamble. This system is a small, prefabricated plant.

The current outfall is located in relatively shallow water in Hood Canal. Pope Resources also provides potable water and solid waste removal services for this area. Any changes or upgrades to the Port Gamble system will be subject to conditions in the operating permit. A new treatment plant is currently under construction to replace the existing plant.

Sewer Facilities Needs Forecast

The purpose of the Sewer Facilities Plan of the Capital Facility Element is to ensure there are adequate facilities for sewer service as the population increases. This plan addresses existing and future facility needs, and provides a financial plan to indicate revenue sources for funding the increase in sewer services. Facilities and financial planning for sewer service purveyors other than Kitsap County Department of Public Works (e.g. cities, tribes, private districts) are summarized in this plan and are described in greater detail in each of the City's and district's CFPs.

Sewer system planning is based on the assumption that sewer service will only be provided in areas located within UGA boundaries or Limited Areas of More Intense Rural Development (LAMIRD) except where a significant threat to human and/or environmental health is identified. Projects planned in the six-year CFP are for service to areas within UGA boundaries or LAMIRDS. Most of these projects are physically located within UGA boundaries, or are associated with existing facilities located outside UGA boundaries (e.g., improvements to the Central Kitsap WWTP). Sewer projects planned for 2013-2018 as well as in 2019-2025 focus on providing service to customers located within (1) existing sewer districts (i.e., in-fill), and (2) UGAs (i.e., extensions).

The sewer facility forecast assumes that existing, acceptably operating, on-site sewage (OSS) disposal systems will continue to be used for some existing developments within the UGAs until such time that municipal sanitary sewers are available, and replacement of the existing OSS is required to support redevelopment or meet applicable public health statutes. The sewer facility forecast also assumes that new OSS disposal systems or other approved wastewater treatment and disposal options may be used for new development where urban densities, lot sizes, and physical characteristics meet applicable regulatory criteria such as soil type and setbacks to surface water or wells. However, Kitsap County and its wastewater service providers assumed the possibility of all OSS disposal systems transitioning to traditional wastewater collection service by 2036. This need is documented in plant capacity plans and evaluation procedures².

² Whenever any of the actual flows or loadings reaches 85% of the design criteria for three consecutive months or if projected increases in flows or loadings would reach design capacity within five years, the NPDES discharge permit

conveyance infrastructure³, as well as secured and potential future funding sources as reflected in this CFP and associated appendices. Funding for these facilities is expected to include private funding sources such as Local Improvement Districts (LIDs) and developer extensions for conveyance infrastructure.

Level of Service

The adequacy of existing sewer facilities to meet present and future needs is based on the estimated gallons per day of wastewater for the current sewer population and for the projected future sewer population. It is also based on an assumed existing and planned Level of Service (LOS) for sewer service. There is an average of 2.5 people per household in Kitsap County. Current wastewater flow data indicates that an average of 70 to 100 gallons per capita per day (GPCD) is used. With an average of 2.5 people per dwelling unit, a residential connection will generate a demand for treatment of 250 gallons per day. These characteristics serve as a planning standard or LOS for sewer service during the next 20-year planning period. Based on this standard and sewer population allocation, it is possible to identify future deficiencies in various sewer systems and the capital projects necessary to correct those deficiencies. Current wastewater flow data from Kitsap County facilities indicates that approximately 70 GPCD may be a more representative of typical sewer service demand, so the 250 gpd LOS standard is likely somewhat conservative.

Capital Projects and Funding

Sewer system capital projects have been identified based on a combination of existing Sewer Comprehensive Plans, work that was conducted for the County's 2007 Wastewater Infrastructure Task (WIT) Force and supplemental technical analysis associated with each UGA. Individual projects for each UGA and each land-use alternative are summarized in the following exhibits and include both capital cost and expected revenue sources. Additional information on potential revenue sources that may be used for sewer facilities is provided in Appendix B.

For summary purposes, Exhibit 4-108 provides an overview of capital costs for the Preferred Alternative. Details of the projects are found below by each service provider.

states that the County must begin a plan to expand the capacity of the plant or take other actions to avoid exceeding the design criteria.

³ See Appendix A for maps showing coverage of facilities in existing developed areas and future development areas in UGAs.

KITSAP COUNTY
CAPITAL FACILITIES PLAN**Exhibit 4-108. Sewer Cost by Provider under the Preferred Alternative
2016-2036 (All numbers are in 2015 \$1000s)**

UGA	Preferred Alternative
Bremerton (City)	\$304,633
Port Orchard (City)	\$7,470
WSUD	\$27,835
Poulsbo (City)	\$11,655
Kitsap County	\$341,263

Source: BHC 2015

Kitsap County 2016-2036 Capital Improvement Projects – Overview

The County's sanitary sewer facilities improvements are summarized in Exhibit 4-109, including the proposed implementation schedule, costs, and financing plan. Costs and revenues are further summarized in Exhibit 4-110 and Exhibit 4-111. The 2016-2021 six-year CIP section is presented as two three-year budgets and are primarily publicly funded projects.⁴ Projects that are in the 2022-2036 period could move up to the 2016-2021 period based on specific requirements to serve new development, or environmental or public health concerns that warrant sewer service extension. Specific revenue sources for these projects would be identified and reflected in annual wastewater CIP updates prepared by service providers.

CIPs for the period 2022 through 2036 are also presented in Exhibit 4-109 as a total cost for each category of improvements. These costs are for the upgrade/replacement of other existing pump stations, force mains and gravity sewers as well as new pump stations, force mains and gravity collectors and interceptors to provide sewer service beyond the existing County sewer systems. Individual projects have been combined into sets of projects based on the types of projects or areas being served. The sets of capital projects associated with the Kitsap County wastewater system are summarized below for each UGA and service area having sewer utilities owned and operated by Kitsap County.

Several improvement projects have been identified in Exhibit 4-109 for three of the four wastewater treatment plants owned and operated by Kitsap County. Some of these projects include upgrades for additional treatment capacity as indicated in Exhibit 4-109. However, National Pollutant Discharge Elimination System (NPDES) discharge permit issued by Ecology to Kitsap County for each of these plants has design criteria for maximum month influent flow and maximum month loadings of biochemical oxygen demand and total suspended solids. Whenever any of the actual flows or loadings reaches 85% of the design criteria for three consecutive months or if projected increases in flows or loadings would reach design capacity within five years, the NPDES discharge permit states that the County must begin a plan to expand the capacity of the plant or take other actions to avoid exceeding the design criteria. Thus, as wastewater flows and loadings increase, Kitsap County will be required to review the adopted CIP for each facility and take appropriate actions to remain in compliance with the NPDES discharge permit.

⁴ The draft six-year CIP is being reviewed and revised by County staff. It is possible that projects would be moved from the six-year to the seven-20 year timeframe or broken down further to assist with phasing and funding opportunities.

Central Kitsap System

Six improvement projects have been identified for the existing Central Kitsap UGA sewer system in the six-year CFP consisting of pump station upgrades and pipe replacements projects. One set of projects has been identified in the 2016-2021 CIP:

- PS 6, PS 8 and PS 18 and related conveyance systems

Five sets of projects have been identified in the 2022-2036 CIP:

- PS 32, PS 33, PS 69 PS 32 force main and PS 69 conveyance systems
- PS 34
- PS 62, PS 65 and PS 65 forcemain
- PS 10 upgrades
- Old Military Road piping upgrades

New infrastructure improvements to extend sewer service beyond the existing Central Kitsap system would be implemented as development occurs in those areas including:

- 2 new medium sized pump stations (200-500 gpm capacity)
- 13 new small pump stations (<200 gpm capacity)
- 33,000 feet of new force mains
- 69,800 feet of new gravity sewers

Silverdale System

Nine improvement projects are scheduled for the existing Silverdale UGA sewer system in the six-year CFP consisting of pump station upgrades and pipe replacements projects. Five of these projects are in the 2016-2021 CIP including:

- PS 1 improvements
- PS 3, PS 4 and collection system improvements
- PS 19 Upgrades
- Bucklin Hill Bridge Project forcemain pipe
- Bay Shore Drive gravity pipe upgrade

The remaining existing infrastructure projects are scheduled for completion during 2022-2036 including the following projects:

- PS 12 and Provost Road conveyance system upgrades
- PS 21, PS 22 and PS 22 conveyance system improvements
- Upper Anderson Hill Road gravity sewer
- Silverdale Way to PS 1 and Levin Road gravity pipe

New infrastructure improvements to extend sewer service beyond the existing Silverdale system are also summarized in Exhibit 4-109 and would be implemented as development occurs in those areas. These facilities include:

- 6 new medium sized pump stations

- 16 new small pump stations
- 31,000 feet of new force mains
- 119,000 feet of new gravity sewers

Central Kitsap Wastewater Treatment Plant

The Central Kitsap Wastewater Treatment Plant (CKTP) provides secondary treatment for wastewater flows generated in the Central Kitsap and Silverdale UGAs, the City of Poulsbo, the Keyport area and the naval facilities at Bangor. Biosolids generated at the Kingston, Suquamish and Manchester Wastewater Treatment Plants are transported to CKTP for treatment and processing with biosolids generated at CKTP. In addition, nitrogen is removed to meet reclaimed water standards for a portion of the wastewater flows treated at CKTP.

The CIP for the Central Kitsap Wastewater Treatment Plant (CKTP) consists of three projects completed during the six-year CIP:

- CKTP ultraviolet disinfection system upgrades
- CKTP screw press
- CKTP campus buildings

One project is scheduled for completion during 2022-2036:

- CKTP primaries and aeration tanks 5 and 6

Two of these projects are capacity related while the others are scheduled for implementation as funding becomes available in the planning period.

Kingston System

Three improvements projects at the Kingston Wastewater Treatment Plant (KTP) and existing collection/conveyance system have been identified in the six-year CIP. All other infrastructure improvements implemented during the 20-year planning period extend sewer service beyond the existing system in response to growth in the Kingston UGA. The six-year CIP projects consist of the following:

- KTP water reclamation and reuse
- KTP oxidation ditch upgrades
- West Kingston Road bridge pipeline replacements

New infrastructure improvements to extend sewer service beyond the existing Kingston system are scheduled to occur in the 2022-2036 period and would be implemented as development occurs. These projects consist of the following:

- 1 new medium sized pump station
- 4 new small pump stations
- 12,000 feet of new force main
- 36,000 feet of new gravity sewers

Keyport LAMIRD System

CIP improvements identified for the Keyport LAMIRD consist of one project to eliminate one pump station (PS 16) with an upgrade to a second pump station (PS 67), both located in the

Keyport community. The majority of wastewater flows through these pump stations originate in the City of Poulsbo. The pipeline conveying these flows is called the Lemolo Shores pipeline which must be replaced as the flows from Poulsbo increase. Both projects are scheduled for implementation in the six-year CIP and would be funded jointly by Kitsap County and the City of Poulsbo.

Manchester LAMIRD System

Two projects have been identified for the sewer system serving the Manchester area during the six-year CIP. One project is required to replace outdated equipment and to upgrade failing pipe within the Puget Sound shoreline:

- PS 45, PS 46, and PS 47, and gravity pipe improvements

The second project consists of a new pump station, force main, and gravity sewer system and the individual pump stations to serve 121 homes along Yukon Harbor.

Future sewer system infrastructure improvements to serve growth within the Manchester LAMIRD have been identified in the Manchester Sewer Facilities Strategy Plan (BHC Consultants, 2014). These facilities consist of approximately 42,000 feet of new gravity sewers extending into new service areas and one new pump station. These facilities would be constructed as growth occurs in the sewer subbasins.

Suquamish System

One project has been identified for the Suquamish system consisting of an upgrade to the solids handling system at the Suquamish Wastewater Treatment Plant (STP). This project will be completed during the six-year CIP. Pipe replacement projects throughout collection system will be continued as necessary.

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Exhibit 4-109 Sanitary Sewer -- Kitsap County Systems Capital Facilities Projects 2016-2036 (All numbers are in 2015 \$1000s) – Preferred Alternative

Category / Project Description	Capacity Project (V)	Revenue Sources	Cost Years 1-3*	Cost Years 4-6*	Cost Years 7-20	Total Cost
(All Amounts in \$1,000s)						
KTP Water Reclamation and Reuse (4102007) The project would upgrade the Kingston Treatment Plant from secondary to tertiary to provide reclaimed water for irrigation use.		Grants, Partner Funding	\$3,550			\$3,550
KTP Oxidation Ditch Upgrades (4102009) The project would upgrade the secondary treatment processes to replace outdated equipment and improve nutrient removal.		See Exhibit 4-111	\$750			\$750
STP Solids Handling Upgrades (4103004) The project is to replace the outdated and inefficient solids handling process at the Suquamish Treatment Plant. The project will include upgrades to the obsolete instrumentation and controls software and hardware in order to run on current Windows operating system.	√	See Exhibit 4-111	\$3,306			\$3,306
CKTP Primaries and Aeration Tanks 5 & 6 This project will address primary treatment effectiveness, nitrification capacity, hydraulic capacity, updating outdated equipment.	√	See Exhibit 4-111			\$28,643	\$28,643
CKTP UltraViolet Disinfection Upgrade (410139*) This project will replace the outdated and inefficient UV Disinfection System.		See Exhibit 4-111	\$2,000			\$2,000
CKTP Screw Press This project will provide redundancy in solids dewatering system.	√	See Exhibit 4-111		\$1,050		\$1,050
CKTP Campus Buildings Replace and upgrade admin building, laboratory, storage/maintenance building to improve energy efficiency and capacity.		See Exhibit 4-111		\$1,400	\$10,400	\$11,800
PS's 1, 6, 8, & 18, and Collection System Improvements (4101019) The project is to upgrade the pump station components at Pump Stations 1, 6, 8, and 18 in the Silverdale and E. Bremerton area, and to increase associated force main and gravity pipe capacity. There will be separate contracts for the pump station and conveyance line portions.	√	See Exhibit 4-111	\$17,551			\$17,551

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Category / Project Description		Capacity Project (%)	Revenue Sources	Cost Years 1-3*	Cost Years 4-6*	Cost Years 7-20	Total Cost
(All Amounts in \$1,000s)							
PS's 16 & 67 Improvements (4101033*) The project in Keyport is to change the hydraulics on the Poulsbo side of the piping system in order to eliminate PS16 on the water and reroute all the Poulsbo flow to PS 67. Upgrades to PS67 are needed to handle the increase in flow. Joint project with the Stormwater Division.	√	City of Poulsbo (93.6%)	\$3,448			\$3,448	\$3,448
PS 3 Collection System Improvements (4101037) The project is to replace equipment and upsize the capacity at Pump Station 3 in Silverdale including collection system upgrades including replacing lower Anderson Hill gravity sewer across Silverdale Way to PS3	√	See Exhibit 4-111	\$8,796			\$8,796	\$8,796
PS 19 Upgrades (4101038) The project is to replace equipment at Pump Station 19 including collection system upgrades in the vicinity of Waaga Way and Stampede Blvd.	√	See Exhibit 4-111	\$2,300			\$2,300	\$2,300
PS's 45, 46, & 47 and Gravity Pipe Improvements (4105002) The project is to rebuild Pump Stations 45, 46, & 47 in Manchester due to outdated infrastructure. The project includes replacing or upgrading the gravity pipe along the beach between the pump stations.	√	Low interest loans, Ecology	\$5,460			\$5,460	\$5,460
PS 4 Collection System Improvements The project is to replace equipment and upsize the capacity of Pump Station 4 in Silverdale including collection system upgrades of 1,600 ft. of PS 4 force main along Waaga Way and Fredrickson Rd. gravity sewer.	√			\$14,779		\$14,779	\$14,779
PS 12 and Provost Rd. Conveyance Upgrade to replace outdated infrastructure and increase capacity in Chico Way area of Silverdale, including replacing 3,750 ft. of gravity sewer along Provost Rd.	√	See Exhibit 4-111			\$8,580	\$8,580	\$8,580
PS 21, PS 22, and PS 22 Conveyance Upgrade to replace outdated infrastructure and increase capacity in north Silverdale area in the vicinity of Island Lake, including 1,050 ft. of forcemain west of PS 22.	√	See Exhibit 4-111			\$6,600	\$6,600	\$6,600
PS 32, PS 33, PS 69, PS 32 FM, PS69 Conveyance (4105002) Upgrade to replace outdated infrastructure and increase capacity near the southern edge of the CK UGA west of Hwy. 303 between Riddell Rd. and McWilliams Rd.	√	See Exhibit 4-111			\$10,560	\$10,560	\$10,560
PS 34 (4105002) Upgrade to replace outdated infrastructure and increase capacity in vicinity of Central Valley and McWilliams Rd.	√	See Exhibit 4-111			\$4,703	\$4,703	\$4,703

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Category / Project Description		Capacity Project (√)	Revenue Sources	Cost Years 1-3*	Cost Years 4-6*	Cost Years 7-20	Total Cost
(All Amounts in \$1,000s)							
PS 36 and PS 36 FM (4105002)	Upgrade to replace outdated infrastructure and increase capacity south of Fairgrounds Rd. between Hwy. 303 and Central Valley Rd.	√	See Exhibit 4-111			\$1,825	\$1,825
PS 62, PS 65 and PS 65 FM (4105002)	Upgrade to replace outdated infrastructure and increase capacity serving the Illahee area of the CK UGA	√	See Exhibit 4-111			\$8,600	\$8,600
PS 10	Upgrade to replace outdated infrastructure and increase capacity in the Meadowdale West area.	√	See Exhibit 4-111			\$2,925	\$2,925
Bucklin Hill Bridge Project (4101035)	The project is to replace the existing from along Bucklin Hill in conjunction with the Road's Div. building the new bridge in Silverdale. Joint project with Roads Division.		See Exhibit 4-111	\$423			\$423
Bay Shore Drive Gravity Pipe Upgrade (4101029)	The project is to replace and upsizes the existing outdated gravity pipe along Bay Shore Dr. and Washington Ave. in Silverdale. Joint project with Roads & Stormwater Divisions.	√	See Exhibit 4-111	\$1,678			\$1,678
Yukon Harbor	This project provides sewer service along Colchester Drive in Manchester to 121 homes currently on septic.	√	Grants (\$4.6M), ULID	\$7,255			\$7,255
Lemolo Shores Pipeline Upgrade (4101036*)	This project replaces the existing forcemain with a new upsized pipe for capacity and replace outdated material.	√	City of Poulsbo	\$950	\$3,150		\$3,500
Silverdale Way to PS 1 and Levin Rd.	This project upsizes the existing sewer main from Waaga Way south along Levin Rd. to PS 1.	√	See Exhibit 4-111			\$6,787	\$6,787
Old Military Rd. Piping Upgrades	Replacing existing sewer on North Old Military to the CKTP to increase capacity.	√	See Exhibit 4-111		\$9,648		\$9,648
Upper Anderson Hill Rd.	Replacing existing sewer on Upper Anderson Hill Rd. to increase capacity.	√	See Exhibit 4-111		\$218	\$1,670	\$1,888

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Category / Project Description		Capacity Project (✓)	Revenue Sources	Cost Years 1-3*	Cost Years 4-6*	Cost Years 7-20	Total Cost
(All Amounts in \$1,000s)							
Manchester Gravity Pipe Replacement			See Exhibit 4-111		\$378		\$378
Replace gravity pipe in Basins 49 and E per the 2014 Manchester Sewer Strategy Plan. Work includes replacement of 3 tees within these basins.							
West Kingston Road Bridge			See Exhibit 4-111	\$480			\$480
Replace existing pipeline with bridge. Joint project with Roads Division							
Sewer System Expansion – Central Kitsap UGA		✓	See Exhibit 4-111			\$4,900 \$12,200 \$7,100 \$29,900	\$4,900 \$12,200 \$7,100 \$29,900
New medium PS (2)							
New small PS (13)							
New forcemain (33,000 LF)							
New gravity pipe (69,800 LF)							
Sewer System Expansion – Silverdale UGA		✓	See Exhibit 4-111			\$14,500 \$15,000 \$3,400 \$47,000	\$14,500 \$15,000 \$3,400 \$47,000
New medium PS (6)							
New small PS (16)							
New forcemain (31,000 LF)							
New gravity pipe (119,000 LF)							
Sewer System Expansion – Kingston UGA		✓	See Exhibit 4-111			\$6,600 \$4,400 \$17,000	\$6,600 \$4,400 \$17,000
New PS (5)							
New forcemain (12,000 LF)							
New gravity pipe (36,000 LF)							
TOTALS				\$57,347	\$15,844	\$5253,29	\$341,263

Note: The draft six-year CIP is being reviewed and revised by County staff. It is possible that projects would be moved from the six-year to the seven-20 year timeframe or broken down further to assist with phasing and funding opportunities.

Source: Kitsap County Public Works Wastewater Division, BHC 2015

KITSAP COUNTY
CAPITAL FACILITIES PLAN**Exhibit 4-110. Sanitary Sewer -- Kitsap County Systems Capital Facilities Project Costs
2016-2036 (All numbers are in 2015 \$1000s) – Preferred Alternative**

Category Summary	Cost Years 2016-2021	Cost Years 2022-2036	Total Cost
Capacity	\$64,210	\$257,672	\$334,435
Non-Capacity*	\$8,981	\$10,400	\$19,381
Sum	\$73,191	\$268,072	\$341,263

Source: Kitsap County Public Works Wastewater Division, BHC 2015

**Exhibit 4-111. Sanitary Sewer -- Kitsap County Systems Capital Facilities Project Revenues
2016-2036 (All numbers are in 2015 \$1000s) –Preferred Alternative**

Revenue Source	Projection Years 1-6	Projection Years 7-20	Total Cost
Revenue Bonds	\$28,000	\$0	\$28,000
Potential State Grants & Loans	\$10,241	\$0	\$10,241
Utility Fees, ULID, Developer, and Poulsbo share *	\$49,729	\$253,293	\$303,022
Sum	\$87,970	\$253,293	\$341,263

Note: *The Poulsbo share of costs for all improvements at CKTP is 15.8%, for PS 16&67 improvements is 93.6% and for the Lemolo Shores Upgrade project is 100%.

Source: Kitsap County Public Works Wastewater Division, BHC 2015 Kitsap County Sewer Service – Alternatives Comparison

Exhibit 4-112 provides Kitsap County Sewer Utility costs by the Preferred Alternative, and shows the relative demand for sewer facilities.

Capacity upgrades at the four wastewater treatment plants would be constructed when increasing wastewater flows and/or loadings approach the threshold limits stated in the discharge permits issued for each facility.

**Exhibit 4-112. Kitsap County Sewer Utility Cost – Preferred Alternative
(All numbers are in 2015 \$1000s)**

UGA	Preferred Alternative
Central County Sewer Service Area	
Central Kitsap UGA (Conveyance)	106,053
Silverdale UGA (Conveyance)	135,590
Keyport LAMIRD (Conveyance)	6,948
Central Kitsap WWTP	43,493
Kingston	
Kingston Conveyance	28,480
Kingston WWTP	4,300
Manchester Conveyance	13,093
Suquamish WWTP	3,306
TOTAL	341,263

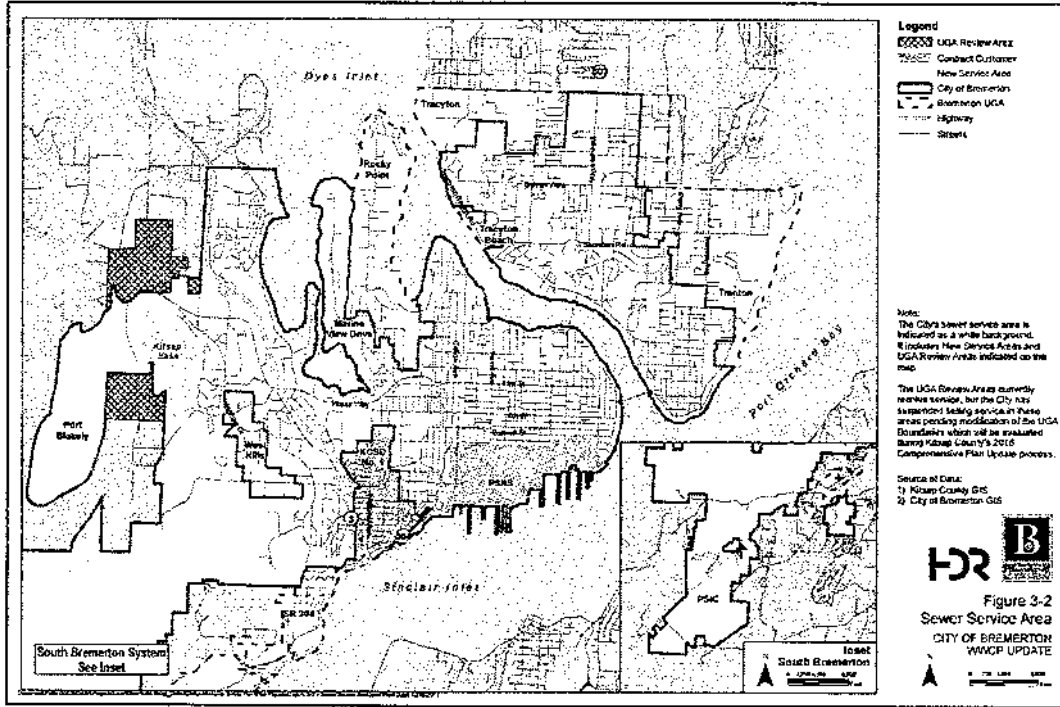
Source: BHC 2015 and 2016

KITSAP COUNTY
CAPITAL FACILITIES PLAN

City of Bremerton

The City of Bremerton’s Sewer System Plan (HDR 2014) illustrates the City’s sewer planning area with city limits, assigned UGAs, and an area around Kitsap Lake that the City considered for future service if the UGA is changed in the future. For each sewer basin area, the City has estimated projects and costs, and detailed plans in the Sewer System Plan may be consulted and are summarized here.

Exhibit 4-113. Bremerton Sewer Service Area



Source: HDR 2014

The City of Bremerton capital projects for the planning period are shown in Exhibit 4-114. These projects are associated with providing sewer service to the West Bremerton, East Bremerton, Gorst, and SKIA UGAs. The projects currently identified within the City’s 2015 CIP all pertain to providing service to the City and these UGA areas, as assumed under the Preferred Alternative. Capital sewer projects through the year 2036 are estimated at a cost of \$334,969,000.

The proposed schedule, costs, and financing plan for projects that will be needed for all alternatives are shown in Exhibit 4-114. A summary of project categories, costs, and revenues are found in Exhibit 4-115 and Exhibit 4-116.

KITSAP COUNTY
CAPITAL FACILITIES PLAN**Exhibit 4-114. Sanitary Sewer – City of Bremerton Capital Facilities Projects 2015-2036**
(All numbers are in 2016 – 2036 YOES, \$1000s)

Category / Project Description	Revenue Sources	Cost 2015 - 2017	Cost 2018 - 2020	Cost 2020-2036	Total Cost
Category I (Capacity Projects Required to Meet LOS)					
New Service Areas	UFA/G	\$10,191	\$43,276	\$212,711	\$266,178
Category II (Non-Capacity Projects Needed for Maintenance and Operations)					
Collection System	UFA	\$9,625	\$9,545	\$24,256	\$43,426
Facilities and Equipment	UFA/G	\$2,868	\$348	\$5,728	\$8,944
Wastewater Treatment Plant	UFA/G	\$1,479	\$2,730		\$4,209
Operations and Maintenance	UFA	\$5,171	\$5,791	\$1,250	\$12,213

Note: Assumptions based on the 2013 rate study.

Source: Wastewater Comprehension Plan, 2014; BERK, 2016.

Exhibit 4-115. Sanitary Sewer – City of Bremerton Capital Facilities Costs 2015-2036
(All numbers are in 2016 – 2036 YOES, \$1000s)

Category Summary	Costs 2015 - 2017	Costs 2018 - 2020	Costs 2020 – 2036	Total Costs
Category I (Capacity Projects Required to Meet LOS)	\$10,191	\$43,276	\$212,711	\$266,178
Category II (Other Projects Needed for Maintenance and Operations)	\$19,143	\$18,414	\$31,234	\$68,791
TOTAL	\$29,334	\$61,690	\$243,945	\$334,969

Note: Assumptions based on the 2013 rate study.

Source: Wastewater Comprehensive Plan, 2014; City of Bremerton, 2015; BERK, 2016.

The 2014 Bremerton Wastewater Comprehensive Plan provides a more detailed summary of funding for years one through six (ending in 2020) included in Exhibit 4-116. Additionally, regular updates to the 6-year Capital Improvements Program are anticipated. Beyond 2020, each project in the plan is assigned a revenue source of either 1) user fee assessments, 2) grants and ULIDs, or 3) user fee assessments/grants and ULIDs. The 2014 Bremerton Wastewater Comprehensive Plan and the City's Capital Facilities Plan may be referenced for more detailed information after 2020.

KITSAP COUNTY
CAPITAL FACILITIES PLAN**Exhibit 4-116. Sanitary Sewer – City of Bremerton Capital Facilities Revenues 2015-2020**
(All numbers are in 2013 \$1000s)

Category Summary	Revenues 2015 - 2017	Revenues 2018 - 2020	Total Revenues
Capital Fund Reserves	\$1,622	\$9,800	\$11,422
General Facility Charges	\$1,509	\$1,561	\$3,070
Grant Funding/Developer Contributions	\$12,196	\$9,862	\$22,058
Assumed New Revenue Bonds	\$17,500	\$8,000	\$25,500
Subtotal Funding Sources	\$32,827	\$29,223	\$62,050
Capital Funded by Rates	\$2,600	\$4,100	\$6,700
Total Funding Sources Through 2020	\$35,427	\$33,323	\$68,750

Note: Assumptions based on the 2013 rate study.

Source: Wastewater Comprehensive Plan, 2014; BERK, 2016.

City of Port Orchard

Capital projects for the City of Port Orchard sewer system are associated with expanding conveyance capacity within the existing system. Capital project and revenue information is shown in Exhibit 4-117, Exhibit 4-118, and Exhibit 4-119 and is based on information contained in the City of Port Orchard 2015 General Sewer Plan Update, currently in progress. Projected costs for the sewer projects total approximately \$7,470,000 for the six-year CIP through 2021.

Exhibit 4-117. Sanitary Sewer – City of Port Orchard Capital Facilities Project Costs 2016-2036
(All numbers are in 2015 \$1000s)

Category Summary	2016-2018	2019-2021	2020-2036
Capacity	\$6,370	See Note 1	\$6,370
Non-Capacity*	\$1,100	See Note 1	\$1,100
Total	\$7,470	See Note 1	\$7,470

Projects are identified for this timeframe. However, costs have not been estimated for projects in years 7-20.

Source: BHC 2015*Non-Capacity: Infrastructure upgrade, water quality benefit, energy efficiency.

Exhibit 4-118. Sanitary Sewer – City of Port Orchard Capital Facilities Project Revenues 2016-2036 (All numbers are in 2015 \$1000s)

Revenue Source	Revenue Year 2016-2021	Revenue Years 2022-2036	Total Revenue
Potential State Grants & Loans	\$1,396	See Note 2	\$1,396
Utility Fees	\$6,074	See Note 2	\$6,074
Developer	See Note 1	See Notes 1 and 2	See Note 1
Total	\$7,470	\$0	\$7,470

1. The Albertsons Pump Station will be funded and constructed by a developer. Costs have not been estimated.

2. Projects are identified for this timeframe, but costs are not available.

Source: BHC 2015

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Exhibit 4-119. Sanitary Sewer – City of Port Orchard Capital Facilities Projects 2016-2036 (All numbers are in 2015 \$1000s)

Category / Project Description	Capacity Project (✓)	Revenue Sources	Cost Years 1-3	Cost Years 4-6	Cost Years 7-20 ¹	Total Cost ²
(All Amounts in \$1,000s)						
Marina Pump Station Improvements	✓	FEMA (\$1,396), Sewer Fund	\$3,800			\$3,800
<ul style="list-style-type: none"> Replace existing high flow pumps and install Variable Frequency Drives (VFDs) for new Pumps. Install bypass vault Replace mechanical equipment Replace the existing emergency generator set, automatic transfer switch, and upgrade the fuel storage to include secondary containment. Upgrade electrical, instrumentation, and controls equipment Upgrade the drywell ventilation to meet Department of Ecology requirements. Remove sanitary sewer overflow pipe. Relocate 8" sewer inlet Replace sea wall 						
Bay Street Pump Station Improvements		Sewer Fund		\$1,100		\$1,100
<ul style="list-style-type: none"> Replace dilapidated wet well riser Replace dry well access with flush hatch Coat interiors of existing wet well and dry well Replace existing constant speed dry pit pumps with new constant speed dry pit pumps Replace all mechanical components Replace all electrical components Reroute gravity main from the west around the north side of dry well Install generator set Relocate sidewalk to provide better access for wet well manhole lid Site paving/restoration Install fencing around site 						
McCormick Pump Station 2 – Design	✓	Sewer Fund		\$190		\$190
<ul style="list-style-type: none"> Replace pump system including pumps, controls and panels, level sensors, rails and reducers connecting to existing discharge elbows 						

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Category / Project Description		Capacity Project (N)	Revenue Sources	Cost Years 1-3	Cost Years 4-6	Cost Years 7-20 ¹	Total Cost ¹
(All Amounts in \$1,000s)							
<ul style="list-style-type: none"> • Provide free standing roof structure above the pump control panel with integrated lights to illuminate area and to protect workers from the rain with a design similar to the McCormick Ridge installation • Replace check valves, plug valves and saddles downstream of the pump station in kind • Reduce the volume of storage in the wet well to reduce odors caused by long residence time • Employ new corrosion control system utilizing less toxic chemicals • If odor remains an issue at the station with the new corrosion control system, provide an odor control system that treats hydrogen sulfide and also the complex odors formed by STEP system effluent 							
McCormick Pump Station 2 – Construction		Y	Sewer Fund		\$1,100		\$1,100
<ul style="list-style-type: none"> • Replace pump system including pumps, controls and panels, level sensors, rails and reducers connecting to existing discharge elbows • Provide free standing roof structure above the pump control panel with integrated lights to illuminate area and to protect workers from the rain with a design similar to the McCormick Ridge installation • Replace check valves, plug valves and saddles downstream of the pump station in kind • Reduce the volume of storage in the wet well to reduce odors caused by long residence time • Employ new corrosion control system utilizing less toxic chemicals • If odor remains an issue at the station with the new corrosion control system, provide an odor control system that treats hydrogen sulfide and also the complex odors formed by STEP system effluent 							
McCormick Pump Station 1 – Design		Y	Sewer Fund		\$180		\$180
<ul style="list-style-type: none"> • Replace pump system including pumps, controls and panels, level sensors, rails and reducers connecting to existing discharge elbows • Provide free standing roof structure above the pump control panel with integrated lights to illuminate area and to protect workers from the rain with a design similar to the McCormick Ridge installation • Replace check valves, plug valves and saddles downstream of the pump station in kind • Reduce the volume of storage in the wet well to reduce odors caused by long residence time • Employ new corrosion control system utilizing less toxic chemicals 							

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Category / Project Description		Capacity Project (✓)	Revenue Sources	Cost Years 1-3	Cost Years 4-6	Cost Years 7-20 ¹	Total Cost ²
(All Amounts in \$1,000s)							
<ul style="list-style-type: none"> If odor remains an issue at the station with the new corrosion control system, provide an odor control system that treats hydrogen sulfide and also the complex odors formed by STEP system effluent 		✓	Sewer Fund		\$1,100		\$1,100
<p>McCormick Pump Station 1 – Construction</p> <ul style="list-style-type: none"> Replace pump system including pumps, controls and panels, level sensors, rails and reducers connecting to existing discharge elbows Provide free standing roof structure above the pump control panel with integrated lights to illuminate area and to protect workers from the rain with a design similar to the McCormick Ridge installation Replace check valves, plug valves and saddles downstream of the pump station in kind Reduce the volume of storage in the wet well to reduce odors caused by long residence time Employ new corrosion control system utilizing less toxic chemicals if odor remains an issue at the station with the new corrosion control system, provide an odor control system that treats hydrogen sulfide and also the complex odors formed by STEP system effluent 		✓	Sewer Fund				
<p>Albertsons Pump Station²</p> <ul style="list-style-type: none"> Replace pumps Replace all electrical equipment Replace all mechanical equipment Clean and re-coat wet well 		✓	Developer		See Note 2		
<p>McCormick Woods Drive SW Gravity Sewer Upgrades</p> <ul style="list-style-type: none"> Replace 1,390 lf of 10-inch pipe with 15-inch pipe from manhole 115-2-2-0200 to manhole 115-2-2-0020 May not be necessary depending on future development patterns 		✓	Sewer Fund			See Note 1	
<p>Flower Meadows Pump Station</p> <ul style="list-style-type: none"> Replace pumps Replace all electrical equipment Replace all mechanical equipment Clean and re-coat wet well 		✓	Sewer Fund			See Note 1	
<p>Bay Street Gravity Sewer Upgrades</p> <ul style="list-style-type: none"> Replace 1,330 lf of 18-inch pipe with 30-inch pipe from manhole 115-2-2-0200 to manhole 115-2-2-0020 		✓	Sewer Fund			See Note 1	

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Category / Project Description	Capacity Project (Y)	Revenue Sources	Cost Years 1-3	Cost Years 4-6	Cost Years 7-20 ¹	Total Cost ¹
(All Amounts in \$1,000s)						
Port Orchard Boulevard Gravity Sewer Upgrades						
• Replace 5,760 lf of 12-inch pipe with 15-inch pipe from manhole 312-2-2-0220 to manhole 115-2-2-0200	Y	Sewer Fund	\$3,800	\$3,670	See Note 1	\$7,470
TOTALS			\$3,800	\$3,670	See Note 1	\$7,470

1 Costs have not been estimated for projects in years 7-20.

2 The Albertsons Pump Station will be funded and constructed by a developer. Costs have not been estimated.

Source: Draft Sewer CIP, 2015 (BHC)

KITSAP COUNTY
CAPITAL FACILITIES PLAN

City of Poulsbo

The City of Poulsbo is currently updating their Comprehensive Sewer Plan (CSP) and sewer utility Capital Improvement Program (CIP). Exhibit 4-120, Exhibit 4-121, and Exhibit 4-122 shows the costs and revenue sources of capital projects that have yet to be completed under their current CSP as updated with City input. All project costs portrayed were escalated from the year they were formulated (2008) to year 2015 using comparative industry construction cost indexes or are based on more current information based on the ongoing formulation of the CSP update. The City will also contribute to the funding of County-led sewer projects as described under the Kitsap County sewer capital plans above.

As Poulsbo projected growth is limited to small portions adjacent to city limits that are designated as Urban Transition Areas, the projects portrayed within Exhibit 4-122 remain the same.

Exhibit 4-120. Sanitary Sewer – City of Poulsbo Capital Facilities Project Costs 2016-2036 (All numbers are in 2015 \$1000s)

Category Summary	Cost Years 2016-2021	Cost Years 2020-2036	Total Cost
Capacity	\$3,790	\$1,400	\$5,190
Non-Capacity*	\$2,485	\$1,400	\$3,885
Sum	\$6,275	\$2,800	\$9,075

*Non-Capacity: Infrastructure upgrade, water quality benefit, energy efficiency.

Source: City of Poulsbo, 2008; BHC 2015

Exhibit 4-121. Sanitary Sewer – City of Poulsbo Capital Facilities Project Revenues 2016-2036 (All numbers are in 2015 \$1000s)

Revenue Source	Revenue Year 2016-2021	Revenue Year 2020-2036	Total Cost
Utility Fees	\$6,275	\$2,800	\$9,075
Sum	\$6,275	\$2,800	\$9,075

Source: City of Poulsbo, 2008; BHC 2015

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Exhibit 4-122. Sanitary Sewer – City of Poulsbo Capital Facilities Projects 2016-2036 (All Amounts in \$1,000)

Category / Project Description	Capacity Project (V)	Revenue Sources	Cost				Total Cost
			Years 1-3	Years 4-6	Years 7-20	(All Amounts in \$1,000s)	
Annual Inflow Reduction Program Flow monitoring data shows that the existing sewer system experiences high levels of inflow during storm events. This inflow may be associated with leaking manholes, storm drain connections, or roof drain connections. Starting in 2007-2008, the City implemented an annual inflow reduction program consisting of identifying and repairing inflow sources.	√	Utility Fees	\$400	\$200	\$1,400	\$2,000	
Village Pump Station Upgrade Upgrades are currently under design.		Utility Fees	\$500			\$500	
Replace Force Main Between Marine Science Center and Harrison Street This project replaces the 12-inch force main from the Marine Science Center pump station that runs along the beach. The existing main is subject to damage or failure which would result in release of sewage to Liberty Bay. The force main will be rerouted along Fjord Drive and then tie into the existing Central Interceptor main in SR 305 at Harrison Street.		Utility Fees	\$250			\$250	
305 Interceptor Capacity Upgrade This project would increase the capacity in the 305 interceptor by either extending the Bond Road Pump Station force main or by constructing a parallel gravity main.	√	Utility Fees	\$2,810			\$2,810	
Telemetry System This project would update the telemetry system.		Utility Fees	\$175			\$175	
Liberty Bay Pump Station Upgrades The south end of the Viking Way basin is expected to experience significant development. This project would upgrade and expand the pump station from the current 100 gpm, to 400 gpm (0.58 mgd).	√	Utility Fees	\$360			\$360	
Purchase and Demolition of Lemolo House		Utility Fees	\$350			\$350	
Public Works Facility		Utility Fees	\$450	\$450	\$1,350	\$2,250	
Noll Road Sewer Improvements This project will construct new sewer improvements to allow for the Alasund Pump Station to be abandoned.		Utility Fees	\$20	\$210		\$230	
Applewood Pump Station Replacement		Utility Fees	\$730			\$730	

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Category / Project Description		Capacity Project (N)	Revenue Sources	Cost Years 1-3	Cost Years 4-6	Cost Years 7-20	Total Cost
(All Amounts in \$1,000s)							
This project will replace old and obsolete electrical and mechanical equipment. Existing structures would be rehabilitated and recoated.							
Annual Pump Station Rehabilitation/Replacement							
This is an ongoing program to rehabilitate and replace equipment and structures to ensure well maintained pump stations. This includes replacement of mechanical and electrical equipment that has reached the end of its useful life, recoating structures to extend the life, and replacement of corroded valves, and piping.			Utility Fees	\$300	\$300	\$1,400	\$2,000
TOTALS				\$6,345	\$1,160	\$4,150	\$11,655

Source: City of Poulisbo, BHC 2015

June 2016

4-159

Final

West Sound Utility District

Twenty-two improvement projects were identified for the WSUD sewer system in their six-year CFP starting in 2016. A summary of costs is provided in Exhibit 4-123; revenues are summarized in Exhibit 4-124; and a breakdown of capital projects is shown in Exhibit 4-125. All project costs are in their original 2014 dollars and have not been escalated. More than 50 projects are planned for the 2016-2034 period including a variety of lift station upgrades, repairing or replacing force mains and gravity sewer pipes, and building new lift stations and conveyance systems to accommodate growth. The largest project is the 6-phase East Port Orchard Sewer Replacement Project. This \$8.3 million dollar project is planned to start in 2018 and continue through 2026 with a one year gap between phases 4 (2021) and 5 (2023) and a 2 year gap between phases 5 (2023) and 6 (2026).

The 2016-2021 six-year CIP consists of:

- 6 Lift Station Upgrades: \$ 505,000
- 8 Repair / Replace Gravity Sewer and Manholes Projects: \$ 1.63 Million
- 4 Phases of the East Port orchard Sewer Replacement Project: \$5.2 Million
- Phillips Road sewer utility extension project, including 4 lift stations: \$4.6 Million

The 2022 – 2034 CIP consists of:

- 13 Lift Station Upgrade Projects: \$3.05 Million
- 4 Repair / Replace Gravity Sewer and Manhole Projects: \$600,000
- 2 Phases of the East Port Orchard Sewer Replacement Project: \$3.1 Million
- West Port orchard Sewer Replacement Project: \$4.5 Million
- 11 New Lift Station and Collection Systems: \$8.5 Million

**Exhibit 4-123. Sanitary Sewer – Port Orchard UGA – West Sound Utility District Capital
Facilities Project Costs 2016-2034 (All Amounts in \$1,000)**

Category Summary	Cost 2016-2021	Cost Years 2022-2034	Total Cost
Capacity	\$4,600	\$8,500	\$4,600
Non-Capacity*	\$7,335	\$19,750	\$27,085
Total	\$11,935	\$19,750	\$31,685

Source: WSUD, BHC 2015

*Non-Capacity: Infrastructure upgrade, water quality benefit, energy efficiency.

**Exhibit 4-124. Sanitary Sewer – Port Orchard UGA – West Sound Utility District Capital
Facilities Project Revenues 2016-2034 (All Amounts in \$1,000)**

Revenue Source	Revenue Year 2016-2021	Revenue Year 2022-2034	Total Cost
Revenue Bonds	\$4,600	0	\$4,600
Utility Fees	\$ 7335	\$ 19,750	\$ 27,085
Total	\$ 11,935	\$ 19,750	\$ 31,685

Source: WSUD, BHC 2015

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Exhibit 4-125. Sanitary Sewer – Port Orchard UGA – West Sound Utility District Capital Facilities Projects 2016-2034 (All Amounts in \$1,000)

Category / Project Description	Revenue Sources	Cost 2016-2018	Cost 2019-2021	Cost 2022-2034	Total Cost
Category I (Capacity Projects Required to Meet LOS)					
New Lift Station and Collection System					
These projects are designed to increase system capacity by constructing new lift stations and conveyance systems.	Revenue Bonds, Utility Fees	\$4,600 1 project		\$8,500 11 Projects	\$13,100 12 Projects
Category II (Non-Capacity Projects Needed for Maintenance and Operations)					
Lift Station Upgrades					
These projects include pump replacements, wetwell upsizing, SCADA improvements and complete lift station replacements.	Revenue Bonds, Utility Fees	\$ 505 6 Projects		\$ 3,050 13 Projects	\$ 3,555 19 Projects
Repair / Replace Gravity Sewer and Manholes	Revenue Bonds, Utility Fees	\$ 1,630 8 Projects		\$ 600 4 Projects	\$ 2,230 12 Projects
These projects include repairing, moving, replacing and upsizing gravity sewer pipes and manholes.					
East Port Orchard Sewer Replacement					
Phase 1	Revenue Bonds, Utility Fees	\$1,300	\$3,900		\$8,300 6 Projects
Phases 2, 3 and 4				\$3,100	
Phases 5 and 6				\$4,500 3 Projects	\$4,500 3 Projects
West Port Orchard Sewer Replacement					
Phases 1, 2 and 3	Revenue Bonds, Utility Fees	\$8,035 16 Projects	\$3,900 3 Projects	\$19,750 33 Projects	\$31,685 52 Projects
Totals: 2015 UGA Boundaries					\$ 27,835
2016 Preferred Alternative UGA – Reduced Costs					

Note: A full list of CIP projects can be found in the West Sound Utilities District Wastewater Utility Capital Improvement Fund (2015-16).
Source: West Sound Utilities District Wastewater Utility Capital Improvement Fund (2015-16).

4.10 Water

Overview

Water systems are classified into two categories, Group A (former Classes 1–3) and Group B (former Class 4) systems. According to the Washington State Department of Health (DOH), Group A systems, which have 15 or more service connections or regularly serve 25 or more people 60 or more days per year, currently comprise approximately 95% of all the County's public connections; Group B systems, which have less than 15 connections or serve less than 25 people, serve approximately 5% of the connections. Most of the Group B systems were developed with a shallow well to serve short plats or small subdivisions and serve only that development. Exhibit 4-126 below shows the breakdown of population in the County served by each type of water system.

Exhibit 4-126. Percent Connections Served by Type of Water Supply System

Type of Water Supply System	Percent (%) Public Connections
Group A Public Water Systems	95
Group B Public Water Systems	5
Total	100

Source: Washington State Department of Health, 2015.

Kitsap County Water Planning Programs

Kitsap Public Utility District (KPUD) has been designated by the Kitsap County Board of Commissioners as having countywide responsibility for technical, managerial, financial, operational, and support services needed to provide satisfactory water resource development, protection, and utility service. KPUD also functions as a Satellite System Management Operator throughout the County by provision of direct service, contract service, and support service.

The KPUD has worked cooperatively with the County and local water purveyors to conduct the Groundwater Management Plan (GWMP) process. The District and County have also jointly sponsored the preparation of a Coordinated Water System Plan (CWSP) for Kitsap County. The District, in coordination with Ecology, completed the initial basin assessment for Kitsap County. Each of these planning processes is described in more detail below.

Kitsap County Ground Water Management Plan

To meet the requirements of the Ground Water Management Act, the KPUD served as a co-lead agency to develop the Draft Kitsap County Groundwater Management Plan completed in 2004. All of Kitsap County has been identified as a groundwater management area. KPUD coordinated with water purveyors in the County, as well as other members of the Kitsap County Groundwater Advisory Committee.

Preparation of the GWMP was done in accordance with the requirements of Chapter 173-100 WAC, Groundwater Management Areas, and Programs. These regulations led to the designation of Kitsap County as a Groundwater Management Area (GWMA) on October 7, 1986. An Interlocal Agreement was entered into between the KPUD and the Kitsap County Board of Commissioners on December 15, 1986. This Agreement established both entities as co-lead agencies for the evaluation and preparation of the GWMP.

Kitsap County Coordinated Water System Plan (CWSP)

The Kitsap County CWSP (revised May 9, 2005) presents an assessment of municipal and industrial water supply needs in Kitsap County and a program to effectively provide water supply and service to customers throughout the area. The CWSP was developed to comply with Chapter 70.116 RCW and Chapter 246-293 WAC by the Water Utility Coordinating Committee (WUCC). The WUCC consists of representatives from each purveyor with over fifty services within the declared area, the county legislative authority, the Kitsap County Department of Community Development and the Kitsap County Health District.

The CWSP provides a process and strategy for the existing water utilities to define their role in a program consistent with adopted land use policies and the projected growth strategy. The regional water supply, transmission, and storage plan represents the collective views of the WUCC and integrates the findings of the Kitsap County GWMP (Water Conservation per Groundwater Plan Volume III).

The September 2011 CWSP Update addresses only those eight water systems that meet the Department of Health definition of "expanding." These include the Indian Hills, Indianola, Keyport, North Bainbridge, North Peninsula, Suquamish, Vinland, and West Kitsap systems.

Water Conservation in the County

County government supports Group-A water utilities as they pursue ongoing conservation programs. These programs include both supply and demand management measures within individual service areas.

In June 2009, the Board of County Commissioners adopted by resolution a new policy treating water as a resource, not a waste stream. This policy establishes a culture of innovative development and operating practices in order to preserve this natural resource on public property.

Members of the Water Purveyors of Kitsap County (WATERPAK) provide basic conservation kits and literature for water users. They also evaluate the advisability of countywide programs to retrofit existing homes with low flow toilets, low-flow shower heads, restricted flow aerators, and other appropriate devices on a cost-effective basis.

Water utilities conduct leak detection programs that identify problem water losses in distribution systems. The Kitsap County WATERPAK plans to evaluate a regional approach to leakage analysis efforts.

The WATERPAK developed a comprehensive, model water conservation program for small utilities. The conservation program includes conservation objectives, demand forecasting methods, program activities, and level of effort, budget estimates, savings estimates, and evaluation and monitoring criteria. Program activities include education, system monitoring and improvements, promotion of conservation devices, incentives for customers, water production monitoring, drought response conservation, and other appropriate supply and demand management measures. WATERPAK plans to conduct joint conservation efforts with Pierce and Mason counties.

Inventory of Current Facilities

Exhibit 4-127 shows the current inventory and capacity for the Group "A" Community Water Systems that currently serve the County with 50 approved DOH connections or more. The

KITSAP COUNTY
CAPITAL FACILITIES PLAN

inventory includes the name of the water system, existing and approved DOH connections, and the capacity of each system.

**Exhibit 4-127. Current Facilities Inventory –
Group "A" Community Water Systems Over 50 Connections**

50+ Connections System Name	Connections(1)		Water Rights (2)			System Information		
	Existing	Approved	Qa (afy)	Qi (gpm)	Qi (cfs)	Source Capacity (gpm)(2)	Storage Capacity(1) (gal in 1,000)	System Owner/ Op (1,3)
Alpinewood	98	99	44.6	161		300	0	WW
Bainbridge Island, City of	2,709	Unspec	2,564	3,456	0.35	1,993	2,800	COBI
Bear Cub	55	70	49.5	107		160	17	NWW
Bethel East	52	55	17	20		120	11	NWW
Bill Point Water	84	84	64.2	42		66	30	NWW
BKS	71	73	35	126		180	0	WW
Bremerton West 517 Zone, City of	137	Unspec	6,658	5,743		8,820	1,210	
Bremerton, City of	18,063	Unspec	N/A	17,952	40	13,200	33,200	COB
Bucklin	92	121	42.5	139		114	117	WW
Cedar Glen Mobile Home Park	137	137	31	100		120	32	NWW
Cedarbrook	34	56	30	600		232	0	WW
Driftwood Cove	67	120	32	50		50	83	KPUD
Eldorado Hills	153	157	69	225		210	254	KPUD
Emerald Heights	84	92	90	150		152	95	
Erland Point Water Co	936	Unspec	1344	900	0.25	500	385	
Foss Road	42	51	-	-		-	35	WW
Fragaria Landing	85	86	32	98		177	28	
Gala Pines Water	52	52	54	154		150	50	KPUD
Glenwood Station	60	62	25	100		100	47	WW
Harbor Heights	71	71	22	100		135	20	WW
Hintzville Acres	66	66	32.5	105		82	11	WW
Holly	84	107	26	110		85	30	NWW
Horizons West	998	Unspec	449	856		1,210	555	WW
Indian Hills Estates	141	148	75	100		110	31	KPUD
Indianola Water	699	Unspec	300.4	500		481	287	KPUD
Island Lake	316	441	92	80		140	209	AU
Island Utility	171	455	336	300		310	406	KPUD
Jackson Park Naval Hospital	320	Unspec	-	-		-	3,500	
Johanson	54	56	-	-		-	35	WW
Keyport Water	422	Unspec	858	650		600	401	KPUD
Kitsap Memorial State Pk	38	50	-	-		-	20	

KITSAP COUNTY
CAPITAL FACILITIES PLAN

50+ Connections System Name	Connections(1)		Water Rights (2)			System Information		
	Existing	Approved	Qa (afy)	Qi (gpm)	Qi (cfs)	Source Capacity (gpm)(2)	Storage Capacity(1) (gal in 1,000)	System Owner/ Op (1,3)
Kitsap West MHC Water Co	96	146	45	250		80	7	
Little Tree	54	54	36	100		70	35	WW
Long Lake View Est 2 5	364	399	152.4	260		212	187	KPUD
Mainland View Manor	54	57	32.5	150		150	0	WW
Manchester Water District	3,253	Unspec	1,673.7	2,260		3,630	3,200	
Martell Mobile Manor	79	79	39.5	171		140	38	NWW
McCormick Woods	803	Unspec	450	600		1,830	569	
Meadowmeer	306	335	150	250		320	225	
Miller Bay	420	460	112	200		170	167	KPUD
Minter Creek Rapids	49	55	93	250		235	0	WW
Naval Base Kitsap At Bangor (Subbase Bangor)	2,348	Unspec	N/A	N/A		3,050	3,500	
Naval Base Kitsap At Bremerton (Puget Sound Naval Yard)	1,042	Unspec	N/A	N/A		INPORT	2,500	
Naval Base Kitsap At Keyport (Navy Undersea War Ctr.)	176	Unspec	N/A	N/A		1,000	600	
Navy Yard Park	105	121	48	52		52	110	KPUD
Newberry Hill	76	140	1,720	1,950		100\200	749	KPUD
North Bainbridge Water Co	1,800	Unspec	1974	1475		911	842	KPUD
North Peninsula	4,975	Unspec	2,341.5	1,880		1,880	2,602	KPUD
North Perry Ave Water District	7,589	Unspec	4,089.6	4,540		3,560	4,750	
Olalla	74	99	55	130		130	24	WW
Olympic View Mobile Manor	76	76	13	26		70	5	PLC
Parkview Terrace	806	1067	587.1	748		1,580	699	WW
Pine Lake Mobile Home Est 1 3	79	82	48.6	112		138	0	
Port Gamble	48	61	-	-		-	46	KPUD
Port Madison Water Company	100	144	80	30		158	65	KPUD
Port Orchard Water Dept	3,132	Unspec	2,330	1,600		2,600	4,300	
Poulsbo, City Of	5,396	Unspec	2,147	1,940	1.2	2,060	3,050	
Priddy Vista	83	85	56	47		123	47	KPUD
Rockaway Beach Water	69	88	80	34		80	132	
Rocky Point Water District 12	687	1,000	N/A	N/A		INPORT	0	

KITSAP COUNTY
CAPITAL FACILITIES PLAN

System Name	Connections(1)		Water Rights (2)			System Information		
	Existing	Approved	Qa (afy)	Qi (gpm)	Qj (cfs)	Source Capacity (gpm)(2)	Storage Capacity(1) (gal in 1,000)	System Owner/ Op (1,3)
Sandy Hook Park Community Club	97	189	80	160		57	61	NWW
Seabeck	212	300	3,000	2,000		600	580	KPUD
Silverdale Water Dist 16	8,688	Unspec	4,664.9	4,835	0.78	6,730	5,184	
South Bainbridge	1,145	1,416	902.5	767	0.11	625	807	KPUD
Strattonwood	80	99	40.5	160		160	37	WW
Strawberry Hill	94	94	83.7	125		125	80	KPUD
Sunnyslope	375	455	1,456.6	200		270	375	
Suquamish	1,470	Unspec	800	1,650		1,240	816	KPUD
Surfrest Park Water Company	48	54	47	105		110	50	KPUD
Tahuyeh Lake Community Club	224	259	2,000	334		196	106	NWW
Viewside Community	49	64	36	125		175	40	KPUD
Vinland	1,258	Unspec	1,008	1,183		1,530	1,150	KPUD
West Kitsap	665	740	596	1,475		-	278	KPUD
West Sound Utility District #1	7,707	Unspec	-	-		-	4,100	
Wicks Lake Ranches	228	355	142	300		225	56	WW
Total	88,741	11,282	57,680.8	56,239	42.94	63,216	84,898	

Notes:

¹ Data obtained from Department of Health Drinking Water Sentry Database September 2015

² Data from 2012 Kitsap County Capital Facilities Plan

³ System Operator or Owner: AU – Aquarius Utilities; COB – City of Bremerton; COBI – City of Bainbridge Island; COPO – City of Port Orchard, KPUD – Kitsap Public Utility District; NWW – Northwest Water; PLC – Peninsula Light; WW – Washington Water Service

Qa = Annual Quantity; Qi = Instantaneous Quantity; afy = Acre Feet per Year; gpm = gallons per minute; cfs = cubic feet per second.

Unspec – Unspecified by DOH – System sets capacity; NA = Not Applicable

Note: Totals are shown for systems with multiple water rights, not by water system name. This table may not present water rights information pertaining to those systems for which the owner's name differs from the water system name.

All of the Group "A" water systems inventoried in Exhibit 4-127 for Kitsap County have sufficient water resources to meet existing average demand. See Exhibit 4-128.

KITSAP COUNTY
CAPITAL FACILITIES PLAN**Exhibit 4-128. Summary of Existing Water Rights Information^(1,2)**

	North Kitsap	Bainbridge Island	Central Kitsap	South Kitsap	Total
Ground Water Rights					
Qa (afy)	10,965	10,282	26,649	17,044	64,940
Qa (mgd)	9.78	9.17	23.77	15.2	57.93
Qi (gpm)	12,864	11,618	26,424	23,452	74,358
Qi (mgd)	18.52				
Surface Water Rights					
Qa (afy)	762	102	715	626	2205
Qa (mgd)	0.68	0.09	0.64	0.56	1.97
Qi (cfs)	28.89	2.71	38.13	41.26	110.99
Qi (mgd)	0.04	0	0.05	0.06	0.16
Total					
Qa (mgd)	10.46	9.26	24.41	15.76	59.9
Qi (mgd)	18.57	16.73	38.1	33.83	107.24

Notes:

Data from 2012 Kitsap County Capital Facilities Plan.

All water rights, permits, and certificates within Kitsap County, including municipal, commercial/industrial, domestic, irrigation, and rights for all other purposes of use.

Qa = Annual Quantity; Qi = Instantaneous Quantity; afy = acre-feet per year; cfs = cubic feet per second; mgd = million gallons per day

Responses from water purveyors indicate that a majority of the systems in Kitsap County have a range of deficiencies when meeting the requirements as outlined in the Kitsap County Uniform Fire Code. These systems generally need to increase the size of piping, need to install additional looping to increase water pressure for fire flow, or increase frequency of hydrant placement to meet spacing requirements.

Kitsap Public Utility District Water System Facilities

The general characteristics of five major water systems managed by the KPUD are summarized below. Detailed information on each system is included in Exhibit 4-127.

Eldorado Hills. Eldorado Hills is located in Section 31 and 32, Township 25N, Range 1E. It serves an area that ranges from approximately 100 feet to 500 feet in elevation. Eldorado Hills serves only residential customers.

Keyport Water System. A majority of the Keyport Water System is located in Section 35 and 36, Township 26N, Range 1E, along the south end of Liberty Bay, north of Bremerton along the western shores of the Puget Sound. The remainder of the system is situated in Sections 1 and 2, Township 25N, Range 1E. The topography within this system also varies substantially, rising from sea level to approximately 260 feet. The water system supplies a mix of residential, multi-family, and commercial uses within Keyport.

North Peninsula. The North Peninsula water system was created in 1995 through the consolidation of seven District systems, including Kingston, Hansville, Jefferson Beach, Jefferson Point, Gamblewood, Cedar Acre 5, and Kingston Farms. The North Peninsula Water System is located on the northern end of the Kitsap Peninsula between the communities of Jefferson Beach and Hansville. The system serves residential and commercial customers.

Suquamish Water System. The Suquamish Water System includes Indianola, Miller Bay, and Suquamish. It is located along Puget Sound north of the Agate Passage Bridge in Sections 8, 9, 16, 17, 20, 21, 28 and 29, Township 26N, Range 2E. Approximately 75 percent of the system is within the Port Madison Indian Reservation. The system serves a diverse mix of residential and commercial customers.

Vinland. The Vinland system was formed in October 1994 through the intertie of the Edgewater Estates and Bella Vista systems. The system is located north of the Bangor Submarine Base in Sections 4 and 5 of Township 26N, Range 1E and Section 27, Township 27N Range 1E. The topography within the area rises from sea level near Hood Canal to elevations of 260 feet along Pioneer Way and 280 feet at Edgewater Estates to the north. As reported in the 2012 Kitsap County CFP, the District is under contract with the City of Poulsbo to sell 120 gpm continuously from the Vinland system.

Municipal Water Systems

City of Bremerton. The City of Bremerton Water Utility's system serves over 54,000 residents in Bremerton and portions of Kitsap County, including the Gorst area to the south and the western portion of the Manette Peninsula in central Kitsap County, from the city limits to Bucklin Hill Road. The current service area includes approximately 8,724 acres within the Bremerton City limits and approximately 3,376 acres within Kitsap County. This description does not include other areas with service area agreements, such as PSNS, Jackson Park, and Rocky Point Water District, or the City of Port Orchard. In 2004, the city assumed the Tracyton water system.

The City of Bremerton Water Utility service area is essentially contiguous with the surrounding water purveyors. Erland Point Water District is located at the northwestern boundary of the Bremerton Water Utility service area. The Silverdale Water District is to the northeast. The City of Bremerton Water Utility service area is bounded to the east by the North Perry Avenue Water District, and to the south by the City of Port Orchard and the Sunnyslope Water Districts.

City of Port Orchard. The Port Orchard existing service area includes the majority of the current city limits, as well as the annexed community of McCormick Woods in the western portion of the service area. The City maintains service to the majority of its residents and a variety of commercial and governmental activities within the City limits, and the West Sound Utility District serves a small area in the eastern portion of the City.

State Highway 166 extends along the north of the city and travels eastward from it. Commercial development has typically occurred along the corridor. Since the opening of the Port Orchard Bypass, commercial development has begun to accelerate in the Bethel corridor. Residential development is occurring primarily in the center of the city and in the McCormick Woods subdivision within the City UGA.

The northern half of the city has the greatest population density. The property development becomes more rural toward the south. It is the policy of the city to provide utility service outside its corporate limits if the city council approves the action.

City of Poulsbo. The City of Poulsbo is a community of about 9,950 people located at the north end of Liberty Bay in Kitsap County. The center of the city is on the east shore of the bay about one mile south of the head of the bay. The city extends around the head of the bay and about 0.5 mile south on the west side, and the city limits are about two miles down the east side of the bay. The incorporated area extends up from the shore into the low hills. It reaches elevations of 300 to 400 feet on the east, and 100 to 200 feet on the north and west.

The City has a policy of requiring new customers outside city limits to file petitions for annexation and to provide power of attorney to the mayor to file petitions of annexation. This has assured that the water system service area is within the City of Poulsbo.

Other Water Systems

West Sound Utility District. West Sound Utility District was formed by the consolidation of Annapolis Water District and Karcher Creek Sewer District in November 2007. The district provides potable water in the Port Orchard urban area and south Kitsap County. It serves from Watauga Beach to Long Lake and includes Beach Drive, East Port Orchard, south of Sedgwick Road, and portions of the City of Port Orchard. The 8.3 square miles of service area with three primary pressure zones range from sea level to an upper pressure zone of 487 feet.

Manchester Water District. The Manchester Water District serves the Southworth, Colby, and Manchester areas. The district's southern boundary borders Sedgwick Road and extends to Colvos Passage of Puget Sound. To the west, the boundary follows Woods Road and a portion overlaps into the Annapolis (now West Sound) Water District.

The existing water system serving the district is composed of two service levels. There is a storage reservoir in each subsystem. These service levels are delineated by the 180-foot contour running through the district. The low-level system (elevation 275 feet) serves the majority of the customers. The high level (elevation 430 feet) system has a majority of the Water District supply and storage capacity.

North Perry Avenue Water District. North Perry Avenue Water District extends from Illahee to Keyport Road along Port Orchard Bay and is bounded to the south and west by the City of Bremerton. Although the two systems are connected, this interconnection is not currently utilized. However, it could be activated to aid either district under emergency conditions.

Silverdale Water District bounds North Perry Avenue Water District to the west. The long-range plan for the North Perry Avenue and Silverdale districts is to enter into an agreement to intertie strictly for emergency use. A portion of North Perry Avenue Water District's service area west of Central Valley Road was designated an uncontested overlap with Silverdale Water District. This designation took into consideration demand and growth factors to the area, and therefore no further changes to the North Perry Avenue service area are anticipated in the near future.

KPUD bounds North Perry Avenue Water District to the north. At the end of 1989, the KPUD took over a small section of the north end of the North Perry Avenue Water District. This change had a minimal effect on the North Perry Avenue water system because the rural area had only a minor influence on the overall demand.

Rocky Point Water District. The Rocky Point Water District serves an area on the west side of City of Bremerton that is outside the city limits and generally encompasses the peninsula known as Rocky Point. The southern boundary is Kitsap Way. The majority of the system was constructed in the early 1940s, but several extensions have been made since that time to complete the system as it exists today. The City of Bremerton's existing water systems surround the district. The system serves mostly residential customers, with a few commercial customers adjacent to Kitsap Way in the southern end of the district. There is some vacant land in the district that could provide space for the construction of additional residential units. However, part of the area is not suitable for septic tanks, which will likely preclude home construction at this time. Therefore, it is not anticipated that much expansion will occur in the near future.

Silverdale Water District. The Silverdale Water District provides water service to approximately 8,688 customer connections within the district's retail water service area (DOH, 2015), which primarily serves the community of Silverdale and its outlying areas. The district's existing retail service water service area comprises an area of approximately 25.22 square miles within unincorporated Kitsap County according to their 2013 Comprehensive Water System Plan. This area includes portions of the Silverdale and Central Kitsap UGAs. The current population served by the district is estimated at 20,665 (DOH, 2015).

Sunnyslope Water District. The service area includes the community of Sunnyslope primarily south of SR 3, northeast of the Bremerton National Airport, and east of McCormick Woods. The 2012 Kitsap County CFP reported that there is an approximately 1,600-acre service area that crosses the highway and is contiguous with the City of Bremerton watershed. The district serves Sunnyslope Elementary School and several commercial businesses, but primarily serves single-family residential units at one dwelling unit per acre or greater.

Level of Service Capacity Analysis

Exhibit 4-129 from the CWSP shows the projected water demands for the county in 2010, 2020, and 2030. These calculations were based on the Puget Sound Regional Council's (PSRC) demographic forecasts for each forecast analysis zone (FAZ), on past water consumption rates and peaking factors, estimates of future commercial/industrial demand, and effects of conservation. Each of these is described in more detail in the following paragraphs.

The CWSP used water consumption rate estimates of 356 gallons per household per day (gphpd) inside UGAs and 237 gphpd outside UGAs, and a peaking factor of 2.32 to calculate future water demand. These figures are based on average trends in several representative water systems within the county. PSRC demographic forecasts were made at the FAZ level, and then FAZs, UGAs, and sub-areas were used to assess water demand and water use characteristics. When water districts plan for future growth, each calculates future demand based on past water use trends within the individual district.

Since rate estimates are based on past water consumption rates and do not account for the possibility of a new, large commercial or industrial water consumer, it was assumed in the CWSP that between 2000 and 2010 new industries with a total demand of 1.25 mgd would locate in the City of Bremerton's service area, while an additional 0.25 mgd of new industrial demand would develop elsewhere throughout the County. Additional new industrial demands of these same amounts were estimated to develop between the years of 2010 and 2020, and between 2020 and 2030 an additional 0.5 mgd industrial demand would develop in the City of Bremerton.

Effects of conservation were also incorporated into demand calculations to account for implementation of conservation and efficiency measures. WATERPAK, an organization of the larger water purveyors, has pursued an effective conservation program over the past decade. In most cases, larger systems have reduced water losses below ten percent of their water production. For the CWSP, a one percent per year reduction in water supply requirements was assumed for years 2001 through 2010. Further reductions beyond 2010 were not included, based on the assumption that the majority of conservation gains, using current technology, will likely be realized by that time.

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Exhibit 4-129. Water Demand Projections (in mgd) from the CWSP

Year	Average Day Demand ⁽¹⁾	Maximum Day Demand ⁽²⁾
2010	30.03	69.67
2020	37.57	87.16
2030	42.89	99.5

Notes:

¹ Based on per household approach, including conservation and additional industrial water supply requirements.

² Based on peak day factor of 2.32

Source: Kitsap County Water Utility Coordinating Committee, 2005 (CWSP Table 7-10 Kitsap County Water Supply Requirement Projections (in mgd))

Capital Facility Plan Growth Estimates and Provider Plans

Population estimates used in functional plans prepared by the water purveyors vary from the estimates used in the preparation of this CFP. This is attributable to two factors. The County's population estimates for each district are based on transportation analysis zones which overlap but do not coincide with the district's water service area boundaries. The result is a likely overestimation of the current and future population of each district. Further, water districts' baseline population estimates are taken from existing connections, which are converted to population estimates through persons per household assumptions. This approach does not account for households served by private systems and therefore may result in an under-estimate of actual population located within the district service area (but not an under-estimate of actual population served by the district).

Capital Projects and Funding

West Sound Utility District has 56 maintenance and distribution water projects planned through the year 2032. Exhibit 4-130 and Exhibit 4-131 summarize costs and revenues. Exhibit 4-132 below shows the projected year and cost of the projects in detail.

Exhibit 4-130 – Water Systems – West Sound Utility District Capital Facilities Project Costs, 2015-2036 (All Amounts in 2014 \$1,000)

Category Summary	Costs 2016-2021	Cost 2022-2036	Total Cost
Capacity	\$2,942	\$7,589	\$10,531
Non-Capacity*	\$11,298	\$7,658	\$18,956
Sum	\$14,240	\$15,247	\$29,487

* Non-Capacity: Infrastructure upgrade, water quality benefit, energy efficiency

Source: West Sound CIP, 2015-2034

Exhibit 4-131 – Water Systems – West Sound Utility District Capital Facilities Project Revenues, 2015-2036 (All Amounts in 2014 \$1,000)

Revenue Source	Revenues 2016-2021	Revenues 2022-2036	Total Cost
OI	\$9,475	\$10,063	\$19,538
OI/Dev	\$0	\$550	\$550
OI or RB	\$2,165	\$0	\$2,165
Dev	\$0	\$4,634	\$4,634
RB	\$2,600	\$0	\$2,600
Sum	\$14,240	\$15,247	\$29,487

Funding Key: OI = Operating Income (Rates); Dev = Developer Funded/Contributed; RB = Revenue Bonds Source: West Sound CIP, 2015-2034

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Exhibit 4-132. Water Systems – West Sound Utility District Capital Facilities Projects and Financing 2015-2036
(All numbers are in 2014 \$1000s)

Category / Project Description	Capacity Project (✓)	Revenue Sources	Cost Years 1-3	Cost Years 4-6	Cost Years 7-20 ¹	Total Cost
(All Amounts in \$1,000s)						
Water Supply						
S-1 Salmonberry Aeration Facility Upgrades The existing capacity of the Salmonberry Aeration Facility Booster Pump Station (i.e., the two existing pumps that convey water from the aeration clearwell to the Salmonberry Reservoir) limits the combined pumping capacity of this site to 1,200 gpm, although the total combined source capacity of Wells 14, 17, and 21 is greater at approximately 1,850 gpm. This project would increase the pumping capacity of the Aeration Facility Booster Pump Station by installing three pumps each with a capacity of approximately 1,000 gpm. Two pumps would therefore be able to convey the combined capacity of the three wells, with one pump available for redundancy. In addition, the volume of the clearwell will be expanded to approximately 20,000 gallons to improve the operational efficiency of the facility (i.e., by reducing booster pump cycling due to short on/off levels). The conceptual-level cost estimate developed for this project assumes that portions of the existing aeration facility and structure will be retained to the extent possible.	✓	OI	\$270			\$270
S-2 Construct Well 22 Infrastructure Well 22 has been drilled and developed. Drawdown pump tests have indicated a well production rate of 500 gpm. This project involves installing a well pump and associated wellhead infrastructure and site piping. Chlorine injection would be installed for disinfection prior to connection with the distribution system. This project would increase the District's supply capacity to serve long-term growth in the system. Currently, the District plans to bring Well22 online before Well9R, due to water quality concerns with that new source, as described below.	✓	OI/Dev			\$500	\$ 500
S-3 Construct Well 9R Infrastructure Well 9R has been drilled and developed as a replacement well to the original Well 9. Drawdown tests for this well indicate a reliable yield of 200 gpm. However, water quality tests indicate levels of manganese (0.076 mg/L) above the EPAs Secondary Maximum Contaminant Level (MCL) of 0.05 mg/L. This project involves installing a well pump and associated wellhead infrastructure and site piping. The disinfection system installed for Well 22 would be sized and designed to accommodate water from Well 9R, and would likely be sufficient to address the hydrogen sulfide concern.	✓	OI/Dev			\$50	\$ 50

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Category / Project Description		Capacity Project (✓)	Revenue Sources	Cost Years 1-3	Cost Years 4-6	Cost Years 7-20 ¹	Total Cost
(All Amounts in \$1,000s)							
S-4 Develop New Source, Well 23	This project would install a future Well 23, most likely in the southern portion of the system for future source capacity. The timing, magnitude, and location of such a source will be further considered in the future as the District nears the need for such capacity increases.	✓	Dev			\$1,500	\$1,500
Interties							
INT-1 Manchester Intertie (PRV and Pump), 50% Cost Share Between Districts	This project involves a new intertie with the Manchester Water District water system. A PRV and pump will be installed on Beach Drive and Beaver Creek Road near the abandoned Watauga Wells. This will increase supply reliability to the Beach Drive area which is currently connected with a single 8-inch water main to the 314 pressure zone. The project cost assumes a 50% cost share between the two Districts.		OI	\$75			\$75
INT-2 Port Orchard Intertie (Including Pump and Check Valve)	The project would install a pump and associated enclosure and appurtenances at the existing intertie with the City of Port Orchard's water system. The hydraulic grade line in Port Orchard's system varies between 380' - 390'. A pump and check valve will be installed to enable the District to pump water into the City's system.		OI			\$70	\$70
Well Improvements							
W-1 Annual Well Rehabilitation			OI	\$180	\$360	\$660	\$1,200
W-2 Construct Well #19 Pumphouse			OI	\$80			\$80
W-3 Replace Well #1/#5 Pumphouse			OI		\$500		\$500
W-4 Install Onsite Generator at Well #1			OI		\$60		\$60
W-5 Install Onsite Generator at Well #20			OI		\$60		\$60
W-6 Replace Well #16 & #17 Pumphouse			OI		\$500		\$500
W-7 Replace Salmonberry / Well #21 Pumphouse			OI			\$300	\$300
Water Storage							
ST-1 Well 1 Reservoir Replacement	This project would replace the existing Well 1 Tank. The existing tank is open on its top, and for the purpose of increasing security to the water storage, a new tank will be installed that is closed.		OI	\$305			\$305
ST-2 New South Reservoir		✓	Dev			\$1,505	\$1,505

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Category / Project Description		Capacity Project (✓)	Revenue Sources	Cost Years 1-3	Cost Years 4-6	Cost Years 7-20	Total Cost
(All Amounts in \$1,000s)							
This project would install a new storage tank in the south portion of the 487 pressure zone. A location has not been selected, and for planning purposes it is assumed the new reservoir would provide 0.5 million gallons.							
ST-3 New Reservoir (Joint with Port Orchard)		✓	Dev			\$1,500	\$1,500
This project would install a new reservoir shared between the District and the City of Port Orchard. The new reservoir is assumed to be 1.0 million gallons in size.							
ST-4 Demolish Karcher Springs Reservoir			OI	\$65			\$65
The old Karcher Reservoir is not used in the water system and would be demolished in this project. Project cost will include demolition, disposal, and restoration of the site area.							
Water Pump Stations							
PS-1 Replace Powell Booster Pump House and Pumps			OI	\$100			\$100
This project would replace the existing Powell Booster Pump House and install new pumps.							
PS-2 Karcher Pump Station Improvements – Upsize Pump and Wire, Correct Ground Issues			OI	\$30			\$30
This project would provide engineering support to develop a plan to move the booster pump control valves out of the vaults or add additional stages to the well pumps eliminating the need for the booster pumps. The pump station capacity will be increased and electrical ground issues will be corrected.							
Water Distribution System							
D-1 Annual Pipeline Replacement Program (aging lines/deadends, multiple projects)			OI	\$150	\$300	\$550	\$1,000
This is an annual program to replace pipe that has unexpectedly experienced water quality issues, high failure rates, or become impacted by a Kitsap County Road Department Capital Improvement Project.							
D-2. Demolish Watanga Reservoirs							
D-3 Install 1,300' of 12" DI watermain on Bethel Rd from Salmonberry Rd to Walmart		✓	OI	\$277	\$300		\$300
Install approximately 1,300 LF of 12-inch ductile iron (DI) pipe along Bethel Road from Salmonberry Road to an existing 12-inch watermain near Walmart. This project increases fire flow to the commercial area in the vicinity of Lund Avenue and Bethel Road.							
D-4 Install 2,400' of 12" OJ watermain on Bethel Rd from Salmonberry Rd to Sedgewick Rd		✓	OI	\$516			\$516
Install approximately 2,400 LF of 12-inch OJ pipe to replace the existing 8-inch watermain on Bethel Road from Salmonberry Road to Sedgewick Road. This project increases fire flows in the commercial area at Sedgewick Road and Bethel Road.							

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Category / Project Description		Capacity Project (✓)	Revenue Sources	Cost Years 1-3	Cost Years 4-6	Cost Years 7-20	Total Cost
(All Amounts in \$1,000s)							
D-5 Install 2,300' of 12" DI watermain on Bethel Rd from Fred Meyers to Oregon St Install approximately 2,300 LF of 12-inch DI pipe and hydrants along Bethel Road from the Fred Meyers to connect to an existing 8-inch watermain at Oregon Street. This project increases fire flow in a commercial area along Bethel Road south of Sedgwick Road and in the residential area along Cedar Road.		✓	OI		\$674		\$674
D-6 Install 500' 12" watermain on Mile Hill Dr from 4586 to Baby Doll Rd Install approximately 500 LF of 12-inch DI pipe to replace an existing 6-inch watermain on Mile Hill Drive from street number 4586 to Baby Doll Road. This project increases fire flow to the northeast portion of the 487 pressure zone in the vicinity of Foss Road, Horstman Road, and Baby Doll Road. It will also decrease the number of leaks due to the existing system's standard pipe.		✓	OI	\$202			\$202
D-7 Install 550' of 8" watermain on Grand Fir Pl from Fire Hydrant to Dead End Install approximately 550 LF of 8-inch DI pipe to replace the existing 6-inch watermain along Grand Fir Place from the fire hydrant to the end of the street.			OI		\$94		\$94
D-8 Install 700 LF of 8" DI Pipe on Wynn Jones, Install PRV on Wynn Jones, and on Beach Drive. This will eliminate the Watanga Storage Tanks			OI	\$200			\$200
D-8 Install 225 LF of 8" DI Pipe to Connect Dead End Mains on Aiken			OI	\$40			\$40
D-9 Replace 1,500' of 4" with 8" watermain on Lidstrom Rd from Beach Dr to Lidstrom Pl, 350' of 6" with 8" on Lidstrom from Rama Drive to 350' East Install approximately 1,500 LF of 8-inch DI pipe to replace the existing 4-inch AC watermain on Lidstrom Road from Beach Drive to Lidstrom Place. This project will increase a small diameter pipe AC watermain.			OI	\$325			\$325
D-10 Install 750' of 8" watermain on Downing Pl from Higgins Rd to end of Downing Pl Install approximately 750 LF of 8-inch DI pipe on Downing Place from Higgins Road to the end of Downing. This project will connect new services to the water system.		✓	Dev			\$129	\$129
D-11 Replace 1,300' of 6" AC with 8" watermain on Colonial Ln from Salmonberry Rd to Berger Ln			OI			\$223	\$223
D-12 Replace 1,000' of 4" AC with 8" watermain on Russell Ave from Horstman Rd to Lovell St Install approximately 1,000 LF of 8-inch DI pipe to replace the existing 6-inch AC watermain on Colonial Lane from Salmonberry Road to Berger Lane. This project will replace an AC watermain.		✓	OI			\$175	\$175
D-12 Replace 1,000' of 4" AC with 8" watermain on Russell Ave from Horstman Rd to Lovell St Install approximately 1,000 LF of 8-inch DI pipe to replace the existing 4-inch AC watermain on Russell Avenue from Horstman Road to Lovell Street. This project increases fire flow to a hydrant on Russell Avenue and replaces a small diameter AC watermain.			OI			\$175	\$175

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Category / Project Description	Capacity Project (✓)	Revenue Sources	Cost				Total Cost
			Years 1-3	Years 4-6	Years 7-20	(All Amounts in \$1,000s)	
D-13 Replace 900' of 8" AC with 12" watermain on Mile Hill Dr from Fircrest Dr to Harrison Ave Install approximately 900 LF of 12-inch DI pipe to replace the existing 8-inch AC watermain on Mile Hill Drive from Fircrest Drive to connect to an existing 12-inch watermain on Harrison Avenue. This project increases fire flow to the commercial area along Mile Hill Drive.	✓	OI	\$224			\$224	
D-14 Replace 1,100' of 4" AC with 8" watermain on Orchard Ln from Horstman Rd to Gregory Ln Install approximately 1,100 LF of 8-inch DI pipe to replace the existing 4-inch AC watermain on Orchard Lane from Horstman Road to Gregory Lane. This project increases fire flow to a deficient hydrant on Orchard Lane and replaces small diameter AC watermain.	✓	OI			\$233	\$233	
D-15 Replace 4,000' of 4" AC with 8" watermain on Horstman Rd from Lidstrom Rd to Peru Ave Install approximately 4,000 LF of 8-inch DI pipe to replace the existing 4-inch watermain on Horstman Road from Baby Doll Road to Peru Avenue. This project increases fire flow to hydrants along Horstman Road and replaces small diameter AC watermain.	✓	OI			\$844	\$844	
D-16 Replace 650' of 8" with 12" watermain on Fircrest Dr from Mile Hill Dr to Larch Ln Install approximately 650 LF of 12-inch DI pipe to replace the existing 8-inch watermain on Fircrest Drive from Mile Hill Drive to Larch Lane. This project increases fire flow to hydrants in a commercial area along Fircrest Drive.	✓	OI	\$139			\$139	
D-17 Replace 1,400' of 8" with 12" watermain on Mile Hill Dr from Baby Doll Rd to Saddle Club Rd Install approximately 1,400 LF of 12-inch DI pipe to replace the existing 8-inch watermain on Mile Hill Drive from Baby Doll Road to Saddle Club Road. This project increases fire flow in the vicinity of Long Lake Road and Mile Hill Drive.	✓	OI			\$350	\$350	
D-18 Beach Dr Connection with 13,000' of 8" Watermain Install approximately 13,000 LF of 8-inch DI pipe to provide an additional connection to the Watauga Beach area. The proposed alignment begins by connecting to an existing 8-inch watermain one Collins Road, following E Collins to Woods Road, and heading north on Woods Road to connect to an existing 8-inch water main north of Beaver Creek Road on Woods Road. This connection is between the 487 and 314 pressure zones and requires a new PRV to be installed. Based on County contour data, the location of a new PRV could be on Woods Road south of Beaver Creek Road. A final location of the PRV will be determined during design. This project improves reliability to the Watauga Beach area and increases fire flow in the area.		OI or RB		\$2,165		\$2,165	
D-19 Install 2,600 LF of 12" DI Pipe on Jackson from Salmonberry to Sedgewick This project increases capacity to the SE For Future Development		OI		\$670		\$670	
D-20 Construct New Water Main on Phillips Road.		RB			\$2,600	\$2,600	

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Category / Project Description		Capacity Project (✓)	Revenue Sources	Cost Years 1-3	Cost Years 4-6	Cost Years 7-20 ¹	Total Cost
(All Amounts in \$1,000s)							
The project will provide a 12" DI Main for Future Development							
D-21 Replace 2,600' of 8" with 12" watermain on Sedgwick Rd from Phillips Rd to Long Lake Rd		✓	OI			\$648	\$648
Install approximately 2,600 LF of 12-inch DI pipe to replace the existing 8-inch watermain on Sedgwick Road from Phillips Road to Long Lake Road. This project increases fire flow to the residential area in the southeastern portion of the 487 pressure zone.							
D-22 Replace 200' of 4" with 8" watermain on Bethel Road from 2500 to 2530		✓	OI			\$50	\$50
Install approximately 200 LF of 8-inch DI pipe to replace the existing 4-inch watermain on Bethel Road from an approximate street address of 2530 to 2500. This project increases fire flow to 3 hydrants in the Jefferson- Mitchell pressure zone.							
D-22 Install 2,200' of 8" on Eisenhower Avenue and Lincoln Road		✓	OI	\$640			\$640
Install approximately 1,200 LF of 8-inch DI pipe on Eisenhower Avenue from Lincoln Avenue to Kärcher Road. Abandon existing 8-inch main in backyards and move meters to the new main in the street. Install approximately 1,000 LF of 8-inch DI on Lincoln Avenue from Eisenhower Avenue to Sinclair View Drive. Move meters from backyards on Pioneer Lane to new main on Lincoln Avenue.							
D-23 Lincoln Avenue PRV		✓	OI			\$105	\$105
Install a new PRV on Lincoln Avenue between 487 and 314 Zones to increase fire flow to the Mile Hill Drive and Mitchell Avenue area.							
Water Maintenance and Operations							
M-1 SCADA Improvements			OI	\$150	\$300	\$550	\$1,000
Improvements to the existing SCADA system, such as remote chlorine residual sampling.							
M-2 Paint Interior and Exterior of Powell Tank, Install Cathodic Protection			OI	\$129			\$129
Paint Exterior of Powell Tank. Routine maintenance of an existing tank.							
M-3 Install 2,700 LF of 12" DI on Vanskiver Rd from Bethel to Zion Place			OI			\$700	\$700
Install 2,000 LF of 12" DI on Vanskiver Rd from Zion Place to N Van De Carr Rd			OI			\$600	\$600
M-4 Install 3,900 LF of 12" DI on N Van De Carr Rd on Bielmeir and on Phillips			OI			\$840	\$840
M-5 Install 2,600 LF of 8" DI on E. Hillcrest Dr. Connecting Saran to Woods Rd			OI			\$650	\$650
M-6 Install 5,400 LF of 8" DI on Mountain View Rd from Hillcrest to Collins			OI			\$945	\$945
M-7 Install 350' of 1" Galvanized with 4" DI on Ahlstrom Rd E			OI	\$35			\$35
M-8 Replace 350' of 1" Galvanized with 4" DI on Ahlstrom Rd E			OI	\$180	\$180		\$360
M-9 Transient Voltage Protection			OI				
Install transient voltage protection measures at all pumping facilities.							

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Category / Project Description		Capacity Project (%)	Revenue Sources	Cost Years 1-3	Cost Years 4-6	Cost Years 7-20 ¹	Total Cost
(All Amounts in \$1,000s)							
M-10 Storage Building	Installation of a storage building at the Salmonberry site.		OI		\$75		\$75
M-11 Double Check Valve Installation	Purchase of parts for double check valves on private fire lines.		OI	\$90	\$60		\$150
M-12 Salmonberry Elevated	Paint Interior and Exterior, Install Cathodic Protection		OI			\$800	\$800
M-13 Fircrest Elevated	Paint Interior and Exterior, Install Cathodic Protection		OI	\$820			\$820
M-14 Fircrest Standpipe	Repair Coating, Reseal Foundation		OI	\$120			\$120
M-15 Salmonberry Ground	Paint Interior and Exterior		OI			\$200	\$200
M-16 Paint Interior of Powell Reservoir, Caulk Seams			OI			\$130	\$130
M-17 Paint Exterior of Powell Reservoir			OI			\$120	\$120
M-18 Paint Interior and Exterior of Well #1 Reservoir			OI			\$200	\$200
TOTALS				\$7,942	\$6,298	\$15,247	\$29,487

¹ Costs have not been estimated for projects in years 7-20.

Notes:

All future costs are shown in 2014 dollars. Escalation is required to determine anticipated changes in cost at time of construction/purchase.

Purpose of Project: Deficiency =Addresses deficiencies identified in the Water System Plan; Improve= Does not address a deficiency, but improves overall system operation; Growth = Required to address growth/expansion of the distribution system; O&M =Necessary for proper system maintenance.

Source of Funding: OI = Operating Income (Rates); Dev = Developer Funded/Contributed; RB = Revenue Bonds.

For projects involving ongoing annual costs the base cost is depicted as the typical annual cost (not the total for the planning period).

Source: West Sound CIP, 2015-2034.

KITSAP COUNTY
CAPITAL FACILITIES PLAN

The City of Bremerton water capital projects for the period 2016 through 2018 include approximately \$159 million in planned improvements. Exhibit 4-133 shows the projected years and cost of projects.

Exhibit 4-133. Water Systems - City of Bremerton Capital Facilities Projects, 2016-2036
(All numbers are in 2016 – 2036 YOES, \$1000s)

Category	Revenue Sources	Costs 2016 - 2018	Costs 2019 - 2021	Costs 2022-2036	Total Costs
Repair, Replacement, or Extensions	UFA/G	\$16,568	\$18,248	\$105,659	\$140,475
Growth	UFA/G	\$605	\$1,316	\$16,299	\$18,220
Other	UFA/G	\$0	\$0	\$76	\$76
Regulation	UFA/G	\$0	\$206	\$0	\$206
Total		\$17,173	\$19,771	\$122,034	\$158,978

UFA = User fee assessment; G = Grants & ULID

Source: City of Bremerton Department of Public Works & Utilities, 2016; BERK, 2016.

Exhibit 4-134. Water Systems - City of Bremerton Capital Facilities Project Costs, 2016-2036
(All numbers are in 2016 – 2036 YOES, \$1000s)

Category Summary	Costs 2016 - 2018	Costs 2019 - 2021	Costs 2022-2036	Total Costs
Category I (Capacity Projects Required to Meet LOS)	\$390	\$5,542	\$9,472	\$15,404
Category II (Other Projects Needed for Maintenance and Operations)	\$16,783	\$14,228	\$112,562	\$143,574
TOTAL	\$17,173	\$19,771	\$122,034	\$158,978

Source: City of Bremerton, 2016; BERK, 2016.

Exhibit 4-135. Water Systems - City of Bremerton Capital Facilities Project Revenues, 2016-2036
(All numbers are in 2016 – 2036 YOES, \$1000s)

Category Summary	Percent Share 2016-2021*	Percent Share 2022-2036*	Revenues 2016 - 2021	Revenues 2022-2036	Total Revenues
GFC Revenue Towards Capital	14%	28%	\$5,258	\$34,015	\$39,273
Rate Funded System Reinvestment	10%	11%	\$3,660	13,811	\$17,471
Cash Financing	15%	5%	\$5,623	\$5,493	\$11,115
Revenue Bond Financing	61%	56%	\$22,403	\$68,715	\$91,118
TOTAL	100%	100%	\$36,943	\$122,034	\$158,978

* Based on the 2012 Water System Plan Update, Capital Funding Strategy.

Source: City of Bremerton, 2015; BERK, 2016. Source: City of Bremerton, BERK Consulting 2016

KITSAP COUNTY
CAPITAL FACILITIES PLAN

The Kitsap Public Utility District has been contacted to provide growth estimates and to obtain their capital plans. While no new information was received from the district, the growth is not substantively different than that reviewed in the County's 2012 Capital Facility Plan. Further the district serves largely rural areas. In any case, the County requires adequate water supply at the time of development permit application.

The North Perry Water District is currently updating their CIP. Their 2015 draft list of capital improvement projects extends over the next 20 years. A summary of costs and revenues is provided in Exhibit 4-136 and Exhibit 4-137. The proposed projects are shown in Exhibit 4-138.

**Exhibit 4-136. Water Systems - North Perry Water District Capital Facilities Project Cost,
2016-2036 (All numbers are in 2015 \$1000s)**

Category Summary	Cost 2016-2021	Cost 2022-2036	Total Cost
Capacity	\$609	\$3,049	\$3,658
Non-Capacity*	\$1,947	\$5,492	\$7,439
Total	\$2,556	\$8,541	\$11,097

* Non-Capacity: Infrastructure upgrade, water quality benefit, energy efficiency.

**Exhibit 4-137. Water Systems - North Perry Water District Capital Facilities Project Revenues,
2016-2036 (All numbers are in 2015 \$1000s)**

Revenue Source	Projection Years 1-6	Projection Years 7-20	Total Cost
Utility Fees	\$2,556	\$1,899	\$1,889
Developer	--	\$6,642	\$6,642
Sum	\$2,556	\$8,541	\$11,097

Source: BHC 2015

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Exhibit 4-138. Water Systems - North Perry Water District Capital Facilities Projects and Financing, 2016-2036
(All numbers are in 2015 \$1000s)

Category / Project Description	Capacity Project (%)	Revenue Sources	Cost				Total Cost
			Years 1-3	Years 4-6	Years 7-20	Cost	
(All Amounts in \$1,000s)							
North Perry Avenue Water District - Water System							
California/6 th Ave to Gilberton Wells Water Main Replacement form 2" to 8"	√	Rates	\$132			\$132	
Repipe and Relocate PRV at Gilberton Wells			\$56			\$56	
Hillside Water Main Replacement from 2" to 6"	√	Rates	\$50			\$50	
East 30 th St. Water Main Replacement 4" to 8"	√	Rates	\$60			\$60	
Denny Water Main Replacement 2" to 8"	√	Rates		\$110		\$110	
South Madrona Water Main Replacement 2" to 8"	√	Rates		\$132		\$132	
Highway 303 8" Extension		Rates		\$156		\$156	
East Sutton 8" Connection		Rates		\$90		\$90	
Riddell and Pine Water Main Replacement 2" to 6"	√	Rates		\$80		\$80	
Petersville/Riddell 4" CI Replacement with 8" DI	√	Rates		\$144		\$144	
Trenton AC Replacement with 8" DI		Rates		\$180		\$180	
Well 14 Chlorine Room Construction		Rates	\$50			\$50	
Sunset Well Chlorine Room Construction		Rates	\$40			\$40	
Sunset Chlorine Building Construction		Rates	\$160			\$160	
Sunset Storage Building Replacement		Rates	\$480			\$480	
Olympus Reservoir Flow Meter / Chlorine Analyzer Building		Rates	\$10			\$10	
Sunset Reservoir Flow Meter / Chlorine Analyzer Installation		Rates	\$10			\$10	
Riddell Reservoir Flow Meter / Chlorine Analyzer Installation		Rates	\$10			\$10	
Install Olympus Reservoir Drain Line		Rates	\$75			\$75	
Brownsville School Water Meter Move		Rates	\$15			\$15	
Construct New Sunset Reservoir Equipment Carport		Rates	\$90			\$90	
Keyport, Cantershire, Riddell Reservoir Seismic Evaluation		Rates	\$50			\$50	
Reservoir Interior Cleaning (Every 5 Years)		Rates	\$10	\$30		\$40	
Recoat Keyport 0.3 MG Reservoir		Rates	\$100			\$100	

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Category / Project Description	Capacity Project (✓)	Revenue Sources	Cost			Total Cost
			Years 1-3	Years 4-6	Years 7-20	
Recoat Sunset 0.5 MG		Rates	\$152			\$152
Recoat Sunset 2.0 MG		Rates	\$308			\$308
Perry Site - Drill Test Well	✓	Rates		\$125		\$125
Perry Site - Convert Test Well To Production Well	✓	Rates			\$125	\$125
Flush 315/490 (W)		Rates	\$10	\$20	\$70	\$100
Flush 345/490 (E)		Rates	\$20	\$10	\$80	\$110
Center 2 Well Rehabilitation		Rates	\$25			\$25
Well 14 Rehabilitation		Rates			\$25	\$25
Meadowdale #2 Rehabilitation		Rates			\$25	\$25
ESRI Install		Rates	\$20			\$20
Rack Server Update		Rates	\$30			\$30
Update to the District GIS Database (20130823-05)		Rates	\$20			\$20
Update to the District GIS Database (20130823-05)		Rates	\$20			\$20
New IMG Tank in 400 Pressure Zone	✓	Develop			\$2,000	\$2,000
Develop Paulson Well	✓	Rates			\$200	\$200
Well Drilling	✓	Develop			\$250	\$250
Acquire Future Well Sites	✓	Rates			\$250	\$250
New District Office		Rates			\$600	\$600
New Water Mains (315 Pressure Zone)		Develop			\$3,156	\$3,156
New Water Mains (345 Pressure Zone)		Develop			\$1,236	\$1,236
TOTALS			\$1,893	\$663	\$8,541	\$11,097

(All Amounts in \$1,000s)

Source: Draft North Perry Avenue CIP, 2015 (BHC)

KITSAP COUNTY
CAPITAL FACILITIES PLAN

The City of Port Orchard is currently updating their CIP. According to the *City of Port Orchard 2009 Comprehensive Water System Plan* (incorporated by reference in the 2012-2018 Capital Facilities Plan), 18 projects were identified to be completed between 2009 and 2018. Costs and revenue sources are summarized in Exhibit 4-139 and Exhibit 4-140. A detailed project list is provided in Exhibit 4-141.

**Exhibit 4-139. Water Systems - City of Port Orchard Capital Facilities Project Costs,
2016-2036 (All Amounts in 2008 \$1,000s)**

Category Summary	Cost 2016-2021	Cost 2022-2036	Total Cost
Capacity	\$8,650	-	\$8,650
Non-Capacity*	\$16,459	-	\$16,459
Sum	\$25,109	-	\$25,109

Source: City of Port Orchard Capital Facilities Plan 2012 - 2018 / City of Port Orchard 2009 Comprehensive Water System Plan

**Exhibit 4-140. Water Systems - City Of Port Orchard Capital Facilities Project Revenues,
2016-2036 (All Amounts in 2008 \$1,000s)**

Revenue Source	Revenues 2016-2021	Revenue 2022-2036	Total Revenue
Utility Fees	\$19,934	-	\$19,934
Developer	\$5,175	-	\$5,175
Sum	\$25,109	-	\$25,109

Source: City of Port Orchard Capital Facilities Plan 2012 - 2018 / City of Port Orchard 2009 Comprehensive Water System Plan.

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Exhibit 4-141. Water Systems - City of Port Orchard Capital Facilities Projects and Financing, 2016-2036 (All Amounts in \$1,000s)

Category / Project Description	Capacity Project (Y)	Revenue Sources	Cost 2016-2021	Cost 2022-2036	Total Cost
Telemetry Upgrades Upgrades of Telemetry equipment at various well and reservoir locations	√	Rates CC	\$75		\$75
Well 11 Treatment Upgrade Drilling of a new deep aquifer well that will produce 750 gpm, installing a well pump and controls, modifying treatment to include hydrogen sulfide removal, and reusing the existing chlorination system.	√	Dev. CC	\$675		\$675
Well 10 Pump, Generator, & Building Construct a small building to house the well, on-site generator, and controls.	√	Rates CC	\$650		\$650
Wells 6 & 10 Treatment Improvements This project combines treatment for the new Well 10 and the upgrade/replacement for treatment of Well 6. The new facility will be constructed on the Well 6 site. Treatment will include hydrogen sulfide, chlorination, and fluoridation. A pump station will be constructed to deliver water to both the 260 and 390 Zones as needed.	√	Rates CC	\$2,000		\$2,000
Well 10 Transition Main Design and construction of a 12-inch transmission main from the Well 10 site to the Well 6 site, then west and south along the west side of the cemetery to the extension of Kendall Street and connect to a 12-inch, 390 Zone main at that location.	√	Rates CC	\$1,600		\$1,600
Pressure Release Valves High to Low Zone This project involves installing three PRVs to provide connection between the 390 and 260 Zones to improve storage for its 260 Zone, circulation, and water quality. - Melcher/Pottery & Eaglecrest - Mitchell & Dwight - Kendall & Maple	√	Rates CC	\$165		\$165
City Hall Pump Station Upgrade The City desires to eliminate Wells 4 & 5 by transferring water rights to Well 10. By installing treatment for Well 7 at the Well 7 site, or another location, the City Hall facilities can be abandoned.	√	Rates CC	\$735		\$735
1.1 Million Gallon 580 Reservoir This project includes the construction of a new reservoir sized for ultimate development in the 580 and 660 Zones. Preliminary studies indicate the reservoir should have about 1.1 million gallons of usable storage.	√	Dev. CC	\$2,200		\$2,200

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Category / Project Description	Capacity Project (✓)	Revenue Sources	Cost 2016-2021	Cost 2022-2036	Total Cost
390 to 580 Booster Pump Station Construction of a transfer booster station. This will include 2 650-gpm pumps with room for a future 600 gpm pump.	✓	Dev. CC	\$450		\$450
390 to 580 12- inch Transmission Main Provide a pipeline to transfer water from the City's 390 Zone to the McCormick Woods area.	✓	Dev. CC	\$1,600		\$1,600
580 to 660 Constant Pressure Booster Station Construction of a water booster station to pump from the City 580 reservoir(s) to the new 660 Zone.	✓	Dev.	\$450		\$450
Melcher Street Pump Station Upgrade Install additional pumps and controls to accommodate the added transfer of water from the City 260 Zone to the 390 Zone.	✓	Dev. CC	\$250		\$250
390 Zone Storage Alternatives are discussed in the Port Orchard 2009 Water System Plan.	✓	Rates CC	\$500		\$500
Well 9 Water Treatment Provide treatment of Well 9 water to eliminate customer complaints. Options include filtration or discharging water to the adjacent Park Reservoir where oxidized iron/manganese can be captured.		Rates	\$850		\$850
Systems Operation Study An operations study is needed to assess system improvements to simplify the operation of the water system.		Rates	\$100		\$100
Water Main Replacement Program, Phase 1 Detailed in the Port Orchard 2009 Water System Plan Page 7-6, Table 7-1A.		Rates	\$6,306		\$6,306
East City Water Main Replacement Program Detailed in the Port Orchard 2009 Water System Plan, page 7-7, Table 7-1B.		Rates	\$2,374		\$2,374
Miscellaneous Improvements Detailed in the Port Orchard 2009 Water System Plan.		Rates	\$4,129		\$4,129
TOTALS			\$25,109		\$25,109

Legend: CC – Connection Charge, Dev. – Developer

Source: City of Port Orchard Capital Facilities Plan 2012 - 2018 / City of Port Orchard 2009 Comprehensive Water System Plan

KITSAP COUNTY
CAPITAL FACILITIES PLAN

The City of Poulsbo has identified \$13 million in capital improvement projects to the water system through the year 2036. Summary costs and revenues are shown in Exhibit 4-142 and Exhibit 4-143. The projects and revenue sources are listed in Exhibit 4-144.

**Exhibit 4-142. City of Poulsbo Water System –
Cost and Revenue Comparison (All numbers are in 2015 \$1000s)**

Category Summary	Cost 2016-2021	Cost 2022-2036	Total Cost
Capacity	\$3,730	\$4,362	\$8,092
Non-Capacity*	\$4,973	\$	\$4,973
Sum	\$8,703	\$4,362	\$13,065

Source: City of Poulsbo, BHC 2015

* Non-Capacity: Infrastructure upgrade, water quality benefit, energy efficiency

**Exhibit 4-143. City of Poulsbo Water System - Project Revenues, 2016-2036
(All numbers are in 2015 \$1000s)**

Revenue Source	Revenues 2016-2021	Revenue 2022-2036	Total Revenue
Utility Fees	\$8,703	\$4,362	\$13,065
Sum	\$8,703	\$4,362	\$13,065

Source: City of Poulsbo, BHC 2015

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Exhibit 4-144. Water Systems - City of Poulsbo Capital Facilities Projects and Financing (All numbers are in 2015 \$1000s)

Category / Project Description	Capacity Project (N)	Revenue Sources	Cost			Total Cost
			Years 1-3	Years 4-6	Years 7-20	
(All Amounts in \$1,000s)						
<p>Water Supply Project WS-1: Pugh Well and Lincoln Wells No. 1 and No. 2 Manganese Treatment</p> <p>The Pugh Well and Lincoln Wells have higher than normal manganese concentrations in the raw water. High concentrations cause the City to frequently have to flush its water mains and it can add an unwanted color, odor, and taste to the water. The City plans on installing a pilot test system (\$200,000) and a treatment facility (\$600,000). The treatment system would reduce or eliminate the manganese from the raw water concentration of 0.109 mg/L to below the EPA secondary MCL concentration of 0.05 mg/L in the finished water.</p>			\$800			\$800
<p>Water Supply Project WS-2: Westside Well Treatment</p> <p>The Westside well also has manganese concentrations in the raw water that are slightly higher than the EPA's Secondary MCL. Manganese can add an unwanted color, odor, and taste to the water. The City plans on installing a pilot test system in 2015 (\$150,000) and a treatment facility in 2016 (\$450,000). The treatment system would reduce the manganese from the raw water concentration of 0.085 mg/L to below 0.05 mg/L in the finished water.</p>			\$600			\$600
<p>Water Supply Project WS-4: Big Valley Well No. 3</p> <p>The City Plans to drill, develop, and equip a third well at the Big Valley Well site. Additional source capacity is necessary to provide maximum day demand and replenish fire suppression storage by 2034 and a new 500 gpm well will provide sufficient flows.</p>	√				\$450	\$450
<p>Water Supply Project WS-5: Westside Well No. 2</p> <p>The City plans to drill, develop, and equip a second well at the Westside Well site. Existing sources will need to pump for more than 18 hours to meet MDD beyond 2019. Additional supply capacity should be installed shortly after to reduce the demand on the aquifers and equipment. This project will be re-evaluated upon completion of the long-term water supply study (WS-3).</p>	√				\$412	\$412
<p>Storage Project ST-1: Wilderness Park Reservoir Repairs</p> <p>Based on a seismic study which evaluated the City's reservoirs, the Wilderness Park Reservoir does not meet current seismic design standards. This project will retrofit the existing reservoir to have additional ties to the foundation to resist overturning forces induced by seismic loads. The foundation itself might need to be reinforced to be able to withstand overturning loads and bearing capacity.</p>			\$500			\$500

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Category / Project Description		Capacity Project (%)	Revenue Sources	Cost Years 1-3	Cost Years 4-6	Cost Years 7-20	Total Cost
(All Amounts in \$1,000s)							
Storage Project ST-2: Raab Park Reservoir Replacement The City plans to replace the existing 150,000-gallon tanks with a 300,000-gallon tank. The existing tank does not meet seismic design standards and is at the end of its useful life. Additional capital improvements may be determined based on the findings of the evaluation.				\$680			\$680
Storage Project ST-3: Reservoir Coating Program The City plans to recoat the interior and exterior of the Finn Hill and Olhava Reservoirs. Periodic coatings need to be applied to protect the structural steel from corrosion damage. These coatings are normal maintenance.					\$600		\$600
Booster Station Project BS-1: Wilderness Park Booster Station Replacement The City plans to construct a new booster station at the Wilderness Park Reservoir site. The new booster station will transfer supply from the Low Zone to the East High Zone to eliminate the storage deficiency in the East High Zone and provide redundancy to the Pugh and Lincoln Wells. Currently, the City does not have a pumping facility to transfer supply to the East High Zone. The booster station will consist of three 750 gpm pumps, integrated control systems, standby generator, and an automatic transfer switch with a new CMU building.		✓		\$500			\$500
Booster Station Project BS-2: 340 Zone Fire Flow Pump and Zone Expansion The 340 Zone currently has houses served by a pump for average day and maximum day demands but is served by gravity for fire flow. The high elevations cause pressures to drop below 20 psi during fire flow emergencies when the reservoirs are depleted of operational storage. A fire flow pump is needed to boost flows and pressures in the 340 Zone and would decrease the large dead storage in the Low Zone. This project will be coupled with a zone expansion to address the low pressure at the 4th Avenue Townhomes since work will need to be performed at the existing booster station. This project will include an additional 250 feet of pipe to expand the zone and the pumps necessary to meet projected demands.		✓			\$250		\$250
Distribution System Project DS-1: Old Town Water Main Replacement The City plans to replace the undersized and aging water mains in the "old town" area located south of downtown. This area is primarily residential although a few businesses are located along the waterfront. Existing piping serving the area is approximately 9,000 LF of 4-inch water main and 5,450 LF of 6-inch water main. This project will replace 3,140 LF of 4-inch piping with 8-inch piping along 6th Avenue and Haugen Street. The new piping will serve as a "backbone" for the area and increase fire flow availability.		✓		\$750	\$330		\$1,080

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Category / Project Description		Capacity Project (N)	Revenue Sources	Cost Years 1-3	Cost Years 4-6	Cost Years 7-20	Total Cost
				(All Amounts in \$1,000s)			
Distribution System Project DS-2: Viking Avenue PRV The Viking Ave water main currently has very high pressures (180 psi) that need to be reduced. High pressure in the main has caused pipes to burst several times. The City plans to install two PRV systems, including one at the old Viking Avenue Booster station site, to reduce pressure along this main.				\$220			\$220
Distribution System Project DS-3: Hostmark Transmission Main The City plans to install a transmission main between the Wilderness Park Booster Station (BS-1) and the East High Zone along Hostmark Street. This project will allow the City to transfer supply between the Low and East High Zones to improve supply redundancy to both areas. The project consists of approximately 3,000 LF of 12-inch water main along Hostmark Street. A new pressure reducing valve station will be installed to transfer supply from the East High Zone to the Middle Zone.		√		\$500			\$500
Distribution System Project DS-4: Hostmark Distribution Main The City plans to replace the transmission main from Caldwell Avenue to the west side of SR 305 and Front Street along Hostmark Street. The existing water main is undersized and limits the flow to and from the reservoir. This project will result in an increase in available fire flow to the Low Zone and improved water quality in the area around the reservoir. The project consists of 2,200 LF of 12-inch water main on Hostmark from the Caldwell Avenue to SR 305 and an additional 1,500 LF from SR 305 to Front Street.		√		\$600			\$600
Distribution System Project DS-5: SR 305 Crossing The City plans to replace the transmission main that crosses SR 305 at Hostmark. The existing water main is an old and undersized pipe that serves the downtown area.		√		\$200			\$200
Distribution System Project DS-6: Liberty Ridge Fire Flow The City plans to replace the transmission main that crosses SR 305 at Hostmark. The existing water main is an old and undersized pipe that serves the downtown area.		√			\$100		\$100
Distribution System Project DS-7: Water Main Replacement Program The City has schedule specific water main replacements for the next 6 years and will continue replacing aging water mains annually beyond the six-year timeframe. Which mains will be replaced beyond what is currently scheduled will depend on the needs of the system and the known pipe conditions at that time. To show the City is dedicated to increasing the reliability of the system and reducing DSL by replacing leaky water mains, the City has allocated \$250,000 per year for main replacement beyond 2020.		√			\$500	\$3,500	\$4,000

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Category / Project Description		Capacity Project (✓)	Revenue Sources	Cost Years 1-3	Cost Years 4-6	Cost Years 7-20	Total Cost
(All Amounts in \$1,000s)							
Miscellaneous Project M-1: Meter Upgrade and Replacement Program The City plans to replace all existing meters in their water system. The new meters will have remote read capability and will be a higher quality magnetic meter. This project is intended to help reduce water loss and improve the efficiency of the water system.				\$350			\$350
Miscellaneous Project M-2: Telemetry System Upgrades The City plans to replace the current telemetry system. This project will upgrade the central control system so that the City will have better remote operation of its water and sewer facilities.				\$50			\$50
Miscellaneous Project M-3: Public Works Complex The City plans to construct a Public Works Complex which will provide a maintenance and operations center for the water, sanitary sewer, storm sewer, solid waste, roads, and parks departments. This project will be financed through utility reserve funds, land sales, and bond issuance. The water utility is expected to fund 20 percent of the project cost, excluding revenue generated through land sales.				\$1,173			\$1,173
TOTALS				\$6,923	\$1,780	\$4,362	\$13,065

Source: City of Poulsbo, BHC 2015

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Silverdale Water District No. 16 plans 67 capital facilities projects for the 2016-2032 time period. Summary costs and revenues are shown in Exhibit 4-145 and Exhibit 4-146. Detailed projects and revenue sources are listed in Exhibit 4-147.

Exhibit 4-145. Silverdale Water District No. 16 Cost and Revenue Comparison
(All numbers are in 2015 \$1000s)

Category Summary	Cost 2016-2021	Cost 2022-2036	Total Cost
Capacity			
Non-Capacity*	\$9,787	\$5,298	\$36,865
Sum	\$9,787	\$5,298	\$36,865

* Non-Capacity: Infrastructure upgrade, water quality benefit, energy efficiency

Source: Silverdale Water District No. 16, 2015

Exhibit 4-146. Silverdale Water District No. 16 Water Systems - Project Revenues, 2016-2036
(All numbers are in 2015 \$1000s)

Revenue Source	Revenues 2016-2021	Revenue 2022-2036	Total Revenue
Utility Fees	\$9,787	\$5,298	\$36,865
Sum	\$9,787	\$5,298	\$36,865

Source: Silverdale Water District No. 16, 2015

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Exhibit 4-147. Water Systems - Silverdale Water District No. 16 Capital Facilities Projects and Financing (All numbers are in 2015 \$1000s)

Category / Project Description	Capacity Project (N)	Revenue Sources	Cost						Total Cost
			Years 1-3	Years 4-6	Years 7-20	Years 1-3	Years 4-6	Years 7-20	
(All Amounts in \$1,000s)									
Viking Way -- Viking Way Extension Install approximately 4,200 feet of 8" DI pipe along Viking Way to a proposed intertie with the PUD. This project creates a new connection with the PUD's water system at this location.		Utility Fees	\$390						\$390
SR 308 -- Silverdale Way to Central Valley Rd Install approximately 1,400 feet of 8" DI pipe along SR 308 from Silverdale Way to Central Valley Road. This project creates a loop between two existing dead end water mains and improves fire flow and reliability.		Utility Fees	\$140						\$140
Mt. View Crossing Install approximately 800 linear feet of 12" DI pipe along Mountain View Road under SR 3. This project will create a new connection between Zones 4 and 5, it will provide the ability to wheel water to the PUD and to move water from the east side of the District to the west. A small booster pump station will be installed at this location and is described in the Silverdale CIP (2013-2032).		Utility Fees	\$180						\$180
Half Mile Road Extension Install approximately 4,200 linear feet of 12" DI pipe along Half Mile Road from Old Frontier Road to Clear Creek Road and along Clear Creek Road to Melody Lane. This project improves fire flow and reliability by creating a new connection between Zones 3, 2 and 5 and by increasing looping. A pressure reducing valve (PRV) will be installed along the Half Mile Road alignment. The large pressure reducing valve should be an 8-inch valve and the small valve should be a 3-inch valve. The station should also include a pressure relief valve, sized during the design, to relieve pressures in Zone 3 (H.E. 361 feet) in the event of a failure of one of the pressure reducing valves.		Utility Fees	\$390						\$390
Trigger Avenue Extension Install approximately 3,700 linear feet of 8" DI pipe along Trigger Avenue from Old Frontier Road to Clear Creek Road and Clear Creek Road to Blissful Lane. This project creates a new connection between Zone 3 and Zone 5 and improves fire flow and reliability. A PRV will be installed at Old Frontier Road and Trigger Avenue as part of this project.		Utility Fees	\$340						\$340
Water Main Extension Projects Under \$100,000⁽⁴⁾ Norbert Main Extension		Utility Fees	\$80						\$80
Water Main Extension Projects Between Years 2019 and 2032⁽²⁾		Utility Fees							\$6,140

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Category / Project Description		Capacity Project (v)	Revenue Sources	Cost Years 1-3	Cost Years 4-6	Cost Years 7-20	Total Cost
(All Amounts in \$1,000s)							
Silverdale Water District – Water Main Replacement			Utility Fees				
Silver Hills Place and Avante Drive Install approximately 3,000 feet of 12" DI pipe to replace existing 12" asbestos cement water main from Spirit Ridge Well 3 along Silver Hills Place and Avante Drive. This project increases reliability of the main pipeline from the Spirit Ridge wells 3 and 4 to the Island Lake Zone 4 Reservoir.			Utility Fees	\$390			\$390
Ridgetop Boulevard, Sid Uhnick Drive, and Chena Road Install approximately 2,900 feet of 8" DI pipe to replace existing 8". The route will follow from Ridgetop Well Site along Ridgetop Boulevard and Sid Uhnick Drive and Chena Road to the Chena Reservoir Site. This project increases reliability of the main pipeline from Ridgetop Well and the proposed 2.0 MG Chena (Zone 1) Reservoir.			Utility Fees	\$260			\$260
Chena Road and Frederickson Road Install approximately 2,000 feet of 12" DI pipe replace existing 12" asbestos cement water main. The route will follow from Chena Reservoir Site to Bucklin Hill along Chena Road and Frederickson Road. This project increases reliability of the main pipeline from the proposed 2.0 MG Chena Reservoir to the commercial core of Silverdale.			Utility Fees	\$260			\$260
Water Main Replacement Projects Under \$100,000⁽¹⁾ Bayshore Drive, Washington Avenue, and Byron Street Williamette Meridian – Segerman to Contact Court			Utility Fees	\$84			\$168
Water Main Replacement Projects Between Years 2019 and 2032⁽²⁾			Utility Fees				\$1,610
Facilities Improvements			Utility Fees				
Chena Pump Station By adding the Chena booster station the District is building in security and redundancy to the system in case of well or power failure on the east side of the District. The District will install a standby generator making this a viable sight for meeting. The pump station capacity will be approximately 1,500 gallons per minute.			Utility Fees	\$270			\$270
Greaves Way Property Acquisition Purchase the site for the future Zone 1 reservoir and pump station.			Utility Fees	\$510			\$510
Newberry Well Co-develop a 1,000 gpm well with the PUD. The existing reservoir has an overflow elevation of 634 feet and a minimum useful storage capacity of 0.20 MG. The capacity of the reservoir is 0.75 MG.			Utility Fees	\$230			\$230
Apex Pump Station			Utility Fees	\$220			\$220

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Category / Project Description	Capacity Project (N)	Revenue Sources	Cost				Total Cost
			Years 1-3	Years 4-6	Years 7-20	Cost	
(All Amounts in \$1,000s)							
Facilities Improvement Projects Under \$100,000⁽¹⁾		Utility Fees	\$50			\$50	
Well Decommissioning		Utility Fees					\$8,020
Facilities Improvement Projects Between Years 2019 and 2032⁽²⁾		Utility Fees					
Water System Acquisitions		Utility Fees	\$290			\$290	
Brianwood (06651Y)							
In discussion with the Kitsap PUD, this system can be operated by simply connecting the piping.							
Eldorado (22750C)		Utility Fees	\$3,580			\$3,580	
In discussion with the Kitsap PUD, the system is at capacity, as new properties develop, it will make sense for the District to take over and consolidate the system into Silverdale Water District's main system. The piping in the water system also needs to be rehabilitated. Due to steep winding roads, rehabilitation will be expensive. Funding will be a major driver in this acquisition.							
Water System Acquisition Projects Under \$100,000⁽³⁾		Utility Fees	\$40			\$40	\$90
Crystal Creek (47421)			\$50			\$50	
Avellana (268010)							
Water System Acquisition Projects Between Years 2019 and 2032⁽⁴⁾		Utility Fees					\$730
Reclaimed Water Improvements		Utility Fees					
Convert Chena Reservoir to Reclaimed Water Storage		Utility Fees					
Convert the existing Chena Reservoir for reclaimed water storage. This project will proceed after the installation of the new Chena reservoir described in project WF-3.							
Main Extension to Ridgetop Jr. High		Utility Fees					
Install approximately 6,400 linear feet of 18" reclaimed water main to extend an existing water main from the treatment plant to the Ridgetop Jr. High School.							
Reclaimed Water Improvement Projects Between Years 2019 and 2032⁽⁴⁾		Utility Fees					\$5,260
Water Maintenance and Operations		Utility Fees					
Annual Water Main Replacement Program		Utility Fees	\$300			\$300	\$1,400
Recoating		Utility Fees	\$1,300			\$1,300	\$1,700
Water Right and Well Study		Utility Fees	\$90			\$90	\$980
Conservation Program and Leak Detection		Utility Fees	\$42			\$42	\$925
Cross-Connection Control Program		Utility Fees	\$21			\$21	\$842
Wellhead Protection Program		Utility Fees	\$36			\$36	\$872

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Category / Project Description	Capacity Project (✓)	Revenue Sources	Cost Years 1-3	Cost Years 4-6	Cost Years 7-20	Total Cost
Comprehensive Water System Plan Update		Utility Fees	\$160		\$320	\$480
TOTALS			\$9,787		\$5,298	\$36,865

(All Amounts in \$1,000s)

Source: Silverdale Water District No. 16, 2015

Notes:

This category condenses the projects that have a projected Capital Cost below \$100,000. See the Silverdale Capital Improvement Program (2013-2032) for description of these projects.

This category condenses the projects that are projected to occur after 2018. The Silverdale Capital Improvement Program (2013-2032) does not provide an exact year for these projects. See the Silverdale CIP for details on these projects.

Final

4-195

June 2016

KITSAP COUNTY
CAPITAL FACILITIES PLAN

The Sunnyslope Water District has identified in their *Comprehensive Water System Plan Update* (2013) 11 capital improvement projects to the water system to be done from 2016 to 2018 and beyond. Summary costs and revenues are included in Exhibit 4-148 and Exhibit 4-149. Detailed projects and estimated year of completion are listed in Exhibit 4-150.

Exhibit 4-148. Sunnyslope Water District Cost and Revenue Comparison (All numbers are in 2015 \$1000s)

Category Summary	Cost 2016-2021	Cost 2022-2036	Total Cost
Capacity	\$435	\$450	\$885
Non-Capacity*	\$115	\$0	\$115
Sum	\$550	\$450	\$1000

Source: Sunnyslope Water District, 2013; BHC 2015

* Non-Capacity: Infrastructure upgrade, water quality benefit, energy efficiency

Exhibit 4-149. Sunnyslope Water District Water Systems - Project Revenues, 2016-2036 (All numbers are in 2015 \$1000s)

Revenue Source	Revenues 2016-2021	Revenue 2022-2036	Total Revenue
Revenue Bonds	\$100	\$250	\$350
Potential State Grants & Loans	\$0	\$200	\$200
Utility Fees	\$450	\$0	\$450
Sum	\$550	\$450	\$1000

Source: Sunnyslope Water District, 2013; BHC 2015

KITSAP COUNTY
CAPITAL FACILITIES PLAN

Exhibit 4-150. Water Systems - Sunnyslope Water District Capital Facilities Projects and Financing (All numbers are in 2015 \$1000s)

Category / Project Description	Capacity Project (Y)	Revenue Source	Cost Years 1-3	Cost Years 4-6	Cost Years 7-20 ¹	Total Cost
(All Amounts in Year 2012 \$1,000s)						
Sunnyslope Water District - Water System						
Clifton Road Water Main replacements	✓	Rates		\$130		\$130
Replace 1,300 LF of 6-inch AC pipe with 8-inch PVC pipe.						
Well No. 2 Refurbishment		Rates	\$5			\$5
Refurbish Well No. 2 by removing pump, backflushing, or treating to improve performance						
Reservoir Cleaning and Inspection		Rates	\$10			\$10
Clean and inspect reservoir interiors.						
Seismic Upgrades to Reservoirs		Bonds		\$100		\$100
Implement recommended changes to reservoirs per seismic study by structural engineer						
Eastview Neighborhood Water Main Replacement	✓	Rates		\$140		\$140
Replace 1,400 LF of 4-inch and 6-inch AC and steel pipe with 8-inch PVC pipe.						
Westview Neighborhood Water Main Replacement	✓	Rates		\$120		\$120
Replace 1,200 LF of 4-inch AC and steel pipe with 8-inch PVC pipe.						
Victory Place Water Main Replacement	✓	Bonds			\$60	\$60
Replace 600 LF of 4-inch and 6-inch AC pipe with 8-inch PVC pipe.						
Sunnyslope Road Water Main Replacement	✓	Bonds			\$90	\$90
Replace 900 LF of 6-inch AC pipe with 8-inch PVC pipe between Alameda Street and Victory Drive.						
Rhododendron Drive Water Main Replacement	✓	Bonds			\$100	\$100
Replace 1,000 LF of 6-inch AC and steel pipe with 8-inch PVC pipe.						
Well No. 2 Water Main Replacement	✓	Rates		\$45		\$45
Replace 450 LF of 6-inch AC pipe with 8-inch PVC pipe.						
Victory Drive Loop	✓z	Grants/Loan			\$200	\$200
Complete 2,000 LF of 8-inch PVC pipe along Sunnyslope Road to provide better pressure service to South End.						
TOTALS			\$15	\$535	\$450	\$1000

¹Costs have not been estimated for projects in years 7-20.

Source: Sunnyslope Water District's Comprehensive Sewer Plan Update (2013).

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- Storm Water (Clean Water Kitsap): Chris May, Michelle Purdue, Randy Davis, Pat Kirschman
- Transportation: Greg Cioc, Jo Meints
- Washington Water Service: Kevin O'Neil (360) 438-2042
- Wastewater (Sewer Utility): Dave Tucker, Lisa Horanyi

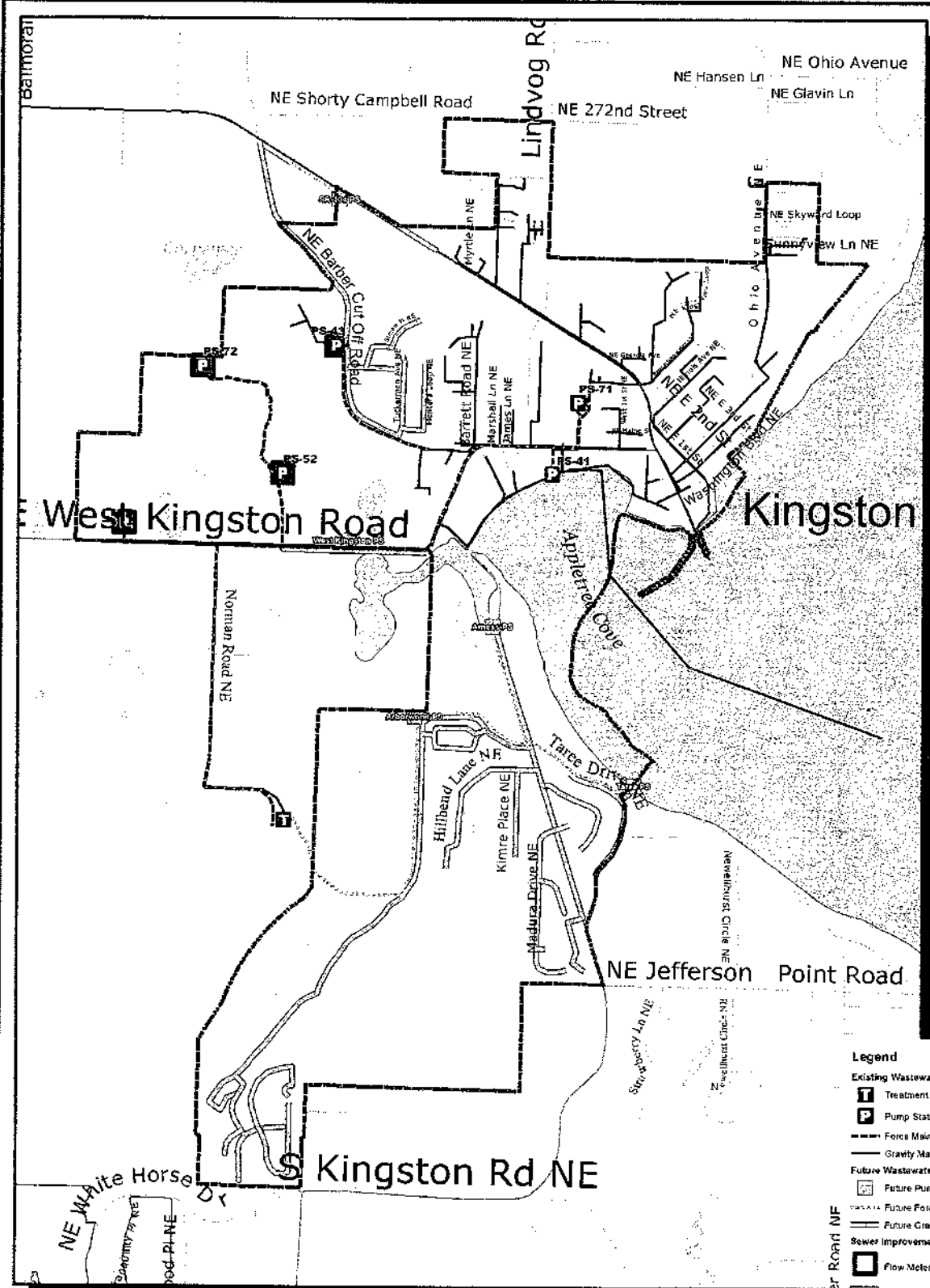
Capital Facilities Plan Appendix

Appendix A. Sewer System Maps 2036 – Preferred Alternative

- Kitsap County Systems: Kingston, Silverdale, Kitsap UGAs: 2016 Appendix A. Sewer System Maps 2036 –Preferred Alternative
- City of Poulsbo and Poulsbo Urban Transition Area: 2016
- City of Bremerton and Bremerton UGA: Bremerton 2014
- City of Port Orchard and Port Orchard UGA served by City: 2015
- West Sound Utility District portion of Port Orchard UGA: 2012 (see also 2015 CIP in section 4.9)



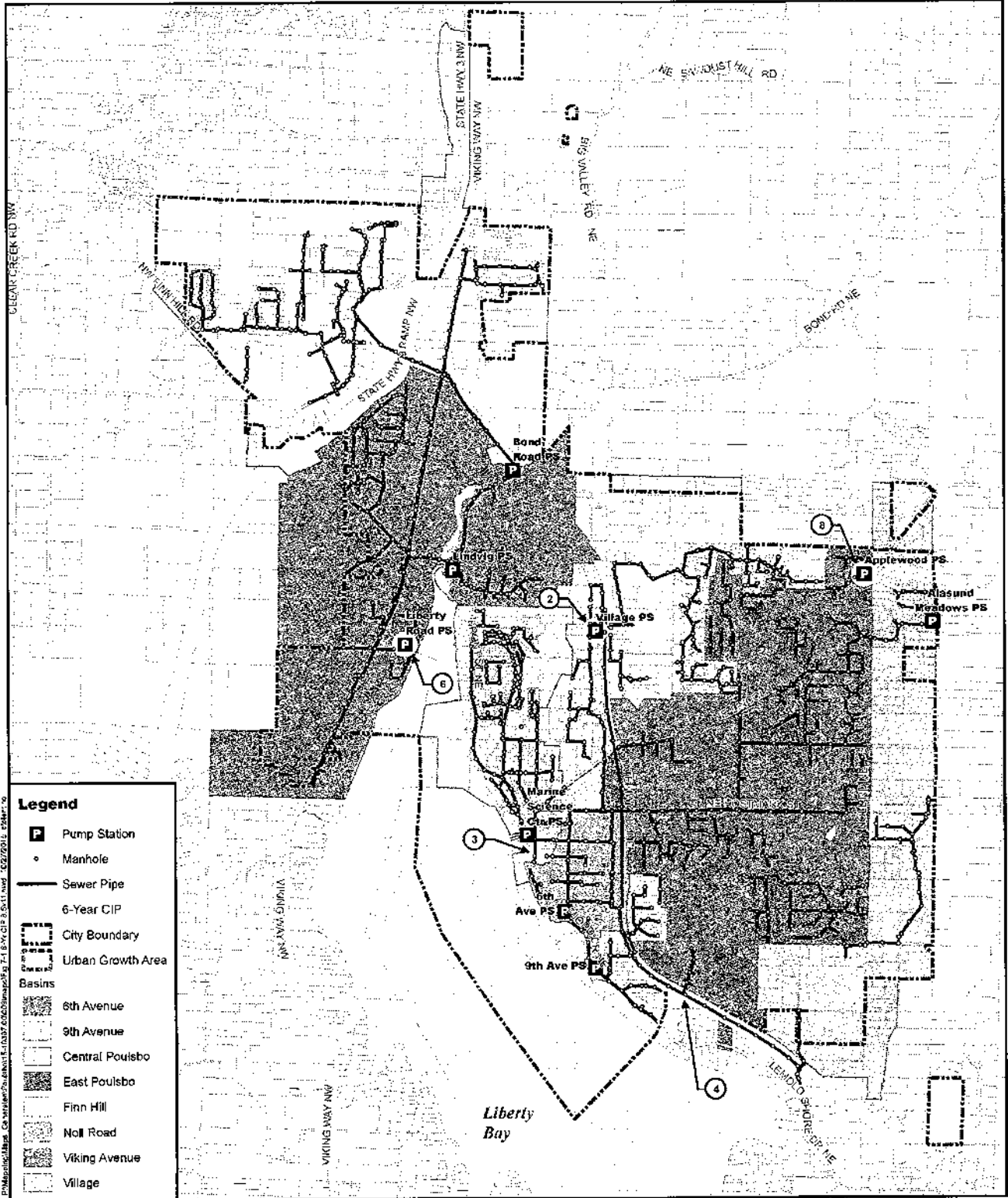
Kingston Urban Growth Area Sewer



- Legend**
- Existing Wastewater Infrastructure**
 - Treatment Plant
 - Pump Station
 - Force Main
 - Gravity Main
 - Future Wastewater Infrastructure**
 - Future Pump Station
 - Future Force Main
 - Future Gravity Collector
 - Sewer Improvements**
 - Flow Meter Installation
 - Reservation Boundaries**
 - Reservation Boundaries
 - Designated Urban Growth Areas**
 - Unincorporated Urban Growth Area
 - Designated Urban Growth Areas



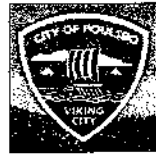
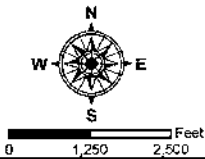
Kitsap County Department of Community Development
 614 Division Street, MS-36, Port Orchard, Washington 98366
 VOICE (360) 337-5777 * FAX (360) 337-4925



Legend

- Pump Station
- Manhole
- Sewer Pipe
- 6-Year CIP
- City Boundary
- Urban Growth Area
- Basins**
- 6th Avenue
- 9th Avenue
- Central Poulisbo
- East Poulisbo
- Finn Hill
- Noll Road
- Viking Avenue
- Village

This map is a geographic representation based on available information. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map. Source: Itasca County

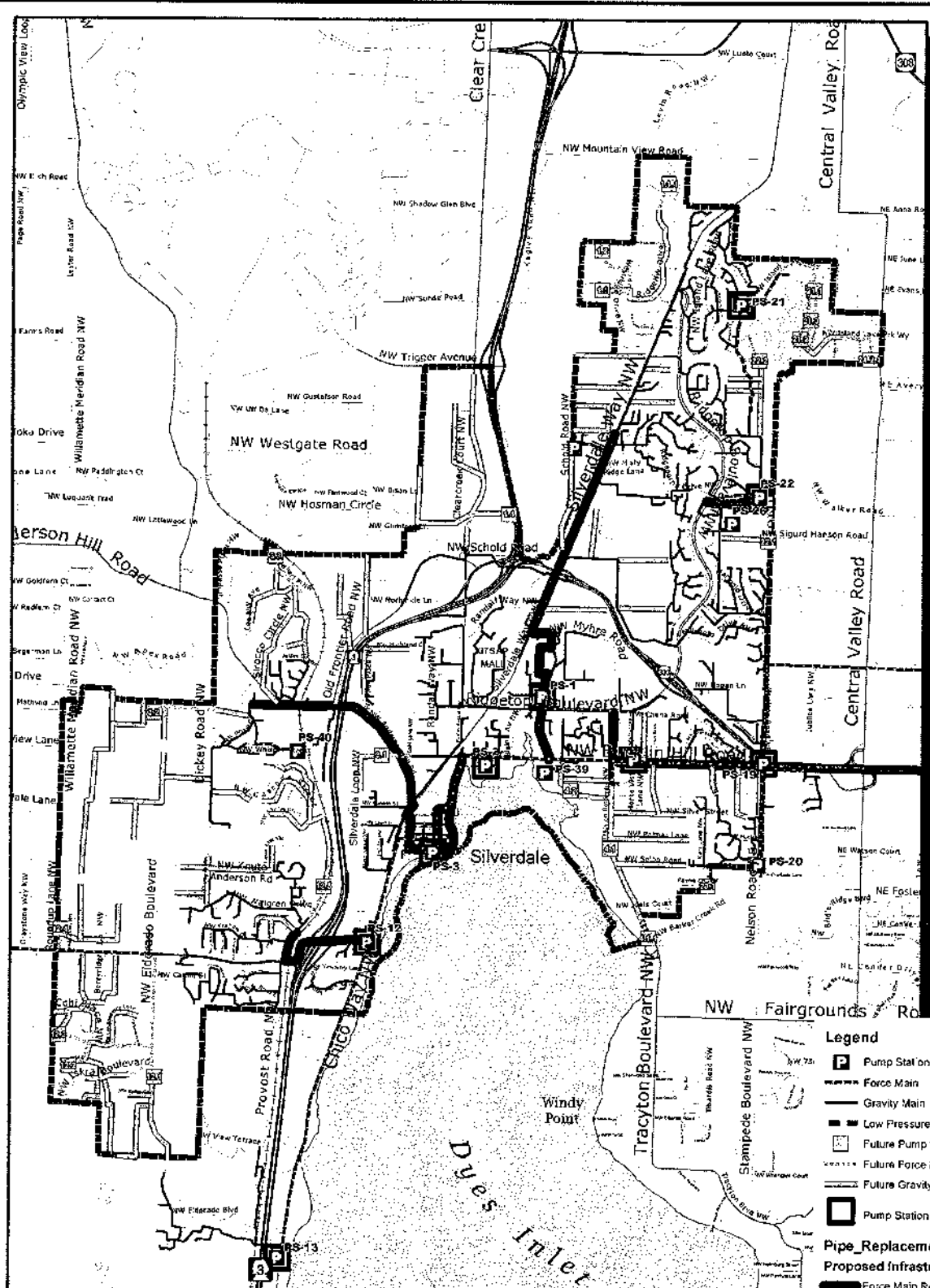


6-Year CIP
 Comprehensive Sewer Plan
 City of Poulisbo
 October 2015

Figure
7-1



Silverdale Urban Growth Area Wastewater



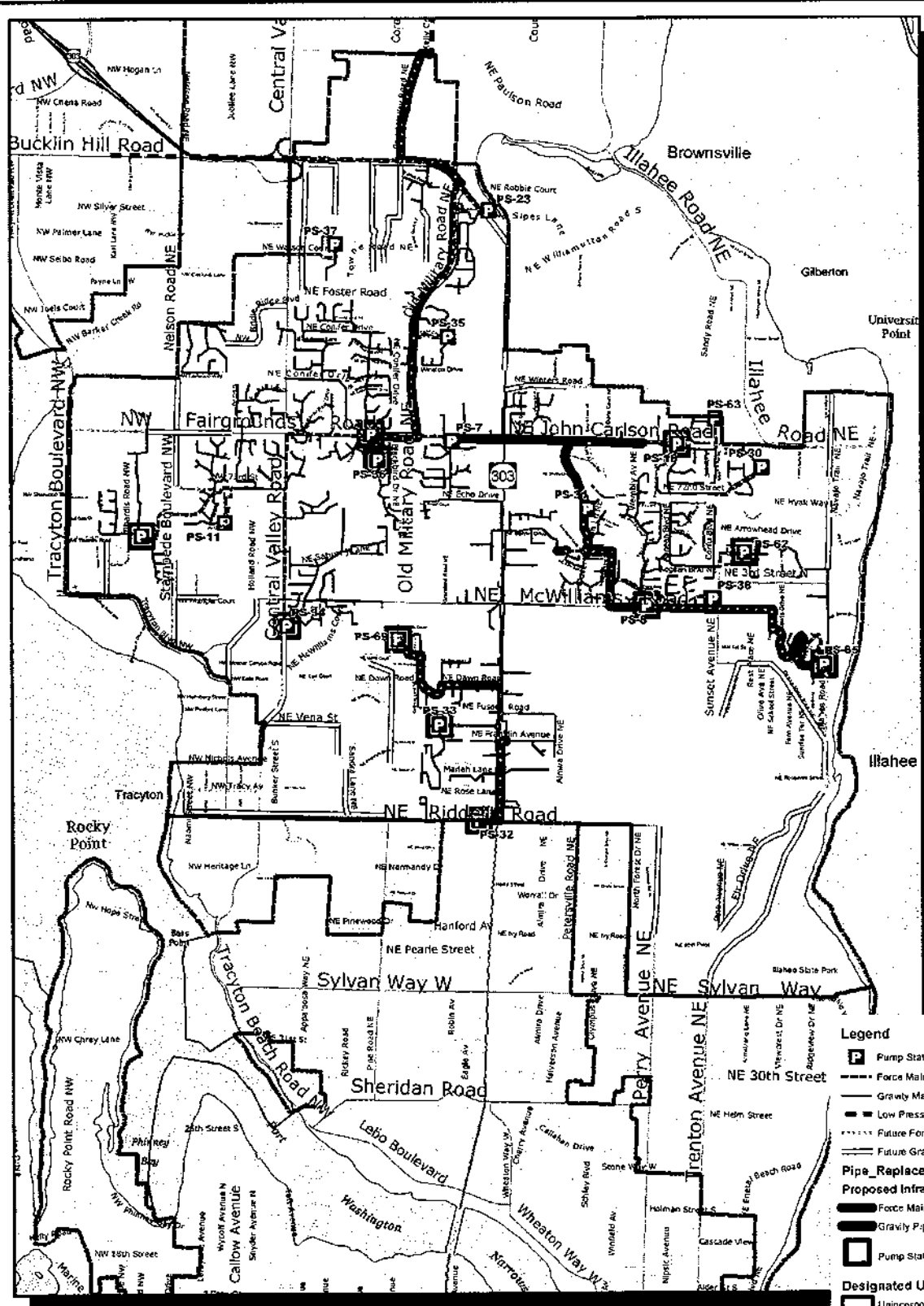
- Legend**
- Pump Station
 - Force Main
 - Gravity Main
 - Low Pressure Gravity Main
 - Future Pump Station
 - Future Force Main
 - Future Gravity Collector
 - Pump Station Upgrade
- Pipe Replacements**
- Proposed Infrastructure Upgrades
 - Force Main Replacement
 - Gravity Pipe Replacement
 - Unincorporated Urban Growth Area
 - Designated Urban Growth Areas
- Designated Urban Growth Areas



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Central Kitsap Urban Growth Area Sewer



- Legend**
- Pump Station
 - Force Main
 - Graviy Main
 - Low Pressure Graviy Main
 - Future Force Main
 - Future Graviy Collector
- Pipe Replacements**
- Proposed Infrastructure Upgrades**
- Force Main Replacement
 - Graviy Pipe Replacement
 - Pump Station Upgrade
- Designated Urban Growth Areas**
- Unincorporated Urban Growth Area
 - Incorporated City
- Designated Urban Growth Areas**
- Designated Urban Growth Areas



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- Legend**
- UGA Review Area
 - Contract Customer
 - New Service Area
 - City of Bremerton
 - Bremerton UGA
 - Highway
 - Streets

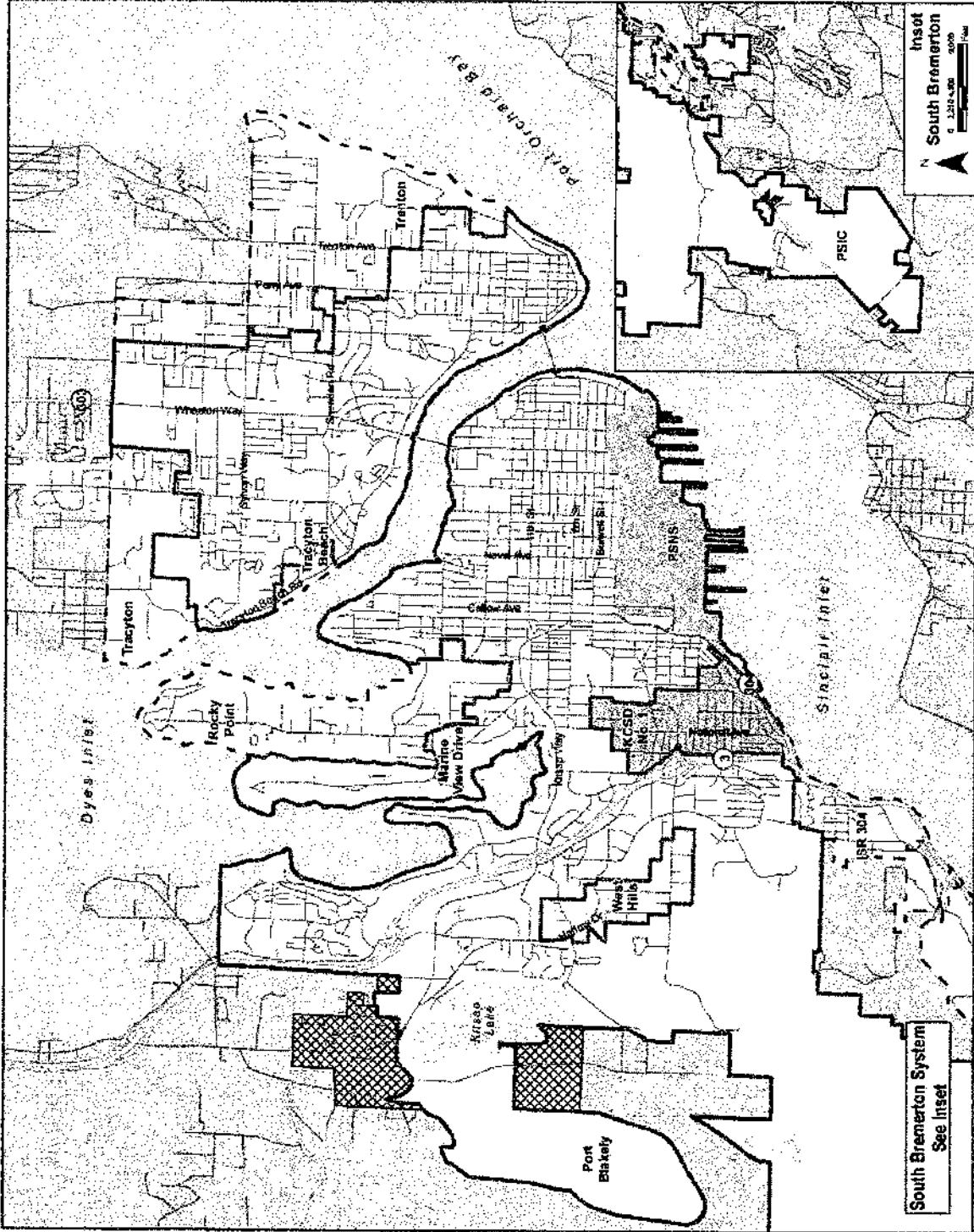
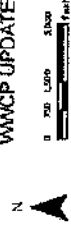
Note:
 The City's sewer service area is indicated as a white background. It includes New Service Areas and UGA Review Areas indicated on the map.

The UGA Review Areas currently receive service, but the City has suspended selling service in these areas pending modification of the UGA boundaries which will be evaluated during Kitsap County's 2016 Comprehensive Plan Update process.

Source of Data:
 1) Kitsap County GIS
 2) City of Bremerton GIS

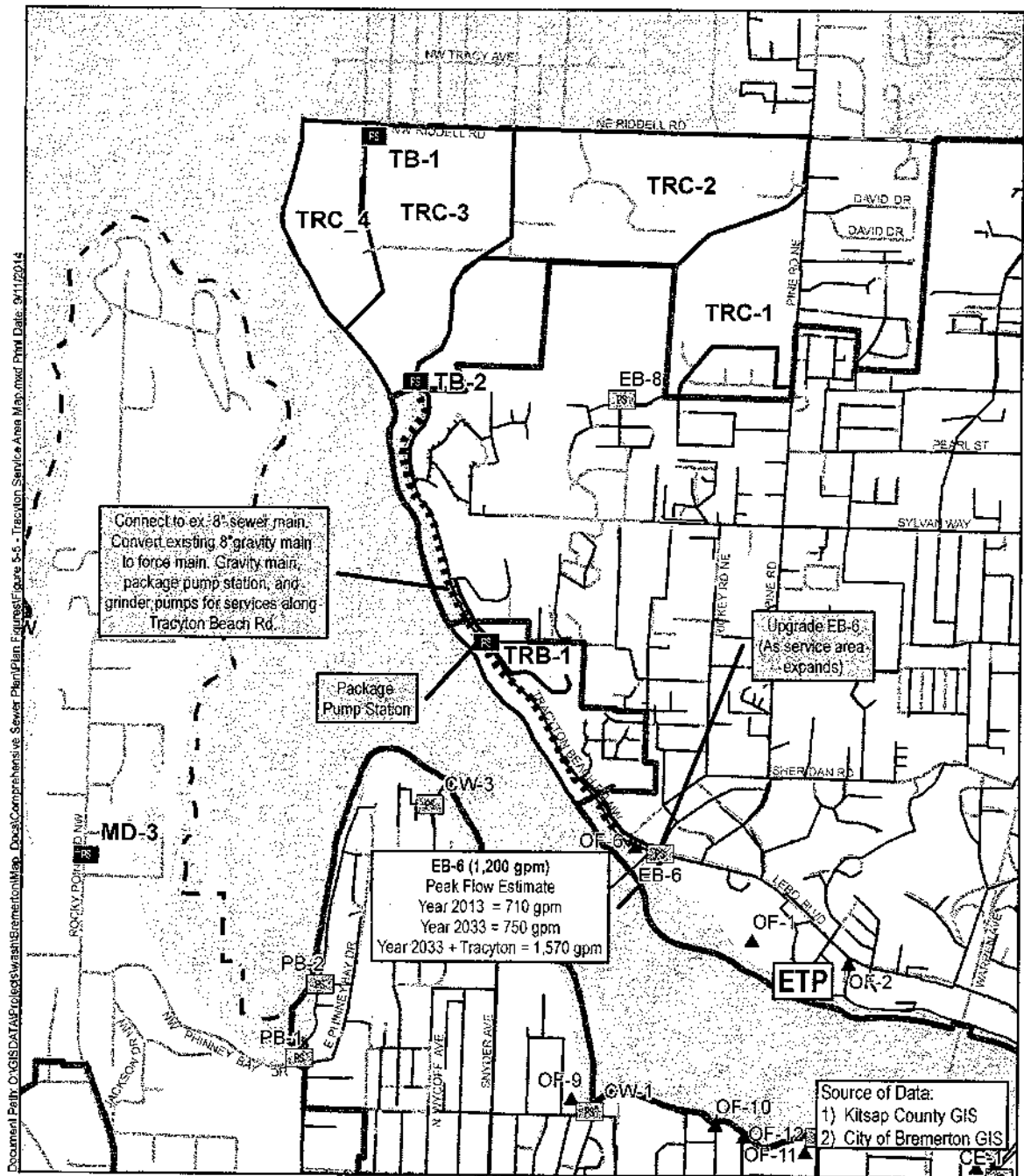


Figure 3-2
Sewer Service Area
 CITY OF BREMERTON
 WWCWP UPDATE



South Bremerton System
 See Inset





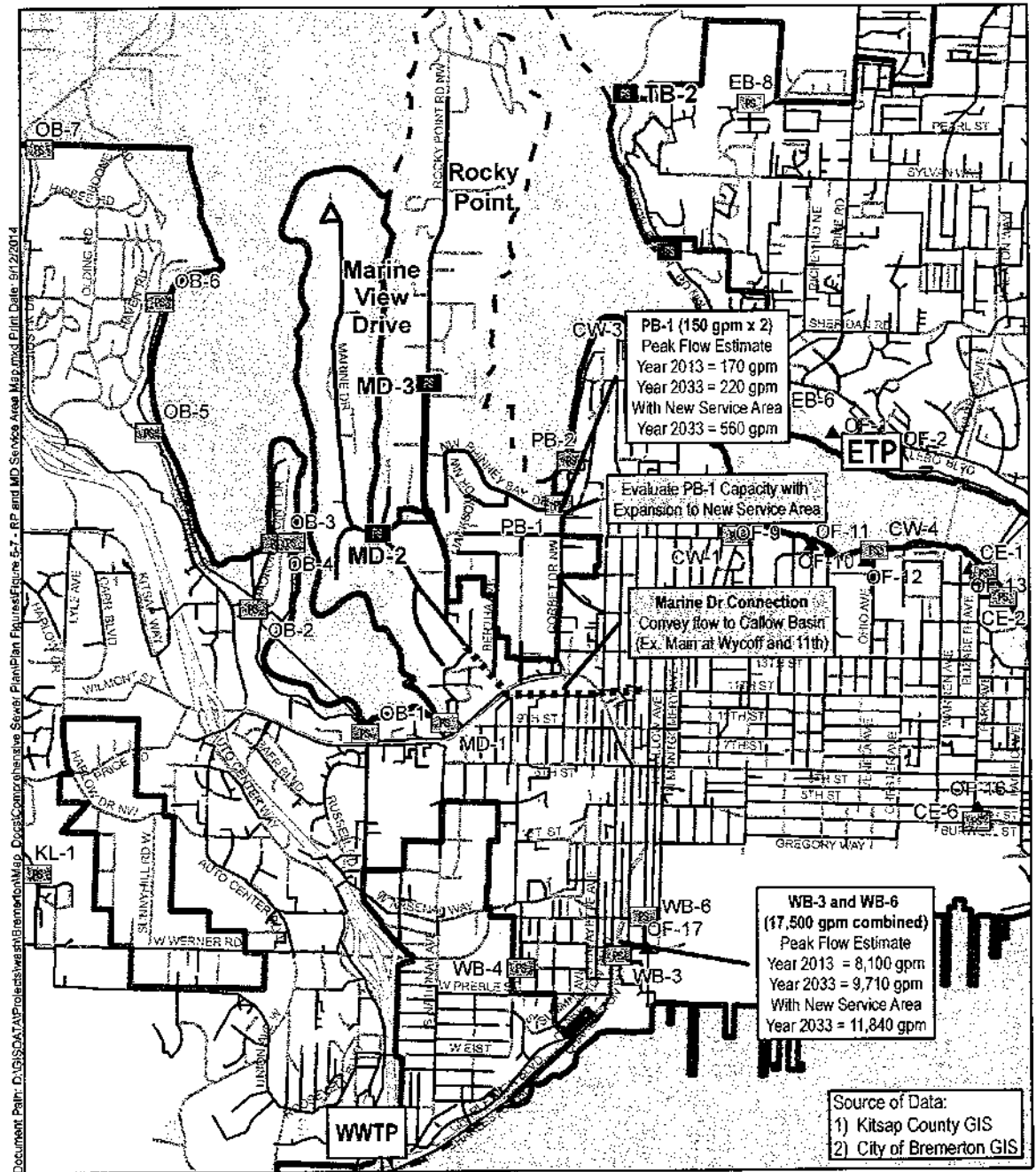
Legend

- TB-2 Improvements
- Proposed Sewer Main
- Proposed Pump Station
- New Service Area Basin
- Sewer Main
- Pump Station
- Outfall
- City of Bremerton
- Bremerton UGA
- Water Body
- Highway
- Streets

Figure 5-5
Tracyton Service Area Map
CITY OF BREMERTON
WWCP UPDATE

HR Bremerton

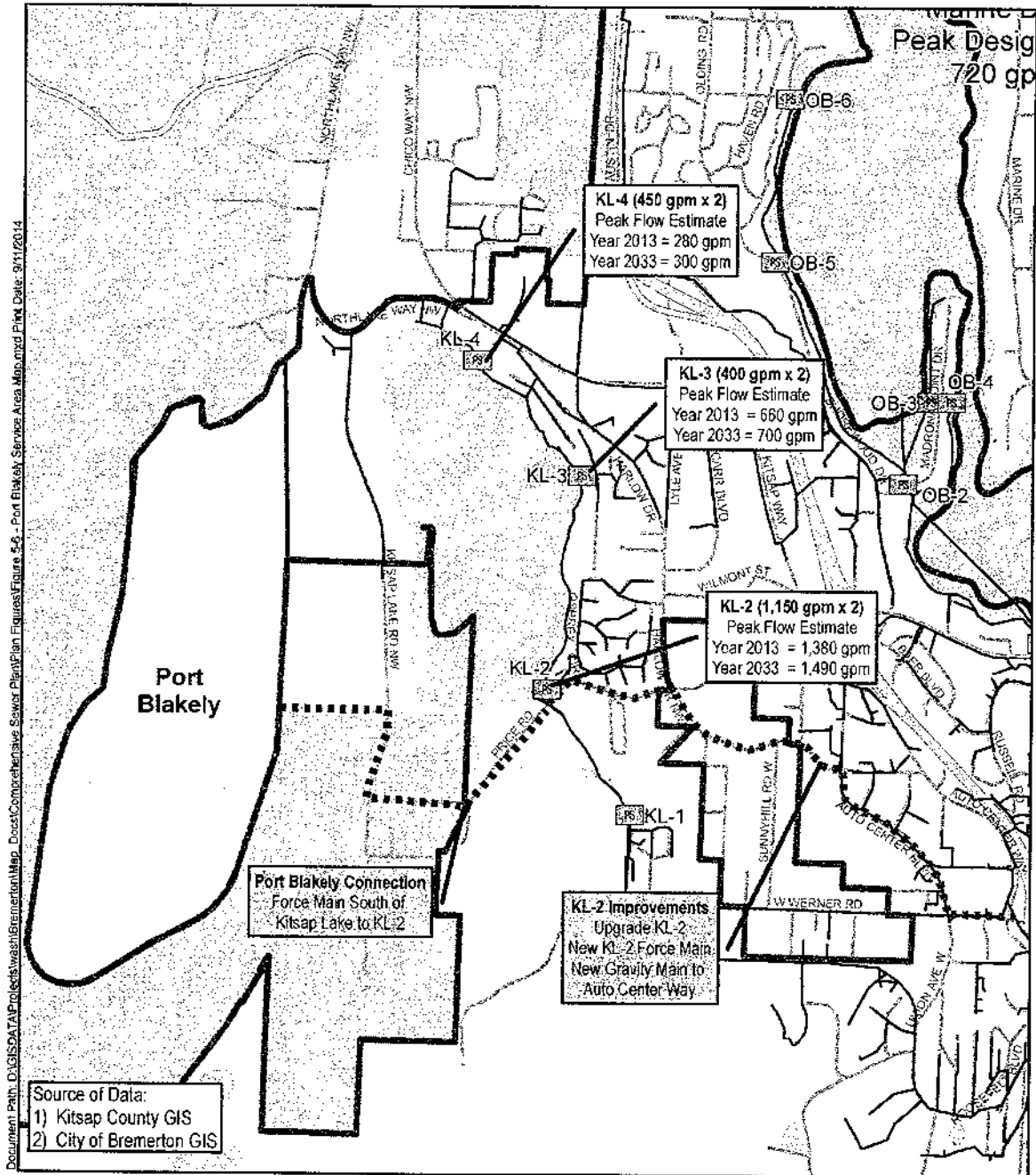
0 375 750 1,500 Feet



Legend

- ▬▬▬▬ Marine Dr Connection
- ▣ Proposed Pump Station
- ▬ Proposed Sewer Main
- ▭ New Service Area Basin
- ▬ Sewer Main
- ▣ Pump Station
- ▲ Outfall
- ▭ City of Bremerton
- ▭ Bremerton UGA
- ▭ Water Body
- ▬ Highway
- ▬ Streets

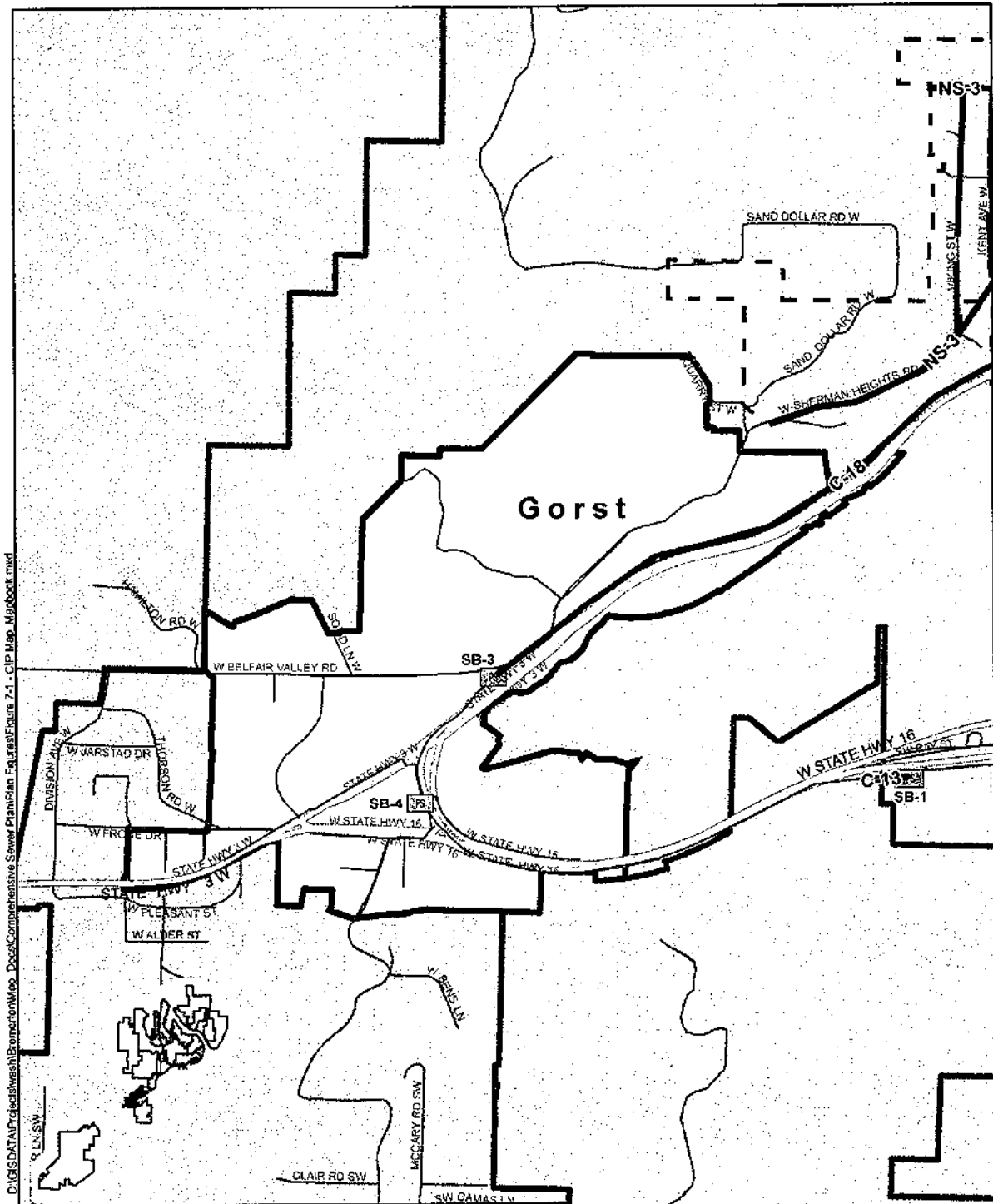
Figure 5-7
 Rocky Point and Marine Drive
 Service Area Map
 CITY OF BREMERTON
 WWCP UPDATE



Legend

- Port Blakely Connection
- KL-2 Improvements
- Proposed Pump Station
- New Service Area Basin
- Sewer Main
- Pump Station
- ▲ Outfall
- Bremerton UGA
- City of Bremerton
- Water Body
- Highway
- Streets

Figure 5-6
Port Blakely Service Area Map
CITY OF BREMERTON
WWCP UPDATE



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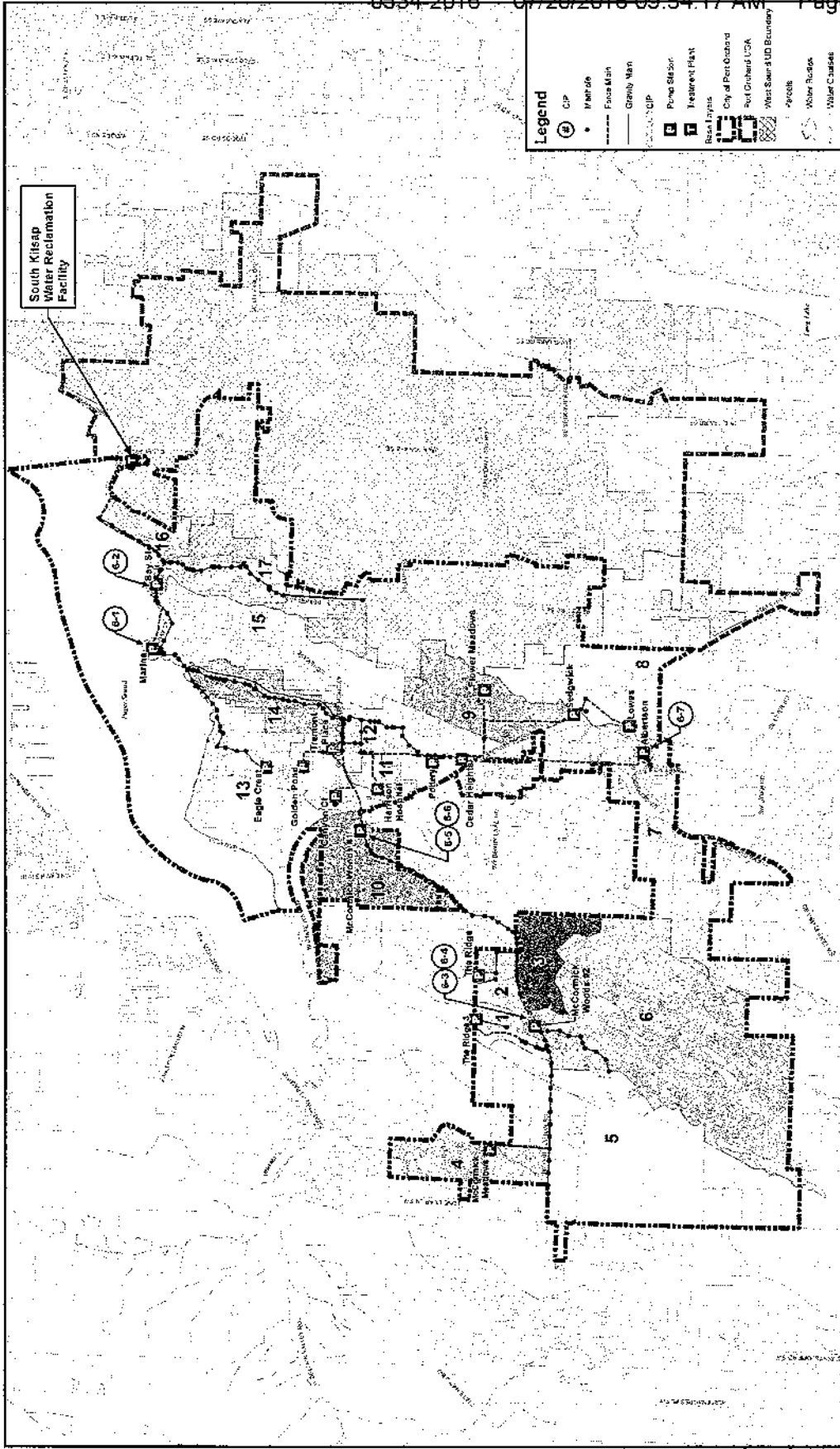
Legend		Basin Gorst	
	Odor Control Upgrade		Beach Sewer
	MBR		Force Main
	New Pump Station		Gravity Sewer
	Pump Station Upgrade		Low Pressure Sewer
	Reclaimed Pump Station		Outfall
			Reclaimed Main
			Force Main Less Than 24"
			CSO Outfall
			Lift Station
			Sewer Mains
			Streets
			Highway
			New Service Area
			City of Bremerton
			Bremerton UGA

1 inch = 1,170 feet

0 370 740 1,110

Feet

BASIN PLAN
City of Bremerton



South Kitsap Water Reclamation Facility
 General Sewer Plan Update
 November 2015



6-Year CIP
 General Sewer Plan Update
 City of Port Orchard, Washington
 November 2015

Appendix B. Sewer System Costs and Revenues

- Wastewater Planning and Finance Statement: 2012 CFP
- Kitsap Health: 2015 Correspondence

KITSAP COUNTY
UGA SIZING AND COMPOSITION REMAND
Wastewater Planning and Finance
Statement of Local Circumstances and Strategies

PURPOSE

The purpose of this document is to evaluate the provision of adequate and available urban-level wastewater service in UGAs in Kitsap County. This policy evaluation will include review of the Kitsap County UGAs characteristics; applicable Washington State law regarding capital facility provision; forms of appropriate wastewater methods; as well as existing and future strategies for financing needed infrastructure. As discussed below, this policy evaluation will show that Kitsap County has met the GMA requirements for adequate and available wastewater services within the UGA at the time of development.

INTRODUCTION

Recent Central Puget Sound Growth Management Hearings Board (CPSGMHB) decisions¹ have directed Kitsap County to document the provision of urban-levels of wastewater service to its entire urban growth areas (UGAs) within the 20-year planning horizon. This issue is not isolated to Kitsap County, its cities and service providers; nor does it affect only the current planning horizon (2005-2025). These Growth Hearings Board opinions suggest that jurisdictions must show full wastewater financing and construction for each UGA twenty years after initial designation. For Kitsap County, this exercise requires an assessment of the current planning horizon and proposed new UGA boundaries, and also includes the UGA boundaries established in 1998. There is no clear GMA definition as to what precisely constitutes an “adequate urban wastewater system.”² Recent Growth Hearings Board opinions on wastewater adequacy require Kitsap County to present a clear definition as to what is an acceptable urban-level wastewater treatment method; whether wastewater is subject to the concurrency requirement in state law; and the level to which jurisdictions must show public financing for these facilities. This is a definition with

¹ *Suquamish Tribe et al. v. Kitsap County*, CPSGMHB 07-3-0019c, Final Decision & Order (8/15/2007); *KCRP et al. v. Kitsap County* (“KCRP IV”), CPSGMHB 06-3-0007, Final Decision & Order (7/26/06).

² Compare, e.g., *Harless v. Kitsap County*, CPSGMHB No. 07-3-0032, Order on Dispositive Motion (11/15/07) (“[P]rivately-owned services and facilities providing a public service fall within the rubric of governmental urban services.”; the Board implies that Large On-Site Septic Systems may be considered urban in nature depending upon the community served) with *Advocates for Responsible Development et al. v. Mason County*, WWGMHB No. 06-2-0005, Compliance Order on Plan and Development Regulations – Sewer in Belfair UGA (11/14/2007) (Holding community septic systems are a rural service, not allowed in urban areas under any circumstances.) See also, Letter from Juli Willkerson, Director State Dept. of Community Trade and Economic Development to Cris Gears, Kitsap County Administrator (11/3/2006) (“Although the proposed [LOSS] system is not a traditional extension of wastewater service through hook-up to a central plant, if the proposed on-site system serves urban levels of development, we believe it is consequently an urban level of service.”)

statewide implications as most jurisdictions are now reaching the end of their first Comprehensive Plan's 20-year planning horizons.

KITSAP COUNTY'S DEVELOPMENT HISTORY

Founded in 1857, Kitsap County is located on the Kitsap Peninsula in Washington State and comprises a total land mass of 393 square miles. Kitsap County ranks 36th in size among the 39 Washington Counties, and is the third most densely populated county in the state. Since the 1800s, growth has been largely attributable to the expansion of lumber mill operations and Department of Defense naval work at the Puget Sound Naval Shipyard with development primarily centered around employment centers in Bremerton, Port Orchard, and Bainbridge Island. Development in these core areas utilized public sewer systems while construction of developments located on the outer edges predominantly were served by on-site septic systems (e.g. Illahee, West Hills). While growth had continued with the expansions of the Naval Shipyard during and after World War II, it was the development of the Trident Naval Subbase in the 1970s that spurred the most recent employment boom. With this new naval facility came federal investment in infrastructure including highway improvements and the Brownsville Wastewater Treatment Plant (known today as the Central Kitsap Wastewater Treatment Plant). In close proximity to the new facility and infrastructure improvements, the areas north of East Bremerton and the emerging community of Silverdale saw a significant amount of growth pressure. These areas, and, to a lesser degree, South Kitsap, Poulsbo and Kingston, saw rapid development of new residential neighborhoods and commercial centers to serve this new facility.

These areas developed in various ways. Many large-scale developments on substantial areas of vacant land used local improvement districts (LIDs) or developer extensions to connect to the new public sewer plant (e.g. downtown Silverdale and Ridgetop), creating a more dense development pattern. Other developments developed in "suburban" subdivision design with some having larger suburban lots with on-site septic systems. These "suburban" designs commonly included a single access point onto a main roadway, a meandering street system with cul-de-sac end points, and lot sizes greater than 1/3-acre to accommodate the use of traditional on-site septic systems (Figure 1).

By the time Washington State legislature adopted the Growth Management Act (GMA) in 1990, much of Kitsap County's developed areas had already been dotted with this "suburban" residential subdivision pattern

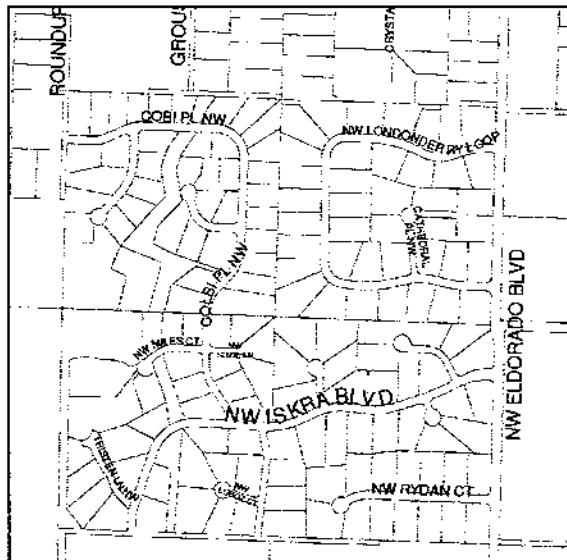


Figure 1.
Pre-GMA Subdivision, Southwest Silverdale UGA

served by on-site septic development. Kitsap County wrestled with the ability to provide land for new growth while accommodating existing development patterns. In 1998, Kitsap County adopted a Comprehensive Plan under the GMA and designated ten UGAs that included many of these “suburban developments”.³ While the densities of these “suburban developments” were generally lower than the core urban areas, and are neither completely urban nor rural in nature, their public service demand (transportation, law and justice, parks, fire) was and continue to be largely urban. On balance, these areas have been considered to be more urban than rural and hence were included within the UGAs as “Tier 2” lands (see below). Importantly, these lands meet the GMA definition of “urban growth”: “*growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170.*”⁴ Additionally, these pre-GMA Tier 2 developments are fully developed and have little to no redevelopment potential due to their original design, plat conditions and covenants.

GROWTH MANAGEMENT ACT PROVISIONS

Goals of the Act

The GMA provides legislative policy guidance on the creation of local comprehensive and capital facility plans which guide growth and development. The GMA is based upon 14 guiding, non-prioritized goals.⁵ These goals are not mutually exclusive and must be balanced in the creation of local planning documents and facility plans. Of the fourteen goals, three goals in particular are related to ensuring wastewater service provision in UGAs, which include:

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- (12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the

³ Kitsap County's established its compliant UGAs pursuant to CPSGMHB direction in *Association of Rural Residents (ARR) v. Kitsap County*, CPSGMHB 93-2-0010, FDO (6/3/1994), where the Growth Hearings Board extensively discussed the “tiering systems” to be used in establishing a UGA and phasing growth within, pursuant to RCW 36.70A.110(1) and (3). In that decision, the CPSGMHB made it clear that there shall only be “nonurban growth” outside of a UGA. Further, the establishment of a UGA shall first be limited to city limits, and if they cannot accommodate growth, then the UGAs may include areas that already have urban growth located on it. (Referred to as “Tier 2 lands” herein).

⁴ RCW 36.70A.030(19). Moreover, because of their proximity to cities and other urban areas, these types of development could not be considered as Limited Areas of More Intensive Rural Development (LAMIRDs) under RCW 36.70A.070(5)(d).

⁵ RCW 36.70A.020 ; RCW 36.70A.480(1).

development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

Goal 1 suggests that urban areas should have adequate public facilities and services, or be able to be provided with them at some point in an efficient manner. Goal 2 indicates that there should be no more post-GMA development of sprawling low-density development. Goal 12 generally deals with prospective development and concurrency, i.e., all future growth should occur with the development of concurrent facilities and services necessary to support that growth. These goals lay down the framework for the definition of urban services, such as wastewater, as “those public services and public facilities at an intensity historically and typically provided in cities, specifically including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas.”⁶ This is the most detail that the GMA provides in defining urban wastewater systems; although it specifically includes sewer systems as an urban service, it does not exclude other wastewater systems that may provide treatment for urban-level development. As described later in this paper, alternative wastewater technologies may better match local topographic constraints and soils, while supporting urban densities.

Applying this definition, the historical and typical provision of the wastewater facilities provided in Kitsap County cities (Bainbridge Island, Poulsbo, Bremerton and Port Orchard) includes a wide range of technologies. While each of Kitsap County’s cities include a traditional public sewer conveyance system with Bainbridge Island, Port Orchard and Bremerton maintaining their own sewer treatment facilities, each allow multiple systems including grinder pumps and properly-functioning septic systems. None of the three jurisdictions require the decommissioning of these existing septic systems and the transition to traditional sewer facilities. These systems are components of the sewer systems and generally serve existing suburban development without an expectation of future redevelopment during the 20-year planning horizon.

Designation of UGAs

In the early days of GMA, the CPSGMHB gave Kitsap County direction in establishing compliant UGAs.⁷ In that decision, the Hearings Board provided a lengthy discussion of the GMA provisions concerning UGAs, and the legislature’s priority to classify urban lands.⁸ The CPSGMHB made it clear that “only ‘nonurban’ growth can occur outside a UGA,”⁹ which means that existing urban growth should be included within a

⁶ RCW 36.70A.030 (18).

⁷ *Association of Rural Residents (ARR) v. Kitsap County*, CPSGMHB 93-3-0010, FDO (6/3/1994).

⁸ RCW 36.70A.110(1) and (3). While RCW 36.70A.110(1) deals with the initial designation, subsection .110(3) deals with phasing of growth within a UGA.

⁹ *ARR, supra* at *32.

UGA. The 1994 *Association of Rural Residents (ARR) v. Kitsap County* decision also set forth a type of “tiering system” for designating UGA boundaries as follows:¹⁰

- 1) A county must first look to established cities as the UGAs.
- 2) If the existing cities cannot accommodate all projected growth, the county may include “only if that additional territory is already ‘land having urban growth located on it.’”¹¹
- 3) If the existing cities and land with urban growth do not accommodate growth, additional territory may be added that is “land located in relationship to an area with urban growth on it as to be appropriate for urban on it as to be appropriate for urban growth.”
- 4) If there is still need for territory after the first three steps above are added, additional territory adjacent to territory already having urban growth may be allowed.
- 5) After all territory set forth above is included, additional territory may be added if it is adjacent to territory that is already located in relationship to an area with urban growth on it as to be appropriate for urban growth.¹²

After a UGA is established, *new growth* should be directed into the UGA utilizing a three tier priority system in the following order.

- 1) Areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development. (These areas include existing development at urban densities connected to a public sewer plant.)
- 2) Areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources. (These are areas of urban or suburban development in proximity to urban services but may be using other means of wastewater treatment, such as on-site septic systems.)
- 3) The remaining portions of the UGAs. (All other areas with no urban character or urban services.)

13

¹⁰ This paper does not address the other “exceptions” discussed by the Board for locating urban growth outside of established cities, i.e., fully contained communities or master planned resorts.

¹¹ Quoting RCW 36.70A.110(1). Note, in 1995 the legislature amended this provision adding language that clarifies “whether or not the urban growth area includes a city.” These lands are referred to as “Tier 2 lands” in this paper.

¹² *ARR, supra*, at *38.

¹³ However, the Board noted that there is no “temporal phasing” requirement o this requirement: “The Board holds that the Act neither mandates nor prohibits temporal phasing of development within a UGA[.] Subsection (3) [RCW 36.70A.110(3)] also does not prohibit development within UGAs of the limited areas that have no existing public facilities and service capacities. Instead, if a private developer is willing and able to provide adequate facilities and services in lieu of the government doing so, nothing in the Act prevents this from happening, subject to the local government’s exercise of discretion.”

Pursuant to ARR, Kitsap County employed the Hearings Board's priority system in designating its UGAs. Following this system, Kitsap County chose to include many existing "Tier 2 'suburban' developments" before expanding UGAs to large vacant tracts of land. It is worth noting that these lands were not included to accommodate projected growth, but rather, because they meet the GMA definition of "urban growth." Such lands should not be considered "rural" and should be considered urban, and included in the UGA. From a planning perspective, to exclude these lands from the UGA would result in extremely irregular boundaries and would create islands of "suburban" development scattered throughout the UGAs. From both a planning and a service perspective, excluding such lands from the UGA would not have made common planning principles. Also, as stated earlier, these Tier 2 lands demand other urban services such as public utilities, public safety, and others.

Kitsap County has also developed its capital facilities plan to show the availability of public services, such as public sewer, through the 2005-2025 planning horizon. These lands will be able to connect to a public sewer system if the need exists, but that need may not occur within the 20-year planning horizon. These Tier 2 lands meet the GMA requirement and are lands having urban growth located on them; are currently adequately served with services; and that they "will be served" when needed by either public or private sources. Thus, utilizing this system, GMA indicates that on-site septic systems have a place in the designation of existing UGAs. In other words, the mere fact that these lands are served by on-site septic systems does not make them ineligible as urban designations; nor does GMA require such lands to convert to public sewer within the 20-year planning horizon.

Capital Facilities Planning

The GMA also includes provisions for jurisdictions to show how public facility needs are to be met over the twenty year-planning period. The requirements for this planning are outlined in RCW 36.70A.070(3), which requires Kitsap County to develop a capital facilities plan element consisting of:

- An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
- A forecast of the future needs for such capital facilities;
- The proposed locations and capacities of expanded or new capital facilities;
- At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of *public money* for such purposes; and
- A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element.

GMA states that the CFP 6-year finance plan requires jurisdictions to show only public funding, not private funding for development. One of the founding principles of the GMA is to have growth pay for growth. In new development of vacant or infill/redevelopment lands, the developer, private property owner or local improvement district are the sources of funding for most wastewater conveyance infrastructure. For Tier 2 lands, GMA clearly describes the provision of their future urban services as "provided by either public or

private sources.” While projected to be available within the six-year horizon, these private sources cannot be clearly predicted to the detail required for public funds in a six-year finance strategy. Nevertheless, through conditions on development, impact fees, and other sources, Goal 12 can be met to require the provision of adequate public facilities and services at the time the development is available for occupancy and use.

WAC 365-196-840 defines the term concurrency as an assurance that public facilities and services necessary to support development are adequate to serve that development at the time it is available for occupancy and use, without decreasing service levels below locally established minimum standards. Concurrency describes the situation in which adequate facilities are available when the impacts of development occur, or within a specified time thereafter. Concurrency ensures consistency in land use approval and the development of adequate public facilities as plans are implemented. Concurrency is required for locally owned transportation facilities and for transportation facilities of statewide significance. Counties and cities may adopt a concurrency mechanism for other facilities that are deemed necessary for development. In Kitsap County, the concurrency mechanism adopted is only for transportation. Concurrency means that necessary improvements or strategies are in place at the time of development, or that financial commitments are in place to complete the improvements or strategies within six years.

GMA and the Hearings Boards use a similar concept of “adequacy” when applied to urban wastewater infrastructure. Jurisdictions must provide adequate and available urban services as growth requires. This leads to the expectation that local planning and strategies for provision of sanitary sewer provision are in place to ensure that this concept is addressed during the planning horizon.

With the adoption of the 1998

Comprehensive plan, recent sewer plans and development regulations (based upon RCW 36.70A.020(12) and .110), new urban development in Kitsap County UGAs has typically connected urban sanitary sewer services.

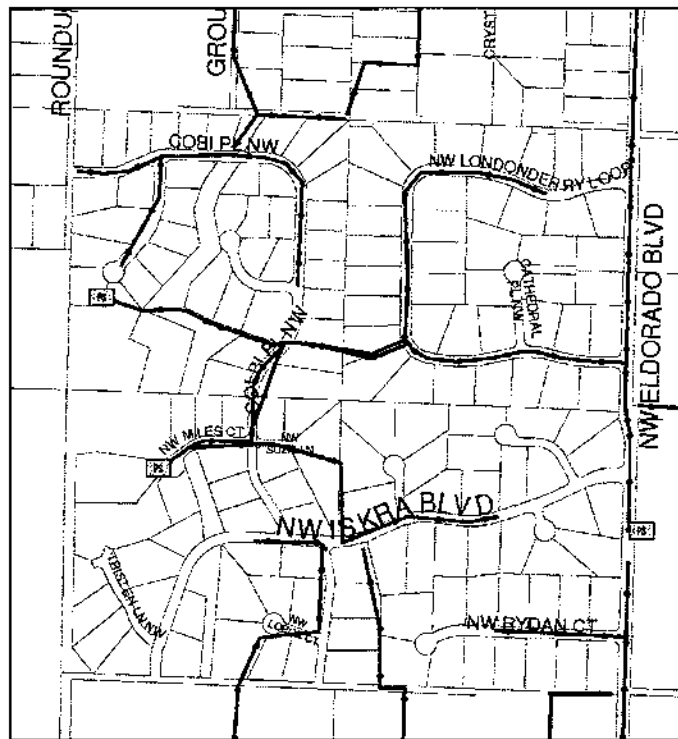


Figure 2.
Wastewater Planning in Pre-GMA Subdivision, Southwest Silverdale UGA

Through its planning process, Kitsap County has demonstrated planning to provide traditional sewer infrastructure to the entire UGA if projected new and existing growth requires it (illustrated in Figure 2). While the County has demonstrated how traditional sewer conveyance systems could be extended, it is important to note that the ability to achieve urban densities and intensities does not exclude the use of alternative wastewater technologies, such as functioning existing on-site septic systems, community drainfields and other wastewater systems (discussed below). Although alternative wastewater techniques can support urban densities, there are some instances where traditional public sewer is necessary to address public health and environmental concerns. Accordingly, Kitsap County has worked closely with the Kitsap Public Health District (KPHD) to identify urban areas served by septic systems that may be areas of concern, and to prioritize the provision of public sewer to those areas. However, as discussed below, there is currently no health hazard areas within Kitsap's UGA and minimal expectation from KPHD that any transition of sewer service will be necessary for these on-site systems in 2025 planning horizon.

Essentially, GMA indicates is that the use of sanitary sewer systems in urban areas will be dependent on the environmental characteristics of the site and ability to achieve the urban densities and intensities. Having "traditional" wastewater service in place at the time of development is not a strict requirement, rather, the need to achieve urban densities, lot requirements and other environmental restrictions will be the determining factor. While Kitsap County has completed the requisite twenty-year and six-year planning for its sewer service in the UGAs, it does not mean that each and every existing development shall connect to traditional public sewer service within that 20-year horizon. Rather, when such connections become necessary to support the pre-GMA development, there will need to be site-specific determinations and considerations at that time. The use of alternative forms of sewer service is based on site-specific land and development proposal characteristics such as topography, soil types and proposed densities. Such site-specific considerations are not practically or economically feasible to evaluate a comprehensive planning level.

WASTEWATER TREATMENT TECHNOLOGIES - EXISTING AND FUTURE

As is documented in the Capital Facilities Plan for wastewater infrastructure and illustrated in Figure 2, Kitsap County has shown planning for traditional sewer facilities including mains and pump stations to the entirety of its UGAs and documented the costs. In summary, this form of service has an estimated cost of over \$400M for traditional sewer infrastructure. However, these costs are substantially affected by the issues of topography, critical areas and the true need for service within the 20-year horizon as well as the use of other existing and emerging wastewater technologies. Many of these technologies do not require the substantial conveyance infrastructure and can treat the effluent in a facility closer to the proposed development and at a drastically reduced cost. These systems are site-specific and, unlike traditional sewer facilities, cannot be engineered everywhere. Nevertheless, they may have substantial utility to new development and existing developments in the future.

Geography, Topography and Environmental Constraints

Kitsap County is very different from the other three urban counties in the Central Puget Sound region: King, Snohomish and Pierce. Kitsap is second only to King in density, but its existing land use pattern and

ability to serve that pattern with urban services has been uniquely shaped by the constraints of its unique geography. Unlike the landscape in the three urban counties east of Puget Sound, Kitsap's landscape has a minimal resource land component¹⁴. Kitsap is not graced by mountain ranges flanked by extensive designated forest resource lands, nor does it have river valleys with the rich bottom lands that would support an agricultural resource industry. The network of agricultural river valleys and forested mountain ranges in the three eastern Central Puget Sound counties create natural separators between urban and urban, between urban and rural, and between rural and rural. There are no designated Resource Lands in Kitsap to perform this region-forming function and is one factor that contributes to the historical lack of differentiation between urban and rural in Kitsap.

Overall, Kitsap County includes challenging topography and critical areas throughout the county, whether urban and rural. While Kitsap County has taken efforts to exclude these lands in the UGAs for intense development, it is nearly impossible to designate a UGA without including significant critical area systems and hilly topography. (Illustrated in Figure 3).

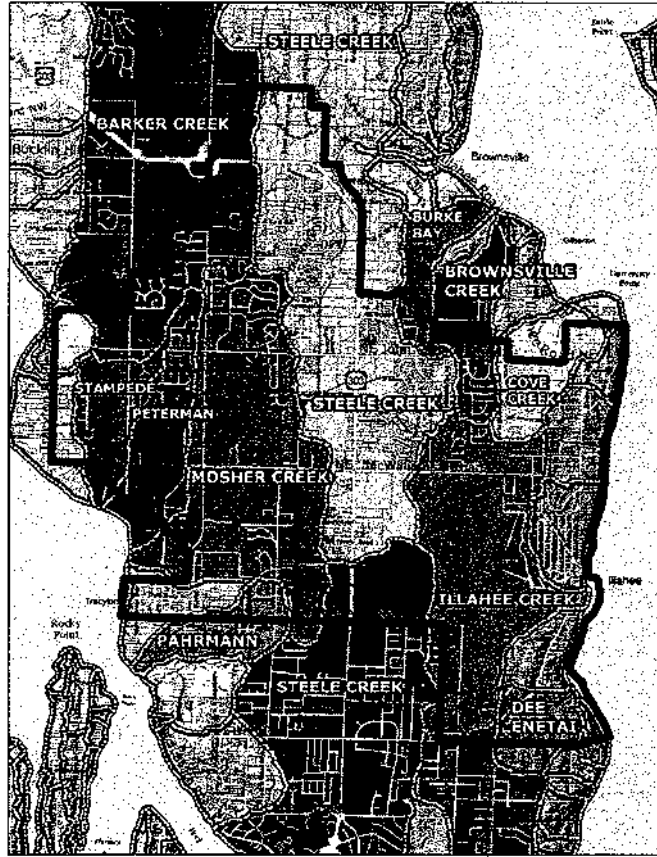


Figure 3.
Watersheds Basins, Central Kitsap UGA

The efficiency and cost of traditional sanitary sewer systems are influenced by economies of scale and the engineering necessary to overcome and/or work with gravity. Kitsap's rolling topography has created a relatively large number of relatively small catchment areas, making the collection and transmission of wastewater a bigger engineering and budgeting task than in counties with

¹⁴ Kitsap County has only limited commercial forest (1.6% of Kitsap), mineral resource lands (1.4% of Kitsap) and no agricultural resource lands. While an active gravel pit, for example, is a tangible physical reality quite different from rural or urban uses, the geographic extent of such lands are far less extensive than either rural or urban lands and scattered throughout the County. Accordingly, mineral resource lands do not play the same landscape-shaping role that agricultural or forestry resource lands do.

more pronounced topographies and larger catchment areas.¹⁵ Particularly, east-west, Kitsap's terrain requires multiple pump stations to move effluent from development to plant. Some areas require multiple pump stations (an average estimated cost between \$600K and \$1M each). This is a local circumstance that is somewhat unique to Kitsap County, in sharp contrast to the three east Central Puget Sound counties.

These local circumstances will require sewer provision techniques beyond traditional public sewer. Table 2 outlines the variety of wastewater methods and their ability to serve urban developments. All systems have the ability to service some form of urban development. The appropriate use of any specific technology would be determined at the time of project submittal because the use of such systems is very context-sensitive and site-specific. The use of various technologies may be based upon soil types, lot sizes and other factors. In any event, Kitsap County has planned where the necessary location of traditional public sewer systems should be located in the event other wastewater methods are not achievable.

System	Definition	General Description	Typical Use	Constraints	Urban Suitability
Community Drainfields	A system of piping, treatment devices and/or other facilities which provide subsurface treatment and disposal on-site or on nearby property and serve more than one single family dwelling or multifamily dwellings.	Generally similar to an on-site septic, but larger with more components to serve multiple residences.	In Kitsap County, such systems have been used as an interim system until connected to public sewer system (McCormick Woods)	Various components may have mandatory set back requirements similar to on-site systems, need larger drainfield area to serve multiple residences. Generally will require higher standard of operation and maintenance than individual systems.	May allow for smaller individual lot sizes and higher urban densities than individual systems. Can be designed to facilitate future connection to other forms of public sewer. Should be limited to areas where aquifer recharge and stream flows are of issue or as interim measures that promote the future extension of advanced forms of wastewater service (see below). Kitsap County code restricts the use of these systems in rural areas.

¹⁵ One measure of the number of distinct gravity catchment areas in Kitsap is the sheer number of distinct watersheds. Figure 3.1-2 in the DSEIS shows over seventy such areas. The watercourses in Kitsap are much smaller in scope, length and volume than those in the eastern Central Puget Sound counties. Kitsap has no large rivers and thus no agricultural floodplains comparable to the Stillaguamish, Snahomish, Snoqualmie, Sammamish, Cedar, or Green

Table 2 Available Wastewater Technology					
System	Definition	General Description	Typical Use	Constraints	Urban Suitability
Large On-Site Sewer (LOSS)	An integrated system of components, located on or nearby the property it serves, that conveys, stores, treats, and provides subsurface soil treatment and disposal of domestic sewage, with peak design flows of between 3,500 (gpd) and 100,000 gpd.	A LOSS consists of a collection system, a treatment component such as a septic tank, or treatment sequence, and a drainfield. It may include a mechanical treatment system depending on size and site constraints. LOSS are permitted and regulated by the State Department of Health.	LOSS systems convey, store, treat, and provide subsurface soil treatment and disposal of domestic sewage from 10 to 370 homes, or the equivalent mix that includes commercial development with residential strength sewage.	Requires a drainfield with the appropriate soil and groundwater characteristics. Other treatment methods may be required in combination with the drainfield. Industrial wastewater and stormwater are not allowed to be treated with a LOSS.	LOSS systems can support urban densities may be suitable in urban settings if sufficient land is available to meet design and regulatory criteria, and site constraints. State regulations require some form of public operation and maintenance unless that the system serves development under single ownership. Municipal codes may also dictate if a LOSS is allowable. Kitsap County code currently restricts the use of such systems in rural areas.
Conventional Wastewater Treatment Plants	Treatment typically consists of primary processes (pumping, screening, and grit removal), to remove heavy solids and floatable materials; and secondary treatment such as biological aeration to metabolize and flocculate colloidal and dissolved organics. Waste sludge drawn from these unit operations is thickened and processed for ultimate disposal. These facilities treat wastewater flows greater than 100,000 gpd are regulated by the Department of Ecology.		Treatment plants urban areas, or rural areas designated Limited Areas of More Intensive Rural Development (LAMIRD).	High cost of plant development and requirements for lengthy conveyance infrastructure to bring effluent from development to plant (often exacerbated by rolling topography).	Suitable for municipalities, other urban areas, larger rural communities, and industrial facilities. At a cost, can be provided everywhere with the UGAs with proper design (shown for County UGAs in Section 5.5 of the CFP). Kitsap County prohibits the extension of such systems outside of UGAs.

System	Definition	General Description	Typical Use	Constraints	Urban Suitability
Advanced Wastewater Treatment Plants	These facilities are similar to conventional treatment plants, but are designed to provide a higher level of treatment to remove specific wastewater components prior to discharge. Advanced treatment facilities are also used in situations where high quality effluent is required, such as water reclamation projects. Such plants include membrane bio-filtration reactors.		Used in urban areas or to address documented environmental hazards. Can provide service to high densities and commercial and industrial land use intensities.	Plants are expensive and treated water must be discharged either to surface waters or direct injection to aquifers.	Suitable for municipalities, other urban growth areas, large decentralized communities, and industrial facilities.
Existing On-Site Septic	Individual or clustered systems that discharge effluent below the surface of the ground for final treatment and dispersal, with peak design flows of less than 3,500 gallons/day (gpd).		Wastewater flows into a buried septic tank; sludge settles in the tank, and the wastewater effluent is discharged into the ground via a gravity or pressurized distribution system. These facilities are typically regulated by the local health jurisdiction.	Septic systems are typically used in all types of areas (urban, suburban and rural) where lot conditions meet applicable regulations, and the distance to a municipal system made it cost prohibitive to connect to a centralized collection/treatment facility.	Lot size and site conditions dictate use. Slopes, soil types and depth, minimum depth-to-groundwater, and mandatory setback distance from property lines, wells, structures, and water bodies must be maintained. Properly functioning systems may be suitable for existing development and areas zoned Urban Restricted in close proximity to critical areas.

Source: Parametrix 2012; Kitsap County 2012

While conceptual planning can be conducted about the merits of these various technologies, the determination of what is an appropriate system to achieve the urban densities is a site-specific determination that requires expense in engineering and scientific analysis at a micro-level. In contrast, comprehensive planning, by nature, is a macro-level planning document that guides development regulations, capital facility plans and other governmental policies.

Over the course of 2008-2009, Kitsap County, along with service providers, developers, environmental groups and other interested parties participated in the Wastewater Infrastructure Taskforce. This Taskforce was charged with developing recommendations on how to resolve these issues. A final report was issued and made recommendations on digital inventory of wastewater systems, finance opportunities, location of potential septic failure areas and public funding sequencing and prioritization. It classified many issues into suites including environmental, market-based and infill focused. With the issues of topography, engineering, competing priorities for investment and public versus private sources

funding various improvements, this taskforce was unable to come to one conclusion regarding wastewater provision. It was concluded that at a macro, comprehensive plan level a host of wastewater service systems and funding sources is necessary.

ENVIRONMENTAL PROTECTION AND PUBLIC SAFETY IN URBAN AREAS

Environmental Sensitivity

As discussed above, Kitsap County's UGAs have rolling topography and critical areas, resulting in environmental constraints. Bordering these areas, these same UGAs have land appropriate for urban development. To reduce illogical boundaries and yet protect the environmentally-constrained areas, Kitsap County has employed environmentally-sensitive residential zones, such as Urban Restricted (1-5 DU/acre) and Illahee Greenbelt Overlay (1-4 DU/acre). These zones, in combination with the Critical Areas Ordinance (CAO), help protect endangered salmon streams and associated wetlands from impacts of urban development. These areas are not necessarily required to connect to public sewer but may connect as development dictates. As these lands cannot be logically removed from the UGAs and the areas meet the requirements of the Litowitz test¹⁶ the designations are compliant with GMA. The Central Kitsap UGA provides an example of this issue (Figure 4), showing steep slopes in pink and wetlands in green.

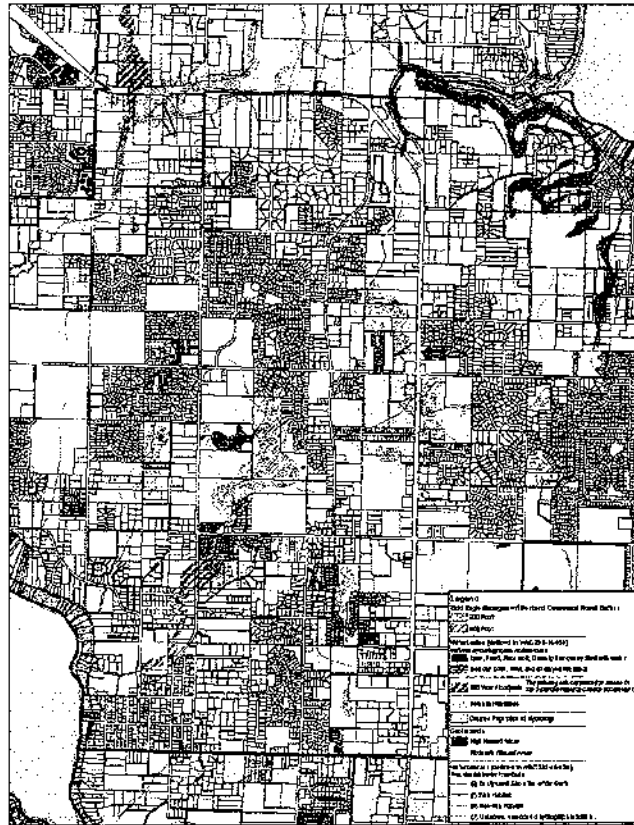


Figure 4.
Critical Areas, Central Kitsap UGA

Additionally, these areas are closely associated with Kitsap's surface and ground water sources. Virtually all of Kitsap County, other than Bremerton, relies on groundwater as a drinking source. The County regulates, through the CAO,

¹⁶ The Growth Hearings Board has allowed lower density development in certain urban areas under *Litowitz v. City of Federal Way*, CPSGMHB 96-3-0005, FDO (7/22/ 1996). Such lower densities are allowed if they are used to protect critical area functions when the critical area in question is: 1) Large in scope; 2) structure & functions are complex, and 3) the rank order value is high.

categories of aquifers and whether they pose a potential risk of groundwater contamination with development. As shown in Attachment A, Aquifer Recharge Areas are located throughout the County's urban and rural areas where development has occurred since the 1800s. Many of these existing, pre-GMA developments use on-site septic systems as their primary wastewater service. The Kitsap County Groundwater Management Plan (May 20, 1997) noted the importance of septic systems for aquifer recharge and recommended that the comprehensive plan should encourage the use of septic systems over the development of sewer systems whenever possible. Thus, the use of on-site septic systems, community drainfields and alternative wastewater methods requires a site-specific analysis, and should not be summarily excluded from use in a UGA without measuring the potential benefits of such use.¹⁷

Public Health and Safety

One of the risks of on-site septic systems is the potential for failure and environmental contamination. The Kitsap Public Health District has provided a letter regarding their efforts in UGAs and their evaluations of existing or future health hazards (Attachment B), summarized below.

Over the past 23 years, the Kitsap Public Health District has conducted many countywide investigations regarding both point and non-point source pollution issues. Through this work, the Health District has identified and enforced the correction of thousands of septic system failures and other forms of surface water contamination. Through the Health District's Pollution Identification and Control (PIC) Program, the Health District has studied and addressed numerous non-point source fecal coliform issues stemming from stormwater drainage, wildlife, waterfowl, domestic animals, agriculture and various septic system and sewer failures. Because PIC uses a science-based approach to identify and correct pollution sources, the Health District's work focused on both rural areas (Burley Creek and Gamble Bay) and urban areas (Dyes Inlet, Sinclair Inlet, Liberty Bay) with a particular emphasis along Kitsap County's marine shoreline areas. Additionally, the Health District has taken an active role in addressing a historic environmental hazard within the Gorst UGA. Caused by failing septic systems, Gorst Creek and portions of Sinclair Inlet were significantly impacted by fecal coliform contamination. Through the assistance of the City of Bremerton and state and federal agencies, this contamination was rectified in 2011 with the installation of a sewer main to connect this area to Bremerton's Wastewater Treatment Plant. The sewerage of this area is expected to end the contamination problems from failing septic systems and aid the creek and shoreline to return to its properly functioning levels.

With the Gorst contamination addressed, the Health District is aware of only one remaining area where failing septic systems could potentially create source surface water contamination within an urban growth area. This area is commonly referred to the Broad and Ida Street/Sunnyhill Road area to the west of Bremerton. This area was investigated in 2009, has been prioritized for further investigation beginning in

¹⁷ In the *Suquamish II* FDO, *supra*, the CPSGMHB noted (at p. 26): "This is not to say that the Board is requiring each existing residence to be connected, but that the service provider should have the capacity (i.e., treatment facilities, trunk lines) to make adequate service available to the area." In its subsequent Order finding Compliance, the CPSGMHB stated (at pp. 8-9) that it "recognizes that, in some instances, properly functioning septic systems may be continued so as to allow limited groundwater supplies to be recharged."

late 2012. The Health District will keep the County informed of its findings during this upcoming investigation.

In 2009, the Health District also participated with the County on the Wastewater Infrastructure Taskforce. Through this effort, the Health District identified “areas of concern” with respect to long-term (>20 years) reliance on septic systems as the primary means for wastewater treatment. Many of these areas of concern are within or nearby to UGA. While the Health District has long-term concerns about some areas served by septic systems where conditions are not necessarily ideal for such systems (e.g., such as small lot sizes and/or poor soils), an “area of concern” is not the same as a documented health hazard. The Health District must thoroughly investigate the conditions of the area prior to designating it as a health hazard. Currently there is no evidence of UGA-wide septic failures, and the Health District has no existing documentation to predict that widespread failures will occur in any of these areas through the 2025 time horizon.

The Health District will continue to assess areas of concern throughout Kitsap County, including portions of the UGAs, through the PIC program in the near future. In addition to the Broad and Ida Streets/Sunnyhill Road area, other areas within or near UGA that will be investigated include Ridgetop Creek, Enetai Creek and South Dye’s Inlet. Through these assessments, the Health District expects that further information will be gathered about potential contamination sources and their impact. However, the Health District has stated it currently has no information that such an assessment will result in documented health hazards caused by failing septic systems or other sewer issues through the 2025 time period.

WASTEWATER PROVISION STRATEGIES

Public and Private Funding

Some Hearings Board decisions raise questions as to a jurisdiction’s role in the funding of wastewater facilities for all conveyance infrastructure including “last-mile” pump stations and main lines to both new and existing development.¹⁸ Historically, public sources of funds have focused on capacity improvements to sewer plants and regional pump stations that serve the system as a whole. This focus has been directed largely by the source of funds used to pay for them, including sewer rates, connection fees and state and federal funding. Kitsap County has expended \$63.6M of these funds towards wastewater improvements since 1998 in its urban service areas. Extensions of minor “last mile” sewer lines and pump stations have historically been the responsibility of development (growth paying for growth) or private property owners converting their existing on-septic systems to sewers. As described above, the need or timing of such extensions is site- and market-specific, which make secured financial predictions difficult. Kitsap County will continue to require developer-funded financing for new development and property owner funding for

¹⁸ See *KCRP IV, supra*, FDO at p. 26 (“The County is required to demonstrate that public services, including sewer, will be available for the allocated population within the twenty-year planning period.”); *Irondale Community Action Neighbors v. Jefferson Cy*, WWGMHB No. 03-2-0010, FDO (5/31/05) (“A defined funding mechanism needs to be included in the capital facilities plan before urban development is allowed.”).

conversions (e.g., private payment, grant funding for connections, or utility local improvement districts). These improvements will be based upon the cost-effective sizing of UGAs with the ability to serve with urban-level sanitary sewer service as high priority.

Strategies – Cost Reductions or Funding Sources

Kitsap has completed a comprehensive analysis of existing and future funding sources and other strategies to fund planning, engineering and construction of urban sewer infrastructure. These strategies are shown in Attachment C and include public and private funding, public/private partnerships, regulatory measures and other mechanisms. These methods may be used to fund a range of wastewater methods beyond just traditional public sewer facilities. Kitsap County and its service providers has and/or currently employs many of the Washington State authorized mechanisms as sources of funds. Additionally, in 2009, both the Washington State Office of Financial Management and the Puget Sound Regional Council completed two separate studies on financing public infrastructure (*Restructuring State Public Infrastructure Programs* and *Funding for Local Government Infrastructure*), which evaluated existing revenue sources for a variety of public services. Of particular note, the studies concluded that state and federal governments' historical role in funding infrastructure is on a decrease, and those remaining funding programs are too complex and costly for local governments to participate in. In short, the burden of providing infrastructure in UGAs has and will continue to be shouldered by local governments, developers and private property owners. This provides a significant challenge for local governments, including Kitsap County, where an exploration of many of these strategies may be necessary to address our wastewater infrastructure needs into the future.

Kitsap has paired these various funding strategies with specific areas of its unincorporated UGAs (Attachment D and E). Kitsap has analyzed the characteristics of each development sector including its topography, critical areas, zoning and existing development patterns. This analysis also included an assessment of all existing sewer facilities and future needs based upon traditional sewer service. It also addressed soil types as they apply to the potential for alternative systems.

THE END OF THE 20-YEAR PLANNING HORIZON

“Adequate and Available”

As Kitsap County approaches the 20-year “anniversary” of its 1998 Comprehensive Plan and its UGAs, issues have been raised concerning the ability to fully-serve the UGAs with adequate and available urban wastewater service. As documented above, such an assessment must consider multiple factors beyond just whether public sewer infrastructure is available to the entire geography of the UGAs.

First, of course, is the proximity to existing public sewer lines. Since the adoption of Kitsap’s first Comprehensive Plan in 1998, development has brought sewer infrastructure to substantial portions of the UGAs to a level where much of the existing UGA is within close proximity to existing lines. This has been due to extensive public and private investment in the sewer systems as well as regulatory requirements for connection. The requirements have included the condition for all new subdivision and other development increasing density within unincorporated UGAs to connect to urban levels of public sewer.

Additionally, Kitsap County Code requires all new development, substantial remodels and properties with failing septic systems within 200 feet of a sewer main to connect to public sewer. The expansion of the system has provided additional connection capability and sewer capacity within a vast majority of the UGA boundaries (Attachment D).

Second, all development types included within the UGAs as prescribed by the GMA priority system must be considered. The Tier 2 developments on existing, functioning on-site septic systems were included in UGAs as their development pattern would dictate. However, they have had no need for expensive public sewer infrastructure and there is no documentation that they will need to connect during the 2005-2025 horizon. Tier 2 lands with properly maintained septic systems have life-spans that extend beyond the life of the Comprehensive Plan which designated them urban. Additionally, Kitsap has no documentation of health hazards nor an expectation that the transition of existing on-site septic systems will be necessary in the near or long-term. Nevertheless, Kitsap has provided full planning for public sewer and strategies for construction if such a service is required in the future.

Third, the critical area constraints of the unserved lands must be considered. Many of the unserved areas are unavailable for future development due to the sensitivity of wetlands, streams and steep slopes (or a combination of all) located in and around them. These include endangered salmon streams and headwaters to high category wetlands with substantial wildlife habitat. These areas have not been previously developed and are unlikely to develop in the future. Additionally, Kitsap has designated many of these areas Urban Restricted to reflect these characteristics; allowing lower density development to reduce stormwater runoff and tree canopy disturbance.

Finally, strategies must be in place to ensure adequacy of urban wastewater service during the planning period. These strategies may include the furthering of multiple sewer techniques and funding mechanisms. Kitsap has analyzed the sewer needs of its UGAs and has assessed the characteristics, topographic challenges, and future sewer facility opportunities for various sectors of the UGA boundaries (Attachments D and E). These sectors have been paired with potential funding mechanisms when, and if, they require construction of urban levels of sewer service during the 2025 planning horizon. Further discussion of these strategies can be found below.

Based upon these factors, Kitsap has planned, developed strategies and/or provided its UGAs with adequate and available wastewater service as required by GMA.

CONCLUSIONS

GMA requires the provision of adequate and available urban services, such as wastewater, to urban growth areas (UGAs), but the Act does not define what precisely might constitute an urban wastewater service. It is not clear that all development within a UGA is expected to connect to traditional public sewer within the 20-year horizon, or whether it is the government's responsibility to provide public funding to install such infrastructure within this time frame. Thus, these issues should be addressed through local discretion and local circumstances.

As outlined in the GMA, UGAs must be sized for future urban growth but should also include areas of historic pre-GMA development that were developed at less than full urban standards (i.e., Tier 2 lands). This historic development pattern usually has no redevelopment potential, nor does it need immediate connection to public sewer systems if served by properly functioning on-site septic systems. These developments likely will not need to connect to public sewer within the 20-year planning horizon, yet they often require other urban services and meet the GMA definition of "urban growth."

While jurisdictions must plan for connection to public sewer service as a contingency and provide clear strategies to that end, the expectation that public entities will solely fund such improvements to either fuel future growth or pay for unnecessary conversions of historic development with property functioning septic systems does not comport with the GMA principle to require "growth pay for growth." Such a requirement would force jurisdictions to install unnecessary infrastructure using capital funds that have been extremely limited in the past years. Alternatively, it would force jurisdictions to reconfigure UGAs into illogical boundaries leaving islands of existing denser development outside the UGAs simply because they are served by on-site septic systems, but meet all other definition of "urban growth."

Additionally, the concept that an expensive public sewer system is the only method of urban wastewater provision is contradicted by recent technology and limits the use of additional technological advancements. Multiple options to public sewer systems exist that are available for construction throughout Kitsap's UGAs that would maintain urban densities and intensities. While these systems are site-specific in their application, they can be more cost-effective to new development and retrofit of existing neighborhoods.

Finally, the concept that a Comprehensive Plan must guarantee funding for conveyance infrastructure that has historically been funded by private development, local improvement districts or private property owners is a drastic shift that has significant fiscal implications statewide. These costs historically have not been the responsibility of local jurisdictions and GMA does not direct such a responsibility shift. Kitsap County should be able to continue to rely on such private funding to ensure that growth pays for growth.

In sum, Kitsap County has adequately planned for providing wastewater throughout its UGAs per the GMA requirements. Kitsap County will continue to explore the use of on-site and that of site-specific alternative wastewater technologies, in addition to traditional methods of providing sewer service, with consideration of the development continuum and required GMA assessments of county comprehensive plans.

Attachment A

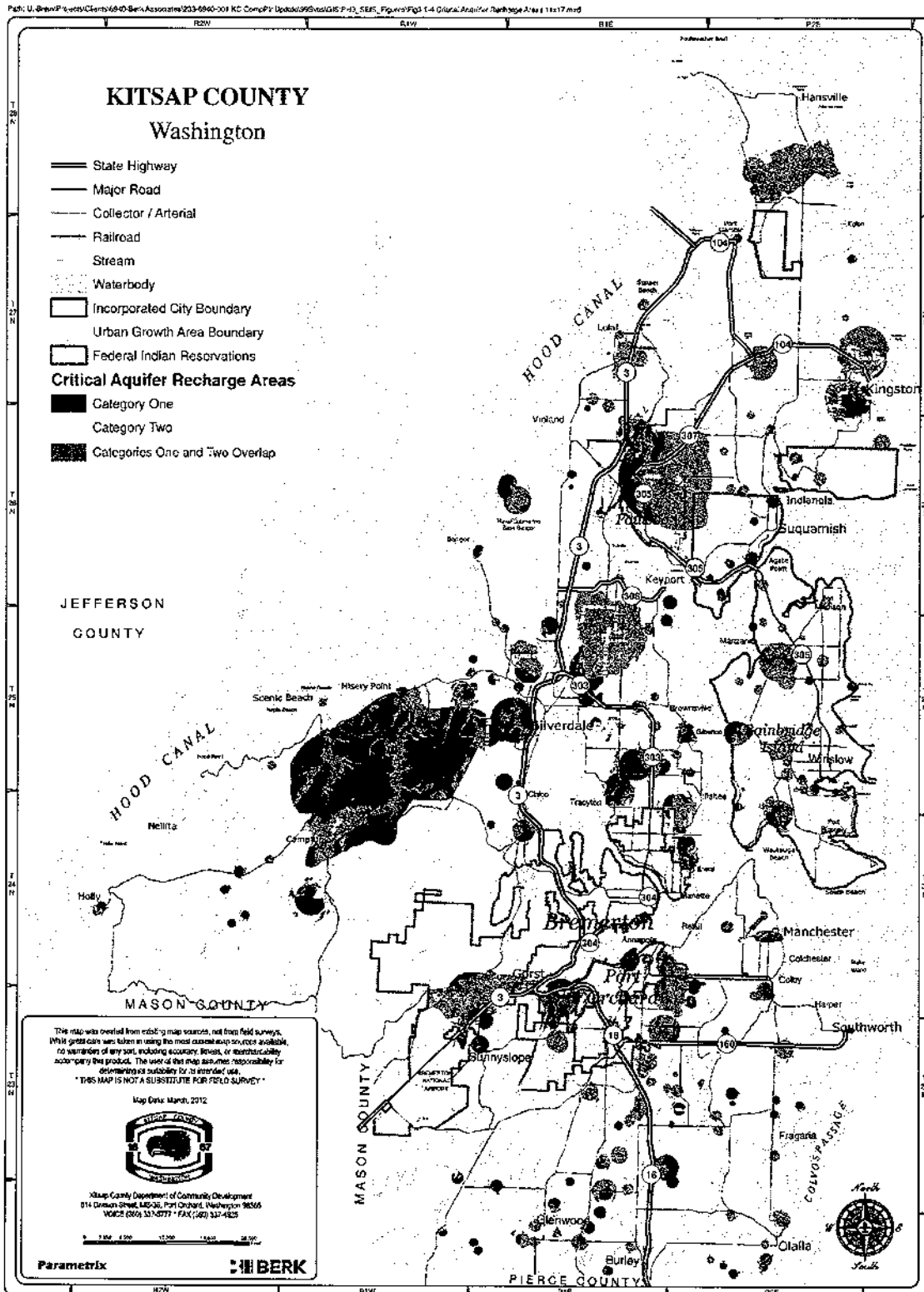


Figure 3.1-4. Critical Aquifer Recharge Areas

Attachment B



345 6th Street, Suite 300
Bremerton, WA 98337
360-337-5235

April 18, 2012

Kitsap County Board of County Commissioners
614 Division Street, MS-4
Port Orchard, WA 98366

RE: Kitsap Urban Growth Areas and Wastewater Infrastructure

Dear Board of Commissioners:

Thank you for your coordination with the Kitsap Public Health District in the 2012 update of the Kitsap County Comprehensive Plan. For over six decades the Health District has been involved with the protection of public health in Kitsap's urban and rural areas, and welcomes the opportunity to participate in discussions of issues that include existing and future wastewater service / wastewater infrastructure.

Over the last 23 years, the Health District has conducted many investigations of both point and non-point source pollution issues countywide. Through this work, the Health District has identified and enforced the correction of thousands of septic system failures and other sources of surface water contamination. Through the Health District's Pollution Identification and Control (PIC) Program, we have studied and addressed numerous non-point source fecal coliform issues stemming from storm water drainage, wildlife, waterfowl, domestic animals, agriculture and various septic system and public sewer failures. Because PIC uses a science-based approach to identify and correct pollution sources, our work has focused on both rural watershed areas (e.g., Burley Creek and Gamble Bay) and urban watershed areas (e.g., Dyes Inlet, Sinclair Inlet, Liberty Bay) with a particular emphasis along our marine shoreline areas.

Additionally, as you are aware the Health District took an active role in addressing a historic public health and environmental hazard within the Gorst urban growth area. Caused primarily by failing septic systems, Gorst Creek and portions of Sinclair Inlet were significantly impacted by fecal coliform bacteria contamination, and had been for over 40 years. Through the assistance of the City of Bremerton and other state and federal agencies, this contamination was rectified in 2011 with the installation of a sewer main to connect this area to Bremerton's Wastewater Treatment Plant. The sewerage of this area is expected to end the contamination problems from failing septic systems and aid the creek and shoreline to return to its properly functioning levels. Recent water quality data indicates that improving trends are already evident in Gorst Creek, and both Gorst Creek and Sinclair Inlet current meet state water quality standards.

kitsappublichealth.org

Attachment B

Board of Kitsap County Commissioners
April 18, 2012
Page 2

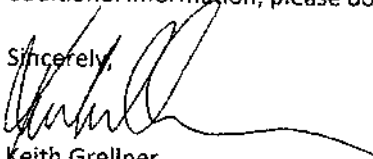
With the Gorst contamination addressed, the Health District is aware of only one other potentially significant problem area --- in an urban growth area --- where failing septic systems are the primary source surface water contamination and where the repair of these failing septic systems are problematic due to poor site conditions (i.e., poor soils, small lots). This area is commonly referred to as the Broad and Ida Street / Sunnyhill Road area to the west of Bremerton. This area was recently investigated in 2009, and has been prioritized for further investigation beginning in late 2012. The Health District is very concerned about this area and will keep the County informed of our findings during this upcoming investigation.

In 2009, the Health District also participated with your staff on the Wastewater Infrastructure Taskforce. Through this effort, the Health District identified "areas of concern" with respect to long-term (>20 years) reliance on septic systems as the primary means for wastewater treatment. Many of these areas of concern are within or nearby to UGA. While the Health District has long-term concerns with these areas served by septic systems, where conditions are not necessarily ideal for such systems (e.g., age of development, small lot sizes, and/or poor soils), an "area of concern" is not the same as a documented health hazard. An area of concern means that the Health District will keep these areas prioritized for future work efforts. The Health District must thoroughly investigate the conditions of these areas prior to designating it as a health hazard. Currently there is no evidence of widespread septic failures UGA-wide, and the Health District has no existing documentation to predict that widespread failures will occur in any of these areas through the 2025 time horizon.

The Health District will continue to assess areas of concern throughout Kitsap County, including portions of the urban growth areas, through the PIC program in the near future. In addition to the Broad and Ida Streets/Sunnyhill Road area, other areas within or near UGA that will be investigated include Ridgetop Creek, Enetai Creek and South Dyes Inlet. Through these assessments, we expect that further information will be gathered about potential contamination sources and their impact. Again, however the Health District currently has no information that such an assessment will result in the declaration of a health hazard caused by failing septic systems or other sewer issues through the 2025 time period.

Thank you for the opportunity to participate in the Comprehensive Plan update. If you need additional information, please don't hesitate to engage us.

Sincerely,



Keith Grellner
Director of Environmental Health
Kitsap Public Health District

ATTACHMENT C

**WASTEWATER PROVISION STRATEGIES
FUNDING AND REGULATORY**

Option	Description	Require Public Vote?	Authorized in WA State	Limitations and Opportunities	Areas of Applicability
PUBLIC SOURCES (FUNDING OR REGULATION)					
General Fund	Move funding from other Kitsap County departments to fund wastewater projects.	No	Yes	Provides funding mechanism to dedicate to infrastructure development. Currently, supports other regional services in the County which have no other sources of revenue. Generation of revenues are dependent on the health of the economy (sales tax, property tax, etc).	All UGAs within Kitsap County's Sewer Service Area (Kingston, Silverdale, Central Kitsap, Poulsbo)

Wastewater Improvement Fund	Move funding within the Wastewater CIP to fund specific projects.	No	Yes	Provides funding mechanism to maintain and construct infrastructure. Limited funding, roughly, \$5M annually is dedicated to maintaining the existing system and improvements to the treatment plants.	Areas of the UGA in close proximity to existing sewer mains or capacity improvements in existing pump stations and mains.
Option	Description	Require Public Vote?	Authorized in WA State	Limitations and Opportunities	Areas of Applicability
Wastewater Construction Fund	Move funding within the Wastewater CIP to fund specific projects.	No	Yes	Provides funding mechanism to maintain and construct infrastructure. Limited funding, roughly, \$15M annually and is dedicated to maintaining the existing system and improvements to the treatment plants.	Areas of the UGA in close proximity to existing sewer mains or capacity improvements in existing pump stations and mains.

<p>Real Estate Excise Tax (REET)</p>	<p>Dedicate some portion of future funding from this revenue stream to wastewater projects.</p>	<p>No</p>	<p>Yes</p>	<p>Provides funding mechanism to maintain and construct infrastructure. Limited funding, currently supports many other capital programs (parks, public buildings, etc). Revenue generation is dependent on economic conditions (currently drastically reduced).</p>	<p>Infill Development Areas of the UGA in close proximity to existing sewer mains or capacity improvements in existing pump stations and mains.</p>
<p>Option Sewer Rate/Connection Fee Adjustments</p>	<p>Description Adjust sewer rates to accommodate up front expenses of installing wastewater infrastructure. Payback through late-comers agreements and additional connection fees.</p>	<p>No</p>	<p>Authorized in WA State</p>	<p>Limitations and Opportunities Rate increases are already needed for sewer plan improvements. Economy in flux making the investments questionable. Must show a clear nexus between the rates and the needed improvements.</p>	<p>Areas of Applicability Existing development without infrastructure Infill/Redevelopment Environmental hazard areas</p>

Federal Grants	Grant funding from the federal government. Programs include, but not limited to: USDA Water & Waste Disposal Grant HUD Brownfields Economic Development Initiative (BEDI) Centennial Clean Water Fund	Require Public Vote?	Authorized in WA State	Provides funding mechanism to maintain and construct infrastructure. Highly competitive, costly reporting requirements. Projects awarded typically have to be an environmental hazard. Historical funding amounts have been reduced	Existing development without infrastructure Infill/Redevelopment Vacant lands Environmental hazard areas
Option	Description	Require Public Vote?	Authorized in WA State	Limitations and Opportunities	Areas of Applicability
State Grants and Loans	Grant funding from Washington State. Programs include: Public Works Trust Fund Clean Water Revolving Fund Community Development Block Grant Community Economic Revitalization Board Salmon Recovery Funding Board	No	Yes	Provides funding mechanism to maintain and construct infrastructure. Highly competitive, costly reporting requirements. Projects awarded typically involve a severe public or environmental hazard. Historical funding amounts have been reduced.	Existing development without infrastructure Infill/Redevelopment Vacant lands Environmental hazard areas

<p>Explore Specific Use of Alternative Septic Systems</p>	<p>Begin analyzing specific geographical areas for the potential of more cost-effective sewer technologies throughout the UGA boundaries.</p>	<p>No</p>	<p>Yes</p>	<p>May provide additional wastewater planning options beyond costly public sewer. Costly analysis includes soil surveys and property owner participation (unlikely as failures are not imminent).</p>	<p>Existing development without infrastructure Environmental hazard areas</p>
<p>Option</p>	<p>Description</p>	<p>Require Public Vote?</p>	<p>Authorized in WA State</p>	<p>Limitations and Opportunities</p>	<p>Areas of Applicability</p>
<p>Allow Use of Grinder Pumps</p>	<p>Allow the use of grinder pumps in areas where pump stations are cost prohibitive for new or existing development.</p>	<p>No</p>	<p>Yes</p>	<p>Removes need for multiple pump/lift stations in portions of the UGA boundaries. Their removal reduces the related costs of sewerage an area (\$500K - \$1M each). Complicated ownership/operation structure can lead to higher maintenance costs and other issues.</p>	<p>Existing development without infrastructure Infill/Redevelopment Vacant lands Environmental hazard areas</p>
<p>Option</p>	<p>Description</p>	<p>Require Public Vote?</p>	<p>Authorized in WA State</p>	<p>Limitations and Opportunities</p>	<p>Areas of Applicability</p>

Land Use Measures – Reduce UGA Size	UGAs could be contracted to reduced to remove the need for capacity and conveyance improvements.	No	Yes	Eliminates need for sewer infrastructure to certain areas over the 20-year planning horizon. Does not address funding issues to expand treatment capacity nor service provision to existing development on septic systems. Re –designation of existing suburban development as rural areas could negatively affect the County's rural character.	Areas on the fringe of the UGAs with existing suburban development with high infrastructure costs or vacant/underutilized lands with no existing urban infrastructure.
Code Requirements – Sewer Connection	Require all subdivision or projects increasing density to connect to urban levels of sewer. Require new development within 200 feet of sewer mains to connect to public sewer. Require failing septic systems within 200 feet of an existing sewer main to connect to public sewer	No	Yes	Included in the 2006 and 2012 Comprehensive Plan update as requirements for development. Must be clearly defined for the public in regards to distance calculations and construction standards.	All unincorporated UGAs
Option	Description	Require Public Vote?	Authorized in WA State	Limitations and Opportunities	Areas of Applicability

<p>Transfer of Development Rights</p>	<p>Allow property owners to sell development rights from their properties with the proceeds intended to fund infrastructure within an Urban Growth Areas. In Kitsap County, the TDR program is a market-based land use incentive program for higher densities or intensity of uses. Currently, Kitsap County's program allows the sale of county property for TDR credits, but does not direct the use of this revenue.</p>	<p>No</p>	<p>Yes RCW 36.70A.</p>	<p>Provides funding from public lands to dedicate to infrastructure development. Transfer of development rights programs have a varying success rate due to market conditions and cost of operation. Limited existing market for TDRs in Kitsap County.</p>	<p>Infill/Redevelopment Areas of Environmental Concern</p>
<p>Option</p>	<p>Description</p>	<p>Require Public Vote?</p>	<p>Authorized in WA State</p>	<p>Limitations and Opportunities</p>	<p>Areas of Applicability</p>

Revolving Loan Fund	A non-profit organization could provide low interest loans to development proposed within UGAs. As the loans are repaid additional loans can be issued. Project feasibility is based upon acquiring stake or seed money to begin program (grants or other funding).	No	Yes	Low interest loans. Provides financial bridge for projects that are close to being viable. Difficulty finding sources for initial start-up. Risk associated with loans for projects in a depressed housing market.	Infill Redevelopment Expanded UGAs
City Annexations/ Incorporation	Much of the areas within UGA boundaries are expected to be annexed or incorporated during the 20-year planning period. The responsibility for their funding moves to the respective city and their enhanced funding mechanisms (B&O tax, utility tax, etc.)	Yes However, most annexation mechanisms require property owner approval	Yes	Shifts local service provision to cities, as encouraged by GMA. Allows additional revenues to be generated to address service provision.	All associated UGAs (East Bremerton, West Bremerton, Gorst, SKIA, McCormick/ULID #A and Port Orchard/South Kitsap
Option	Description	Require Public Vote?	Authorized in WA State	Limitations and Opportunities	Areas of Applicability

Option	Description	Require Public Vote?	Authorized in WA State	Limitations and Opportunities	Areas of Applicability
<p>Utility Tax</p>	<p>Similar to municipal utility taxes, the proposal would also authorize counties to impose a tax for many urban services (sewer, etc.) onto taxable properties in unincorporated UGAs. The revenue from this tax would be used to fund wastewater infrastructure.</p>	<p>No</p>	<p>No. Limited to cities only</p>	<p>Large source of revenue. Adjustable. Highly reliable, broad based, new revenue. Can be imposed through councilmatic action. Requires legislative change. County does not currently have authority.</p>	<p>Infill/Redevelopment Capacity improvement to existing infrastructure. Areas of Environmental Concern</p>

<p>Planned Action Environmental Impact Statement (EIS)</p>	<p>A planned action EIS includes detailed environmental analysis and reflects a decision that adequate environmental review has been completed. To that end, further review under SEPA, for each specific development proposal or phase, would not be required if the proposal meets certain development thresholds specified in the EIS. Although future proposals that qualify as planned actions would not be subject to additional SEPA review, they would be subject to application notification and permit process requirements.</p>	<p>No</p>	<p>Yes. WAC 197-11</p>	<p>Removes some questions about cost of development and provides incentive for urban development. Facilitates timeline for infrastructure addition. Not directly revenue generating. Politically intensive. Costly for up-front planning. Jurisdictions have different determination thresholds.</p>	<p>Infill /Redevelopment Typically used for small areas with minimal environmental constraints, similar zoning and large redevelopment potential.</p>
<p>Option</p>	<p>Description</p>	<p>Require Public Vote?</p>	<p>Authorized in WA State</p>	<p>Limitations and Opportunities</p>	<p>Areas of Applicability</p>

<p>Multi-Family Housing Tax Exemptions</p>	<p>These exemptions are used by cities planning under GMA that have designated urban centers to encourage multi-family construction with a portion dedicated specifically to low-income housing. Designation of urban centers is up to the local jurisdiction, but they must contain 1) several existing office and commercial uses, 2) adequate public facilities, and 3) mixture of housing, recreation and cultural activities.</p>	<p>No</p>	<p>Yes. RCW 84.14 but only applies to cities and certain counties.</p>	<p>Cost-offset of multi-family development. Higher density incentive. Not directly revenue generating.</p>	<p>Infill/Redevelopment Expanded UGAs</p>
<p>Option</p>	<p>Description</p>	<p>Require Public Vote?</p>	<p>Authorized in WA State</p>	<p>Limitations and Opportunities</p>	<p>Areas of Applicability</p>

<p>Sewer Capacity Charge</p>	<p>A charge in addition to sewer service billed to those customers who connected to the sanitary sewage system on or after a certain date established by the local legislative authority. For example, King County Metro has established this rate program in which the funding goes directly to expanding treatment facilities or expanding existing facilities.</p>	<p>No</p>	<p>Yes. RCW 35.58, but must include two cities, one which is 10,000 or more in population.</p>	<p>Addresses increasing cost of new capacity (through connection fee) with different connection charges for properties connecting after a particular date. Addresses "growth pays for growth." Complex administration Politically-charged Limited utility for Kitsap A clear nexus for increased rates must be determined.</p>	<p>Areas served by Central Kitsap or Kingston Wastewater Facilities Areas served by the Port Orchard/West Sound Utility District sewer plant</p>
<p>Revenue Sharing</p>	<p>Revenue sharing is the gradual shift of revenue from one jurisdiction to another (i.e. sales or property tax) based upon annexation or other factor. The Cities of Bremerton and Port Orchard and recently withdrawn from the current revenue sharing agreement between the County and its cities, which provided such a transfer.</p>	<p>No</p>	<p>Yes</p>	<p>Maximizes existing revenue sources by sharing costs. Incentivize county to continue infrastructure improvement in likely annexation areas. Not directly revenue generating. Politically-charged.</p>	<p>Any UGA associated with an existing city. Infill/Redevelopment</p>
<p>PRIVATE STRATEGIES</p>					

Option	Description	Require Public Vote?	Authorized in WA State	Limitations and Opportunities	Areas of Applicability
Developer Extensions	Extension and improvements to the wastewater conveyance system would be borne by developments.	No	Yes	Historically, the funding mechanism for conveyance infrastructure (growth pays for growth). Requires high-density projects and large tracts of land, limited critical areas to balance out costs. Costly and pump stations may not be located in the most logical and regional location.	Vacant lands Infill/Redevelopment
Utility Local Improvement District (ULID)	Property owners assess themselves a fee to pay for sewer improvements. The maximum amount of an ULID is unlimited with funding coming from voter-approved assessments on properties within specified district.	Yes	Yes	Provides funding mechanism to maintain and construct infrastructure. Requires 51% approval of properties located within the district.	Existing development without adequate sewer infrastructure Infill/Redevelopment Vacant lands
Option	Description	Require Public Vote?	Authorized in WA State	Limitations and Opportunities	Areas of Applicability

Latecomers Agreements	Allowing latecomers agreements (the requirement for future development to pay back infrastructure costs) to accrue interest and lengthening the period of time in which these payments may be received.	No	Yes	Delayed benefits with money coming in after development is constructed. 20 years too little time to recoup costs. Interest percentage is not worth risk. Only benefits city or county, not the developer.	Infill/Redevelopment Expanded UGAs Areas of Environmental Concern Vacant lands
PUBLIC/PRIVATE STRATEGIES					
Option	Description	Require Public Vote?	Authorized in WA State	Limitations and Opportunities	Areas of Applicability

Community Development Districts (CDDs)	CDD's are quasi-government agencies focusing on a specified district boundary. A CDD infrastructure implementation by providing maintenance/operation and construction of capital improvements for a number of public services (i.e. sewer, water, utilities, transportation and/or parks). The district would also have taxing authority to pay for proposed capital improvements, which may or may not require a public vote. CDDs are similar in function to that of Transportation Benefit Districts (TBD). TBDs are currently authorized in Washington state, but limited only to transportation improvements.	Require Public Vote?	Authorized in WA State	Focuses on revenue and costs for a specific area Binding on future incorporations More flexible taxing authority Large area needed Complicated to administer Politically-charged	Silverdale UGA Kingston UGA
Option	Description	Require Public Vote?	Authorized in WA State	Limitations and Opportunities	Areas of Applicability
		Yes	No		

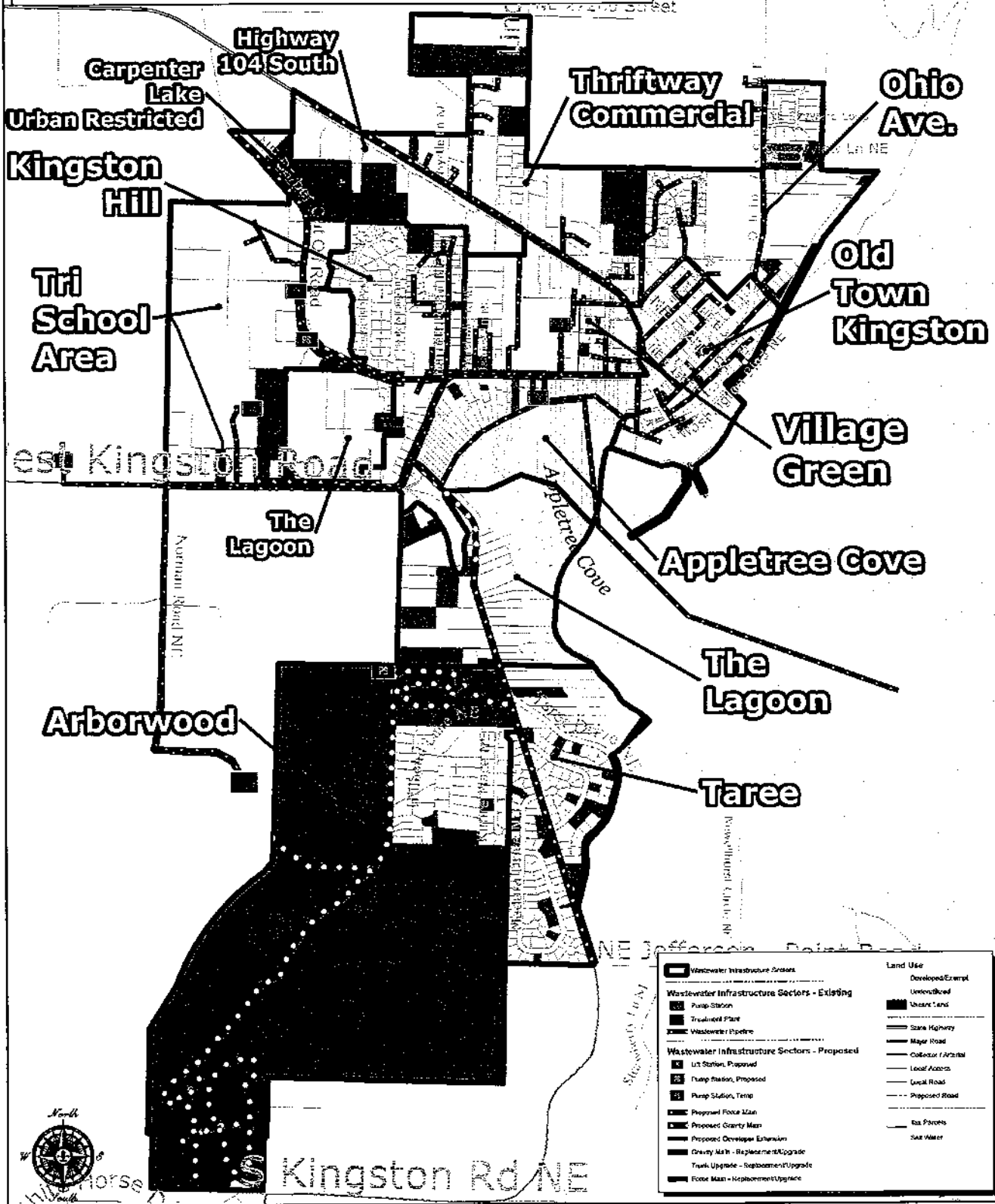
<p>Tax Increment Financing</p>	<p>Tax Increment Financing is a tool to use future gains in taxes (i.e. real estate excise tax, sales tax, property tax, etc.) to finance capital improvements. Tax Increment Financing dedicates that increased revenue to finance debt issued to pay for the project. For example, when a public project such as a road, sewer or water is constructed, there is an increase in the value of surrounding area and often new private investment. This increased value and investment creates more taxable property, which increases tax revenues. Currently, Washington state only allows Tax Increment Financing through the use of CERB, LIFT or a state identified increment area (only one currently designated in the entire state). The Washington state legislature approved the LIFT program in 2006 as a form of tax-increment financing. This mechanism allows jurisdictions to receive a rebate up to \$1M of their sales tax revenue previously obligated to the state for future infrastructure projects.</p>	<p>No</p>	<p>Depends, Limited to CERB LIFT and Hospital Benefit Programs.</p>	<p>Focuses on revenue and costs for a specific area Large area needed Not binding on future incorporations or annexations Complicated to administer Highly competitive Revenue generation is dependent on economy</p>	<p>Infill/Redevelopment Areas Capacity improvement to existing infrastructure. Vacant Lands</p>
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Option	Description	Require Public Vote?	Authorized in WA State	Limitations and Opportunities	Areas of Applicability
<p>Tax Municipal-Lease Financing</p>	<p>This infrastructure funding opportunity allows a jurisdiction to rent, with the option of purchase on a specific capital project. Under a lease-purchase arrangement, the government agency leases the asset (and reserves the right to walk away from the transaction without penalty if it does not have sufficient funds to appropriate for the lease in subsequent years). The agency receives a credit for each lease payment so that, at the end of the lease term, the municipality acquires full ownership of the asset. If the municipality terminates the lease prior to the end of the term, the municipality does not get any credit for those lease payments.</p>	<p>No</p>	<p>No</p>	<p>Removes costs of administration and overhead. Liability issues Higher costs borne by newcomers and rate payers. Not currently been done for wastewater facilities. Does not address infrastructure needs in existing pre-GMA developments (Tier 2 lands).</p>	<p>All UGAs</p>

ACRONYM LIST:

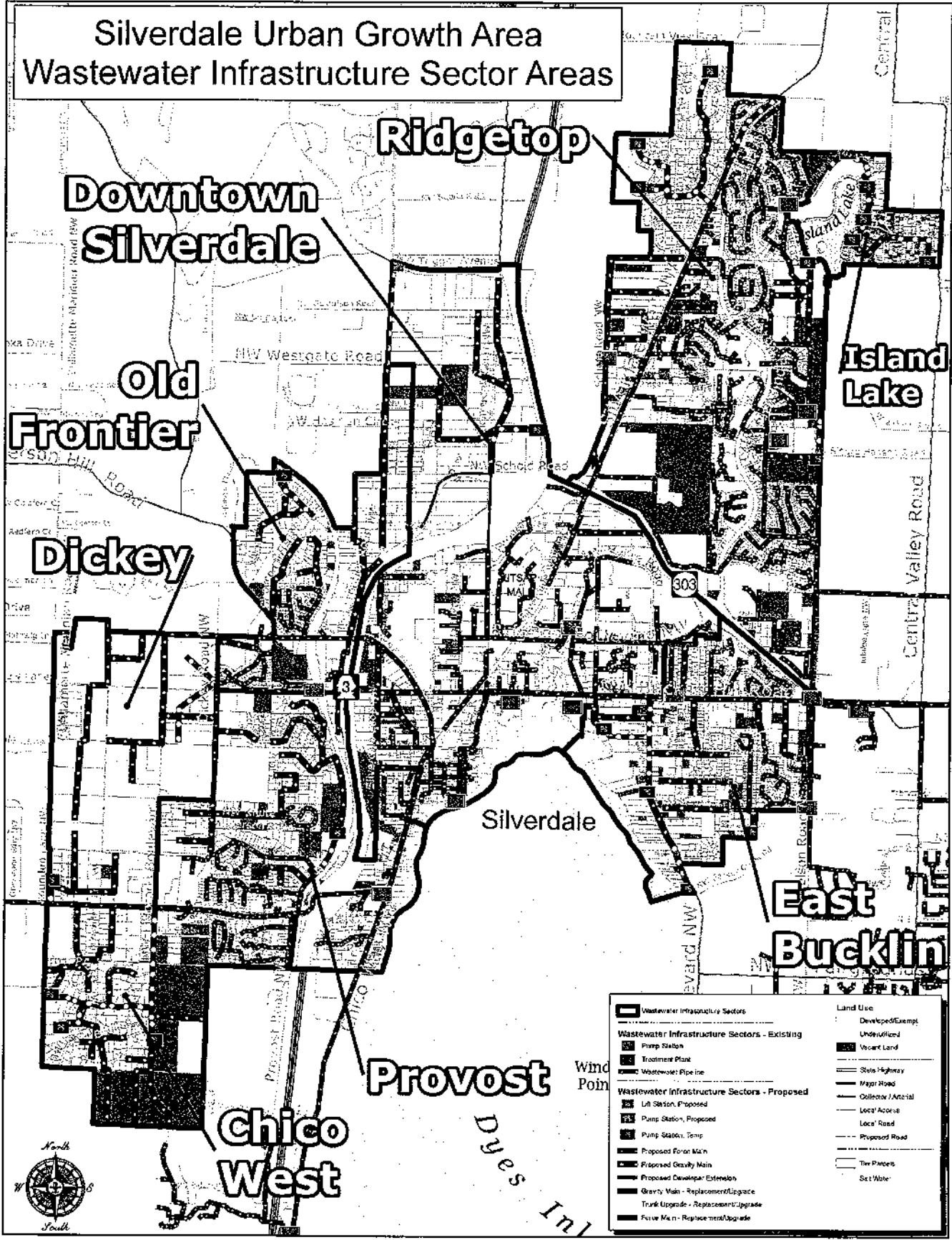
- B&O = Business and Occupation tax
- CDD = Community Development District
- CIP = Capital Improvement Plan
- CK = Central Kitsap
- GMA = Growth Management Act
- HBD = Hospital Benefit District
- HUD = United State Department of Housing and Urban Development
- LIFT = Local Infrastructure Financing Tool
- SK = South Kitsap
- UGA = Urban Growth Area
- ULID = Local Improvement District
- USDA = United States Department of Agriculture

Kingston Urban Growth Area Wastewater Infrastructure Sector Areas



Attachment D

Silverdale Urban Growth Area Wastewater Infrastructure Sector Areas



**Downtown
Silverdale**

Ridgetop

**Old
Frontier**

**Island
Lake**

Dickey

Silverdale

**East
Bucklin**

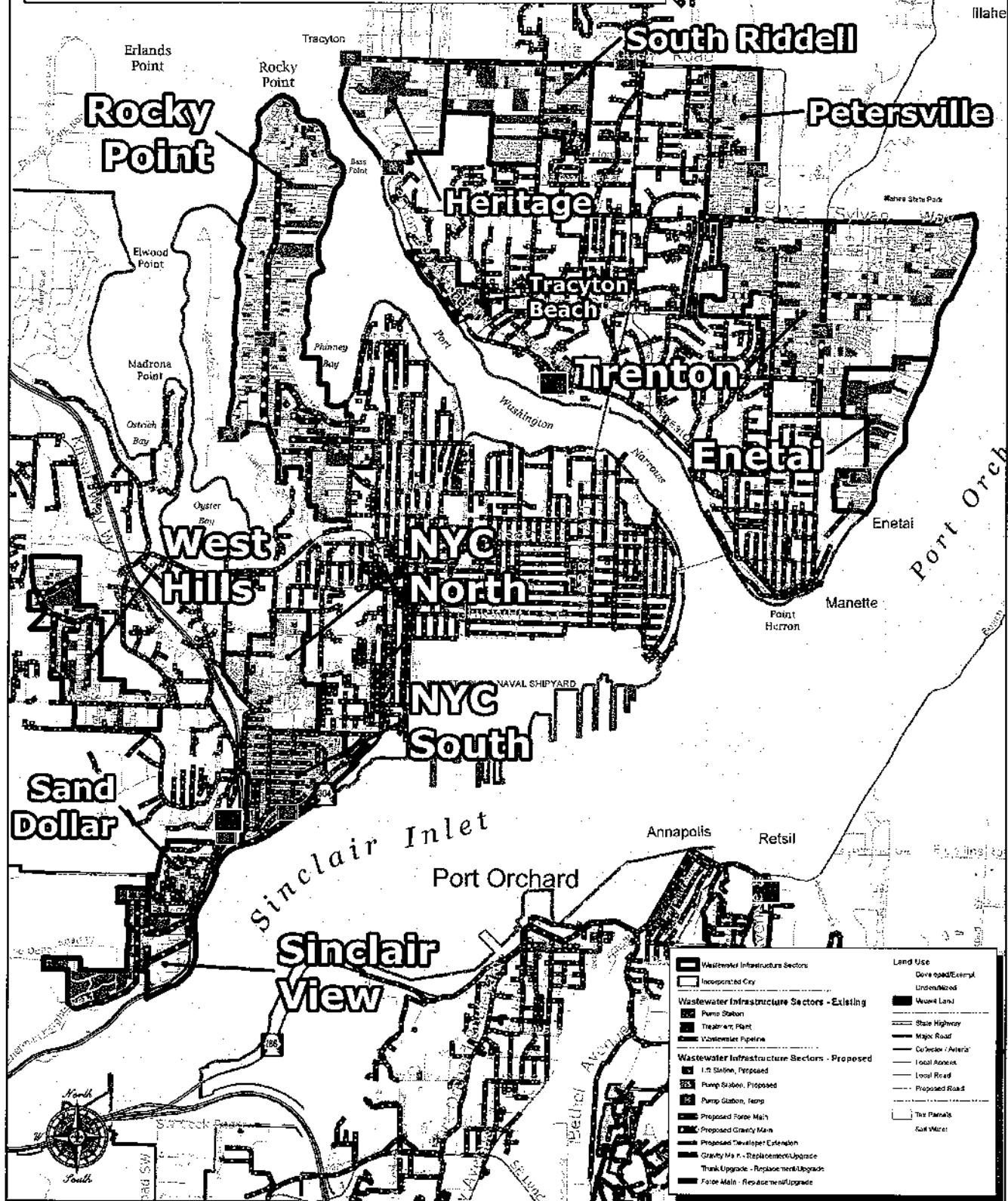
**Chico
West**

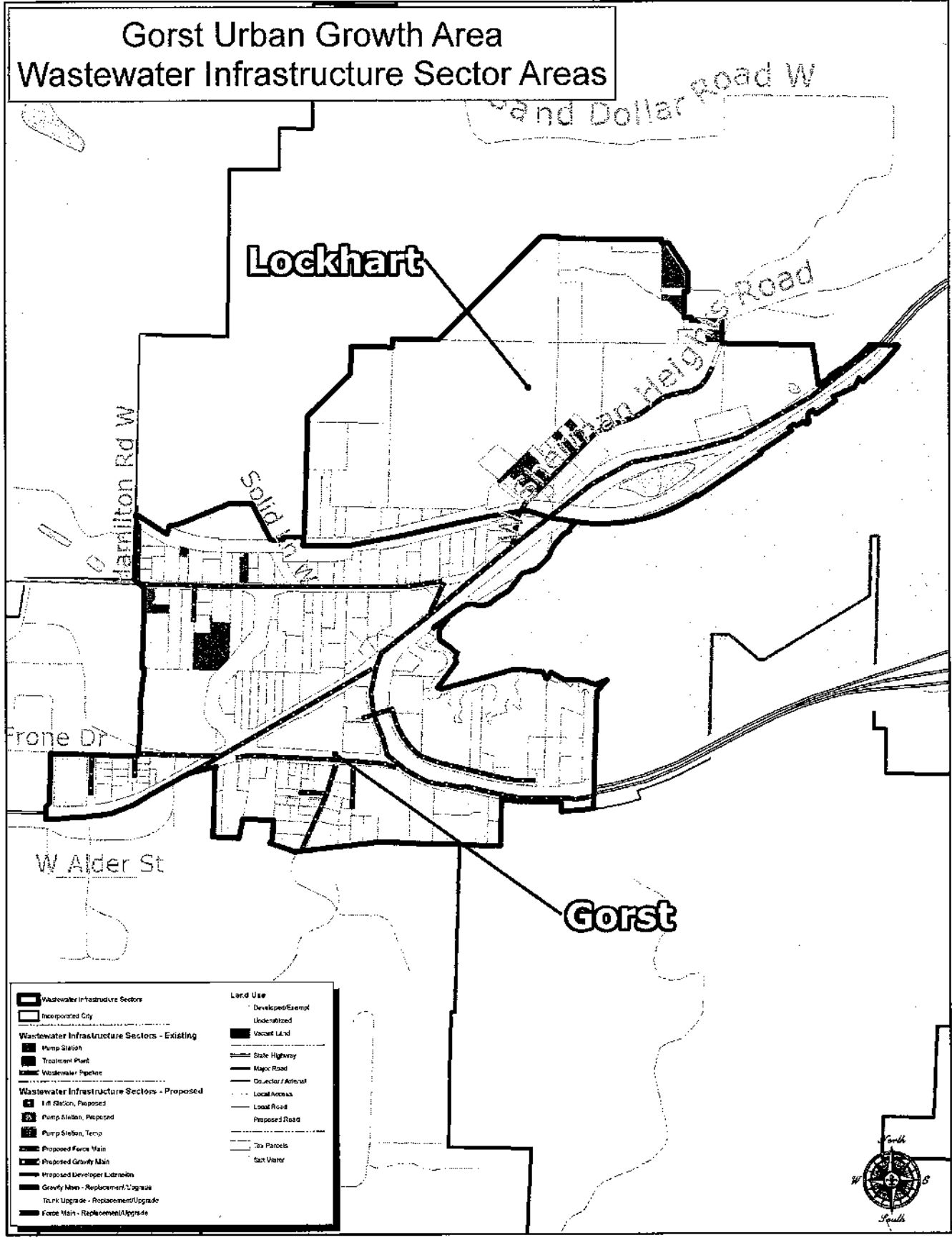
Provost

Wastewater Infrastructure Sectors		Land Use	
[Symbol]	Wastewater Infrastructure Sectors - Existing	[Symbol]	Developed/Exempt
[Symbol]	Pump Station	[Symbol]	Unutilized
[Symbol]	Treatment Plant	[Symbol]	Vacant Land
[Symbol]	Wastewater Pipe Line	[Symbol]	State Highway
[Symbol]	Wastewater Infrastructure Sectors - Proposed	[Symbol]	Major Road
[Symbol]	LI Station, Proposed	[Symbol]	Collector / Arterial
[Symbol]	Pump Station, Proposed	[Symbol]	Local Access
[Symbol]	Pump Station, Temp	[Symbol]	Local Road
[Symbol]	Proposed Force Main	[Symbol]	Proposed Road
[Symbol]	Proposed Gravity Main	[Symbol]	Tier Parcels
[Symbol]	Proposed Collector Extension	[Symbol]	Set Water
[Symbol]	Gravity Main - Replacement/Upgrade		
[Symbol]	Trunk Upgrade - Replacement/Upgrade		
[Symbol]	Force Main - Replacement/Upgrade		



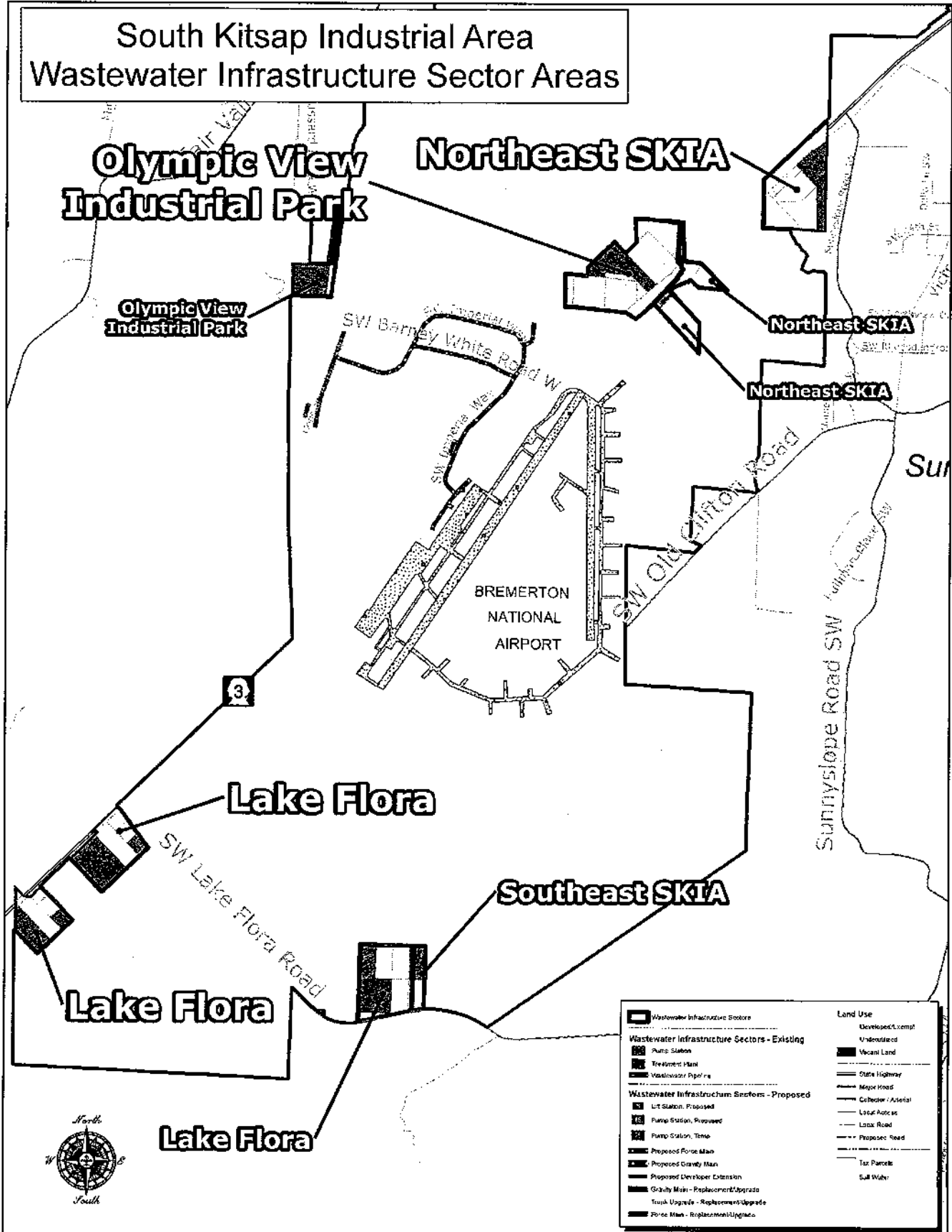
Bremerton Urban Growth Area Wastewater Infrastructure Sector Areas





Attachment D

**South Kitsap Industrial Area
Wastewater Infrastructure Sector Areas**



**Olympic View
Industrial Park**

Northeast SKIA

**Olympic View
Industrial Park**

Northeast SKIA

Northeast SKIA

BREMERTON
NATIONAL
AIRPORT

Lake Flora

Southeast SKIA

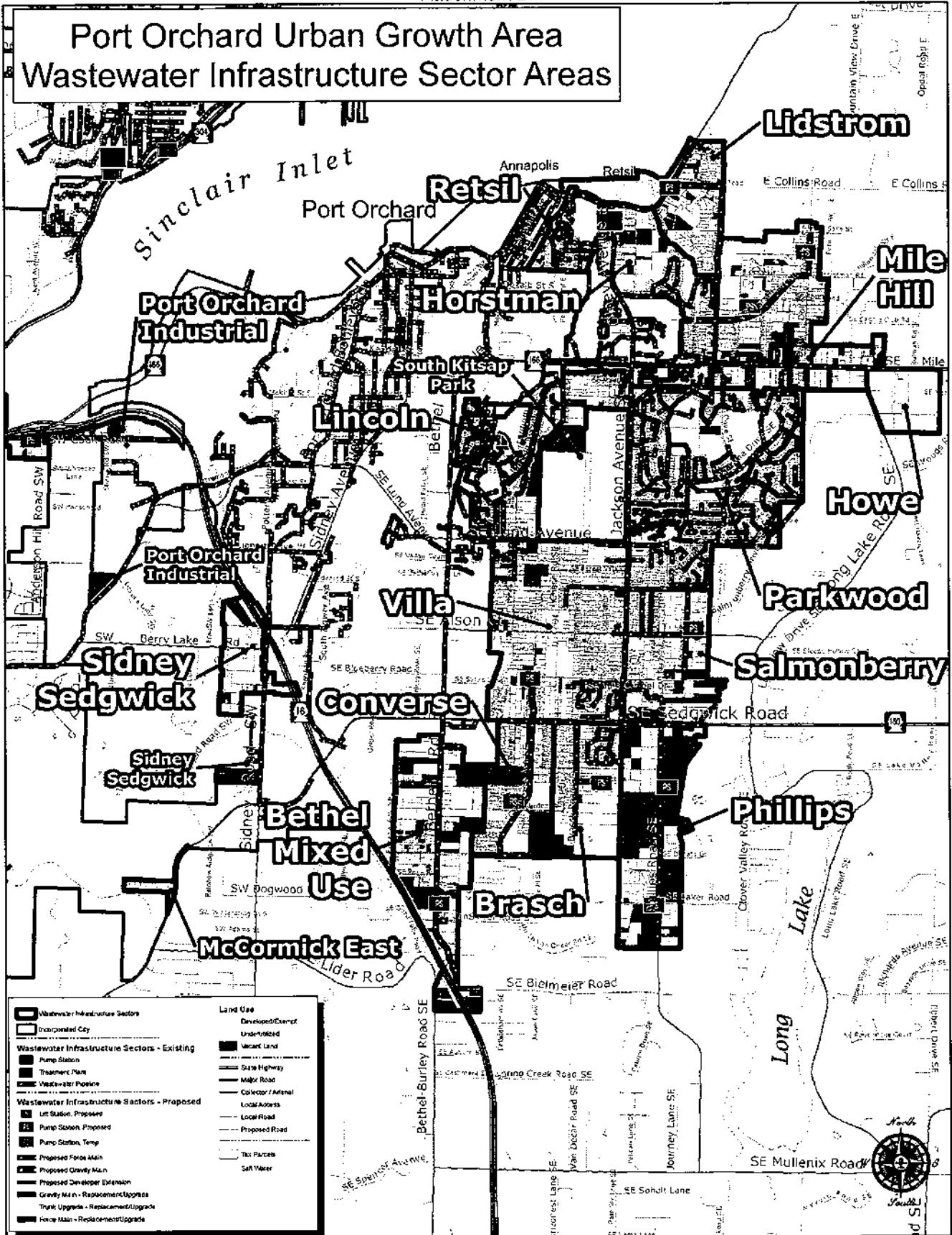
Lake Flora

Lake Flora

Wastewater Infrastructure Sectors		Land Use	
	Wastewater Infrastructure Sectors - Existing		Underused
	Pump Station		Vacant Land
	Treatment Plant		State Highway
	Wastewater Pipeline		Major Road
	Lift Station - Proposed		Collector/Arterial
	Pump Station - Proposed		Local Access
	Pump Station - Tense		Local Road
	Proposed Force Main		Proposed Road
	Proposed Gravity Main		Tax Parcels
	Proposed Developer Extension		Silt Water
	Gravity Main - Replacement/Upgrade		
	Trunk Upgrade - Replacement/Upgrade		
	Force Main - Replacement/Upgrade		



Port Orchard Urban Growth Area Wastewater Infrastructure Sector Areas



Wastewater Infrastructure Sectors		Land Use	
	Wastewater Infrastructure Sectors		Developed/Exempt
	Incorporated City		Underutilized
	Wastewater Infrastructure Sectors - Existing		Vacant Land
	Pump Station		Agricultural
	Treatment Plant		Other
	Wastewater Pole		State Highway
	Wastewater Infrastructure Sectors - Proposed		Major Road
	Lift Station, Proposed		Collector / Arterial
	Pump Station, Proposed		Local Access
	Pump Station, Temp		Local Road
	Proposed Force Main		Proposed Road
	Proposed Gravity Main		Tax Parcels
	Proposed Developer Extension		SAT Yards
	Gravity Main - Replacement/Upgrade		
	Trunk Upgrade - Replacement/Upgrade		
	Force Main - Replacement/Upgrade		

ATTACHMENT E
WASTEWATER PROVISION STRATEGIES
SECTOR ANALYSIS AND SEQUENCING MATRIX

The matrix below provides an analysis regarding various areas of the unincorporated Kitsap urban growth areas. This information is organized into sectors and includes an assessment of the characteristics of the specific area and provides strategies for future sewer provision. The matrix includes descriptions of the areas topography and zoning, existing facilities and based upon these characteristics, applies potential funding sources and wastewater service methods to each.

After the analysis was completed, each sector was assessed based upon the following criteria for potential sequencing of future sewer infrastructure. Kitsap has planned for urban levels of sanitary sewer service within the entirety of its urban boundaries within the 2025 planning horizon. The sequencing range is from 1 to 3 as described below:

Sequence 1: Properties that will develop in the near-term due to their close proximity to existing sewer infrastructure and/or substantial development potential. These areas often have limited critical areas or other constraints on development. These areas will likely develop on traditional public sewer technologies through the existing code requirements for sewer connection. Alternative systems may be options but are unlikely.

Sequence 2: Properties further away from existing sewer infrastructure where substantial development opportunities exist for infill or other construction. These areas may be moderately constrained by critical areas and topographical challenges. These areas may use traditional public sewer if economically-viable but may also explore alternative systems to reduce the costs of conveyance infrastructure.

Sequence 3: Properties furthest away from existing infrastructure, predominantly developed at pre-GMA densities on existing functioning septic systems or properties substantially-constrained by critical areas or other features. Most of these properties have no expected future development potential and likely (based upon current Health District documentation) no need to transition to traditional public sewer infrastructure within the 2025 planning horizon. However, alternative systems or traditional sewer will be extended based upon a documented need within this time period.

For maximum utility, the matrix should be used in concert with associated maps of each Urban Growth Area (UGA). Acronym List follows.

Sector	Characteristics	Existing Facilities	Strategies	Sequence
Arborwood	<ul style="list-style-type: none"> • Sector bound by South Kingston Road to the east, and includes the neighborhoods of Arborwood, Hillabend and Kimbre Place. • Large single-developer ownership in west half which includes vested plat and developers agreement with specific sewer infrastructure design. • Low density residential (Urban Cluster and Urban Low) • Areas of existing development on functioning septic systems in eastern portion. • Moderate slopes and wetlands. • Minor infill development potential in Urban Low area. 	<ul style="list-style-type: none"> • Close proximity to the Kingston Wastewater Treatment Facility. • No existing conveyance systems. 	<ul style="list-style-type: none"> • Developer Extensions • Developer Agreement with vested Arborwood project • Utility Local Improvement District (ULID) 	1
Taree	<ul style="list-style-type: none"> • Sector includes areas east and west of South Kingston Road. • Zoned Urban Low (5-9 DU an acre) • Predominantly areas of existing development on functioning septic systems. • Moderate slopes • Limited redevelopment potential. 	<ul style="list-style-type: none"> • No existing conveyance systems 	<ul style="list-style-type: none"> • Developer extensions • ULID • Alternative wastewater technologies 	3
The Lagoon	<ul style="list-style-type: none"> • Sector includes lands adjacent near to Appletree Cove. • Low density residential (Urban Low and Urban Restricted). • Wetlands and bald eagle habitat. • Very little infill development potential. 	<ul style="list-style-type: none"> • Minimal existing sewer facilities. 	<ul style="list-style-type: none"> • ULID • Environmental loans/grants • Alternative wastewater technologies 	3

Sector	Characteristics	Existing Facilities	Strategies	Sequence
Kingston Hill	<ul style="list-style-type: none"> • Sector bound by Barber Cut-Off to the south and industrial and multi-family zoning to the north. • Significant areas of existing development on functioning septic systems. • Limited infill/redevelopment potential. 	<ul style="list-style-type: none"> • Moderate sewer facility system to east 	<ul style="list-style-type: none"> • Facility Upgrades (rate payers, developer) • ULID 	3
Carpenter Lake Urban Restricted	<ul style="list-style-type: none"> • Sector bound along the northern area of Barber Cut-Off Road and bounded by the UGA boundary to the north and west. • Low density residential Urban Restricted zoning. • Some wetland constraints • Close proximity to sewer infrastructure • Low development potential. 	None	<ul style="list-style-type: none"> • Develop extensions • ULID • Alternative Sewer Technologies 	2
Tri-School Area	<ul style="list-style-type: none"> • Sector is characterized as lands located north of West Kingston Road. • Three schools comprise a majority of the developable area. • Few wetlands. • Limited development potential. 	<ul style="list-style-type: none"> • Sewer facilities to serve public schools 	<ul style="list-style-type: none"> • Facility Upgrades (rate payers, developer) 	1
Highway 104 South	<ul style="list-style-type: none"> • Sector is located south of Hwy. 104. • Industrial and multi-family zoning • Stream and moderate slopes. • Significant development potential. 	<ul style="list-style-type: none"> • Limited sewer facilities along State Hwy. 104 at the southeast corner 	<ul style="list-style-type: none"> • Developer Extension 	1
Thriftway Commercial	<ul style="list-style-type: none"> • Sector is located north of Hwy. 104. • Existing commercial (Thriftway, etc.) and some multi-family development. • Moderate slopes in the north. • Redevelopment potential. 	<ul style="list-style-type: none"> • Expansive sewer facility system. • Some upgrades may be necessary based upon the proposed uses. 	<ul style="list-style-type: none"> • Facility improvements (rate payers, developer) • Possible new funding sources (CDDs, LIFT, etc.) 	1

Sector	Characteristics	Existing Facilities	Strategies	Sequence
Village Green	<ul style="list-style-type: none"> • Sector is located west of Old Town and north of West Kingston Road • Existing and planned parks facilities in the area. • Primarily Commercial and Urban Village Center zoning. • Commercial development potential. • Few critical areas. 	<ul style="list-style-type: none"> • Expansive sewer facilities • Some upgrades may be necessary based upon the proposed uses 	<ul style="list-style-type: none"> • Developer extensions • Parks and other grants 	1
Ohio Avenue	<ul style="list-style-type: none"> • Sector is east of Washington Ave and north of Old Town. • Some suburban sized residential development. • Existing public facility in the north portion of the area. • Moderate slopes. • Urban Low and Urban Medium zoning. 	<ul style="list-style-type: none"> • Moderate sewer facilities 	<ul style="list-style-type: none"> • Developer extensions • ULID 	1
Old Town Kingston	<ul style="list-style-type: none"> • Sector described as predominately Puget sound to the east, portion of Ohio Avenue to the northeast, Pennsylvania Avenue to the northwest and Appletree Cove to the southwest. • Ferry terminal and accessory uses. • Mixed-use and medium density residential lands. • Infill and significant redevelopment potential. 	<ul style="list-style-type: none"> • Expansive sewer facility system. 	<ul style="list-style-type: none"> • Developer Extension • ULID • Possible new funding sources (CDDs, LIFT, etc.) 	1
Appletree Cove	<ul style="list-style-type: none"> • Sector represents urban low and waterfront lands northwest of Appletree Cove. • Largely shoreline properties. • Low density suburban residential. • Some redevelopment potential. 	<ul style="list-style-type: none"> • Minimal existing sewer facilities. • Pump stations on shoreline properties likely 	<ul style="list-style-type: none"> • ULID • Individual hook-ups • Developer extensions • Facility Upgrades (rate payers, developer) 	1

Sector	Characteristics	Existing Facilities	Strategies	Sequence
Chico West	<ul style="list-style-type: none"> • Sector bounded by Newberry Hill Road to the north, Willamette-Meridian Road to the west, and generally the top of slope to the east. • Low density residential and a small area of industrial activity to the north. • Low to moderate slopes. • Few wetlands. • Several large vacant lands in single ownerships with substantial development potential. 	<ul style="list-style-type: none"> • No existing facilities • Alternative technologies possible • Possible Silverdale Water District Reclamation / Aquifer Recharge 	<ul style="list-style-type: none"> • Developer Extension • Alternative Sewer Technologies 	2
Provost	<ul style="list-style-type: none"> • Sector is located south of Whisper St. with Old Frontier Road to the east, Newberry Hill Road to the south and Dickey Road to the west. • Low density Urban Low residential • Mixture of pre-GMA development patterns on septic systems and urban lots on sewer. • Moderate slopes. • Minimal infill potential. 	<ul style="list-style-type: none"> • Some existing sewer facilities. 	<ul style="list-style-type: none"> • Developer Extension • ULID • Facility Upgrades (rate payers, developer) 	1
Old Frontier	<ul style="list-style-type: none"> • Sector contains Urban Low and some Industrial and Commercial zoning along Old Frontier Road. • Low density development pattern. • Significant development potential for residential and industrial lands and moderate for commercial. • Significant areas of existing development on functioning septic systems. 	<ul style="list-style-type: none"> • Limited existing sewer facilities 	<ul style="list-style-type: none"> • Developer Extensions • ULID • Alternative Sewer Technologies 	2

Sector	Characteristics	Existing Facilities	Strategies	Sequence
Dickey	<ul style="list-style-type: none"> • Sector bound by Westgate Road to the north, Old Frontier Road to the east, Newberry Hill Road to the south and Dickey Road to the west. • Industrially-zoned with minimal low density residential uses. • Large parcels owned by few property owners • Existing mineral resource activities within the area. Future reclamation possible. 	<ul style="list-style-type: none"> • Minimal existing sewer facilities. 	<ul style="list-style-type: none"> • Developer Extension • Alternative Sewer Technologies • Facility Upgrades (rate payers, developer) 	2
Downtown Silverdale	<ul style="list-style-type: none"> • Sector bound by Hwy 3/303 to the north and Dyes Inlet to the south • Predominantly Regional Commercial with some mixed-use and high-density residential uses. • Number of stream corridors and associated wetlands (Clear Creek). • Largely developed. • Redevelopment potential, particularly south of Bucklin Hill Road and in the Silverdale Loop area. 	<ul style="list-style-type: none"> • Expansive sewer facility system. • Future upgrades may be necessary as infill occurs. 	<ul style="list-style-type: none"> • Developer Extension • Facility Upgrades (rate payers, developer) • Possible new funding sources (CDDs, LIFT, HBD, etc.) 	1
East Bucklin	<ul style="list-style-type: none"> • Sector bound by Dyes Inlet and Barker Creek urban separator to the south-east, Hwy 303 and Ridgetop Blvd to the northeast and Mickleberry Road to the west. • Existing low density residential with some potential for high density redevelopment. • Moderate infill potential. • Wetland systems along shoreline. 	<ul style="list-style-type: none"> • Moderate existing sewer facilities. 	<ul style="list-style-type: none"> • Individual hook-ups • ULID • Facility Upgrades (rate payers, developer) • Alternative Sewer Technologies 	2

Sector	Characteristics	Existing Facilities	Strategies	Sequence
Ridgetop	<ul style="list-style-type: none"> • Sector bound by Hwy 303 to the south east, UGA boundary to the east and commonly referred to as the llama neck of the UGA (excludes Island Lake). • Master planned development approved in the 1980's. • Largely built-out. • Low and high density residential. • Infill development potential. • Large single-ownership properties (DNR, etc.) in the southwest portion. • Moderate slopes. 	<ul style="list-style-type: none"> • Expansive sewer facility system. 	<ul style="list-style-type: none"> • Individual hook-ups • Developer Extensions • Facility Upgrades (rate payers, developer) 	1
Island Lake	<ul style="list-style-type: none"> • Sector includes lots within the immediate vicinity east of the Island Lake County Park and Island Lake Road to the north. • Historic lots subdivided in the early 1900's • Low density residential development pattern. • Some infill/redevelopment opportunity. • Some wetlands and moderate slopes. 	<ul style="list-style-type: none"> • No existing sewer facilities. 	<ul style="list-style-type: none"> • ULID • Alternative Sewer Technologies • Environmental grants/loans 	2
Central Kitsap UGA				
Windy Point	<ul style="list-style-type: none"> • Sector bound by Tracyton Blvd. to the west, Stampede Blvd to the east and Fairgrounds complex to the north. • Low-density Urban Low residential zoning. • Some areas of existing development on functioning septic systems. • Moderate infill/redevelopment potential. 	<ul style="list-style-type: none"> • Some exiting infrastructure 	<ul style="list-style-type: none"> • Developer Extension • Facility Upgrades (rate payers, developer) • ULID 	1

Sector	Characteristics	Existing Facilities	Strategies	Sequence
Tracyton	<ul style="list-style-type: none"> • Sector bound by Dyes Inlet to the west, Riddell Road to the south and McWilliams and Central Valley Roads to the north and northwest. • Low density Urban Low zoning • Mix of early-1900's platting and more recent areas of existing development on functioning septic systems. • Moderate infill/redevelopment potential. 	<ul style="list-style-type: none"> • Existing sewer facilities in the eastern half. • Minimal facilities in the historic town of Tracyton. 	<ul style="list-style-type: none"> • Developer Extension • Facility Upgrades (rate payers, developer) • ULID • Environmental grants/loans 	2
Mosher Creek	<ul style="list-style-type: none"> • This sector is located east of Hwy 303 and follows generally the Mosher Creek basin. • Primarily low density Urban Restricted zoning with minor medium density residential in the northern portion. • Significant areas of existing development on functioning septic systems. • Significant creek and associated wetland features. • Some infill/redevelopment potential. 	<ul style="list-style-type: none"> • Minimal existing sewer facilities. 	<ul style="list-style-type: none"> • Developer Extension • ULID Environmental grants/loans • Alternative wastewater technologies 	3
303 Mixed Use Corridor	<ul style="list-style-type: none"> • This sector is predominately commercial, mixed-use and high density residential zoning within the CK UGA along Hwy 303 corridor. • High-intensity commercial and high-density residential zoning. • Largely developed. • Some redevelopment potential. 	<ul style="list-style-type: none"> • Expansive sewer facility system. 	<ul style="list-style-type: none"> • Developer Extension • Facility Upgrades (rates payers, developer) • Possible new funding sources (CDDs, LIFT, etc) 	1

Sector	Characteristics	Existing Facilities	Strategies	Sequence
McWilliams/John Carlson	<ul style="list-style-type: none"> • Sector represents majority of Urban Low zoning the east side of Hwy 303 and north of McWilliams Road. • Low density Urban Low residential, with minor medium to high density developments to the south and Urban restricted along the shoreline. • Largely developed. • Significant areas of existing development on functioning septic systems in the eastern portion. • Minor infill potential. 	<ul style="list-style-type: none"> • Substantial existing sewer facilities. 	<ul style="list-style-type: none"> • Developer Extension • ULID • Facility Upgrades (rates payers, developer) • Environmental grants/loans 	1
Steele Creek	<ul style="list-style-type: none"> • Sector bound by Old Military Road to the west, Hwy 303 to the east and Fairgrounds Road to the south. • Low density Urban Restricted residential. • Moderate slopes • Significant creek and associated wetland systems. • Limited infill or redevelopment potential. 	<ul style="list-style-type: none"> • Moderate existing sewer facilities 	<ul style="list-style-type: none"> • Developer Extension • ULID • Facility Upgrades (rates payers, developer) 	2
Barker-Foster	<ul style="list-style-type: none"> • Sector bound by Foster Road to the south, Barker Creek to the northwest and Waaga Way to the north and Old Military Road to the east. • Predominantly Urban Low zoning with areas of existing development on functioning septic systems. • Moderate critical area constraints along Waaga Way • Moderate infill potential. 	<ul style="list-style-type: none"> • Minimal existing sewer facilities. 	<ul style="list-style-type: none"> • Developer Extension • ULID • Facility Upgrades (rates payers, developer) 	2

Sector	Characteristics	Existing Facilities	Strategies	Sequence
Royal Valley	<ul style="list-style-type: none"> • Sector bound by Waaga Way to the south, Paulson Road to the north and private properties to the east and west. • Zoned Senior Living Homestead (5-9 DU per acre). • Existing infrastructure including water and highway access. • Some critical areas • Low to moderate slopes 	<ul style="list-style-type: none"> • Existing sewer infrastructure (newly upgraded transmission line) 	<ul style="list-style-type: none"> • Developer Extensions 	1
Fairgrounds-Mixed	<ul style="list-style-type: none"> • Sector described as the Kitsap County Fairgrounds and surrounding residential uses that includes majority of lands located within the northwestern portion of the UGA. • Low density Urban Low residential and public facilities. • Largely developed. • Few areas of existing development on functioning septic systems. • Little to no infill/redevelopment potential. 	<ul style="list-style-type: none"> • Substantial existing sewer facilities 	<ul style="list-style-type: none"> • Facility Upgrades (rates payers, developer) • ULID 	1
Illahee Preserve	<ul style="list-style-type: none"> • Sector described as the Rolling Hills Golf course, Illahee Preserve and open space lands between McWilliams Road to the north, Riddell Road to the South and generally Sunset Avenue to the east. • Primarily zoned Parks with a small island on Urban Low. • Little to no infill or redevelopment potential. 	<ul style="list-style-type: none"> • Minimal existing sewer facilities. 	<ul style="list-style-type: none"> • ULID • Environmental grants/loans 	3

Sector	Characteristics	Existing Facilities	Strategies	Sequence
North Illahee	<ul style="list-style-type: none"> • Sector includes lands north of Illahee Creek, slightly south of McWilliams Road, and east of the Illahee Preserve. • Low density Urban Low, Urban Restricted and Illahee Greenbelt residential. • Many existing lots based upon early-1900's platting. • Substantial areas of existing development on functioning septic systems. • Moderate to steep slopes. • Low redevelopment or infill potential. • May be community opposition to sewer, its associated density and its watershed effects. 	<ul style="list-style-type: none"> • Few existing sewer facilities. 	<ul style="list-style-type: none"> • Developer Extension • ULID • Facility Upgrades (rates payers, developer) • Alternative Sewer Technologies • Environmental grants/loans 	3
South Illahee	<ul style="list-style-type: none"> • Sector generally described as low density residential lands to the south of Illahee Creek and north of Sylvan Way and west of Forest Drive. • Primarily Illahee Greenbelt zoning. • Wetlands, moderate to steep slopes and bald eagle habitat. • Moderate infill or redevelopment potential. • May be community opposition to sewer, its associated density and its watershed effects. • Some redevelopment opportunities. 	<ul style="list-style-type: none"> • Few existing sewer facilities. 	<ul style="list-style-type: none"> • Developer Extension • ULID • Facility Upgrades (rates payers, developer) • Alternative Sewer Technologies • Environmental grants/loans 	2

Sector	Characteristics	Existing Facilities	Strategies	Sequence
East Bremerton UGA				
Tracyton Beach	<ul style="list-style-type: none"> • Sector is bounded by the Port of Washington Narrows to the southeast and surrounded by the City of Bremerton on all other sides. • Zoned Urban Low. • Some redevelopment potential with gravity opportunities to existing sewer lines • Few environmental limitations. 	<ul style="list-style-type: none"> • Substantial sewer facilities 	<ul style="list-style-type: none"> • Developer Extensions • ULID 	1
Heritage	<ul style="list-style-type: none"> • Sector is bounded by Riddell Road to the north, The Port of Washington Narrows to the west, the City of Bremerton to the south and private property to the east. • Zoned Urban Low with a pocket of Urban Restricted. • Some critical area constraints. • Some redevelopment potential. • Close proximity to the City of Bremerton. 	<ul style="list-style-type: none"> • No existing sewer facilities 	<ul style="list-style-type: none"> • Developer Extensions • ULID 	2
South Riddell	<ul style="list-style-type: none"> • Sector is bounded by Riddell Road to the North, the City of Bremerton to the east and south and private properties to the west. • Zoned Urban Low. • Some areas of existing development on functioning septic systems. • Substantial redevelopment potential. • Few critical area constraints. • Few slopes. • Close proximity to the City of Bremerton. 	<ul style="list-style-type: none"> • Some existing sewer facilities 	<ul style="list-style-type: none"> • Developer Extensions 	1

Sector	Characteristics	Existing Facilities	Strategies	Sequence
Petersville	<ul style="list-style-type: none"> • Sector is bounded by Riddell Road to the north, the City of Bremeron to the west and south and Forest Drive and Perry Avenue to the east. • Zoned Urban Low. • Substantial areas of existing development on functioning septic systems. • Few critical area constraints. • Few slopes. • Close proximity to the City of Bremeron. • Little redevelopment potential. 	<ul style="list-style-type: none"> • Some existing sewer facilities 	<ul style="list-style-type: none"> • ULID 	2
Trenton	<ul style="list-style-type: none"> • Sector is bounded by Sylvan Way to the north, Port Orchard Bay to the east, private property to the south and Perry Avenue to the west. • Zoned Urban Low, Urban Restricted and Illahee Greenbelt. • Substantial areas of existing development on functioning septic systems. • Moderate slopes. • Some critical area constraints. • Some redevelopment potential. 	<ul style="list-style-type: none"> • Some existing sewer facilities in the eastern portion. 	<ul style="list-style-type: none"> • Developer extensions • ULID 	2
Enetal	<ul style="list-style-type: none"> • Sector is bounded by Port Orchard Bay to the east, the city of Bremeron to the south and west and private properties to the north. • Zoned Urban Low • Substantial areas of existing development on functioning septic systems. • Moderate to severe slopes. • Substantial critical areas. • Little redevelopment potential. • Close proximity to the City of Bremeron. 	<ul style="list-style-type: none"> • Few existing sewer facilities 	<ul style="list-style-type: none"> • Developer extensions • ULID • Environmental grants/loans 	3

Sector	Characteristics	Existing Facilities	Strategies	Sequence
Rocky Point	<ul style="list-style-type: none"> • Sector comprises of the Rocky Point and bounded by Phinney Bay and Port Washington Narrows. • Moderate infill potential. • Primarily Urban Low residential with Urban Medium density uses. • Substantial areas of existing development on functioning septic systems. • Moderate slopes and bald eagle habitat. 	<ul style="list-style-type: none"> • Few existing sewer facilities beyond southern portion • Pump/lift stations necessary on most shoreline lots 	<ul style="list-style-type: none"> • Developer Extension • ULID • Environmental grants/loans 	2
West Hills	<ul style="list-style-type: none"> • Sector is bound by the City of Bremerton on all sides with Werner Road to the south and Harlow drive to the north. • Zoned Urban Low and Urban Medium residential with industrial along Werner Road. • Some critical area constraints. • Moderate slopes. • Moderate infill/redevelopment potential. 	<ul style="list-style-type: none"> • Few existing sewer facilities in southern portion. 	<ul style="list-style-type: none"> • Developer Extension • ULID • Environmental grants/loans 	1
NYC North	<ul style="list-style-type: none"> • Sector described as lands located within Navy Yard City, north of Preble Street. • Largely developed with some redevelopment potential. • Primarily zoned Highway-Tourist Commercial and Industrial with existing low density residential uses. • Some low and medium density residential zoning. • Moderate slopes. • No other critical areas limitations. • Close proximity to the City of Bremerton. 	<ul style="list-style-type: none"> • Substantial existing sewer facilities 	<ul style="list-style-type: none"> • Facility Upgrades (rates payers, developer) • Developer Extension 	1

Sector	Characteristics	Existing Facilities	Strategies	Sequence
NYC South	<ul style="list-style-type: none"> • Sector describes as lands located within Navy Yard City, south of Preble Street. • Generally zoned Urban Low with mixed-use, commercial and industrial zoned properties located in nodes or along State Hwy. 304. • Predominantly developed. • Moderate slopes. • Minimal redevelopment or infill opportunity. • Primarily low-density Urban Low zoned land. • Close proximity to the City of Bremerton. 	<ul style="list-style-type: none"> • Expansive existing sewer facilities. 	<ul style="list-style-type: none"> • Facility Upgrades (rates payers, developer) 	1
Sinclair View	<ul style="list-style-type: none"> • Sector generally along Sherman Heights Road in on the hillside above State Hwy. 3. • Zoned Urban Low and Urban Medium. • Largely developed. • Multiple property owners. • Moderate to steep slopes. • Limited redevelopment potential. • Close proximity to the City of Bremerton. 	<ul style="list-style-type: none"> • Substantial existing sewer facilities. 	<ul style="list-style-type: none"> • Facility Upgrades (rates payers, developer) • Developer Extension 	1
Sand Dollar	<ul style="list-style-type: none"> • Sector generally follows portion of Hwy 304 and remainder of UGA boundary to the southwest. • Several historic plats that are largely vacant. • Zoned Urban Low residential. • Moderate slopes. • Significant development potential. 	<ul style="list-style-type: none"> • Some existing sewer facilities along Sherman Heights Road. 	<ul style="list-style-type: none"> • Facility Upgrades (rates payers, developer) • Developer Extension 	1

Goist UGA

Sector	Characteristics	Existing Facilities	Strategies	Sequence
Lockhart	<ul style="list-style-type: none"> • Sector includes large portion of Mineral Resource and Industrial lands and located on the northeast portion of the UGA. • One property owner. • Nearing end of mining operation. Reclamation likely. • Moderate slopes. 	<ul style="list-style-type: none"> • Some sewer facilities along Sherman Heights Road. • Gravity feed opportunities to these existing mains. 	<ul style="list-style-type: none"> • Developer Extension 	1
Gorst	<ul style="list-style-type: none"> • Sector contains remaining lands of UGA situated along Sinclair Inlet. • Zoned Highway-Tourist Commercial and Urban Low residential zoning. • Modest commercial uses currently in the area • New sewer system creates substantial redevelopment and infill potential. 	<ul style="list-style-type: none"> • Expansive sewer facilities throughout. 	<ul style="list-style-type: none"> • Developer Extension 	1
SKIA UGA				
Northeast SKIA	<ul style="list-style-type: none"> • Sector described as northeast portion of UGA boundary. Largely annexed by the City of Bremerton in 2009-2010. • Zoned Industrial and Business Center • Moderate slopes and minimal wetlands. • Existing low-intensity industrial uses. • Infill/redevelopment potential. 	<ul style="list-style-type: none"> • Sewer facilities available within the city limits through Port of Bremerton's community system. 	<ul style="list-style-type: none"> • Developer Extension • Possible multi-jurisdictional or public/private partnering. 	1

Sector	Characteristics	Existing Facilities	Strategies	Sequence
Lake Flora	<ul style="list-style-type: none"> • Sector represents southwest portion of UGA boundary. Largely annexed by the City of Bremerton in 2009-2010. • Zoned Business Center. • Area owned by a few large property owners. • Moderate slopes and several wetland complexes. • With infrastructure, significant development potential. 	No sewer facilities.	<ul style="list-style-type: none"> • Developer Extension • Alternative Sewer Technologies • Possible multi-jurisdictional or public/private partnering. 	2
Southeast SKIA	<ul style="list-style-type: none"> • Sector represents southeast portion of UGA boundary. Largely annexed by the City of Bremerton in 2009-2010. • Zoned Industrial and Business Center. • Moderate slopes and wetlands. • Area owned by a few large property owners. • With infrastructure, significant development potential. 	<ul style="list-style-type: none"> • No existing sewer facilities. • Substantial alternative sewer technology opportunities 	<ul style="list-style-type: none"> • Developer Extension • Alternative Sewer Technologies • Possible multi-jurisdictional or public/private partnering. 	2
Port Orchard/South Kitsap UGA				
Port Orchard Industrial Park	<ul style="list-style-type: none"> • Sector is situated northwest portion of the City of Port Orchard with Cook and Old Clifton Roads providing access. • Zoned Industrial • Industrial park largely developed and within the City of Port Orchard. • Moderate slopes • Moderate development potential. 	<ul style="list-style-type: none"> • Expansive existing sewer facilities in southern portion. 	<ul style="list-style-type: none"> • Developer Extension • Facility Upgrades (rates payers, developer) 	1

Sector	Characteristics	Existing Facilities	Strategies	Sequence
Sidney Sedgwick	<ul style="list-style-type: none"> • Sector follows the Hwy 16 corridor to the west. • Zoned Highway-Tourist Commercial. • Largely vacant land in multiple ownerships. • Some existing residential uses in the southern portion. • Moderate slopes and creeks and wetland complexes. • Moderate development potential. 	<ul style="list-style-type: none"> • Few existing sewer facilities located to the south within the Port Orchard city limits. 	<ul style="list-style-type: none"> • Developer Extension • Facility Upgrades (rates payers, developer) 	1
McCormick East	<ul style="list-style-type: none"> • Sector is located on the southwest portion of the UGA, west of Hwy 16. Predominantly annexed by the City of Port Orchard in 2011. • Zoned Urban Low residential. • Developed on existing functional septic systems. • Multiple ownerships. • Surrounded by the City of Port Orchard and a single large landowner. • Few wetlands. 	<ul style="list-style-type: none"> • No existing sewer facilities. 	<ul style="list-style-type: none"> • Developer Extension • Facility Upgrades (rates payers, developer) • Developer's Agreement with the adjacent land owner. 	2
Bethel Mixed-Use	<ul style="list-style-type: none"> • Sector is located south of Sedgwick Road, east of Ferate Avenue and west of Converse Avenue. • Mixed-use zoning allowing for a variety of commercial and high density residential uses. • Primarily pre-GMA suburban residential development with pockets of commercial. • Numerous underutilized and vacant lands. • Substantial development potential. • Some wetlands. 	<ul style="list-style-type: none"> • No sewer facilities within the sector. • Facilities located immediately to the north within the city limits of Port Orchard 	<ul style="list-style-type: none"> • Developer Extension • ULID • Possible new funding sources (CDOs, LIFT, etc) 	2

Sector	Characteristics	Existing Facilities	Strategies	Sequence
Lincoln	<ul style="list-style-type: none"> • Sector is bound by Lund Avenue to the south, City of Port Orchard to the west and north and SK Park to the east. • Zoned Urban Low residential. • Several school and church sites in the area. • Limited redevelopment or infill potential. • Moderate slopes with minimal wetlands. 	<ul style="list-style-type: none"> • Expansive existing sewer facilities. 	<ul style="list-style-type: none"> • Individual hook-ups • Facility Upgrades (rate payers, developer) 	1
South Kitsap Park	<ul style="list-style-type: none"> • Sector contains South Kitsap Park located west of Jackson Avenue, Lund Avenue to the south, Mile Hill Drive to the north and Lincoln Urban Low sector to the west. • Park zoning. • County-owned. • Moderate and steep slopes. • No residential development potential. 	<ul style="list-style-type: none"> • Sewer facilities adjacent to park property. 	<ul style="list-style-type: none"> • Parks funding • State and federal grants. 	1
Parkwood	<ul style="list-style-type: none"> • Sector is located just south of Mile Hill Drive, Jackson Avenue to the west, UGA boundary to the east and Westminster Drive to the south. • Public facilities, Urban Low and Urban Medium residential zoning. • Primarily built-out. • Wetlands and moderate slopes. • Little to no redevelopment or infill potential. 	<ul style="list-style-type: none"> • Expansive existing sewer facilities. 	<ul style="list-style-type: none"> • Facility Upgrades (rate payers, developer) 	1

Sector	Characteristics	Existing Facilities	Strategies	Sequence
Villa	<ul style="list-style-type: none"> • Sector is bounded by Lund Avenue on the north, Jackson Avenue to the east, Sedgwick Road to the South and the City of Port Orchard to the west. • Zoned Urban Low • Predominantly developed on existing functional septic systems. • Moderate critical area constraints in the southern portion. • Some redevelopment potential. 	<ul style="list-style-type: none"> • Substantial sewer infrastructure along Jackson Avenue and Bethel Road to the east and west of the sector. 	<ul style="list-style-type: none"> • Developer extensions • Alternative Sewer Technologies • ULID 	2
Salmonberry	<ul style="list-style-type: none"> • Sector is described as Sedgwick Road to the south, Lund Avenue to the north, UGA boundary to the east and Bethel Road to the west. • Zoned Urban Low residential. • Pre-GMA development patterns on existing septic systems. • Pockets of vacant and underutilized lands. • Some redevelopment potential. 	<ul style="list-style-type: none"> • Minimal existing sewer facilities. 	<ul style="list-style-type: none"> • Developer Extension • Alternative Sewer Technologies • ULID 	2
Phillips Road	<ul style="list-style-type: none"> • Sector is situated south of Sedgwick Road, west of Long Lake and east of Brash and Van Skiver Roads. • Zoned Urban Low residential with pockets of Urban Restricted. • Largely semi-rural development pattern. • Multiple approved plats and vested projects. • Significant development potential. 	<ul style="list-style-type: none"> • No existing sewer facilities. • Several vested projects with sewer contracts in place. 	<ul style="list-style-type: none"> • Developer Extension • ULID 	1

Sector	Characteristics	Existing Facilities	Strategies	Sequence
Converse	<ul style="list-style-type: none"> • Sector is located south of Sedgwick Road, north Cedar Avenue, west of Brasch Road and east of private property. • Low density Urban. Low residential. • Predominantly developed on existing functional septic systems. • School and Kitsap road shed located in the area. • Limited redevelopment and infill potential. • Some critical areas. 	<ul style="list-style-type: none"> • No existing sewer facilities. 	<ul style="list-style-type: none"> • Developer Extension • Alternative Sewer Technologies • ULID 	3
Brasch	<ul style="list-style-type: none"> • Sector is located south of Sedgwick Road, north Cedar Avenue, west of Phillips Road and east of Converse Road. • Zoned Urban Low residential. • Mix of suburban and semi-rural development patterns. • Moderate slopes and wetlands. • Moderate redevelopment and infill potential. 	<ul style="list-style-type: none"> • Full sewer facilities in the northeastern portion of the sector. 	<ul style="list-style-type: none"> • Developer Extension • ULID • Sedgwick main – latecomer funded (money will be advanced, but recovered) • Alternative Sewer Technologies 	2
Mile Hill Drive Commercial	<ul style="list-style-type: none"> • Sector is located off of Mile Hill Drive. • High intensity commercial zoning. • Mix of commercial and suburban/semi-rural residential development • A number of underutilized and vacant lands. • Significant redevelopment potential. 	<ul style="list-style-type: none"> • Minimal existing sewer facilities. 	<ul style="list-style-type: none"> • Developer Extension • Facility Upgrades (rates payers, developer) 	1
Howe Farm	<ul style="list-style-type: none"> • Sector is located south of Mile Hill Drive. • Zoned Parks • Owned by Kitsap County • No residential development potential • Currently no facilities on site and no need for sewer 	<ul style="list-style-type: none"> • No existing sewer facilities 	<ul style="list-style-type: none"> • Parks funding • Alternative Sewer Technologies • State and federal grants 	3

Sector	Characteristics	Existing Facilities	Strategies	Sequence
Baby Doll	<ul style="list-style-type: none"> • Sector is located north of Mile Hill Drive and south of LaSalle Street along Horstman Road. • Low density Urban Low and Urban Restricted residential zoning. • Substantial areas of development on existing functioning septic systems. • Significant development potential. • Some critical areas in northern portion. 	<ul style="list-style-type: none"> • No existing sewer facilities 	<ul style="list-style-type: none"> • Developer Extension • ULID • Alternative Sewer Technologies 	2
Beach Drive	<ul style="list-style-type: none"> • Sector is situated south of the Beach Drive Residential sector, with Ahlstrom Road to the southwest. • Low density Urban Low and Urban Restricted residential zoning. • Substantial development on existing functioning septic systems. • Moderate to severe slopes. • Limited infill potential. 	<ul style="list-style-type: none"> • Sewer main with limited capacity along Beach Drive. 	<ul style="list-style-type: none"> • Developer Extension • ULID • Facility Upgrades (rates payers, developer) 	2
Horstman	<ul style="list-style-type: none"> • Sector is situated south of the Ahlstrom Road and north and east of the City of Port Orchard. • Low density Urban Low residential. • Pre-GMA suburban/semi-rural development pattern. • Moderate redevelopment and infill potential. • Moderate to severe slopes. 	<ul style="list-style-type: none"> • Sewer main with limited capacity along Beach Drive. • Moderate sewer facilities in the southern portion. 	<ul style="list-style-type: none"> • Developer Extension • Facility Upgrades (rates payers, developer) 	1

Sector	Characteristics	Existing Facilities	Strategies	Sequence
Retail	<ul style="list-style-type: none"> • Sector is adjacent to City of Port Orchard to the west and south, with Port Orchard Bay to the north. • Zoned Urban Low • Area includes the joint West Sound/Port Orchard sewer treatment facility. • Mix of early 1900's and pre-GMA subdivision. • Moderate infill and redevelopment potential. • Moderate slopes and streams. 	<ul style="list-style-type: none"> • Substantial sewer facilities. 	<ul style="list-style-type: none"> • Developer Extension • Facility Upgrades (rates payers, developer) 	1

ACRONYM LIST

- CDD = Community Development District
- CK = Central Kitsap
- GMA = Growth Management Act
- HBD = Hospital Benefit District
- LIFT = Local Infrastructure Financing Tool
- SK = South Kitsap
- UGA = Urban Growth Area
- U.I.D = Local Improvement District

From: John Kiess [mailto:john.kiess@kitsappublichealth.org]
Sent: Tuesday, October 27, 2015 11:39 AM
To: Keith Grellner; Katrina Knutson
Subject: RE: Kitsap County UGAs and Sewer

Hello Katrina – After reviewing the current UGAs and current data, the Health District has concerns about the following areas due to small lot size, dense development, old septic infrastructure, a higher incident of septic repairs, and proximity to shorelines / stream corridors.

1. The Rocky Point and Marine Drive area.
2. Tracyton
3. The area between Auto Center Way and Kitsap Lake.

Please let me know if you have additional questions, thanks.

John Kiess, RS | Assistant Environmental Health Director
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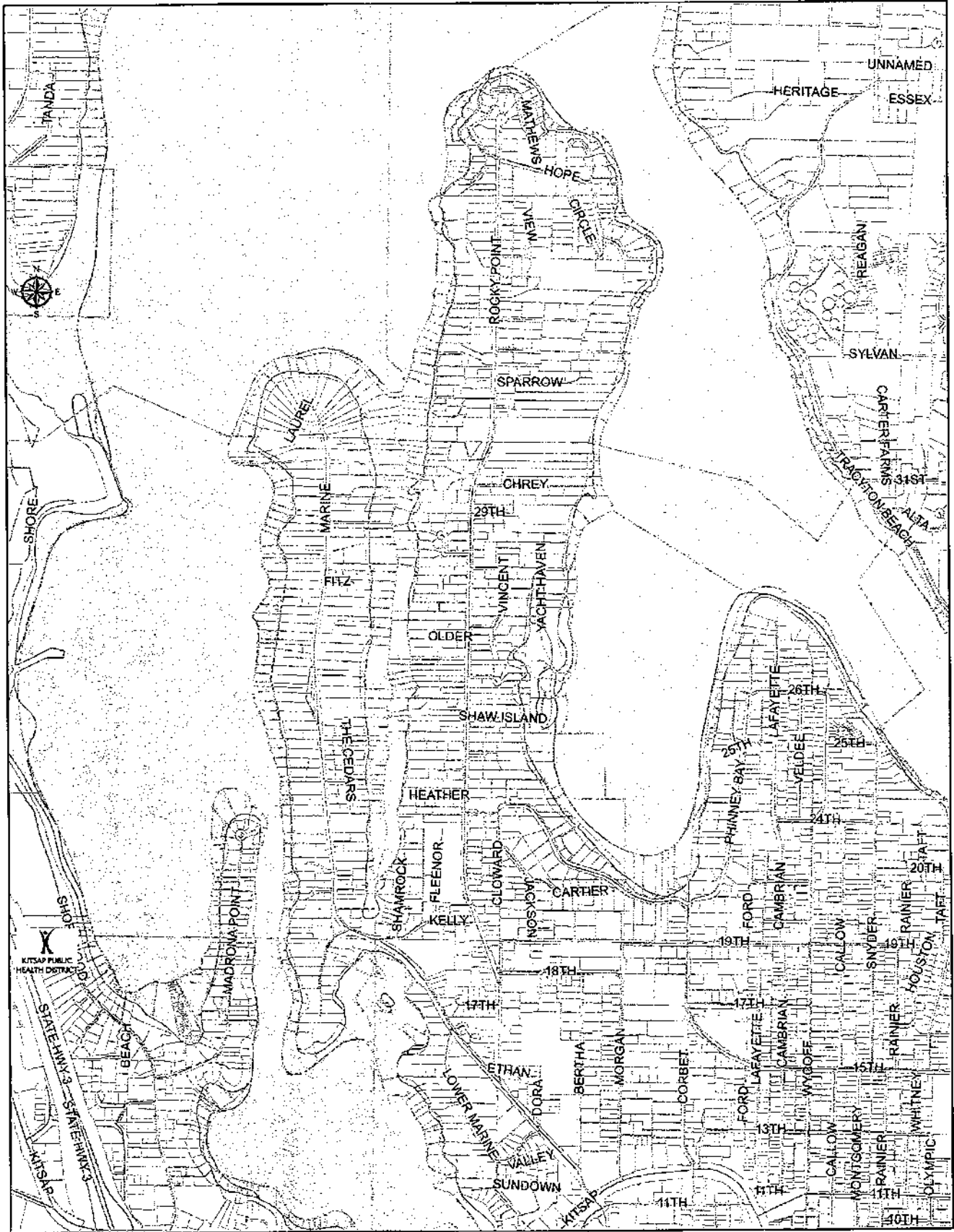
From: Katrina Knutson [mailto:KKnutson@co.kitsap.wa.us]
Sent: Monday, October 26, 2015 1:04 PM
To: Keith Grellner <keith.grellner@kitsappublichealth.org>
Subject: Kitsap County UGAs and Sewer

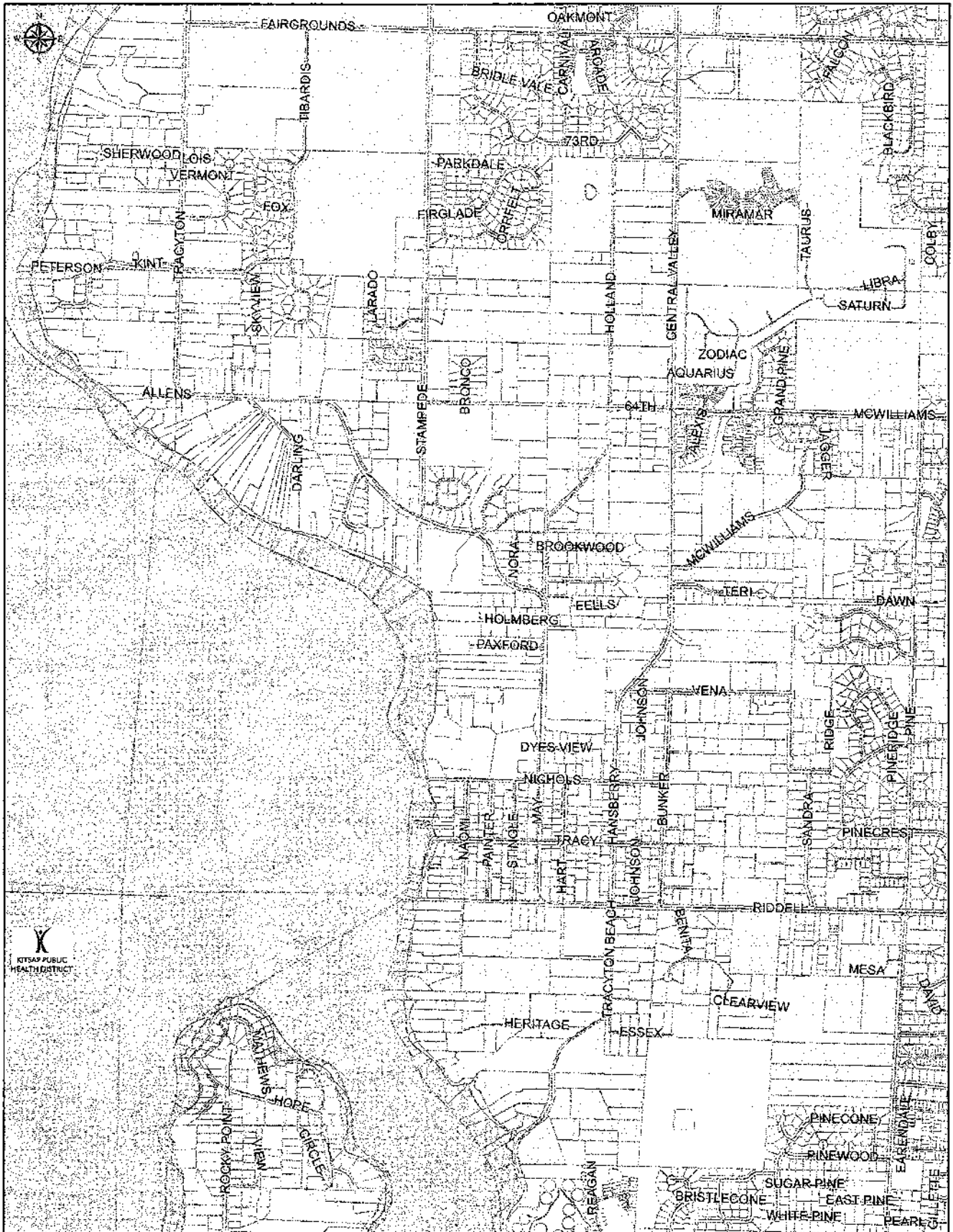
Hi Keith,

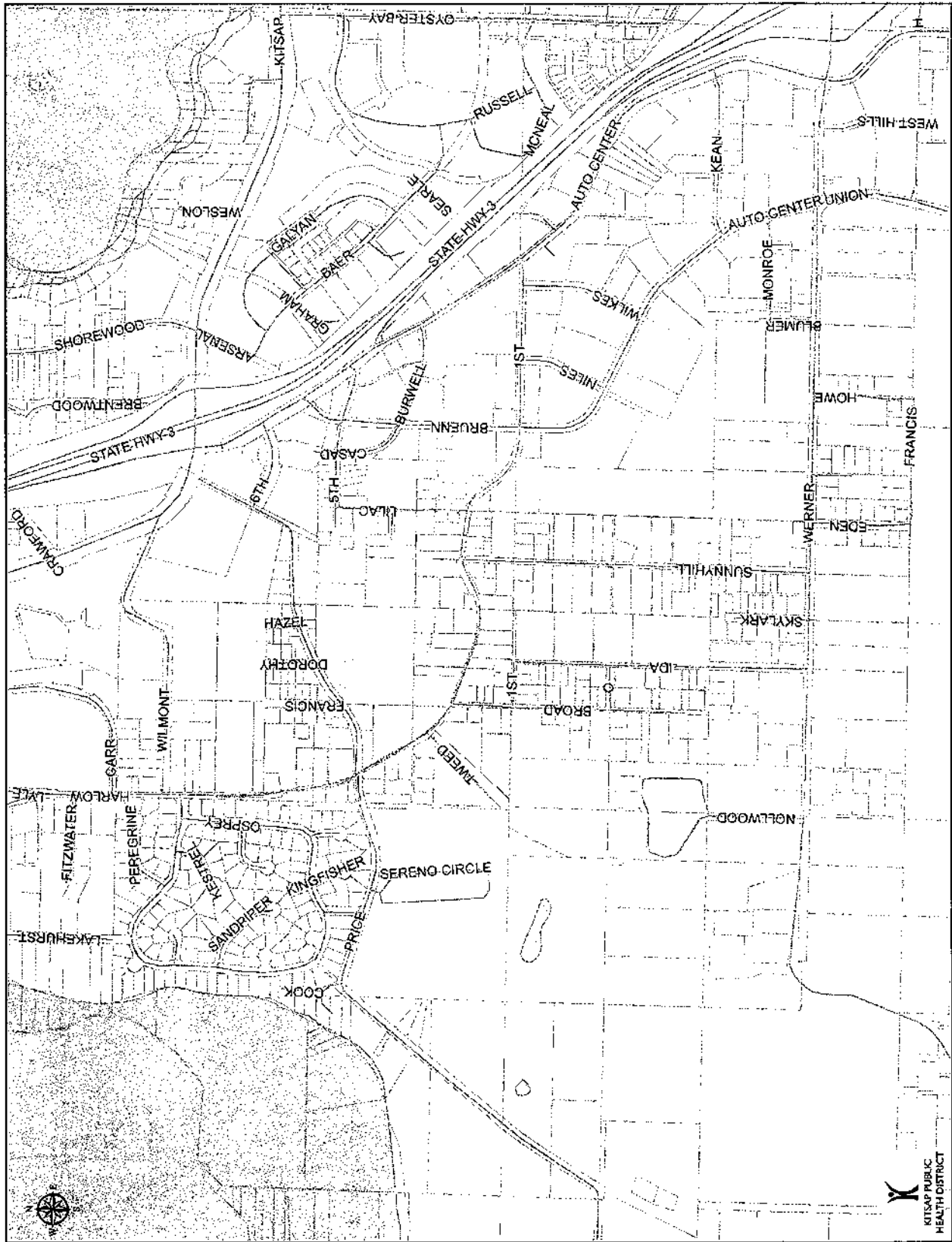
I hope you are doing well. Could you please tell me if there have been any NEW wastewater public health issues identified by the Health District inside the Kitsap County UGAs since the end of 2012?

Thank you!

Katrina N. Knutson, AICP
Senior Planner
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Port Orchard, WA 98366
kknutson@co.kitsap.wa.us
(360) 337-5777







Kitsap
Comprehensive
Plan Documents
Appendix C:
Comprehensive
Plan and Zoning
Maps

Kitsap
Comprehensive
Plan Documents
Appendix D: Title 13
Amendments

APPENDIX D: Title 13 Regulations

Title 13 WATER AND SEWERS

13.12.025 Waivers

- 1) With the exception of the requirement in KCC 13.12.020 regarding the connection of existing septic systems to public sewer, the director may waive the requirements in this chapter upon making findings that the following criteria are met:
 - a) The waiver is based on unusual and site-specific conditions that are not created by the property owner; and
 - b) The requirements of this chapter impose a severe and unexpected economic hardship on the applicant. Sewer connection fees and rates shall not be considered in the determination of a severe and unexpected economic hardship; and
 - c) The grant of a waiver will not increase the risk to the public health and welfare, nor be injurious to other properties in the vicinity, to properties downstream or to the quality of the waters of the state; and
 - d) The grant of a waiver will in no way prevent or deter the extension of public sewers at any future date; and
 - e) The grant of a waiver will meet the objectives of safety, function, appearance, environmental protection and maintainability based on sound engineering judgment.
In granting a waiver, the director has the authority to impose conditions, including but not limited to requiring a no-protest agreement for future connection to public sewer.
- 2) With respect to the requirement in KCC 13.12.020 regarding the connection of existing septic systems to public sewers, the board of county commissioners may consider, upon appeal by the owner of the property subject to the requirement, a waiver of the requirement, if the board finds that the conditions set forth in RCW 36.01.330, as it now exists or is hereafter amended, are met.

Kitsap
Comprehensive
Plan Documents
Appendix E: Title 17
(Complete)

APPENDIX E: Title 17 Regulations

Title 17 ZONING		
Chapter:	(Old Chapter):	Description:
17.100	(17.100)	General Provisions
17.105	(17.455)	Interpretations and Exceptions
17.110	(17.110)	Definitions
17.120	(17.200)	Establishment of Zones and Maps
17.130	(17.310)	Rural Residential (RR)
17.140	(17.305)	Rural Protection (RP)
17.150	(17.301)	Rural Wooded (RW)
17.160	(17.300)	Forest Resource Lands (FRL)
17.170	(17.380)	Mineral Resource Overlay (MRO)
17.180	(17.325)	Urban Restricted (UR)
17.190	(17.326)	Greenbelt (GB)
17.200	(17.330)	Urban Low Residential (UL)
17.210	(17.335)	Urban Cluster Residential (UCR)
17.220	(17.340)	Urban Medium Residential (UM)
17.230	(17.350)	Urban High Residential (UH)
17.240	(N/A)	Commercial (C)
17.250	(N/A)	Regional Center (RC)
17.260	(17.353)	Urban Village Center (UVC)
17.270	(17.355)	Neighborhood Commercial (NC)
17.280	(17.355)	Low Intensity Commercial (LIC)
17.290	(17.355)	Rural Commercial (RCO)
17.300	(17.365)	Business Center (BC)
17.310	(17.360)	Business Park (BP)
17.320	(17.370)	Industrial (IND)
17.330	(17.370)	Rural Industrial (RI)
17.340	(17.377)	Parks (P)
17.350	(N/A)	Reserved
17.360	(17.321)	Limited Areas of More Intensive Rural Development (LAMIRD)
17.360 A	(17.321D)	Keyport Village (KVC) (KVLR) (KVR)
17.360 B	(17.321C)	Manchester Village (MVC) (MVLN) (MVR)
17.360 C	(17.321B)	Port Gamble Rural Historic Town (RHTC) (RHTR) (RHTW)
17.360 D	(17.321A)	Suquamish Village (SVC) (SVLR) (SVR)
17.360 E	(17.376)	Rural Employment Center and Twelve Trees Employment Center (REC) (TTEC)
17.370	(N/A)	Reserved
17.380	(N/A)	Reserved
17.390	(17.318)	Poulsbo Urban Transition Area
17.400	(17.378)	Gorst Subarea
17.410	(17.381)	Allowed Uses
17.420	(17.382)	Density, Dimensions and Design
17.430	(17.400)	Land Use Review
17.440	(17.415)	Master Planning
17.450	(17.425)	Performance Based Development

APPENDIX E: Title 17 Regulations

17.460	(17.383)	<i>Development Regulations for Public Sewer Systems, Community Sewage Disposal Systems and Large On-Site Sewage Systems</i>
17.470	(17.351)	<i>Multi-Family Development – Design Criteria</i>
17.480	(17.354)	<i>Urban Village Commercial Design Criteria</i>
17.490	(17.435)	<i>Off-Street Parking and Loading</i>
17.500	(17.385)	<i>Landscaping</i>
17.510	(17.446)	<i>Sign Code</i>
17.520	(17.465)	<i>Marijuana Regulations</i>
17.530	(17.470)	<i>Wireless Communication Facilities</i>
17.540	(17.420)	<i>Administrative Conditional Use Permit</i>
17.550	(17.421)	<i>Hearing Examiner Conditional Use Permit</i>
17.560	(17.500)	<i>Variances</i>
17.570	(17.460)	<i>Nonconforming Uses, Structures and Use of Structures</i>
17.580	(17.430)	<i>Transfer of Development Rights</i>
17.590	(17.520)	<i>Appeals</i>
17.600	(17.525)	<i>Revocation of Permits or Variances</i>
17.610	(17.530)	<i>Enforcement</i>

APPENDIX E: Title 17 Regulations

Chapter 17.100 GENERAL PROVISIONS**(Formerly Chapter 17.100)**

Sections:

17.100.010 Title.**17.100.020 Purpose and scope.****17.100.030 Compliance.****17.100.040 Allowed uses.****17.100.050 Conflict with other regulations.****17.100.060 Relationship to procedures ordinance.****17.100.070 Interpretation.****17.100.080 Severability.****17.100.010 Title.**

The ordinance codified in this title may be cited as either the "Kitsap County Zoning Ordinance" or "Title 17, Kitsap County Code."*

17.100.020 Purpose and scope.

The text and zoning maps constitute the Zoning Ordinance. The Zoning Ordinance classifies, designates, and regulates the development of land for agriculture, forest, mineral resource extraction, residential, commercial, industrial, and public land uses for the unincorporated area of Kitsap County. Further, it is the purpose of this title to provide for predictable, judicious, efficient, timely, and reasonable administration respecting due process set forth in this title and other applicable laws; and to protect and promote the public health, safety and general welfare.

In fulfilling these purposes, this title is intended to benefit the public as a whole and not any specific person or class of persons. Although through the implementation, administration and enforcement of this title, benefits and detriments will be enjoyed or suffered by specific individuals, such is merely a byproduct of the overall benefit to the whole community. Therefore, unintentional breaches of the obligations of administration and enforcement imposed upon the county hereby shall not be enforceable in tort.

Applications for permits and approvals are subject to the provisions of this title and all other ordinances and laws. Such ordinances and laws include, but are not limited to, the following:

- A. KCC Title 6 (Business Licenses and Regulations)
- B. KCC Title 9 (Health, Welfare and Sanitation);
- C. KCC Title 11 (Roads, Highways and Bridges)
- D. KCC Title 12 (Storm Water Drainage);
- E. KCC Title 13 (Water and Sewers);
- F. KCC Title 14 (Buildings and Construction);
- G. KCC Title 15 (Flood Hazard Areas);
- H. KCC Title 16 (Land Division and Development);
- I. KCC Title 18 (Environment);
- J. KCC Title 19 (Critical Areas Ordinance);
- K. KCC Title 20 (Transportation);
- L. KCC Title 21 (Land Use and Development Procedures);
- M. KCC Title 22 (Shoreline Management Master Program);
- N. Chapter 36.70A RCW, Growth Management Act, and Chapter 36.70B RCW, Local Project Review;
- O. Kitsap Countywide Planning Policies;
- P. Kitsap County Comprehensive Plan and Sub-Area Plans;
- Q. Kitsap County Buildable Lands Report;
- R. Kitsap County Greenways, Bicycle & Mosquito Fleet Trail Plan;
- S. Kitsap County Parks, Recreation & Open Space Plan;

APPENDIX E: Title 17 Regulations

- T. Kitsap County Comprehensive Solid Waste Plan;
- U. Chapter 43.21 RCW, State Environmental Policy Act; and
- V. Chapter 58.17 RCW, Plats – Subdivisions – Dedications.

17.100.030 Compliance.

No building or other structure shall be constructed, improved, altered, enlarged, or moved; nor shall any use or occupancy of premises within the county be commenced or changed; nor shall any condition of or upon real property be caused or maintained, after the effective date of this title, except in conformity with conditions prescribed for each of the several zones established hereunder. It shall be unlawful for any person, firm, or corporation to erect, construct, establish, move into, alter, enlarge, use or cause to be used, any buildings, structures, improvements, or use of premises contrary to the provisions of this title, provided, however, conditions of approval as referred to in the changes to zones, amendments and alterations section, and the existing uses referred to in the interpretations and exceptions section, shall be allowed to continue in the manner and extent provided for therein. Where this title imposes greater restrictions than those imposed or required by other rules, regulations, or ordinances, the provisions of this title shall control.

17.100.040 Allowed uses.

Except as provided in Chapter 520, when a use is not specifically listed in this title, it shall be understood that the use may be allowed if it is determined by the director that the use is similar to other uses listed. It is further recognized that every conceivable use cannot be identified. In anticipation that new uses will evolve over time, this section establishes the director's authority to compare a proposed use and measure it against those listed in this title for determining similarity. In determining similarity, as well as when considering all other uses, the director shall make all of the following findings:

- A. The proposed use shall meet the intent of, and be consistent with the goals, objectives and policies of the Kitsap County Comprehensive Plan;
- B. The proposed use shall meet the stated purpose and general intent of the Comprehensive Plan land use designations and zoning classification in which the use is proposed to be located;
- C. The proposed use shall not adversely impact the public health, safety and general welfare of the residents of the county; and
- D. The proposed use shall share characteristics in common with, and not be of greater intensity, density or generate more environmental impact than, those uses listed in the land use zone in which it is to be located.

If determined similar, the unspecified use shall meet all of the code requirements and follow the approval process prescribed for the listed use.

17.100.050 Conflict with other regulations.

Where conflicts occur between the provisions of this title and other applicable code provisions, or other regulations from other jurisdictions with authority, the more restrictive shall apply.

17.100.060 Relationship to procedures ordinance.

To the extent that there is a conflict regarding the requirements of this title and Title 21 (Land Use and Development Procedures), Title 21 shall control.

17.100.070 Interpretation.

This title shall be liberally interpreted and construed to secure the public health, safety, and welfare and the rule of strict construction shall have no application.

17.100.080 Severability.

If any section, subsection, clause or phrase of this title or amendment thereto, or its application to any person or circumstance, is held by a court of competent jurisdiction to be invalid, the remainder or application to other persons or circumstances shall not be affected.

APPENDIX E: Title 17 Regulations

Chapter 17.105 INTERPRETATIONS AND EXCEPTIONS**(Formerly Chapter 17.455)**

Sections:

17.105.010 Director authority to issue administrative decisions.**17.105.080 Pending long or short subdivisions.****17.105.090 Temporary permits.****17.105.100 Number of dwellings per lot.****17.105.110 Obnoxious things.****17.105.120 Existing lot aggregation for tax purposes.****17.105.010 Director authority to issue administrative decisions.***

It shall be the responsibility of the director himself/herself to interpret ambiguous and/or conflicting code and apply the provisions of this title, Kitsap County County-wide Planning Policies, Kitsap County Comprehensive Plan and applicable sub-area plans.

At the request of the applicant, in writing, the director may also authorize a variation of up to ten percent of any numerical standard, except density, when unusual circumstances cause undue hardship in the strict application of this title; provided, such a variance shall be approved only when all of the following conditions and facts exist:

- A. There are special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, that were not created by the applicant and do not apply to other property in the same vicinity or zone;
- B. Such variance is necessary for the preservation and enjoyment of a substantial property right or use of the applicant possessed by the owners of other properties in the same vicinity or zone;
- C. The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or zone in which the property is located; and
- D. The variance is the minimum necessary to grant relief to the applicant.
- E. An approved variance shall become void in three years if a complete application has not been received. The director's response, including findings for granting the variation, shall be in writing and kept in the department files.

17.105.080 Pending long or short subdivisions.

Nothing herein shall require any change in the location, plans, construction, size or designated use of any residential plat, for which preliminary official approval has been granted prior to the adoption of this title.

17.105.090 Temporary permits.

The director may approve temporary permits, with conditions to mitigate negative impacts, valid for a period of not more than one year after issuance, for temporary structures or uses which do not conform to this title.

Upon the expiration of the temporary permit, the applicant shall have thirty days within which to remove and/or discontinue such temporary use structure.

Upon approval, temporary permits may be issued for the following uses or structures:

- A. Storage of equipment and materials during the building of roads or other developments;
- B. Temporary storage of structures for the housing of tools and supplies used in conjunction with the building of roads or other developments;
- C. Temporary office structures;
- D. Temporary housing/construction living quarters for personnel such as watchmen, labor crews, engineering, and management; provided:
 1. The building permit for the primary structure must have been issued;
 2. The temporary dwelling must not be permanently placed on the site;
 3. The temporary dwelling must meet the setback requirements of the zone in which it is located;
 and

APPENDIX E: Title 17 Regulations

4. For the purpose of constructing a single-family dwelling, temporary living quarters (for example, a recreational vehicle) may be permitted only in conjunction with a stick frame structure. This permit will remain active as long as the building permit for the single-family dwelling remains active.
- E. Use of equipment essential to and only in conjunction with the construction or building of a road, bridge, ramp, dock, and/or jetty located in proximity to the temporary site; provided, that the applicant shall provide a construction contract or other evidence of the time period required to complete the project; and provided further, that the following equipment shall be considered essential to and in conjunction with such construction projects:
 1. Portable asphaltic concrete-mixing plants.
 2. Portable concrete-batching plants.
 3. Portable rock-crushing plants.
 4. Accessory equipment essential to the use of the aforementioned plants.
- F. Temporary uses and structures otherwise permitted within the zone which will remain up to one hundred eighty days on an existing lot or parcel where compliance with an administrative conditional use permit and landscaping requirements are impractical.
- G. Temporary uses and structures not specified in any zone classification subject to applicable provisions of the Kitsap County Code; provided, that such uses and structures may not be approved by the director for a period greater than ninety days.
- H. The occupancy of a recreational vehicle (RV) for a period not to exceed three months subject to the following conditions:
 1. The subject property must be located in the Rural Wooded (RW), Rural Protection (RP), or Rural Residential (RR) zones;
 2. The RV must be occupied by the property owner or family member;
 3. The RV must be provided with approved utilities including septic or sewer (health district approval), water, and electrical power;
 4. The location of the RV must meet all setbacks required by the underlying zone;
 5. The director may impose additional conditions as appropriate to ensure that the RV use is compatible with the surrounding properties;
 6. The minimum RV size shall be two hundred square feet; and
 7. A permit will be required each time the RV is placed on a parcel. If the RV is placed on the same parcel each year the application fee will be half of the initial fee.
- I. Placement of a storage container on a property developed with single-family dwelling or properties with an active building permit for construction of a residential or commercial building is subject to the following conditions:
 1. The container must meet all applicable setbacks for the zone; and
 2. The storage container may not be placed on site for more than ninety days; however, in instances where a building permit for a single-family dwelling or commercial development is active, the container may remain on site until thirty days after the permit expires or receives final inspection/certificate of occupancy.

17.105.100 Number of dwellings per lot.

Except as provided for elsewhere in this title, there shall be no more than one dwelling unit per lot.

17.105.110 Obnoxious things.

In all zones, except as provided for elsewhere in this title, no use shall produce noise, smoke, dirt, dust, odor, vibration, heat, glare, toxic gas or radiation which is materially deleterious to surrounding people, properties or uses. Lighting is to be directed away from adjoining properties. Not more than one foot candle of illumination may leave the property boundaries.

APPENDIX E: Title 17 Regulations

17.105.120 Existing lot aggregation for tax purposes.

For the purposes of this title, parcels which have been aggregated by the county for tax purposes shall be considered separate legally existing lots of record.

APPENDIX E: Title 17 Regulations

Chapter 17.110 DEFINITIONS**(Formerly Chapter 17.110)**

Sections:

- 17.110.005 *Generally.*
- 17.110.010 *Abutting.*
- 17.110.015 *Access.*
- 17.110.020 *Accessory dwelling unit.*
- 17.110.025 *Accessory living quarters.*
- 17.110.030 *Accessory use or structure.*
- 17.110.035 *Adjacent.*
- 17.110.040 *Adjoining.*
- 17.110.045 *Adult family home.*
- 17.110.050 *Agricultural uses.*
- 17.110.055 *Alley.*
- 17.110.057 *Alternative technology.*
- 17.110.060 *Animal.*
- 17.110.065 *Animal, small.*
- 17.110.070 *Animal hospital.*
- 17.110.075 *Amusement center.*
- 17.110.085 *Aquaculture practices.*
- 17.110.087 *Assembly and packaging operations.*
- 17.110.090 *Automobile repair.*
- 17.110.095 *Automobile service station.*
- 17.110.100 *Awning.*
- 17.110.105 *Bed and breakfast house.*
- 17.110.110 *Board.*
- 17.110.120 *Boat yard.*
- 17.110.125 *Breezeway.*
- 17.110.126 *Brew pubs.*
- 17.110.130 *Buffer.*
- 17.110.132 *Buffer, landscaping.*
- 17.110.133 *Buffer, screening.*
- 17.110.135 *Building.*
- 17.110.140 *Building height.*
- 17.110.145 *Building line.*
- 17.110.150 *Caretaker's dwelling.*
- 17.110.155 *Carport.*
- 17.110.157 *Child care center.*
- 17.110.160 *Clinic.*
- 17.110.165 *Club.*
- 17.110.168 *Co-location.*
- 17.110.170 *Commission or planning commission.*
- 17.110.171 *Comprehensive plan.*
- 17.110.175 *Conditional use.*
- 17.110.177 *Conference center.*
- 17.110.180 *Congregate care facility.*
- 17.110.185 *Contiguous.*
- 17.110.190 *Convalescent, nursing or rest home.*

APPENDIX E: Title 17 Regulations

- 17.110.195 Contractor's storage yard.
- 17.110.196 Cottage housing development.
- 17.110.197 County engineer.
- 17.110.199 Custom art and craft stores.
- 17.110.200 Day-care center.
- 17.110.205 Day-care center, family.
- 17.110.210 Density.
- 17.110.212 Density, maximum.
- 17.110.213 Density, minimum.
- 17.110.215 Department.
- 17.110.220 Development.
- 17.110.222 Development rights.
- 17.110.223 Directional panel antenna.
- 17.110.225 Director.
- 17.110.226 Drinking establishments.
- 17.110.240 Dwelling, single-family attached.
- 17.110.242 Dwelling, single-family detached.
- 17.110.245 Dwelling, duplex.
- 17.110.250 Dwelling, multiple-family.
- 17.110.255 Dwelling unit.
- 17.110.257 Emergency service communications.
- 17.110.260 Employees.
- 17.110.265 Exotic animal.
- 17.110.270 Family.
- 17.110.275 Fence, sight-obscuring.
- 17.110.280 Forestry.
- 17.110.285 Foster home.
- 17.110.290 Frontage.
- 17.110.295 Garage, private.
- 17.110.301 General merchandise stores.
- 17.110.302 General office and management services.
- 17.110.303 Golf course.
- 17.110.305 Grade.
- 17.110.315 Gross floor area.
- 17.110.317 Guest house.
- 17.110.319 Habitable area.
- 17.110.320 Habitable floor.
- 17.110.325 Hearing examiner.
- 17.110.330 Heavy equipment.
- 17.110.345 Home business.
- 17.110.350 Home day care.
- 17.110.355 Home owners' association.
- 17.110.360 Hospital.
- 17.110.365 Hotel/motel.
- 17.110.366 Immediate vicinity.
- 17.110.367 Impervious surface.
- 17.110.368 Infill development.
- 17.110.369 Junk motor vehicle.

APPENDIX E: Title 17 Regulations

- 17.110.370 Junk yard.
- 17.110.375 Kennel.
- 17.110.380 Kennel, hobby.
- 17.110.390 Landscaping.
- 17.110.392 Large on-site sewage system (LOSS).
- 17.110.393 Lattice support structure.
- 17.110.395 Livestock.
- 17.110.396 Loading space.
- 17.110.400 Lot.
- 17.110.405 Lot area.
- 17.110.410 Lot, corner.
- 17.110.412 Lot, interior
- 17.110.415 Lot coverage.
- 17.110.420 Lot depth.
- 17.110.430 Lot line.
- 17.110.435 Lot line, front.
- 17.110.440 Lot line, rear.
- 17.110.445 Lot line, side.
- 17.110.450 Lot of record.
- 17.110.455 Lot, through.
- 17.110.460 Lot width.
- 17.110.462 Macro antenna array.
- 17.110.465 Maintain.
- 17.110.470 Manufactured home.
- 17.110.473 Manufacturing and fabrication.
- 17.110.475 Marina.
- 17.110.477 Master plan.
- 17.110.480 Micro antenna array.
- 17.110.483 Mini antenna array.
- 17.110.485 Mixed use development.
- 17.110.490 Mobile home.
- 17.110.493 Mobile home park.
- 17.110.503 Mono-pole.
- 17.110.504 Movie/performance theater.
- 17.110.506 Net developable area.
- 17.110.508 Nonconforming lot.
- 17.110.510 Nonconforming use, nonconforming structure or nonconforming use of structure.
- 17.110.512 Non-motorized recreation rentals
- 17.110.515 Nuisance.
- 17.110.520 Nursery, retail.
- 17.110.525 Nursery, wholesale.
- 17.110.530 Nursing or rest home.
- 17.110.535 Open space.
- 17.110.540 Ordinary high water mark.
- 17.110.545 Owner.
- 17.110.547 Parabolic antenna.
- 17.110.548 Parcel.
- 17.110.550 Park.

APPENDIX E: Title 17 Regulations

- 17.110.555 Parking area, public.
- 17.110.560 Parking space.
- 17.110.565 Parking space, barrier free.
- 17.110.570 Parking space, compact.
- 17.110.572 Performance based development (PBD).
- 17.110.575 Perimeter setback.
- 17.110.576 Permitted use.
- 17.110.580 Person.
- 17.110.585 Pet.
- 17.110.590 Pet, non-traditional.
- 17.110.591 Pharmacies.
- 17.110.595 Pier.
- 17.110.600 Places of worship.
- 17.110.610 Planning commission.
- 17.110.615 Porch.
- 17.110.620 Portable sign.
- 17.110.625 Premises.
- 17.110.630 Private airport or heliport.
- 17.110.635 Prohibited use.
- 17.110.637 Project permit or project permit application.
- 17.110.640 Public facilities.
- 17.110.641 Public sewer system.
- 17.110.642 Race track, major.
- 17.110.643 Race track, minor.
- 17.110.645 Receiving areas and parcels.
- 17.110.646 Recreational amenity, active.
- 17.110.647 Recreational facility.
- 17.110.650 Recreational vehicle.
- 17.110.655 Recreational vehicle camping park.
- 17.110.660 Residential care facility.
- 17.110.662 Restaurant.
- 17.110.663 Restaurant, high-turnover.
- 17.110.665 Rezone.
- 17.110.666 Rural character.
- 17.110.667 Rural cluster.
- 17.110.668 Rural Wooded Incentive Program development.
- 17.110.669 Sending areas and parcels.
- 17.110.671 Setback.
- 17.110.673 Shipping container.
- 17.110.675 Sign.
- 17.110.680 Sign permit.
- 17.110.683 Site.
- 17.110.685 Site plan.
- 17.110.686 Site-specific amendment.
- 17.110.687 Stealth technology.
- 17.110.688 Storage, hazardous materials.
- 17.110.689 Storage, self-service.
- 17.110.690 Storage, vehicles and equipment.

APPENDIX E: Title 17 Regulations

- 17.110.691 Storage, indoor.
- 17.110.692 Storage, outdoor.
- 17.110.693 Storage container.
- 17.110.695 Street.
- 17.110.700 Structural alteration.
- 17.110.705 Structure.
- 17.110.706 Sub-area plan.
- 17.110.707 Support structure.
- 17.110.710 Temporary sign.
- 17.110.715 Temporary structure.
- 17.110.720 Temporary use.
- 17.110.725 Tract.
- 17.110.728 Urban level of sanitary sewer service.
- 17.110.730 Use.
- 17.110.038 Vacation Rental.
- 17.110.740 Veterinary clinic.
- 17.110.745 Water-dependent use.
- 17.110.750 Water-enjoyment use.
- 17.110.755 Water-oriented use.
- 17.110.760 Water-related use.
- 17.110.765 Wireless communication antenna array.
- 17.110.770 Wireless communication facility.
- 17.110.775 Wireless communication support structure.
- 17.110.780 Whip antenna.
- 17.110.783 Wrecking yard.
- 17.110.785 Yard.
- 17.110.790 Yard, front.
- 17.110.795 Yard, rear.
- 17.110.800 Yard, side.
- 17.110.805 Zone.

17.110.005 Generally.

Except as provided in Section 17.450.010, for the purpose of this title, certain terms, phrases, words and their derivatives shall be construed as specified in this section and elsewhere in this title where specific definitions are provided. Terms, phrases and words used in the singular include the plural and the plural the singular. Terms, phrases and words used in the masculine gender include the feminine and the feminine the masculine. The word "shall" is mandatory. The word "may" is discretionary. Where terms, phrases and words are not defined, they shall have their ordinary accepted meanings within the context with which they are used. The most current version of the English Webster's Dictionary shall be considered as providing ordinary accepted meanings.

17.110.010 Abutting.

"Abutting" means adjoining with a common boundary line; except that where two or more lots adjoin only at a corner or corners, they shall not be considered as abutting unless the common property line between the two parcels measures ten feet or greater in a single direction. Where two or more lots are separated by a street or other public right-of-way, they shall be considered "abutting" if their boundary lines would be considered abutting if not for the separation provided by the street or right-of-way.

17.110.015 Access.

"Access" means the place, means, or way by which pedestrians and vehicles shall have safe, adequate, and usable ingress and egress to a property or use, as required by this title.

APPENDIX E: Title 17 Regulations

17.110.020 Accessory dwelling unit.

"Accessory dwelling unit" means separate living quarters detached from the primary residence. No mobile home or recreational vehicle shall be considered an accessory dwelling unit. This definition excludes guest houses.

17.110.025 Accessory living quarters.

"Accessory living quarters" means separate living quarters contained within the primary residence.

17.110.030 Accessory use or structure.

"Accessory use or structure" means an activity or structure that is commonly associated with but subordinate to any principal use or structure.

17.110.035 Adjacent.

"Adjacent" means the same as "abutting."

17.110.040 Adjoining.

"Adjoining" means the same as "abutting."

17.110.045 Adult family home.

"Adult family home" means a dwelling licensed pursuant to RCW 70.128 in which a person or persons provide personal care, special care, and room and board.

17.110.050 Agricultural uses.

"Agricultural uses" means the use of the land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, wholesale nurseries, floriculture, viticulture and wineries, apiaries, and animal and poultry husbandry, and the necessary accessory uses; provided, however, that the operation of any such accessory use shall be incidental to that of normal agriculture activities, and provided further, that the above uses shall not include slaughter houses and meat packing or commercial feed-lots.

17.110.055 Alley.

"Alley" means a private or public right-of-way having a typical width of at least ten feet, but generally no more than twenty feet, which affords only secondary means of access to abutting properties. Alleys are not intended for general traffic circulation.

17.110.057 Alternative technology.

"Alternative technology" means the use of structures, fixtures, and technology which substantially limit the visibility of wireless communication support structures and facilities. This may include, but is not limited to, use of existing utility poles, flagpoles, existing structures such as water tanks, church steeples and any other method which substantially minimizes the visual impact of wireless communication support structures and facilities. This is commonly referred to as "stealth technology."

17.110.060 Animal.

"Animal" means any live vertebrate creature, reptile, amphibian or bird, except man.

17.110.065 Animal, small.

"Animal, small" or "small animal" means any animal other than livestock used for agricultural purposes.

17.110.070 Animal hospital.

"Animal hospital" means a place where animals or pets are given medical or surgical treatment, and are cared for during the time of such treatment.

17.110.075 Amusement center.

"Amusement center" means a commercially operated facility having one or more forms of entertainment such as a bowling alley, indoor golf driving range, merry-go-round, roller coaster, batting cages, electronic and/or video games, or miniature golf course.

APPENDIX E: Title 17 Regulations

17.110.085 Aquaculture practices.

"Aquaculture practices" means the harvest, culture or farming of cultivated food fish, shellfish or other aquatic plants and animals and includes fisheries enhancement, the mechanical harvesting of shellfish and hatchery culture, excluding traditional noncommercial shellfish harvesting.

17.110.087 Assembly and packaging operations.

"Assembly and packaging operations" means a facility where pre-manufactured components are assembled to construct a product. Products may be packaged and moved off site for wholesale or retail sale. This may include, but is not limited to, assembly and packaging of computer, electronics, office equipment, fabricated metal products, and other products.

17.110.090 Automobile repair.

"Automobile repair" means replacement of parts, motor service, rebuilding or reconditioning of engines, painting, upholstering, detailing, or cleaning motor vehicles, recreational vehicles or trailers.

17.110.095 Automobile service station.

"Automobile service station" means a building or lot having dispensers and storage tanks where fuels or oils for motor vehicles are dispensed, sold, or offered for sale. Service stations may include accessory convenience stores and minor automobile services, including car washes.

17.110.100 Awning.

"Awning" or "canopy" means a temporary or movable shelter (awning), or a fixed rigid shelter (canopy) supported entirely by the exterior wall of the building and generally extending over a pedestrian walkway. When used in conjunction with signs, only that portion of the awning or canopy that is actually used as a sign shall be included in sign area calculations. Lighting of the awning or canopy, whether directly, indirectly, or by back-lighting, shall have no effect on the sign requirements, unless lighted signs are specifically prohibited in that area or zone.

17.110.105 Bed and breakfast house.

"Bed and breakfast house" means a dwelling or separate structure which is used by the owner or primary resident to provide overnight guest lodging for compensation including not more than ten guest rooms and which usually provides a morning meal as part of the room rate structure.

17.110.110 Board.

"Board" means the Kitsap County board of county commissioners or their assigns.

17.110.120 Boat yard.

"Boat yard" means a place where boats are constructed, dismantled, stored, serviced, or repaired, including maintenance work thereon and may include such facilities as a marine railway, dry-dock or tidal grid.

17.110.125 Breezeway.

"Breezeway" means a structure for the principal purpose of connecting the main building or buildings on a property with other main buildings or accessory buildings.

17.110.126 Brew pubs

"Brew pubs" shall mean a combination of retail, wholesale and manufacturing business that brews and serves beer and/or food on the premises.

17.110.130 Buffer.

"Buffer" or "buffering" means space, either landscaped or in a natural state, intended and dedicated by easement or condition of approval to separate uses that may or may not conflict with each other and to reduce visual, noise, odors and other impacts.

APPENDIX E: Title 17 Regulations

17.110.132 Buffer, landscaping.

"Buffer, landscaping" means a buffer treatment within or along the perimeter of a development which varies in numbers and types of vegetation and/or fencing depending on land uses. Trees, shrubs, ground covers and/or fencing are to be provided as prescribed by Chapter 17.500.

17.110.133 Buffer, screening.

"Buffer, screening" means a buffer of evergreen vegetation and/or site-obscuring fencing intended to provide functional screening between different uses, land use intensities and/or zones installed or maintained as prescribed by Chapter 17.500.

17.110.135 Building.

"Building" means any structure used or intended for supporting or sheltering any use or occupancy.

17.110.140 Building height.

"Building height" is the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof.

17.110.145 Building line.

"Building line" means the perimeter of that portion of a building or structure nearest a property line but excluding eaves, open space, terraces, cornices and other ornamental features projecting from the walls of the building or structure.

17.110.150 Caretaker's dwelling.

"Caretaker's dwelling" means a single-family residence accessory to a commercial or industrial use intended for the purposes of providing supervision, maintenance or security of the property.

17.110.155 Carport.

"Carport" means a roof designed to cover, but not enclose, automobile parking spaces and should be open on two or more sides.

17.110.157 Child care center.

"Child care center" means the same as "day-care center."

17.110.160 Clinic.

"Clinic" means a building or portion of a building containing offices for providing non-emergency chiropractic, medical, dental, or psychiatric services not involving overnight housing of patients.

17.110.165 Club.

"Club" means a place where an association of persons organized for some common purpose meet. This definition excludes places of worship and groups organized primarily for business purposes.

17.110.168 Co-location.

"Co-location" means the use of a single support structure by more than one wireless services provider where appropriate, and/or placement of up to four support structures for co-location on a specific site. This may include shared facilities with Kitsap County central communications or public safety emergency communications equipment.

17.110.170 Commission or planning commission.

"Commission" or "planning commission" means the Kitsap County planning commission.

17.110.169 Community sewage disposal systems.

"Community sewage disposal system" means any system of piping, treatment devices and/or other facilities which:

APPENDIX E: Title 17 Regulations

- A. Conveys, stores, treats and/or provides subsurface soil treatment and disposal on-site or on adjacent or nearby property under the control of the users; and
- B. The system is not connected to a public sewer system; and
- C. Is designed to serve more than one single-family dwelling or one multi-family dwelling but the design capacity does not exceed three thousand, five hundred gallons of sewage volume per day.

17.110.171 Comprehensive plan.

"Comprehensive plan" means the principals, objectives, and policies to guide growth and development, as required under Chapter 36.70A RCW. The Kitsap County Comprehensive Plan coordinates and provides policy direction for county programs and services, and establishes urban/rural boundaries.

17.110.175 Conditional use.

"Conditional use" means an activity specified by this title as a principal or an accessory use that may be approved or denied based upon consistency with specific criteria (Chapters 17.540 and/or 17.550). Approval of a conditional use is subject to certain conditions. Conditional uses reviewed by the planning department are administrative (ACUP); those reviewed by the hearing examiner (C) require a public hearing.

17.110.177 Conference center.

"Conference center" means a building or group of buildings with overnight accommodations and meeting space, primarily intended for conferences, meetings, and retreats. Conference centers may include facilities such as dining and banquet rooms, recreation rooms and other amenities.

17.110.180 Congregate care facility.

"Congregate care facility" means any building in which people live in individual housing units which provide for independent living while providing common living areas and limited services such as health care, meals and housekeeping.

17.110.185 Contiguous.

"Contiguous" means the same as "abutting."

17.110.190 Convalescent, nursing or rest home.

"Convalescent, nursing or rest home" means any building or premises in or on which sick, injured, or infirm persons are housed, for a period in excess of twenty-four consecutive hours and furnished with meals and nursing care for hire.

17.110.195 Contractor's storage yard.

"Contractor's storage yard" means a place where heavy equipment, vehicles, construction equipment or any material commonly used in the erection of any structure, is stored or accumulated. Sites that involve current construction of projects with active permits involving the materials on site shall not be considered a contractor's storage yard.

17.110.196 Cottage housing development.

"Cottage Housing" means a tract of land under single ownership or unified control developed with four or more detached living structures sharing any of the following: common kitchen and sanitation facilities, common area/courtyard and/or parking area.

17.110.197 County engineer.

"County engineer" means the director of the department of public works or a duly authorized designee as defined in RCW 36.75.010.

17.110.199 Custom art and craft stores.

"Custom art and craft stores" shall mean a business in which finished, personal or household items are produced and/or sold. Examples include, but are not limited to: pottery and candle making; leather work; jewelry making; creation of sculpture or other artwork.

APPENDIX E: Title 17 Regulations

17.110.200 Day-care center.

"Day-care center" means a primary dwelling in which more than seven individuals, or a building other than a primary dwelling in which any number of individuals, are cared for during some portion of a twenty-four-hour period.

17.110.205 Day-care center, family.

"Day-care center, family" means an owner- or manager-occupied primary dwelling and premises in and on which not more than six individuals are cared for during some portion of a twenty-four-hour period.

17.110.210 Density.

"Density" means a ratio comparing the number of dwelling units with land area.

17.110.212 Density, maximum.

"Density, maximum" means the largest number of dwelling units that shall be developed on a property(s) within a specific zone based upon the gross acreage of the property(s). In circumstances involving state or federal bald eagle habitat regulations, the calculation of maximum density may be affected.

17.110.213 Density, minimum.

"Density, minimum," unless otherwise specified by Section 17.420.110, means the fewest number of dwelling units that shall be developed on a property(s) within a specific zone based upon the net developable acreage of the property(s).

17.110.215 Department.

"Department" means the Kitsap County department of community development.

17.110.220 Development.

"Development" means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations and other land-disturbing activities.

17.110.222 Development rights.

"Development rights" means the residential building rights permitted to a lot or parcel within a sending area, as defined in this chapter, based on the gross density, established pursuant to the Kitsap County zoning map and this title, and measured in base dwelling units per developable acre.

(Ord. 367 (2006) § 5 (part), 2006)

17.110.223 Directional panel antenna.

"Directional panel antenna" means, generally, a rectangular antenna designed to transmit and receive radio frequency signals in a specific directional pattern.

17.110.225 Director.

"Director" means the director of the Kitsap County department of community development or a duly authorized designee.

17.110.226 Drinking establishments.

"Drinking establishments" means a business primarily engaged in the retail sale of alcoholic beverages for consumption on the premises, including night clubs, bars, and taverns. It shall not mean premises primarily engaged in the retail sale of food for consumption on the premises, where the sale of alcoholic beverages is clearly accessory and incidental (e.g., comprises less than twenty percent of the gross receipts). This definition excludes brew pubs.

17.110.240 Dwelling, single-family attached.

"Dwelling, single-family attached" or "attached single-family dwelling" means a single dwelling unit designed for occupancy by not more than one family and separated from adjacent units by one or more

APPENDIX E: Title 17 Regulations

common vertical walls where each dwelling includes adjacent dwelling-specific yard area within its ownership.

17.110.242 Dwelling, single-family detached.

"Dwelling, single-family detached" or "detached single-family dwelling" means a single dwelling unit designed for occupancy by not more than one family that is physically separated from any other dwelling unit.

17.110.245 Dwelling, duplex.

"Dwelling, duplex," means a building containing two dwelling units and designed for occupancy by not more than two families. A duplex may not be considered a primary residence for the purposes of constructing an accessory dwelling unit or accessory living quarters.

17.110.250 Dwelling, multiple-family.

"Dwelling, multiple-family" means a building or portion thereof containing three or more dwelling units and designed for occupancy by three or more families.

17.110.255 Dwelling unit.

"Dwelling unit" means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. A recreational vehicle is not considered a dwelling unit.

17.110.257 Emergency service communications.

"Emergency service communications" means any police, fire, emergency, and/or medical wireless communication of radio frequency (RF) signals through electromagnetic energy.

17.110.260 Employees.

"Employees" means all persons, including proprietors, working on the premises.

17.110.265 Exotic animal.

"Exotic animal" means:

- A. Any species of animal whose venom is commonly known to be capable of inflicting serious physical harm or death to human beings, livestock, dogs or cats.
- B. Non-human primates including prosimians.
- C. All members of the Ursidae family (e.g. bears)
- D. Non-domesticated members of the Felidae family (e.g. cats).
- E. Non-domesticated members of the Canidae family (e.g. dogs) and their hybrids including wolves, coyotes and foxes.
- F. All members of the crocodylian order (e.g. alligators, crocodiles, caiman and gavials).
- G. All members of the Melinae, Mellivorinae and Taxideinae sub-families (e.g. badgers).

17.110.270 Family.

"Family" means two or more persons customarily living together as a single house-keeping unit and using common cooking facilities, as distinguished from a group occupying a hotel, club, boarding or lodging house, or other group of unrelated individuals.

17.110.275 Fence, sight-obscuring.

"Fence, sight-obscuring" or "sight-obscuring fence" means a fence or combination of fence and planting arranged in such a way as to screen areas from view.

17.110.280 Forestry.

"Forestry" means the use of land for producing and caring for a forest, including the harvesting of timber.

APPENDIX E: Title 17 Regulations

17.110.285 Foster home.

"Foster home" means a dwelling unit in which a full-time resident provides care and supervision on a full-time basis to not more than six children or to not more than three expectant mothers.

17.110.290 Frontage.

"Frontage" means the actual length of the front property line abutting a street or alley (if no street frontage), or length of the property line of a flag lot that most closely parallels the street in which it receives access.

17.110.295 Garage, private.

"Garage, private" means an accessory building or part of a main building intended primarily for the storage of motor vehicles owned or used by occupants of the main building.

17.110.301 General merchandise stores.

"General merchandise stores" means stores that sell a wide variety of grocery and non-grocery items, including, but not limited to: fresh foods; packaged foods for preparation and consumption in the home; household supplies; consumer electronics; hardware, apparel, and sporting goods.

17.110.302 General office and management services.

"General office and management services" means the offices of real estate agencies, advertising agencies, mailing services and postal substations, employment agencies, insurance agencies, management and consulting firms, accountants, attorneys, security brokers, architects, surveyors, tax preparation services, computer software development, and other similar business services. This term also includes the administrative offices for businesses whose primary activity may be a non-office use conducted elsewhere. This definition excludes engineering and construction firms and financial, banking, mortgage and title institutions.

17.110.303 Golf course.

"Golf course" means an area designed and used for playing golf, including all accessory uses incidental to the operation of the facility, including driving ranges.

17.110.305 Grade.

"Grade" means the average point of elevation of the finished surface of the ground within five feet of a building or structure.

17.110.315 Gross floor area.

"Gross floor area" means the sum of horizontal areas of floors of a building when measured from the exterior faces of exterior walls or, if appropriate, from the center line of dividing walls. Gross floor area generally excludes vent shafts, covered walkways, porches, and similar areas. However, gross floor area shall include decks, or porches when covered by a roof or portion of the floor above.

17.110.317 Guest house.

"Guest house" means living quarters in an accessory building for the use of the occupant, persons employed on the premises, or for temporary use by guests of the occupant. Such quarters have no kitchen facilities and are not otherwise used as a separate dwelling unit.

17.110.319 Habitable area.

"Habitable area" means the entire area of a dwelling unit or living quarters used for living, sleeping, eating and/or cooking. Storage areas and garages are excluded from calculations of habitable area.

17.110.320 Habitable floor.

"Habitable floor" means any floor usable for living purposes including working, sleeping, eating, cooking, or recreating uses, or any combination of these uses. A floor used only for storage purposes is not a "habitable floor."

APPENDIX E: Title 17 Regulations

17.110.325 Hearing examiner.

"Hearing examiner" means a person appointed to hear or review certain land use applications and appeals pursuant to Title 21 of this code, the Land Use and Development Procedures Ordinance.

17.110.330 Heavy equipment.

"Heavy equipment" means, but shall not be limited to self-powered, self-propelled or towed mechanical devices, equipment and vehicles of the nature customarily used for commercial purposes such as tandem axle trucks, graders, backhoes, tractor trailers, cranes and lifts but excluding automobiles, recreational vehicles, boats and their trailers and equipment used for agricultural purposes.

17.110.345 Home business.

"Home business" means a commercial or industrial use (excluding retail) conducted within a dwelling, which use is clearly secondary to the use of the dwelling for residential purposes.

17.110.350 Home day care.

"Home day care" means the same as "day-care, family."

17.110.355 Home owners' association.

"Home owners association" means a non-profit organization as defined by the State of Washington operating under recorded land agreements established through which the following take place:

- A. Each person owning or purchasing a lot in a planned unit or other described land area is automatically a member by such ownership or purchase;
- B. Each lot may be automatically subject to a charge for a proportionate share of the expenses for the organization's activities, including but not limited to maintaining a common property, such as streets, walkways, recreational facilities, or grounds policing; and
- C. Construction and maintenance responsibilities for any undivided property are identified and assigned.

17.110.360 Hospital.

"Hospital" means any institution, place, building, or agency which maintains and operates organized facilities for the diagnosis, care, and treatment of human illness, including convalescence and also including care during and after pregnancy; or which maintains and operates organized facilities for any such purpose, and to which persons may be admitted for overnight stay or for a longer period. This definition excludes clinics.

17.110.365 Hotel/motel.

"Hotel/motel" means a building in which lodging is provided and offered to the public for compensation and which is open to transient guests. This definition excludes bed and breakfast houses.

17.110.366 Immediate vicinity.

"Immediate vicinity" means an area to include all lots, parcels, tracts, roadways or other property(s) within a four-hundred-foot radius of a subject property.

17.110.367 Impervious surface.

"Impervious surface" means a hard surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development, and/or a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads with compacted subgrade, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of storm water. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces.

APPENDIX E: Title 17 Regulations

17.110.368 Infill development.

"Infill development" means the construction of housing or other uses on vacant or under-utilized properties bordered on a minimum of two sides by existing development which is consistent with the current density and zoning of the area.

17.110.369 Junk motor vehicle.

"Junk motor vehicle" means a motor vehicle that is damaged, apparently inoperable, or any detached parts thereof, including, but not limited to, cars, trucks, motorcycles, vehicle hulks, campers, trailers and/or motor homes. "Junk motor vehicle" does not include a vehicle or part thereof that is completely enclosed within a building in a lawful manner where it is not visible from the street or other public or private property, or a vehicle or part thereof that is stored or parked in a lawful manner on private property in connection with the business of a licensed dismantler or licensed vehicle dealer and is fenced according to the requirements of RCW 46.80.130.

17.110.370 Junk yard.

"Junk yard" means a place where waste or scrap materials are stored, bought, sold, accumulated, exchanged, baled, packaged, disassembled or handled including, but not limited to, scrap metals, paper, rags, tires, and bottles, and such worn out or discarded material, excluding approved recycling centers.

17.110.375 Kennel.

"Kennel" means any place or entity where five (5) or more cats or dogs are boarded for the primary purpose of compensation, or where pets are housed for resale, such as pet shops, but not including a veterinary hospital where boarding is incidental to treatment.

17.110.380 Kennel, hobby.

"Hobby kennel" means any indoor or outdoor facility where cats and/or dogs are routinely housed or maintained by or for any person or entity that is not an animal welfare organization and that desires to breed or maintain five or more spayed or neutered adult cats and/or five or more spayed or neutered adult dogs at the same location or residence, for primarily non-commercial purposes.

17.110.390 Landscaping.

"Landscaping" means the placement, preservation, and the replacement of not only trees, grass, shrubs, plants, flowers, and other vegetative materials but also the arrangement of fountains, patios, decks, street furniture, and ornamental concrete or stonework areas and artificial turf or carpeting in accordance with an approved landscaping plan meeting adopted landscaping plan, design, and installation standards. Artificial plants, shrubs, bushes, flowers, and materials in movable containers shall not be considered "landscaping" for purposes of this title.

17.110.392 Large on-site sewage system (LOSS).

"Large on-site sewage system (LOSS)" means an on-site sewage system (OSS) that consists of an integrated system of components, located on or nearby the property it serves, that conveys, stores, treats, and provides subsurface soil treatment and disposal of domestic sewage with design flows of at least three thousand five hundred gallons of sewage volume per day up to and including one hundred thousand gallons of sewage volume per day.

17.110.393 Lattice support structure.

"Lattice support structure" means a guyed or self-supporting three or four-sided, open, metal frame structure used to support telecommunication equipment.

17.110.395 Livestock.

"Livestock" means horses, bovine, sheep, goats, swine, reindeer, donkeys, mules, llamas and any other hoofed animal, large and small (small being one hundred fifty pounds or less).

APPENDIX E: Title 17 Regulations

17.110.396 Loading space.

"Loading space" means a space for temporary parking of a vehicle while loading and unloading cargo or passengers.

17.110.400 Lot.

"Lot" means platted or unplatted parcel of land which meets the minimum area, setbacks and widths required by this title for occupancy by a principal use and meets the access requirements of this title.

17.110.405 Lot area.

"Lot area" means the horizontal area within the boundary lines of a lot excluding public and private streets, tidelands, shorelands and the panhandle of a flag lot if the panhandle is less than thirty feet in width. Areas consisting of only these exceptions are not considered lots. Further, rural lots shall be considered five acres if the lot is 1/128 of a section, ten acres if the lot is 1/64 of a section, and twenty acres if the lot is 1/32 of a section.

17.110.410 Lot, corner.

"Lot, corner" or "corner lot" means a lot abutting upon two or more streets at their intersection, or upon two parts of the same street; such street or parts of the same street forming an interior angle of less than one hundred thirty degrees within the lot lines.

17.110.412 Lot, interior.

"Lot, interior" or "interior lot" means a lot or parcel of land other than a corner lot which does not abut a public street.

17.110.415 Lot coverage.

"Lot coverage" means that percentage of the total lot area covered by buildings.

17.110.420 Lot depth.

"Lot depth" means the horizontal distance between the midpoint of the front and opposite, usually, the rear lot line. In the case of a corner lot, the depth shall be the length of its longest front lot line.

17.110.430 Lot line.

"Lot line" means any line bounding a lot as herein defined. Lot lines for unusual lot configurations may be determined by the director.

17.110.435 Lot line, front.

"Lot line, front" or "front lot line" means that boundary of a lot which is along a street or approved private road or easement, or, for a flag lot, approximately parallel to a street or approved private road or easement; and thus generally where access is from.

17.110.440 Lot line, rear.

"Lot line, rear" or "rear lot line" means that boundary of a lot which is most distant from the front lot line; or the ordinary high water mark on waterfront property.

17.110.445 Lot line, side.

"Lot line, side" or "side lot line" means any boundary of a lot which is not a front or rear lot line.

17.110.450 Lot of record.

"Lot of record" means a lot which was created in accordance with the laws and regulations in effect at the time it was created and is shown on the records of the county assessor or county auditor.

17.110.455 Lot, through.

"Lot, through" or "through lot" means an interior lot having frontage on two streets and/or highways.

APPENDIX E: Title 17 Regulations

17.110.460 Lot width.

"Lot width" means the average horizontal distance between the side lot lines.

17.110.462 Macro antenna array.

"Macro antenna array" means an attached wireless communication facility which consists of antennas equal to or less than fifteen feet in height or a parabolic antenna up to forty inches in diameter and with an area not more than one hundred square feet in the aggregate as viewed from any one point.

17.110.465 Maintain.

"Maintain" means to cause or allow to continue in existence. When the context indicates, the word means to preserve and care for a structure, improve or condition an area to such an extent that it remains attractive, safe, presentable, and carry out the purpose for which it was installed, constructed, or required.

17.110.470 Manufactured home.

"Manufactured home" means a single-family dwelling constructed after June 15, 1976, and built according to the Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act. A manufactured home is built on a permanent chassis.

17.110.473 Manufacturing and fabrication.

"Manufacturing and fabrication" means the transformation of materials or substances into new products, including construction and assembling of component parts, and the blending of materials such as lubricating oils, plastics, resins or liquors.

- A. Light: Light manufacturing and fabrication is characterized by the use being contained within buildings, and materials or equipment used in production not being stored outside. Light manufacturing and fabrication activities do not generate external emissions such as smoke, odor, noise, vibrations or other nuisances outside the building. This definition may include, but is not limited to, manufacture and fabrication of electronic components, software, office products, furniture, glass products, and other manufacturing and fabrication uses as determined by the reviewing official.
- B. Medium: Medium manufacturing and fabrication is characterized by need for only very limited areas of outdoor storage and may create minor external environmental impacts during the conduct of operations but most impacts are contained on site. This definition may include, but is not limited to, manufacture and fabrication of paints, printing ink, leather goods, and other manufacturing and fabrication uses as determined by the reviewing official.
- C. Heavy: Heavy manufacturing and fabrication uses are often characterized by the need for large outdoor areas in which to conduct operations, and typically results in environmental impacts beyond their own sites. This definition may include, but is not limited to, manufacture and fabrication of automotive vehicles and their parts, cement, brick, lime, gypsum, asphalt, and other manufacturing and fabrication uses as determined by the reviewing official. This definition excludes manufacture and fabrication of hazardous materials.
- D. Hazardous: Hazardous manufacturing and fabrication uses are those engaged in the manufacture or fabrication of materials that are flammable, explosive, or present hazards to the public health, safety, and welfare, including all substances and materials defined as hazardous materials, hazardous substances, or hazardous waste.

17.110.475 Marina.

"Marina" means a public or private facility which for compensation provides moorage or wet or dry storage for watercraft and may offer marine-related sales and services.

17.110.477 Master plan.

"Master plan" means a large-scale development plan to guide the long-term physical development of a particular area. Such a plan shall be prepared and approved pursuant to Chapter 17.440 of this title.

APPENDIX E: Title 17 Regulations

17.110.480 Micro antenna array.

"Micro antenna array" means an attached wireless communication facility which consists of antennas equal to or less than four feet in height (except omni-directional antennas which may be up to six feet in height) and with an area of not more than five hundred eighty square inches in the aggregate.

17.110.483 Mini antenna array.

"Mini antenna array" means an attached wireless communication facility which consists of antennas equal to or less than ten feet in height or a parabolic antenna up to forty inches in diameter and with an area not more than fifty square feet in the aggregate as viewed from any one point.

17.110.485 Mixed use development.

"Mixed use development" means the development of a site or building with a combination of residential and non-residential uses in a single or physically integrated group of buildings.

17.110.490 Mobile home.

"Mobile home" means a factory-built single-family dwelling constructed prior to June 15, 1976, to standards other than the Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act.

17.110.493 Mobile home park.

"Mobile home park" means a tract of land developed or operated as a unit with individual leased sites and facilities to accommodate two or more mobile homes or manufactured homes.

17.110.503 Mono-pole.

"Mono-pole" means a structure composed of a single spire used to support telecommunication equipment.

17.110.504 Movie/performance theater.

"Movie/performance theater" means a facility for showing films and performance art, including accessory retail sales of food and beverages. This definition excludes adult entertainment uses.

17.110.506 Net developable area.

"Net developable area" means the site area after subtracting all rights-of-way, critical areas (including bald eagle habitat regulations) and their buffers, stormwater controls, recreational facilities, public facilities, community drainfields or other area-wide sanitary sewer facilities, and open space.

17.110.508 Nonconforming lot.

"Nonconforming lot" means a lot was lawfully created but does not conform to the lot requirements of the zone in which it was located as established by this title or other ordinances or amendments thereto.

17.110.510 Nonconforming use, nonconforming structure or nonconforming use of structure.

"Nonconforming use, nonconforming structure or nonconforming use of structure" means, respectively, a use of land, a structure or use of a structure which was lawfully established or built and which has been lawfully continued but which does not conform to the regulations established by this title or amendments thereto.

17.110.512 Nonmotorized recreational rentals.

"Non motorized vehicle rentals" means any form of transportation that provides personal or goods mobility by methods other than a motor.

17.110.515 Nuisance.

"Nuisance" means in addition to those definitions contained in Chapters 7.48 and 9.66 RCW, as amended, any violation of this title shall constitute a nuisance, per se.

APPENDIX E: Title 17 Regulations

17.110.520 Nursery, retail.

"Nursery, retail" means an establishment where trees, shrubs and other plant materials are grown, propagated and/or stored for purpose of sale directly to the public.

17.110.525 Nursery, wholesale.

"Nursery, wholesale" or "wholesale nursery" means an establishment where trees, shrubs or other plants are propagated on the property and/or continuously grown to a larger size for a period no less than one complete growing season and that is not open to the public on a regular basis. Temporary outdoor stands for the periodic and occasional sale of plants which are grown on the premises shall not disqualify an establishment for definition as a wholesale nursery. No bark, mulch, fertilizer or other similar landscape supply may be sold.

17.110.530 Nursing or rest home.

See Section 17.110.190, Convalescent, nursing or rest home.

17.110.535 Open space.

"Open space" shall mean land used for outdoor active and passive recreational purposes or for critical area or resource land protection, including structures incidental to these open space uses, including associated critical area buffers, but excluding land occupied by dwellings or impervious surfaces not related to the open space uses and yards required by this title for such dwellings or impervious surfaces.

"Open space" is further divided into the following categories:

- A. "Common open space" shall mean space that may be used by all occupants of a development complex or, if publicly dedicated, by the general public;
- B. "Active recreational open space" shall mean space that is intended to create opportunities for recreational activity. Active recreational open space may be occupied by recreational facilities such as ball fields, playground equipment, trails (pedestrian, bicycle, equestrian or multi-modal), swimming pools, and game courts or sculptures, fountains, pools, benches or other outdoor furnishings;
- C. "Passive open space" shall mean all common open space not meeting the definition of active recreational open space, including, but not limited to, critical areas and their associated buffers;
- D. "Permanent open space" means an area that is permanently reserved as open space and remains in native vegetation unless approved for forestry, passive recreational or access uses; and
- E. "Recreational open space" means an area that shall be improved and maintained for its intended use. Exterior as well as interior areas can constitute recreational open space. Examples of usable recreational space include swimming pools, community buildings, interior gyms, picnic areas, tennis courts, community gardens, improved playgrounds, paths and passive seating areas.

17.110.540 Ordinary high water mark.

"Ordinary high water mark" means that mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or the department; provided, that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining salt water shall be the line of mean higher high and the ordinary high water mark adjoining fresh water shall be the line of mean high water.

17.110.545 Owner.

"Owner" means the owner of record of real property or person purchasing a piece of property under contract. For the purposes of this title, in terms of violations and binding agreements between the county and the owner, "owner" shall also mean a leaseholder, tenant, or other person in possession or control of the premises or property at the time of agreement, violations of agreement, or the provisions of this title. For the purpose of processing an application for a land use approval or permit under this title, where such application or permit must be filed by an owner, the term "owner" also includes a governmental entity contemplating acquisition of a parcel for a use which would require such permit or approval.

APPENDIX E: Title 17 Regulations

17.110.547 Parabolic antenna.

"Parabolic antenna" means an antenna which is a bowl-shaped device for the reception and/or transmission of radio frequency communication signals in a specific directional pattern. (Also known as a "dish antenna.")

17.110.548 Parcel.

"Parcel" means platted or unplatted portions of land carrying an assessor's tax account number. Parcels may be, but are not necessarily, legal lots.

17.110.550 Park.

"Park" means public or private areas of land, with or without buildings, intended for outdoor active or passive recreational uses including, but not limited to, arboretums, horticultural gardens and nature preserves.

17.110.555 Parking area, public.

"Parking area, public" or "public parking area" means an open area other than a street or other public way, used for the parking of automobiles and available to the public whether for a fee, free of charge, or as an accommodation for clients or customers.

17.110.560 Parking space.

"Parking space" means a permanently surfaced and marked area not less than nine feet wide and twenty feet long, excluding paved area necessary for access, for the parking of a motor vehicle.

17.110.565 Parking space, barrier free.

"Parking space, barrier free" or "barrier free parking space" means a parking space conforming with WAC Chapter 51.30.

17.110.570 Parking space, compact.

"Parking space, compact" or "compact parking space" means a permanently surfaced and marked area not less than eight feet wide and eighteen feet long, excluding paved area necessary for access, for the parking of a compact motor vehicle.

17.110.572 Performance based development (PBD).

"Performance based development" (or "PBD") means a property development characterized by comprehensive planning of the total project, though it may contain a variety of individual lots and/or uses. Typically, such a project may include clustering of structures and preservation of open space with a number of flexible and customized design features specific to the natural features of the property and the uses sought to be implemented. Specific lot area, dimension and setback requirements may be reduced or deleted in order to allow flexibility and innovation in building design or placement, to facilitate allowed densities and to increase open space, critical areas protection and similar components of the project.

17.110.575 Perimeter setback.

"Perimeter setback" means in a performance based development (PBD), the horizontal distance between a building line and the exterior boundary of the PBD.

17.110.576 Permitted use.

"Permitted use" means a land use allowed outright in a certain zone without a public hearing or conditional use permit; provided, such use is developed in accordance with the requirements of the zone and general conditions of this title, and all applicable provisions elsewhere in the county code.

17.110.580 Person.

"Person" means an individual, partnership, corporation, association, organization, cooperative, tribe, public or municipal corporation, or agency of the state or local governmental unit however designated.

APPENDIX E: Title 17 Regulations

17.110.585 Pet.

"Pet" means any animal less than one hundred fifty pounds in weight, other than exotic animals, kept for companionship, recreation or other non-agricultural purposes.

17.110.590 Pet, non-traditional.

"Pet, non-traditional" or "non-traditional pet" means any pet other than a dog, cat, fish or non-raptor bird.

17.110.591 Pharmacies.

"Pharmacies" shall mean businesses primarily engaged in the sale of prescription and over-the-counter drugs, vitamins, first-aid supplies, and other health-related products. Pharmacies that also sell a wide variety of other types of merchandise, such as beauty products, camera equipment, small consumer electronics, gift wares, housewares, and/or cleaning supplies are considered "general merchandise stores."

17.110.595 Pier.

"Pier" means a fixed structure built over tidelands or shorelands used as a landing for marine or recreational purposes.

17.110.600 Places of worship.

"Places of worship" means a permanently located building primarily used for religious worship.

17.110.610 Planning commission.

"Planning commission" means the Kitsap County planning commission.

17.110.615 Porch.

"Porch" means a covered attached structure providing a single entrance to a building, which may be either open or enclosed up to one third.

17.110.620 Portable sign.

"Portable sign" means a sign which has no permanent attachment to a building or the ground which include, but is not limited to, A-frame, pole attachment, banners and reader board signs.

17.110.625 Premises.

"Premises" means a tract or parcel of land with or without habitable buildings.

17.110.630 Private airport or heliport.

"Private airport or heliport" means any runway, landing area or other facility designed and used by individual property owners for private aircraft for the purposes of landing and taking off, including associated facilities, such as hangars and taxiways.

17.110.635 Prohibited use.

"Prohibited use" means any use which is not expressly allowed and does not meet the criteria under Section 17.100.040.

17.110.637 Project permit or project permit application

"Project permit" or "project permit application" means any land use or environmental permit or license required from Kitsap County for a project action, including, but not limited to, building permits, subdivisions, binding site plans, performance based developments, conditional uses, shoreline substantial development permits, permits or approvals required by critical area ordinances, and site-specific rezones authorized by the Kitsap County Comprehensive Plan (Plan) or a sub-area plan, but excluding the adoption or amendment of the Plan, a sub-area plan, or development regulations.

17.110.640 Public facilities.

"Public facilities" means streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, waste handling facilities designated

APPENDIX E: Title 17 Regulations

as public facilities in the comprehensive solid waste management plan, parks and recreational facilities, schools, public works storage facilities and road sheds, and utilities such as power, phone and cable television.

17.110.641 Public sewer system.

"Public sewer system" means a sewerage system which is:

- A. Owned, operated and maintained by a city, town, county, or other municipal corporation such as a water, sewer, or water-sewer district; public utility district; port district; or federal, state, local agency or department thereof, or a person regulated by the Utilities and Transportation Commission; and
- B. Consisting of a collection system and necessary trunks, pumping facilities and a means of final treatment and disposal of sewage located on public property, dedicated easements, or within rights-of-way; and
- C. Approved by or under permit from the Department of Ecology, the Department of Health or the local health officer; and
- D. Located within a UGA or LAMIRD, or otherwise approved pursuant to RCW 36.70A.110(4).

17.110.642 Race track, major.

"Race track, major" means a public or private facility developed for the purpose of operating and/or competitive racing of automobiles, motorcycles or similar vehicles. The facility may allow for up to six thousand spectators and may contain an oval, drag strip, road track and/or other course. Accessory uses may include the sale of concessions and souvenirs, a recreational vehicle camping park, community events and/or vehicle safety training.

17.110.643 Race track, minor.

"Race track, minor" means a public or privately owned course designed for the operating and/or racing of automobiles, motorcycles, all-terrain vehicles or similar vehicles along a defined route that may include straight-aways, curves, jumps and/or other features.

17.110.645 Receiving areas and parcels.

"Receiving areas and parcels" means areas within an urban growth area that are designated on the Kitsap County zoning map or by further action of the board of county commissioners, that may be eligible for additional residential development through the transfer of development rights.

17.110.646 Recreational amenity, active.

A "recreational amenity, active" means an area within a development intended for use by the residents, employees or patrons of the development for leisure activities. Such facilities may include, but are not limited to, a paved sports court, children's play equipment, exercise fitness trail, community garden or gathering area with water service or similar facility.

17.110.647 Recreational facility.

"Recreational facility" means a place designed and equipped for the conduct of sports and leisure-time activities. Examples include athletic fields, batting cages, amusement parks, picnic areas, campgrounds, swimming pools, driving ranges, skating rinks and similar uses. Public recreational facilities are those owned by a government entity.

17.110.650 Recreational vehicle.

"Recreational vehicle" means a vehicle such as a motor home, travel trailer, truck and/or camper combination or camp trailer which is designed for temporary human habitation for recreational or emergency purposes and which may be moved on public highways without any special permit for long, wide or heavy loads.

APPENDIX E: Title 17 Regulations

17.110.655 Recreational vehicle camping park.

"Recreational vehicle camping park" means a tract of land under single ownership or unified control developed with individual sites for rent and containing roads and utilities to accommodate recreational vehicles or tent campers for vacation or other similar transient, short-stay purposes.

17.110.660 Residential care facility.

"Residential care facility" means a facility that provides daily care, adult day health and/or primary residences for a functionally disabled person(s) who are in need of personal care, room and board, and medical care. Such a facility serves at least five, but not more than twenty-five people.

17.110.662 Restaurant.

"Restaurant" means an establishment where food and/or beverages are served to customers for compensation.

17.110.663 Restaurant, high-turnover.

"High-turnover restaurant" means retail establishments providing food and/or beverages for sale, and which are distinguished by one or more of the following:

- A. Use of disposable food containers and utensils;
- B. Self-service is available;
- C. The principal business is take-out foods and beverages;
- D. Drive-in service is available.

17.110.665 Rezone.

"Rezone" means a change in the zoning classification on the Kitsap County Zoning Map that affects one parcel or a small group of contiguous parcels, a section, or sections of Kitsap County consistent with Chapter 17.450.

17.110.666 Rural character.

"Rural character" means the patterns of land use and development that are consistent with the following:

- A. Open space, the natural landscape, and vegetation predominate over the built environment;
- B. Traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
- C. Visual landscapes that are traditionally found in rural areas and communities;
- D. Compatible with the use of the land by wildlife and for fish and wildlife habitat;
- E. Reduces the inappropriate conversion of undeveloped land into low-density development;
- F. Protects natural surface water flows and ground water and surface water recharge and discharge areas; and
- G. Meets the requirements of RCW [36.70A.030\(15\)](#).

17.110.667 Rural cluster.

"Rural cluster" means site development that avoids sensitive areas while preserving forested land, steep slopes, wetlands, prairies and other ecologically or visually valuable landscape features while still obtaining residential density. Typically a percentage of a site area is preserved in its existing natural or farmed state, with individual house lots occupying the remaining acreage.

17.110.668 Rural Wooded Incentive Program development.

"Rural Wooded Incentive Program development" means a development within the area designated "Rural Wooded" on the Kitsap County Comprehensive Plan land use map that has utilized the clustering provisions of this title and for which final approval has been granted by the board of county commissioners.

APPENDIX E: Title 17 Regulations

17.110.669 Sending areas and parcels.

"Sending areas and parcels" means undeveloped or partially developed lot(s) or parcel(s) located within a sending area, designated on the Kitsap County zoning map or by further action of the board of county commissioners, that are appropriate to transfer development rights.

17.110.671 Setback.*

"Setback" means the horizontal distance from a property line to the nearest vertical wall or other element of a building or structure.

* **Editor's Note:** Sections 17.110.670 and 17.110.671, formerly Sections 17.110.669 and 17.110.670, have been editorially renumbered to accommodate the addition of Section 17.110.669 by Ordinance 495 (2012) and retain alphabetization.

17.110.673 Shipping container.

"Shipping container" means any repository greater than 25 feet in length traditionally commonly used for the interstate or international transport of goods.

17.110.675 Sign.

"Sign" means a collection of letters, numbers or symbols which calls attention to a business, product, activity, person or service. Balloons or balloon type devices in excess of five cubic feet, or flown more than twenty feet in elevation measured from grade, or taller than twenty feet in height measured from mean grade are considered signs for the purposes of this ordinance.

17.110.680 Sign permit.

"Sign permit" means a permit which authorizes the placement or alteration of a sign on a particular parcel of property or building.

17.110.683 Site.

"Site" means the spatial location of an actual or planned development. A site may contain multiple lots or parcels, excluding public right-of-way.

17.110.685 Site plan.

"Site plan" means a plan prepared to scale, showing accurately and with complete dimensions, all proposed and existing buildings, landscaping, open space, structures and features on abutting properties, and parking proposed for a specific parcel of land; including the specific requirements listed in the pre-application meeting summary and/or application.

17.110.686 Site-specific amendment.

"Site-specific amendment" means an amendment to the Comprehensive Plan and/or Zoning Map that affects one or a small group of contiguous parcels. A site-specific amendment most frequently affects only the land use designation and/or zoning classification and not the text of the Comprehensive Plan or a development regulation.

17.110.687 Stealth technology.

See Section 17.110.057, Alternative technology.

17.110.688 Storage, hazardous materials.

"Storage, hazardous materials" means the storage of materials produced on-site or brought from another site that are flammable, explosive, or present hazards to the public health, safety, and welfare, including all substances and materials defined as hazardous materials, hazardous substances, or hazardous waste.

17.110.689 Storage, self-service.

"Storage, self-service" means a building or group of buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-service storage of personal property. This

APPENDIX E: Title 17 Regulations

definition excludes indoor storage, outdoor storage, vehicle and equipment storage, and hazardous materials storage.

17.110.690 Storage, vehicles and equipment.

"Storage, vehicle and equipment" means an indoor or outdoor area for parking or holding of motor vehicles and boats or wheeled equipment for more than seventy-two hours. This definition excludes automotive sales and rentals, automotive service and repair shops, and auto wrecking yards.

17.110.691 Storage, indoor.

"Storage, indoor" means storage of goods and/or materials located within a building. The definition excludes hazardous materials storage, self-service storage, outdoor storage, and vehicle storage.

17.110.692 Storage, outdoor.

"Storage, outdoor" means outdoor storage of products, supplies, and equipment. This definition excludes hazardous materials storage, self-service storage, indoor storage, and vehicle storage.

17.110.693 Storage container.

"Storage container" means any repository twenty-five feet or less in length commonly used for the transit and short-term storage of residential belongings.

17.110.695 Street.

"Street" means all roads, streets, highways, roadways, freeways, easements, and public rights-of-way used for or designed for vehicular access or use including private roads serving or intended to serve five or more lots. Streets may also include provisions for public utilities, pedestrian walkways, cut and fill slopes, and storm drainage facilities.

17.110.700 Structural alteration.

"Structural alteration" means any change or a repair of the supporting members of a building or structure and may be subject to the provisions of Chapter 17.570.

17.110.705 Structure.

"Structure" means that which is built or constructed.

17.110.706 Sub-area plan.

"Sub-area plan" means a detailed, local land use plan which is a subcomponent of the Kitsap County Comprehensive Plan. A sub-area plan contains specific policies, guidelines, and criteria for a specific geographic area of Kitsap County.

17.110.707 Support structure.

"Support structure" means a structure designed and constructed specifically to support a wireless communication antenna array, and may include a mono-pole, self supporting (lattice) tower, guy-wire support tower and other similar structures. Any device which is used to attach an attached wireless communication facility to an existing building or structure shall be excluded from the definition of and regulations applicable to support structure.

17.110.710 Temporary sign.

"Temporary sign" means a sign or balloons intended for use which shall not be displayed for more than fourteen consecutive days and twice in a calendar year, which shall include, but is not limited to, portable signs, banners, A-boards and pennants.

17.110.715 Temporary structure.

"Temporary structure" means a structure which does not have or is not required by the Uniform Building Code to have a permanent attachment to the ground. Temporary structures are subject to building permits.

APPENDIX E: Title 17 Regulations

17.110.720 Temporary use.

"Temporary use" means a use which may occur on a lot on a seasonal basis or for a prescribed period of time which usually would not exceed one year's duration.

17.110.725 Tract.

"Tract" means land reserved for specified uses including, but not limited to, reserve development tracts, recreation, open space, critical areas, stormwater facilities, utilities and access tracts. Tracts are not considered lots.

17.110.728 Urban level of sanitary sewer service.

"Urban level of sanitary sewer service" means those forms of wastewater service provision within urban growth areas that serve urban levels of development, including, but not limited to, connections to public sewer systems, membrane biofiltration reactor systems, large on-site septic systems (LOSS), community sewage disposal systems, and existing properly functioning on-site septic systems.

17.110.730 Use.

"Use" means the nature of occupancy, type of activity or character and form of improvements to which land is devoted.

17.110.738 Vacation Rental.

"Vacation Rental" means a dwelling unit used by any person or group of persons, other than the owner, which is occupied through payment to the owner for a period of less than 30 calendar days, counting portions of days as full days.

17.110.740 Veterinary clinic.

"Veterinary clinic" means the same as "animal hospital."

17.110.745 Water-dependent use.

"Water-dependent use" means a use or portion of a use which requires direct contact with the water and cannot exist at a non-water location due to the intrinsic nature of its operations. Examples of water-dependent uses may include ship cargo terminal loading areas, ferry and passenger terminals, barge loading facilities, ship building and dry docking marinas, aquaculture and float plane facilities.

17.110.750 Water-enjoyment use.

"Water-enjoyment use" means a recreational use, or other use facilitating public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general character of the use and which through the location, design, and operation assure the public's ability to enjoy the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be open to the public and the shoreline space of the project must be devoted to provisions that accommodate public shoreline enjoyment. Examples may include parks, piers, museums, restaurants, education/scientific reserves, resorts and mixed use projects.

17.110.755 Water-oriented use.

"Water-oriented use" means any combination of water-dependent, water-related and or water-enjoyment uses and serves as an all encompassing definition for priority uses under the Shoreline Management Act (SMA).

17.110.760 Water-related use.

"Water-related use" means a use or a portion of a use which is not intrinsically dependent on a waterfront location but whose operation cannot occur economically without a waterfront location. Examples may include warehousing of goods transported by water, seafood processing plants, hydroelectric generating plants, gravel storage when transported by barge, oil refineries where transport is by tanker and log storage.

APPENDIX E: Title 17 Regulations

17.110.765 Wireless communication antenna array.

"Wireless communication antenna array" means one or more rods, panels, discs or similar devices used for the transmission or reception of radio frequency (RF) signals through electromagnetic energy that can be attached to a building or sign. Wireless communication antenna array examples may include an omnidirectional antenna (whip), a directional antenna (panel) and/or a parabolic antenna (dish).

17.110.770 Wireless communication facility.

"Wireless communication facility" means any unstaffed facility used for the transmission and/or reception of radio frequency (RF) signals through electromagnetic energy. This usually consists of an equipment shelter or cabinet, a support tower or structure used to achieve the necessary elevation, and the antenna array.

17.110.775 Wireless communication support structure.

"Wireless communication support structure" means a structure specifically designed to support a wireless communication antenna array. This may include a mono-pole structure, lattice structure or building.

17.110.780 Whip antenna.

"Whip antenna" means an antenna that is cylindrical in shape up to twenty feet in height.

17.110.783 Wrecking yard.

"Wrecking yard" means a place where damaged, inoperable or obsolete machinery such as cars, trucks and trailers, or parts thereof, are stored, bought, sold, accumulated, exchanged, disassembled or handled.

17.110.785 Yard.

"Yard" means any area on the same lot with a building or a structure, which area is unoccupied and unobstructed by any structure from the ground upward to the sky.

17.110.790 Yard, front.

"Yard, front" or "front yard" means an area extending the full width of the lot between a building and the front (or roadway) lot line, except as specified elsewhere in this title.

17.110.795 Yard, rear.

"Yard, rear" or "rear yard" means an open space area extending the full width of the lot between a building and the rear lot line, unoccupied, and unobstructed from the ground upward, except as specified elsewhere in this title.

17.110.800 Yard, side.

"Yard, side" or "side yard" means an area extending from the front yard to the rear yard between a building and the nearest side lot line, unoccupied and unobstructed from the ground upward, except as specified elsewhere in this title.

17.110.805 Zone.

"Zone" means a section or sections of Kitsap County within which the standards governing the use of land, buildings, and premises are uniform, which is provided for in Chapter 17.120 of this title.

APPENDIX E: Title 17 Regulations

Chapter 17.120 ESTABLISHMENT OF ZONES AND MAPS**(Formerly Chapter 17.200)**

Sections:

17.120.010 Classification of zones.**17.120.020 Original zoning maps.****17.120.030 Revised maps.****17.120.040 Interpretations of zone boundaries.****17.120.010 Classification of zones.**

For the purposes of this title, the county is divided into zones classified as follows:

Comprehensive Plan Land Use Designation	Zone Classification	Map Symbol	Density
Rural Residential	Rural Residential	RR	1 dwelling unit / 5 acres
Rural Protection	Rural Protection	RP	1 dwelling unit / 10 acres
Rural Wooded	Rural Wooded	RW	1 dwelling unit / 20 acres
Forest Resource Lands	Forest Resource Lands	FRL	1 dwelling unit / 40 acres
Mineral Resource	Mineral Resource Overlay	MR	Not applicable
Urban Low-Density Residential	Urban Restricted	UR	1 – 5 dwelling units / acre
	Greenbelt	GB	1 – 4 dwelling units / acre
	Urban Low Residential	UL	5 – 9 dwelling units / acre
	Urban Cluster Residential	UCR	5 – 9 dwelling units / acre
Urban Medium-Density Residential	Urban Medium Residential	UM	10 – 18 dwelling units / acre
Urban High-Density Residential	Urban High Residential	UH	19 – 30 dwelling units / acre ¹
Urban High Intensity Commercial	Commercial	C	10 – 30 dwelling units / acre
	Regional Center	RC	10 – 60 dwelling units / acre
Urban Low Intensity Commercial	Urban Village Center	UVC	Up to 18 dwelling units / acre
	Neighborhood Commercial	NC	10 – 30 dwelling units / acre
	Low Intensity Commercial	LIC	10 – 30 dwelling units / acre
Rural Commercial	Rural Commercial	RCO	Not applicable
Urban Industrial	Business Park	BP	Not applicable
	Business Center	BC	Not applicable
	Industrial	IND	Not applicable

¹ Parcels located within the Silverdale Regional Growth Center boundary may allow higher densities. See Table 17.420.050D Silverdale Regional Center and Design District Density and Dimension Table.

APPENDIX E: Title 17 Regulations

Comprehensive Plan Land Use Designation	Zone Classification	Map Symbol	Density
Rural Industrial	Rural Industrial	RI	Not applicable
Public Facilities	Parks	P	Not applicable
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Limited Area of More Intensive Rural Development (LAMIRD) Type I	Keyport Village Commercial	KVC	0 – 5 dwelling units / acre
	Keyport Village Low Residential	KVLR	2 dwelling units / acre
	Keyport Village Residential	KVR	5 dwelling units / acre
	Manchester Village Commercial	MVC	0 – 5 dwelling units / acre
	Manchester Village Low Residential	MVLR	2 dwelling units / acre
	Manchester Village Residential	MVR	4 dwelling units / acre
	Port Gamble Rural Historic Town Commercial	RHTC	2.5 dwelling units / acre
	Port Gamble Rural Historic Town Residential	RHTR	2.5 dwelling units / acre
	Port Gamble Rural Historic Waterfront	RHTW	2.5 dwelling units / acre
	Suquamish Village Commercial	SVC	Not applicable
	Suquamish Village Low Residential	SVLR	2 dwelling units / acre
Suquamish Village Residential	SVR	2 dwelling units / acre	
Limited Area of More Intensive Rural Development (LAMIRD) Type III	Rural Employment Center	REC	Not applicable
	Twelve Trees Employment Center	TTEC	Not applicable

17.120.020 Original zoning maps.

The designations, locations, and boundaries of the zones set forth in this section shall be shown on the zoning map of Kitsap County, Washington. Said maps and all notations, references, data, and other information shown thereon shall be and are hereby adopted and made a part of this title. The signed copies of the zoning maps containing the zones designated at the time of the adoption of this title shall be maintained without change. Any land or property not specifically identified with a zone designation shall be considered to be zoned as the most restrictive zone classification designated on adjacent and/or abutted properties, until such time as it is determined otherwise by a rezone action.

17.120.030 Revised maps.

The board of county commissioners may instruct the director to replace the official zoning maps, or portions thereof, with a map or maps, or portions thereof, which include all lawful changes of zones-to-date. Such maps, or portions thereof, filed as replacements, shall bear dated, original signatures of the board of county commissioners and county auditor. Any maps or portions thereof thereby replaced, shall be retained in a separate file. Any revisions or replacement of said maps, when duly entered, signed, and filed with the county auditor as authorized by this section, are part of this title.

APPENDIX E: Title 17 Regulations

17.120.040 Interpretations of zone boundaries.

The zone boundary lines are indicated on the zoning maps. Where uncertainty exists as to the boundaries of any zone shown on the zoning maps, the following rules shall apply:

- A. Wherever the zone boundary is indicated as being along or approximately along a street, alley, property line, or the centerline of a block, said line shall be construed as the boundary of the zone, unless otherwise indicated on the map.
- B. Where the location of a zone boundary line is not determined by the above rule, and is not indicated by a written dimension, the boundaries shall be located by the use of the scale appearing on the maps.
- C. Wherever any street, alley, or other public way is vacated in the manner authorized by law, the zone adjoining each side of such street, alley, or public way shall be automatically extended to the center of the former right-of-way and all of the area included in the vacation shall then be subject to all regulations of the extended zones.
- D. Where the application of the above rule does not clarify the zone boundary location, the director shall interpret the maps, and by written decision, determine the location of the zone boundary and shall advise the planning commission and board of county commissioners of the decision. Said written decision shall be filed with the county auditor.

APPENDIX E: Title 17 Regulations

Chapter 17.130 RURAL RESIDENTIAL (RR)**(Formerly Chapter 17.310)**

Sections:

17.130.010 Purpose.**17.130.020 Uses permitted and design standards.****17.130.030 Special provisions. (Reserved)****17.130.010 Purpose.**

This zone promotes low-density residential development and agricultural activities that are consistent with rural character. It is applied to areas that are relatively unconstrained by environmentally sensitive areas or other significant landscape features. These areas are provided with limited public services.

17.130.020 Uses permitted and Design Standards.

- A. Uses Permitted: Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.
- B. Design Standards: Table 17.420.050(A) Rural, Resource, and Urban Residential Zones Density and Dimensions Table.
 - 1. Density
 - 2. Lot dimensions
 - 3. Lot coverage standards
 - 4. Height regulations
 - 5. Setbacks
- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning
- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

17.130.030 Special provisions. (Reserved)**Chapter 17.140 RURAL PROTECTION ZONE (RP)****(Formerly Chapter 17.305)**

Sections:

17.140.010 Purpose.**17.140.020 Uses permitted and design standards.****17.140.030 Special provisions. (Reserved)****17.140.010 Purpose.**

This zone promotes low-density rural development and agricultural activities that are consistent with rural character and protects environmental features such as significant visual, historical, natural features, wildlife corridors, steep slopes, wetlands, streams and adjacent critical areas.

17.140.020 Uses permitted and Design Standards.

- A. Uses Permitted: Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.
- B. Design Standards: Table 17.420.050(A) Rural, Resource, and Urban Residential Zones Density and Dimensions Table.
 - 1. Density
 - 2. Lot dimensions
 - 3. Lot coverage standards
 - 4. Height regulations
 - 5. Setbacks
- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning

APPENDIX E: Title 17 Regulations

- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

17.140.030 Special provisions. (Reserved)

Chapter 17.150 RURAL WOODED ZONE (RW)*	(Formerly Chapter 17.301)
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Sections:

17.150.010 Purpose.

17.150.020 Uses permitted and design standards.

17.150.030 Special provisions.

17.150.010 Purpose.

This zone is intended to encourage the preservation of forest uses and agricultural activities, retain an area's rural character and conserve the natural resources while providing for some rural residential use. This zone is further intended to discourage activities and facilities that can be considered detrimental to the maintenance of timber production. Residents of rural wooded (RW) residential tracts shall recognize that they can be subject to normal and accepted farming and forestry practices on adjacent parcels.

17.150.020 Uses permitted and Design Standards.

- A. Uses Permitted: Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.
- B. Design Standards: Table 17.420.050(A) Rural, Resource, and Urban Residential Zones Density and Dimensions Table.
 - 1. Density
 - 2. Lot dimensions
 - 3. Lot coverage standards
 - 4. Height regulations
 - 5. Setbacks
- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning
- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

17.150.030 Special provisions.

All plats, short plats, development permits and building permits issued for land development activities on or within five hundred feet of designated, undeveloped Forest Resource Lands (FRL), shall contain the following notice:

The subject property is within or near land in which resource activities are permitted and encouraged, including a variety of activities which may not be compatible with residential development for certain periods of limited duration. In addition to other activities, these may include noise, dust, smoke, visual impacts and odors resulting from harvesting, planting, application of fertilizers, herbicides and associated reclamation and management activities. When performed in accordance with state and federal law, these resource activities are not subject to legal action as a nuisance.

APPENDIX E: Title 17 Regulations

Chapter 17.160 FOREST RESOURCE LANDS (FRL)	(Formerly Chapter 17.300)
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Sections:

17.160.010 Purpose.

17.160.020 Uses permitted and design standards.

17.160.030 Special provisions.

17.160.020 Purpose.

The primary land use allowed in this zone is commercial timber production and harvesting. This zone is further intended to discourage activities and facilities which can be considered detrimental to the production and commercial harvest of timber. Residents located within or adjacent to the forest resource lands zone (FRL) shall recognize that they can be subject to normal and accepted forestry practices on parcels located within this zone.

17.160.020 Uses permitted and Design Standards.

- A. Uses Permitted: Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.
- B. Design Standards: Table 17.420.050(A) Rural, Resource, and Urban Residential Zones Density and Dimensions Table.
 - 1. Density
 - 2. Lot dimensions
 - 3. Lot coverage standards
 - 4. Height regulations
 - 5. Setbacks
- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning
- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

17.160.030 Special provisions.

All plats, short plats, development permits and building permits issued for land development activities on or within five hundred feet of designated forest resource lands (FRL), shall contain the following notice:

The subject property is within or near land in which timber production and harvest activities are permitted and encouraged, including a variety of activities which may not be compatible with residential use for certain periods of limited duration. In addition to other activities, these may include noise, dust, smoke, visual impacts and odors resulting from harvesting, planting, application of fertilizers, herbicides and associated reclamation and management activities. When performed in accordance with state and federal law, these resource activities are not subject to legal action as a nuisance.

APPENDIX E: Title 17 Regulations

Chapter 17.170 MINERAL RESOURCE OVERLAY (MRO)	(Formerly Chapter 17.380)
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Sections:

17.170.010 Purpose.

17.170.020 Uses permitted and design standards.

17.170.030 Special standards or requirements.

17.170.050 Information on plans and in specifications.

17.170.060 Land restoration.

17.170.065 Transition of uses from Mineral Resource and removal of the Mineral Resource Overlay.

17.170.070 Special provisions.

17.170.010 Purpose.

The intent of this overlay is to protect and enhance significant sand, gravel and rock deposits as identified mineral resource lands. It is also used to ensure the continued or future use without disrupting or endangering adjacent land uses, while safeguarding life, property, and the public welfare. Provisions of state statutes applicable to Kitsap County pertaining to surface mining are hereby adopted by reference.

17.170.020 Uses permitted and Design Standards.

- A. Uses Permitted: Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.
- B. Design Standards: Table 17.420.050(A) Rural, Resource, and Urban Residential Zones Density and Dimensions Table.
 - 1. Density
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 - 3. Lot coverage standards
 - 4. Height regulations
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- C. 17.105 Interpretations and Exceptions
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- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

17.170.030 Special standards or requirements.

- A. All activities shall be consistent with all applicable Washington State surface mining permits and approvals.
- B. The director shall review all plans meeting the submittal requirements of Section 17.170.050 through a process consistent with Title 21 of this code.
- C. Site area shall be in accordance with Chapter 17.420 and Section 17.420.060 Rural, Resource, and Urban Residential Zones Density and Dimensions Table.
- D. Lot width shall be in accordance with Chapter 17.420 and Section 17.420.060 Rural, Resource, and Urban Residential Zones Density and Dimensions Table.
- E. Fencing. The periphery of all sites within the gross site area being actively mined or reclaimed shall be fenced.
- F. Berms. Berms of sufficient height, width, and mass to screen the site from adjacent land uses shall be provided to protect health, property and welfare. Suitable planting shall be determined by the director.
- G. Setbacks. The tops and toes of cut and fill slopes shall be set back from property boundaries according to the State Department of Natural Resources standards for safety of adjacent properties, and to prevent water runoff or erosion of slopes and to provide adequate reclamation slopes per subsection (J) of this section.

APPENDIX E: Title 17 Regulations

- H. **Maximum Permissible Noise Levels.** Maximum permissible noise levels shall be according to the provisions of the Kitsap County Noise Ordinance.
- I. **Hours of Operation.** Hours of operation unless otherwise authorized by the director, shall be between 7:00 a.m. and 6:00 p.m.
- J. **Slope.** When reclaimed, no slope of cut and fill surfaces shall be steeper than is safe for the intended use, and shall not exceed one and one-half horizontal to one vertical for unconsolidated material such as gravel, and one-fourth horizontal to one vertical for consolidated material, unless otherwise approved by the director.
- K. **Erosion Control.** All disturbed areas, including faces of cuts and fill slopes, shall be prepared and maintained to control erosion. This control may consist of plantings sufficient to stabilize the slope (as approved by the director).
- L. **Drainage.** Provisions shall be made to:
 1. Prevent any surface water or seepage from damaging the cut face of any excavations or the sloping face of a hill.
 2. Drain any surface waters that are or might be concentrated as a result of a fill or excavation to a natural watercourse, or by other means approved by the department of public works director.
 3. Prevent sediment from leaving the site in a manner which violates RCW 90.48.080 and/or WAC 173-201A-100.
- M. **Bench/Terrace.** Benches shall be back-sloped, and shall be established at not more than forty-foot vertical intervals, to control surface drainage and debris. Swales or ditches on benches shall have a maximum gradient of five percent.
- N. **Access Roads Maintenance.** Access roads to mining and quarrying sites shall be maintained and located to the satisfaction of the director of public works, to minimize problems of dust, mud, and traffic circulation.
- O. **Overburden.** Overburden shall only be removed to accommodate aggregate removal operations and related activities of this section.

17.170.050 Information on plans and in specifications.

Plans shall be drawn to an appropriate engineer's scale upon substantial paper, mylar, or electronic, as authorized by state law, and shall be of sufficient detail and clarity to indicate the nature and extent of the work proposed, and show in detail that they will conform to the provisions of this section and all other relevant laws, ordinances, rules, and regulations. The first sheet of each set of plans shall give the location of the work, and the person by whom they were prepared. The plans shall include the following minimum information:

- A. General vicinity maps of the proposed site.
- B. Property limits and accurate contours, at an appropriate interval, of existing ground and details of terrain and area drainage.
- C. Dimensions, elevations, or finished contours to be achieved by the grading, proposed drainage channels and related construction.
- D. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams, berms, settling ponds and other protective devices to be constructed with or as part of the proposed work together with the maps showing the drainage area and the estimated runoff of the area served by any drains.
- E. Location of any buildings or structures on the property where the work is to be performed, and the location of any buildings or structures on land of adjacent property owners which are within fifty feet of the property.
- F. Landscape and rehabilitation plan as required by Section 17.170.060.

17.170.060 Land restoration.

- A. Upon the exhaustion of minerals or materials, or upon the permanent abandonment of the quarrying or mining operation, all buildings, structures, apparatus, or appurtenances accessory to the quarrying and mining operation which are nonconforming to the underlying zone, shall be removed or otherwise dismantled to the satisfaction of the director.

APPENDIX E: Title 17 Regulations

- B. Final grades shall be such so as to encourage the uses permitted within the zone with which this overlay is combined or allowed as a conditional use.
- C. Unless approved as a sanitary landfill, grading or back-filling shall be made with non-noxious, nonflammable, noncombustible, and nonputrescible solids.
- D. Such graded or back-filled areas, except for roads, shall be sodded or surfaced with soil of a quality at least equal to the topsoil of the land areas immediately surrounding the site, and to a depth of at least four inches, or a depth of that of the topsoil of surrounding land, if less than four inches.
- E. Such topsoil as required by Section 17.170.060(D) shall be planted with trees, shrubs, or grasses.
- F. Graded or back-filled areas shall be reclaimed in a manner which will not permit stagnant water to remain. Suitable drainage systems approved by the director of public works shall be constructed or installed if natural drainage is not possible.
- G. Waste or soil piles shall be leveled and the area treated, as required in subsections (D) and (E) of this section.

17.170.065 Transition of uses from Mineral Resource and removal of the Mineral Resource Overlay.

As an option to the requirements of Section 17.170.060 to reclaim a property(s) and extinguish a Washington State Department of Natural Resources (DNR) surface mining permit, the county may accept, review and approve development permits for uses consistent with the property(s) underlying zone. If a permit meets all applicable, zoning, building, storm water, fire and other county codes, such permits shall be forwarded to the DNR to be reviewed as a reclamation plan. Upon receipt by the county of DNR confirmation of the closing of the surface mining permit for the property(s), the county shall include the property(s) in the next scheduled Comprehensive Plan amendment cycle. At this time, the county shall rescind the Mineral Resource Comprehensive Plan designation and zoning classification, reverting the property(s) back to their underlying zone and compatible designation.

17.170.070 Special provisions.

All plats, short plats, development permits and building permits issued for land development activities on or within five hundred feet of designated mineral resource lands, shall contain the following notice:

The subject property is within or near land in which resource activities are permitted and encouraged, including a variety of activities which may not be compatible with residential use for certain periods of limited duration. In addition to other activities, these may include noise, dust, smoke, visual impacts and odors resulting from harvesting, planting, surface mining, quarrying, application of fertilizers, herbicides and associated reclamation and management activities. When performed in accordance with state and federal law, these resource activities are not subject to legal action as a nuisance.

APPENDIX E: Title 17 Regulations

Chapter 17.180 URBAN RESTRICTED ZONE (UR)	(Formerly Chapter 17.325)
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Sections:

17.180.010 Purpose.

17.180.020 Uses permitted and design standards.

17.180.030 Special provisions.

17.180.010 Purpose.

The urban restricted zone is applied to areas within urban growth areas that have been identified with a significant concentration of critical areas regulated pursuant to the Title 19, or are planned as greenbelts, and are therefore appropriate for lower-density development. These areas may include significant salmon spawning streams, wetlands and/or steep slopes. Actual densities allowed will be determined at the time of land use approval, following a site-specific analysis and review of potential impacts to the on-site or adjacent critical areas.

17.180.020 Uses permitted and Design Standards.

- A. Uses Permitted: Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.
- B. Design Standards: Table 17.420.050(A) Rural, Resource, and Urban Residential Zones Density and Dimensions Table.
 - 1. Density
 - 2. Lot dimensions
 - 3. Lot coverage standards
 - 4. Height regulations
 - 5. Setbacks
- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning
- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

17.180.030 Special provisions.

See Chapter 17.470 Multi-Family Development – Design Criteria.

APPENDIX E: Title 17 Regulations

Chapter 17.190 GREENBELT ZONE (GB)	(Formerly Chapter 17.326)
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Sections:

17.190.010 Purpose.

17.190.020 Uses permitted and design standards.

17.190.030 Special provisions. (Reserved)

17.190.010 Purpose.

The Greenbelt Zone is applied to those areas which have identified parcels constrained by critical areas of fifty percent or greater and are within Washington State Department of Fish and Wildlife (DFW) certified wildlife corridors. Development would be limited to a density range of one to four dwelling units per acre. Actual densities allowed will be determined at the time of land use application, following an analysis of the site and review of potential impacts to the critical areas.

17.190.020 Uses permitted and Design Standards.

- A. Uses Permitted: Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.
- B. Design Standards: Table 17.420.050(A) Rural, Resource, and Urban Residential Zones Density and Dimensions Table.
 - 1. Density
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 - 3. Lot coverage standards
 - 4. Height regulations
 - 5. Setbacks
- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning
- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

17.190.030 Special provisions. (Reserved)

APPENDIX E: Title 17 Regulations

Chapter 17.200 URBAN LOW RESIDENTIAL ZONE (UL)**(Formerly Chapter 17.330)**

Sections:

17.200.010 Purpose.**17.200.020 Uses permitted and design standards.****17.200.030 Special provisions.****17.200.010 Purpose.**

The intent of this zone is to recognize, maintain, and encourage urban low density residential areas by including a full range of urban services and facilities that are adequate at the time of development. This zone is also intended to create cost-efficient residential areas which are capable of allowing the provision of community services in a more economical manner.

17.200.020 Uses permitted and Design Standards.

- A. Uses Permitted: Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.
- B. Design Standards: Table 17.420.050(A) Rural, Resource, and Urban Residential Zones Density and Dimensions Table.
 - 1. Density
 - 2. Lot dimensions
 - 3. Lot coverage standards
 - 4. Height regulations
 - 5. Setbacks
- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning
- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

17.200.030 Special provisions.

For multi-family development, see Chapter 17.470, Multi-Family Development – Design Criteria.

APPENDIX E: Title 17 Regulations

Chapter 17.210 URBAN CLUSTER RESIDENTIAL (UCR)	(Formerly Chapter 17.335)
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Sections:

17.210.010 Purpose.

17.210.020 Uses permitted and design standards.

17.210.020 Special provisions.

17.210.010 Purpose.

The Urban Cluster Residential zone is intended to apply to areas that are characterized by large contiguous ownership parcels capable of development as a single, unified project. Clustering of appropriate residential densities in areas most suitable for such development, while simultaneously providing a high level of protection for wetlands, streams, critical aquifer recharge areas and wildlife habitat areas, is encouraged. Flexibility related to site planning and affordable housing through innovative design is also encouraged, as the exact locations of uses should be based on the location of critical areas, transportation corridors, community needs and market conditions.

At the same time, the UCR zone should foster a development pattern that results in the design and construction of an interconnected system of pedestrian and bicycle trails and facilities linking residential neighborhoods with open spaces, recreational areas, transportation corridors and retail and employment opportunities, both within and outside the zone.

17.210.020 Uses permitted and Design Standards.

- A. Uses Permitted: Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.
- B. Design Standards: Table 17.420.050(A) Rural, Resource, and Urban Residential Zones Density and Dimensions Table.
 - 1. Density
 - 2. Lot dimensions
 - 3. Lot coverage standards
 - 4. Height regulations
 - 5. Setbacks
- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning
- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

17.210.020 Special provisions.

- A. All development shall comply with the standards in the Kitsap County Storm Water Management Ordinance, Title 12 of this code, and the Kitsap County Critical Areas Ordinance, Title 19 of this code, as they now exist or are later amended, as well as all SEPA mitigation requirements.
- B. For multi-family development, see Chapter 17.470, Multi-Family Development – Design Criteria.

APPENDIX E: Title 17 Regulations

Chapter 17.220 URBAN MEDIUM RESIDENTIAL ZONE (UM)	(Formerly Chapter 17.340)
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Sections:

17.220.010 Purpose.

17.220.020 Uses permitted and design standards.

17.220.030 Special provisions.

17.220.010 Purpose.

This zone is intended to provide for higher densities where a full range of community services and facilities are present or will be present at the time of development. This zone is also intended to create energy-efficient residential areas by allowing common wall construction, as well as to facilitate residential development which utilizes cost-efficient design.

17.220.020 Uses permitted and Design Standards.

- A. Uses Permitted: Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.
- B. Design Standards: Table 17.420.050(A) Rural, Resource, and Urban Residential Zones Density and Dimensions Table.
 - 1. Density
 - 2. Lot dimensions
 - 3. Lot coverage standards
 - 4. Height regulations
 - 5. Setbacks
- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning
- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

17.220.030 Special provisions.

For multi-family development, see Chapter 17.470 Multi-Family Development – Design Criteria.

APPENDIX E: Title 17 Regulations

Chapter 17.230 URBAN HIGH RESIDENTIAL ZONES (UH)	(Formerly Chapter 17.350)
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Sections:

17.230.010 Purpose.

17.230.020 Uses permitted and design standards.

17.230.030 Special provisions.

17.230.010 Purpose.

This zone is intended to provide for multiple-family residential and professional office development based upon compatibility with surrounding land uses. The primary use of this zone is intended to be high density residential. Professional office use is intended to compliment and support the residential use within the zone and be consistent with, and in conjunction with, residential development. It is intended that office developments within these zones will be of a higher standard in recognition of their residential setting. The following factors will be considered in the application of one of these zones to a particular site: proximity to major streets and the available capacity of these streets, availability of public water and sewer, vehicular and pedestrian traffic circulation in the area, proximity to commercial services and proximity to public open space and recreation opportunities. Development within these zones will be reviewed to ensure compatibility with adjacent uses including such considerations as privacy, noise, lighting and design.

17.230.020 Uses permitted and Design Standards.

- A. Uses Permitted: Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.
- B. Design Standards: Table 17.420.050(A) Rural, Resource, and Urban Residential Zones Density and Dimensions Table.
 - 1. Density
 - 2. Lot dimensions
 - 3. Lot coverage standards
 - 4. Height regulations
 - 5. Setbacks
- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning
- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

17.230.030 Special provisions.

- A. For multi-family development, see Chapter 17.470 Multi-Family Development – Design Criteria.
- B. For recreational open space provisions, see Section 17.450.040 (C).

APPENDIX E: Title 17 Regulations

Chapter 17.240 COMMERCIAL (C)**(Formerly Chapter N/A)**

Sections:

17.240.010 Purpose.**17.240.020 Uses permitted and design standards.****17.240.030 Special provisions.****17.240.010 Purpose.**

This zone is intended to provide for those commercial establishments which serve the shopping and service needs for large sections of the county and provides visitor services and accommodations for both destination and en route travelers.

17.240.020 Uses permitted and Design Standards.

- A. Uses Permitted: Table 17.410.040(B) Commercial, Industrial, and Parks Zones
- B. Design Standards: Table 17.420.050(B) Commercial, Industrial, and Parks Zones Density and Dimensions Table.
 - 1. Density
 - 2. Lot dimensions
 - 3. Lot coverage standards
 - 4. Height regulations
 - 5. Setbacks
- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning
- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

17.240.030 Special provisions. (Reserved)

APPENDIX E: Title 17 Regulations

Chapter 17.250 REGIONAL CENTER (RC)**(Formerly Chapter N/A)**

Sections:

17.250.010 Purpose.**17.250.020 Uses permitted and design standards.****17.250.030 Special provisions. (Reserved)****17.250.010 Purpose.**

The regional center zone is intended to encourage flexible land uses, recognizing that the exact configuration of uses must be responsive to community needs and market conditions. Uses may be mixed either vertically or horizontally. Such a mix of uses is encouraged within individual projects and/or between adjacent projects. This zone is intended to foster a development pattern focused on the public street that will provide for an integrated, compatible mix of higher density housing and commercial businesses and services. Mixed use development as defined by Section 17.110.485 is encouraged and incentivized within this zone but not required.

17.250.020 Uses permitted and Design Standards.

- A. Uses Permitted: Table 17.410.040(B) Commercial, Industrial, and Parks Zones
- B. Design Standards: Table 17.420.050(B) Commercial, Industrial, and Parks Zones Density and Dimensions Table.
 - 1. Density
 - 2. Lot dimensions
 - 3. Lot coverage standards
 - 4. Height regulations
 - 5. Setbacks
- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning
- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

17.250.020 Special provisions. (Reserved)

APPENDIX E: Title 17 Regulations

Chapter 17.260 URBAN VILLAGE CENTER (UVC)**(Formerly Chapter 17.353)**

Sections:

17.260.010 Purpose.**17.260.020 Uses permitted and design standards.****17.260.030 Special provisions. (Reserved)****17.260.010 Purpose.**A. **Purpose – Generally.** The general purposes of the urban center zones are as follows:

1. To foster a development pattern offering direct, convenient pedestrian, bicycle, and vehicular access between residences and businesses, in order to facilitate pedestrian and bicycle travel and reduce the number and length of automobile trips.
2. To provide for a compatible mix of single-family, multi-family housing and neighborhood commercial businesses and services, with an emphasis on promoting multi-story structures with commercial uses generally located on the lower floors and residential housing generally located on upper floors.
3. To promote a compact growth pattern to efficiently use developable land within UGAs, to enable the cost-effective extension of utilities, services and streets, to enable frequent and efficient transit service, and to help sustain neighborhood businesses.
4. To foster the development of mixed-use areas that are arranged, scaled and designed to be compatible with surrounding land.

B. **Specific Purposes for the Urban Village Center (UVC) Zone.** This zone provides for a compatible mix of small-scale commercial uses and mixed-density housing, typically in multi-story buildings. Development within the zone should promote neighborhood identity, by providing a range of commercial retail and service opportunities in close proximity to housing. The UVC zone is intended to encourage flexible land uses, recognizing that the exact configuration of uses must be responsive to community needs and market conditions. Accordingly, commercial and residential uses may be mixed either vertically or horizontally in the UVC zone, though the more common configuration locates commercial uses on the lower floors of multi-story structures, with residential units located above. Residential densities within this zone may not exceed 18 units per net acre. Development within the UVC zone must occur in a manner that results in the design and construction of an interconnected system of pedestrian and bicycle trails and facilities linking the development in the UVC zone to surrounding residential neighborhoods, open spaces, recreational areas, and transportation corridors.

17.260.020 Uses permitted and Design Standards.

- A. Uses Permitted: Table 17.410.040(B) Commercial, Industrial, and Parks Zones
- B. Design Standards: Table 17.420.050(B) Commercial, Industrial, and Parks Zones Density and Dimensions Table.
1. Density
 2. Lot dimensions
 3. Lot coverage standards
 4. Height regulations
 5. Setbacks
- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning
- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

APPENDIX E: Title 17 Regulations

17.260.030 Special provisions. (Reserved)

Chapter 17.270 NEIGHBORHOOD COMMERCIAL (NC)	(Formerly Chapter 17.355)
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Sections:

17.270.010 Purpose.

17.270.020 Uses permitted and design standards.

17.270.030 Special provisions. (Reserved)

17.270.010 Purpose.

These centers are intended to provide for the quick stop shopping needs of the immediate neighborhood in which they are located. These centers should be based upon demonstrated need and shall be sized in a manner compatible with a residential setting.

17.270.020 Uses permitted and Design Standards.

- A. Uses Permitted: Table 17.410.040(B) Commercial, Industrial, and Parks Zones
- B. Design Standards: Table 17.420.050(B) Commercial, Industrial, and Parks Zones Density and Dimensions Table.
 - 1. Density
 - 2. Lot dimensions
 - 3. Lot coverage standards
 - 4. Height regulations
 - 5. Setbacks
- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning
- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

17.270.030 Special provisions. (Reserved)

APPENDIX E: Title 17 Regulations

Chapter 17.280 LOW INTENSITY COMMERCIAL (LIC)**(Formerly Chapter 17.355)**

Sections:

17.280.010 Purpose.**17.280.020 Uses permitted and design standards.****17.280.030 Special provisions.****17.280.010 Purpose.**

The intent of the low-intensity commercial zoning is to promote mixed uses – retail, hotel, office, services, or attached residential in horizontal or small-scale vertical patterns – and commercial uses designed to maximize shoreline views and allow streamside and shoreline public access where appropriate. A new development pattern reduces impervious surfaces, promotes marine waterfront and creek restoration, promotes landscape and streetscape improvements, promotes pedestrian safety and comfort, and improves vehicular access.

17.280.020 Uses permitted and Design Standards.

- A. Uses Permitted: Table 17.410.040(B) Commercial, Industrial, and Parks Zones
- B. Design Standards: Table 17.420.050(B) Commercial, Industrial, and Parks Zones Density and Dimensions Table.
 - 1. Density
 - 2. Lot dimensions
 - 3. Lot coverage standards
 - 4. Height regulations
 - 5. Setbacks
- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning
- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

17.280.030 Special provisions.

- A. Mixed use development patterns will be focused west of SR 3, while commercial development will be focused in areas east of SR 3 along Sinclair Inlet, both areas having smaller impervious footprints interspersed by trails, parks, and habitat.
- B. Additional requirements for development within the LIC zone may be included in Chapter 17.400.

APPENDIX E: Title 17 Regulations

Chapter 17.290 RURAL COMMERCIAL (RCO)	(Formerly Chapter 17.355)
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Sections:

17.290.010 Purpose.

17.290.020 Uses permitted and design standards.

17.290.030 Special provisions. (Reserved)

17.290.010 Purpose.

The intent and function of the rural commercial zone is to permit the location of small-scale commercial retail businesses and personal services which serve a limited service area and rural population outside established UGAs. The rural commercial zone permits small-scale retail; sales and services located along county roads on small parcels that serve the immediate rural residential population. Rural businesses, which serve the immediate rural population, may be located at crossroads of county roads, state routes, and major arterials.

17.290.020 Uses permitted and Design Standards.

- A. Uses Permitted: Table 17.410.040(B) Commercial, Industrial, and Parks Zones
- B. Design Standards: Table 17.420.050(B) Commercial, Industrial, and Parks Zones Density and Dimensions Table.
 - 1. Density
 - 2. Lot dimensions
 - 3. Lot coverage standards
 - 4. Height regulations
 - 5. Setbacks
- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning
- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

17.290.030 Special provisions. (Reserved)

APPENDIX E: Title 17 Regulations

Chapter 17.300 BUSINESS CENTER (BC)	(Formerly Chapter 17.365)
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Sections:

17.300.010 Purpose.

17.300.020 Uses permitted and design standards.

17.300.030 Special Provisions.

17.300.010 Purpose.

This zone is intended to provide for integrated grouping of medium to large size businesses within an attractive park-like setting. The Business Center (BC) Zone allows flexibility in the amount of space within each business dedicated to office use, warehousing, and/or light manufacturing operations. Permitted businesses are intended to support the creation, development and retention of primary wage employment in the professional and technical fields, and not intended for the general retail commercial needs of the area.

17.300.020 Uses permitted and Design Standards.

- A. Uses Permitted: Table 17.410.040(B) Commercial, Industrial, and Parks Zones
- B. Design Standards: Table 17.420.050(B) Commercial, Industrial, and Parks Zones Density and Dimensions Table.
 - 1. Density
 - 2. Lot dimensions
 - 3. Lot coverage standards
 - 4. Height regulations
 - 5. Setbacks
- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning
- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

17.300.030 Special Provisions.

- A. **Site landscaping and design plan.** As a component of permit and/or land use review, development within this zone shall be subject to review and approval by the director of a site landscape and design plan based on conformance with Chapter , any design standards associated with this zone and/or design standards associated with a particular sub-area, whichever is most restrictive. In addition to these requirements, the following shall apply:
 - 1. All required landscaping shall be installed prior to occupancy.
 - 2. Required rear and side yard setback areas abutting a residential zone shall provide and maintain a dense evergreen screening buffer which attains a mature height of at least eleven feet, or other screening measure as approved by the director.
 - 3. Required setback areas adjacent to streets and those abutting a residential zone shall be continuously maintained in plantings, with such live ground cover and trees or shrubs established and maintained in a manner providing a park-like character to the property.
 - 4. Areas which are to be maintained in their natural setting shall be so designated on a landscape plan, and subject to the review and approval of the director.
 - 5. All mechanical, heating, and ventilating equipment shall be visually screened whether on grade or building mounted.
 - 6. Fences, walls and hedges will be allowed inside of a boundary planting screen where it is necessary to protect property of the industry or business concerned; or to protect the public from a dangerous condition. Fences may not be located in or adjacent to a required yard adjacent to a public right-of-way.

APPENDIX E: Title 17 Regulations

- B. **Performance Standards.** No land or structure shall be used or occupied within this zone unless there is compliance with the following minimum performance standards:
1. Maximum permissible noise levels shall be in compliance with the Kitsap County Noise Ordinance.
 2. Vibration, other than that caused by highway vehicles, trains, and aircraft which is discernible without instruments at the property line of the use concerned is prohibited.
 3. Smoke and Particulate Matter. Air emissions must meet standards approved by the Puget Sound Air Pollution Control Authority.
 4. Odors. The emission of noxious gases or matter in such quantities as to be readily detectable at any point beyond the property line of the use causing such odors is prohibited.
 5. Heat and Glare. Except for exterior lighting, operations producing heat and glare shall be conducted within an enclosed building. Exterior lighting shall be designed to shield surrounding streets and land uses from nuisance and glare.
- C. **Administration.** As a condition for the granting of a building permit and/or site plan approval, at the request of the director, information sufficient to determine the degree of compliance with the standards in this title, shall be furnished by the applicant. Such request may include continuous records of operation, for periodic checks to assure maintenance of standards or for special surveys. Maximum permissible noise levels shall be in compliance with the Kitsap County Noise Ordinance.

APPENDIX E: Title 17 Regulations

Chapter 17.310 BUSINESS PARK (BP)**(Formerly Chapter 17.360)**

Sections:

17.310.010 Purpose.**17.310.020 Uses permitted and design standards.****17.310.030 Special Revisions.****17.310.010 Purpose.**

This zone is intended to provide for integrated grouping of small to medium size businesses within an attractive park-like setting. The business park (BP) zone allows flexibility in the amount of space within each business dedicated to office use, warehousing, and/or light manufacturing operations. Permitted businesses are intended to support the creation, development and retention of primary wage employment in the professional and technical fields, and not intended for the general retail commercial needs of the area.

17.310.020 Uses permitted and Design Standards.

- A. Uses Permitted: Table 17.410.040(B) Commercial, Industrial, and Parks Zones
- B. Design Standards: Table 17.420.050(B) Commercial, Industrial, and Parks Zones Density and Dimensions Table.
 - 1. Density
 - 2. Lot dimensions
 - 3. Lot coverage standards
 - 4. Height regulations
 - 5. Setbacks
- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning
- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

17.310.030 Special Provisions.**A. Site requirements.**

- 1. Fences. Fences, walls and hedges will be allowed inside of a boundary planting screen where it is necessary to protect property of the industry or business concerned; or to protect the public from a dangerous condition. Fences may not be constructed in a required yard adjacent to a public right-of-way.
- 2. Signs. Signs shall be permitted according to the provisions of Chapter 17.510.
 - a. Site Signs. No signs shall be constructed or installed above the highest point of a building roof, any perimeter signs adjacent to residential zones shall not be illuminated.
 - b. Tenant Signs. Tenant signs shall be wall mounted.
- 3. Site landscaping and design plan. Development within this zone shall be subject to review and approval by the director of a site landscape and design plan. In addition to the requirements of Chapter 17.500, the following requirements shall apply:
 - a. All required landscaping shall be installed prior to occupancy, unless installation is bonded at one hundred fifty percent of the cost of materials and labor (or other method) for a period not to exceed six months.
 - b. Required rear and side yard setback areas abutting a residential zone shall provide and maintain a dense evergreen buffer which attains a mature height of at least eleven feet, or other screening measure as may be prescribed by the director.
 - c. Required setback areas adjacent to streets and those abutting a residential zone shall be continuously maintained in plantings, with such live ground cover and trees or shrubs established and maintained in a manner providing a park-like character to the property.

APPENDIX E: Title 17 Regulations

- d. Areas which are to be maintained in their natural setting shall be so designated on a landscape plan, and subject to the review and approval of the director.
 - e. All mechanical, heating, and ventilating equipment shall be visually screened whether on grade or building mounted.
- B. **Performance standards.** No land or structure shall be used or occupied within this zone unless there is compliance with the following minimum performance standards:
- 1. Maximum permissible noise levels shall be in compliance with the Kitsap County Noise Ordinance.
 - 2. Vibration, other than that caused by highway vehicles, trains, and aircraft which is discernible without instruments at the property line of the use concerned is prohibited.
 - 3. Smoke and particulate matter, air emissions must be approved by the Puget Sound Air Pollution Control Authority.
 - 4. Odors. The emission of noxious gases or matter in such quantities as to be readily detectable at any point beyond the property line of the use causing such odors is prohibited.
 - 5. Heat and Glare. Except for exterior lighting, operations producing heat and glare shall be conducted within an enclosed building. Exterior lighting shall be designed to shield surrounding streets and land uses from nuisance and glare.
- C. **Administration.** As a condition for the granting of a building permit and/or site plan approval, at the request of the director, information sufficient to determine the degree of compliance with the standards in this title, shall be furnished by the applicant. Such request may include continuous records of operation, for periodic checks to assure maintenance of standards or for special surveys.

Chapter 17.320 INDUSTRIAL (I)

(Formerly Chapter 17.370)

Sections:

17.320.010 Purpose.

17.320.020 Uses permitted and design standards.

17.320.030 Special provisions.

17.320.010 Purpose.

This urban zone allows a wide range of industrial activities including heavy industry such as fabrication, warehousing, processing of raw materials, bulk handling and storage, construction, and heavy transportation. This zone is intended to provide sites for activities which require processing, fabrication, storage, and wholesale trade. Generally, these activities require reasonable accessibility to major transportation corridors including highways, rail, airports or shipping.

17.320.020 Uses permitted and Design Standards.

- A. Uses Permitted: Table 17.410.040(B) Commercial, Industrial, and Parks Zones
- B. Design Standards: Table 17.420.050(B) Commercial, Industrial, and Parks Zones Density and Dimensions Table.
 - 1. Density
 - 2. Lot dimensions
 - 3. Lot coverage standards
 - 4. Height regulations
 - 5. Setbacks
- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning
- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

APPENDIX E: Title 17 Regulations

17.320.030 Special provisions.

In any industrial zone, an industrial park, as further described, may be permitted. An industrial park is intended to provide centers or clusters of not less than twenty acres for most manufacturing and industrial uses under controls which will minimize the effect of such industries on nearby uses. Industrial parks are intended to encourage industrial activities to occur within a park-like environment. Any use permitted outright in industrial zones or by conditional use review when located in an industrial park is subject to the following provisions:

- A. **Lot Requirements.**
1. Lot area – None.
 2. Lot width – None.
 3. Lot depth – Minimum lot depth shall be two hundred feet.
- B. **Lot setback** – Minimum lot setback shall be one hundred feet for any yard abutting a residential zone, unless berming and landscaping approved by the director is provided which will effectively screen and buffer the industrial activities from the residential zone which it abuts; in which case, the minimum setback shall be fifty feet.
1. Front Yard – Minimum front yard setback shall be forty feet.
 2. Side Yard – Minimum side yard setback shall be twenty-five feet.
 3. Rear Yard – Minimum rear yard setback shall be twenty feet.
- C. **Lot coverage** – Maximum lot coverage by buildings shall be consistent with provisions set forth in Section 17.420.070 Commercial, Industrial, and Parks Zones Density and Dimensions Table.
1. No service roads, spur tracks, hard stands, or outside storage areas shall be permitted within required yard areas adjacent to residential zones.
 2. No yards are required at points where side or rear yards abut a railroad right-of-way or spur track.
- D. **Fences, walls and hedges** will be allowed inside of a boundary planting screen where it is necessary to protect property of the industry concerned, or to protect the public from a dangerous condition with no fence being constructed in a required yard adjacent to public right-of-way.
- E. **Off-street parking and loading** shall be provided as required by Chapter 17.490. No off-street parking or loading shall be allowed within fifty feet of an adjacent residential zone, unless the director finds that a buffer will exist that effectively screens the parking and loading from the adjacent residential zone, in which case, no off-street parking or loading shall be allowed within thirty feet of an adjacent residential zone. Off-street parking or loading may be permitted within the side yard but not within a required front yard area.
- F. **Site Landscaping and Design Plan.** As a component of land use review, development within this zone shall be subject to review and approval by the director of a site landscape and design plan. In addition to the requirements of Chapter 17.500 and any required design standards for the area, the following requirements shall apply:
1. All required landscaping shall be installed prior to occupancy.
 2. Required rear and side yard setback areas abutting a residential zone shall provide and maintain a dense evergreen buffer which attains a mature height of at least eleven feet, or other screening measure as may be prescribed by the director.
 3. Areas which are to be maintained shall be so designated on a landscape plan, and subject to the review and approval of the director.
 4. All mechanical, heating and ventilating equipment shall be visually screened.
- G. **Performance Standards.** No land or structure shall be used or occupied within this zone unless there is compliance with the following minimum performance standards:
1. Maximum permissible noise levels shall be in compliance with the Kitsap County Noise Ordinance.
 2. Vibration other than that caused by highway vehicles, trains, and aircraft which is discernible without instruments at the property line of the use concerned is prohibited.
 3. Air emissions (smoke and particulate matter) must be approved by the Puget Sound Air Pollution Control Authority.
 4. The emission of noxious gases (odors) or matter in such quantities as to be readily detectable at any point beyond the property line of the use causing such odors is prohibited.
 5. Heat and glare, except for exterior lighting, operations producing heat and glare shall be conducted within an enclosed building. Exterior lighting shall be designed to shield surrounding streets and land uses from nuisance and glare.

APPENDIX E: Title 17 Regulations

- H. **Administration.** As a condition for the granting of a building permit and/or site plan approval, at the request of the director, information sufficient to determine the degree of compliance with the standards in this title shall be furnished by the applicant. Such request may include continuous records of operation, for periodic checks to assure maintenance of standards or for special surveys.

Chapter 17.330 RURAL INDUSTRIAL (RI)	(Formerly Chapter 17.370)
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Sections:

17.330.010 Purpose.

17.330.020 Uses permitted and design standards.

17.330.030 Special provisions.

17.330.010 Purpose.

This zone provides for small-scale light industrial, light manufacturing, recycling, mineral processing, and resource-based goods production uses that are compatible with rural character and do not require an urban level of utilities and services.

17.330.020 Uses permitted and Design Standards.

- A. Uses Permitted: Table 17.410.040(B) Commercial, Industrial, and Parks Zones
- B. Design Standards: Table 17.420.050(B) Commercial, Industrial, and Parks Zones Density and Dimensions Table.
 - 1. Density
 - 2. Lot dimensions
 - 3. Lot coverage standards
 - 4. Height regulations
 - 5. Setbacks
- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning
- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

17.330.030 Special provisions.

In any industrial zone, an industrial park, as further described, may be permitted. An industrial park is intended to provide centers or clusters of not less than twenty acres for most manufacturing and industrial uses under controls which will minimize the effect of such industries on nearby uses. Industrial parks are intended to encourage industrial activities to occur within a park-like environment. Any use permitted outright in industrial zones or by conditional use review when located in an industrial park is subject to the following provisions:

A. **Lot Requirements.**

1. **Lot setback** – Minimum lot setback shall be one hundred feet for any yard abutting a residential zone, unless berming and landscaping approved by the director is provided which will effectively screen and buffer the industrial activities from the residential zone which it abuts; in which case, the minimum setback shall be fifty feet.
 - a. Front Yard – Minimum front yard setback shall be forty feet.
 - b. Side Yard – Minimum side yard setback shall be twenty-five feet.
 - c. Rear Yard – Minimum rear yard setback shall be twenty feet.
2. **Lot coverage** – Maximum lot coverage by buildings shall be consistent with provisions set forth in Section 17.420.070 Commercial, Industrial, and Parks Zones Density and Dimensions Table.
 - a. No service roads, spur tracks, hard stands, or outside storage areas shall be permitted within required yard areas adjacent to residential zones.

APPENDIX E: Title 17 Regulations

- b. No yards are required at points where side or rear yards abut a railroad right-of-way or spur track.
3. **Fences, walls and hedges** will be allowed inside of a boundary planting screen where it is necessary to protect property of the industry concerned, or to protect the public from a dangerous condition with no fence being constructed in a required yard adjacent to public right-of-way.
 4. **Signs** shall be permitted according to the provisions of Chapter 17.510.
 5. **Off-street parking and loading** shall be provided as required by Chapter 17.490. In addition, no off-street parking or loading shall be allowed within fifty feet of an adjacent residential zone, unless the director finds that a buffer will exist that effectively screens the parking and loading from the adjacent residential zone, in which case, no off-street parking or loading shall be allowed within thirty feet of an adjacent residential zone. Off-street parking or loading may be permitted within the side yard but not within a required front yard area. Off-street loading shall not be permitted in a required side or rear yard setback abutting a residential zone. No off-street loading may be permitted within fifty feet of a public right-of-way or access easement.
 6. **Site Landscaping and Design Plan.** As a component of land use review, development within this zone shall be subject to review and approval by the director of a site landscape and design plan. In addition to the requirements of Chapter 17.500 and any required design standards for the area, the following requirements shall apply:
 - a. All required landscaping shall be installed prior to occupancy.
 - b. Required rear and side yard setback areas abutting a residential zone shall provide and maintain a dense evergreen buffer which attains a mature height of at least eleven feet, or other screening measure as may be prescribed by the director.
 - c. Areas which are to be maintained shall be so designated on a landscape plan, and subject to the review and approval of the director.
 - d. All mechanical, heating and ventilating equipment shall be visually screened.
 7. **Performance Standards.** No land or structure shall be used or occupied within this zone unless there is compliance with the following minimum performance standards:
 - a. Maximum permissible noise levels shall be in compliance with the Kitsap County Noise Ordinance.
 - b. Vibration other than that caused by highway vehicles, trains, and aircraft which is discernible without instruments at the property line of the use concerned is prohibited.
 - c. Air emissions (smoke and particulate matter) must be approved by the Puget Sound Air Pollution Control Authority.
 - d. The emission of noxious gases (odors) or matter in such quantities as to be readily detectable at any point beyond the property line of the use causing such odors is prohibited.
 - e. Heat and glare, except for exterior lighting, operations producing heat and glare shall be conducted within an enclosed building. Exterior lighting shall be designed to shield surrounding streets and land uses from nuisance and glare.
 8. **Administration.** As a condition for the granting of a building permit and/or site plan approval, at the request of the director, information sufficient to determine the degree of compliance with the standards in this title shall be furnished by the applicant. Such request may include continuous records of operation, for periodic checks to assure maintenance of standards or for special surveys.

APPENDIX E: Title 17 Regulations

Chapter 17.340 PARKS (P)	(Formerly Chapter 17.377)
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Sections:

17.340.010 Purpose.

17.340.020 Uses permitted and design standards.

17.340.030 Special provisions.

17.340.010 Purpose.

The intent of this zone is to create long-term consistency between the purpose for the purchase of parks and open space properties and the zoning regulations that apply to their development. Properties zoned as parks include all parks identified in the Kitsap County park inventory list and Washington State Parks. Parks properties are intended for the development of parks, open space areas and recreational facilities for the benefit of the citizens of Kitsap County. Uses for these properties should be limited to those serving this purpose.

17.340.020 Uses permitted and Design Standards.

- A. Uses Permitted: Table 17.410.040(B) Commercial, Industrial, and Parks Zones
- B. Design Standards: Table 17.420.050(B) Commercial, Industrial, and Parks Zones Density and Dimensions Table.
 - 1. Density
 - 2. Lot dimensions
 - 3. Lot coverage standards
 - 4. Height regulations
 - 5. Setbacks
- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning
- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

17.340.030 Special provisions.

Development within this zone must be consistent with the Parks and Open Space chapter of the Comprehensive Plan and other titles of Kitsap County Code.

Chapter 17.350 RESERVED.	(Formerly N/A)
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APPENDIX E: Title 17 Regulations

**Chapter 17.360 LIMITED AREAS OF MORE INTENSIVE RURAL DEVELOPMENT (LAMIRD)*
(Formerly Chapter 17.321)**

* **Editor's Note:** Chapter 17.360 is a general chapter heading. Subchapters are given a letter designation: 17.360 A, 17.360 B, 17.360 C, 17.360 D, and 17.360 E.

Chapter 17.360 A KEYPORT RURAL VILLAGE (Formerly Chapter 17.321 D)

Sections:

17.360A.010 Purpose.

17.360A.020 Uses permitted and design standards.

17.360A.030 Special provisions.

17.360A.010 Purpose.

The purpose of this chapter is to set forth the regulations, procedures and special development objectives that apply to the Keyport rural village. The county has identified Keyport as a limited area of more intensive rural development (LAMIRD). A fundamental underpinning of this chapter is to comply with the requirements of the State Growth Management Act, while preserving and enhancing the unique historic character of the village. The intent of these regulations is to provide for visually compatible infill, development, and redevelopment of the existing commercial and residential areas in Keyport, while also containing such development within logical, permanent LAMIRD boundaries.

In the event of a conflict between the requirements of these regulations for the Keyport rural village and any other statute, rule, ordinance or regulation, the more restrictive requirement shall govern. The Keyport Community Plan shall be considered as a reference in any resolution.

Within the Keyport rural village, three land use zones exist. The purpose of each of the three Keyport rural village zones is set forth below.

- A. **Keyport Village Residential (KVR).** This zone is intended to recognize and encourage redevelopment of the historic residential patterns within the village. Residential densities may approximate historic densities but shall not exceed five dwelling units per acre.
- B. **Keyport Village Commercial (KVC).** This zone is intended to meet many of the village needs for basic retail shopping, tourism, and local services. The zone also recognizes and reflects the historically significant commercial use of the village, as well as the types of uses present in July, 1990. The commercial zone may provide for tourist, visitor, and recreation uses. This zone may also support limited new commercial uses including isolated small-scale businesses and cottage industries not designed to serve the town population, but providing jobs to rural residents. Residential densities may approximate historic densities of five dwelling units per acre with the provision for a mixed-use development density bonus based upon the historic underlying platted lots.
- C. **Keyport Village Low Residential (KVLRL).** This zone is intended to recognize and encourage redevelopment of the existing residential patterns in the Keyport village area west of Sunset Avenue. Residential densities may approximate historic density maximums of two dwelling units per acre with a provision for performance based developments to allow a maximum of three units per acre per the conditions of KCC 17.360 A.090(B).

17.360A.020 Uses permitted and Design Standards.

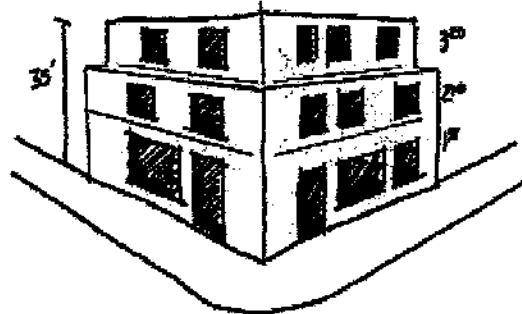
- A. Uses Permitted: Table 17.410.040(C) Limited Areas of More Intensive Rural Development (LAMIRD).
- B. Design Standards: Table 17.420.050(C) Limited Areas of More Intensive Rural Development (LAMIRD) Density and Dimensions Table.
 - 1. Density
 - 2. Lot dimensions
 - 3. Lot coverage standards
 - 4. Height regulations
 - 5. Setbacks

APPENDIX E: Title 17 Regulations

- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning
- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

17.360A.030 Special provisions.

- A. **Applicability.** This chapter applies to all development within the boundaries of the Keyport Limited Area of More Intense Development (LAMIRD). The Comprehensive Plan and the county zoning maps designate the permanent LAMIRD boundaries and zoning districts within the LAMIRD boundaries. In the event of a conflict between the requirements of these regulations and any other applicable statute, rule, ordinance, or regulation, the more restrictive regulation shall apply.
- B. All references to Keyport Design Guidelines shall refer to the Keyport Community Plan, Appendix G. In order to ensure that all commercial development furthers the goal of maintaining and enhancing the rural character of the village, all commercial development shall comply with the Keyport development objectives of Section 17.360 A.020. The director of community development shall refer any formal proposal requiring an administrative conditional use permit or conditional use permit or PBD approval for consistency with the Keyport Design Guidelines as provided by the Keyport Community Plan, Appendix G. Within the area identified as the Keyport Rural Village Limited Area of More Intense Rural Development (LAMIRD), the following conditions apply to all commercial development within Keyport Village Commercial (KVC) or Neighborhood Commercial (NC) zones for:
1. All new construction, including any land use permit, grading or building permit, must undergo review by the department of community development to meet the Keyport Design Guideline requirements before any land use or building permit may be issued.
 2. Any remodel of existing structures that impacts more than twenty percent of the perimeter walls of the structure must undergo review by the department of community development to meet the Keyport Design Guideline requirements before any land use or building permit may be issued.
 3. Any remodel of existing structures that impacts more than fifty percent of the building facade along Washington Avenue must undergo review by the department of community development to meet the Keyport Design Guideline requirements before any land use or building permit may be issued.
- C. **Height.** In addition to height regulations in Chapter 17.420:
1. No structure in the Keyport Village Commercial (KVC) zone shall be constructed to have more than two stories facing Washington Avenue; provided however, additional stories may be allowed if those stories above the second story are set back a minimum of ten additional feet from the facade line and if the building otherwise meets height limitations.
 2. Sub-grade stories and basements are permitted up to thirty inches above sidewalk grade along Washington Avenue.



- D. **Parking.** Parking requirements for all uses shall be determined by the director through analysis of the proposed use and with reference to the parking requirements of Chapter 17.490. The availability of street parking may be considered by the director. The determination of the director shall be an administrative decision made concurrently with the department's decision or recommendation on a proposal.

APPENDIX E: Title 17 Regulations

1. Parking associated with an individual use shall, to the greatest extent feasible, be located behind structures or otherwise fully screened from street view.
 2. All required commercial parking in the KVC zone may be provided off-site in shared or joint use parking areas, or considered with on-street parking except that provision must be made to develop or reserve on-site or on-street parking spaces for handicapped parking.
 3. All required residential parking in the KVC zone for mixed use projects must be provided on site. No off-site parking is acceptable for residential parking requirements.
 4. Shared or joint use parking lots shall be screened. The following standards may be modified upon recommendation of the director.
 - a. From adjacent residential zones by six-foot-high solid wood fencing or landscaped screen, or similar visual separation intended to soften the edges of the parking area;
 - b. From adjacent streets by a combination of solid wood fencing, plantings, public seating, shelters, or public information kiosks. Screening and plantings shall be of a height to shield light from vehicles but shall not interfere with general visibility into the parking area for public safety purposes. The goal is to achieve visual separation and soften the edges of the parking area.
 5. Shared or joint use parking lots shall provide internal landscaping as follows:
 - a. For parking areas providing up to fifty stalls, twelve square feet of landscaping, in addition to the perimeter or street screening, must be provided for each stall, including one tree for every five stalls.
 - b. For parking in excess of fifty stalls, an additional eighteen square feet of landscaping shall be provided for each stall over fifty, including one tree for every four stalls over fifty.
 - c. Landscaped areas shall have minimum dimensions of four feet in any direction, exclusive of vehicle overhangs, and a minimum area of thirty-six square feet.
 - d. Trees shall be a minimum of six feet high, with a minimum two-inch caliper if deciduous.
 - e. Landscaped areas shall be distributed equally throughout the parking area to create shade and break up large expanses of asphalt or other paving.
- E. Signs and lighting.**
1. Signs and external lighting shall be designed to reflect historic styling and comply with the town development objectives and shall be reviewed by the director or designee for architectural and site design consistency with the Keyport Design Guidelines.
 2. Internal illumination and neon lighting or signage is prohibited, except for window signs not exceeding four square feet; provided, that an applicant may request review of proposed signs by the director or his designated community committee, if one has been appointed. Following such review and on the recommendation of the committee, the director may allow internally illuminated signs or signs with neon lighting.
- F. Within the area identified as the Keyport Rural Village, the following conditions apply to all existing, newly created and or reconfigured lots.**
1. All new construction, including any site development activity permit (SDAP), grading or building permit requiring access to a county right-of-way, must undergo appropriate review by the department of public works to meet current right-of-way use requirements before any site work may begin.
 2. No grading of more than seventy-five cubic yards of earth may occur unless a site development activity permit (SDAP) is first obtained.
 3. Drainage review is required prior to issuance of any SDAP or building permit. When the issuance of a grading or building permit will result in an increase in the total amount of impervious surface that currently exists on a lot:
 - a. The director will review each SDAP and building permit application to determine whether special drainage requirements are necessary to prevent newly installed impervious surfaces from creating a drainage problem or exacerbating an existing drainage problem. In making this determination, the director may consult the citizen complaint data bases, perform an on-site inspection, review the condition of the receiving downstream drainage system, review the Kitsap County soil survey, and consult with the surface and storm water management program to determine if there have been identified drainage problems or corrections that are located in the vicinity of the application. The director will conduct his review in accordance

APPENDIX E: Title 17 Regulations

- with the "Downstream Analysis" section of Chapter 2 of the county's Storm Water Design Manual;
- b. If, in the opinion of the director, the proposal will not create a drainage problem or exacerbate an existing drainage problem, the applicant, will be required to meet the minimum drainage and erosion control requirements of the Storm Water Management Ordinance (Chapters 12.04 through 12.32 of this code);
 - c. If, in the opinion of the director, the proposal will create or exacerbate an existing drainage problem then, before the director can recommend approval of the application, the applicant may be required to:
 - i. Provide an engineered drainage plan that addresses impacts of increased runoff on adjacent and downstream properties;
 - ii. Provide on-site storm water management BMPs to reduce or eliminate surface water discharge; and/or
 - iii. Improve or contribute to the improvement of the downstream drainage system.
- G. Within the Keyport Village low residential zone, the following conditions apply to all newly created and/or reconfigured lots that request or result in a density of three units per acre.
1. Three units per acre may only be requested through a performance based development (Chapter 17.450) and the use of lot clustering, common open space (Section 17.450.040(B)).
 - a. Within the Keyport LAMIRD, recreational open space (Section 17.450.040(C)) is modified as follows. All residential PBDs in Keyport village low residential shall provide a developed recreational area that meets the following requirements:
 - i. A contiguous area that is five percent of the lot area, (excluding critical areas). Said area shall be:
 - (a) Developed as an open grass field (manicured to a condition that allows mowing by mechanical means) or a natural area (not inside critical areas, or their buffers), that contains a pathway and benches;
 - (b) Owned in common and/or available for use by all residents of Keyport; and
 - (c) A provision implemented by the covenants for perpetual maintenance.
 - ii. A developed active recreation facility or facilities commensurate with the number of units/lots contained within the PBD. A "facility" shall be: a paved "sport court", children's play area; exercise fitness trail; community garden area with water service; or similar amenity (bocce ball, volleyball, horseshoes, putting green, rock climbing wall, etc.) Facilities shall be provided as follows:
 - (a) One facility per every three lots, partial calculations above 0.49 are rounded up to include an additional facility.
 - (b) All facilities shall be located adjacent to a public right-of-way or provided pedestrian easement access to the nearest public right-of-way and shall include directional signage and signage identifying the ability for public use.
 - (c) Land shown in the final development plan as common open space, and its landscaping and/or planting contained therein, shall be permanently maintained by and conveyed to one of the following:
 - (i) An association of owners formed and continued for the purpose of maintaining the common open space. The association shall be created as an association of owners under the laws of the state of Washington and shall adopt articles of incorporation of association and bylaws. The association shall adopt, in a form acceptable to the prosecuting attorney, covenants and restrictions on the open space providing for the continuing care of the area. No common open space may be altered or put to a change in use in a way inconsistent with the final development plan unless the final development plan is first amended. No change of use or alteration shall be considered as a waiver of any covenants limiting the use of the common open space, and all rights to enhance these covenants against any use permitted are expressly reserved;
 - (ii) A private nonprofit conservation trust or similar entity with a demonstrated capability to carry out the necessary duties and approved by the county. Said entity shall have the authority and responsibility for the maintenance and

APPENDIX E: Title 17 Regulations

protection of the common open space and all improvements located in the open space.

Chapter 17.360 B MANCHESTER RURAL VILLAGE

(Formerly Chapter 17.321 C)

Sections:

17.360B.010 Purpose.

17.360B.020 Uses permitted and design standards.

17.360B.030 Special provisions.

17.360B.010 Purpose.

MVC, MVL, MVR

The May 7, 1998 Comprehensive Plan stated that the county could use limited areas of more intense rural developments (LAMIRDs) to reconcile historical land development patterns, and Manchester was identified as a candidate for this designation. As result of a public planning effort, the Manchester Community Plan was initially developed in 2002, setting specialized goals and policies for the Manchester Village. This subchapter establishes development regulations to implement these goals and policies. In addition to these regulations, the policies and goals of the Manchester Community Plan are incorporated herein by reference, and application within the Manchester LAMIRD must also be able to demonstrate compliance with the Manchester Community Plan. In the event of a conflict between the requirements of these regulations for the Manchester Rural Village and any other statute, rule, ordinance or regulation, the more restrictive requirement shall govern.

17.360B.020 Uses permitted and Design Standards.

- A. Uses Permitted: Table 17.410.040(C) Limited Areas of More Intensive Rural Development (LAMIRD).
- B. Design Standards: Table 17.420.050(C) Limited Areas of More Intensive Rural Development (LAMIRD) Density and Dimensions Table.
 - 1. Density
 - 2. Lot dimensions
 - 3. Lot coverage standards
 - 4. Height regulations
 - 5. Setbacks
- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning
- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

17.360B.030 Special Provisions

- A. **Vegetation restrictions.** After adoption of the Manchester Community Plan, newly planted row trees (three or more) and shrubbery such as hedges may not be maintained in a way that significantly impacts existing views from neighboring properties. All existing vegetation is exempt from this restriction.
- B. **Sewer connections.** All new development within two hundred feet of existing sewer lines must be connected to sewer to develop. Additions or remodels to existing structures involving an increase in sewage flow beyond the existing capacity of the septic system constitute new development.
- C. **Access prohibition.** Commercial properties are prohibited from using private residential roadways for vehicular or pedestrian access.
- D. **Off-street parking requirements.** The off-street parking requirements for commercial uses within the Manchester Village are identical to those found in Chapter 17.490 of this title, except as follows:
 - 1. Retail stores generating little automobile traffic, such as appliance, furniture, hardware or repair stores – one parking space per four hundred fifty square feet of gross floor area;

APPENDIX E: Title 17 Regulations

2. Retail and personal service establishments generating heavy automobile traffic, such as department, drug and auto parts stores, supermarkets, ice cream parlors, bakeries and beauty and barber shops – one parking space per two hundred twenty-five square feet of gross floor area;
3. Drive-in and fast food restaurants – one parking space per one hundred twenty-five square feet of gross floor area with a minimum of five, provided, drive-in window holding and stacking area shall not be considered parking places;
4. Restaurants, Drinking Establishments.
 - a. If under four thousand square feet of gross floor area – one parking space per three hundred square feet of gross floor area;
 - b. If four thousand or more square feet of gross floor area – sixteen parking spaces, plus one parking space per each additional one hundred fifty square feet of gross floor area over four thousand square feet;
5. Medical and dental office or clinic – one parking space per three hundred square feet of gross floor area;
6. Bank, professional office (except medical or dental) – one parking space per five hundred square feet of gross floor area.

APPENDIX E: Title 17 Regulations

Chapter 17.360 C PORT GAMBLE RURAL HISTORIC TOWN	(Formerly Chapter 17.321 B)
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Sections:

17.360C.010 Purpose.

17.360C.020 Town development objectives.

17.360C.040 Uses permitted and design standards.

17.360C.045 Special provisions.

17.360C.010 Purpose.

The purpose of this chapter is to set forth the regulations, procedures and special development objectives that apply to the rural historic town of Port Gamble. In the event of a conflict between the requirements of these regulations and any other applicable statute, rule, ordinance, or regulation, the more restrictive regulation shall apply. The county has identified Port Gamble as a limited area of more intensive rural development (LAMIRD) and classified the town as a rural historic town (RHT). A fundamental underpinning of this chapter is to comply with the requirements of the State Growth Management Act, while preserving and enhancing the unique historic qualities of the town. The intent of these regulations is to provide for visually compatible infill, development, and redevelopment of the existing commercial, industrial and residential areas in Port Gamble, while also containing such development within logical, permanent town boundaries.

Within the rural historic town of Port Gamble, three land use zones exist. The purpose of the three RHT zones is set forth below.

- A. **Rural Historic Town Residential (RHTR).** This zone is intended to recognize and encourage redevelopment of the historic residential patterns in the town. Residential densities may approximate historic town densities but shall not exceed 2.5 dwelling units per acre. Residential acreage in the RHTR zone totals 69.76 acres, including the town cemetery. Site design and architecture in the RHTR zone may reflect new interpretations of the historic styles and patterns, but must also work to enhance and preserve the defining "company town" characteristics of Port Gamble as described in the Historic American Engineering Record for Port Gamble, Washington, dated August 1997, on file with the department of community development. To ensure that historic platting patterns are acknowledged, maximum lot sizes shall apply and community open space is required.
- B. **Rural Historic Town Commercial (RHTC).** This zone is intended to meet many of the town needs for basic shopping and simple services. The zone also recognizes and reflects the historically significant commercial use of the town, as well as the types of uses present in July 1990. The commercial zone may provide for tourist, visitor, and recreation uses. This zone may also support limited new commercial uses including isolated small-scale businesses and cottage industries not designed to serve the town population, but providing jobs to rural residents.
- C. **Rural Historic Town Waterfront (RHTW).** This zone is intended to allow for maintaining, developing, or redeveloping a range of uses reflecting historic development and 1990 uses while supporting revitalization of the town as a whole. Forest products manufacturing, natural resource industries, and waterfront shipping are allowed, within the constraints imposed by the county's Shoreline Management Master Program. Other less intensive industrial and commercial uses similar to those of the commercial zone are also allowed. The areas within two hundred feet of the water are governed by the county's Shoreline Management Master Program, which expresses a preference for water-dependent or water-related uses.

17.360C.020 Town development objectives.

In 1967, Port Gamble was added to the National Register of Historic Places and designated a Historic Landmark. The designation recognized the unique aspects of the town, including its development as a "company town" built around the former Pope Resources (Puget Mill Company/Pope & Talbot) sawmill. The mill began operation in 1853 and, until its closure in 1995, was the oldest continuously operating sawmill and company town in the nation. In recognition of the historic value of Port Gamble and the unique factors affecting maintenance and potential development or redevelopment of the town, the county created a special planning and zoning designation for the town. In addition, special town development objectives (TDOs), set forth below, have been adopted to ensure that development maintains and enhances the defining and essential characteristics of the town.

APPENDIX E: Title 17 Regulations

- A. Development proposals shall be designed in a manner that highlights and enhances the historic nature of the town. Building design shall be based on characteristics of historic structures, but need not literally mimic historic styles. New structures are to be compatible with the old in mass, scale and character, but subtle differences in stylistic treatment that make buildings distinguishable as new construction are appropriate.
- B. New construction, including site design and layout, may reflect the evolution of the town, but must retain the existing visually significant sense of historic time and place. Development proposals should strive to create a dialogue between new and historic development in the town.
- C. In reviewing development proposals, the county shall consider architectural styles and traditional site design. The Secretary of the Interior's Standards for Historic Preservation Projects (36 CFR 68) shall be used as a guideline for evaluating future development. The Historic American Engineering Record for Port Gamble, Washington, dated August 1997, on file with the department of community development shall also be used to evaluate future development. In addition, new development shall, to the greatest extent feasible, comply with the following objectives:
 - 1. New development shall reflect historic town platting patterns, including small lot development, alleys, narrow streets, sidewalks, on-street parking, and historic styles of street lighting.
 - 2. Homes shall face the street, with access for garages and parking off alleys whenever possible. Detached garages are preferred, with alley access or shared driveway access from the street. A development pattern with repeating double-bay garage doors facing the street shall be prohibited.
 - 3. Large community open spaces are preferred, rather than large private yards.
 - 4. Development in the RHTC zone shall be compatible in massing, size and scale with historic structures. As with residential development, existing styles should provide the basic framework, but new development shall be differentiated from the old.
 - 5. Waterfront development may reflect the significant industrial and commercial nature of early uses on the site. Larger, bulkier structures than would be allowed in the RHTR and RHTC zones may be permitted in this zone. Tilt-up concrete structures, reflective glass, or other treatments which commonly characterize modern industrial park developments are to be prohibited.
 - 6. Parking for the RHTC and RHTW zones shall be provided in shared or common parking areas whenever feasible. The parking standards set forth in Section 17.360 C.070 shall be considered an element of these TDOs and shall apply to all new commercial and waterfront development.
 - 7. New development shall be landscaped in such a manner as to reflect the historical character of the town and preserve and enhance publicly accessible open spaces and retain mature trees to the extent possible.
 - 8. Creating, enhancing and preserving a town commons or a series of connected public open space linkages shall be required in conjunction with any master planned or other significant redevelopment of the town that reflects the same qualities of the historic town including visual assets and species of vegetation.
- D. All development in the town shall comply with these TDOs. TDO review may occur for simple permitted uses as part of the building permit plan review process.
- E. As provided for in the Comprehensive Plan, a qualified consultant or site design and architectural review committee shall be appointed to provide comments or a recommendation on all proposed development.
- F. The TDOs and other development standards of this chapter shall be applied to a defined project area (DPA) as designated by the applicant. Alternatively, development proposals shall include boundary line adjustments, subdivisions, or binding site plans that serve to define lot, site or project area.

17.360B.020 Uses permitted and design standards.

- A. Uses Permitted: Table 17.410.040(C) Limited Areas of More Intensive Rural Development (LAMIRD).
- B. Design Standards: Table 17.420.050(C) Limited Areas of More Intensive Rural Development (LAMIRD) Density and Dimensions Table.
 - 1. Density
 - 2. Lot dimensions
 - 3. Lot coverage standards
 - 4. Height regulations
 - 5. Setbacks

APPENDIX E: Title 17 Regulations

- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning
- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

17.360C.030 Special provisions.

- A. **Procedures.** In order to ensure that all development furthers the goal of maintaining and enhancing the historic nature of the town, all development shall comply with the town development objectives of Section 17.360.C.025. The director of community development shall refer any formal proposal requiring a conditional use permit or PBD approval for review by the architectural and site design committee or consultant as provided by the Comprehensive Plan.

Any proposal for large-scale development or redevelopment, as determined by the director, shall require preparation of a town master plan. Examples of large-scale development include subdivisions creating five or more lots, residential development of five or more homes, or new commercial development greater than five thousand square feet. A town master plan that lays out the preferred development scenario and phasing for each of the three zones may be approved by the board of county commissioners using the performance based development process of Chapter 17.450. (The TDOs and specific requirements of this chapter for density, height, parking, and other development standards shall replace the PBD standards and requirements of Section 17.450.040.) Detailed project-level environmental analysis, including analysis of site-specific alternatives, shall be required as part of a master plan review.

- B. **Infrastructure capacity required.**

In all zones, no development shall be allowed unless adequate infrastructure, including but not limited to sewer and water service, is available. Allowed densities shall be restricted to reflect the capacity of the sewer and water systems.

- C. **Parking.**

1. Parking requirements for all uses shall be determined by the director through analysis of the proposed use and with reference to the parking requirements of Chapter 17.490. The availability of street parking may be considered by the director. The determination of the director shall be an administrative decision made concurrently with the department's decision or recommendation on a proposal.
2. Parking associated with an individual use shall, to the greatest extent feasible, be located behind structures or otherwise fully screened from street view.
3. All required parking in the RHTC and RHTW zones may be provided off-site in shared or joint use parking areas, except that provision must be made to develop or reserve on-site or on-street parking spaces for handicapped parking.
4. Shared or joint use parking lots shall be screened. The following standards may be modified upon recommendation of the consultant or architectural and site design review committee.
 - a. From adjacent residential zones by six foot high solid wood fencing or by a three foot high earthen berm planted densely with native evergreen shrubs and groundcover to form a visual separation and soften the edges of the parking area;
 - b. From adjacent streets by a combination of solid wood fencing, plantings, public seating, shelters, or public information kiosks. Screening and plantings shall be of a height to shield light from vehicles but shall not interfere with general visibility into the parking area for public safety purposes. The goal is to achieve visual separation and soften the edges of the parking area.
 - c. From adjacent commercial properties by a four-foot wide perimeter landscape area, planted to achieve visual separation and soften the edges of the parking area.
5. Shared or joint use parking lots shall provide internal landscaping as follows:

APPENDIX E: Title 17 Regulations

- a. For parking areas providing up to fifty stalls, twelve square feet of landscaping, in addition to the perimeter or street screening, must be provided for each stall, including one tree for every five stalls.
 - b. For parking in excess of fifty stalls, an additional eighteen square feet of landscaping shall be provided for each stall over fifty, including one tree for every four stalls over fifty.
 - c. Landscaped areas shall have minimum dimensions of four feet in any direction, exclusive of vehicle overhangs, and a minimum area of thirty-six square feet.
 - d. Trees shall be a minimum of six feet high, with a minimum two-inch caliper if deciduous.
 - e. Landscaped areas shall be distributed equally throughout the parking area to create shade and break up large expanses of asphalt or other paving.
- D. Signs and Lighting.**
1. Signs and external lighting shall be designed to reflect historic styling and comply with the town development objectives and shall be reviewed by an architectural and site design review committee.
 2. Internal illumination and neon lighting or signage is prohibited, except for window signs not exceeding four square feet; provided, that an applicant may request review of proposed signs by an architectural and site design review committee, if one has been appointed. Following such review and on the recommendation of the committee, the director may allow internally illuminated signs or signs with neon lighting.
 3. All other requirements of Chapter 17.510, Signs, apply in the RHT zones.

APPENDIX E: Title 17 Regulations

Chapter 17.360 D SUQUAMISH RURAL VILLAGE**(Formerly Chapter 17.321 A)**

Sections:

17.360D.010 Purpose.**17.360D.020 Uses permitted and design standards.****17.360D.030 Special provisions.****17.360D.010 Purpose.**

In 2000, the Suquamish Limited Area of More Intense Rural Development, or LAMIRD, was established in the Kitsap County Comprehensive Plan and includes Suquamish Village Commercial (SVC), Suquamish Village Low Residential (SVLR), Suquamish Village Residential (SVR). These amendments within the LAMIRD designation provided an opportunity to help reconcile the county's historical land use pattern within the parameters of the Growth Management Act (GMA). The purpose of this section is to reflect the rural character of the Suquamish areas as prescribed by the Suquamish Rural Village Sub-Area Plan.

In the event of a conflict between the requirements of these regulations for the Suquamish Rural Village Sub-Area Plan and any other statute, rule, ordinance or regulation, the more restrictive requirement shall govern.

17.360D.020 Uses permitted and design standards.

- A. Uses Permitted: Table 17.410.040(C) Limited Areas of More Intensive Rural Development (LAMIRD).
- B. Design Standards: Table 17.420.050(C) Limited Areas of More Intensive Rural Development (LAMIRD) Density and Dimensions Table.
 - 1. Density
 - 2. Lot dimensions
 - 3. Lot coverage standards
 - 4. Height regulations
 - 5. Setbacks
- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning
- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

17.360D.030 Special provisions.

Within the area identified as the Suquamish Rural Village Sub-Area Plan, the following conditions apply to all existing, newly created and/or reconfigured lots.

- A. All new construction, including any site development activity permit (SDAP), grading or building permit requiring access to a county right-of-way, must undergo appropriate review by the department of public works to meet current right-of-way use requirements before any site work may begin.
- B. No right-of-way may be opened or improved without the approval of the director of the department of public works or his designee (director).
- C. No grading of more than twenty-five cubic yards of earth may occur unless a site development activity permit (SDAP) is first obtained.
- D. Drainage review is required prior to issuance of any SDAP or building permit. When the issuance of a grading or building permit will result in an increase in the total amount of impervious surface that currently exists on a lot:
 - 1. The director will review each SDAP and building permit application to determine whether special drainage requirements are necessary to prevent newly installed impervious surfaces from creating a drainage problem or exacerbating an existing drainage problem. In making this determination, the director may consult the citizen complaint databases, perform an on-site inspection, review the condition of the receiving downstream drainage system, review the Kitsap

APPENDIX E: Title 17 Regulations

County soil survey, and consult with the surface and storm water management program to determine if the Suquamish Drainage Study, currently underway, has identified drainage problems or corrections that are located in the vicinity of the application. The director will conduct his review in accordance with the "Downstream Analysis" section of Chapter 2 of the county's Storm Water Design Manual;

2. If, in the opinion of the director, the proposal will not create a drainage problem or exacerbate an existing drainage problem, the applicant will be required to meet the minimum drainage and erosion control requirements of the Storm Water Management Ordinance (Chapters 12.04 through 12.32 of this code);
3. If, in the opinion of the director, the proposal will create or exacerbate an existing drainage problem then, before the director can recommend approval of the application, the applicant may be required to:
 - a. Provide an engineered drainage plan that addresses impacts of increased runoff on adjacent and downstream properties;
 - b. Provide on-site storm water management BMPs to reduce or eliminate surface water discharge; and/or
 - c. Improve or contribute to the improvement of the downstream drainage system.

APPENDIX E: Title 17 Regulations

Chapter 17.360 E RURAL EMPLOYMENT CENTER (REC) AND 12 TREES EMPLOYMENT CENTER (TTEC)

(Formerly Chapter 17.376)

Sections:

17.360E.010 Purpose.

17.360E.020 Uses permitted and design standards.

17.360E.030 Special provisions.

17.360E.010 Purpose.

The Rural Employment Center (REC) and 12 Trees Employment Center (TTEC) zones provide for isolated areas of industrial and commercial type uses in the rural areas of Kitsap County. The REC and TTEC are not required to principally serve the existing and projected rural population, but rather to promote the rural economy by providing and creating jobs close to home. This zone encompasses a Type III Limited Area of More Intensive Rural Development, and shall protect Kitsap County's rural character, by containing and limiting rural development. Development within this zone must not conflict with surrounding uses, and must assure visual compatibility with the surrounding area. The methods for achieving such purpose are by providing for buffers and limiting the size and height to be appropriate for the rural areas.

17.360E.020 Uses permitted and design standards.

- A. Uses Permitted: Table 17.410.040(C) Limited Areas of More Intensive Rural Development (LAMIRD).
- B. Design Standards: Table 17.420.050(C) Limited Areas of More Intensive Rural Development (LAMIRD) Density and Dimensions Table.
 - 1. Density
 - 2. Lot dimensions
 - 3. Lot coverage standards
 - 4. Height regulations
 - 5. Setbacks
- C. 17.105 Interpretations and Exceptions
- D. 17.440 Master Planning
- E. 17.450 Performance Based Development
- F. 17.490 Off-Street Parking
- G. 17.500 Landscaping
- H. 17.510 Sign Code
- I. 17.580 Transfer of Development Rights

17.360E.030 Special provisions.

- A. **Landscaping.** It is recognized that buffers have value in providing a consistent screening between uses, intensities and zones which may otherwise conflict. Buffers shall only be required along the exterior boundary of the Rural Employment Center and 12 Trees Center zones.
 - 1. For new development where existing approved screening buffers abut the subject lot, the director shall apply an appropriate screening buffer width of no less than twenty-five feet and no greater than fifty feet, depending on the proposed project or site impacts, such as traffic generation, light, noise, glare, odor, dust, and visual impact, adjacent to residential development. To the extent feasible, the director shall maintain consistent buffer widths throughout the development.
 - 2. For new development where there are not existing approved screening buffers abutting the subject lot, the director shall apply an appropriate screening buffer width of no less than twenty-five feet and no greater than fifty feet, depending on the proposed project or site impacts, such as traffic, light, noise, glare, odor, dust, and visual impact, adjacent to residential development.
 - 3. All legally created existing businesses, upon the date of adoption, within the REC and TTEC boundaries, are exempt from complying with the above.
- B. **Signs.** Signs for development within the REC may not exceed ten feet in height.

APPENDIX E: Title 17 Regulations

- C. Temporary permits. Temporary permits within the REC and TTEC are subject to the provisions of 17.105.090, Temporary permits.

Chapter 17.370 RESERVED

(Formerly N/A)

Chapter 17.380 RESERVED

(Formerly N/A)

APPENDIX E: Title 17 Regulations

Chapter 17.390 POULSBO URBAN TRANSITION AREA	(Formerly Chapter 17.318)
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Sections:

17.390.010 Purpose.**17.390.020 City Zoning Ordinance adopted.****17.390.030 City of Poulsbo Zoning Ordinance – Exceptions and additional requirements.****17.390.040 Resolutions of conflicts between City of Poulsbo Zoning Code and Kitsap County Code.****17.390.010 Purpose.**

The purpose of this chapter is to recognize the adoption of the Poulsbo Sub-Area Plan and designation of the Poulsbo Urban Growth Area (UGA), and to provide for development within the UGA that is consistent with the City of Poulsbo's existing development standards, thereby allowing for a smooth transition of the UGA into the city's corporate limits through future annexations.

17.390.020 City Zoning Ordinance adopted.

Except as specified elsewhere in this chapter, the City of Poulsbo Zoning Ordinance, adopted on February 9, 2003, and effective March 3, 2003, is adopted and incorporated herein by reference, as now or hereafter amended, for the sole purpose of regulating development within the Poulsbo Urban Transition Area, as depicted on Kitsap County's Comprehensive Plan Land Use Map.

17.390.030 City of Poulsbo Zoning Ordinance – Exceptions and additional requirements.

- A. Within the Poulsbo Urban Transition Area, all sections of the City of Poulsbo Zoning Ordinance shall control; except for the following provisions:
1. Chapter I – General Provisions;
 2. Chapter VII – Zoning Review and Approval;
 3. Chapter VIII.A – Director Authority;
 4. Chapter VIII.J – Housing Authority Development Permits;
 5. Chapter X.C – Comprehensive Plan Amendments;
 6. Chapter IX – Non-Conforming Structures and Uses;
 7. Chapter X.A – Variances;
 8. Chapter X.B – Zoning Changes, Amendments and Alterations;
 9. Chapter X.E – Appeals; and
 10. Chapter XI – Zoning Enforcement, Penalties and Other Conditions;
- B. The minimum lot size is seven thousand five hundred square feet unless included in a planned unit development as provided in the City of Poulsbo Zoning Ordinance; and
- C. Application fees are determined as provided by Kitsap County Code Chapter 21.06.

17.390.040 Resolutions of conflicts between City of Poulsbo Zoning Code and Kitsap County Code.

If it is not clear from Kitsap County Code Section 17.390.030 whether the City of Poulsbo Zoning Ordinance or Kitsap County Code applies, then the following general rules shall be applied:

- A. The requirements for the city's zoning districts, and other substantive requirements of the city's zoning ordinance, apply instead of the substantive requirements in this title; and
- B. The procedural requirements for reviewing and processing development permits and for appeals of decisions on such permits, as well as any other procedural requirements of this title, and the procedural requirements of Kitsap County Code Chapter 21.04, apply instead of the procedural requirements of the city's zoning ordinance.

APPENDIX E: Title 17 Regulations

Chapter 17.400 GORST SUBAREA	(Formerly Chapter 17.378)
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Sections:

17.400.010 Purpose.

17.400.020 Uses.

17.400.030 Height regulation.

17.400.040 Standards and requirements.

17.400.050 Signs.

17.400.060 Off-street parking and loading.

17.400.070 Landscaping.

17.400.080 Special provisions.

17.400.010 Purpose.

This chapter implements the Gorst Subarea Plan, and is intended to support Gorst as a community offering homes, jobs, and recreation in an environmentally sustainable setting. Standards are intended to apply to all zones that are included in the Gorst urban growth area.

17.400.020 Uses.

Uses shall be allowed in accordance with Chapter 17.410.

17.400.030 Height regulation.

For commercial zones, height requirements shall be in accordance with Chapter 17.420.

17.400.040 Standards and requirements.

- A. For commercial zones, lot requirements shall be in accordance with Chapter 17.420.
- B. New development or redevelopment in the LIC zone shall remove existing impervious area at a rate of 1.25:1 within two hundred feet of the Sinclair Inlet shoreline. If stormwater incentives are provided consistent with Section 17.400.080 this shall not apply. For the purposes of this section, "new development or redevelopment" refers to proposals that result in two thousand square feet, or greater, of new, replaced, or new plus replaced hard surface area, or land disturbing activity of seven thousand square feet or greater.
- C. All development within the Gorst UGA must be consistent with the Gorst Subarea Plan Design Guidelines as adopted in the Gorst Subarea Plan.
- D. Stormwater.
 1. Inclusion of Low Impact Development (LID) and Feasibility Determination. All development in Gorst shall be consistent with Kitsap County Code Title 12 (Storm Water Drainage) and incorporate LID to the maximum extent feasible.
 - a. Site Evaluation – Dispersion. A site evaluation shall assess the feasibility for dispersion, including topography, sensitive slopes and required setbacks. Where dispersion is feasible for all or part of the site, this method shall be used. In areas where dispersion is not feasible, infiltration shall be used if feasible.
 - b. Site Evaluation – Infiltration. The evaluation shall assess the feasibility of infiltration, including a soils reconnaissance and pilot infiltration test (PIT) for any outwash soils identified where infiltration may be possible. Where infiltration is feasible for all or part of the site, it shall be implemented.
 - c. Where Full Infiltration Is Not Feasible. In areas where full infiltration is not feasible, LID BMPs per subsection (D)(3)(b) of this section shall be used for all water quality treatment and partial flow control. Projects shall meet water quality treatment needs with LID best management practices (BMPs) if feasible.
 - d. Site Soils. Site soils in landscaped areas shall be amended pursuant to manuals described in subsection (D)(2)(a) of this section.

APPENDIX E: Title 17 Regulations

- e. Limit Impervious Surfaces. Impervious surfaces shall be limited to the greatest extent feasible and shall comply with the provisions of the Gorst Subarea Plan.
2. LID Design.
 - a. Design of LID facilities such as bioretention, pervious pavements, and others shall be in accordance with the design criteria in Kitsap County Code Title 12 (Storm Water Drainage). Further guidance can be found in the Puget Sound Partnership's Low Impact Development Technical Manual for Puget Sound ("the LID Manual") and the Stormwater Management Manual for Western Washington ("the Stormwater Manual"), except as provided in this subsection.
 - b. Conceptual Bioretention Facility Design. Preference shall be given to facility designs that fully infiltrate all stormwater on site. Refer to Kitsap County Code Title 12 (Storm Water Drainage) for the most current diagrammatic drawings.
3. LID Implementation Standards.
 - a. Projects shall implement a comprehensive stormwater management plan for the project that manages all rainfall on site, incorporates soil amendments in landscaped areas, utilizes permeable pavement for all pedestrian areas and uses feasible LID techniques, consistent with subsection (D)(2) of this section.
 - b. Projects shall implement a stormwater management plan that uses LID BMPs for all required water quality treatment from pollution generating surfaces (PGS), e.g., bioretention and pervious pavement.
 - c. All existing storm drains or inlets shall be clearly labeled to indicate the drain or inlet leads to a stream or groundwater and that dumping in the drain or inlet is prohibited. No additional storm drains shall be installed that lead to streams or to Sinclair Inlet, nor shall new drain systems that connect directly to existing drains that flow to a stream or Sinclair Inlet be allowed.
 - d. If additional impervious area is required for development in the low intensity waterfront designation, removal or infiltration capacity of stormwater shall be required at one hundred twenty-five percent of projected runoff based on the one-hundred-year storm event.

17.400.050 Signs.

Signs shall be permitted according to the provisions of Chapter 17.510.

17.400.060 Off-street parking and loading.

- A. Off-street parking shall be provided according to the provisions of Chapter 17.490.
- B. Multifamily, Commercial, and Mixed Use Development – Parking Location. On-site parking shall be to the rear or to the side of buildings on the site and shall not occupy more than fifty percent of the site frontage facing the arterial street frontage(s). The site frontage includes all of the area between the right-of-way and front building wall; this applies to the entire length of the property, regardless of building width. Corner lots have two site frontages as they are positioned on two street frontages.
- C. Multifamily, Commercial, and Mixed Use Development – Parking Location. All efforts shall be taken to avoid placing parking on street corners. Parking located between the building frontage and street corners shall be fully screened. Screening shall consist of the following:
 1. A four-foot-tall decorative wall within the front yard landscaping area that fully screens the parking areas. The wall shall be located such that it blocks views of the parking from the right-of-way. For long spans of frontage (one hundred feet or more), the wall shall include modular articulation to add architectural variety.
 2. Shrubs or other alternative materials may be substituted for the wall, provided it is demonstrated that the shrubs/alternative will provide equal to or better visual screening than the wall. Shrubs shall be a minimum of three feet tall at time of installation and shall be additional to the landscaping required in Chapter 17.500.
 3. Openings may be required within a wall section in order to provide a sidewalk from the right-of-way to the building entry. The entry shall be the minimum necessary to accommodate a sidewalk

APPENDIX E: Title 17 Regulations

that is a minimum of five feet in width, clearly marked, and distinguished from driving surfaces by using decorative paving, stamped/stained concrete, or raised walkways with alternative materials (such as brick, cobblestone, decorative pavers). Paint striping does not meet this requirement.

4. Access to parking may be from adjacent nonprincipal arterial streets, or from driveways off of the principal arterial.
5. Driveways providing access to parking area shall be well-defined, highly visible entryways.

17.400.070 Landscaping.

- A. For landscaping provisions, see Chapter 17.500.
- B. Nonhazardous vegetation clearing outside of critical area buffers or shoreline buffers shall be limited to the minimum necessary to accommodate a development that is consistent with the applicable zone. Design and location of the structure or development shall minimize native vegetation removal. Development or uses that require vegetation clearing shall be designed to avoid the following in the order indicated below, with 1 being the most desirable vegetation to retain: 1) native coniferous trees; 2) native deciduous trees; 3) other native vegetation; 4) nonnative trees; and 5) other nonnative vegetation.

17.400.080 Special provisions.

- A. For Special provisions, see Chapter 17.580.
- B. Incentives.
 1. The incentive measures in this chapter apply to all zones and land uses within the Gorst urban growth area with the exception of industrial zones. Incentives are intended to encourage sustainable development and provide flexibility through voluntary incentives, consistent with the policy direction contained in Chapter 4 of the Gorst Subarea Plan. These incentives are to acknowledge the existing built environment and through redevelopment minimize activities that contribute to stormwater issues and/or provide greater protection of the Sinclair Inlet shoreline and Gorst Creek.
 2. Relationship with Other Standards. Nothing in this section relieves the applicant from compliance with any other standard set forth in Title 17, or from compliance with any other provision of the Kitsap County Code, unless specifically exempted in this chapter.
 3. Table 17.400.080(B) describes the public benefit and the resulting development incentive earned. Using the incentives, an applicant can earn density, height, or impervious surface coverage above the base standard allowed in the zone. In no case shall the maximum density, height, or impervious surface coverage exceed the maximum allowed by the zone. More than one public benefit and corresponding incentive may be earned up to one hundred percent of the bonus. Table 17.400.080(C) summarizes the minimum, base, and maximum densities, heights, and impervious surface coverages for reference. The full text of the applicable zone should be consulted in addition to the table; in cases of conflict the zone-specific language shall control.

APPENDIX E: Title 17 Regulations

Table 17.400.080(B) – Public Benefit and Incentives

Public Benefit Description	Development Incentive Select one or more bonus item
Stormwater	
Project provides a clustered residential project with LID street per Chapter 10.	100% Density Bonus 50% Height Bonus 50% Impervious Surface Coverage Bonus
Project uses permeable surfacing or detention/infiltration methods to reduce overland flow in excess of the 100-year storm requirement, in 75% of circulation, parking and loading areas, except where potential contamination, a specific industrial activity, or other site-specific constraints preclude its use. Contamination sources include vehicle fuel stations, storage of industrial chemicals, oils and grease, and other hazardous substances, dust and dirt storage, etc.	25% excess of 100-year storm infiltrated onsite: 50% Density Bonus 50% Height Bonus 50% Impervious Surface Coverage Bonus 50% excess of 100-year storm infiltrated onsite: 100% Density Bonus 100% Height Bonus 100% Impervious Surface Coverage Bonus
Project locates bioretention cells in publicly visible areas, includes a planting plan by a licensed landscape architect, provides a plant maintenance warranty for one year. Bioretention cells treat a minimum of 10,000 sq. ft. of Pollution Generating Impervious Surfaces (PGIS).	50% Density Bonus 50% Height Bonus 50% Impervious Surface Coverage Bonus
Net reduction of existing impervious area by 25% and revegetation with native vegetation.	100% Density Bonus 100% Height Bonus
Habitat	
Provide a landscape plan that demonstrates that at least 20% of the significant trees on the buildable area of the site are retained outside of buffers.	50% Density Bonus 50% Height Bonus 50% Impervious Surface Coverage Bonus
Provide multilayered landscaping including native trees, native shrubs and native groundcover on at least 30% of the site.	50% Density Bonus 50% Height Bonus 50% Impervious Surface Coverage Bonus
Site plan includes a minimum 35-foot habitat corridor (not otherwise required by critical area or shoreline or management overlay regulations) vegetated with native trees, shrubs and groundcover that connect critical areas or permanently preserved natural areas within or adjacent to and across the project site. Site design shall ensure that lighting from adjacent development does not intrude on corridor. The corridor shall be protected with a native growth protection easement or maintained to exclude nonnative invasive species, such as blackberry and Japanese knotweed (See Noxious Weed list for Kitsap County).	100% Density Bonus 50% Height Bonus 50% Impervious Surface Coverage Bonus

APPENDIX E: Title 17 Regulations

Table 17.400.080(B) – Public Benefit and Incentives

Public Benefit Description	Development Incentive Select one or more bonus item
Access Improvements	
Site design for new development is configured in such a way as to allow future businesses and site occupants shared access to roads within or contiguous to the development site.	100% Density Bonus 100% Height Bonus 100% Impervious Surface Coverage Bonus
Shared access driveway is provided and designed to serve two or more development sites (one may be a future site), a joint tenant building is provided on a site, or the project is located within a multi-tenant commercial center.	50% Density Bonus 50% Height Bonus 50% Impervious Surface Coverage Bonus
Shared parking is provided that serves two or more tenants. No additional parking outside of the shared lot(s) may be provided. Shared parking lots shall be located within a 1,200 foot radius of the front door of the building. Number of parking stalls is no more than 50% greater than minimum requirement in Bremerton Municipal Code Chapter 20.48.	50% Density Bonus 100% Height Bonus 100% Impervious Surface Coverage Bonus
Shared or consolidated loading areas are provided in a central service court or other location that is screened from public view.	25% Density Bonus 25% Height Bonus 25% Impervious Surface Coverage Bonus

APPENDIX E: Title 17 Regulations

Table 17.400.080(C) – Summary of Development Standards Eligible for Bonus by Zone

Height, Bulk, and Impervious Surface Standards	Low Intensity Commercial	Urban Restricted
Density, Minimum, in units per net acre	0	1
Density, Base, in units per net acre	20	5
25% of bonus	22.5	6.25
50% of bonus	25	7.5
100% of bonus	30	10
Density, Maximum, in units per gross acre, subject to incentives	30	10
Height, Base, in feet	25	35
25% of bonus	30	NA
50% of bonus	35	NA
100% of bonus	45	NA
Height, Maximum, in feet, subject to incentives	45	NA
Impervious Surface Coverage, Standard Maximum, in percent of lot area	35	45
25% of bonus	38.75	47.5
50% of bonus	42.5	50
100% of bonus	50	55
Impervious Surface Coverage, Maximum, in percent of lot area, subject to incentives	50	55

C. Design Guidelines. The Design Guidelines outlined in Chapter 10 of the Gorst Subarea Plan are hereby adopted by reference.

APPENDIX E: Title 17 Regulations

Chapter 17.410 ALLOWED USES**(Formerly Chapter 17.381)**

Sections:

17.410.010 Categories of uses established.**17.410.020 Establishment of zoning use tables.****17.410.030 Interpretation of tables.****17.410.040 Zoning use tables.****17.410.050 Footnotes for zoning use tables.****17.410.060 Provisions applying to special uses.****17.410.010 Categories of uses established.**

This chapter establishes permitted, conditional, and prohibited uses, by zone, for all properties within Kitsap County. All uses in a given zone are one of four types:

- A. Permitted Use. Land uses allowed outright within a zone and subject to provisions within Kitsap County Code.
- B. Administrative Conditional Use. Land uses which may be permitted within a zoning designation following review by the director to establish conditions mitigating impacts of the use and to ensure compatibility with other uses in the designation.
- C. Hearing Examiner Conditional Use. Land uses with special characteristics that may not generally be appropriate within a zoning designation, but may be permitted subject to review by the hearing examiner to establish conditions to protect public health, safety and welfare.
- D. Prohibited Use. Land uses specifically enumerated as prohibited within a zone.

17.410.020 Establishment of zoning use tables.

The tables in Section 17.410.040 establish allowed uses in the various zoning designations and whether the use is allowed as "Permitted," "Administrative Conditional Use," or "Hearing Examiner Conditional Use." Uses with approval processes that will be determined at a future date are identified as "Reserved." The zone is located at the top of the table and the specific use is located on the far-left of the vertical column of these tables.

17.410.030 Interpretation of tables.

- A. Legend. The following letters have the following meanings when they appear in the box at the intersection of the column and the row:

P	Permitted Use
ACUP	Administrative Conditional Use Permit
C	Hearing Examiner Conditional Use Permit
PBD	Performance Based Development
--	Prohibited Use
R	Reserved

- B. Additional Use-Related Conditions. The small numbers (subscript) in a cell indicate additional requirements or detailed information for uses in specific zones. Those additional requirements can be found in the table footnotes in Section 17.410.050. All applicable requirements shall govern a use whether specifically identified in this chapter or not.
- C. Unclassified Uses. Except as provided in Section 17.100.050, Allowed uses, if a use is not listed in the use column, the use is prohibited in that designation.

APPENDIX E: Title 17 Regulations

17.410.040 Zoning use tables.

There are three separate tables addressing the following general land use categories and zones:

- A. Rural, Resource, and Urban Residential Zones.
 - 1. Rural Residential (RR).
 - 2. Rural Protection (RP).
 - 3. Rural Wooded (RW).
 - 4. Forest Resource Lands (FRL).
 - 5. Mineral Resource Overlay (MRO).
 - 6. Urban Restricted (UR).
 - 7. Greenbelt (GB).
 - 8. Urban Low Residential (UL).
 - 9. Urban Cluster Residential (UCR).
 - 10. Urban Medium Residential (UM).
 - 11. Urban High Residential (UH).
- B. Commercial, Industrial, and Parks Zones.
 - 1. Urban Village Center (UVC).
 - 2. Neighborhood Commercial (NC).
 - 3. Commercial (C).
 - 4. Regional Center (RC).
 - 5. Low Intensity Commercial (LIC).
 - 6. Rural Commercial
 - 7. Business Park (BP).
 - 8. Business Center (BC).
 - 9. Industrial (IND).
 - 10. Rural Industrial (RI).
 - 11. Parks (P).
- C. Limited Areas of More Intensive Rural Development (LAMIRD).
 - 1. Keyport Village Commercial (KVC).
 - 2. Keyport Village Low Residential (KVLR).
 - 3. Keyport Village Residential (KVR).
 - 4. Manchester Village Commercial (MVC).
 - 5. Manchester Village Low Residential (MVLRL).
 - 6. Manchester Village Residential (MVR).
 - 7. Port Gamble Rural Historic Town Commercial (RHTC).
 - 8. Port Gamble Rural Historic Town Residential (RHTR).
 - 9. Port Gamble Rural Historic Town Waterfront (RHTW).
 - 10. Suquamish Village Commercial (SVC).
 - 11. Suquamish Village Low Residential (SVLR).
 - 12. Suquamish Village Residential (SVR).
 - 13. Rural Employment Center (REC).
 - 14. Twelve Trees Employment Center (TTEC).

APPENDIX E: Title 17 Regulations

APPENDIX E: Title 17 Regulations

Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural				Resource			Urban Residential					
	RR		RP	RW	FRL	MRO	UR		Low Density		UCR	UM	UH
							(19)	(60)	(19)(48)	(48)	(30)(47)	(48)	(19)(47)
RESIDENTIAL USES													
100	C	C	C	C	--	--	P	P	P	P	P	P	--
102	P	P	P	P	--	--	P	P	P	P	P	P	--
104	P	P	P	P	P	P	P	P	P	P	P	P	P
106	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	--	--	ACUP P (41)	--	ACUP P (41)	ACUP P (41)	P (41)	ACUP P (41)	ACUP P (41)
108	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	--	--	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	P	ACUP C (34)	--
110	--	--	--	--	--	--	--	--	--	--	--	ACUP	--
112	--	--	--	--	--	--	--	--	--	C	ACUP	C	ACUP
114	--	--	--	--	--	--	ACUP	ACUP	ACUP	ACUP	P	ACUP	--
116	P (3)	P (3)	P (3)	P (3)	P (3)	--	P (3)	P	P (3)	P	P	P	--
118	P	P	P	P	P	P	P	P	P	P	P	P	P

APPENDIX E: Title 17 Regulations

Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural				Resource			Urban Residential				
	Rural				Resource			Low Density			Medium Density	High Density
	RR	RP	RW	FRL	MRO	UR	GB	UL	UCR	UM	UH	
120 Dwelling, multifamily	--	--	--	--	--	C	C	C	ACUP	P	P	
122 Dwelling, single-family attached	C	C	--	C	--	P	P	P	P	P	ACUP	
124 Dwelling, single-family detached	P (43)	P (43)	P (43)	C (43)	--	P (43)	P (43)	P (43)	P (43)	P (43)	ACUP (43)	
126 Guest house (1)	P	P	P	--	--	P	P	P	P	P	--	
128 Home business (1) (52)	ACUP	ACUP	ACUP	C (23)	--	P	P	P	P	ACUP	ACUP	
130 Hotel/motel (1) (52)	--	--	--	--	--	--	--	--	--	--	ACUP	
132 Mobile homes	P (43)	P	P	P (43)	P	C (24) (43)	C (24) (43)	C (24) (43)	C (43)	C (24) (43)	-- (43)	
134 Residential care facility	--	--	--	--	--	ACUP	ACUP	ACUP	P	P	P	
COMMERCIAL/BUSINESS USES												
200 Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P	P	P	P	P	
202 Adult entertainment (1)	--	--	--	--	--	--	--	--	--	--	--	

APPENDIX E: Title 17 Regulations

Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural				Resource			Urban Residential					
	RR	RP	RW	FRL	MRO	Low Density				High Density			
						UR (19)	GB (60)	UL (19)(48)	UCR (48)		UM (30)(47)(48)	UH (19)(47)(48)	
204 Ambulance service	--	--	--	--	--	--	--	--	--	--	--	--	--
206 Auction house	--	--	--	--	--	--	--	--	--	--	--	--	--
208 Auto parts and accessory stores	--	--	--	--	--	--	--	--	--	--	--	--	--
210 Automobile rentals	--	--	--	--	--	--	--	--	--	--	--	--	--
212 Automobile repair and car washes	--	--	--	--	--	--	--	--	--	--	--	--	--
214 Automobile service station (6)	--	--	--	--	--	--	--	--	--	--	--	--	--
216 Automobile, recreational vehicle or boat sales	--	--	--	--	--	--	--	--	--	--	--	--	--
218 Non-motorized recreation rentals (95)	--	--	--	--	--	--	--	--	--	ACUP	ACUP	ACUP	ACUP
220 Boat/marine supply stores	--	--	--	--	--	--	--	--	--	--	--	--	--
222 Brew pubs	--	--	--	--	--	--	--	--	--	--	--	--	--
224 Clinic, medical	--	--	--	--	--	--	--	--	--	--	--	--	ACUP (37)
226 Conference center	--	--	--	--	--	--	--	--	--	P	--	--	--

APPENDIX E: Title 17 Regulations

Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural				Resource			Urban Residential					
	RR	RP	RW	FRL	MRO	UR	Low Density			Medium Density	High Density		
							GB	UL	UCR				
228 Custom art and craft stores	--	--	--	--	--	--	--	--	--	--	UH	(19)(47)	(48)
230 Day-care center (14)	C	C	--	--	--	C	C	C	C	ACUP	ACUP	(30)(47)	(48)
232 Day-care center, family (14)	P	P	--	--	--	P	C	C	P	ACUP	ACUP	(30)(47)	(48)
234 Drinking establishments	--	--	--	--	--	--	--	--	--	--	--	--	--
236 Engineering and construction offices	--	--	--	--	--	--	--	--	--	--	--	--	--
238 Espresso stands (58)	--	--	--	--	--	--	--	--	--	--	P	(37)	(37)
240 Equipment rentals	--	--	--	--	--	--	--	--	--	--	--	--	--
242 Farm and garden equipment and sales	--	--	--	--	--	--	--	--	--	--	--	--	--
244 Financial, banking, mortgage and title institutions	--	--	--	--	--	--	--	--	--	--	--	--	--
246 General office and management services – less than 4,000 s.f.	--	--	--	--	--	--	--	--	--	C	ACUP	(28)	(37)

APPENDIX E: Title 17 Regulations

Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural				Resource			Urban Residential			
	RR	RP	RW	FRL	MRO	Low Density			Medium Density	High Density	
						UR	GB	UL			UCR
248 General office and management services – 4,000 to 9,999 s.f.	--	--	--	--	--	--	--	--	--	UH (19)(47) (48)	ACUP (37)
250 General office and management services – 10,000 s.f. or greater	--	--	--	--	--	--	--	--	--	UM (30)(47) (48)	ACUP (37)
252 General retail merchandise stores – less than 4,000 s.f.	--	--	--	--	--	--	--	--	--	UR (19)	ACUP (37)
254 General retail merchandise stores – 4,000 to 9,999 s.f.	--	--	--	--	--	--	--	--	--	UR (19)(48)	ACUP (37)
256 General retail merchandise stores – 10,000 to 15,000 s.f.	--	--	--	--	--	--	--	--	--	UR (19)	ACUP (37)
258 General retail merchandise stores – 15,001 to 24,999 s.f.	--	--	--	--	--	--	--	--	--	UR (19)	ACUP (37)
260 General retail merchandise stores – 25,000 s.f. or greater	--	--	--	--	--	--	--	--	--	UR (19)	ACUP (37)
262 Kennels or pet day-cares (1)	C (12)	C (12)	--	--	--	--	--	--	--	UR (19)	ACUP (37)
264 Kennels, hobby	P	P	P	--	--	--	--	--	--	UR (19)	ACUP (37)

APPENDIX E: Title 17 Regulations

Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural				Resource			Urban Residential				
	RR	RP	RW	FRL	MRO	Low Density			High Density			
						UR (19)	GB (60)	UL (19)(48)		UCR (48)	UM (30)(47)(48)	UH (19)(47)(48)
266 Laundromats and laundry services	--	--	--	--	--	--	--	--	C (28)	--	ACUP (37)	UH (19)(47)(48)
268 Lumber and bulky building material sales	--	--	--	--	--	--	--	--	--	--	--	--
270 Mobile home sales	--	--	--	--	--	--	--	--	--	--	--	--
272 Nursery, retail	C	C	--	--	--	--	--	--	--	--	--	--
274 Nursery, wholesale	P	P	P	--	--	--	--	--	--	--	--	--
276 Off-street private parking facilities	--	--	--	--	--	--	--	--	--	--	--	--
278 Personal services – skin care, massage, manicures, hairdresser/barber	--	--	--	--	--	--	--	--	--	C	ACUP (37)	UH (19)(47)(48)
280 Pet shop – retail and grooming	--	--	--	--	--	--	--	--	--	--	ACUP (37)	UH (19)(47)(48)
282 Research laboratory	--	--	--	--	--	--	--	--	--	--	--	--
284 Restaurants	--	--	--	--	--	--	--	--	C (28)	--	ACUP (37)	UH (19)(47)(48)
286 Restaurants, high-turnover	--	--	--	--	--	--	--	--	--	--	--	--

APPENDIX E: Title 17 Regulations

Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural				Resource			Urban Residential				
	RR	RP	RW	FRL	MRO	UR	GB	UL	UCR	Medium Density	High Density	
						(19)	(60)	(19)(48)	(48)	(30)(47)(48)	UH (19)(47)(48)	
288 Recreational vehicle rental	--	--	--	--	--	--	--	--	--	--	--	
290 Temporary offices and model homes (27)	ACUP	ACUP	--	--	--	P	P	P	P	ACUP	ACUP (37)	
292 Tourism facilities, including outfitter and guide facilities	--	--	--	--	--	--	--	--	--	--	--	
294 Tourism facilities, including seaplane and tour boat terminals	--	--	--	--	--	--	--	--	--	--	--	
296 Transportation terminals	--	--	--	--	--	--	--	--	--	--	--	
298 Veterinary clinics/animal hospitals	C (8)	C (8)	--	--	--	--	--	--	--	--	C (9) (37)	
RECREATIONAL/CULTURAL USES												
300 Accessory use or structure (1)	P	P	P	P	P	P	P	P	P	P	P	
302 Amusement centers	--	--	--	--	--	--	--	--	--	--	--	
304 Carnival or circus	--	--	--	--	--	--	--	--	--	--	--	
306 Club, civic or social (12)	C (12)	C (12)	--	--	C (12)	C (12)	C (12)	C (12)	ACUP	ACUP	ACUP	

APPENDIX E: Title 17 Regulations

Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural				Resource		Urban Residential						
	RR	RP	RW	FRL	MRO	Low Density				Medium Density	High Density		
						UR	GB	UL	UCR			UM	UH
308 Golf courses	C (12)	C (12)	--	--	--	C	-- (80)	C	C	C	ACUP	ACUP	UH (19)(47) (48)
310 Marinas	--	--	--	--	--	C	-- (80)	C	C	C	ACUP	C	C
312 Movie/Performance theaters, indoor	--	--	--	--	--	--	--	--	--	--	--	--	--
314 Movie/Performance theaters, outdoor	--	--	--	--	--	--	--	--	--	--	--	--	ACUP
316 Museum, galleries, aquarium, historic or cultural exhibits	--	--	--	--	--	--	--	--	--	--	--	--	ACUP
318 Parks and open space	P	P	P	P	P	P	P	P	P	P	P	P	P
320 Race track, major	--	--	--	--	--	--	--	--	--	--	--	--	--
322 Race track, minor	--	--	C (12)	C (12)	C (12)	--	--	--	--	--	--	--	--
324 Recreational facilities, private	C (12)	C (12)	C	--	--	C	--	C	C	C	ACUP	C	ACUP
326 Recreational facilities, public	ACUP	ACUP	C	--	--	P	P	P	P	P	P	P	ACUP

APPENDIX E: Title 17 Regulations

Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural				Resource			Urban Residential				
	RR		RP	RW	FRL	MRO	UR	Low Density		Medium Density	High Density	
	C (46)	C (46)	C (46)				(19)	GB (60)	UL (19)(48)	UCR (48)	UM (30)(47)(48)	UH (19)(47)(48)
328 Recreational vehicle camping parks	C (46)	C (46)	C (46)				C	C	C			
330 Zoo	--	--	--				--	--	--			
INSTITUTIONAL USES												
400 Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P	P	P	P	P	P
402 Government/public structures	ACUP	ACUP	--	--	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP
404 Hospital	--	--	--	--	--	--	--	--	--	--	--	C
406 Places of worship (12)	C (12)	C (12)	--	--	--	--	C	C	C	C	C	ACUP
408 Private or public schools (20)	C	C	--	--	--	--	C	C	C	C	C	C
410 Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	C	C	C	C	C (5)	C	C	C	C	ACUP	C	ACUP
INDUSTRIAL USES												
500 Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P	P	P	P	P	P

APPENDIX E: Title 17 Regulations

Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural				Resource			Urban Residential								
	RR	RP	RW	FRL	MIRO	Low Density			Medium Density	High Density						
						UR	GB	UL			UCR	UM	UH			
502 Air pilot training schools	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
504 Assembly and packaging operations	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
506 Boat yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
508 Cemeteries, mortuaries, and crematoriums (10)	C	C	C	--	--	--	C	C	C	C	C	C	C	C	C	C
510 Cold storage facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
512 Contractor's storage yard (21)	C (12)	C (12)	--	--	--	ACUP	--	--	--	--	--	--	--	--	--	--
514 Food production, brewery or distillery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
516 Fuel distributors	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
518 Helicopter pads (13)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
520 Manufacturing and fabrication, light	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
522 Manufacturing and fabrication, medium	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
524 Manufacturing and fabrication, heavy	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

APPENDIX E: Title 17 Regulations

Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural				Resource			Urban Residential				
					FRL	MRO	Low Density			UM (30)(47) (48)	UH (19)(47) (48)	
	RR	RP	RW				UR (19)	GB (60)	UL (19)(48)			UCR (48)
526 Manufacturing and fabrication, hazardous	--	--	--	--	--	--	--	--	--	--	--	--
528 Recycling centers	--	--	--	--	--	--	--	--	--	--	--	--
530 Rock crushing	--	--	C	--	C	ACUP	--	--	--	--	--	--
532 Slaughterhouse or animal processing	--	--	--	--	--	--	--	--	--	--	--	--
534 Storage, hazardous materials	--	--	--	--	--	--	--	--	--	--	--	--
536 Storage, indoor	--	--	--	--	--	--	--	--	--	--	--	--
538 Storage, outdoor	--	--	--	--	--	--	--	--	--	--	--	--
540 Storage, self-service	--	--	--	--	--	--	--	C (40)	C (40)	C (40)	C (40)	C
542 Storage, vehicle and equipment (1)	-- (18)	-- (18)	--	--	--	--	--	--	--	--	--	--
544 Top soil production, stump grinding	C (22)	C (22)	--	--	--	C	--	--	--	--	--	--
546 Transshipment facilities, including docks, wharves,	--	--	--	--	--	P	--	--	--	--	--	--

APPENDIX E: Title 17 Regulations

Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural				Resource			Urban Residential				
	RR	RP		RW	FRL	MRO	UR	Low Density			Medium Density	High Density
								GB	UL	UCR		
marine rails, cranes, and barge facilities												
Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	--	--	--	--	--	--	--	--	--	--	--	--
550 Warehousing and distribution	--	--	--	--	--	--	--	--	--	--	--	--
552 Wrecking yards and junk yards (1)	--	--	--	--	--	--	--	--	--	--	--	--
RESOURCE LAND USES												
600 Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P	P	P	P	P	P
602 Aggregate extractions sites	C	C	C	C	P (4)	P	--	--	--	--	--	--
604 Agricultural uses (15)	P (7)	P (7)	P (7)	P (7)	--	P	P (80)	P	P	P	P	P
606 Aquaculture practices	C	C	C	C	--	--	C	C	C	C	C	C
608 Forestry	P	P	P	P	P	P	--	P	P	P	P	P

APPENDIX E: Title 17 Regulations

Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural				Resource			Urban Residential				
	RR		RP	RW	FRL	MRO	UR	Low Density		Medium Density	High Density	
								GB	UL	UCR	UM	UH
610	--	--	--	--	--	--	(80)	(60)	(19)(48)	(48)	(30)(47) (48)	(19)(47) (48)
612	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	--	P (2)	P (2)	--	P (2)	P (2)

APPENDIX E: Title 17 Regulations

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial							Industrial				Public Facilities	
	UVC (30) (48)(57)	NC (19)(30) (48)(57)	CO (19)(29) (30)(48) (57)	RC (19)(48) (57)(88)	LIC (48)(57)	RCO (12)(64)	BC (31)(42)	BP	IND (32)(42)	RI (12)(42)	P	(Reserved)	
RESIDENTIAL USES													
100	Accessory dwelling units (1)	--	--	--	--	--	--	--	--	--	--	--	
102	Accessory living quarters (1)	--	--	--	--	--	--	--	--	--	--	--	
104	Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P	P	P	--	--	
106	Adult family home	ACUP P (41)	--	ACUP P (41)	ACUP P (84)	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	--	--	
108	Bed and breakfast house or vacation rental	ACUP C (34)	ACUP C (34)	--	--	ACUP C (34)	--	ACUP C (79)	ACUP C (34)	--	--	--	
110	Caretaker's dwelling	ACUP	ACUP	ACUP (84)	ACUP (84)	P	P	P	P	P	P	--	
112	Convalescent home or congregate care facility (97)	ACUP	C	ACUP	ACUP (84)	--	--	ACUP -- (79)	--	--	--	--	
114	Cottage housing developments	ACUP	--	--	--	--	--	--	--	--	--	--	
116	Dwelling, duplex	ACUP	P	--	--	--	--	--	--	--	--	--	
118	Dwelling, existing	P	P	P	P	P	P	P	P	P	P	--	

APPENDIX E: Title 17 Regulations

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial						Industrial				Public Facilities	
	UVC (30) (48)(57)	NC (19)(30) (48)(57)	CO (19)(29) (30)(48) (57)	RC (19)(48) (57)(88)	LIC (48)(57)	RCO (12)(64)	BC (31)(42)	BP	IND (32)(42)	RI (12)(42)	P	(Reserved)
120 Dwelling, multifamily	ACUP	P	ACUP	ACUP C (85)	P (79)	--	--	--	--	--	--	
122 Dwelling, single-family attached	P	P	ACUP	ACUP (84)	P (79)	--	--	--	--	--	--	
124 Dwelling, single-family detached	--	P	--	--	--	--	--	--	--	--	--	
126 Guest house (1)	--	--	--	--	--	--	--	--	--	--	--	
128 Home business (1) (53)	P	ACUP	--	--	--	ACUP	--	--	--	--	--	
130 Hotel/motel	ACUP	C	P	P (84)	ACUP (79)	--	--	--	--	--	--	
132 Mobile homes	-- (43)	--	--	--	--	--	--	--	--	--	--	
134 Residential care facility	ACUP	--	ACUP	ACUP (84)	ACUP (79)	--	--	--	--	--	--	
COMMERCIAL/BUSINESS USES												
200 Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P	P	P	P	P	P

APPENDIX E: Title 17 Regulations

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial							Industrial					Public Facilities	
	UVC (30) (48)(57)	NC (19)(30) (48)(57)	CO (19)(29) (30)(48) (57)	RC (19)(48) (57)(88)	LIC (48)(57)	RCO (12)(64)	BC (31)(42)	BP	IND (32)(42)	RI (12)(42)	P	(Reserved)		
202 Adult entertainment (1)	--	--	C	C (84)	--	--	C	--	--	--	--			
204 Ambulance service	C	C	P	P (84)	P	--	P	ACUP	--	--	--			
206 Auction house (55)	ACUP	--	P	P (84)	P	C	ACUP	ACUP	P	C	--			
208 Auto parts and accessory stores (55)	--	P	P	P (84)	P (83)	C	--	--	--	--	--			
210 Automobile rentals	P (56)	P (56)	P	P (61) (84)	P (83)	--	--	--	--	--	--			
212 Automobile repair and car washes (65)	--	ACUP (54)	P	P (84)	P (83)	C	P (61)	ACUP (33)	P (33)	C	--			
214 Automobile service station (6)	--	ACUP	P	P (61) (84)	P (79) (83)	C	C (33)	C (33)	P (33)	C	--			
216 Automobile, recreational vehicle or boat sales	--	--	ACUP	ACUP (84)	P (83)	--	ACUP (35)	--	ACUP (35)	--	--			
218 Non-motorized recreation rentals (95)	P	P	P	P	P	P	--	--	--	--	P			
220 Boat/marine supply stores	--	--	P	P (84)	P (83)	C	--	--	--	--	--			
222 Brew pubs	ACUP	ACUP	P	P C	P	--	ACUP (33)	ACUP (33)	ACUP	--	--			

APPENDIX E: Title 17 Regulations

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial						Industrial				Public Facilities	
	UVC (30) (48)(57)	NC (19)(30) (48)(57)	CO (19)(29) (30)(48) (57)	RC (19)(48) (57)(88)	LIC (48)(57)	RGO (12)(64)	BC (31)(42)	BP	IND (32)(42)	RI (12)(42)	P	(Reserved)
224 Clinic, medical	ACUP	ACUP	P	P (87)	P	-	P	ACUP	C	-	-	-
226 Conference center	P	-	P	P C (85)	P	-	-	-	-	-	ACUP	-
228 Custom art and craft stores	P (54)	P (54)	P	P C (85)(87)	P	C	-	-	-	-	-	-
230 Day-care center (14)	P (54)	P (54)	P	P C (85)	P (79)	ACUP	P (33)	P (33)	P (33)	-	ACUP (79)	-
232 Day-care center, family (14)	ACUP (54)	ACUP (54)	P	P (61)(84)	P (79)	-	P (33)(61)	P (33)	-	-	-	-
234 Drinking establishments	ACUP	C	C	C (87)	P	C	P (33)	C (33)	-	-	-	-
236 Engineering and construction offices	P (54)	P (54)	P	P (84)	P	ACUP	P (33)	P (33)	P (33)	ACUP (72)	-	-
238 Espresso stands (58) (72)	-	P	P	P (61)(84)	P	ACUP	P (33)(61)	P (33)	P (33)	ACUP	-	-
240 Equipment rentals	ACUP	-	P	P (61)(84)	-	ACUP	P	P	P	ACUP (73)	-	-

APPENDIX E: Title 17 Regulations

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial								Industrial				Public Facilities	
	UVC (30) (48)(57)	NC (19)(30) (48)(57)	CO (19)(29) (30)(48) (57)	RC (19)(48) (57)(88)	LIC (48)(57)	RCO (12)(64)	BC (31)(42)	BP	IND (32)(42)	RI (12)(42)	P	(Reserved)		
242 Farm and garden equipment and sales	--	--	P	P (61) (84)	P	ACUP	--	--	C	--	--			
244 Financial, banking, mortgage and title institutions	P (54)	P (54)	P	P C (85) (87)	P	--	P (33)	ACUP (33)	--	--	--			
246 General office and management services – less than 4,000 s.f.	P	P	P	P	P	ACUP	P (33)	P (33)	--	--	--			
248 General office and management services – 4,000 to 9,999 s.f.	ACUP	ACUP	P	P (84)	P	C	P	--	--	--	--			
250 General office and management services – 10,000 s.f. or greater	ACUP	--	P	P (84)	P	--	P	--	--	--	--			
252 General retail merchandise stores – less than 4,000 s.f.	P	P	P	P	P	ACUP	P (33)	ACUP (33)	--	--	--			
254 General retail merchandise stores – 4,000 to 9,999 s.f.	ACUP	ACUP	P	P (84)	P	C	--	--	--	--	--			
256 General retail merchandise stores – 10,000 to 15,000 s.f.	C	--	P	P (84)	--	--	--	--	--	--	--			
258 General retail merchandise stores – 15,001 to 24,999 s.f.	C	--	P	P (84)	--	--	--	--	--	--	--			

APPENDIX E: Title 17 Regulations

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial						Industrial					Public Facilities	
	UVC (30) (48)(57)	NC (19)(30) (48)(57)	CO (19)(29) (30)(48) (57)	RC (19)(48) (57)(88)	LIC (48)(57)	RCO (12)(64)	BC (31)(42)	BP	IND (32)(42)	RI (12)(42)	P	(Reserved)	
260 General retail merchandise stores – 25,000 s.f. or greater	--	--	ACUP (62)	ACUP (62) (84)	ACUP	--	--	--	--	--	--		
262 Kennels or pet day-cares (1)	--	C	C	C (61) (84)	C	C	P	ACUP	C	--	--		
264 Kennels, hobby	P	P	--	--	--	--	--	--	--	--	--		
266 Laundromats and laundry services	P (54)	P (54)	P	P (84)	P	-- (33)	P	P	--	--	--		
268 Lumber and bulky building material sales	--	--	ACUP (42)	ACUP (42) (61) (84)	ACUP (42)	C (61)	P	--	P	ACUP	--		
270 Mobile home sales	--	--	ACUP	ACUP (61) (84)	--	--	--	--	--	--	--		
272 Nursery, retail	ACUP	ACUP	P	P (84)	P	ACUP	--	--	--	--	--		
274 Nursery, wholesale	ACUP	ACUP	P	P (61) (84)	P	P	--	--	P	--	--		
276 Off-street private parking facilities	ACUP	ACUP	P	P (86)	--	--	--	--	--	--	--		
278 Personal services – skin care, massage, manicures, hairdresser/barber (66)	P (54)	P (54)	P	P (87)	P	ACUP (54)	--	--	--	--	--		

APPENDIX E: Title 17 Regulations

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial							Industrial				Public Facilities	
	UVC (30) (48)(57)	NC (19)(30) (48)(57)	CO (19)(29) (30)(48) (57)	RC (19)(48) (57)(88)	LIC (48)(57)	RCO (12)(64)	BC (31)(42)	BP	IND (32)(42)	RI (12)(42)	P	(Reserved)	
280 Pet shop – retail and grooming	ACUP	ACUP	P	P (84)	P	ACUP (54)	--	--	--	--	--		
282 Research laboratory	--	--	--	--	--	--	P	P	C	--	--		
284 Restaurants	P (54)	P (54)	P	P ACUP (85)	P	C	P (33)	C ACUP (33)	--	--	--		
286 Restaurants, high-turnover (33)	ACUP	C	P	P (63) (84)	P	--	P (59)	P (59)	--	--	--		
288 Recreational vehicle rental	--	--	ACUP	ACUP (61) (84)	--	--	ACUP (61)	ACUP	ACUP	--	--		
290 Temporary offices and model homes (27)	--	--	--	--	--	--	--	--	--	--	--		
292 Tourism facilities, including outfitter and guide facilities	P	--	P	P	P	ACUP	P	P	ACUP	--	--		
294 Tourism facilities, including seaplane and tour boat terminals	--	--	ACUP	ACUP (84)	--	C	--	--	--	--	--		
296 Transportation terminals	C	C	ACUP	ACUP C (85)	C	--	P	--	ACUP	--	--		
298 Veterinary clinics/animal hospitals	ACUP	ACUP	P	P (84)	P	ACUP	P	ACUP	ACUP	--	--		

APPENDIX E: Title 17 Regulations

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial						Industrial				Public Facilities	
	UVC (30) (48)(57)	NC (19)(30) (48)(57)	CO (19)(29) (30)(48) (57)	RC (19)(48) (57)(88)	LIC (48)(57)	RCO (12)(64)	BC (31)(42)	BP	IND (32)(42)	RI (12)(42)	P	(Reserved)
RECREATIONAL/CULTURAL USES												
300 Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P	P	P	P	P	
302 Amusement centers	C (11)	C	ACUP (11)	ACUP (11)	ACUP (11) (79)	--	--	C (11)	--	ACUP	ACUP	
304 Carnival or circus	ACUP (11)	C	ACUP (11)	ACUP (11)(61) (84)	ACUP (11) (79)	--	--	ACUP (11)	--	ACUP	ACUP	
306 Club, civic or social (12)	ACUP	ACUP	P	P ACUP (85)	P	C	ACUP	ACUP	--	ACUP	ACUP	
308 Golf courses	ACUP	ACUP	ACUP	ACUP (61) (84)	--	--	--	--	--	--	ACUP	
310 Marinas	C	ACUP	ACUP	ACUP (61) (84)	--	C	--	C	C	ACUP	ACUP	
312 Movie/Performance theaters, indoor	P	ACUP	P	P ACUP (85)	P	--	--	--	--	--	--	
314 Movie/Performance theaters, outdoor	ACUP	--	C	ACUP	C	C	ACUP	--	--	ACUP	C	

APPENDIX E: Title 17 Regulations

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial								Industrial				Public Facilities	
	UVC (30) (48)(57)	NC (19)(30) (48)(57)	CO (19)(29) (30)(48) (57)	RC (19)(48) (57)(88)	LIC (48)(57)	RCO (12)(64)	BC (31)(42)	BP	IND (32)(42)	RI (12)(42)	P	(Reserved)		
316 Museum, galleries, aquarium, historic or cultural exhibits (67)	P	ACUP	P	P C (85)	P	C	P	ACUP	--	--	ACUP	ACUP		
318 Parks and open space	P	P	P	P	P	P	P	P	P	P	P	P		
320 Race track, major	--	--	C	C (61)(84)	--	--	C (61)	C	C	--	C (12)	C (12)		
322 Race track, minor	--	--	--	--	--	--	--	--	C	--	C (12)	C (12)		
324 Recreational facilities, private	ACUP	ACUP	ACUP	ACUP	ACUP	C	P	C	C	--	ACUP	ACUP		
326 Recreational facilities, public	ACUP	ACUP	ACUP	ACUP	P	ACUP	P	C	C	--	ACUP	ACUP		
328 Recreational vehicle camping parks	--	C	C	--	--	--	--	--	--	--	ACUP	ACUP		
330 Zoo	--	--	C	C (61)(84)	C	--	--	--	--	--	--	--		
INSTITUTIONAL USES														
400 Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P	ACUP	ACUP	P	ACUP	P		
402 Government/public structures	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	P	P	P	C	P	P		
404 Hospital	C	--	ACUP	ACUP (84)	ACUP	--	C	C	C	--	--	--		

APPENDIX E: Title 17 Regulations

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial						Industrial					Public Facilities	
	UVC (30) (48)(57)	NC (19)(30) (48)(57)	CO (19)(29) (30)(48) (57)	RC (19)(48) (57)(88)	LIC (48)(57)	RCO (12)(64)	BC (31)(42)	BP	IND (32)(42)	RI (12)(42)	P	(Reserved)	
406 Places of worship (12)	C	C	ACUP (84)	ACUP (84)	ACUP	C	C	--	C	--	--		
408 Private or public schools (20)	C	C	ACUP	ACUP	ACUP	C	P	ACUP	ACUP	C	--		
410 Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	ACUP	ACUP	ACUP	ACUP	ACUP	C	ACUP	ACUP	ACUP	C	P		
INDUSTRIAL USES													
500 Accessory use or structure (1) (17) (51)	P	P	P	P (84)	P	P	P	P	ACUP	P	--		
502 Air pilot training schools	P	--	P	P (84)	--	--	P	P	P	--	--		
504 Assembly and packaging operations	C	--	C	C (61) (84)	--	--	P	--	ACUP	C	--		
506 Boat yard	--	--	ACUP	ACUP (61) (84)	--	P (61)	ACUP	ACUP	ACUP	C	--		
508 Cemeteries, mortuaries, and crematoriums (10)	C	C	ACUP	ACUP (61) (84)	--	ACUP (61)	--	ACUP	ACUP	C	--		
510 Cold storage facilities (69)	--	--	--	--	--	C	ACUP	ACUP	P	C	--		
512 Contractor's storage yard (21)	--	--	--	--	--	P (61)	--	P	ACUP	ACUP	--		

APPENDIX E: Title 17 Regulations

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial								Industrial				Public Facilities	
	JVC (30) (48)(57)	NC (19)(30) (48)(57)	CO (19)(29) (30)(48) (57)	RC (19)(48) (57)(88)	LIC (48)(57)	RCO (12)(64)	BC (31)(42)	BP	IND (32)(42)	Ri (12)(42)	P	(Reserved)		
514 Food production, brewery or distillery	--	--	C	C (61)(84)	--	C	ACUP	ACUP	C	C	--			
516 Fuel distributors	--	--	C	C (61)(84)	--	--	C (61)	--	C	C	--			
518 Helicopter pads (13)	C	--	C	C (84)	C	--	ACUP	--	ACUP	ACUP	--			
520 Manufacturing and fabrication, light	C	--	C	C (61)(84)	--	--	P	P	P	C	--			
522 Manufacturing and fabrication, medium	--	--	--	--	--	--	C (52)(61)	ACUP	P	C	--			
524 Manufacturing and fabrication, heavy	--	--	--	--	--	--	--	--	ACUP	--	--			
526 Manufacturing and fabrication, hazardous	--	--	--	--	--	--	--	--	C	--	--			
528 Recycling centers	--	--	--	--	--	C	--	--	ACUP	C	--			
530 Rock crushing	--	--	--	--	--	--	--	--	C	C	--			
532 Slaughterhouse or animal processing	--	--	--	--	--	C (70)	--	--	C	C (70)	--			
534 Storage, hazardous materials	--	--	--	--	--	C (75)	--	--	C	C (75)	--			
536 Storage, indoor	--	--	C	C	--	C	P	P	P	ACUP	--			

APPENDIX E: Title 17 Regulations

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial						Industrial				Public Facilities	
	LVC (30) (48)(57)	NC (19)(30) (48)(57)	CO (19)(29) (30)(48) (57)	RC (19)(48) (57)(88)	LIC (48)(57)	RCO (12)(64)	BC (31)(42)	BP	IND (32)(42)	RI (12)(42)	P	P (Reserved)
538 Storage, outdoor	--	--	--	--	--	(75)	(61)					
540 Storage, self-service	C	C	ACUP	ACUP (61)(84)	ACUP (79)	C (75)	ACUP (61)	--	P	P (75)	--	
542 Storage, vehicle and equipment (1)	--	--	ACUP	--	--	C	ACUP (61)	--	P	C (75)	--	
544 Top soil production, stump grinding	--	--	--	--	--	C	--	--	ACUP	ACUP	--	
546 Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--	--	--	--	--	P (61)	C	C	C	--	
548 Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	--	--	--	--	--	--	--	--	C	C (74)	--	
550 Warehousing and distribution (68)	--	--	--	--	--	--	P (61)	P	P	ACUP	--	
552 Wrecking yards and junk yards (1)	--	--	--	--	--	--	--	--	C	C	--	

APPENDIX E: Title 17 Regulations

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial						Industrial					Public Facilities		
	UVC (30) (48)(57)	NC (19)(30) (48)(57)	CO (19)(29) (30)(48) (57)	RC (19)(48) (57)(88)	LIC (48)(57)	RCO (12)(64)	BC (31)(42)	BP	IND (32)(42)	RI (12)(42)	P	P (Reserved)		
RESOURCE LAND USES														
600	P	P	P	P (84)	P	P	P	ACUP (84)	P	P	P			
602	--	--	--	--	--	C	P	--	C	C	--			
604	--	P	P	P (84)	-- (79)	P	P	P	P	P	P (79)			
606	C	C	C	C (84)	C	C	P	--	C	C	P			
608	--	P	P	P (84)	-- (79)	P	P	P	P	P	P (79)			
610	--	--	--	--	--	--	--	--	C	C	--			
612	--	P (2)	P (2)	P (2) (84)	P (2)	P (2)	P (2)	P (2)	P (2)	--	P			

APPENDIX E: Title 17 Regulations

Table 17.410.040(C) Limited Areas of More Intensive Rural Development (LAMIRD):

Use	TYPE 1 LAMIRDS														TYPE 3 LAMIRDS	
	Keypoint Rural Village				Manchester LAMIRD			Rural Historic LAMIRD				Suquamish LAMIRD			REC	TTEC
	KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR	REC	TTEC		
RESIDENTIAL USES																
100	ACUP	P	P	--	C	C	C	C	--	C	ACUP	ACUP	--	--	--	--
102	ACUP	P	P	--	P	C	C	P	P	C	P	P	--	--	--	--
104	ACUP	P	P	ACUP	P	P	P	P	P	P	P	P	P	P	P	--
106	ACUP	C	C	C (41)	C (41)	C (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	--
108	ACUP (34)	P (34)	P (34)	--	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	--
110	ACUP	--	--	--	--	--	P	--	P	--	--	--	--	--	P	P
112	ACUP	C	C	ACUP	--	--	ACUP	C	--	--	--	--	--	--	--	--
114	C	ACUP	ACUP	--	--	--	--	C	C	--	--	C	--	C	--	--
116	C	ACUP (3)	ACUP (3)	--	P (3)	P (3)	P	P	--	--	--	C	--	C	--	--
118	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
120	C	C	C	--	--	ACUP	ACUP	ACUP	--	--	--	--	--	--	--	--

APPENDIX E: Title 17 Regulations

Table 17.410.040(C) Limited Areas of More Intensive Rural Development (LAMIRD).

Use	TYPE 1 LAMIRDS														TYPE 3 LAMIRDS	
	Keypoint Rural Village				Manchester LAMIRD			Rural Historic LAMIRD				Squamish LAMIRD			REC	TTEC
	KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR	REC	TTEC		
122 Dwelling, single-family attached	C (26)	P	P	---	P	P	P	P	--	C	P	P	--	--		
124 Dwelling, single-family detached	C (26) (43)	P (43)	P (43)	--	P (43)	P (43)	P (43)	P (43)	--	C	P (43)	P (43)	--	--		
126 Guest house (1)	--	--	--	--	P	P	P	P	P	C	P	P	--	--		
128 Home business (1) (52)	ACUP	ACUP	ACUP	--	ACUP	ACUP	P	P	--	--	ACUP	ACUP	--	--		
130 Hotel/motel	ACUP	--	--	C	--	--	ACUP	--	ACUP	--	--	--	--	--		
132 Mobile homes	C (43)	C (43)	C (43)	--	--	--	--	--	--	--	--	--	--	--		
134 Residential care facility	ACUP	ACUP	ACUP	--	--	--	--	--	--	C	--	--	--	--		
COMMERCIAL/BUSINESS USES																
200 Accessory use or structure (1) (17) (51)	ACUP	P	P	ACUP	P	P	P	P	P	P	P	P	P	P	P	
202 Adult entertainment (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
204 Ambulance service	--	--	--	--	--	--	--	--	--	--	--	ACUP	ACUP	ACUP	ACUP	
206 Auction house	--	--	--	--	--	--	--	--	--	--	--	--	P (76)	P-- Indoor Only		

APPENDIX E: Title 17 Regulations

Table 17.410.040(C) Limited Areas of More Intensive Rural Development (LAMIRD).

Use	TYPE 1 LAMIRDS														TYPE 3 LAMIRDS	
	Keypoint Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC	TTEC		
	KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR				
208	ACUP	--	--	C	--	--	--	--	--	--	C	--	--	P	--	(76)
210	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
212	ACUP	--	--	--	--	--	ACUP	--	--	--	C	--	--	ACUP (76)	--	--
214	--	--	--	--	--	--	ACUP	--	--	--	ACUP (36)	--	--	ACUP	--	--
216	--	--	--	--	--	--	--	--	--	--	--	ACUP	--	--	--	--
218	P	--	--	P	--	--	P	--	--	P	P	--	--	--	--	--
220	ACUP	--	--	P	--	--	ACUP	--	--	ACUP	C	--	--	P (76)	--	--
222	ACUP	--	--	ACUP	--	--	ACUP	--	--	ACUP	C	--	--	ACUP	--	--
224	ACUP	--	--	ACUP	--	--	ACUP	--	--	ACUP	C	--	--	C	P	--
226	--	--	--	--	--	--	ACUP	--	--	ACUP	--	--	--	--	--	--
228	ACUP	--	--	P	--	--	ACUP	--	--	ACUP	P	--	--	P (76)	--	--

APPENDIX E: Title 17 Regulations

Table 17.410.040(C) Limited Areas of More Intensive Rural Development (LAMIRD).

Use	TYPE 1 LAMIRDS												TYPE 3 LAMIRDS		
	Keypoint Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC	TTEC	
	KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR			
230 Day-care center (14)	C	C	C	ACUP	C	C	ACUP	C	ACUP	ACUP	ACUP	C	C	P	P
232 Day-care center, family (14)	C	C	C	ACUP	ACUP	ACUP	ACUP	C	ACUP	ACUP	ACUP	C	C	--	--
234 Drinking establishments	C	--	--	C	--	--	C	--	C	--	--	C	--	P	--
236 Engineering and construction offices	ACUP	--	--	P (90)	--	--	ACUP	--	ACUP	--	--	C	--	P (76)	P (76)
238 Espresso stands (58)	ACUP	--	--	P	--	--	ACUP	--	--	--	--	C	--	P	P
240 Equipment rentals	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--
242 Farm and garden equipment and sales	C	--	--	--	--	--	--	--	--	--	--	C	--	P	--
244 Financial, banking, mortgage and title institutions	ACUP	--	--	P	--	--	ACUP	--	ACUP	--	--	C	--	P (76)	P (76)
246 General office and management services – less than 4,000 s.f.	ACUP	--	--	P	--	--	ACUP	--	ACUP	--	--	ACUP	--	P	P
248 General office and management services – 4,000 to 9,999 s.f.	ACUP	--	--	ACUP	--	--	PBD (38)	--	PBD (38)	--	--	ACUP	--	ACUP	P

APPENDIX E: Title 17 Regulations

Table 17.410.040(C) Limited Areas of More Intensive Rural Development (LAMIRD).

Use	TYPE 1 LAMIRDS														TYPE 3 LAMIRDS	
	Keypoint Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC	TTEC		
	KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR				
250 General office and management services -- 10,000 s.f. or greater	ACUP	--	--	--	--	--	--	--	--	--	ACUP	--	--	C	P	
252 General retail merchandise stores -- less than 4,000 s.f.	ACUP	--	--	P	--	--	ACUP	--	ACUP	--	ACUP	--	--	P	--	
254 General retail merchandise stores -- 4,000 to 9,999 s.f.	ACUP	--	--	ACUP	--	--	PBD	--	PBD	--	ACUP	--	--	ACUP	--	
256 General retail merchandise stores -- 10,000 to 15,000 s.f.	C	--	--	--	--	--	--	--	--	--	C	--	--	--	--	
258 General retail merchandise stores -- 15,001 to 24,999 s.f.	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
260 General retail merchandise stores -- 25,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
262 Kennels or pet day-cares (1)	C	--	--	--	C	C	--	--	--	--	--	--	--	P	P	
264 Kennels, hobby	C	C	C	--	P	P	--	P	--	--	P	P	--	--	--	
266 Laundromats and laundry services	C	--	--	C	--	--	ACUP	--	ACUP	--	ACUP	--	--	--	--	
268 Lumber and bulky building material sales	--	--	--	--	--	--	--	--	ACUP	--	ACUP	--	--	P	--	

APPENDIX E: Title 17 Regulations

Table 17.410.040(C) Limited Areas of More Intensive Rural Development (LAMIRD).

Use	TYPE 1 LAMIRDS												TYPE 3 LAMIRDS		
	Keypoint Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC	TTEC	
	KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR			
270	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
272	ACUP	C	C	ACUP P (91)	C	C	ACUP	--	ACUP	ACUP	C	C	P	--	--
274	ACUP	C	C	--	C	C	ACUP	--	ACUP	ACUP	C	C	P	--	--
276	C	--	--	C	--	--	ACUP	--	ACUP	--	--	--	--	--	--
278	ACUP	--	--	P	--	--	ACUP	--	ACUP	ACUP	--	--	--	--	--
280	ACUP	--	--	P	--	--	ACUP	--	ACUP	C	--	--	P (76)	--	--
282	C	--	--	--	--	--	--	--	C	--	--	--	P (76)	P	--
284	ACUP	--	--	P	--	--	ACUP	--	ACUP	ACUP	--	--	P (76)	P (76)	--
286	C	--	--	ACUP (92)	--	--	C	--	C	C	--	--	P (76)	--	--
288	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
290	C	--	--	--	ACUP	ACUP	--	--	ACUP	--	--	--	ACUP (76)	ACUP (76)	ACUP (76)

APPENDIX E: Title 17 Regulations

Table 17.410.040(C) Limited Areas of More Intensive Rural Development (LAMIRD):

Use	TYPE 1 LAMIRDS														TYPE 3 LAMIRDS	
	Keypoint Rural Village				Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD				REC	TTEC
	KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR	ACUP (76)			
292	C	--	--	P (93)	--	--	--	--	C	C	--	--	ACUP (76)	P		
294	C	--	--	--	--	--	--	C	C	--	--	--	--	--		
296	--	--	--	--	--	--	--	C	--	--	--	--	ACUP	ACUP		
298	ACUP	--	--	ACUP	--	--	ACUP	--	--	ACUP	C	C	ACUP	ACUP		
RECREATIONAL/CULTURAL USES																
300	ACUP	P	P	ACUP	P	P	P	P	P	P	P	P	P	P	--	
302	C (11)	--	--	C (11)	--	--	-- (11)	--	--	-- (11)	--	--	--	--	--	
304	C (11)	--	--	C (11)	--	--	-- (11)	--	--	-- (11)	--	--	--	--	--	
306	ACUP	--	--	P	ACUP	ACUP	ACUP	C	ACUP	ACUP	C	C	ACUP	ACUP	--	
308	C	--	--	--	--	--	ACUP	C	ACUP	ACUP	C	C	ACUP	ACUP	--	
310	ACUP	--	--	ACUP	--	--	--	--	PBD	ACUP	C	C	ACUP	ACUP	--	

APPENDIX E: Title 17 Regulations

Table 17.410.040(C) Limited Areas of More Intensive Rural Development (LAMIRD).

Use	TYPE 1 LAMIRDS														TYPE 3 LAMIRDS	
	Keyport Rural Village				Manchester LAMIRD			Rural Historic LAMIRD				Suquamish LAMIRD			REC	TTEC
	KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR	REC	TTEC		
312	C	--	--	ACUP	--	--	ACUP	--	--	--	--	--	--	--	--	
314	C	--	--	C	--	--	--	--	--	--	--	--	--	--	--	
316	ACUP	--	--	ACUP (94)	--	--	ACUP	C	ACUP	ACUP	ACUP	--	--	--	--	
318	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
320	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
322	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
324	C	C	C	C	C	C	ACUP	C	ACUP	ACUP	C	C	--	--	--	
326	C	C	C	C	C	C	ACUP	C	ACUP	ACUP	C	C	--	--	--	
328	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
330	ACUP	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
INSTITUTIONAL USES																
400	ACUP	P	P	ACUP	P	P	P	P	P	P	P	P	P	P	P	--

APPENDIX E: Title 17 Regulations

Table 17.410.040(C) Limited Areas of More Intensive Rural Development (LAMIRD).

Use	TYPE 1 LAMIRDS														TYPE 3 LAMIRDS	
	Keypoint Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC	TTEC		
	KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR				
402 Government/public structures	ACUP	C	C	ACUP	C	C	ACUP	C	ACUP		C	C	C	C	P	
404 Hospital	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
406 Places of worship (12)	ACUP	C	C	ACUP	C	C	C	C	ACUP		C	C	C	--	--	
408 Private or public schools (20)	ACUP	C	C	ACUP	C	C	ACUP	C	ACUP		C	C	C	ACUP	P	
410 Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	ACUP	C	C	ACUP	C	C	PBD	--	PBD		C	C	C	ACUP	ACUP	
INDUSTRIAL USES																
500 Accessory use or structure (1) (17) (51)	ACUP	P	P	ACUP	--	--	P	P	P		P	P	P	P	P	
502 Air pilot training schools	--	--	--	--	--	--	--	--	--		--	--	--	P	P	
504 Assembly and packaging operations	--	--	--	--	--	--	PBD	--	PBD		--	--	--	ACUP	P	
506 Boat yard	ACUP	--	--	--	--	--	ACUP	--	ACUP		--	--	--	P	P	
508 Cemeteries, mortuaries, and crematoriums (10)	C	--	--	--	C	C	--	--	--		--	--	--	--	--	
510 Cold storage facilities	--	--	--	--	--	--	--	--	--		--	--	--	P	P	

APPENDIX E: Title 17 Regulations

Table 17.410.040(C) Limited Areas of More Intensive Rural Development (LAMIRD).

Use	TYPE 1 LAMIRDS														TYPE 3 LAMIRDS	
	Keypoint Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC	TTEC		
	KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR				
512 Contractor's storage yard (21)	C	--	--	--	C	C	--	--	ACUP	--	--	--	P	--		
514 Food production, brewery or distillery	--	--	--	--	--	--	C	--	C	--	--	--	P	P		
516 Fuel distributors	--	--	--	--	--	--	--	--	--	--	--	--	P	--		
518 Helicopter pads (13)	--	--	--	--	--	--	--	--	--	--	--	--	C	C		
520 Manufacturing and fabrication, light	--	--	--	--	--	--	PBD	--	PBD	--	--	--	P	P		
522 Manufacturing and fabrication, medium	--	--	--	--	--	--	--	--	PBD	--	--	--	ACUP	ACUP		
524 Manufacturing and fabrication, heavy	--	--	--	--	--	--	--	--	PBD	--	--	--	C	C		
526 Manufacturing and fabrication, hazardous	--	--	--	--	--	--	--	--	PBD	--	--	--	C	C		
528 Recycling centers	--	--	--	--	--	--	--	--	C	--	--	--	ACUP	--		
530 Rock crushing	--	--	--	--	--	--	--	--	--	--	--	--	C	--		
532 Slaughterhouse or animal processing	--	--	--	--	--	--	--	--	--	--	--	--	ACUP	--		
534 Storage, hazardous materials	--	--	--	--	--	--	--	--	--	--	--	--	C	P		

APPENDIX E: Title 17 Regulations

Table 17.410.040(C) Limited Areas of More Intensive Rural Development (LAMIRD):

Use	TYPE 1 LAMIRDS													TYPE 3 LAMIRDS	
	Keypoint Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC	TTEC	
	KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR			
536 Storage, indoor	--	--	--	--	--	--	--	--	ACUP	--	--	--	P	P	
538 Storage, outdoor	--	--	--	--	--	--	--	ACUP	--	--	--	--	P	--	
540 Storage, self-service	C	--	--	--	--	--	--	--	--	--	--	--	P	P	
542 Storage, vehicle and equipment (1)	--	-- (18)	--	--	-- (18)	-- (18)	--	-- (18)	ACUP (18)	--	-- (18)	-- (18)	P	P - Indoor or Covered Only	
544 Top soil production, stump grinding	--	--	--	--	--	--	--	--	ACUP	--	--	--	P	--	
546 Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--	--	--	--	--	--	--	C	--	--	--	C	--	
548 Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	--	--	--	--	--	--	--	--	--	--	--	--	ACUP	--	
550 Warehousing and distribution	--	--	--	--	--	--	--	--	--	--	--	--	P	P	
552 Wrecking yards and junk yards (1)	--	--	--	--	--	--	--	--	--	--	--	--	C	--	

APPENDIX E: Title 17 Regulations

Table 17.410.040(C) Limited Areas of More Intensive Rural Development (LAMIRD).

Use	TYPE 1 LAMIRDS														TYPE 3 LAMIRDS	
	Keyport Rural Village				Manchester LAMIRD			Rural Historic LAMIRD				Suquamish LAMIRD			REC	TTEC
	KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR	REC	TTEC		
600	ACUP	P	P	ACUP	P	P	P	P	P	P	P	P	P	P	X	
602	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	
604	--	P	P	--	P	P	P	P	P	P	P	P	P	P	P	
606	--	C	C	--	C	C	--	--	--	--	--	--	--	--	C	
608	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	
610	C	--	--	--	--	--	--	PBD	--	--	--	--	--	--	C	
612	ACUP	ACUP (2)	ACUP (2)	--	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	--	

APPENDIX E: Title 17 Regulations

17.410.050 Footnotes for zoning use table.

- A. Where noted on the preceding use tables, the following additional restrictions apply:
1. Where applicable subject to Section 17.410.060, Provisions applying to special uses.
 2. Minimum setbacks shall be twenty feet from any abutting right-of-way or property line; provided, however, advertising for sale of products shall be limited to two on-premises signs each not exceeding six square feet.
 3. When located within urban growth areas (except UR), duplexes shall require five thousand square feet of minimum lot area. Duplexes located in the UR zone or outside of urban growth areas shall require double the minimum lot area required for the zone.
 4. No greater than two acres for the purpose of construction and maintenance of a timber management road system, provided the total parcel is at least twenty acres.
 5. Provided public facilities do not inhibit forest practices.
 6. Where permitted, automobile service stations shall comply with the following provisions:
 - a. Sale of merchandise shall be conducted within a building, except for items used for the maintenance and servicing of automotive vehicles;
 - b. No automotive repairs other than incidental minor repairs or battery or tire changing shall be allowed;
 - c. The station shall not directly abut a residential zone; and
 - d. All lighting shall be of such illumination, direction, and color as not to create a nuisance on adjoining property or a traffic hazard.
 7. In rural wooded (RW), rural protection (RP), or rural residential (RR) zones:
 - a. Animal feed yards and animal sales yards shall be located not less than two hundred feet from any property line; shall provide automobile and truck ingress and egress; and shall also provide parking and loading spaces so designed as to minimize traffic hazards and congestion. Applicants shall show that odor, dust, noise, and drainage shall not constitute a nuisance, hazard, or health problem to adjoining property or uses.
 - b. All stables and paddocks shall be located not closer than fifty feet to any property line. Odor, dust, noise, flies, or drainage shall not be permitted to create or become a nuisance to surrounding property.
 8. A veterinary clinic or animal hospital shall not be located within fifty feet of a lot line in the rural protection (RP) or rural residential (RR) zones. In addition, the applicant may be required to provide additional measures to prevent or mitigate offensive noise, odor, light and other impacts.
 9. Veterinary clinics and animal hospitals are allowed, provided a major part of the site fronts on a street and the director finds that the proposed use will not interfere with reasonable use of residences by reason of too close proximity to such residential uses, or by reason of a proposed exterior too different from other structures and character of the neighborhood. All activities shall be conducted inside an enclosed building.
 10. A cemetery, crematorium, mausoleum, or columbarium shall have its principal access on a county roadway with ingress and egress so designed as to minimize traffic congestion, and shall provide required off-street parking spaces. No mortuary or crematorium in conjunction with a cemetery is permitted within two hundred feet of a lot in a residential zone.
 11. A circus, carnival, animal display, or amusement ride may be allowed through administrative review in all industrial zones and any commercial zones, except neighborhood commercial (NC), for a term not to exceed ninety days, with a written approval of the director. The director may condition such approval as appropriate to the site. The director's decision may be appealed to the hearing examiner.
 12. All buildings and activities shall be set back a minimum of fifty feet in FRL, MRO, RW, RP, RR, RCO, RI or parks zones and thirty-five feet in all other zones from a side or rear lot line. All such uses shall access directly to a county right-of-way determined to be adequate by the county engineer, and be able to provide access without causing traffic congestion on local residential

APPENDIX E: Title 17 Regulations

streets. Any such use shall not be materially detrimental to any adjacent (existing or future) residential development due to excessive traffic generation, noise, light or other circumstances. The director may increase setback, buffer and landscaping standards or impose other conditions to address potential impacts.

13. Heliports for the purpose of medical emergency facilities may be permitted in certain zones subject to a conditional use permit. All private landing strips, runways, and heliports shall be so designed and oriented that the incidences of aircraft passing directly over dwellings during their landing or taking off patterns is minimized. They shall be located so that traffic shall not constitute a nuisance to neighboring uses. The proponents shall show that adequate controls or measures will be taken to prevent offensive noise, vibrations, dust, or bright lights.
14. In those zones that prohibit residential uses, family day-care centers are only allowed in existing residential structures. Day-care centers shall have a minimum site size of ten thousand square feet and shall provide and thereafter maintain outdoor play areas with a minimum area of seventy-five square feet per child of total capacity. A sight-obscuring fence of at least four feet in height shall be provided, separating the play area from abutting lots. Adequate off-street parking and loading space shall be provided.
- 15.

Animal Density Thresholds		
On parcels less than 5 acres, livestock management is allowed as an agricultural use provided that the number of animals shall not exceed <u>one large livestock, three small livestock, five raites, six small animals, or twelve poultry</u> subject to the following variables:		
Density Threshold	Per 40,000 square feet	Per 20,000 square feet
Parcel Size	1 acre or less Or A parcel that is 5 acres or less if within 200 feet of a lake or year-round stream	Greater than 1 acre, but less than or equal to 5 acres
Density Bonus:	<u>The above specifications may be exceeded by a factor of 2 if:</u> No dwelling unit or occupied structure exists within 300 feet of the lot on which the animals are maintained.	

No feeding area or structure or building used to house, confine or feed livestock, small animals, raites, or poultry shall be located closer than one hundred feet to any residence on adjacent property located within a rural wooded (RW), rural protection (RP), or rural residential (RR) zone, or within two hundred feet of any residence on adjacent property within any other zone; provided, a pasture (greater than twenty thousand square feet) shall not be considered a feed area.

16. The erection, construction, alteration, or maintenance of overhead or underground utilities by a public utility, municipality, governmental agency, or other approved party shall be permitted in any zone; provided, that any permanent above-ground structures not located within a right-of-way or easement shall be subject to the review of the director. Utility transmission and distribution lines and poles may exceed the height limits otherwise provided for in this title. Water towers which exceed thirty-five feet in height, solid waste collection, transfer and/or handling sites in any zone shall be subject to a conditional use permit. These provisions do not apply to wireless communication facilities, which are specifically addressed in Chapter 17.470.
17. RESERVED.
18. One piece of heavy equipment may be stored in any single-family zone; provided, that it is either enclosed within a permitted structure, or screened to the satisfaction of the director.
19. All development within the Silverdale Design District boundaries must be consistent with the Silverdale Design Standards.

APPENDIX E: Title 17 Regulations

20. Site plans for public schools shall include an area identified and set aside for the future placement of a minimum of four portable classroom units. The area set aside may not be counted towards meeting required landscaping or parking requirements.
21. Outdoor contractor's storage yards accessory to a primary residence shall be limited to not more than ten heavy equipment vehicles or heavy construction equipment. The use shall be contained outside of required setbacks within a contained yard or storage building. The storage yard and/or building shall be screened from adjacent properties with a screening buffer a minimum of twenty-five feet in width and capable of providing functional screening of the use. Minimum lot size shall be one hundred thousand square feet.
22. Stump grinding, soil-combining and composting in rural protection and rural residential zones must meet the following requirements:
 - a. The subject property(ies) must be one hundred thousand square feet or greater in size;
 - b. The use must take direct access from a county-maintained right-of-way;
 - c. A fifty-foot natural vegetation buffer must be maintained around the perimeter of the property(ies) to provide adequate screening of the use from neighboring properties;
 - d. The subject property(ies) must be adjacent to an industrial zone or a complementary public facility such as a sewage treatment plant or solid waste facility;
 - e. The proposed use must mitigate noise, odor, dust and light impacts from the project; and
 - f. The use must meet all other requirements of this title.
23. Home businesses located in the forest resource lands (FRL) must be associated with timber production and/or harvest.
24. Mobile homes are prohibited, except in approved mobile home parks.
25. All uses must comply with the town development objectives of Section 17.360 C.025.
26. RESERVED.
27. Subject to the temporary permit provisions of Chapter 17.105.
28. Allowed only within a commercial center limited in size and scale (e.g., an intersection or corner development).
29. RESERVED.
30. The Design Standards for the Community of Kingston set forth policies and regulations for properties within the downtown area of Kingston. All development within this area must be consistent with these standards. A copy of the Design Standards for the Community of Kingston may be referred to on the Kitsap County web page or at the department of community development front counter.
31. Uses permitted only if consistent with an approved master plan pursuant to Chapter 17.440. Where a master plan is optional and the applicant chooses not to develop one, all uses shown as permitted require an administrative conditional use permit.
32. For properties with an approved master plan, except as described in Section 17.440.025, all uses requiring a conditional use permit will be considered permitted uses.
33. Must be located and designed to serve adjacent area.
34. Bed and breakfast houses or vacation rentals with one to four rooms require an administrative conditional use permit; bed and breakfast houses with five or more rooms require a hearing examiner conditional use permit. Bed and breakfast houses serving meals to patrons other than overnight guests require a hearing examiner conditional use permit.
35. The use shall be accessory and shall not occupy more than twenty-five percent of the project area.
36. Requires a conditional use permit when abutting SVR or SVLR zone.
37. Permitted only within a mixed use development or office complex.
38. Customer service-oriented uses over five thousand square feet are prohibited.
39. RESERVED.

APPENDIX E: Title 17 Regulations

40. Self-storage facilities must be accessory to the predominant residential use of the property, sized consistently for the number of lots/units being served and may serve only the residents of the single-family plat or multi-family project.
41. Adult family homes serving one to six residents (excluding proprietors) are permitted uses. Adult family homes serving more than six applicable residents (excluding proprietors) require an administrative conditional use permit (ACUP).
42. All business, service repair, processing, storage, or merchandise display on property abutting or across the street from a lot in any residential zone shall be conducted wholly within an enclosed building unless screened from the residential zone by a sight-obscuring fence or wall.
43. Where a family member is in need of special, frequent and routine care and assistance by reason of advanced age or ill health, a manufactured home or mobile home may be placed upon the same lot as a single-family dwelling for occupancy by the individual requiring or providing such special care subject to the following limitations:
 - a. Not more than two individuals shall be the recipients of special care;
 - b. No rent, fee, payment or charge in lieu thereof may be made for use of the single-family dwelling or manufactured/mobile home as between the recipients or providers of special care;
 - c. The manufactured/mobile home must meet the setback requirements of the zone in which it is situated;
 - d. A permit must be obtained from the director authorizing such special care manufactured/mobile home. Such permit shall remain in effect for one year and may, upon application, be extended for one-year periods, provided there has been compliance with the requirements of this section;
 - e. The manufactured/mobile home must be removed when the need for special care ceases; and
 - f. Placement of the manufactured/mobile home is subject to applicable health district standards for water service and sewage disposal.
44. Certain development standards may be modified for mixed use developments, as set forth in Section 17.420.035 and Chapter 17.430.
45. RESERVED.
46. Allowed only as an accessory use to a park or recreational facility greater than twenty acres in size.
47. As a hearing examiner conditional use, UM and UH zones adjacent to a commercial zone may allow coordinated projects that include commercial uses within their boundaries. Such projects must meet the following conditions:
 - a. The project must include a combination of UM and/or UH and commercially zoned land;
 - b. The overall project must meet the density required for the net acreage of the UM or UH zoned land included in the project;
 - c. All setbacks from other residentially zoned land must be the maximum required by the zones included in the project;
 - d. Loading areas, dumpsters and other facilities must be located away from adjacent residential zones; and
 - e. The residential and commercial components of the project must be coordinated to maximize pedestrian connectivity and access to public transit.
48. Within urban growth areas, all new residential subdivisions, single-family or multi-family developments are required to provide an urban level of sanitary sewer service for all proposed dwelling units.
49. Mixed use development is prohibited outside of urban growth areas.
50. The Manchester Community Plan, Appendix A – Manchester Design Standards, sets forth policies and regulations for properties within the Manchester Village commercial (MVC) district. All development within the MVC district must be consistent with these standards.

APPENDIX E: Title 17 Regulations

51. Storage of shipping containers is prohibited unless allowed as part of a land use permit and/or approval. Placement of storage containers allowed only with an approved temporary permit subject to the provisions of Section 17.105.090(I).
52. Aggregate production and processing only. Allowed only if directly connected to an approved surface mining permit approved by the Washington State Department of Natural Resources (DNR).
53. Commercial or industrial uses otherwise prohibited in the zone may be allowed as a component of a home business subject to the requirements of Section 17.410.060(B).
54. The gross floor area shall not exceed four thousand square feet.
55. Auction house and all items to be auctioned shall be fully enclosed within a structure.
56. There shall be no more than six rental vehicles kept on site.
57. When a component of development located within a commercial zone involves the conversion of previously undeveloped land which abuts a residential zone, it shall be treated as a Type II administrative decision.
58. In addition to the other standards set forth in the Kitsap County Code, espresso stands are subject to the following conditions:
 - a. Drive aisles/stacking lanes shall be designed to accommodate a minimum of three vehicles per service window/door. Each stacking lane shall be sized measuring eight and one-half feet in width and twenty feet in length, with direct access to the service window. The drive aisles/stacking lanes shall be designed to prevent any vehicles from interfering with public or private roadways, pedestrian circulation, traffic circulation, parking areas or other required development amenities.
 - b. Subject to provisions set forth in Chapter 17.490, drive aisles and parking areas must also be paved in urban growth areas and include, at minimum, hard compacted surfaces in rural areas. Such surfaces must be addressed with required drainage facilities. A joint parking agreement shall be required if parking cannot be accommodated on site.
 - c. All structures must be permanently secured to the ground.
 - d. Restroom facilities must be available for employees. Portable or temporary restroom facilities shall not be used to meet this requirement.
59. RESERVED.
60. All development in Illahee shall be consistent with the Illahee Community Plan.
61. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards).
62. General retail merchandise stores greater than one hundred twenty-five thousand square feet in size are prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards). Additional square footage may be allowed for projects greater than twenty-five acres in size.
63. Restaurants, high-turnover that provide drive-through service must be compatible with the pedestrian focus of the Waaga Way Town Center (see the Silverdale Design Standards). Such businesses shall minimize potential conflicts with pedestrian and bicycle traffic and gathering areas by subordinating the drive-through service to the overall development design.
64. When a component of development is located within the rural commercial or rural industrial zone and involves the conversion of previously undeveloped land which abuts a residential zone, it shall be treated as a Type III hearing examiner decision.
65. No car washes allowed in RCO or RI.
66. Personal service businesses in the RCO are limited to four chairs and are intended for local use only.
67. No aquariums are allowed in the RCO zone. Galleries, museums, historic and cultural exhibits should be geared toward the character of the rural area, rural history, or a rural lifestyle.
68. In the RI zone, warehousing and distribution should be focused on agricultural, food, or forestry uses only.
69. In the RI zone, cold storage facilities are only allowed for agricultural and food uses.

APPENDIX E: Title 17 Regulations

70. In the RCO and RI zones, slaughterhouses and animal processing may have a retail component not to exceed four thousand square feet.
71. In the RCO zone, custom art and craft stores are limited to studio type and size only.
72. Must be accessory to an immediate primary use.
73. Heavy construction, farming and forestry equipment only.
74. Allowed for existing airports only.
75. All storage must be screened from public view by a twenty-five-foot buffer in order to meet rural compatibility. Applicant must also demonstrate how the storage would serve the immediate population.
- 76.

0 – 4,000 square feet = P

4,001 – 10,000 square feet = ACUP

10,001 – 15,000 square feet = C

15,001 square feet and above = X

77. RESERVED.
78. RESERVED.
79. No residential uses are allowed within the portion of the Gorst urban growth area between the Sinclair Inlet shoreline and State Highways 3 and 16.
80. Use prohibited within the Gorst urban growth area.
81. Use permitted outright in the Gorst urban growth area.
82. Use requires a conditional use permit in the Gorst urban growth area.
83. In the Gorst urban growth area, must take access from state route. Auto uses with underground storage tanks (such as gas stations) shall not be located in the Gorst Creek floodplain.
84. Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
85. Use requires an administrative conditional use permit (ACUP) or hearings examiner conditional use permit (C) if located on the Central Kitsap Community Campus. (See Silverdale Design Standards.)
86. If located on the Central Kitsap Community Campus, any mixed use development must be in a single building, and total floor area devoted to commercial uses shall not exceed seventy percent. Other mixed use development standards and waivers set forth in Section 17.420.035 shall not apply to the Central Kitsap Community Campus. (See Silverdale Design Standards.)
87. If located on the Central Kitsap Community Campus, retail/office uses are allowed if accessory and directly related to priority public or community uses. (See the Silverdale Design Standards.)
88. Uses allowed on the Poplar's property, as defined by the Silverdale Design Standards, shall not be subject to footnotes 84 through 87 until such time it is substantially redeveloped; but will be subject to all Special provisions of this title.
89. Reserved.
90. Equipment storage located externally is not allowed.
91. Permitted in the Manchester Village Commercial zone if less than 5,000 square feet.
92. Drive through lanes are not allowed.
93. Terminals or facilities for motorized equipment are not allowed.
94. Any combination of structures shall not exceed 5,000 square feet. Zoos and aquariums are prohibited.

APPENDIX E: Title 17 Regulations

- 95. Allowed on all port district owned property.
- 96. .
- 97. Cottage housing is an allowed use in conjunction with congregate care facilities and shall be reviewed under the congregate care facility permit review process.

17.410.060 Provisions applying to special uses.

- A. In addition to other standards and requirements imposed by this title, all uses included in this section shall comply with the provisions stated herein. Should a conflict arise between the requirements of this section and other requirements of this title, the most restrictive shall apply.
- B. Uses with additional restrictions. Businesses associated with a Mineral Resource Overlay (MRO) designation shall not be subject to these restrictions.
 - 1. Home Business. Home businesses may be allowed for commercial or industrial uses within residential zones subject to the following conditions:
 - a. Incidental home business, as defined below, shall be permitted in all residential zones and have no permit required.
 - i. Business uses shall be incidental and secondary to the dominant residential use;
 - ii. The residential character of the building shall be maintained and the business shall be conducted in such a manner as not to give an outside appearance of a business;
 - iii. The business shall be conducted entirely within the residence;
 - iv. The residence shall be occupied by the owner of the business;
 - v. The business shall not infringe upon the right of the neighboring residents to enjoy the peaceful occupancy of their homes;
 - vi. No clients or customers shall visit or meet for an appointment at the residence;
 - vii. No employees or independent contractors are allowed to work in the residence other than family members who reside in the residential dwelling;
 - viii. No activities that create noise, increase risk of fire, or in any way threaten the safety and tranquility of neighboring residents are permitted;
 - ix. No more than two pick-ups and/or deliveries per day are allowed, not including normal U.S. mail;
 - x. The business shall not occupy more than twenty-five percent of the gross floor area of the residence; and
 - xi. No signs to advertise the business/occupation shall be allowed on the premises (except attached to mailbox not to exceed one square foot).
 - b. Minor home business, as defined below, shall be permitted in all residential zones subject to approval by the director. Said approval is not transferable to any individual, future property owner or location.
 - i. Business uses shall be incidental and secondary to the dominant residential use;
 - ii. The residential character of the building shall be maintained and the business shall be conducted in such a manner as not to give an outside appearance of a business;
 - iii. The residence shall be occupied by the owner of the business;
 - iv. The business shall occupy no more than thirty percent of the gross floor area of the residence;
 - v. The business shall not infringe upon the right of the neighboring residents to enjoy the peaceful occupancy of their homes;
 - vi. No more than two employees, including proprietors (or independent contractors), are allowed;

APPENDIX E: Title 17 Regulations

- vii. Nonilluminated signs not exceeding four square feet are permitted, subject to a sign permit approved by the director;
- viii. No outside storage shall be allowed; and
- ix. In order to assure compatibility with the dominant residential purpose, the director may require:
 - (a) Patronage by appointment.
 - (b) Additional off-street parking.
 - (c) Other reasonable conditions.
- c. Moderate home business, as defined below, shall be permitted in RW, RP, and RR zones subject to approval by the director. Said approval is not transferable to any individual, future property owner or location.
 - i. Business uses shall be incidental and secondary to the dominant residential use;
 - ii. The residential character of the building shall be maintained and the business shall be conducted in such a manner as to moderate any outside appearance of a business;
 - iii. The residence shall be occupied by the owner of the business;
 - iv. The business shall not infringe upon the right of the neighboring residents to enjoy the peaceful occupancy of their homes;
 - v. No more than five employees (or independent contractors) are allowed;
 - vi. Nonilluminated signs not exceeding four square feet are permitted, subject to a sign permit approved by the director; and
 - vii. In order to ensure compatibility with the dominant residential purpose, the director may require:
 - (a) Patronage by appointment.
 - (b) Additional off-street parking.
 - (c) Screening of outside storage.
 - (d) A conditional use permit (required for engine or vehicle repair or servicing).
 - (e) Other reasonable conditions.
- 2. Pets and Exotic Animals. Pets, nontraditional pets and exotic animals are subject to the following conditions:
 - a. Pets which are kept inside of a primary structure as household pets in aquariums, terrariums, cages or similar containers shall not be limited in number by this title. Other pets, excluding cats, which are kept indoors shall be limited to five;
 - b. Pets which are kept outside of the primary structure shall be limited to three per household on lots less than twenty thousand square feet in area, only one of which may be a nontraditional pet; five per household on lots of twenty thousand to thirty-five thousand square feet, only two of which may be nontraditional pets; with an additional two pets per acre of site area over thirty-five thousand square feet up to a limit of twenty; and
 - c. No feeding area or structure used to house, confine or feed pets shall be located closer than the minimum yard setbacks for the zone in which they are located. No feeding area or structure used to house, confine or feed non-traditional pets or exotic animals shall be located closer than fifty feet from any residence on adjacent property.
- 3. Accessory Dwelling Unit (ADU). In order to encourage the provision of affordable and independent housing for a variety of households, an accessory dwelling unit may be located in residential zones, subject to the following criteria:
 - a. An ADU shall be allowed as a permitted use in those areas contained within an urban growth boundary;
 - b. An ADU shall be subject to a conditional use permit in those areas outside an urban growth boundary;

APPENDIX E: Title 17 Regulations

- c. Only one ADU shall be allowed per lot;
- d. Owner of the property must reside in either the primary residence or the ADU;
- e. The ADU shall not exceed fifty percent of the square footage of the habitable area of primary residence or nine hundred square feet, whichever is smaller;
- f. The ADU shall be located within one hundred fifty feet of the primary residence or shall be the conversion of an existing detached structure (i.e., garage);
- g. The ADU shall be designed to maintain the appearance of the primary residence;
- h. All setback requirements for the zone in which the ADU is located shall apply;
- i. The ADU shall meet the applicable health district standards for water and sewage disposal;
- j. No mobile homes or recreational vehicles shall be allowed as an ADU;
- k. An ADU shall use the same side street entrance as the primary residence and shall provide additional off-street parking; and
- l. An ADU is not permitted on the same lot where an accessory living quarters exists.
- m. Existing, Unpermitted Accessory Dwelling Units.
 - i. Applicability. The provisions of this subsection shall only apply to property and property owners who can establish all of the following criteria:
 - (a) The parcel is within the unincorporated area of Kitsap County;
 - (b) An accessory dwelling unit (ADU), as defined in Section 17.110.020, or similar dwelling previously defined as an accessory living quarters (ALQ) or an accessory rental unit (ARU) is located on the parcel;
 - (c) The accessory dwelling has not received any prior review and/or approval by Kitsap County;
 - (d) The property owner did not construct or cause to have the accessory dwelling constructed;
 - (e) The property owner did not own the property when the accessory dwelling was constructed;
 - (f) The property owner exercised due diligence when purchasing the property with the existing accessory dwelling to discover whether or not the accessory dwelling was approved when purchasing the property. Due diligence is presumed to have occurred if the property owner can document the following conditions:
 - (i) That county tax records or parcel records contain no inquiry or other notice that the ADU was unpermitted; and
 - (ii) That the current owner requested and obtained a title report with no exceptions, restrictions, enforcement actions, permitting or similar issues pertinent to the ADU; and
 - (iii) That the prior owner's property and improvement disclosures at the time of sale did not indicate any permitting, compliance or similar issues pertinent to the ADU; and
 - (iv) That any third party involved in the sale or inspection of the ADU did not disclose any permitting, compliance or other issues pertinent to the ADU.
 - (g) The parcel has a history of property tax assessment and a history of continuous tax payments on the principal and the accessory dwelling.
 - (h) Acceptable documentation for subsections (B)(3)(m)(1)(i) through (vii) of this section may include but are not limited to current or previous county assessment records, real estate disclosure forms, listing agreements, records of sale, title reports and aerial photography establishing compliance with the required conditions.
 - ii. Application. Persons who meet the criteria of subsection (B)(3)(m)(1) of this section desiring to gain approval of their accessory dwelling shall make application to the director of the department of community development on forms provided by the department, with

APPENDIX E: Title 17 Regulations

fees to be paid at the time of application as provided in subsection (B)(3)(m)(5) of this section. Such application shall be a Type II permit under Chapter 21.04.

- iii. Approval. The director, or his designee, is authorized to approve submitted applications that satisfy all of the following:
 - (a) All the requirements of this section;
 - (b) All the applicable zoning, health, fire safety and building construction requirements:
 - (i) The applicable requirements shall be those in effect when the accessory dwelling was constructed. The burden of proof of when the accessory dwelling was constructed shall be upon the applicant and may consist of dated aerial photography, tax assessments, surveys or similar documents.
 - (ii) If the applicant cannot prove a date of construction, the applicable requirements shall be those currently in effect on the date of application.
 - (iii) If the applicant can only show a date range for construction, the applicable requirements shall be the latest requirements of the range;
 - (c) Proof of adequate potable water;
 - (d) Proof of adequate sewage disposal systems for both the principal and the accessory dwelling. Proof shall be shown by Kitsap County health district approval; and
 - (e) Verification by Kitsap County inspection staff that the accessory dwelling is habitable.

Applications approved subject to these provisions shall be considered legal nonconforming uses.
- iv. Variances.
 - (a) When reviewing the application, the director is authorized to grant an administrative variance to the requirements of subsection (B)(3)(m)(iii)(b) of this section only when unusual circumstances relating to the property cause undue hardship in the application of subsection (B)(3)(m)(iii)(b) of this section. The granting of an administrative variance shall be in the public interest. An administrative variance shall be granted at the director's sole discretion only when the applicant has proven all of the following:
 - (i) There are practical difficulties in applying the regulations of subsection (B)(3)(m)(iii)(b) of this section;
 - (ii) The applicant did not create or participate in creating the practical difficulties;
 - (iii) A variance meets the intent and purpose of this section;
 - (iv) The variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or zone in which the property is located; and
 - (v) The variance is the minimum necessary to grant relief to the applicant.
 - (b) The director is authorized to require mitigation in connection with the administrative variance to minimize the effect of the variance on surrounding properties.
 - (c) In reviewing a request for an administrative variance, the director shall notify and solicit comments from surrounding property owners of the application and the intended variance and mitigation. The director shall consider such comments when determining whether or not to approve the variance. The director is further authorized to require mediation to resolve issues arising from the notification process and the costs of such mediation shall be paid by the applicant.
 - (d) Variance requests submitted as part of this subsection shall be considered as part of the original application and not subject to additional procedural or fee requirements.
- v. Fees. Applicants shall pay a fee established by resolution at the time of application. Additionally, applicants shall pay notification costs, reinspection fees, additional review and other applicable fees in accordance with Chapter 21.06. Applicants may initiate a staff consultation in considering or preparing an application under these provisions. The

APPENDIX E: Title 17 Regulations

staff consultation fee established in Chapter 21.06 shall not, however, be credited towards any subsequent application submitted under these provisions.

- vi. Land Use Binder. Following approval of the accessory dwelling and any administrative variance, the applicant shall record a land use permit binder with the county auditor using forms provided by Kitsap County department of community development.
 - vii. Expiration. Qualifying property owners shall have one year from the time that the noncompliant ADU is discovered to submit an application for approval of the ADU.
4. Accessory Living Quarters. In order to encourage the provision of affordable housing, accessory living quarters may be located in residential zones, subject to the following criteria:
- a. Accessory living quarters shall be located within an owner-occupied primary residence;
 - b. Accessory living quarters are limited in size to no greater than fifty percent of the habitable area of the primary residence;
 - c. The accessory living quarters are subject to applicable health district standards for water and sewage disposal;
 - d. Only one accessory living quarters shall be allowed per lot;
 - e. Accessory living quarters are to provide additional off-street parking with no additional street side entrance; and
 - f. Accessory living quarters are not allowed where an accessory dwelling unit exists.
 - g. Existing Unpermitted Accessory Living Quarters. Existing unpermitted accessory living quarters may be approved under the provisions of subsection (B)(3)(m) of this section.
5. Adult Entertainment.
- a. The following uses are designated as adult entertainment uses:
 - i. Adult bookstore;
 - ii. Adult mini-motion picture theater;
 - iii. Adult motion picture theater;
 - iv. Adult novelty store; and
 - v. Cabaret.
 - b. Restrictions on Adult Entertainment Uses. In addition to complying with the other sections of the Zoning Ordinance, adult entertainment uses shall not be permitted:
 - i. Within one thousand feet of any other existing adult entertainment use; and/or
 - ii. Within five hundred feet of any noncommercial zone, or any of the following residentially related uses:
 - (a) Churches, monasteries, chapels, synagogues, convents, rectories, or church-operated camps;
 - (b) Schools, up to and including the twelfth grade, and their adjunct play areas;
 - (c) Public playgrounds, public swimming pools, public parks and public libraries;
 - (d) Licensed day care centers for more than twelve children;
 - (e) Existing residential use within a commercial zone.
 - iii. For the purposes of this section, spacing distances shall be measured as follows:
 - (a) From all property lines of any adult entertainment use;
 - (b) From the outward boundary line of all residential zoning districts;
 - (c) From all property lines of any residentially related use.
 - c. Signage for Adult Entertainment Uses.
 - i. In addition to Special provisions relating to signage in the Zoning Ordinance, it shall be unlawful for the owner or operator of any adult entertainment use establishment or any other person to erect, construct, or maintain any sign for the adult entertainment use establishment other than one primary sign and one secondary sign, as provided herein.

APPENDIX E: Title 17 Regulations

- ii. Primary signs shall have no more than two display surfaces. Each such display surface shall:
 - (a) Be a flat plane, rectangular in shape;
 - (b) Not exceed seventy-five square feet in area; and
 - (c) Not exceed ten feet in height or ten feet in length.
 - iii. Primary and secondary signs shall contain no photographs, silhouettes, drawings or pictorial representations of any manner, and may contain only:
 - (a) The name of the regulated establishment; and/or
 - (b) One or more of the following phrases:
 - (i) "Adult bookstore,"
 - (ii) "Adult movie theater,"
 - (iii) "Adult cabaret,"
 - (iv) "Adult novelties,"
 - (v) "Adult entertainment."
 - iv. Primary signs for adult movie theaters may contain the additional phrase, "Movie Titles Posted on Premises."
 - (a) Each letter forming a word on a primary or secondary sign shall be of a solid color, and each such letter shall be the same print-type, size and color. The background behind such lettering on the display surface of a primary sign shall be of a uniform and solid color.
 - (b) Secondary signs shall have only one display surface. Such display surface shall:
 - (i) Be a flat plane, rectangular in shape;
 - (ii) Not exceed twenty square feet in area;
 - (iii) Not exceed five feet in height and four feet in width; and
 - (iv) Be affixed or attached to any wall or door of the establishment.
6. Storage of Junk Motor Vehicles.
- a. Storage of junk motor vehicles on any property outside of a legally constructed building (minimum of three sides and a roof) is prohibited, except where the storage of up to six junk motor vehicles meets one of the following two conditions:
 - i. Any junk motor vehicle(s) stored outdoors must be completely screened by a sight-obscuring fence or natural vegetation to the satisfaction of the director (a covering such as a tarp over the vehicle(s) will not constitute an acceptable visual barrier). For the purposes of this section, "screened" means not visible from any portion or elevation of any neighboring or adjacent public or private property, easement or right-of-way; or
 - ii. Any junk motor vehicle(s) stored outdoors must be stored more than two hundred fifty feet away from all property lines.
 - b. Environmental Mitigation Agreement. The owner of any such junk motor vehicle(s) must successfully enter into an environmental mitigation agreement with the department of community development (the "department") regarding the property where such vehicle(s) will be located or stored.
 - i. An environmental mitigation agreement between a property owner and the department is required before the outdoor storage of up to six screened junk motor vehicles will be approved. A property owner may enter into such agreement with the department for a one-time fee of \$10.00 per vehicle, the proceeds of which shall be used to assist with clean-up costs associated with the administration of Chapter 9.56.
 - ii. In order to mitigate any potential environmental impact from the storage of these junk motor vehicles, the property owner must agree to institute one of the following two preventative measures:

APPENDIX E: Title 17 Regulations

- (a) Each junk motor vehicle must be drained of all oil and other fluids including, but not limited to, engine crankcase oil, transmission fluid, brake fluid and radiator coolant or antifreeze prior to placing the vehicle on site; or
 - (b) Drip pans or pads must be placed and maintained underneath the radiator, engine block, transmission and differentials of each junk motor vehicle to collect residual fluids.
 - (c) Either preventative measure shall require that the owner of such vehicle(s) clean up and properly dispose of any visible contamination resulting from the storage of junk motor vehicles. The agreement will require the property owner to select one of the two preventative measures and to allow for an initial inspection of the property by the department to assure that the preventative measure has been implemented to the satisfaction of the department. By entering into the agreement, the property owner further agrees to allow the department entry onto the property on an annual basis for reinspection to assure compliance with the approved agreement. If a property is found to be in compliance with the terms of the agreement for two consecutive inspections, the department may waive the annual inspection requirement. A property owner found to be in violation of the agreement may be issued a civil infraction pursuant to this title and could later be deemed a nuisance in accordance with Chapter 9.56.
7. Model Homes. Notwithstanding any other provision of this code, model homes may be constructed within a subdivision prior to final plat approval by the board. The purpose of the model homes shall be to demonstrate a variety of housing designs together with associated on-site improvements, e.g., landscaping, improved driveway, patios. Model homes shall be subject to the following requirements:
- a. The subdivision shall have received preliminary plat approval;
 - b. One model home may be occupied as a temporary real estate office;
 - c. A model home may not be occupied as a dwelling unit or sold until the approved final plat is recorded;
 - d. The number of model home permits that may be issued for any approved preliminary plat or division thereof shall not exceed six;
 - e. If the lots to be used for model home purposes are in a block of two or more contiguous lots, temporary uses may be incorporated onto one or more lots, including temporary offices, parking, parks and playgrounds, subject to the approval of the director, and subject to obtaining a temporary use permit, which shall authorize the temporary uses for a period of one year. The director may extend the temporary use permit for up to two additional periods of six months each;
 - f. Lots used for model homes must be clear of restrictions or easements that may be subject to line changes before recording;
 - g. Stormwater management facilities must be in place and/or approved for recording. Temporary erosion control must be completed prior to occupancy of a model home;
 - h. Roads must be constructed to final alignment and grade such that the building inspector can determine if connecting driveways meet county standards prior to occupancy of a model home;
 - i. Permanent or temporary fire flow for the final plat must be approved by the fire marshal, constructed and operational prior to occupancy of a model home; and
 - j. Final plat restoration bonds must be posted prior to occupancy of a model home.
8. Guest Houses. Guest house may be located in those zones specified in Section 17.410.040 subject to the following conditions:
- a. Guest houses shall not exceed nine hundred square feet. Dimensions are determined by exterior measurements;
 - b. Guest houses shall not include any kitchen plumbing, appliances or provisions for cooking;

APPENDIX E: Title 17 Regulations

- c. Guest houses shall not include more than one bathroom (may be full bathroom);
- d. Guest houses shall not include more than two habitable rooms and a bathroom;
- e. Guest houses shall not be rented separately from the primary residence;
- f. Only one guest house is allowed per parcel;
- g. No guest house is allowed on a parcel with an existing accessory dwelling unit or accessory living quarters;
- h. Newly constructed guest houses must meet the required setbacks for a single-family dwelling consistent with their zone. Legally established, existing structures built before May 7, 1998, may be remodeled into guest houses at their existing setback;
- i. Guest houses must be within one hundred fifty feet of the primary residence;
- j. Guest houses must use the same street entrance as the primary structure;
- k. Guest houses must meet all applicable health district standards for water provision and sewage disposal; and
- l. The property owner must record a notice to title outlining these conditions. This notice must be approved by the department and may not be extinguished without the county's written permission.

APPENDIX E: Title 17 Regulations

Chapter 17.420 DENSITY, DIMENSIONS, AND DESIGN**(Formerly Chapter 17.382)**

Sections:

17.420.010 Standards established.**17.420.020 Measurement methods.****17.420.030 Design standards.****17.420.035 Additional mixed use development standards.****17.420.037 Single-family subdivision/development standards.****17.420.040 Interpretation of tables.****17.420.050 Tables.****17.420.060 Footnotes for tables.****17.420.010 Standards established.**

The following sections and tables contain density, dimension standards, and other limitations for the various zones. Additional development requirements not found in these sections and tables may also apply.

17.420.020 Measurement methods.

A. Density. Except as provided in Section 17.420.110(A)(18), density shall be calculated as follows:

In all zones where a maximum or base density is identified, maximum or base density is calculated on gross acreage of the site. In all zones where a minimum density is required, minimum density is calculated on net developable acreage. If a calculation results in a partial dwelling unit, the partial dwelling unit shall be rounded to the nearest whole number. Less than .5 shall be rounded down. Greater than or equal to .5 shall be rounded up.

- B. Setbacks. Setbacks shall be measured perpendicularly from a property line to the nearest vertical wall or other element of a building or structure, not including driveways, patios, pools, sidewalks, landscaping elements or other similar improvements built at or below grade.
- C. Height. Except as provided for in Section 17.420.110(A)(14), height shall be measured from a reference datum to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or to the average height of the highest gable of a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:
1. The elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than ten feet above lowest grade.
 2. An elevation ten feet higher than the lowest grade when the sidewalk or ground surface described in subsection (C)(1) of this section is more than ten feet above lowest grade.
 3. The height of a stepped or terraced building is the maximum height of any segment of the building.
- D. Lot Area. Lot area for lots in urban areas shall be calculated by adding the area contained within the lot lines, exclusive of public or private streets or rights-of-way, tidelands, storm water detention-retention facilities, and the panhandle of a flag lot if the panhandle is less than thirty feet in width. Lots in rural areas may compute to the centerline of public or private streets or rights-of-way. Further, rural lots shall be considered five acres if the lot is 1/128 of a section, ten acres if the lot is 1/64 of a section, and twenty acres if the lot is 1/32 of a section.
- E. Lot Width and Depth. Lot width shall be measured as the average horizontal distance between the side lot lines. Lot depth shall be measured as the horizontal distance between the midpoint of the front and opposite (usually the rear) lot line. In the case of a corner lot, lot depth shall be the length of its longest front lot line.
- F. Lot Coverage and Impervious Surface. Lot coverage shall be calculated by dividing the area of land covered by buildings into the total lot area. Impervious surface coverage shall be calculated by dividing the area of land covered by buildings, structures, and all other impervious surfaces (such as sidewalks, driveways, and patios) into the total lot area.

APPENDIX E: Title 17 Regulations

17.420.030 Design standards.

- A. In addition to other standards and requirements imposed by this title, all uses except single-family detached dwellings, duplexes and uses located in the RW, FRL, or MR zones shall comply with the provisions stated herein. Should a conflict arise between the requirements of this section and other requirements of this title, the most restrictive shall apply.
- B. Landscaping, Building Height, Buffering and Screening.
1. The development must comply with Chapter 17.500 of this title regarding landscaping standards.
 2. The director may require increased landscaping, screening and setbacks to minimize conflicts and improve compatibility with adjacent uses.
 3. The director may reduce landscaping, screening, and setback requirements:
 - a. Where the nature of established development on adjacent parcels partially or fully provides the screening and buffering which otherwise would be required;
 - b. Where the density of the proposed development is less than that permitted by the zone; or
 - c. Where topographical or other site conditions provide natural screening and buffering.
 4. A reduction in landscaping/screening requirements may be approved by the director in conjunction with a joint landscape screening proposal submitted by adjacent landowners for their combined boundaries or for an integrated project located within two or more zones.
- C. Exterior Lighting. In all zones, artificial outdoor lighting shall be arranged so that light is directed away from adjoining properties and so that no more than one foot candle of illumination leaves the property boundaries.
- D. Screening of Equipment, Storage, and Refuse Areas.
1. All roof-mounted air conditioning or heating equipment, vents, ducts, or other equipment shall not be visible from any abutting lot, or any public street or right-of-way as feasible. This shall be accomplished through the use of parapet roof extensions, or screened in a manner which is architecturally integrated with the main structures;
 2. Locate service areas, outdoor storage areas and other intrusive site features away from neighboring properties to reduce conflicts with adjacent uses. Building materials for use on the same premises may be stored on the parcel during the time that a valid building permit is in effect for construction;
 3. Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with adopted public works standards and be of sufficient size to accommodate the trash generated. All receptacles shall be screened on three sides with fencing and/or landscaping as determined appropriate by the director;
- E. Access and Circulation.
1. Pedestrian access shall be accommodated on-site from the public right-of-way, and throughout the site to minimize potential conflicts between pedestrian and vehicular circulation. Pedestrian paths must correspond with state and local codes for barrier-free access. Projects should also integrate walkways into the site plan leading to transit stops within one thousand two hundred feet of the site and incorporate transit stops within the site plan design as appropriate;
 2. Developments shall be limited to one ingress/egress per three hundred lineal feet along a public arterial. Small parcels that provide less than two hundred fifty feet of road frontage shall be limited to one parking lot entrance lane and one exit lane. Access points may be required at greater intervals as directed by the director of public works as demonstrated through a traffic analysis. Developments shall attempt to share access with adjoining parcels to minimize access points and potential conflicts from vehicles entering and exiting onto traveled roadways, unless deemed not feasible due to natural constraints such as critical areas or topographical relief, or existing development that precludes the ability to share access. Developments shall attempt to minimize vehicular movement conflicts with public roadways by use of connected frontage lanes.
- F. Off-Street Parking. The development must comply with the off-street parking requirements prescribed by Chapter 17.490 of this title.

APPENDIX E: Title 17 Regulations

- G. Solid Waste. The development must comply with the guidelines set forth in the Kitsap County Comprehensive Solid Waste Plan.

17.420.035 Additional mixed use development standards.

- A. Total gross floor area devoted to residential uses in any mixed use development project shall not exceed eighty percent of the proposed gross floor area.
- B. Total gross floor area dedicated to commercial uses in any mixed use development shall not exceed fifty percent of the proposed gross floor area.
- C. If the mixed use development is phased, the development's commercial uses shall be constructed concurrent with or subsequent to the residential uses.
- D. Development standards for mixed use development may be modified or waived, as set forth in Chapter 17.430 and Title 21 of this code, provided the applicant can demonstrate that the modification or waiver request will result in a project that:
1. Fosters a development pattern focused on the public street;
 2. Provides for community spaces such as plazas, atriums or pocket parks;
 3. Provides for a compatible mix of multi-family housing and commercial businesses and services;
 4. Better meets the intent of the Comprehensive Plan;
 5. Provides for compatibility with surrounding uses and zones; and
 6. The commercial and residential components are constructed concurrently.
- E. The following development standards may be modified or waived consistent with the criteria outlined in subsection (D) of this section:
1. Screening requirements in Title 17, provided the modification or waiver complies with the provisions of Section 17.420.030(B);
 2. Landscaping requirements in Title 17, provided the modification or waiver complies with the provisions of Section 17.420.030(B);
 3. Parking layout, access and dimensional standards in Chapter 17.490, provided the modification or waiver results in a design that provides safe and efficient pedestrian and vehicular circulation;
 4. Minimum parking requirements in Chapter 17.490, provided the applicant demonstrates with a traffic and parking impact analysis that any adverse parking impacts resulting from the granting of the modification or waiver request are adequately mitigated;
 5. Lot coverage limitations in Chapter 17.420; provided, that this shall not apply in the Gorst UGA, which instead is subject to Section 17.400.080;
 6. Setback requirements in Chapter 17.420;
 7. Residential open space requirements in Title 17; and
 8. Height and density restrictions in this chapter, provided the modification or waiver is consistent with the recommendations of the fire marshal/fire district and results in a decrease in building coverage, an increase in public amenities, and/or a more creative or efficient use of land. The maximum height approved shall not exceed the heights listed in Section 17.420.110(A)(17). In the Gorst UGA, maximum height may only be earned through the incentives in Section 17.400.080.
- F. The criteria and provisions of this section supersede other variance, modification or waiver criteria and provisions contained in this title.

17.420.037 Single-family subdivision/development standards.

In addition to the provisions set forth elsewhere in this code, all single-family subdivisions, condominiums or residential developments of ten or more lots/units within urban growth areas must meet the following development standards:

- A. Sidewalk Requirements.
1. Sidewalks shall be required on both sides of all public or private streets meeting the criteria for classification as a principal or minor arterial, collector, local sub-collector or local minor roads as

APPENDIX E: Title 17 Regulations

- described by the Kitsap County Road Standards. Sidewalk design shall be developed consistent with the requirements of the Kitsap County Road Standards.
2. Sidewalks shall be required on a minimum of one side of all public or private streets meeting the criteria for classification as local road, cul-de-sac or very low volume local road as designated by the Kitsap County Road Standards or of similar traffic volume. Sidewalk design shall be developed consistent with the requirements of the Kitsap County Road Standards. The director may require sidewalks on both sides based upon site-specific conditions.
 3. Rolled-curb sidewalks are prohibited, except where the sidewalk is separated from the street by a bioswale, other water quality treatment facility or landscaping berm.
- B. Public Street and Street Connectivity Requirements. Dedicating or deeding property for right-of-way or a portion thereof to the county for public streets within, or along the boundaries of all single-family subdivisions or developments, shall be required as a condition of application approval where the county demonstrates all of the following:
1. Facts support that such dedication is reasonably necessary as a result of the impact created by the proposed development;
 2. Such dedication will result in mitigation of the impact in the reasonably foreseeable future;
 3. Connectivity to existing public right-of-way is feasible; and
 4. One or more of the following circumstances are met:
 - a. A county transportation plan indicates the necessity of a new or additional right-of-way or portion thereof for street purposes;
 - b. The dedication is necessary to provide additions of right-of-way to existing county right-of-way to meet county road standards;
 - c. The dedication is necessary to extend or to complete the existing or future neighborhood street pattern;
 - d. The dedication is necessary to comply with county road standards and Kitsap County transportation plans;
 - e. The dedication is necessary to provide a public transportation system that supports future development of abutting property consistent with the Kitsap County Comprehensive Plan or Kitsap County Zoning Code.
- C. Utility Connectivity Requirements. Dedication of easements for future public utility extensions to abutting or contiguous properties shall be required as a condition of application approval in cases where the county demonstrates the following:
1. Vacant or underutilized land abuts the proposed subdivision or development;
 2. The location is reasonable based upon the design needs for future utility infrastructure;
 3. The dedication may further the extension of utility infrastructure with the urban growth area; and
 4. The dedication furthers the goals and policies of the Comprehensive Plan.
- D. Landscaping Requirements.
1. A landscaped area will be provided at all entrances to the subdivision or development consistent with the landscaping standards of Chapter 17.500.
 2. Street trees consistent with Chapter 17.500 shall be provided along all streets with the road classification of principal or minor arterial, collector, or local sub-collector as determined by the Kitsap County Road Standards or of similar traffic volume. Street trees shall be located in the road right-of-way or the front yards of individual lots or units. Street trees located on individual lots may be installed before final plat approval or before the certificate of occupancy for individual building permits.
- E. Off-Street Parking.
1. Projects shall provide off-street parking consistent with the requirements of Chapter 17.490.
 2. All fractional parking spaces shall be rounded up to the nearest whole number.
 3. If the development includes set-aside parking areas, each area shall not include more than ten spaces each and shall be in locations throughout the development.

APPENDIX E: Title 17 Regulations

17.420.040 Interpretation of tables.

Development standards are listed down the left side of the tables and the zones are listed at the top. The table cells contain the minimum (Min) and, in some cases, maximum (Max) dimensional requirements of the zone. The small numbers (subscript) in a cell indicate additional requirements or detailed information. Those additional requirements can be found in the table footnotes in Section 17.420.110. A cell, marked with NA, indicates there are no specific requirements.

APPENDIX E: Title 17 Regulations

17.420.050 Tables.

There are four separate tables addressing the density, dimensions, and design standards as applied to the following general land use categories and zones:

- A. Rural, Resource, and Urban Residential Zones.
 - 1. Rural Residential (RR).
 - 2. Rural Protection (RP).
 - 3. Rural Wooded (RW).
 - 4. Forest Resource Lands (FRL).
 - 5. Mineral Resource Overlay (MRO).
 - 6. Urban Restricted (UR).
 - 7. Greenbelt (GB).
 - 8. Urban Low Residential (UL).
 - 9. Urban Cluster Residential (UCR).
 - 10. Urban Medium Residential (UM).
 - 11. Urban High Residential (UH).
- B. Commercial, Industrial, and Parks Zones.
 - 1. Urban Village Center (UVC).
 - 2. Neighborhood Commercial (NC).
 - 3. Commercial (C).
 - 4. Regional Center (RC).
 - 5. Low Intensity Commercial (LIC).
 - 6. Rural Commercial
 - 7. Business Park (BP).
 - 8. Business Center (BC).
 - 9. Industrial (IND).
 - 10. Rural Industrial (RI).
 - 11. Parks (P).
- C. Limited Areas of More Intensive Rural Development (LAMIRD).
 - 1. Keyport Village Commercial (KVC).
 - 2. Keyport Village Low Residential (KVLR).
 - 3. Keyport Village Residential (KVR).
 - 4. Manchester Village Commercial (MVC).
 - 5. Manchester Village Low Residential (MVLR).
 - 6. Manchester Village Residential (MVR).
 - 7. Port Gamble Rural Historic Town Commercial (RHTC).
 - 8. Port Gamble Rural Historic Town Residential (RHTR).
 - 9. Port Gamble Rural Historic Town Waterfront (RHTW).
 - 10. Suquamish Village Commercial (SVC).
 - 11. Suquamish Village Low Residential (SVLR).
 - 12. Suquamish Village Residential (SVR).
 - 13. Rural Employment Center (REC).
 - 14. Twelve Trees Employment Center (TTEC).

APPENDIX E: Title 17 Regulations

- D. Silverdale Regional Center and Design District Density and Dimension Table.
1. Old Town
 2. Bucklin Hill Center
 3. Clear Creek Village
 4. Kitsap Mall Center
 5. West Hill
 6. Northeast Business
 7. Waterfront

APPENDIX E: Title 17 Regulations



APPENDIX E: Title 17 Regulations

Table 17.420.050(A) Rural, Resource, and Urban Residential Zones Density and Dimensions Table.

Standard	Rural			Resource		Urban Low Density Residential				Urban Medium/High Density Residential	
	RR	RP	RW	FRL	MRO	UR (33)(53)	GB (33)(50)	UL (5)(33)	UCR (5)	UMI (5)	UH (33) (55)
Min. density (du/acre)	NA	NA	NA	NA	NA	1 (3)(18)	1 (3)(18)	5 (19)	5 (19)	10 (19)	19
Max. density (du/acre)	NA	NA	NA	NA	NA	5 (18)	4 (18)	9 (19)	9 (19)	18 (19)	30
Min. lot size (39)	5 acres	10 acres	20 acres	40 acres	20 acres (30)	5,800 sf	5,800 sf	2,400 s.f.	2,400 sf	None for multi-family; 2,400 s.f. for single-family	None
Max. lot size (39)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Min Lot width (feet)	140	140	140	140	60 (31)	60	60	40 (20)	40	0 for multi-family; 40 for single-family	60
Min Lot depth (feet)	140	140	140	140	NA	60	60	60	60	0 for multi-family; 60 for single-family	60
Max. height (feet) (40)	35 (2)	35 (2)	35 (2)	35 (1)	NA	35 (50)	35 (50)	35	35	35 (17)	35 (17)
Max. impervious surface coverage	NA	NA	NA	NA	NA	50% 55%	40%	NA	NA	85%	85%

APPENDIX E: Title 17 Regulations

Table 17.420.050(A) Rural, Resource, and Urban Residential Zones Density and Dimensions Table.

Standard	Rural			Resource			Urban Low Density Residential				Urban Medium/High Density Residential	
	RR	RP	RW	FRL	MRO	UR	GB	UL	UCR	UM	UH	
Max. lot coverage	NA	NA	NA	NA	NA	50% 55%	40%	NA	NA	85%	85%	
Setbacks (34) (38)												
Min. front (feet) (41)(42) (43)	50 (29)	50 (29)	50 (29)	50 (29)	NA	20 (29) 15 (54)	20 (29)	20 for garage or carport; 10 for habitable area (29)	10 for single-family, duplex & townhouse; 10 for multi-family adjacent or abutting residential, otherwise 0 (29)	Multi-family = 10 Single-family = 20 for garage or carport; 10 for habitable area (29)	20 (29)	
Max. front (feet)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Side (feet) (42)(43) (48)	20 feet; 5 feet for accessory structures (29)	20 feet; 5 feet for accessory structures (29)	20 (29)	20 (29)	NA	5 (29)	5 (29)	If on an alley, 10 feet for a garage or carport opening directly onto the alley or 5 feet in all other instances (29)	If on an alley, 10 feet for a garage or carport opening directly onto the alley or 5 feet in all other instances (28) (29)	5 If on an alley, 10 feet for a garage or carport opening directly onto the alley or 5 feet in all other instances (29)	5 (29)	

APPENDIX E: Title 17 Regulations

Table 17.420.050(A) Rural, Resource, and Urban Residential Zones Density and Dimensions Table.

Standard	Rural		Resource		Urban Low Density Residential			Urban Medium/High Density Residential			
	RR	RP	RW	FRL	MRO	UR (33)(53)	GB (33)(50)	UL (5)(33)	UCR (5)	UMI (5)	UH (33) (55)
Rear (feet) (42)(43) (48)	20 feet; 5 feet for accessory structures (29)	20 feet; 5 feet for accessory structures (29)	20 (29)	20 (29)	NA	10 (29) 15 (54)	10 (29)	10 If on an alley, 20 feet for a garage or carport opening directly onto the alley. (29)	5 If on an alley, 20 feet for a garage or carport opening directly onto the alley (28) (29)	10 If on an alley, 20 feet for a garage or carport opening directly onto the alley - (29)	10 (29)

APPENDIX E: Title 17 Regulations

Table 17.420.050(B) Commercial, Industrial, and Parks Zones Density and Dimensions Table.

Standard	Commercial							Industrial					Public Facilities	
	UVC (5)	NC (5)(33) (5)(25) (33)	CO (5)(25) (33)	RC (5)(25)(33)	LIC (51)	RCO (12)(64)	BC	BP	IND (5)(36)	RI	P	---		
Min. density (du/acre) (57)	10 (19)	10 (44)	10 (44)	10 (44)	10	None	NA	NA	NA	NA	NA	NA		
Max. density (du/acre)	18 (19)	30	30	30	20 base 30 max (53)	None	NA	NA	NA	NA	NA	NA		
Min. lot size (39)	NA	NA	NA	NA	NA	NA	NA	7 acres (49)	NA	NA	NA	NA		
Max. lot size (39)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
Min Lot width (feet)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
Min Lot depth (feet)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
Max. height (feet) (40)	45	35 (17)	35 (17)	35 (17)	25 base, 45 max (53)	35 (17)	35 (17)	35 (17)	35 (17)	35 (17)	35 (17)	35 (17)		
Max. impervious surface coverage	85%	85%	85%	85%	35% base, 50% max (53)	85%	50%	NA	85%	NA	85%	NA		

APPENDIX E: Title 17 Regulations

Table 17.420.050(B) Commercial, Industrial, and Parks Zones Density and Dimensions Table.

Standard	Commercial							Industrial				Public Facilities
	UVC (5)	NC (5)(33)	CO (5)(25) (33)	RC (5)(25)(33)	LIC (51)	RCO (12)(64)	BC	BP	IND (5)(36)	RI	P	
Max. lot coverage	Total gross floor area devoted to nonresidential use in any one structure shall not exceed 25,000 square feet.	NA	NA	See Table 17.420.050 D	35%	None	60% building coverage or as determined by master plan process	NA	60% lot coverage	NA	NA	
Setbacks (34) (38)												
Min. front (feet) (29) (41) (42) (43) (46) (48)	None	20	20		None	20 (26)	20 (23) (26)	20 (23) (26)	20 (27)	20 (26)	20, 0 (54)	
Max. front (feet) (41) (42) (43) (48)	NA	NA	NA		10 (52)	NA						
Side (feet) (29) (42) (43) (48)	None	10 (21)	10 (21)	See Table 17.420.050 D	0	20, 50 when abutting residential (26)	20 (23) (26)	20 (23) (26)	None (27)	20, 50 when abutting residential (26)	10	
Rear (feet) (29) (42) (43) (48)	None	10 (21)	10 (21)		15	20, 50 when abutting residential (26)	20 (23) (26)	20 (23) (26)	None (27)	20, 50 when abutting residential (26)	10, 0 (54)	

APPENDIX E: Title 17 Regulations

Table 17.420.050(C) Limited Areas of More Intensive Rural Development (LAMIRD) Density and Dimensions Table.

Standard	TYPE 1 LAMIRDS														TYPE 3 LAMIRDS			
	Keypoint Rural Village				Manchester Village				Port Gamble Rural Historic				Suquamish Village				REC	TTEC
	KVC	KVLR	KVR	MVC (47)	MVLR	MVR	RHTC	RHTR	RHTW	SVC	SVLR	SVR						
Min. density (du/acre)	NA	NA	NA	0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
Max. density (du/acre)	5	2 (45)	5	5 (15)	2 (15)	4 (15)	2.5	2.5 (7)	2.5	NA	2	2	NA	2	NA	NA		
Min. lot size (39)	NA	12,500 s.f.	4,000 s.f.	NA	21,780 s.f. (12)	10,890 s.f. (12)	None	3,500 s.f. (7)	NA	NA	4,500 s.f. (4) (11)	4,000 s.f. (4) (11)	NA	NA	NA	NA		
Max. lot size (39)	NA	NA	NA	NA	NA	NA	None	7,500 s.f. (7)	NA	NA	NA	NA	NA	NA	NA	NA		
Min Lot. width (feet)	30	80	40	NA	60 (12)	60 (12)	NA	NA	NA	NA	50 (4) (11)	40 (4) (11)	NA	NA	NA	NA		
Min Lot. depth (feet)	NA	80	80	NA	60 (12)	60 (12)	NA	NA	NA	NA	90 (4) (11)	75 (4) (11)	NA	NA	NA	NA		
Max. height (feet) (40)	35	35	35	28 (13)	35 (14)	35 (14)	35 (8)	30	35 (22)	35	30, Max of 2 habitable floors	30, Max of 2 habitable floors	35	35	35	35		

APPENDIX E: Title 17 Regulations

Table 17.420.050(C) Limited Areas of More Intensive Rural Development (LAMIRD) Density and Dimensions Table.

Standard	TYPE 1 LAMIRDS												TYPE 3 LAMIRDS	
	Keyport Rural Village			Manchester Village			Port Gamble Rural Historic			Suquamish Village			REC	TTEC
	KVC	KVLR	KVR	MVC (47)	MVLR	MVR	RHTC	RHTR	RHTW	SVC (6)	SVLR (6)	SVR (6)		
Max. impervious surface coverage	NA	50% for residential properties less than or equal to 0.50 acres 40% for residential properties greater than or equal to 0.51 acres	50% for residential properties less than or equal to 0.50 acres 40% for residential properties greater than or equal to 0.51 acres	50% for residential properties less than or equal to 0.50 acres 40% for residential properties greater than or equal to 0.51 acres (16)	50% for residential properties less than or equal to 0.50 acres 40% for residential properties greater than or equal to 0.51 acres (16)	50% for residential properties less than or equal to 0.50 acres 40% for residential properties greater than or equal to 0.51 acres (16)	NA	NA	NA	40% (6)	40% (6)	40% (6)	85%	85%
Max. lot coverage	NA	NA	NA	NA	NA	NA	50%	50% or 2,000 s.f. whichever ever is greater	50%	NA	NA	NA	NA	NA

APPENDIX E: Title 17 Regulations

Table 17.420.050(C) Limited Areas of More Intensive Rural Development (LAMIRD), Density and Dimensions Table.

TYPE 1 LAMIRDS													TYPE 3 LAMIRDS	
Standard	Keypoint Rural Village			Manchester Village			Port Gamble Rural Historic			Suquamish Village			REC	TTEC
	KVC	KVLR	KVR	MVC (47)	MVLR	MVR	RHTC	RHTR	RHTW	SVC	SVLR	SVR		
Setbacks (34) (38)														
Min. front (feet) (41) (42) (43) (48)	NA	10, 20 for garage	10, 5 for porch, 20 feet for garage (46)	NA	20	20	None	20 (9)	None	10 (11)	20 (11)	20 (11)	20	20
Max. front (feet)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Side (feet) (42) (43) (48)	NA	5	5	NA	5	5	Per Title 14	5 (10)	Per Title 14	0 (11) (21)	5 (11)	5 (11)	10 (21)	10 (21)
Rear (feet) (42) (43) (48)	NA	5	5	NA	5	5	Per Title 14	5 (10)	Per Title 14	10 (11) (21)	5 (11)	5 (11)	10 (21)	10 (21)

APPENDIX E: Title 17 Regulations

Table 17.420.050D Silverdale Regional Center and Design District Density and Dimension Table.

Standard	Old Town	Bucklin Hill Center	Clear Creek Village	Kitsap Mall Center	West Hill	Northeast Business	Waterfront
Min. density (du/acre) (57)	10	10	10	10	UH: 19 RC: 10	10	10
Max. density (du/acre) (56)	30/60	30/60	30/60	30/60	UH: 30/60 RC: 30/60	30/60	30/60
Min. height (feet)	n/a	35' fronting Silverdale Way	35' fronting Silverdale Way	35' fronting Silverdale Way	35' fronting Silverdale Way	35'	n/a
Max. height (feet) (33) (40)(56)	35/45 ft	55 ft / 85 ft	55 ft / 85 ft	55 ft / 85 ft	UH: 55 ft / 85 ft RC: 55 ft / 85 ft	65 ft / 125 ft	55 ft / 85 ft
Max. impervious surface coverage	85%	85%	85%	85%	UH: 85% RC: NA	85%	85%
Max. lot coverage	NA	NA	NA	NA	NA	NA	NA
Setbacks (34) (38)							
Min. front (feet)	20	20 ft	20 ft	20 ft	UH: 20 ft RC: 20 ft	20 ft	20 ft
Max. front (feet) (29)(41)(42) (43)(45)	NA	NA	NA	NA	NA	NA	NA
Side (feet) (29)(42)(43) (45)(48)	10 ft	10 ft	10 ft	10 ft	UH: 5 ft RC: 10 ft	10 ft	10 ft
Rear (feet) (29)(42)(43) (48)	10 ft	10 ft	10 ft	10 ft	UH: 5 ft RC: 10 ft	10 ft	10 ft

APPENDIX E: Title 17 Regulations

APPENDIX E: Title 17 Regulations

17.420.060 Footnotes for tables.

- A. Where noted on the preceding tables, the following additional provisions apply:
1. Except for those buildings directly associated with timber production and harvest.
 2. Except for silos and other uninhabited agricultural buildings.
 3. Properties within the urban restricted (UR) zone and Greenbelt (GB) may subdivide at densities below the minimum required for the zone under the following circumstances:
 - a. The reduced density provides a greater protection for critical areas or environmentally sensitive areas; and
 - b. The intent of the short subdivision or subdivision is to keep the property in the ownership of the immediate family members.
 4. If a single lot of record, legally created as of April 19, 1999, is smaller in total square footage than that required under this chapter, or if the dimensions of the lot are less than required, said lot may be occupied by any reasonable use allowed within the zone subject to all other requirements of this chapter. If there are contiguous lots of record held in common ownership, each of the lots legally created as of April 19, 1999, and one or more of the lots is smaller in total square footage than required by this chapter, or the dimensions of one or more of them are less than required, said lots shall be combined to meet the minimum lot requirements for size and dimensions.
 5. The Design Standards for the Community of Kingston sets forth policies and regulations for properties within the downtown area of Kingston. All development within this area must be consistent with these standards. A copy of the Design Standards for the Community of Kingston may be referred to on the Kitsap County web page or at the department of community development front counter.
 6. Building replacements and remodels shall not create in excess of a total of forty percent impervious surface for lot area or more than the total existing impervious surface area, whichever is greater.
 7. Excess area from acreage used to support proposed densities but not devoted to residential lots and public improvements such as streets and alleys shall be permanently dedicated and reserved for community open space, park land, and similar uses. For developments proposing densities no greater than one dwelling unit per five acres, the minimum and maximum lot sizes shall not apply, except that existing dwelling units shall be allocated lot area between three thousand five hundred and seven thousand five hundred square feet. New proposals may then proceed using the five-acre lot requirements of Section 17.130.030 for the rural residential (RR) zone.
 8. Hotels may be developed with four above-ground floors and up to a height not exceeding fifty feet with approval of the fire marshal and relevant fire district.
 9. May be reduced to ten feet for residential uses through the administrative conditional use or PBD process.
 10. Uses allowed through the conditional use process shall provide minimum side setbacks of ten feet and minimum rear setbacks of twenty feet.
 11. Any newly created lot within the Suquamish Rural Village shall be subject to Chapter 16.48 of this code, Short Subdivisions, and must meet the lot requirements below:
 - a. Lot Requirements.
 - i. Minimum lot size: twenty-one thousand seven hundred eighty square feet.
 - ii. Minimum lot width: one hundred feet.
 - iii. Minimum lot depth: one hundred feet.
 - b. Setbacks.
 - i. Front: twenty feet.
 - ii. Side: five feet.
 - iii. Rear: five feet.
 12. Nonconforming Lots.

APPENDIX E: Title 17 Regulations

- a. **Nonconforming Lots in Single Ownership.** If a single lot of record, legally created before the adoption of the Manchester Community Plan, is less than eight thousand seven hundred twelve square feet in size or does not meet the dimensional requirements of its zone, the lot may be occupied by any use allowed within the zone subject to all other requirements of this chapter.
 - b. **Nonconforming Lots in Common Ownership.** Contiguous lots of record held in common ownership, each lot legally created before adoption of the Manchester Community Plan, must be combined to meet the minimum lot requirements of its zone if one or more of the lots are less than eight thousand seven hundred twelve square feet in size or does not meet the dimensional requirements of its zone and, at the time of adoption of the Manchester Community Plan (March 18, 2002), either (i) a residential structure encumbered more than one of the contiguous lots or (ii) two or more of the contiguous lots were vacant. If one or more of the lots is sold or otherwise removed from common ownership after the adoption of the Manchester Community Plan, it will not be considered to meet the minimum lot requirements for non-conforming lots in single ownership. Property with two contiguous lots legally created before adoption of the Manchester Community Plan with a residential structure entirely on one lot may develop the second lot consistent with applicable zoning.
13. Residential structures within the MVC zone may not exceed twenty-eight feet.
 14. Within the view protection overlay, the maximum height for buildings and new vegetation shall be twenty-eight feet. Height shall be measured from the average elevation of the property's buildable area to the structure's highest point. Kitsap County will not enforce vegetation height standards. Buildable area is considered all portions of the property except wetlands and/or geologically hazardous areas. Properties within the view protection overlay zone may build or have new vegetation as high as thirty-five feet under the following circumstances:
 - a. There is no existing view of downtown Seattle, the Cascade Mountains, Mt. Rainier or the Puget Sound from the subject property or any adjacent property; or
 - b. The owners of all adjacent properties approve the building height prior to building permit issuance; or
 - c. It can be explicitly shown that the structure will not cause the blockage of existing views from any of the adjacent properties.
 15. Clustering residential development is encouraged in all development. When clustering development, if a property owner designates forty percent of the gross acreage as naturally vegetated open space, he or she may create one additional lot for every five lots clustered. The additional lot may not reduce the naturally vegetated open space to an amount less than forty percent of the gross acreage of the development.
 16. All properties within the Manchester Village must also meet the requirements of the Storm Water Management Ordinance, Chapters 12.04 through 12.32 of this code. The use of pervious materials and other new technologies may be used in the construction of these areas and structures to reduce the impervious surface calculation.
 17. A greater height may be allowed as set forth below and in accordance with the procedures in Title 21 of this code. Such approval must be consistent with the recommendations of the fire marshal/fire district and compatible with surrounding uses and zones. Such approval shall result in a decrease in building coverage, an increase in public amenities, and/or a more creative or efficient use of land. The maximum building height approved by the director shall not exceed:
 - a. In the UM, NC, and P zones: forty-five feet.
 - b. In the UH and C zones: sixty-five feet.
 - c. In the BP, BC, and IND zones: fifty feet.
 - d. Height and density requirements for Urban High and Regional Center reflected in Table 17.420.050D Silverdale Regional Center and Design District Density and Dimension Table,
 18. The minimum and maximum densities within the range are based upon the net acreage of the property(s) after the removal of critical areas. In determining a development proposal's actual

APPENDIX E: Title 17 Regulations

density within the range, the features of the subject parcel including on-site or adjacent wetlands, streams or steep slopes shall be considered first.

19. RESERVED.
20. RESERVED.
21. Twenty feet when abutting a residential zone.
22. Maximum height shall be thirty feet when located within the two-hundred-foot shoreline area.
23. The minimum site setback shall be seventy-five feet for any yard abutting a residential zone, unless, based upon a site-specific determination, berming and landscaping approved by the director is provided that will effectively screen and buffer the business park activities from the residential zone that it abuts; in which case, the minimum site setback may be reduced to less than seventy-five feet but no less than twenty-five feet. In all other cases, minimum site setbacks shall be twenty feet.
24. An individual structure intended for future mixed commercial and residential uses may initially be used exclusively for residential use if designed and constructed for eventual conversion to mixed commercial and residential use once the Urban Village Center matures.
25. RESERVED.
26. No service road, spur track, or hard stand shall be permitted within required yard areas that abut a residential zone.
27. As approved by the director, wherever an industrial zone abuts a residential zone, a fifty-foot screening buffer area shall be provided. This screening buffer is intended to reduce impacts to abutting residential uses such as noise, light, odors, dust and structure bulk. No structures, open storage, or parking shall be allowed within this area. The director shall only approve screening buffers that improve the compatibility between the proposed use and the residential zone. The director may reduce this buffer to a minimum of twenty-five-foot width only when based upon a site-specific determination that topography, berming or other screening features will effectively screen industrial activities from the residential zone. Conversely, based upon a similar site-specific determination, the director may increase the buffer width from fifty feet to ensure adequate buffering and compatibility between uses.
28. Unless part of an approved zero-lot line development.
29. One-hundred-foot setback required for single-family buildings abutting FRL or RW zones.
30. No minimum lot size if property is used only for extraction.
31. Three hundred thirty feet if activity includes any uses in Section 17.470.020.
32. Existing lots developed with existing single-family residences are permitted to be maintained, renovated and structurally altered. Additions to existing residential structures in order to provide commercial uses are also permitted regardless of density.
33. Except for the height and density requirements reflected in Table 17.420.050D Regional Center and Design District Density and Dimension Table, all development within the Silverdale Design District boundaries must be consistent with the Silverdale Design Standards.
34. Development abutting a street for which a standard has been established by the Kitsap County Arterial Plan shall provide a special setback from the centerline of said street or a distance adequate to accommodate one-half of the right-of-way standard established by the arterial plans for the street. The building setback required by the underlying zone shall be in addition to the special setback and shall be measured from the edge of the special setback line. The special setback area shall be treated as additional required yard area and reserved for future street widening purposes.
35. RESERVED.
36. For standards applicable to master planned industrial developments and approved industrial parks, see Sections 17.320.090 and 17.330.090.
37. Adjacent to airports, the director may impose height restrictions and/or other land use controls, as deemed essential to prevent the establishment of air space obstructions in air approaches to

APPENDIX E: Title 17 Regulations

protect the public health, safety and welfare consistent with Federal Aviation Regulations (FAR) Part 77.

38. Cornices, canopies, eaves, belt courses, sills or other similar architectural features, or fireplaces may extend up to twenty-four inches into any required yard area.
39. Unless otherwise stated in this title, if a lot of record which was legally created as of May 10, 1999, is smaller in total square footage than that required within the zone, or if the dimensions of the lot are less than that required within the zone, said lot may be occupied by any use allowed within that zone subject to all other requirements of the zone. Unless specifically stated within this title, where two or more contiguous lots which are nonconforming to the lot size or dimensions of the zone and are held in common ownership, said lots shall be considered separate legal nonconforming lots and each may be occupied by any use permitted within the zone subject to all other requirements of the zone. If a lot of record was lawfully occupied by two or more single-family residences (excluding accessory dwellings) as of May 10, 1999, the owner of such a lot may apply for a short plat approval in order to permit the segregated sale of such residences, even though some or all of the resulting new lots will have lot areas or dimensions less than required for the zone in which they are located. All Special provisions of the Short Subdivisions Ordinance (Chapter 16.48 of this code) shall apply to the application.
40. Height limitations set forth elsewhere in this title shall not apply to the following: barns, silos, or other farm buildings and structures, provided they are not less than fifty feet from every lot line; chimneys, spires on places of worship, belfries, cupolas, domes, smokestacks, flagpoles, grain elevators, cooling towers, solar energy systems, monuments, fire house towers, masts, aerials, elevator shafts, and other similar projections, and outdoor theater screens, provided said screens contain no advertising matter other than the name of the theater. The proponent seeking exception to the height limitation shall certify that the object being considered under this provision will not shade an existing solar energy system which, by the determination of the director, contributes substantially to the space or water-heating requirements of a building.
41. The following exceptions apply to front yard requirements for dwellings:
 - a. If there are dwellings on both abutting lots with front yards less than the required depth for the zone, the front yard for the lot need not exceed the average front yard of the abutting dwellings.
 - b. If there is a dwelling on one abutting lot with a front yard less than the required depth for the zone, the front yard need not exceed a depth of half-way between the depth of the front yard on the abutting lot and the required front yard depth.
 - c. If a modification to the front-yard requirement is necessary in order to site dwellings in a manner that maximizes solar access, the director may modify the requirement.
 - d. On lots with multiple front yards, the front yard setback(s) in which the lot does not receive access may be modified by the director. Based upon topography, critical areas or other site constraints, the director may reduce these front yard setbacks to a minimum of twenty feet for properties requiring fifty feet and ten feet for properties requiring twenty feet. The director may not modify front yard setbacks from county arterials or collectors. Such reductions shall not have an adverse impact to surrounding properties.
42. The following exceptions apply to historic lots:
 - a. Building setback lines that do not meet the requirements of this title but were legally established prior to the adoption of this title shall be considered the building line for alterations, remodels, and accessory structures on the lot or parcel; providing, that no structure or portion of such addition may further project beyond the established building line.
 - b. Any single-family residential lot of record as defined in Chapter 17.110 that has a smaller width or lot depth than that required by this title, or is less than one acre, may use that residential zoning classification that most closely corresponds to the dimension or dimensions of the lot of record, for the purpose of establishing setbacks from the property lines.
43. Any structure otherwise permitted under this section may be placed on a lot or parcel within a required yard area if the director finds that such a location is necessary because existing sewer

APPENDIX E: Title 17 Regulations

- systems or roadways make compliance with the yard-area requirements of this title impossible without substantial changes to the site.
44. Outside of the Silverdale Sub-Area, densities required only with mixed use development.
 45. Density in the KVLR zone may be increased to three units per acre through a performance-based development (PBD) process pursuant to the regulations cited in Section 17.360 A.090(B).
 46. Front porch must meet following requirements to qualify for five-foot front setback:
 - a. Porch shall be forty percent open on each of two sides; no enclosed porches.
 - b. Minimum porch dimensions shall be four feet by six feet, or twenty-four square feet.
 - c. Porches shall not be less than four feet in width.
 47. The 2007 Manchester Community Plan, Appendix A – Manchester Design Standards sets forth policies and regulations for properties within the Manchester Village commercial district (MVC). All developments within the MVC district must be consistent with these standards.
 48. Cornices, canopies, eaves, belt courses, sills, bay windows, fireplaces or other similar cantilevered features may extend up to twenty-four inches into any required yard area. In no case shall a habitable area be considered for encroachment into a required yard through any land use process. Additionally, fire escapes, open-uncovered porches, balconies, landing places or outside stairways may extend up to twenty-four inches into any required side or rear yards, and shall not extend more than six feet into any required front yard. This is not to be construed as prohibiting open porches or stoops not exceeding eighteen inches in height, and not closer than twenty-four inches to any lot line.
 49. Minimum project size applies to the initial land use application for the property such as master plan, PBD or other mechanism. Subsequent subdivision through platting or binding site plan consistent with scope and conditions of the land use approval is not required to meet this minimum size.
 50. New or remodeled structures within the Illahee View Protection Overlay Zone may not exceed twenty-eight feet. Kitsap County will not enforce vegetation height standards.
 51. RESERVED.
 52. No motor vehicle parking allowed within the front yard setback. See also Section 17.400.060 regarding conditions under which maximum setbacks may increase, as well as parking location standards.
 53. Within the Gorst urban growth area, impervious surface coverage, and height may be increased to the maximum listed in the density and dimensions table through compliance with the incentive program described in Section 17.400.080(B).
 54. Standard listed applicable to Gorst UGA only.
 55. Parcels located within the Silverdale Regional Center shall refer to the design standards identified in Table 17.420.090 Silverdale Regional Center and Design District Density and Dimension Table.
 56. Height and density may be increased through Chapter 17.450 Performance Based Development or if a project qualifies as mixed use development and meets modification or waiver request criteria as identified in 17.420.035 'Additional mixed use development standards'.
 57. Mixed use projects are not required to meet the minimum density requirements.

APPENDIX E: Title 17 Regulations

Chapter 17.430 LAND USE REVIEW	(Formerly Chapter 17.400)
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Sections:

17.430.010 Purpose.

17.430.020 Code compliance review.

17.430.030 Review authority.

17.430.040 Appeals.

17.430.050 Minimum application requirements.

17.430.010 Purpose.

Land use review is intended to provide for the assurance of responsible development consistent with the Comprehensive Plan and the requirements of Kitsap County Code. Land use review will ensure that project permit applications are handled in a predictable, efficient and consistent manner.

17.430.020 Code compliance review.

The department shall approve, approve with conditions, or deny permit applications based on compliance with this title and any other development condition affecting the proposal.

17.430.030 Review authority.

- A. Depending on the type of development, the proposal may be subject to various land use reviews. The type of land use review is dependent on the proposed development or use as set forth in Chapter 17.410 and this title.
- B. The proposal may also be subject to various project permit reviews as set forth in Title 21 of this code.

17.430.040 Appeals.

All appeals shall follow the procedures set forth in Title 21 of this code.

17.430.050 Minimum application requirements.

All applications shall be accompanied with fourteen copies or electronic copies (if authorized by state law) of complete site plans drawn to scale and produced in such a way as to clearly indicate compliance with all applicable requirements, and shall include the following:

- A. A vicinity map showing the location of the property and surrounding properties. A copy of the assessor's quarter section map may be used to identify the site;
- B. Dimensions and orientation of the parcel;
- C. Location of existing and proposed buildings and structures showing the intended use of each, and, if appropriate, the number of dwelling units;
- D. Drawings and dimensions of proposed buildings and structures;
- E. Location of walls and fences, indication of their height and construction materials;
- F. Existing and proposed topography at contour intervals of no more than five feet as stamped by a certified surveyor or engineer;
- G. Streets adjacent to, surrounding or intended to serve the property, curbcuts and internal pedestrian and vehicular traffic circulation routes;
- H. Existing and proposed exterior lighting;
- I. Location and size of exterior signs and outdoor advertising;
- J. Preliminary landscaping plan;
- K. Location and layout of off-street parking and loading facilities;
- L. Proposed location of utility, sewage and drainage facilities;
- M. Other architectural or engineering data which may be necessary to determine compliance with applicable regulations;
- N. Location of any critical areas and their associated buffer and/or setback requirements; and
- O. Other information as required.

APPENDIX E: Title 17 Regulations

Chapter 17.440 MASTER PLANNING**(Formerly Chapter 17.415)**

Sections:

- 17.440.010 Purpose.**
- 17.440.020 Minimum project size.**
- 17.440.030 Master plan – When required.**
- 17.440.032 Parties to master plan.**
- 17.440.040 Use of existing master plan.**
- 17.440.060 Sub-area conceptual development plan update.**
- 17.440.065 Master plan review process.**
- 17.440.070 Master plan components – General.**
- 17.440.075 Land use component of master plan.**
- 17.440.080 Storm water component of master plan.**
- 17.440.085 Storm water control standards.**
- 17.440.090 Sanitary sewer component of master plan.**
- 17.440.095 Sanitary sewer standards.**
- 17.440.100 Public water system component of master plan.**
- 17.440.105 Public water system standards.**
- 17.440.200 Transportation analysis component of master plan.**
- 17.440.205 Transportation service standards.**
- 17.440.300 Open space component of master plan.**
- 17.440.500 Environmental analysis component of master plan.**
- 17.440.505 Environmental standards.**
- 17.440.525 Environmental review.**
- 17.440.535 Economic development component of master plan.**
- 17.440.550 Third party review.**
- 17.440.625 Concurrent permit processing.**
- 17.440.650 Subdivision of areas subject to a master plan requirement.**
- 17.440.675 Decision criteria for master plan approval.**
- 17.440.700 Duration of master plan approval.**
- 17.440.750 Extensions of master plan approval.**
- 17.440.800 Amendment of master plans.**

17.440.010 Purpose.

The master plan is intended to provide means for planning and assessing sites for a wide range of activities such as residential, commercial and industrial. Such plans are to be based on a larger area to provide a more comprehensive view of the proposed uses and their impacts on surrounding properties. Projects are encouraged to use innovative development techniques to maximize open space and trail systems, enhance environmental protection and minimize impervious surface and stormwater runoff. Development of master plans is also intended to ensure the availability of adequate capital facilities and infrastructure to support these uses and to the adequate protection of environmental resources located in these areas.

17.440.020 Minimum project size.

The minimum project size for master plans is forty gross acres.

17.440.030 Master plan – When required.

The development of a master plan is optional. The director may either increase or decrease the area that will be included in the master plan in order to maximize the efficiency of the process and assure coordination with areas that may be affected by the proposed new developments.

APPENDIX E: Title 17 Regulations

17.440.032 Parties to master plan.

The parties to the master plan must include all legal owners of the subject properties. These master plans may include the properties of non-participants in the master plan development process.

17.440.040 Use of existing master plan.

Development in zones requiring or allowing master planning may use an existing master plan under the following circumstances:

- A. The property has a previously approved master plan, which the director determines to be sufficient to permit review of the potential impacts of the development and identification of necessary mitigation measures; or
- B. An existing master plan prepared for other properties in the vicinity of a development site, which addresses some, but not all, of the substantive issues set forth in the sub-area plan may be supplemented by an addendum, which addresses only those issues not previously analyzed. Such an addendum and the initial master plan must be reviewed by the director pursuant to the procedures set forth in this chapter for review and approval of a master plan.

17.440.060 Sub-area conceptual development plan update

The county may use these approved master plans as an inventory, planning and/or economic development tool to update existing sub-area plans or the Comprehensive Plan. Final approved master plans, including infrastructure and other master plan elements, must be submitted in a data format compatible with ongoing update requirements.

17.440.065 Master plan review process.

A proposed master plan shall be processed as a Type III development application under Section 21.04.080 of this code, which will include the following process:

- A. An application for master plan and a SEPA checklist shall be submitted to the department.
- B. A master plan scoping conference will be held between the department and the applicants to identify the required components of the master plan; to determine the assumptions and standards to be applied in the plan; and to identify existing information and analyses which may be used in the master plan process together with any site-specific issues of concern. The applicant will provide preliminary project information to the extent required to complete the scoping process.
- C. Within thirty days of the scoping conference, a written Master Plan Scoping Summary Notice will be mailed to the applicant. This notice will include a summary of overall scoping conclusions and a review of elements necessary for an application for a master plan and will direct the applicant to proceed with development of the master plan. The Master Plan Scoping Summary Notice will also describe the level of environmental review needed for the master plan, which may include a SEPA threshold determination. Upon receipt of the Master Plan Scoping Summary Notice, the applicant will return a signed copy to the department of community development.
- D. The applicant shall be responsible for all analysis and planning involved in the preparation of a completed master plan. Upon completion of the master plan, the applicant shall submit an application for master plan approval. Within forty-five days of such application, and in order to ensure that all master plan requirements have been addressed, the department will issue a notice, using the procedure described in Section 21.04.050 of this code, declaring the master plan application to be complete or incomplete.
- E. Upon determination that the master plan application is complete and ready for review, the department shall complete a technical review of the master plan and will act on the application in accordance with the procedures and time lines of Section 21.04.080 of this code for a Type III application. Approval of a master plan shall be subject to the appeal procedures set forth for such Type III decisions in Section 21.04.120 of this code.
- F. Following approval of a master plan, development activity pursuant to each master plan shall be reviewed and approved subject to Kitsap County site development, building, and related permits only. No additional land use permitting will be required, provided such development is consistent with the approved master plan.

APPENDIX E: Title 17 Regulations

17.440.070 Master plan components – General.

During the pre-application stages of the master planning process, the director of the Kitsap County department of community development shall determine the extent and adequacy of the analyses to be included in the master plan. These required elements will result in a Master Plan Scoping Summary Notice. The purpose of this approach is to allow the director and the applicant to tailor the extent of the submittals to the actual and unique circumstances of the proposed development seeking master plan approval. A master plan prepared for purposes of this section shall address the following issues to the extent required by the Master Plan Scoping Summary Notice:

- A. Land use;
- B. Storm water controls, including both quantity and water quality;
- C. Sanitary sewer service;
- D. Public water service;
- E. Public street and transportation facilities;
- F. Open space facilities;
- G. Environmental protection and resources;
- H. Other infrastructure/utility requirements, which the director determines, based on review under the State Environmental Policy Act, should be analyzed in a master plan in order to assure that such facilities are available to serve the proposed development in a timely manner and that such facilities are designed and developed in a manner which is coordinated with the infrastructure needs of other properties in the area.

17.440.075 Land use component of master plan.

Based on elements required in the approved Master Plan Scoping Summary Notice, a master plan shall include a description and site plan consistent with the underlying zone(s) and other requirements of Title 17. The submittal must include the location within the master plan area of all proposed residential densities and housing types, commercial developments and/or industrial/business center uses.

17.440.080 Storm water component of master plan.

Based on elements required in the approved Master Plan Scoping Summary Notice, a master plan shall include a storm water analysis meeting the requirements of Title 12 of this code (the Kitsap County Storm Water Management Ordinance) and the following criteria:

- A. Based on the approved Master Plan Scoping Summary Notice, the storm water analysis shall be based on an approved hydrologic model, as determined by the most recent version of the Kitsap County Storm Water Manual.
- B. The storm water analysis shall provide a comprehensive analysis of existing and proposed surface water quantity and quality conditions for all sub-basins in which any portion of the development site is located as well as upstream basins which contribute flow to any portion of the development site and downstream basins which receive flows from any portion of the development site. The director may waive the requirement for analysis in any sub-basin in which the proposed development will not create the need for storm water facilities. Downstream analysis shall extend to an acceptable receiving body of water.
- C. The storm water analysis shall assume full build-out of the sub-basins, including upstream and downstream basins, at levels of development permitted by applicable county regulations in effect at the time of master plan preparation.
- D. At a minimum, specific technical elements of the storm water analysis shall include:
 1. A conceptual or preliminary plan of the proposed drainage collection and flow control systems, based upon accurate topographic mapping and geologic data.
 2. All assumptions, parameters, and input data used in the hydrologic model.
 3. Hydrologic performance data (stage, storage, discharge) for all elements of the hydrologic system, whether existing or proposed.
 4. Flow data for all existing and proposed conveyance facilities, including swales, streams, pipes, and ditches which will support the proposed system.

APPENDIX E: Title 17 Regulations

5. Floodplain analysis identifying flows, velocities, and extent of flooding for the existing and proposed conditions, including backwater or tailwater analysis as appropriate.
6. Erosion analysis of on-site and downstream open-drainage systems, identifying flows, velocities, areas of existing and future deposition and channel erosion, and characterization of sediment.
7. Geotechnical analysis of the site and proposed improvements which addresses soils and slope stability for proposed lakes/ponds, road alignments, channel/ravine conditions, building setbacks from steep slopes, vegetation preservation and controls, existing and proposed drainage facilities, and downstream system stability.
8. Method and conceptual design for maintaining existing flow regimes in any swales/ravines that may be altered by the development.
9. Method, conceptual design, and location of water quality compensating facilities that may be necessary to replace naturally occurring biofiltration functions of site vegetation.
10. Description of maintenance design features and provisions that will ensure reliable and long-term facility operation.
11. A construction-phasing plan that will ensure storm water/erosion control during development of individual sub-basins.
12. Mapping must be of adequate scale and detail for accurate definition and location of all system elements, both on-site and off-site, and must provide support for hydrologic model characterization.

17.440.085 Storm water control standards.

- A. Design Standards. Storm water control facilities, including both flow control and water quality systems, shall be designed in accordance with and shall meet the standards of Title 19 of this code (the Kitsap County Critical Areas Ordinance) and Title 12 of this code (the Kitsap County Storm Water Management Ordinance).
- B. Reserve Areas. Any development subject to a master plan shall make provision for such reserved tracts, easements and/or rights-of-way as may be necessary to facilitate extension of storm water control facilities identified in the master plan to adjoining properties in the vicinity of the development.

17.440.090 Sanitary sewer service component of master plan.

Based on elements required in the approved Master Plan Scoping Summary Notice, a master plan shall include a sanitary sewer service analysis meeting the following criteria:

- A. The analysis shall include all drainage sub-basins in which any portion of the development site is located, provided the director may waive the requirement for analysis in any sub-basin in which the proposed development will not create the need for sanitary sewer service.
- B. The analysis shall identify the sanitary sewer service infrastructure needed to provide sewer service to all sub-basins affected by the proposed development, assuming full build-out of the sub-basins at levels of development permitted by the zoning in effect at the time of master plan preparation. This analysis shall include a capacity analysis of existing facilities and identify improvements and extensions needed to serve the affected sub-basins at full build-out, including transmission facilities, treatment facilities and related improvements.
- C. The sanitary sewer service analysis shall identify potential methods for funding the design and construction of the system improvements needed to serve the affected sub-basins at full build-out, including transmission facilities, treatment facilities and related improvements.
- D. The sanitary sewer service analysis may provide for phased implementation of the identified improvements, provided that no development subject to master planning requirements shall be approved until a commitment to provide that portion of the improvements identified by the sanitary sewer service analysis as necessary to serve the development site has been provided, including adequate provision for funding. No development subject to master plan requirements may be occupied until the sanitary sewer service facilities needed to provide service meeting applicable standards to the development site are completed and operational.

APPENDIX E: Title 17 Regulations

- E. No new permanent or interim on-site septic systems will be permitted in areas required to use the master planning process, except as expressly allowed by sub-area plans.

17.440.095 Sanitary sewer standards.

- A. Sanitary sewer facilities shall be designed in accordance with and shall meet the standards of Chapter 13.12 of this code, as applicable, and the standards for the design and construction of sanitary sewer systems adopted by the appropriate sewer system purveyor, the Kitsap County Comprehensive Sewer Plan, and the Washington State Departments of Health and Ecology in effect at the time the master plan is prepared.
- B. Any development subject to a master plan shall make provision for such reserved tracts, easements and/or rights-of-way as may be necessary to facilitate extension of sanitary sewer facilities identified in the master plan to adjoining properties in the vicinity of the development.

17.440.100 Public water system component of master plan.

Based on elements required in the Master Plan Scoping Summary Notice, a master plan shall include a public water system analysis meeting the following criteria:

- A. The analysis shall include all of the development site and all additional areas, as determined by the director, which would logically be served by a water system extended to serve the development site, provided the director may waive the requirement for analysis in any portion of the proposed development site that will not create the need for public water service.
- B. The analysis shall identify the public water service infrastructure needed to provide water service to all of the proposed development, assuming full build-out of site and other areas logically served by a water system extension to the development site, based on the levels of development that are permitted by the zoning in effect at the time of master plan preparation. This analysis shall include a capacity analysis of existing facilities and identify improvements and extensions needed to serve the affected areas at full build-out, including transmission facilities, storage facilities and related improvements.
- C. The public water service analysis shall identify any feasible alternatives for providing water service in the affected areas.
- D. The public water service analysis shall identify potential methods for funding the design and construction of the system improvements needed to serve the affected areas at full build-out, including transmission facilities, storage facilities and related improvements.
- E. The public water service analysis may provide for phased implementation of the identified improvements, provided that no development subject to master planning requirements shall be approved until a commitment to provide that portion of the improvements identified by the public water service analysis as necessary to serve the development site has been provided, including adequate provision for funding. No development subject to master plan requirements may commence combustible construction or be occupied until the public water service facilities needed to provide service meeting applicable standards to the development site are completed and operational.

17.440.105 Public water system standards.

- A. Public water system facilities, including transmission and storage systems, shall be designed and constructed in accordance with and shall meet the standards of Chapter 13.28 of this code, as applicable, and the standards for the design and construction of public water systems adopted by the water system purveyor, the adopted Coordinated Water System Plan, and the Washington State Departments of Health and Ecology in effect at the time the master plan is prepared.
- B. The water system or systems shall provide adequate potable water and adequate pressure to meet minimum fire flow standards as required under the applicable fire regulations and standards.
- C. Any development subject to a master plan shall make provision for such reserved tracts, easements and/or rights-of-way as may be necessary to facilitate extension of public water facilities identified in the master plan to adjoining properties in the vicinity of the development.

APPENDIX E: Title 17 Regulations

17.440.200 Transportation analysis component of master plan.

Based on elements required in the approved Master Plan Scoping Summary Notice, a master plan shall include a transportation analysis meeting the following criteria:

- A. The analysis shall include all Kitsap traffic analysis zones, as defined pursuant to subsection (19) of Section 20.04.020 of this code, in which any portion of the development site is located. The director of public works may waive the requirement for analysis of any area that will not be affected by the road system needed to serve the development site. The director of public works may also require analysis of arterials located outside the affected Kitsap County traffic analysis zones if the director determines that development in the master plan area may generate the need for traffic mitigation measures on such arterials. Washington State Department of transportation shall review transportation analyses for any area, which is likely to affect traffic on state highways.
- B. The analysis shall identify a multi-modal circulation and access plan identifying transportation infrastructure improvements, including changes to existing roads, new roads, transit service and non-motorized transportation facilities which are needed to provide transportation service to all of the proposed development, assuming full build-out of site and the Kitsap County traffic analysis zones in which any portion of the development site is located, based on the levels of development permitted. This analysis shall include a capacity analysis of existing facilities and identify improvements and extensions needed to serve the affected areas at full build-out. The transportation analysis shall identify a transportation demand management plan (TDMP) for the area and identify how the TDMP coordinates with other TDMPs in the vicinity of the development, commute trips made by single occupant vehicles and vehicle miles traveled (VMT) per employee. The following listing is intended to provide a broad list of potential TDM strategies for incorporation into the TDMPs.
 1. Provision of preferential parking for carpools and vanpools; bicycle parking facilities; changing areas/showers for employees who walk or bike to work;
 2. Provision of commuter ride matching services to facilitate employee ridesharing;
 3. Provision of subsidies for transit fares, carpooling and/or vanpooling;
 4. Alternate work schedules/flex time;
 5. On-site amenities such as cafeterias and restaurants, ATMs and other services that would eliminate the need for additional trips;
 6. Provision of a program of parking incentives such as a rebate for employees who do not use the parking facilities;
 7. Implementation of other measures designed to facilitate the use of high-occupancy vehicles such as on-site day care and emergency ride home service; and
 8. Employers or owners of worksites may form or utilize existing transportation management associations to assist members in developing and implementing transportation demand management plans.
- C. The transportation analysis shall identify any feasible alternatives for providing transportation service in the affected areas.
- D. The transportation analysis shall identify potential methods for funding the design and construction of the system improvements needed to serve the affected areas at full build-out.
- E. The transportation analysis may provide for phased implementation of the identified improvements, provided that no development subject to master planning requirements shall be approved until a commitment to provide developer improvements identified by the transportation analysis. All improvements shall meet the adopted concurrency standards of Kitsap County, as set forth in Chapter 20.04 of this code.
- F. The transportation analysis shall include appropriate trip generation analyses, trip distribution analyses, and level of service analyses. The director of public works shall require the applicant to use standard trip generation rates published by the Institute of Transportation Engineers or other documented information and surveys approved by the department. The director of public works may approve a reduction in generated vehicle trips based on additional information supplied by the applicant, including information related to commute trip reduction programs pursuant to Chapter 20.08 of this code. The calculation of vehicle trip reductions shall be based upon recognized technical

APPENDIX E: Title 17 Regulations

information and analytical process that represent current engineering practice. The director of public works shall have final approval of such data, information and technical procedures as are used to develop trip generation analyses, trip distribution analyses, and level of service analyses.

17.440.205 Transportation service standards.

Public transportation facilities, including road, transit and non-motorized vehicle systems, shall be designed and constructed in accordance with and shall meet the level of service standards set forth in the Kitsap County Comprehensive Plan, and all applicable standards for the design and construction of roads and streets for the agency or agencies with jurisdiction over the particular transportation improvement in effect at the time the master plan is prepared.

Any development subject to a master plan shall make provision for such reserved tracts, easements and/or rights-of-way as may be necessary to facilitate extension of transportation facilities identified in the master plan to adjoining properties in the vicinity of the development.

17.440.300 Open space component of master plan.

Based on elements required in the Master Plan Scoping Summary Notice, a master plan shall include an open space component meeting the following criteria:

- A. The master plan shall identify an interconnected system of passive open spaces, habitat areas and recreational trails accessible to the public and coordinated with and linked to adjacent regional trails. All proposed open spaces and trails shall be based on adopted standards and shall be consistent with and coordinated with adopted county park, open space and trail plans and with the Kitsap County Critical Areas Ordinance.
- B. Master plans shall provide for the construction and long-term maintenance of identified trails and open space, based on National Park and Recreation Association guidelines for accessibility. Construction and long-term maintenance of trails and open space may be achieved through dedication of conservation easements, or other public or private means.

17.440.500 Environmental analysis component of master plan.

Based on elements required in the Master Plan Scoping Summary Notice a master plan shall include an Environmental Analysis meeting the following criteria:

- A. The master plan shall identify existing conditions on the site, including the delineation of all critical areas, as defined in Title 19 of this code (Critical Areas), which are located in whole or in part in the master planning area for the proposed development.
- B. The master plan shall, to the extent as may be otherwise required by Chapter 19.700 of this code, include the following special reports:
 1. Wetland Report/Wetland Mitigation Plan;
 2. Habitat Management Plan, including wildlife corridor links and connections;
 3. Geotechnical Report/Geological Report; and
 4. Hydrogeological Report which addresses aquifer recharge area protection and includes analysis of groundwater quantity and quality, hydrologic continuity and impacts to stream flow in adjacent streams.
- C. The master plan shall identify all federal and state permits and approvals required for development of the site, including but not limited to NPDES permits, HPA approvals, and approvals required pursuant to the Endangered Species Act. To the extent that mitigation plans are required for such permits, conceptual plans for such mitigation shall be identified in the master plan, recognizing that final approval authority for such mitigation plans may rest with agencies other than Kitsap County.

17.440.505 Environmental standards.

Development within a master plan area shall comply with the substantive environmental standards identified in other regulations pertinent to the specific sub-area and Title 19 of this code (Critical Areas) in effect at the time a master plan is prepared.

APPENDIX E: Title 17 Regulations

17.440.525 Environmental Review.

Kitsap County staff shall make a SEPA determination at the earliest possible stage in the master plan review process. If at any time during the master plan review process, an Environmental Impact Statement is determined to be required, timelines and processes shall revert to those under Title 18 of this code. If an EIS is required, the development of the master plan may be completed concurrently with development of environmental documents.

17.440.535 Economic development component of master plan.

Based on elements required in the Master Plan Scoping Summary Notice, a master plan shall include an economic development component meeting the following criteria:

- A. Master plans shall strive to create developments in which fifty percent of jobs pay the average or higher than average annual covered wage for Kitsap County as defined and published by the Washington State Division of Employment Security, "Kitsap County Profile" or comparable publication by that entity. Master plans must include a wage calculation as follows:
 - 1. Plans shall identify, as far as possible, the anticipated land uses for the proposed development.
 - 2. Plans shall identify, as far as possible, the anticipated type and number of jobs which the proposed development is intended to accommodate.
- B. Technology Infrastructure. Master plans shall contain a plan for technology infrastructure to be constructed by the developer, according to adopted county technology regulations and the following criteria:
 - 1. The plan shall depict the type and siting of technology infrastructure serving planned and future development in the area. The plan shall include fiber optic or other high-speed data links or conduit for fiber optic or other high-speed data links to regional technology infrastructure and to other technology infrastructure within the master planned area.
 - 2. The plan shall demonstrate a provision for reserve capacity and/or potential for future expansion of technological capability. Upon adoption of regional technology guidelines, goals, policies and/or standards, these shall be consulted as to the suitability of the type of infrastructure to be installed and/or accommodated in the future.
- C. Design Standards. Master plans shall adhere to any design standards adopted as a requirement of the sub-area in which the development is located. No master plan shall be approved for a sub-area requiring design standards until design standards have been developed and approved in accordance with sub-area plan policies.

17.440.550 Third party review.

The director may require a third party review from a technical expert to provide information necessary to support the review of a master plan. The expert will be chosen from a list of pre-qualified experts prepared and kept current by an annual solicitation by the department. The applicant shall select the expert from a list of three names selected by the director from the larger pre-qualified list. The expert will be contracted to the county and report their findings to the director and the applicant. The cost of such report will be the responsibility of the applicant.

17.440.625 Concurrent permit processing.

In a zone wherein some uses require a conditional use permit, the master plan process provided by this chapter may be used in lieu of those processes. Proposed development must still meet the approval criteria required by Chapter 17.540 as well as those required by this section.

17.440.650 Subdivision of areas subject to a master plan requirement

Properties subject to master planning may not be subdivided pursuant to Title 16 of this code until a master plan has been approved. Property owners subject to master planning, who desire subdivision, may subdivide under Title 16 concurrently with a master plan approval process.

17.440.675 Decision criteria for master plan approval.

An application for a master plan permit may be approved or approved with modifications if all of the following requirements are met:

APPENDIX E: Title 17 Regulations

- A. The master plan is consistent with the goals and policies of the Comprehensive Plan and complies with all other applicable codes and policies of the county.
- B. The master plan demonstrates superior site design by incorporating the following:
 - 1. Provisions for public facilities and/or amenities.
 - 2. Clustering of development, as applicable.
 - 3. Innovative site design that complies with the development and design standards of the master plan and underlying zoning code.
 - 4. Preservation of critical areas, resource areas and natural features.
 - 5. Provision for a coordinated, comprehensive, interconnected and integrated system of parks, open spaces and recreational areas.
 - 6. Placement of structures, circulation systems and utilities that minimizes impervious surface and the alteration of the land and also responds to physical characteristics of the property.
 - 7. Site design that reduces dependency on automobiles by providing for pedestrian, bicycle and transit uses.
- C. Adequate public services are available, including water, sewer, roads, including access roads, fire and storm drainage. Approval of the master plan should not reduce existing public service levels for surrounding properties below acceptable levels without mitigation measures.
- D. If development under a master plan will be phased, each phase of a proposed development must contain adequate infrastructure, open space, recreational facilities, landscaping and all other conditions of the master plan to stand alone if no other subsequent phases are developed.
- E. The master plan sets forth the terms, conditions, covenants, and agreements regarding the intended development and terms, conditions, covenants, and agreements under which the property is bound.
- F. If no reasonable conditions or modifications can be imposed to ensure the application meets the criteria set forth above, then the application shall be denied.

17.440.700 Duration of master plan approval.

Section 21.04.110 of this code, Timelines and duration of approval, shall not apply to master plans approved under this chapter. Master plans approved pursuant to this chapter will be valid for a period of ten years from the date of approval.

17.440.750 Extensions of master plan approval.

Master plans approved under this chapter may be eligible for five-year extensions to be reviewed using the following process and criteria:

- A. A request for extension must be filed in writing with the director no later than sixty days prior to the expiration of the approval period;
- B. A request for extension will be processed as a Type II decision pursuant to Section 21.04.070 of this code;
- C. The applicant must demonstrate tangible progress toward completion of approved master planned project;
- D. The applicant must demonstrate that no significant changes in the technical components of the approved master plan are necessary to protect natural systems, or the public's health, safety and welfare; and
- E. The director may approve, approve with conditions or deny the timely request for extension.

17.440.800 Amendment of master plans.

Master plans may be amended or changed through a Type II application consistent with Section 21.04.070 of this code if the amendment meets the following criteria:

- A. The applicant must have approval of all parties to the existing master plan whose ownership portion of the master planned area would be physically changed by the proposed amendment;
- B. The amended master plan must conform to all requirements of this chapter;

APPENDIX E: Title 17 Regulations

- C. The applicant must demonstrate to the director that there are no significant changes in conditions, which would render approval of the amendment contrary to the public health, safety or general welfare; and
- D. The director shall approve the amendment if it conforms to the requirements of this chapter.

Chapter 17.450 PERFORMANCE BASED DEVELOPMENT	(Formerly Chapter 17.425)
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Sections:

17.450.010 Purpose.

17.450.020 Authority.

17.450.030 Uses permitted.

17.450.040 Standards and requirements – Residential.

17.450.045 Standards and requirements – Commercial, industrial, and institutional.

17.450.050 Decision findings.

17.450.060 Application.

17.450.070 Public hearing and notice.

17.450.100 Effect.

17.450.110 Revision of performance based development.

17.450.120 Revocation of permit.

17.450.130 Land use permit binder required.

17.450.010 Purpose.

To allow flexibility in design and creative site planning, while providing for the orderly development of the county. A performance based development (PBD) is to allow for the use of lot clustering in order to preserve open space, encourage the creation of suitable buffers between differing types of development, facilitate the residential densities allowed by the zone, provide for increased efficiency in the layout of the streets, utilities and other public improvements and to encourage the use of low-impact development techniques and other creative designs for the development of land.

Standard regulations that may be modified through the use of a PBD include:

- A. Lot size.
- B. Lot width and depth.
- C. Structure height (only within designated urban growth areas).
- D. Setbacks (front, side and rear yards).

Minimum and maximum densities and allowed uses authorized by the zone shall not be subject to modification through the use of a PBD.

17.450.020 Authority.

The hearing examiner shall have the authority to recommend approval, approval with conditions, disapproval, or revoke performance based developments, subject to the provisions of this section. Changes in use of site area, or alteration of structures or uses classified as residential and commercial performance based developments, and existing prior to the effective date of this title, shall conform to all regulations pertaining to performance based developments. An application for PBD shall be accompanied by an application for subdivision, when applicable.

17.450.030 Uses permitted.

Uses permitted in a PBD are those allowed in the underlying zone. The hearing examiner shall hold a public hearing and render a decision as set forth in Title 21 of this code.

17.450.040 Standards and requirements – Residential

- A. Access, Parking and Circulation.

APPENDIX E: Title 17 Regulations

1. **General.** The PBD shall have adequate pedestrian and vehicle access and parking commensurate with the location, size, density and intensity of the proposed development. Vehicle access shall not be unduly detrimental to adjacent areas and shall take into consideration the anticipated traffic which the development may generate.
 2. **Streets.** Provide adequate road access, connected road network, safe pedestrian access, and emergency vehicle access.
 3. **Parking.** The number of vehicular parking spaces shall be provided in accordance with Section 17.490.030. Vehicular parking may be provided either on street or off street within the PBD, provided the total number of available spaces is at least equal to the parking requirements specified in the parking and loading requirements.
 4. **Pedestrian Circulation.** Adequate pedestrian circulation facilities shall be provided. These facilities shall be durable, serviceable, safe, convenient to the buildings and separated by curb or other means from the vehicle traffic facilities.
- B. **Common Open Space.** No open area may be accepted as common open space within a performance based development, unless it meets the following requirements:
1. The location, shape, size, and character of the common open space is suitable for the performance based development, however in no case shall the common open space be less than fifteen percent of the gross acreage of the subject property(s). No area shall be calculated as common open space if less than five hundred square feet in size, except if the area provides a reasonable functional or aesthetic benefit to the residents of the PBD;
 2. The common open space is suitable for use as an amenity or recreational purpose, provided the use authorized is appropriate to the scale and character of the planned density, topography, and the number and type of dwellings provided;
 3. Common open space may be improved for its intended use. Common open space containing critical areas may be enhanced consistent with the requirements of Title 19, Critical Areas Ordinance. The buildings, structures, and improvements to be permitted in the common open space are those appropriate to the uses which are authorized for the common open space; and
 4. Land shown in the final development plan as common open space, and the landscaping and/or planting contained therein, shall be permanently maintained by and conveyed to one of the following:
 - a. An association of owners formed and continued for the purpose of maintaining the common open space. The association shall be created as an association of owners under the laws of the state of Washington and shall adopt articles of incorporation of association and bylaws. The association shall adopt, in a form acceptable to the prosecuting attorney, covenants and restrictions on the open space providing for the continuing care of the area. No common open space may be altered or put to a change in use in a way inconsistent with the final development plan unless the final development plan is first amended. No change of use or alteration shall be considered as a waiver of any covenants limiting the use of the common open space, and all rights to enhance these covenants against any use permitted are expressly reserved;
 - b. A public agency which agrees to maintain the common open space and any buildings, structures, or other improvements which have been placed on it; or
 - c. A private nonprofit conservation trust or similar entity with a demonstrated capability to carry out the necessary duties and approved by the county. Said entity shall have the authority and responsibility for the maintenance and protection of the common open space and all improvements located in the open space.
- C. **Recreational Open Space.** All residential PBDs within urban zones shall provide a developed recreational area that meets the following requirements:
1. A contiguous area that is a minimum of five percent of the gross acreage of the subject property(s) (excluding perimeter screening buffers, critical areas and critical area buffers). No area shall be calculated as recreational open space if less than five hundred square feet in size,

APPENDIX E: Title 17 Regulations

except if the area provides a reasonable functional or aesthetic benefit to the residents of the PBD. Said area shall meet the following additional requirements:

- a. Developed as an open grass field or a natural area (not inside perimeter buffers, critical areas or their buffers);
 - b. Owned in common and/or available for use by all residents of the PBD; and
 - c. A provision made by the covenants for perpetual maintenance.
2. A developed active recreation amenity(s) consistent with the number of units/lots contained within the PBD. Amenities shall be provided as follows:
 - a. Developments of zero to nineteen lots/units are not required to have such an amenity;
 - b. For developments with greater than nineteen lots or units, one amenity shall be provided for every twenty lots/units within the development. Required amenities shall be sized to accommodate three hundred ninety square feet per lot/unit;
 - c. Amenities shall be centrally located within the development in clearly visible areas on property suitable for such development. Amenities may be located in other areas of the development if directly linked with a regional trail system or other public park facility;
 - d. Based upon topographical or site design characteristics of the subject property(s), amenities may be combined (while continuing to meet the overall square footage requirements established above) if the combination provides for increased benefit to all residents of the PBD;
 - e. Amenities may be located within, and be calculated towards, the recreational open space area if contiguous;
 - f. An athletic field with a minimum size of one hundred twenty yards long and sixty yards wide or swimming pool shall count as two amenities;
 - g. An equestrian development or similar theme community may be provided in lieu of other amenities;
 - h. Owned in common and available for use by all residents of the PBD;
 - i. The active recreational amenity(s) shall be located on five percent grade or less, except if a greater grade is necessary for the activities common to the amenity, e.g., skate park, trails; and
 - j. Written provisions or agreement for perpetual maintenance by the homeowners' association or a public agency willing to assume ownership and maintenance.
 3. In rural zones, common open space shall be no less than fifty percent of the total site area. All open space, other than those areas needed for utilities or other infrastructure, shall be retained in native vegetation unless the PBD specifically provides for an alternative use. PBDs in rural zones shall be exempt from the requirements for contiguous developed recreation space as contained in subsection (C)(1) of this section, but shall be subject to the active recreational area requirements of subsection (C)(2) of this section.
 4. In order to promote creativity and innovation, these standards and criteria may be modified or substituted with other design concepts if so approved by the board of county commissioners.

17.450.045 Standards and requirements – Commercial, industrial and institutional.

A. Access, Parking and Circulation.

1. **General.** The PBD shall have adequate pedestrian and vehicle access and parking commensurate with the location, size, density and intensity of the proposed development. Vehicle access shall not be unduly detrimental to adjacent areas and shall take into consideration the anticipated traffic which the development may generate;
2. **Streets.** Provide adequate road access, connected road network, safe pedestrian access, and emergency vehicle access;
3. **Parking.** The number of vehicular parking spaces shall be provided in accordance with Section 17.490.030. Vehicular parking may be provided either on street or off street within the PBD,

APPENDIX E: Title 17 Regulations

provided the total number of available spaces is at least equal to the parking requirements specific in the parking and loading requirements; and

4. Pedestrian Circulation. Adequate pedestrian circulation facilities shall be provided. These facilities shall be durable, serviceable, safe, and convenient to the buildings and separated by curb or other means from the vehicle traffic facilities.
- B. Common Open Space.
1. Common open space shall be for public use and may include active or passive recreational uses such as trails or pathways, tot lots, plazas, patios or other amenities;
 2. Common open space shall be located in a manner suitable for the uses proposed;
 3. Each project shall contain a minimum of fifteen percent common open space based upon the gross acreage of the site; and
 4. No area shall be calculated as common open space if less than five hundred square feet in size, except if the area provides a reasonable functional or aesthetic benefit to the users of the PBD. Covered or internal open space areas may be used.
- C. Site Design.
1. The project design shall provide a more efficient use of land within the urban areas;
 2. Amenities intended for public use shall be coordinated with regional trail, park or other facility plans;
 3. Design shall provide innovations to decrease building footprint and other site disturbances; and
 4. Design shall include architectural features and other aesthetics to address site impacts.
- D. Structure Height.
1. The project shall include the use of topography and other site characteristics to minimize the impacts a proposed increase in height; and
 2. The increase in height shall minimize site disturbance necessary to accommodate the proposed use.

17.450.050 Decision findings.

In recommending approval of the preliminary development plans for a performance based development, conditionally or otherwise, the hearing examiner shall first make a finding that all of the following conditions exist:

- A. The design of the PBD meets the requirements of this section, other sections of the county code and the goals and policies of the Comprehensive Plan and the site is adequate in size and character to accommodate the proposed development;
- B. The design of the PBD is compatible with neighboring conforming land uses. An assessment of compatibility shall include, but not be limited to, the consideration of association with adjacent land uses and the proposed project's effects on existing views, traffic, blockage of sunlight, and noise production;
- C. If the development is phased, each phase of the proposed development shall meet the requirements of this chapter;
- D. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
- E. The proposed and/or existing public facilities and utilities are adequate to serve the project; and
- F. The establishment, maintenance, and/or conduct of the use for which the development plan review is sought will not, under the circumstances of the particular case, be detrimental to the health, safety or welfare of persons residing or working in a neighborhood of such use and will not, under the circumstances of the particular case, be detrimental to the public welfare, injurious to property or improvements in said neighborhood, or contrary to orderly development.
- G. Innovations and/or public benefits shall be commensurate with the code modifications proposed.

APPENDIX E: Title 17 Regulations

17.450.060 Application.

- A. In addition to all requirements of Chapter 17.410, an application for PBD shall contain the following:
1. Fourteen copies of the site plan, drawn to scale, showing the proposed layout;
 2. Three copies of the landscaping plan, drawn to scale, showing the location of landscaped areas;
 3. A written statement by the landowner or his agent setting forth the reasons why the performance based development would be in the public interest;
 4. Environmental checklist and, if required, environmental impact statement; and
 5. Other information as required in the pre-application meeting checklist and PBD application.
- B. The following information shall be submitted to the department for review of the final development plan to ensure compliance with conditions of preliminary approval. The director shall transmit his findings to the board of county commissioners who shall act on the final development plan:
1. Fourteen copies of the site plan, drawn to scale with dimensions, showing all required elements including but not limited to: the proposed layout of structures, off-street parking and loading areas, landscape areas, pedestrian walkways, driveways, ornamental lighting, screening, fences and walls;
 2. Three copies of the landscape plan, drawn to scale and dimension, depicting all required elements of Chapter 17.440. Also, other landscape features such as screening, fences, lighting and signing shall be indicated;
 3. Final engineering plans including grading contours, drainage systems, critical areas, and both on-site and off-site street improvements;
 4. A reduced eight-and-one-half-inch by eleven-inch print of the site plan and architectural drawings;
 5. Fourteen copies of architectural drawings or sketches, drawn to scale, including floor plans and elevations, indicating the types of materials and colors to be used may be required by the director or hearing examiner for review of performance based developments; and
 6. A schedule showing the proposed time and sequence within which the applications for final approval of all sections of the performance based development are intended to be filed.
- C. Following the approval of the preliminary development plan, the applicant shall file with the department a final development plan containing the information required in subsection (B) of this section in a time frame consistent with Title 21 of this code.

If the director finds evidence of a significant deviation from the preliminary development plan, the director shall advise the applicant to submit an application for amendment of the preliminary development plan. An amendment shall be considered in the same manner as an original application.

- D. In granting any final performance based development, the board may require adequate guarantees of compliance with the final development plan. Such guarantee may be a performance bond or other form of security in an amount sufficient to ensure compliance, and may provide that such security be reduced as stages of construction are completed. Alternatively, or in addition to the security, conditions may be imposed requiring other adequate assurances that the structures and improvements will be completed, subject to the review and approval as to form by the prosecuting attorney; or that the county may, in the event of the applicant's failure to comply, take steps necessary to ensure compliance, including performing the construction or maintenance itself, and levy a lien for all costs thereof against the property.

17.450.070 Public hearing and notice.

PBDs shall be considered by the hearing examiner. Public notice shall be given as provided for in Title 21 of this code.

17.450.100 Effect.

No building or other permit shall be issued until after the end of the period allowed to appeal the hearing examiner's decision. An appeal shall automatically stay the issuance of a building or other permit until such appeal has been heard and a decision rendered by the board of county commissioners.

APPENDIX E: Title 17 Regulations

17.450.110 Revision of performance based development.

- A. Revision of a performance based development or of conditions of permit approval is permitted as follows:
1. Minor revisions may be permitted by the department and shall be properly recorded in the official case file. No revision in points of vehicular access to the property shall be approved without prior written concurrence of the director of the department of public works. Minor revisions shall be processed as a Type I application; and
 2. Major revisions, including any requested change in permit conditions, shall be processed as a Type III application if the performance based development is in conjunction with a subdivision. All other major revisions shall be processed as a Type II application.
- B. Minor and major revisions are defined as follows:
1. A "minor" revision means any proposed change which does not involve substantial alteration of the character of the plan or previous approval; and
 2. A "major" revision means any expansion of the lot area covered by the permit or approval, or any proposed change that includes any one of the following:
 - a. Substantial relocation of buildings, parking or streets;
 - b. A reduction in any perimeter setback;
 - c. An increase in the residential density;
 - d. An increase in the gross floor area of a multi-family, commercial, industrial or commercial component of a project greater than ten percent;
 - e. Any relocation of the common open space which makes it less accessible or reduces the area greater than five percent;
 - f. Any change in the landscape buffers resulting in a reduction in width or density of planting between the development and adjoining properties;
 - g. Any substantial change in the points of access;
 - h. Any increase in structure height; or
 - i. An alteration in dwelling unit separation, e.g., attached or detached dwelling units.
 3. Any increase in vehicle trip generation shall be reviewed to determine whether the revision is major or minor. The traffic analysis shall be filed by the applicant at the same time as the request for revision. The traffic analysis will follow Traffic Impact Analysis guidelines as set forth in Chapter 20.04.

17.450.120 Revocation of permit.

Any revocation proceeding shall be conducted in accordance with Chapter 17.600.

17.450.130 Land use permit binder required.

The recipient of a PBD permit shall file a land use permit binder on a form provided by the department with the county auditor prior to initiation of any further site work; issuance of any development/construction permits by the county; or occupancy/use of the subject property or the building thereon for the use/activity authorized, whichever comes first. The binder shall serve both as an acknowledgment of and agreement to abide by the terms and conditions of the permit and as a notice to prospective purchasers of the existence of the permit.

APPENDIX E: Title 17 Regulations

Chapter 17.460
DEVELOPMENT REGULATIONS FOR PUBLIC SEWER SYSTEMS, COMMUNITY SEWAGE
DISPOSAL SYSTEMS AND LARGE ON-SITE SEWAGE SYSTEMS (Formerly Chapter 17.383)

Sections:

17.460.010 Applicability.

17.460.020 Public sewer connections in UGAs.

17.460.030 Community sewage disposal system or large on-site sewage disposal system located in rural areas.

17.460.010 Applicability.

This chapter applies to both urban and rural development. Additional wastewater requirements located in Kitsap County Code and other applicable local and state regulations shall also apply.

17.460.020 Public sewer connections in UGAs.

In accordance with Sections 13.12.020 and .025, Health District Ordinance 2008A-01 and WAC 246-272A-0025, all new development or existing development requiring a replacement on-site septic system that is located within an urban growth area must connect to public sewer if the property is within two hundred feet of an existing public sewer main that has adequate capacity for the development.

17.460.030 Community sewage disposal system or large on-site sewage disposal system located in rural areas.

The provisions in this section apply to all development located outside of urban growth areas (UGAs) and limited areas of more intensive rural development (LAMIRDs).

- A. New construction of a community sewage disposal system or large on-site sewage disposal system and subsequent connection(s) to such systems for existing or new development shall be allowed only:
1. Where it is a necessary response to a documented public health or environmental hazard by the Kitsap County health district or the Kitsap County health district recommends that new development be connected to such systems; or
 2. If the system is providing service to an essential public facility; or
 3. If the system is providing service for an approved rural clustering program; or
 4. The property is zoned as a rural commercial or rural industrial site.
- B. All such connections to a community sewage disposal system or large on-site sewage disposal system shall also meet the following criteria, in addition to the criteria set forth in subsection (A) of this section:
1. Such connection does not allow for further development on the property that would not conform to current comprehensive plan land use and zoning designations; and
 2. For new development, the development shall be at a total gross density equal to or less than that permitted by the zone(s) which it occupies and meets all other zoning requirements such as setbacks, dimensions, et cetera.

APPENDIX E: Title 17 Regulations

Chapter 17.470 MULTI-FAMILY DEVELOPMENT – DESIGN CRITERIA (Formerly Chapter 17.351)

Sections:

17.470.010 Purposes and intent.

17.470.020 Applicability – How to use the design criteria.

17.470.030 Multi-family site design – Orientation (UCR, UM and UH zones).

17.470.040 Fences and walls.

17.470.050 Recreation centers, mailboxes, site lighting, bus stops.

17.470.060 Grading and tree/vegetation retention.

17.470.070 Open space.

17.470.080 Landscape design.

17.470.010 Purposes and intent

The general purposes of these design criteria are as follows:

- A. To encourage better design and site planning.
- B. To ensure that new multi-family development is sensitive to the character of the surrounding neighborhoods.
- C. To enhance the built environment for pedestrians in higher-density areas.
- D. To provide for development of neighborhoods with attractive, well-connected streets, sidewalks, and trails that enable convenient, direct access to neighborhood centers, parks, and transit stops.
- E. To ensure adequate light, air, and readily accessible open space for multi-family development in order to maintain public health, safety and welfare.
- F. To ensure the compatibility of dissimilar adjoining land uses.
- G. To maintain or improve the character, appearance, and livability of established neighborhoods by protecting them from incompatible uses, excessive noise, illumination, loss of privacy, and similar significant impacts.
- H. To encourage creativity and flexibility in the design of multi-family developments in a manner that maximizes unique site attributes and is compatible with the character and intensity of adjoining land uses.

17.470.020 Applicability – How to use the design criteria.

A. Applicability.

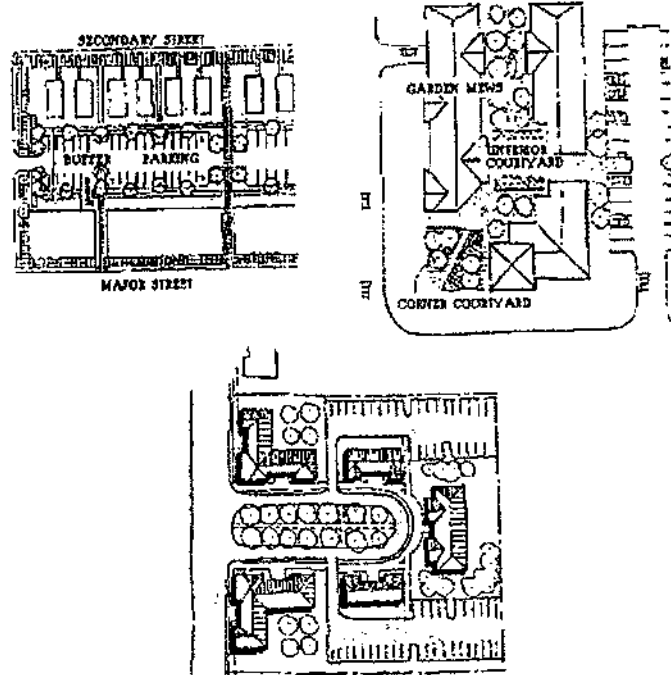
1. The "requirements sections" in the following design criteria apply to each multi-family project requiring conditional use review under Chapters 17.540 or 17.550 of this title.
2. In addition to the requirements set forth in this Chapter 17.470, the "requirements sections" set forth in Section 17.470.160 and Sections 17.470.180 to 17.470.240 shall apply to each multi-family project requiring review under subsection (A), above.

- B. **How to Use the Design Criteria.** The "requirements sections" state the design criteria that each project shall meet. These design criteria are intended to supplement the development standards of the UCR, UM and UH zones. Where the provisions of this Chapter 17.470 conflict with the provisions of Chapters 17.210 (UCR), 17.220 (UM), and 17.230 (UH), the provisions of the zoning district shall apply. The "guidelines" which follow each requirement statement are suggested ways to achieve the design intent. Each guideline is meant to indicate the preferred conditions, but other equal or better design solutions will be considered acceptable by the director or hearing examiner, so long as these solutions meet the intent of these sections. They are to be applied with an attitude of flexibility, recognizing that each development site and project will have particular characteristics that may suggest that some guidelines be emphasized and others de-emphasized. However, while alternative solutions can be proposed, none of the criteria in the requirement statements can be disregarded.

APPENDIX E: Title 17 Regulations

17.470.030 Multi-family site design – Orientation (UCR, UM and UH zones).

- A. **Requirement.** Design multi-family projects to be oriented to public streets or common open spaces and to provide pedestrian and vehicular connections to existing neighborhoods.
- B. **Guidelines.** Possible ways to achieve neighborhood connections include:
1. Use a modified street grid system where most buildings in a project front on a street. Where no public streets exist, create a modified grid street system within the project.
 2. Locate parking areas behind or under building and access such parking from alley-type driveways. If driveway access from streets is necessary, minimum width driveway providing adequate fire-fighting access should be used.
 3. Provide each building with direct pedestrian access from the main street fronting the building and from the back where the parking is located.
 4. Another alternative may be to orient the buildings into U-shaped courtyards where the front door/main entry into the building is from a front courtyard. Access to the courtyard from the rear parking area should be through a well-lighted breezeway or stairway. This alternative will work where projects abut an arterial or major collector street where the quality of living could be enhanced with building facing into the courtyard. The buildings would still be located between the street and parking lot.
 5. The following illustrations depict site-planning techniques that orient multi-family projects to streets, adding value and identity to the complex, by siting parking behind the buildings:



Examples of preferred site planning that orients multi-family projects to streets, adding value and identity to the complex, by siting parking behind the buildings.

17.470.040 Fences and walls.

- A. **Requirement.** Design the site to minimize the need for fences and walls that inhibit or discourage pedestrian use of sidewalks or paths, isolate neighborhoods, or separate neighborhoods from main roads.
- B. **Guidelines.**

APPENDIX E: Title 17 Regulations

1. Place pedestrian breaks and/or crossing at frequent intervals where a fence, wall or landscaped area separates a sidewalk from a building or one development from another.
2. Employ small setbacks, indentations, stepped fence heights, or other means of breaking up the wall or fence surface and height.



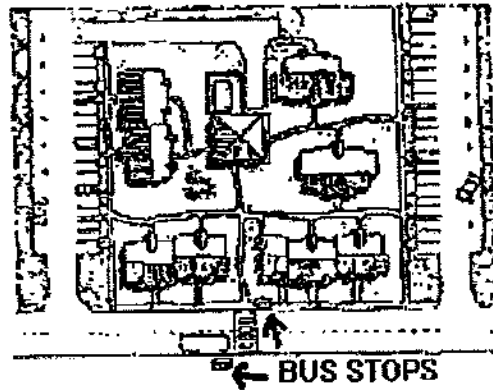
Alternative to solid, or blank-looking fence.

3. Employ different textures, color or materials (including landscape materials) to break up the wall's surface and add visual interest.
4. If fencing is required, repeat the use of building facade materials on fence columns and/or stringers.

17.470.050 Recreation centers, mailboxes, site lighting, bus stops.

- A. **Requirement.** Provide adequate lighting, screening and pedestrian access to supporting facilities such as recreation centers, mailboxes, play yards, bus stops and dumpsters. If otherwise required as a condition of project approval, locate passenger shelters in well-lit areas with access to the multi-family walkway network. Provide for shielding and directing of light to minimize impacts upon residents and abutting property owners.
- C. **Guidelines:**
 1. Recreation Centers.
 - a. Recreation centers should have adequate parking and bike racks for the guests of tenants.
 - b. The center should be directly connected by a series of walkways to all the multi-family buildings in the complex. These walkways should be barrier free, landscaped, and lighted with fixtures not to exceed fifteen feet in height. The walkways should provide visual contrast where they cross driveways or streets.
 2. Site Lighting.
 - a. Site lighting (pedestrian-scale and low level) should be provided throughout the project.
 - b. Security lighting should be provided in parking areas and play areas.
 - c. Lighting should not shine into the dwelling units in the development.
 - d. Lighting should be directed away from neighboring development.
 3. Mailboxes. If common mailboxes are used, they should be located near the project entry or near the recreational facilities. The architectural character should be similar in form, materials, and colors to the surrounding buildings. Mailboxes should be well lighted and pedestrian accessible.
 4. Bus Stops. The multi-family walkway network shall provide convenient pedestrian access to the nearest transit stop.

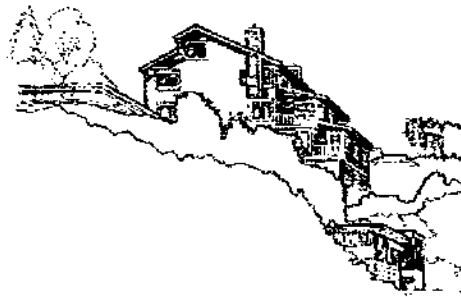
APPENDIX E: Title 17 Regulations

**17.470.060 Grading and tree/vegetation retention.**

A. **Requirement.** To the extent reasonable and practicable, multi-family projects shall be designed to minimize impacts to existing topography and vegetation.

B. **Guidelines.**

1. Incorporate the natural grades in the overall design of the project.
2. Incorporate existing groups of trees/vegetation to be protected and retained on the site.
3. Minimize disturbance of open space to better facilitate storm water infiltration.
4. Stepping the building down a hillside to match the topography can reduce the impact of the building on smaller, nearby buildings.

**17.470.070 Open space.**

A. **Requirement.** Open space shall be provided in or adjacent to multi-family development for all the residents of the development.

D. **Guidelines.**

1. Where possible, combine the open space of contiguous properties to provide for larger viable open space areas.
2. Site permanent outdoor recreation equipment away from storm drainage facilities.
3. Use walkways to connect the open spaces to the multi-family buildings, parking areas, and adjacent neighborhoods.
4. Incorporate a variety of activities for all age groups in the active recreational open space.
5. Consider drainage/retention areas that enhance the environment and open space usage.

APPENDIX E: Title 17 Regulations



17.470.080 Landscape design.

A. **Requirement.** In addition to the requirements in Chapter 17.500 of this Zoning Code, landscaping and supporting elements (such as trellises, planters, site furniture or similar features) shall be appropriately incorporated into the project design.

E. **Guidelines.**

1. Minimize tree removal and incorporate larger caliper trees to obtain the immediate impact of more mature trees when the project is completed.
2. Provide frameworks such as trellises or arbors for plants to grow on.
3. Incorporate planter guards or low planter walls as part of the architecture.
4. Landscape the open areas created by building modulation.
5. Incorporate upper story planter boxes or roof plants.
6. Retain natural greenbelt vegetation that contributes to greenbelt preservation.
7. On streets with uniform planting of street trees and/or distinctive species, plant street trees that match the street tree spacing and/or species.
8. Use plants that require low amounts of water, including native drought-resistant species, and require low amounts of chemicals and fertilizers.

APPENDIX E: Title 17 Regulations

Chapter 17.480 URBAN VILLAGE COMMERCIAL DESIGN CRITERIA (Formerly Chapter 17.354)

Sections:

ARTICLE 1 – SITE DESIGN AND ORIENTATION: APPLICABLE TO ALL DEVELOPMENT IN THE UVC ZONE

- 17.480 .010 How to use the design criteria.
- 17.480 .020 Site design – Streets, trails and open space.
- 17.480 .030 Site design and orientation – Location and use of centers and common open spaces.
- 17.480 .040 Site design and orientation – Gateways and focal points.
- 17.480 .050 Site design and orientation – Pedestrian/sidewalk orientation.
- 17.480 .060 Site design and orientation – Fences and walls adjacent to pedestrian scale streets.

ARTICLE 2 – COMMERCIAL AND MIXED-USE BUILDING DESIGN, LANDSCAPING, AND SIGNS

- 17.480 .070 Building design – Commercial and mixed use.
- 17.480 .080 Building design – Creation of human scale.
- 17.480 .090 Building design – Building wall finishes for stand alone and corner site buildings.
- 17.480 .095 Building design – Commercial use with ancillary drive-through component.
- 17.480 .100 Landscape design for mixed-use areas.
- 17.480 .110 Landscape design – Screening.
- 17.480 .120 Landscape design – Existing trees.
- 17.480 .130 Signs – Attached to the building.
- 17.480 .140 Signs – Freestanding.

ARTICLE 3 – MULTI-FAMILY PROJECTS IN THE UVC ZONE (INCLUDING TOWNHOUSES OF FIVE UNITS OR MORE)

- 17.480 .150 Multi-family – Site design – Orientation.
- 17.480 .160 Multi-family – Site design – Parking location and design.
- 17.480 .170 Multi-family – Site design – Mailboxes, site lighting, and bus stops.
- 17.480 .180 Multi-family – Site design – Screening.
- 17.480 .190 Multi-family – Building design – Neighborhood scale.
- 17.480 .200 Multi-family – Building design – Privacy.
- 17.480 .210 Multi-family – Building design – facade, footprint, and roof articulation.
- 17.480 .220 Multi-family – Building design – Entries.
- 17.480 .225 Building design – Windows.
- 17.480 .230 Multi-family – Building design – Materials and colors.
- 17.480 .240 Multi-family – Signs.

ARTICLE 4 – OTHER RESIDENTIAL DEVELOPMENT IN THE UVC ZONE: DUPLEX AND MANUFACTURED HOUSING, COTTAGE HOUSING AND SINGLE FAMILY HOUSING

- 17.480 .250 Duplexes and manufactured housing – Applicability.
- 17.480 .260 Duplex – Building design – Roof form and architectural detail.
- 17.480 .270 Duplexes – Building design – Entries.
- 17.480 .280 Duplexes – Building design – Garage design.
- 17.480 .290 Duplexes – Building design – Materials and colors.

ARTICLE 5 – ACCESSORY DWELLING UNITS (ADU) IN THE UVC ZONE

- 17.480 .300 Accessory dwelling units – Site and building design – Privacy.
- 17.480 .310 Accessory dwelling units – Building design – Entry features.

APPENDIX E: Title 17 Regulations

17.480 .320 Accessory dwelling units – Building design – Materials and colors.

ARTICLE 6 – COTTAGE HOUSING IN THE UVC ZONE

17.480 .330 Cottage housing – Site design.

ARTICLE 7 – DEFINITIONS

17.480 .340 [Reserved]

ARTICLE 1 – SITE DESIGN AND ORIENTATION: APPLICABLE TO ALL DEVELOPMENT IN THE UVC ZONE

17.480 .010 How to use the design criteria.

The "requirement sections" in the following design criteria for Kitsap County apply to each project requiring conditional use review under Chapters 17.540 or 17.550 of this title. These design criteria are intended to supplement the development standards of the Urban Village Commercial (UVC zone. Where the provisions of this Chapter 17.480 conflict with the provisions of the UVC ZONE in Chapter 17.260, the provisions of the zoning district shall apply. The "guidelines" that follow each requirement statement are suggested ways to achieve the design intent. Each guideline is meant to indicate the preferred conditions, but other equal or better design solutions will be considered acceptable by the director or hearing examiner, so long as these solutions meet the intent of these sections. Where a requirement and/or guideline is followed by the abbreviations UVC – these requirements and/or guidelines are applicable to that particular zone found in Chapter 17.260.

17.480 .020 Site design – Streets, trails and open space.

- A. **Requirement.** Arrange the streets and trails on the site so that the central internal open space and other community facilities can be accessed from all areas of the development without using an arterial street. The street layout shall be a modified grid street pattern adapted to the topography, unique natural features, and environmental constraints of the site. The street layout shall provide direct convenient access to the Village, community focus areas, and internal open space areas, and shall showcase gateways and vistas. When making connections with adjacent neighborhoods, use traffic calming techniques where necessary. Public access shall be provided to water bodies as required by the Shoreline Management Act.
- B. **Guideline.**
1. Street layout should have a minimum of two interconnections with the existing public street system rated as an arterial or collector (UVC).
 2. The modified grid street pattern should define blocks that are two hundred fifty to three hundred fifty feet long (UVC).
 3. When a block face is longer than three hundred fifty feet, an alley should be provided with through access to another street or alley (UVC).
 4. Street layout that includes access from alleys to development is preferred (UVC).
 5. Blocks should be designed to have a maximum length of six hundred feet from street to street and should either continue through the intersection or terminate in a "T" intersection directly opposite the center of a building, an internal open space area, or a view into a peripheral open space area (UVC).

APPENDIX E: Title 17 Regulations

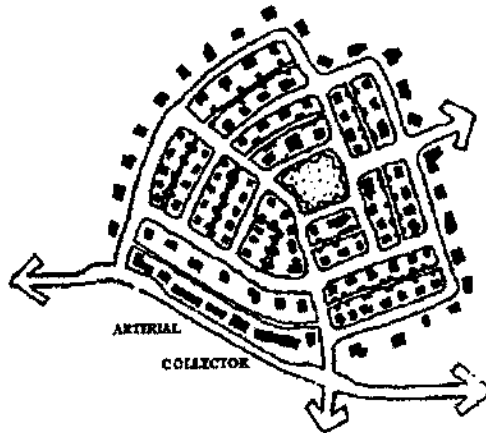


Diagram of a modified grid street pattern built around a Village. Note the connections to the surrounding street system. Each Village must have at least two peripheral attachments.

6. A majority of the streets should be curved or terminated so that no street vista is longer than one thousand two hundred feet (UVC).
7. Provide a connected system of recreation areas, trails, and natural open spaces that are linked to the Village and to natural features by streets or foot paths (UVC).
8. Provide street linkages, including pedestrian and bike facilities to adjacent developments and neighborhoods where possible (UVC).
9. Encourage pedestrian accessibility from adjacent residential neighborhoods by the use of through-block connections or other accessibility methods (UVC).
10. Where there are wildlife habitat areas on a Villagesite, connect them to adjacent habitat areas to facilitate wildlife movement (UVC).

17.480 .030 Site design and orientation – Location and use of centers and common open spaces.

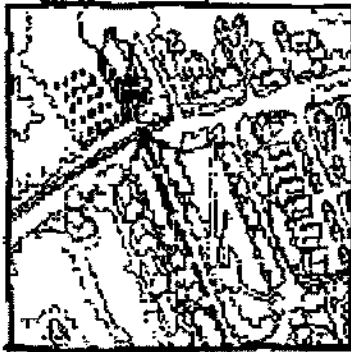
- A. **Requirement.** Common open space shall be used for social, recreational, and/or natural environment preservation purposes. It shall include at least one internal open space (such as a Village Center Park) that will serve as a center around which commercial, mixed use, and some higher density housing may be located (UVC).
- B. **Guideline.**
 1. An internal open space should be designed as a center park, town square, or urban park, should be an active gathering place in both day and evening, and should include places for strolling, sitting, social interaction, and recreation (UVC).
 2. All commercial development in villages and centers should be within approximately six hundred feet of an existing or planned transit stop (UVC).
 3. Surround the center park with a concentration of high-density development that may include commercial, residential, public and semi-public uses, community clubs, and community facilities (UVC).
 4. The center park should be landscaped using elements such as formal gardens, walkways, monuments, statues, gazebos, fountains, park benches, children's play equipment, small playfields and pedestrian-scale lamp posts (UVC).
 5. Internal open spaces should be landscaped with trees and shrubs that do not visually obstruct scenic vistas (UVC).
 6. A center green or plaza should have a distinct geometric shape. Streets with curbside parking may surround it, or it may abut major commercial, residential, civic, or other buildings, achieving a

APPENDIX E: Title 17 Regulations

sense of scale and enclosure from them. While a center plaza should include trees, shrubs, and other landscape materials, it may emphasize decorative paving and other materials and surfaces appropriate to high pedestrian traffic areas (UVC).

17.480 .040 Site design and orientation – Gateways and focal points.

- A. **Requirement.** Distinct or prominent buildings shall be located at gateways within a Village at focal points, such as corner sites or landmarks, or at points of visual termination (UVC).
- B. **Guideline.**
1. Prominent, monumental buildings or structures should mark gateways, focal points, or points of visual termination. This can be accomplished by using:
 - a. Distinct massing (such as the use of recessed entries, contrasting materials and architectural features that identify a bottom, middle and top of a building);
 - b. Additional height or the appearance of enhanced height (such as with the use of roof pitches and shapes, or cornice detail); and/or
 - c. Distinct architectural embellishments or ornamentation that break up and create variety on flat facades.

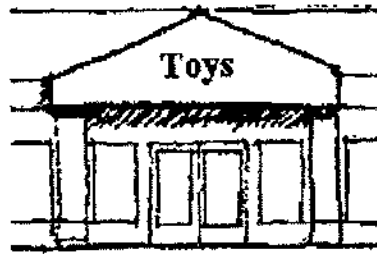


Focal points should terminate views down streets.



Gateway buildings should mark transition areas.

APPENDIX E: Title 17 Regulations



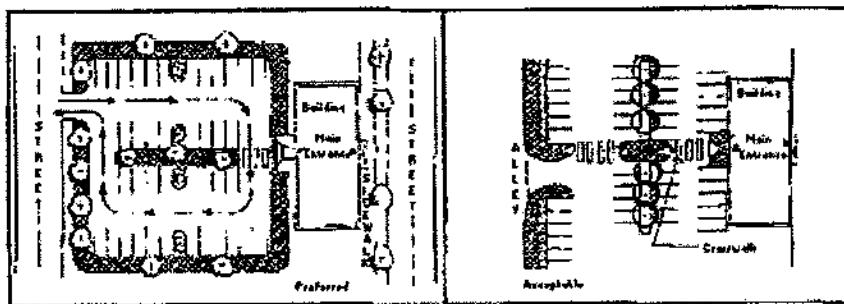
Provide a clear sense of entry upon arrival to the building.

17.480 .050 Site design and orientation – Pedestrian/sidewalk orientation.

A. **Requirement.** Create an interesting street that is visually attractive, and easy to use for pedestrians who will live, work or shop in the area.

B. **Guideline.**

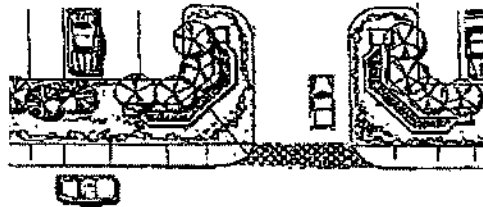
1. Orientation.
 - a. Store fronts should face the core area, center park, and/or sidewalk of the streets on the site (UVC).
 - b. Buildings fronting on a center park, green or plaza should be at least two stories high (UVC).
 - c. Corner lots at major street entry points or Village areas should be occupied by buildings or structures designed to emphasize their prominent location (UVC).
 - d. Locate service and delivery away from the main streets where possible, using alleys or side streets where possible (UVC).
 - e. Site design should accommodate transit on transit routes:
 - i. Bordering the site, and
 - ii. Within a core area that may have transit service (UVC).
2. Enhanced Pedestrian Access.
 - a. Direct pedestrian access should be provided from sidewalks and parking lots to building entrances, bus stops, and adjacent buildings. Where practical and consistent with the Special provisions of the zone, parking isles should be aligned perpendicular to the building, and pedestrian access should be separate from vehicular travel lanes (UVC).



Parking isles perpendicular to a building entrance are preferred to allow easy and safe connection to building entrances. A convenient pedestrian walkway should be provided between a sidewalk and the building entrance where a sidewalk is separated by a parking lot.

APPENDIX E: Title 17 Regulations

- b. Where a parking lot separates a building entrance from a sidewalk in the rights-of-way, a pedestrian walkway at least six feet in width should be provided connecting the street, the sidewalk and the building entrance. Such crossings should be clearly marked (UVC).
 - c. Define walkways with vertical plants (such as trees or shrubs) and lighting (UVC).
 - d. Street lights, utility poles, benches, trees, trash receptacles and similar streetscape fixtures should, to the greatest extent practical, be situated so that sidewalks in the rights-of-way have a passable width of at least five feet (UVC).
 - e. A walkway or shared bike/pedestrian network should be provided throughout the site that interconnects all dwelling units with other units, nonresidential uses, and common open space. Bike and pedestrian ways should be part of the street and alley network, but additional connections may be provided (UVC).
3. Enhanced Pedestrian Amenity. Walkway materials and patterns and pedestrian amenities such as benches, shelters, trash receptacles, street trees, pedestrian lighting, and drinking fountains should be coordinated to provide some uniformity of design throughout the site. Such improvements should comply with any applicable, adopted streetscape plan and should be incorporated into the Village (UVC).
 4. Possible amenities include:
 - a. Walls and planters that can be used for seating (UVC);
 - b. Seating in a variety of locations such as places that are sunny, sheltered from the rain and wind, or shaded in the summer (UVC);
 - c. Fountains or sculpture incorporated into small under-utilized areas (UVC);
 - d. Seating that allows users to observe the activities of the street or enjoy a scenic view (UVC);
 - e. Plazas and courtyards with fountains, sculpture, mobiles, flower boxes, kiosks, banners, etc. (UVC);
 - f. Street vendor stations where allowed (UVC); and bike racks (UVC).
 5. Add Character and Visual Diversity to Walkways.
 - a. Use a change in color and materials such as pavers, brick, stone, and exposed aggregate set in patterns to add interest and variety to walking surface (UVC).



Pavers can be used to clearly identify pedestrian areas.

- b. Identify street crossings through changes in color, materials, or patterns (UVC).
 - c. Separate the pedestrian from the street by placing planters, street trees and planter strips, bollards, or similar elements at the street edge of the sidewalk (UVC).
 - d. Encourage the use of alleys by pedestrians by providing alleys with lighting, plantings, and paving materials in areas of the site where the alley is or may be used as a pedestrian link (UVC).
6. On-Site Parking.
 - a. Parking shall be located on the side or behind the buildings, because the goal is to have buildings as the dominant feature on corner lots (UVC).
 - b. Off-street parking should have access from alleys or from streets at locations that do not conflict with pedestrian circulation in the center park or main street (UVC).

APPENDIX E: Title 17 Regulations

- c. Minimize the apparent width of parking lots that are located adjacent to the street through landscaping and screening (UVC).
- d. Limit parking lots to thirty percent of the street frontage of the property. Exceptions may be considered for grocery store parking lots. An exempted grocery store parking lot should not face a center park or plaza (UVC).
- e. Maintain the building line by screening parking lots that abut the street. Hedges, fences, raised planters, and low walls combined with plantings are possible solutions, as long as they do not obscure vehicular sight lines necessary for safety. Also consider extending the facade of a building with parking located behind it (UVC).
- f. Where parking structures or covered parking faces the street, at least sixty percent of the parking structure facing the street between two and eight feet above the sidewalk should incorporate at least one of the following treatments where pedestrian-oriented businesses are located along the facade of the structure (UVC):
 - i. Transparent windows (with clear or lightly tinted glass);
 - ii. Display windows;
 - iii. Decorative metal grille work or similar detailing that provides texture and covers parking structure openings (not including entrances and exits);
 - iv. Art or architectural treatment such as sculpture, mosaic, glass block, opaque art glass, relief art work, or similar features; or
- g. Vehicle entries to garages should be recessed at least six feet from the primary facade plane in order to minimize their prominence.
- 7. Lighting. To accent structures, conserve energy and provide visibility and security with lighting, consider the following (UVC):
 - a. Use lighting to accent key architectural elements or to emphasize landscape features (UVC);
 - b. Provide well-lighted pedestrian sidewalks and alleys in accordance with adopted County standards (UVC);
 - c. Locate lighting so as not to have a negative impact on adjacent properties such as shining off site into adjacent buildings (UVC); and
 - d. Decorative street lights should be placed at regular intervals throughout the development (UVC).
- 8. Physical Context. Conform floor elevations to sidewalk grades where possible, except for residential units where first floors may be elevated two to four feet above grade to provide privacy (UVC).



Entries to residential units with small setbacks are raised two to four feet above the sidewalk grade to provide privacy for residents.

- 9. Consolidation.
 - a. Consider using common wall side-by-side development with continuity of facades (as allowed by Chapter 17.420 Density, Dimensions, and Standards) (UVC).

APPENDIX E: Title 17 Regulations

- b. Consolidate required parking for several businesses within one parking lot, wherever possible (UVC).
- 10. Buildings internal to a Village shall generally face and be located on pedestrian streets. This will allow entries, display windows, and building facades to create a continuous row of storefronts and residences.
- 11. Parking shall be clustered and/or located on the side or behind buildings and be designed in a way that gives pedestrians access to building entrances that are as direct as possible (UVC). Exceptions to building and parking orientation may be made for grocery stores. The orientation and facade of a building adjacent to an arterial or major collector shall be designed to enhance the adjacent neighborhood.
- 12. Buildings and parking lots located adjacent to an arterial or major collector on the edge of a village or center shall be designed and oriented to:
 - a. Maximize the presence and prominence of the building on village corners and at gateways; and
 - b. Minimize the presence and prominence of parking lots.
- 13. Where a building entry faces a parking lot, pedestrian linkages to the internal street network must be as pleasant, visible, well lit, and direct as possible (UVC).

17.480 .060 Site design and orientation – Fences and walls adjacent to pedestrian scale streets.

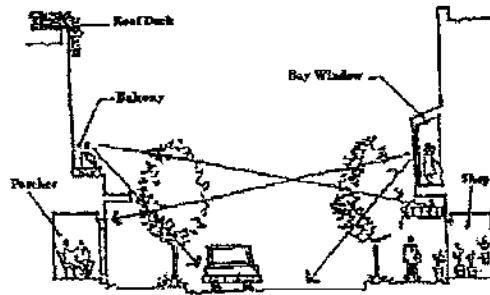
- A. **Requirement.** Design the site to minimize the need for fences and walls that inhibit or discourage pedestrian use of sidewalks or paths, isolate neighborhoods, or separate neighborhoods from main roads. Allow exceptions where necessary to reduce noise, provide buffers or create private yards (UVC).
- B. **Guideline.**
 - 1. Consider shrubs and natural landscaping, wherever possible, as an alternative to fences and walls.
 - 2. Where fences or walls are necessary to reduce noise, provide buffers, or create private yards, consider the following guidelines to maintain a pedestrian scale along the street (UVC):
 - a. Provide art (mosaic, mural decorative masonry pattern, sculpture, relief, etc.) over a substantial portion of the blank wall surface (UVC);
 - b. Employ small setbacks, indentations, stepped fence heights, or other means of breaking up the wall or fence surface and height (UVC);
 - c. Employ different texture, colors, or materials (including landscape materials) to break up the wall's surface (UVC);
 - d. Provide special lighting, a canopy, awning, horizontal trellis or other pedestrian-oriented feature that breaks up the size of the blank wall's surface and adds visual interest (UVC); and
 - e. If fencing is required, repeat the use of facade building materials on fence columns and/or stringers (UVC).

ARTICLE 2 – COMMERCIAL AND MIXED-USE BUILDING DESIGN, LANDSCAPING, AND SIGNS

17.480 .070 Building design – Commercial and mixed-use.

- A. **Requirement.** Maintain interest in buildings at the street level by orienting active uses (such as retail storefront window displays or restaurants) to the street and center park where possible (UVC). Commercial and mixed-use buildings shall appear to create a 'pedestrian shopping street' with a clearly defined street edge and clearly defined entries.

APPENDIX E: Title 17 Regulations



An active street that is human scale and attractive to pedestrians.

The rear of these buildings shall be designed so that they are also accessible from rear lot parking where necessary, and are not obtrusive to adjacent neighbors (UVC). Buildings shall avoid long, monotonous uninterrupted walls or roof planes. Buildings shall use articulation and/or modulation on all walls that are visible to pedestrians (UVC). Buildings occupying corners shall be designed as more dramatic structures to emphasize their prominent locations (UVC).

B. Guideline.

1. Building materials and colors may include any of the following:
 - a. Masonry, wood, stucco, concrete, stone, and tile, each broken into small modules (UVC);
 - b. Accent or trim colors are encouraged (UVC).
2. Building elements should employ the following:
 - a. Vertical and horizontal relief in the facade that identifies a bottom, middle and top of the building (UVC);
 - b. A clearly defined pedestrian entry facing the street (UVC);
 - c. Window systems grouped together to form larger areas of glass separated by moldings or jambs (UVC); and
 - d. Awnings, canopies, marquees, building overhangs, or similar form of pedestrian weather protection at least four and one-half feet wide along at least eighty percent of the frontage of buildings that abut a pedestrian street (UVC).



Align the bottom edge of awnings, canopies or marquees on a group of buildings so that the unity of the store front line is maintained with adjacent buildings.

3. Building Proportions – Size, Height and Bulk.
 - a. Use design techniques that minimize the apparent size of the building such as:
 - i. Building setbacks on upper levels (UVC);
 - ii. Curved or articulated surfaces (UVC);

APPENDIX E: Title 17 Regulations

- iii. Recessed entries (UVC);
 - iv. Roof lines, pitches and shapes (UVC);
 - v. Cornices (UVC);
 - vi. Building ornamentation (UVC);
 - vii. Overhangs and soffits (UVC);
 - viii. Dormers, balconies and porches that clearly define street-facing entries to residential properties (UVC);
 - ix. Building fenestration and detailing (store front or multi-paned windows for residential units) (UVC); and
 - x. Awnings and marquees (UVC).
- b. Buildings on corner lots may be designed with additional height and architectural embellishments such as corner towers to emphasize their location (UVC).



Corner buildings should be designed as more dramatic structures to emphasize their prominent location.

4. Exterior Wall Treatments.
- a. Consider providing accessible views into interior activities of office and commercial buildings from the street. For example, use a high proportion of clear glass at the street level or have displays or services directly available from the street where appropriate (UVC).
 - b. In mixed-use buildings, the difference between ground floor commercial uses and entrances for upper level commercial or residential uses may be reflected by differences in facade treatment. Differentiation can be achieved through distinct but compatible exterior materials, signs, awnings and exterior lighting (UVC).
 - c. One or more of the following wall treatments are required for building faces fronting on a sidewalk that exceed thirty feet in length, and should cover or comprise at least sixty percent of the building face between two and eight feet in elevation above the sidewalk.
 - i. Clear or lightly tinted windows that are transparent when viewed from the sidewalk; (UVC);
 - ii. Ornamental and structural architectural details: mosaic, decorative masonry or tile, surface texture, relief art work, sculpture or murals (UVC);
 - iii. Climbing plants, vines, trees or other vegetation (UVC); or
 - iv. A pedestrian area located along the southern, eastern, or western exposure of a building face at a transit stop, intersection corner, or other location identified in an adopted streetscape plan may substitute for the wall treatments listed above (UVC).

17.480 .080 Building design – Creation of human scale.

- A. **Requirement.** Use design elements that result in buildings that maintain a human scale street. These design elements are also useful and should be considered when commercial buildings about residential development (UVC).
- B. **Guideline.**

APPENDIX E: Title 17 Regulations

1. Use rooflines to maintain a consistent and apparent scale, and reinforce or create architectural character on a street (UVC).
2. Use architectural features such as cornices or other details that lower the apparent height (UVC).
3. Use modulation (stepping back and stepping forward) and articulation on building facades to reduce the bulk of buildings (UVC). Articulation methods include:
 - a. Broken rooflines; and
 - b. Building elements such as balconies, chimneys, porches or other entry details, and landscaping.
4. Place display windows and retail shops at the street level around the exterior of larger buildings (UVC).

17.480 .090 Building design – Building wall finishes for stand alone and corner site buildings.

- A. **Requirement.** Ensure buildings have consistent visual identity from all sides visible to the general public (UVC).
- B. **Guideline.** Continue exterior materials, architectural detailing, and color scheme around all sides of the building visible to the general public (UVC).

17.480 .095 Building design – Commercial use with ancillary drive-through component.

- A. **Requirement.** Locate the main entry to a bank, dry cleaner, coffeehouse, or other commercial use with ancillary drive-through component on a pedestrian-oriented street. Orient drive-through facilities in a way that ensures minimal disruption on the street edge. Such commercial uses with an ancillary drive-through component are prohibited from locating directly on the street that surrounds the center park or square (UVC).
- B. **Guideline.**
 1. Design the drive-through window so that it is clearly subordinate to the main building (UVC);
 2. Where the drive-through is a separate structure, use architectural details that conform to those used on the main building (UVC);
 3. Minimize curb cuts and the disruption of a sidewalk by:
 - a. Making the width of the lane approaching the window as narrow as possible; and
 - b. Using landscaping and planters to provide a street edge adjacent to the sidewalk (UVC).

17.480 .100 Landscape design for urban village and town centers.

- A. **Requirement.** Treat plantings and other landscape elements as enhancements to the built environment. Street trees shall be planted along at least one side of all streets (UVC).
- B. **Guideline.**
 1. Employ any of the following planting techniques for landscape design:
 - a. Small planting areas with flowering shrubs (UVC);
 - b. Trimmed hedges, window boxes, hanging flower baskets (UVC);
 - c. Use of shrubs or vines trained to grow upright on wires or trellises (espaliers) next to blank walls with narrow planting areas (UVC);
 - d. Isolated trees installed in pavement cutouts (UVC);
 - e. Street trees should be massed at critical points such as at focal points along a curve in a roadway (UVC);
 - f. Low maintenance, low chemical dependent drought-tolerant plant materials should be used (UVC);
 - g. Repeat similar tree and shrub types to coordinate old and new phases of development and provide visual continuity (UVC);
 - h. Limit varieties of plant types, use shrubs in multiples of similar types, and avoid a haphazard mixture of textures, colors and plant types (UVC);

APPENDIX E: Title 17 Regulations

- i. Include a well-landscaped surface stormwater treatment area in the landscape design where surface stormwater treatment is provided (UVC);
- j. Retain natural greenbelt vegetation that contributes to greenbelt preservation (UVC);
- k. The owners will provide regular maintenance to ensure that plants are kept healthy and dead or dying plant materials are replaced (UVC);
- l. Landscape open areas created by building modulation (UVC);
- m. Incorporate upper story planter boxes or roof plants into facades that can be seen by pedestrians (UVC); and
- n. Emphasize entries with special planting in conjunction with decorative paving and/or lighting (UVC).

17.480 .110 Landscape design – Screening.

- A. **Requirement.** Use landscaping to help define, break up and screen parking areas. Landscaping shall provide a separation between incompatible land uses or activities (such as a parking lot next to the bedrooms of a residential structure). Landscaping shall also provide a physical or visual barrier for service areas, mechanical equipment, loading docks or similar areas (UVC).
- B. **Guideline.**
 - 1. Canopy trees (able to spread and shade) should be added to parking areas – there should be no more than six parking spaces in a row without a landscape peninsula within the parking area having a two inch caliper tree, shrubs, and ground covers (UVC).
 - 2. Wheel stops, curbs, or walkways should be used to protect landscaping from being run over by vehicles in the parking lot (UVC).
 - 3. Consider screening with the use of hedges, densely planted shrubs, evergreen trees, or combinations of these (UVC).
 - 4. Screen parking from the street with low walls or fencing that maintain building facades, but also maintain vehicular sight lines at the corners and security for customers (UVC).
 - 5. If fencing is required, repeat the use of facade building materials on fence columns and/or stringers (UVC).
 - 6. Berms, walls and fences are encouraged in combination with trees, shrubs and vines to screen parking lots (UVC).
 - 7. Raised planter boxes of concrete, stone, wood, brick or other compatible materials can provide useful separation and screening (UVC).
 - 8. Locate appropriate landscape materials near building walls or service areas where screening is needed. Large planters may be used as alternative solutions (UVC).
 - 9. Planters may be placed at the end of bays, on the interior or between rows of parking stalls, providing linear strips for plantings. Use of compact parking spaces as allowed provides some flexibility in design (UVC).
 - 10. Unrelieved blank walls with narrow planting areas can be softened with espaliered shrubs or vines (UVC).

APPENDIX E: Title 17 Regulations



Vines, hardy shrubs and columnar trees used to landscape a narrow planting bed.

17.480 .120 Landscape design – Existing trees.

- A. **Requirement.** Healthy existing trees, that are unique due to size, species, historical association or other factors, shall be incorporated into the landscaping whenever possible and if appropriate to the site at their mature size (UVC).
- B. **Guideline.**
1. Retain healthy mature trees where possible (UVC);
 2. Design the site to preserve unique specimens (UVC);
 3. Minimize site alteration, soil disturbance, and compaction within the drip line of existing trees (UVC);
 4. Provide a tree well or other form of protection where the surrounding grade must be raised (UVC);
 5. Fence around drip line during construction (UVC); and
 6. Incorporate the tree plan into the landscape plan (UVC).

17.480 .130 Signs – Attached to the building.

- A. **Requirement.** Provide adequate signs for businesses while maintaining the building's architectural integrity, by locating signs so that building details shall not be covered or obscured (UVC). Signs shall conform to the requirements set forth in Chapter 17.510.
- B. **Guideline.**
1. Use sign panel shapes that accentuate the building's architectural forms (UVC);
 2. Use window signs where wall signs would detract from architectural elements of the building facade. Symbols for the business such as a pair of eyeglasses can be used to add detail that can be viewed from the sidewalk (UVC);
 3. Keep signs subordinate to the building design (UVC);
 4. Coordinate colors with the colors of the building (UVC);
 5. When several businesses share the same building, use directory signs where possible and use similar sizes and types of signs (UVC); and
 6. Addresses must be clearly visible from the street edge (UVC).

APPENDIX E: Title 17 Regulations

17.480 .140 Signs – Freestanding.

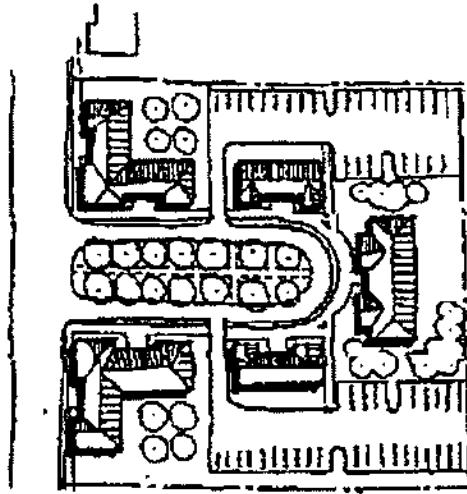
- A. **Requirement.** Provide adequate signage for businesses when building mounted signs cannot be used because they will obscure the architectural details of the building (UVC). Signs shall conform to the requirements set forth in Chapter 17.510.
- B. **Guideline.**
1. A key design feature should be a compact building pattern with buildings located close to and behind the sidewalks and street trees separating the sidewalk from moving vehicles. In an effort to reduce the number of view obstructions in Village and Town Centers, signs should be attached to the building. However, where buildings are set back from the sidewalk and/or property line, freestanding signs would be an appropriate second choice using the following guidelines:
 - a. Freestanding signs should be limited in size and height. The maximum height should be four feet above grade (UVC);
 - b. For visual clarity, the lettering style and colors should be limited to two lettering styles and three colors (UVC); and
 - c. Incorporate signs in planters or as screening walls (UVC).

ARTICLE 3 – MULTI-FAMILY PROJECTS IN THE UVC ZONE (INCLUDING TOWNHOUSES OF FIVE UNITS OR MORE)

17.480 .150 Multi-family – Site design – Orientation.

- A. **Requirement.** Design multi-family projects to be oriented towards the core area or center park/plaza in the Village (UVC).
- B. **Guideline.**
1. Use a modified street grid system with buildings fronting on a street (UVC).
 - a. Parking areas should be located behind or under buildings and accessed from alley-type driveways. If driveway access from streets is necessary, minimum-width driveways meeting the fire access standards should be used (UVC);
 - b. Each building should have direct pedestrian access from the street fronting the building and from the back where the parking is located (UVC).
 2. Another alternative may be to orient the buildings into U-shaped courtyards where the front door/main entry into the building is from a front courtyard. Access to the courtyard from the rear parking area should be through a well-lighted breezeway or stairway. This alternative will work where projects abut an arterial or major collector street where the quality of living could be enhanced with buildings facing into the courtyard. The buildings would still be located between the street and the parking lot (UVC).

APPENDIX E: Title 17 Regulations

**17.480 .160 Multi-family – Site design – Parking location and design.**

- A. **Requirement.** Minimize the impact of driveways and parking lots on pedestrians and neighboring properties by designing and locating parking lots, carports, and garages in a way that creates few interruptions on the street, sidewalk or building facade (UVC).
- B. **Guideline.**
1. Locate surface parking at rear or side of lot (UVC);
 2. Break large parking lots into small ones, and share with adjacent property owners where possible (UVC);
 3. Minimize the number and width of driveways and curb cuts (UVC);
 4. Share driveways with adjacent property owners (UVC);
 5. Locate parking in areas that are less visible from the street (UVC);
 6. Locate driveways so they are visually less dominant (UVC);
 7. Berm and landscape parking lots when they are visible from the street (UVC);
 8. Screen parking lots abutting single-family residences with landscaping and/or fencing (UVC); and
 9. Limit parking lots on street frontages to thirty percent of the street frontage (UVC).

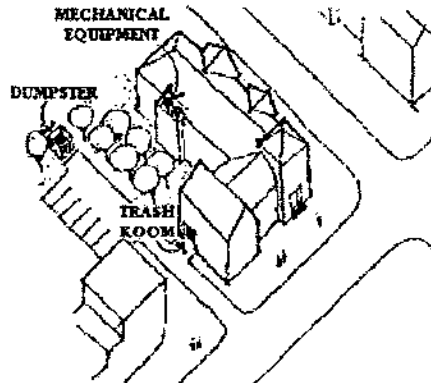
17.480 .170 Multi-family – Site design – Mailboxes, site lighting, and bus stops.

- A. **Requirement.** Provide adequate lighting and pedestrian access to mailboxes, and bus stops (UVC).
- B. **Guideline.**
1. Mail Boxes. If common mailboxes are used, they should be located near the project entry or any recreational facilities, as approved by the U.S. Postal Service. The architectural character should be similar in form, materials, and colors to the surrounding buildings. Mailboxes should be well lit and pedestrian-accessible (UVC).
 2. Site Lighting.
 - a. Site lighting (pedestrian-scale, low-level lighting) should be provided throughout, and located at the walkways (UVC);
 - b. Security lighting should be provided in the parking areas, play areas and bus stops (UVC);
 - c. Lighting should not shine into the dwelling units on the site (UVC); and
 - d. Lighting should be directed away from neighboring development (UVC).

APPENDIX E: Title 17 Regulations

17.480 .180 Multi-family – Site design – Screening.

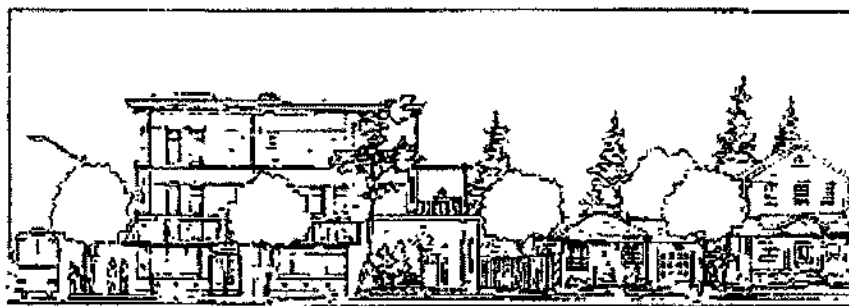
- A. **Requirement.** Provide adequate screening for support facility needs associated with multi-family developments (UVC).
- B. **Guideline.** Support areas should be located adjacent to parking areas and should be fully screened with a minimum six-foot high fence. The screening material should match the main buildings, and the perimeters planted with shrubs and ornamental trees (UVC).



Service elements located away from the street edge and not generally visible from the sidewalk.

17.480 .190 Multi-family – Building design – Neighborhood scale.

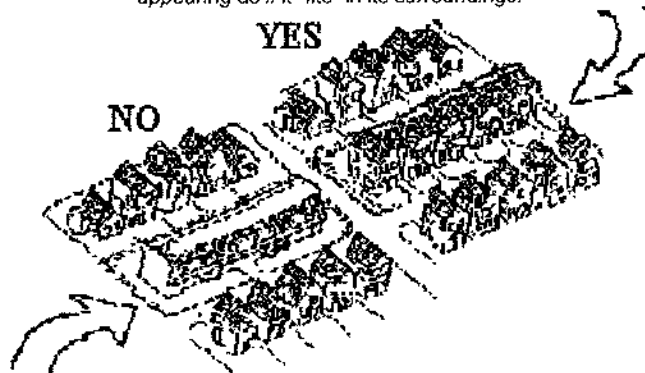
- A. **Requirement.** Architectural scale of those portions of a multi-family building facing a neighborhood with a different scale shall use design techniques that minimize the contrast in scale (UVC). [See illustration below.]
- B. **Guideline.**
1. Use house-size building elements when locating a multi-family project adjacent to a single-family neighborhood by employing any of the following techniques:
 - a. Place one- and two-story units adjacent to existing one-story houses, and two- and three-story units adjacent to existing two-story houses (UVC);
 - b. Use wall plane articulation/modulation to break a multi-family building into house size building elements, especially where there is a building height transition (UVC);
 - c. Design the exterior of multi-family buildings to appear as a single building, such as a large single-family detached dwelling (UVC).



This higher density multi-family building "steps back" to conform to the abutting lower density property. This use of modulation helps the multi-family building fit into the neighborhood.

APPENDIX E: Title 17 Regulations

Preferred: This is a multifamily building which has been built on an identical site, but whose design has taken clues from the neighborhood. This building covers roughly the same lot area and provides for the same number of units while appearing as if it "fits" in its surroundings.



To be avoided: This multifamily building has been built on a site surrounded by single-family development. The building bears no resemblance to the existing surrounding buildings and looks out of place.

17.480 .200 Multi-family – Building design – Privacy.

- A. **Requirement.** Orient buildings to provide privacy, to the extent practical, both within the multi-family project and for the neighborhood (UVC).
- B. **Guideline.**
1. Locate windows so that residents from one unit cannot look directly into another unit (UVC);
 2. Locate parking lots so that they do not impose on the ground floor units' privacy. If this is not feasible, locate buildings so that adequate landscaping can be planted to provide privacy (UVC).

17.480 .210 Multi-family – Building design – facade, footprint, and roof articulation.

- A. **Requirement.** Avoid the barracks-like quality of flat walls and roofs by separations, changes in plane and height, and the inclusion of elements such as balconies, porches, arcades, dormers, and cross gables (UVC).
- B. **Guideline.**
1. Buildings should be divided and given human scale by using articulation and/or modulation at least every thirty feet. Ways to do this include the following:
 - a. Facade modulation – stepping back or extending forward a portion of the facade at least six feet (measured perpendicular to the front facade), for each interval (UVC);
 - b. Articulating each interval with architectural elements like porches, balconies, bay windows and/or covered entries (UVC);
 - c. Articulating the roofline by stepping the roof and by emphasizing dormers, chimneys, gables (UVC); and
 - d. Providing a ground or wall mounted light fixture, a trellis, a tree, or other site feature within each interval (UVC).
 2. Reduce the apparent size of multi-family buildings by using:
 - a. Roof design that employs:
 - i. Gable, gambrel or hipped roof;
 - ii. Broken or articulated roof line;
 - iii. Prominent cornice or fascia that emphasizes the top of the building; or
 - iv. Other roof elements that emphasizes a building's concept and enables it to fit in with neighboring structures with prominent roofs (UVC);

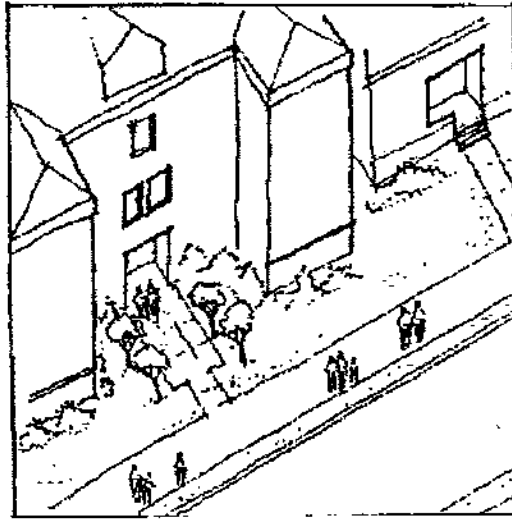
APPENDIX E: Title 17 Regulations

- b. Using architectural details that are well proportioned to achieve human scale such as:
 - i. Entry details like covered porches and recesses;
 - ii. Occupiable spaces like bay windows and balconies;
 - iii. Window details like vertically proportioned window openings that are recessed into the face of the building and broken up with smaller panes of glass;
 - iv. Roof details like brackets, chimneys, roof overhangs of at least sixteen inches (measured horizontally), or roof cornice elements at least twelve inches in width (measured vertically);
 - v. Windows that are trimmed to create relief in the facade by being detailed to appear to recede into the building face (UVC).
3. Where parking structures or covered parking faces the street, at least sixty percent of the parking facade facing the street between two and eight feet above the sidewalk should incorporate at least one of the following treatments where pedestrian-oriented businesses are located along the facade of the structure (UVC):
 - a. Transparent windows (with clear or lightly tinted glass);
 - b. Display windows;
 - c. Decorative metal grille work (or similar detailing) that provides texture and covers parking structure openings (not including entrances and exits); or
 - d. Art or architectural treatment such as sculpture, mosaic, glass block, opaque art glass, relief art work, or similar features.
4. Vehicle entries to garages should be recessed at least six feet from the primary facade plane in order to minimize their prominence (UVC).

17.480 .220 Multi-family – Building design – Entries.

- A. **Requirement.** Provide clearly defined building or courtyard entries that are well lighted, easily accessible, and satisfy the Washington State Barrier Free Regulations (UVC).
- B. **Guideline.** The entrances should be plainly visible from the fronting street and walkway. The use of distinctive architectural elements and materials to denote prominent entrances will be encouraged. The entries should include a transition space from the sidewalks such as steps, a terrace, or a landscaped area (UVC). Dark, hidden corridors or stairways and long entry balconies are discouraged (UVC). Avoid the use of exterior stairways when porches and front doors can be used as a primary building entry. If exterior stairways are used, they should fit with the architectural massing and form of the multi-family structure. Thin-looking, open metal, prefabricated stairs are discouraged (UVC).

APPENDIX E: Title 17 Regulations



Clear entries to the sidewalk encourage pedestrian circulation.

17.480 .225 Building design – Windows.

- A. **Requirement.** Provide relief, detail, and variation on the facade by employing well-proportioned openings (as defined in Guideline (B)(1), below) that are designed to create shade and shadow detail.
- B. **Guideline.** Provide horizontal and vertical variation in windows. Bay and projecting windows are encouraged.
1. Use vertically proportioned windows that generally have a height one and one-half times their width;
 2. Use multiple-paned windows;
 3. Build windows either recessed or protruding (such as bay windows);
 4. Use significant trim (drip cap, sill, trim); and
 5. Provide ground floor windows that have a greater vertical height than upper story windows.

17.480 .230 Multi-family – Building design – Materials and colors.

- A. **Requirement.** Use exterior building materials that have texture or pattern and lend themselves to a high level of quality and detailing.
- B. **Guideline.**
1. The selection and use of exterior materials and colors are key ingredients in determining how a building will look. Some materials, by their nature, can give a sense of permanence or provide texture or human scale that enables new buildings to fit better in their surroundings (UVC). Use exterior materials that are durable, easily maintainable and are attractive even when viewed up close.
 2. Preferred materials in Kitsap County include:
 - a. Clear/painted horizontal or lap siding;
 - b. Shingles;
 - c. Brick;
 - d. Stone;
 - e. Stucco;
 - f. Stucco-like exterior insulation finish systems, used in small modules; and
 - g. Ceramic or terra cotta tile.

APPENDIX E: Title 17 Regulations

3. Bright or intense colors should be reserved for accent or trim. Colors should be chosen to visually reduce the size of buildings that are larger than others in the neighborhood. Changes in wall colors should differentiate the ground floor from the upper floors.
4. Changes in materials on larger buildings should be coordinated with articulation and modulation within the building's architecture. Changes in the building materials can also be used to differentiate the ground floor from upper floors of the building and should vary from building to building in multi-building projects (UVC).

17.480 .240 Multi-family – Signs.

- A. **Requirement.** Minimize the amount of signage needed to identify the multi-family development (UVC). Signs shall conform to Chapter 17.510, Sign Code.
- B. **Guideline.**
 1. Multi-family projects should have a sign at the main entry from the street to identify the project. The sign should also include the street address (UVC).
 2. Internal directional signs showing the building locations and building numbers are encouraged (UVC, , NC).
 3. Each building will have clearly displayed street numbers, building numbers, and building name, if applicable. Choose materials for the signs that are used in the architectural details of the buildings (UVC).

ARTICLE 4 – OTHER RESIDENTIAL DEVELOPMENT IN THE UVC ZONE: DUPLEX AND MANUFACTURED HOUSING, COTTAGE HOUSING AND SINGLE FAMILY HOUSING

17.480 .250 Duplexes and manufactured housing – Applicability.

Sections 17.480 .250 through 17.480 .290 of this chapter apply to duplexes and manufactured housing within the UVC ZONE.

17.480 .260 Duplex – Building design – Roof form and architectural detail.

- A. **Requirement.** Design residences to reinforce the architectural character of the Village (UVC).
- B. **Guideline.**
 1. Create architectural character in the village or centers through the use of the following:
 - a. Roof design. Pitched or articulated roof line, or other roof elements such as eyebrow roof forms or dormers that emphasize building form and help it to fit in with neighboring structures with prominent roofs (UVC).
 - b. Architectural details that are well proportioned to achieve human scale such as:
 - i. Entry details like porches and recesses;
 - ii. Occupiable spaces like bay windows and balconies;
 - iii. Window details like vertically proportioned window openings which are recessed into the face of the building and broken up with smaller panes of glass;
 - iv. Roof details like brackets, chimneys, roof overhangs of at least sixteen inches (measured horizontally);
 - v. Windows that create relief in the facade by being detailed to appear to recede into the building face (UVC).

17.480 .270 Duplexes – Building design – Entries.

- A. **Requirement.** Provide clearly defined building entries or entry courtyards that are well lighted and easily accessible (UVC).
- B. **Guideline.**
 1. The entries should include a transition space from the sidewalks such as steps, a covered porch, a terrace, or a landscaped area (UVC).

APPENDIX E: Title 17 Regulations

2. Entries should include, at a minimum, eave overhangs extending at least sixteen inches (measured horizontally) and covered porches (UVC).
3. Avoid the use of exterior stairways when porches and front doors can be used as a primary building entry. If exterior stairways are used, they should fit with the architectural massing and form of the multi-family structure. Thin looking, open metal, prefabricated stairs and railings are discouraged (UVC).

17.480 .280 Duplexes – Building design – Garage design.

- A. **Requirement.** Design garages and carports in a way that does not dominate the dwelling's front facade. If an alley exists, the garage or carport shall be located off the alley. Otherwise, garages and carports shall be located behind the residence with or without a partial view from the street, or stepped back from the facade of the building, or located below sidewalk grade (UVC).
- B. **Guideline.**
 1. The entrance to a residence should be plainly visible from the fronting street and the walkway and should not be dominated by a garage or carport (UVC).
 2. Driveways should be as narrow as possible and shared where possible to minimize disruption of the sidewalk and planting strip by curb cuts. The use of wheel tracks or a grass/concrete porous pavement system is encouraged (UVC).
 3. Garage sidewalls that face the street (e.g., as a result of garages being aligned at an angle or perpendicular with the house) should appear to contain habitable space. This can be accomplished by incorporating windows and other design elements into the garage wall that are in character with the remainder of the dwelling (UVC).

17.480 .290 Duplexes – Building design – Materials and colors.

- A. **Requirement.** To use building materials on exteriors that are durable, easy to maintain, are of human scale and that are attractive even when viewed up close. These include materials that have texture, pattern, or lend themselves to a high level of quality and detailing (UVC).
- B. **Guideline.**
 1. Preferred materials that could be used in a Village include (UVC):
 - a. Clear/painted/stained horizontal lap siding
 - b. Shingles
 - c. Brick
 - d. Stone
 - e. Stucco
 - f. Stucco-like exterior insulation finish systems, used in small modules
 - g. Ceramic or terra cotta tile
 2. Preferred roofing materials include: composition or wood shake shingles, standing seam non-glare metal, or tile (UVC).
 3. In multi-building projects materials and colors should be varied from structure to structure to provide variety and interest to the streetscape. Bright or intense colors should be reserved for accent or trim. Colors should be chosen to visually reduce the size of buildings that are larger than others in the neighborhood (UVC).

ARTICLE 5 – ACCESSORY DWELLING UNITS (ADU) IN THE UVC ZONE

17.480 .300 Accessory dwelling units – Site and building design – Privacy.

- A. **Requirement.** To the extent practical, maintain privacy of adjoining residences, and the primary residence (UVC).
- B. **Guideline.** Use a combination of landscape screening, fencing and window and door placement so that ADU residents cannot look directly into the windows, porches and decks of adjoining residences (UVC).

APPENDIX E: Title 17 Regulations

17.480 .310 Accessory dwelling units – Building design – Entry features.

- A. **Requirement.** Provide a clearly defined building entry, which is well lighted, easily accessible and integral to the building structure (UVC).
- B. **Guideline.**
1. Entries should be plainly visible from the fronting street sidewalk (UVC);
 2. If the entry cannot be seen from the fronting street sidewalk, a well-defined walkway (e.g., constructed of contrasting materials or lined with a pattern of shrubbery) should be used to "lead" the visitor to the entry of the ADU (UVC);
 3. Where an ADU is added within an existing primary residence, entry may be off an existing foyer (UVC);
 4. Where there is a separate entry, an identifying feature, such as a portico, porch, stoop and/or eave overhang or a similar entry structure shall be constructed that is designed to be integral to the structure (UVC);
 5. Walkways, entry porches, or stairways that are dark or hidden are to be avoided (UVC);
 6. Where an exterior stairway to the main entrance to the ADU is needed or a porch, portico, or eave overhang constructed, it should be constructed of wood, or the most common material used in the construction of the primary residence. Thin looking, open metal, prefabricated stairs are discouraged (UVC).

17.480 .320 Accessory dwelling units – Building design – Materials and colors.

- A. **Requirement.** Ensure that ADUs conform to the design theme of the Village, and contribute to the livability of the neighborhood (UVC).
- B. **Guideline.**
1. Use a roof form and roof pitch, and window and door form and arrangement that looks like the primary residence (UVC);
 2. Use the same exterior materials (roof, siding, and trim) and a color that matches the primary residence (UVC);
 3. In general, the roof ridge of the primary residence should be higher than the ADU. An obvious exception is when the ADU is built onto the second story of an existing unit (UVC).

ARTICLE 6 – COTTAGE HOUSING IN THE UVC ZONE

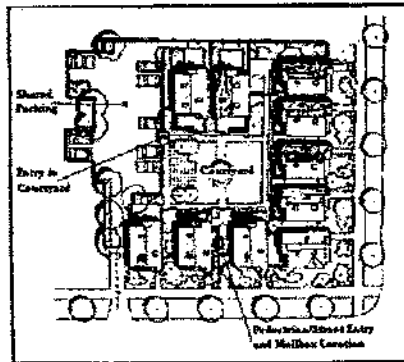
17.480 .330 Cottage housing – Site design.

- A. **Requirement.** Design cottage housing to use shared off street parking, orienting the cottages to the street edge and to the shared interior courtyard (UVC).
- B. **Guideline.**
1. Entryways should be oriented to the public street, with secondary entries oriented to the shared courtyard (UVC);
 2. Parking should be shared and accessed off an alley or secondary street wherever possible (UVC);
 3. The width of the driveway curb cut entry to the parking areas should be minimized to prevent as much pedestrian/sidewalk disruption as possible (UVC);
 4. Provide pedestrian connections from the interior courtyard to the shared parking area and to the street and sidewalk (UVC).

APPENDIX E: Title 17 Regulations



Cottage Housing



Cottage Housing

ARTICLE 7 – DEFINITIONS

17.480 .340 [Reserved]

APPENDIX E: Title 17 Regulations

Chapter 17.490 OFF-STREET PARKING AND LOADING**(Formerly Chapter 17.435)**

Sections:

17.490.010 Off-street parking requirements.**17.490.020 General provisions.****17.490.030 Number of spaces required.****17.490.040 Off-street parking lot design.****17.490.050 Off-street loading.****17.490.060 Handicapped parking.****17.490.010 Off-street parking requirements.**

The following requirements shall be used as guidelines and may be increased or decreased by the department depending on the specific need or use, while taking into consideration trip demand reduction programs and the availability of public transit. Off-street parking spaces shall be provided and maintained as set forth in this section for all uses in all zones. Any fractional parking space shall be rounded up to the nearest whole number. Such off-street parking spaces shall be provided at the time:

- A. A building is hereafter erected or enlarged;
- B. The use of a building existing on the effective date of this title is changed and/or the building enlarged, parking spaces shall be provided in proportion to the increase only, provided the increase is less than fifty percent. If the increase exceeds fifty percent, parking shall be provided for the entire structure in accordance with the requirements of this section.

17.490.020 General provisions.

- A. **More Than One Use on One or More Parcels.** In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately. If the director finds that a portion of the floor area, not less than a contiguous one hundred square feet in a retail store will be used exclusively for storage of merchandise which is not being displayed for sale, he may deduct such space in computing parking requirements, but the owners shall not thereafter use the space for any other purpose without furnishing additional off-street parking as required by Section 17.490.030.
- B. **Joint Use of Facilities.** The off-street parking requirements of two or more uses, structures, or parcels of land may be satisfied by the same parking or loading space used jointly, if approved by the director, to the extent that it can be shown by the owners or operators of the uses, structures, or parcels that their operations and parking needs do not overlap in point of time. If the uses, structures, or parcels are under separate ownership, the right to joint use of the parking space must be evidenced by a deed, lease, contract, or other appropriate written document to establish the joint use.
- C. **Location of Parking Facilities.** Off-street parking spaces for dwellings shall be located on the same lot with the dwelling. Other required parking spaces shall be located on the same parcel or on another parcel not farther than three hundred feet from the building or use they are intended to serve, measured in a straight line from the building. The burden of proving the existence of such off-premises parking arrangements rests upon the person who has the responsibility of providing parking.
- D. **Use of Parking Facilities.** Required parking space shall be available for the parking of operable passenger automobiles of residents, customers, patrons, and employees only, and shall not be used for the storage of vehicles or materials, or for the parking of trucks used in conducting the business or use.
- E. **Parking in Required Front, Side, Rear Yards or Setbacks.** Unless otherwise provided, required parking and loading spaces shall not be located in a required yard or setback, except for development of single-family dwellings or duplexes.
- F. **Development and Maintenance Standards for Off-Street Parking Areas.** Every parcel of land hereafter used as a public or private parking area, including commercial parking lots, shall be developed as follows:
 1. An off-street parking area for more than five vehicles shall be effectively screened by a sight-obscuring fence, hedge, or planting, on each side which adjoins property situated in an urban low residential (UL) zone, or the premises of any school or like institution;

APPENDIX E: Title 17 Regulations

2. Any lighting used to illuminate the off-street parking areas that exceeds one foot candle at the property line shall be so arranged that it will not project light rays directly upon any adjoining property in any zone;
3. Except for single-family and duplex dwellings, groups of more than two parking spaces shall be so located and served by a driveway that their use will require no backing movements or other maneuvering within a street or right-of-way other than an alley;
4. Areas used for standing and maneuvering of vehicles shall have durable and dustless surfaces maintained adequately for all weather use, and so drained as to avoid flow of water across sidewalks;
5. Except for parking to serve residential uses, parking and loading areas adjacent to or within residential zones or adjacent to residential uses shall be designed to minimize disturbance of residents;
6. Access aisles shall be of sufficient width for all vehicular turning and maneuvering;
7. Service drives to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, to provide maximum safety of traffic ingress and egress, and to provide maximum safety of pedestrians and vehicular traffic on the site. The number of service drives shall be limited to the minimum that will allow the property to accommodate and service the traffic to be anticipated. Service drives shall be clearly and permanently marked and defined through the use of rails, fences, walls, or other barriers or markers on frontage not occupied by service drives. Service drives to drive-in establishments shall be designed to avoid backing movements or other maneuvering within a street, other than an alley;
8. Service drives shall have a minimum vision clearance area formed by the intersection of the driveway centerline, the street right-of-way line, and a straight line joining said lines through points twenty feet from their intersection;
9. Parking spaces along the outer boundaries of a parking area shall be contained by a curb or bumper rail so placed to prevent a motor vehicle from extending over an adjacent property line, pedestrian walkway, or a street; and
10. When the parking standards require ten or more parking spaces, up to twenty-five percent of these may be compact car spaces, as identified in Section 17.490.040.

17.490.030 Number of spaces required.

Off-street parking spaces shall be provided as follows:

Land Use	Minimum Parking Spaces Required
Residential	
Single-Family (attached or detached)	2 per unit + 0.5 per unit on street or set aside; 1 additional space for accessory dwelling units or accessory living quarters. Garages are not calculated towards this requirement.
Multi-Family (Condos/Townhouses/Apartments)	1.5 per unit + 0.5 per unit on street or set aside
Senior Housing	0.5 per unit; 1 per duty employee

APPENDIX E: Title 17 Regulations

Land Use	Minimum Parking Spaces Required
Institutional/Educational/Other	
Bed and Breakfast	1 per sleeping unit
Motels and Hotels	1 per bedroom; and spaces to meet the combined requirements of the uses being conducted such as hotel, restaurants, auditoriums, etc.
Club/Lodges	Spaces to meet the combined requirements of the uses being conducted such as hotel, restaurants, auditoriums, etc.
Hospitals and Institutions	1 per bed; 1 per 2 employees; 1 per 2 guests
Places of Worship	1 per 4 seats or 8 feet of bench length in the main auditorium
Library and Gallery	1 per 250 gross square feet
Preschool-Kindergarten	1 per 3 children
Elementary/Middle or Junior High School	1 per employee; 2 per classroom
High School	1 per employee and teacher; 1 per 10 students
Colleges, Technical School	1 per 3 seats in classroom; 1 per employee and teacher
Stadium, Arena, Theater	1 per 4 seats or 8 feet of bench length in the main auditorium
Bowling Alley	6 per alley
Dance Hall, Skating Rink	1 per 20 gross square feet
Self Storage	1 per 3,000 gross square feet
Espresso Stands	1 employee parking space per 75 square feet

APPENDIX E: Title 17 Regulations

Land Use	Minimum Parking Spaces Required
Commercial/Retail/Office	
Restaurants/Bars/Taverns	If under 5,000 square feet of gross floor area – 1 per 200 square feet of gross floor area; If 5,000 or more square feet of gross floor area – 20 plus 1 per each additional 200 square feet of gross floor
Retail stores generating relatively little automobile traffic (e.g., appliance, furniture, hardware and repair stores)	1 per 400 square feet of gross floor area
Retail and personal service establishments generating heavy automobile traffic (e.g., department, drug, and auto parts stores, supermarkets, ice cream parlors, bakeries and beauty and barber shops)	1 per 200 square feet of gross floor area
Drive-In and Fast Food Restaurants	1 per 80 square feet of gross floor area
Professional Office	1 per 300 square feet of gross floor area
Shops and stores for sales, service or repair of automobile, machinery and plumbing, heating, electrical and building supplies	1 per 600 square feet of gross floor area
Mortuaries, Funeral Homes, Crematories	1 per 75 square feet of assembly area
Medical and Dental Office or Clinic	1 per 200 square feet of gross floor area
Medical and Dental Office or Clinic	1 per 200 square feet of gross floor area
Bank, Financial Institutions	1 per 400 square feet of gross floor area
Industrial	
Marinas and Moorage Facilities	1 per 4 moorage slips

APPENDIX E: Title 17 Regulations

Land Use	Minimum Parking Spaces Required
Warehouse, Storage, and Wholesale Facilities	1 per 2 employees; 1 per company vehicle parked on site at night (if applicable); 1 per 300 square feet of office space
Manufacturing, Research, Testing, Processing and Assembly Facilities	1 per 1,000 square feet
Winery/Brewery	1 per 800 square feet of gross floor area

A. Relaxation of Required Spaces.

1. The director may authorize a variance to the amount of required off-street parking if a project proponent demonstrates that, due to the unusual nature of the proposed use, it is reasonable that the off-street parking required by this section exceeds any likely need.

B. Other Uses.

1. Other uses not specifically listed above shall furnish parking as required by the director. The director shall use the above list as a guide for determining requirements for said other uses.
2. Storage of junk motor vehicles is subject to the provisions of Section 17.105.090(l).

17.490.040 Off-street parking lot design.

Parking spaces shall be a minimum of nine feet in width and twenty feet in length, provided, there shall be six feet between parallel parking spaces for maneuvering and, provided further, where ten or more spaces are required twenty-five percent may be eight feet in width and eighteen feet in length if designated for compact cars.

17.490.050 Off-street loading.

- A. When Required. Off-street loading and unloading spaces are required for all commercial and multi-family uses having a gross floor area of over four thousand square feet to which or from which deliveries or pickups are made by trucks or truck-trailer combinations over thirty-five feet in length more frequently than monthly.
- B. Design Requirements. Loading and unloading spaces shall be minimum forty-five feet in length, ten feet in width and provide for clearance of fifteen feet. Adequate access shall be provided to each space. No area required for off-street parking may be used as a loading or unloading space.
- C. Number of Spaces Required. The following number of off-street loading and unloading spaces is required:

Gross Floor Area	Required Number of Spaces
4,000 – 9,999	1
10,000 – 24,999	2
25,000 – 99,999	3
100,000 – 200 000	4
Additional 50,000	1

(Ord. 415 (2008) § 209, 2008; Ord. 216 (1998) § 4 (part), 1998)

APPENDIX E: Title 17 Regulations

17.490.060 Handicapped parking.

Off-street parking and access for physically disabled persons shall be provided in accordance with the regulations of the Americans with Disabilities Act (ADA) and Title 14 of this code.

APPENDIX E: Title 17 Regulations

Chapter 17.500 LANDSCAPING**(Formerly Chapter 17.385)**

Sections:

17.500.010 Purpose.**17.500.020 Landscape plans.****17.500.025 Landscaping requirements.****17.500.027 Buffer types – When required.****17.500.030 Installation and maintenance.****17.500.040 Drought-tolerant landscaping.****17.500.060 Building facade plantings.****17.500.070 Slope plantings.****17.500.080 Community themes.****17.500.010 Purpose.**

This section shall establish landscaping standards for all development subject to the requirements for permitted, conditional use or performance based development. Single-family plats shall be exempt, except that landscaping required as a condition of plat approval shall be installed to specifications contained herein.

17.500.020 Landscape plans.

Landscape plans required for an application shall be prepared as set forth in this section.

- A. Landscape plans are to be neatly and accurately drawn, at a scale that will enable ready identification and recognition of information presented.
- B. The landscape plan shall show how all disturbed areas are to be replanted (where landscaping is required) including the location and variety of all trees, shrubs and ground cover.
- C. The plan shall be accompanied by a plant schedule (list of plant materials used) which depicts the botanical name, common name, size at installation and spacing between individual plants shown on the plan.
- D. All plans shall include the following notations:
 1. Plant quantities to be determined by required spacing.
 2. All planting beds are to receive ground cover throughout except as noted.
- E. The landscape plan shall depict areas to be retained in natural vegetation and marked with the words "Native Growth Protection Easement, Existing Native Vegetation to Remain" and refer to the following notation, which is to be included on the landscape and site plans, or in the case of subdivisions, the final plat document.
- F. The "Native Growth Protection Easement Note" is intended to protect a sensitive area or provide and preserve a vegetated buffer by means of restricting activities which affect the vegetation existing in that area. The statement, "Existing Native Vegetation to Remain" is intended to differentiate between native vegetation and naturalized, non-native vegetation which naturally occurs through reseeding. Native vegetation is that which has existed in the region and was not introduced to the area by people. Examples include; Douglas fir, Salal and Alder. Naturalized vegetation is a species that was introduced to the area and has spread to the extent that it occurs and propagates itself without being directly planted by people. Examples include: Scotch Broom, Himalaya Blackberry and Purple Loosestrife.

17.500.025 Landscaping requirements.

In all cases where landscaping is required, a minimum of fifteen percent of the total site area shall be landscaped to the standards set forth in Chapter 17.500.

17.500.027 Buffer types – When required.

The director may require different buffer types depending on the proposed use of the site and adjacent zones and/or uses. These types shall include:

APPENDIX E: Title 17 Regulations

A. Landscaping Buffer.

1. Required along existing or planned roads within urban growth areas. The planting area shall encompass the required front setback area and consist of:
 - a. Evergreen and/or deciduous trees;
 - b. Evergreen shrubs planted to screen parking areas, in an amount and configuration to screen parked cars;
 - c. Ground covers as required;
 - d. Bioswales and other drainage features are allowed, only when in a configuration that preserves the integrity of the roadside planting; and
 - e. Retention of natural vegetation, where feasible.
2. Required along the perimeters of multi-family residential (ten dwelling units an acre or more), commercial, and industrial/business center development which abut like zones or uses. Installation shall vary in numbers and types of vegetation and structures depending on the proposed use and surrounding zones. Trees, shrubs, ground covers and/or fencing are to be provided as required.

B. Screening Buffer.

1. Required along the perimeters of multi-family residential (ten dwelling units an acre or more), commercial, and industrial/business center development abutting different uses and/or zones. The buffer shall provide sight-obscuring screening between different uses or zones and shall consist of:
 - a. Two offset rows of evergreen trees planted ten feet on center and ground cover; or
 - b. A six-foot screening fence and a single row of evergreen trees planted ten feet on center, and ground cover.
2. Required for residential subdivisions or commercial development abutting a rural zone, a buffer of twenty-five to fifty feet of sight-obscuring, screening vegetation shall be provided. The director may modify this requirement after evaluating the effects of wind-throw or other safety concerns. In the event that the buffer will only contain high-branching trees which allow visibility through the buffer, a row of evergreen trees planted ten feet on center may be required along the highest point of the buffer.
3. Required around the perimeter of storm drainage facilities to provide sight-obscuring screening from adjacent properties and/or roadways, and consist of:
 - a. A row of large shrubs and ground cover;
 - b. A row of evergreen trees planted ten feet on center and ground cover; and/or
 - c. An evergreen vegetation buffer sufficient to provide screening.
4. Retention of screening vegetation, where feasible.
5. Other vegetation types and/or configurations that meet the intent of this screening buffer may be approved by the director.

17.500.030 Installation and maintenance.

Installation and maintenance of landscaping of developments shall be in accordance with the American Nursery Landscaping Association standards.

A. Plant materials shall be nursery stock or the equivalent quality and installed to industry standards or better.

B. Landscape plant materials shall be staked to current industry standards or better. Stakes and guy wires shall not interfere with vehicular or pedestrian traffic.

C. Minimum Sizes at Installation.

1. Two-inch caliper street trees and other deciduous trees;
2. Eight feet minimum height multi-stemmed trees (e.g., Vine Maple);
3. Six feet minimum height coniferous trees;

APPENDIX E: Title 17 Regulations

4. Eighteen to twenty-four inches height for large and medium shrubs (over six feet at maturity);
 5. Twelve to eighteen inches minimum height for small shrubs (three to six feet at maturity); and
 6. Drought-tolerant landscape areas shall be subject to the size requirements in Section 17.500.040.
- D. Maximum spacing:
1. Street trees and other deciduous trees shall be spaced appropriate to their pattern, generally twenty-five to thirty feet on center for large trees.
 2. Coniferous trees shall be spaced fifteen feet apart, unless they are within a screening buffer, where the maximum spacing shall be ten feet on center.
 3. Large shrubs shall be spaced five feet on center.
 4. Medium shrubs shall be spaced four feet on center.
 5. Small shrubs shall be spaced three feet on center.
- E. Ground covers (bark and mulch shall not be considered as ground cover) are required in all planting areas, unless the entire bed is planted with shrubs that branch out so that they cover the surface of the ground. Spacing shall be as follows:
1. One-gallon pots, twenty-four inches on center;
 2. Four-inch pots, eighteen inches on center;
 3. Two-and-one-quarter-inch pots, twelve inches on center; and
 4. Grass and sod areas to be one hundred percent.
- F. Vegetation removal in native growth protection easements is limited to the following cases:
1. Hand removal of naturalized species. No machinery is to be used, except for hand-held implements which do not disturb the native vegetation or soil;
 2. Falling of trees which may present a danger to life or property. Removal of said trees is to be done only with written approval from the county. To solicit said approval, a letter and photograph or detailed plot plan of the area, with all trees to be removed marked on the photo or plan, shall be submitted to the department of community development; and
 3. Other activities expressly allowed as a condition of approval.
- G. Slopes in landscape areas shall not exceed 3:1 unless specifically approved by the director. Erosion control netting or alternative procedure may be required for slopes exceeding 3:1.
- H. Automatic irrigation systems shall be required for all landscape areas except for those designed and approved as drought-tolerant plantings. In unique circumstances alternative methods of irrigation may be approved if specifically proposed as part of the landscape plan.
- I. All planting beds shall receive topsoil or soil amendments as needed to maintain the plants in a thriving condition.
- J. All planting beds shall receive a minimum of two inches of bark mulch, or approved substitute.
- K. Landscaping required under the provisions of this title shall be maintained in a healthy growing condition.
- L. Landscaping lost due to violations of this title or unforeseen natural events shall be replaced immediately with vegetation that is sufficient in size and spacing as required by this title.
- M. All landscaping required by this title shall be installed prior to the issuance of any final certificate of occupancy permit, unless specifically approved by the director and installation is bonded (or other method), for a period not to exceed six months, in an amount equal to one hundred fifty percent of the cost of material and labor.
- N. Wetland mitigation plantings are not considered to be a part of the landscaping requirements.

17.500.040 Drought-tolerant landscaping.

Drought-tolerant landscaping (xeriscaping) is encouraged as a means of reducing the amount of water use. Xeriscaping reduces maintenance costs by reducing the amount of water used and by avoiding long-term maintenance of an irrigation system. Xeriscaping is especially encouraged on large sites and in

APPENDIX E: Title 17 Regulations

those parts of a site separated from public streets and walkways. Drought-tolerant landscaping shall be installed and maintained as set forth in this section.

A. There shall be provisions made for irrigation in the first two years following planting. This may include a temporary sprinkler system, or an approved means of manual irrigation. Manual irrigation methods shall be detailed in a written plan, included as a note on the landscape plan and accompanied by a maintenance bond in an amount determined by the director.

B. Minimum sizes at installation:

1. One-and-one-half-inch caliper deciduous trees;
2. Four-foot minimum height multi-stem trees;
3. Four-foot minimum height coniferous trees;
4. Twelve inches minimum height for medium and large shrubs; and
5. One-gallon pot size for small shrubs.

C. Ground cover is required as in Section 17.500.030(E).

D. All plants selected shall be species generally accepted as drought-tolerant in the industry as drought-tolerant varieties.*

* **Editor's Note:** The list of drought-tolerant plants for landscaping may be obtained from the department of community development.

17.500.060 Building facade plantings.

Building facade plantings are intended to provide visual relief for buildings and shall be required adjacent to all building walls except those adjacent to service areas or unless specifically exempted by the director. Building facade plantings shall be provided over two thirds (or greater) of the horizontal distance of the wall and consist of:

- A. A minimum four-foot-wide planting area containing shrubs and ground cover; and
- B. Trees within the planting area, or within tree gates set into a walkway, when determined necessary.

17.500.070 Slope plantings.

Slope plantings are intended to re-vegetate slopes (which do not require planting as any other required buffer) and shall consist of a mixture of plantings and seedling trees planted at an average spacing of ten feet on center. This shall not reduce the need for hydro-seeding required for erosion control or other purposes.

17.500.080 Community themes.

Certain areas may have preferred planting schemes due to a community plan or other adopted design theme. Required landscape areas shall utilize plant materials and design concepts consistent with the local plan.

APPENDIX E: Title 17 Regulations

Chapter 17.510 SIGN CODE**(Formerly Chapter 17.446)**

Sections:

- 17.510.010 Purpose.**
- 17.510.020 Definitions.**
- 17.510.030 Permitting.**
- 17.510.040 Prohibited signs.**
- 17.510.050 Exempt signs.**
- 17.510.060 Conditionally exempt signs.**
- 17.510.070 Regulations for permanent signs.**
- 17.510.080 Regulations for electronic signs.**
- 17.510.090 Master sign plan.**
- 17.510.100 Sign detail sheets.**
- 17.510.110 Sign maintenance.**
- 17.510.120 Nonconforming signs.**
- 17.510.130 Contractor license.**
- 17.510.140 Variances.**
- 17.510.150 Violations.**

17.510.010 Purpose.

This chapter establishes sign regulations and a clear enforcement strategy, which support and complement land use objectives set forth in the Kitsap County Comprehensive Plan, because unregulated signs may constitute a public nuisance for the health, safety, convenience, aesthetics, and welfare of Kitsap County residents. The sign code shall be updated periodically as necessary to maintain consistency with the Kitsap County Comprehensive Plan and respective sub-area plans. Signs are necessary for public service and facilitate competitive commerce and industry. These sign standards and regulations establish a predictable review process for the use of signs that support the business community, community organizations, and public entities while also promoting the visual quality of Kitsap County and which may be promoted in community plans. The standards also promote safety and protect the general public from damage or injury caused by, or partially attributed to, the distractions, hazards, and obstructions which result from improperly designed or located signs. The following standards should not regulate the content on a sign; rather, the standards should apply to the design and location of a sign.

17.510.020 Definitions.

"A-frame sign" means a two-panel sign made of wood, cardboard, plastic, or other lightweight and rigid material capable to stand on its own support(s) and is portable and movable. Also known as a sandwich board.

"Abandoned sign" means a sign whose (A) message does not correspond with the current building use; or (B) a sign which does not promote a commercial product or event and the content of the sign pertains to a time, event or purpose which has elapsed or expired in the preceding three hundred sixty-five days.

"Advertising wind sign" means a single- or double-sided sign or device which flutters, waves, sparkles, or otherwise moves from the pressure of air movement in or around the sign used to promote a product or business.

"Animation" means a visual effect using seamless action, motion, light, or color changes through electrical or mechanical means.

"Banner sign" means a sign made from fabric, vinyl, plastic, or other lightweight and flexible materials tied or fastened to a stationary object.

"Billboard" means a large, outdoor, permanent, commercial, off-premises structure advertising products or services, typically found in high traffic areas such as alongside busy roads. Billboards present large advertisements to passing pedestrians and drivers.

"Channel sign" means the use of bent metal or plastic to fashion channels in the shape of letters or symbols and covered with a translucent plastic face, often a colored acrylic with lighting behind it.

APPENDIX E: Title 17 Regulations

"Construction sign" means signs denoting a building which is under construction, structural alterations, or repair, which announce the character of the building enterprise or the purpose for which the building is intended, including names of architects, engineers, contractors, developers, financiers, and others.

"Contrast" means the difference or degree of difference in the appearance of adjacent surfaces, such as light and dark areas, different colors, or typefaces, and graphics appearing on various backgrounds.

"Copy area" means that area which displays the primary copy and secondary copy on a sign.

"County" means Kitsap County, a political subdivision of the state of Washington.

"Department" means the Kitsap County department of community development.

"Development sign" means a construction sign denoting the architect, engineer, contractor, subcontractor, financier or sponsor of a residential or commercial development which may also designate the future occupant or use of the development.

"Directional sign" means signs designed to provide direction to pedestrian and vehicular traffic.

"Electronic sign" means a static sign capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means.

"Event sign" means a sign posted to advertise a specific occurrence.

"Externally illuminated sign" means a sign illuminated by reflection of a light source aimed at its surface.

"Flashing" means a visual effect used on an electronic message center to allow one message to disappear while it is simultaneously being replaced by another.

"Freestanding sign" means a sign that is not attached to a building.

"Halo lighting effects" means channel signs that project light behind them, causing the light to reflect off of the signs' mounting surface creating a silhouette of the letter and/or symbol.

"Human sign" means a sign carried, held, or supported by a person.

"Inflatable sign (continuous inflation)" means a sign that is a cold air inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or structure and equipped with a portable blower motor that provides a constant flow of air into the device. Inflatable devices are restrained, attached, or held in place by a cord, rope, cable or similar method.

"Inflatable sign (noncontinuous inflation)" means a sign that is inflated once, typically with a mixture of gases, which may be of various shapes and sizes and held in place by a cord, rope, cable or similar method.

"Internally illuminated sign" means a sign that has the light source enclosed within it so the source is not visible to the eye.

LAMIRD. "Limited areas of more intense rural development" are formally recognized areas within Kitsap County wherein land use intensity is greater than allowed by county zoning regulations. The two types of LAMIRDS existing in Kitsap County are:

A. Type I (Keyport, Manchester, Port Gamble, Suquamish): The only type of LAMIRD currently designated in Kitsap County prior to 2010, this designation is characterized as infill development or redevelopment of existing commercial, industrial, residential, or mixed use areas, whether as shoreline development, villages, hamlets, rural activity centers, or crossroads. Any industrial development within a Type I LAMIRD must be principally designed to serve the rural population. Any new development or redevelopment must be consistent with existing character of the area with respect to building size, scale, use, or intensity. Type I LAMIRDS must have been established as more densely developed areas as of July 1990, and they must include pre-GMA existing development. Type I LAMIRDS also must be bounded by a "logical outer boundary" that mirrors the limits of the preexisting development.

B. Type III (12 Trees and Rural Employment Centers): includes intensification of or new development of lots for isolated cottage industries and isolated small-scale businesses. Residential development is prohibited. Type III LAMIRDS need not principally serve the rural population, but should provide job opportunities for rural residents. Expansion or new development must conform with the rural character of the area as defined by the local government. Public services and public facilities must be limited to those that are the minimum necessary to serve the industry or business.

"Legal nonconforming sign" means a sign that was permitted, legally erected, and is maintained but does not conform to the current sign code.

APPENDIX E: Title 17 Regulations

"Legibility" means the physical attributes of a sign that allow for differentiation of its letters, words, numbers, or graphics, which directly relate to an observer's visual acuity.

"Navigational sign" means water-based wayfinding signs as identified by the United States adopted aids to navigation (U.S. ATONS).

"Name plate" means a sign used to identify and display the name of a person, product, or place.

"Off-premises sign" means an outdoor sign whose message directs attention to something that is not sold, produced, manufactured, furnished, or conducted at the property upon which the sign is located.

"On-premises sign" means a sign whose message and design relate to an individual business, profession, product, service, event, point of view, or other commercial or noncommercial activity sold, offered, or conducted on the same property where the sign is located.

"Organization" means an entity, including a natural person, which owns, operates, or maintains the sign.

"Permanent sign" means a sign attached to a building or structure, or to the ground in a manner that enables the sign to resist environmental loads, such as wind, and that precludes ready removal or movement of the sign and whose intended use appears to be indefinite.

"Political sign" means a sign providing information relating to a local, state, or national election, initiative, or referendum.

"Primary street frontage" means the lot line where the main visual entrance to the property is located.

"Public right-of-way (ROW)" means all property in which the county has any form of real property interest, and which is held for public road, shoulder, and sidewalk purposes, regardless of whether or not any road exists thereon or whether or not it is used, improved, or maintained for public travel.

"Public safety sign" means a sign that is necessary to reduce or eliminate the risk of imminent personal or property damage.

"Reader board" means a sign or portion thereof on which the copy or symbols change either automatically through electrical or electronic means (for example, time and temperature units), or manually through placement of letters or symbols on a panel mounted in or on a track system.

"Real estate sign" means a sign advertising the real property upon which the sign is located for rent, for lease, or for sale and providing the name and location of the owner or his agent.

"Rotating sign" means a sign wherein the faces or portions of a sign face mechanically revolve around a central axis.

"Scrolling" means a mode of message transition on an electronic message display where the message appears to move vertically across the display surface.

"Sign" means any device, structure, fixture, painting, visual image or logos associated with the business using words, graphics, symbols, numbers, or letters designed and used for the purpose of communicating a message or attracting attention.

"Signage" means an organization's signs collectively used to communicate information or attract attention.

"Storefront facade" means the side of a building facing the street. The storefront width is measured from the walls of the structure, within which houses an organization. The height is measured from the finished grade to the top of storefront vertical wall. See Figure 1b, Attached Sign Total Area Example.

"Structural alteration" means modification of a sign, sign structure or awning that affects size, shape, height, or sign location; changes in structural materials; or replacement of electrical components with other than comparable materials. The replacement of wood parts with metal parts, the replacement of incandescent bulbs with light emitting diodes (LED), or the addition of electronic elements to a nonelectrified sign would all be structural alterations. Structural alteration does not include ordinary maintenance or repair, repainting an existing sign surface, including changes of message or image, exchanging painted and pasted or glued materials on painted wall signs, or exchanging display panels of a sign through release and closing of clips or other brackets.

"Temporary sign" means any sign intended to remain in use for a short period of time which is not permanently installed.

"Traffic control sign" means any control device that is intended to communicate specific information to road users through a word, symbol, and/or arrow legend.

APPENDIX E: Title 17 Regulations

"Unconventional sign" means statues, structural forms, or other items related to business attraction which are not identified in this code.

"Warning sign" means a sign that indicates a particular hazard, obstacle, or condition that may not be readily apparent.

17.510.030 Permitting.

Prior to installation of a new permanent on-premises or off-premises sign or modification of an existing sign that deviates from its originally permitted appearance or structure, an applicant shall obtain a permit from the Kitsap County department of community development, unless the sign is identified as exempt (see Section 17.510.050) or conditionally exempt (see Section 17.510.060).

- A. **Permit Application.** A permit application is required for the placement or modification of a sign unless otherwise exempted herein. The document must include all information necessary to determine whether a sign meets all criteria to acquire a permit. Freestanding signs shall require a dimensioned site plan as part of the submittal document; see Figure 1a, Dimensioned Site Plan Example. A licensed professional entity is recommended, but is not required, to prepare the dimensioned site plan.
- B. **Fees.** All applications for permits or requests for actions by the county shall be accompanied by a filing fee in an amount established by county resolution.
- C. **Permit Expiration.** If the permitted sign is not constructed to completion prior to the three hundred sixty-fifth day from the day of the original permit, the permit shall expire and a new permit application is required.
- D. **Permit Placard.** A permit placard issued by the department shall be issued to the applicant. The permit placard must be attached to the sign or available upon inspection.
- E. **Internal Consistency.** In the event of conflict with other sign requirements that may be applicable (state or federal), the more restrictive shall apply.
- F. **Sign Revision.** Should a conflict arise between the prior conditions of land use approval and the code herein, a sign permit application shall be reviewed in accordance with the appropriate land use procedures under Title 21.
- G. A permit is not needed when changing the text or image on a sign, where the sign's structural size or shape is not changing, repainting, maintenance, and repair of existing signs or sign structures; provided, no structural change is made. Off-premises repairs are allowed if the sign is returned to its preremoval location in its originally permitted state.

APPENDIX E: Title 17 Regulations

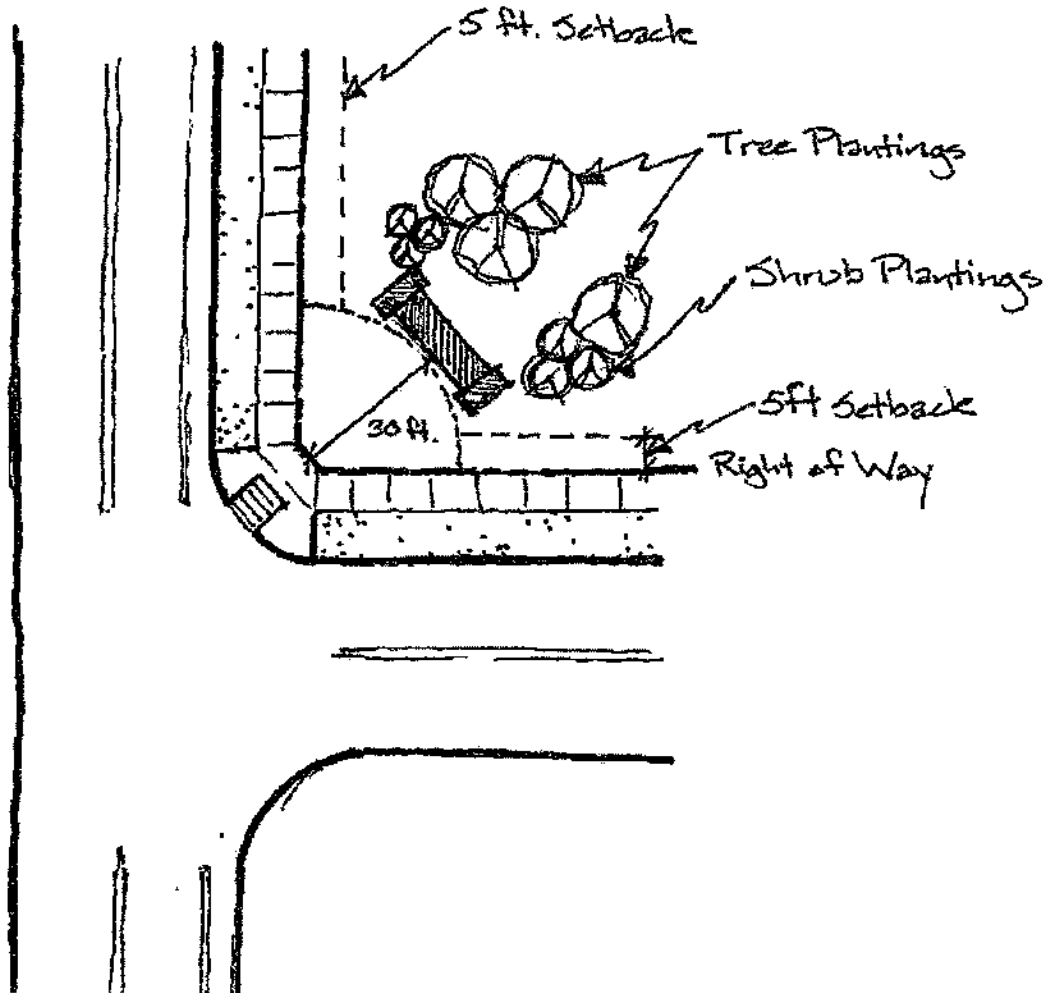


Figure 1a: Dimensioned Site Plan Example

17.510.040 Prohibited signs.

Unless otherwise exempt or conditionally exempt under this chapter, the following signs shall be prohibited:

- A. Off-premises signs unless specifically allowed pursuant to Section 17.510.050, Exempt signs, or 17.510.060, Conditionally exempt signs.
- B. Signs or sign structures which resemble or conflict with, or are attached to, a utility pole or traffic control sign, unless otherwise authorized by the director in Section 17.510.060(K), Military Appreciation Signage Program.
- C. Signs or sign structures which create a safety hazard by obstructing the line of sight of pedestrians or vehicular traffic, or which obstruct a clear view of official signs or signals as determined by Kitsap County.
- D. Signs or sign structures, located in traffic roundabouts, islands, or medians.
- E. Signs or sign structures located within thirty feet from intersecting Kitsap County right-of-way lines; see Figure 1a, Dimensioned Site Plan Example.

APPENDIX E: Title 17 Regulations

- F. Signs or sign structures which obstruct access to drives, doors, walks, windows, fire escapes or fire escape routes.
- G. Signs, temporary or otherwise, affixed to a tree.
- H. Signs placed on public property, including Kitsap County right-of-way, except when authorized by the appropriate public agency or specifically authorized in this sign code.
- I. Electronic signs outside urban growth areas except traffic control signs and public safety signs as identified in Section 17.510.080, Regulations for electronic signs.
- J. Abandoned or unmaintained signs.
- K. Stationary or mobile billboards.
- L. Signs with animation, flashing, or fluttering lights.
- M. Rotating signs.
- N. Audible signs, except as mandated or encouraged by the Americans with Disabilities Act.
- O. Banner or continuous inflatable or noncontinuous inflatable signs not associated with a special event.
- P. Signs placed on a vehicle or trailer to purposefully gain additional signage which would otherwise not be allowed. This does not prohibit the identification of a business or its products on a vehicle or trailer included in the operations of the business.
- Q. In the Kingston urban growth area, (1) except for halo lighted signs, internally illuminated signs in the Old Town/Waterfront or Village Green districts as defined in the Kingston sub-area plan and (2) mounted or freestanding reader board signs.
- R. In a limited area of more intense rural development (LAMIRD), (1) internally illuminated signs, (2) neon signs or (3) electronic signs.
- S. Electronic signs in the Old Town district, Silverdale, as defined in the Silverdale sub-area design standards.

17.510.050 Exempt signs.

A sign or modification to an existing sign shall be exempt from review under this sign code and may be constructed without a permit:

- A. Historic site markers or plaques, gravestones, and address numbers.
- B. Signs required by law, including but not limited to:
 1. Official or legal notices issued and posted by any public agency or court; or
 2. Traffic directional or warning signs.
- C. Seasonal or holiday decorations that do not function as signage.
- D. Plaques, tablets or inscriptions indicating the name of a building, date of erection, or other commemorative information, which are an integral part of the building structure or are attached flat to the face of the building, which are nonilluminated, and which do not exceed four square feet in surface area.
- E. Religious symbols as recognized by the Department of Veterans Affairs National Cemetery Administration affairs religious symbol list.
- F. On-premises directional signs less than four square feet.
- G. Garage sale, estate sale, or other temporary signs for similar events less than four square feet.
- H. Legal informational signs less than four square feet (e.g., no trespassing or no fireworks).
- I. Residence identification signs (e.g., 1234 Road Name: The Smiths).
- J. Information signs erected and maintained by the state, county or any city.
- K. On-premises window or door signs indicating business hours of operation or when a business is open or closed. These signs may be static electronic signs regardless of where the business is located. The size cannot exceed four square feet.

APPENDIX E: Title 17 Regulations

17.510.060 Conditionally exempt signs.

A temporary sign shall be conditionally exempt from this sign code and may be constructed, without permits, if consistent with the size, height, duration, maximum number limitations, and other criteria listed below. Unless expressly stated, conditionally exempt signs are not allowed to be lighted, conflict with or impede views of permanent signs or signals, or be located in Kitsap County right-of-way or publicly owned property pursuant to Section 17.510.040, Prohibited signs.

- A. A-Frame Sign or Temporary Sign. Only one A-frame sign, advertising wind sign, or temporary sign, not associated with a special event, is allowed per organization and shall only be displayed during business hours, an on-premises sign, and not impede vehicular, bicycle, or pedestrian circulation.
 1. An A-frame sign shall have two faces and not exceed three feet in height or width, or exceed a total of six square feet per sign face.
 2. Advertising wind signs shall be no more than eight feet tall and not exceed a total of sixteen square feet per sign face.
- B. Special Event A-Frame, Banner, Double Post, Inflatable, or Wall Sign:
 1. All special event signs shall be placed no more than fourteen days prior to the event occurrence, and removed five days after the event has occurred. Multiple events of the same type (e.g., farmers market every Saturday between March 1st and August 31st). Four A-frame signs are allowed per special event in addition to a banner, double post, inflatable, or wall sign and shall be allowed within the Kitsap County right-of-way, sizing to be consistent with subsection (A) of this section. A-frame signs in the ROW:
 - a. An A-frame sign shall not impede public vehicular, bicycle, or pedestrian circulation.
 - b. Attachments, including balloons, shall not be placed on signs.
 - c. Symbols and directional arrows shall be used as the first order of preference in sign design to minimize wording and enhance safety and legibility.
 - d. Wire or metal stakes shall not be utilized to secure signs within the county right-of-way. Where anchoring is utilized to stabilize signs within the Kitsap County right-of-way, sandbags shall be used.
 2. Banner or wall signs shall be no more than one hundred square feet.
 3. Inflatable signs flown more than twenty feet in elevation measured from finished grade shall be required to obtain a sign permit.
 4. Special event double-pole signs shall be no greater than thirty-two square feet and must not exceed eight feet in height as measured from the finished grade.
- C. Arm Sign. Permanent and temporary arm signs; provided, that the sign conforms to the sign detail sheet (Section 17.510.100(A), Arm Sign).
- D. Window Sign. Permanent and temporary window signs; provided, that the sign conforms to the sign detail sheet (Section 17.510.100(I), Window Sign).
- E. Flag. Provided the flag is attached to a permanent flagpole or side of a building. A permit may be required to erect a flagpole pursuant to 2009 International Building Code Section 1609.1.1, Determination of Wind Loads, and Section 105, Permits.
- F. Political Sign.
 1. A political sign is allowed in Kitsap County right-of-way; provided, that a sign:
 - a. Using metal faces, metal supports, metal frames, or wire frames is prohibited;
 - b. Is limited to a size no greater than four square feet and may not extend higher than forty inches measured from the point in which it is placed in the ground to the top of the sign; and
 - c. Shall be removed ten days after an election. After primary elections, political campaign signs endorsing or opposing a successful candidate or ballot measure may remain up to ten days after the succeeding general election.
 2. Political campaign sign(s) are allowed on private property and may express a property owner's endorsement of a political candidate or ballot issue, provided:
 - a. Political campaign signs are limited to a maximum size of thirty-two square feet; and

APPENDIX E: Title 17 Regulations

- b. Political campaign signs on private property must be removed within ten days after an election. After primary elections, political campaign signs endorsing or opposing a successful candidate or ballot measure may remain up to ten days after the succeeding general election.
- G. On-Premises Directional Signs. Exit, entrance, or other on-site traffic directional signs are permitted. The maximum height of any directional sign shall be thirty-six inches, and the maximum area shall be nine square feet. No text shall be larger than the directional language text.
- H. Community Sign Placed by Kitsap County. A community sign is exempt; provided, that the community and Kitsap County enter a written agreement wherein the community assumes ownership and responsibility for any and all installation, maintenance, repairs, and content of the sign, and conforms to sign policies developed for the particular community sign.
- I. Human Sign. A human sign shall not obstruct public bicycle lanes or public sidewalks.
- J. Roadside Memorial Sign. Provided that it meets Kitsap County Public Works Roads and Traffic Roadside Memorial Policy 300.5.
- K. Military Appreciation Signage Program. A sign may be placed on Kitsap County owned property provided the sign(s) placement is approved by the director. This includes, but is not exclusive to, banners attached to utility poles.
- L. Agricultural and Farm Stand Signage Program.
 - 1. Up to four off-premises A-frame signs shall be allowed within the Kitsap County right-of-way, sizing to be consistent with subsection (A) of this section, with the seller's name and contact info on back. A-frame signs in the ROW:
 - a. An A-frame sign shall not impede public vehicular, bicycle, or pedestrian circulation.
 - b. Attachments, including balloons, shall not be placed on signs.
 - c. Signs shall maintain a two-hundred-foot setback when approaching an intersection or a yellow and black county warning sign.
 - d. Symbols and directional arrows shall be used as the first order of preference in sign design to minimize wording and enhance safety and legibility.
 - e. Wire or metal stakes shall not be utilized to secure signs within the county right-of-way. Where anchoring is utilized to stabilize signs within the Kitsap County right-of-way, sandbags shall be used.
 - 2. A farm stand sign is exempt provided the sign does not exceed six square feet.
 - 3. A farm identification sign may be a permanent arm sign located on the premises, on or adjacent to an easement road leading to the farm, as allowed with written consent from all easement owners. The arm sign shall conform to sign detail sheet, arm sign, requirements.
- M. Real Estate Signage Program.
 - 1. All real estate signs must have the real estate broker name and phone number on any and all types of real estate signs. The name and phone number are not required to be visible to the public. All real estate signs shall be removed within ten days of the date of closing.
 - 2. For a single-family residential property, one unlighted on-site arm sign is allowed per street frontage in addition to directional signs located on easement(s) leading to the property for sale and one attached special event banner sign located on the subject property.
 - 3. On-site development "for sale" shall be limited to one sign per development entrance. The sign shall not exceed thirty-two square feet in area, and shall not exceed eight feet in height. A sign permit is required and shall be issued for a three-year period. The permit is renewable annually for up to a maximum of five years.
 - 4. On-site "for rent" shall be limited to one sign per development entrance. The sign shall not exceed twelve square feet in area, and shall not exceed eight feet in height.
 - 5. Open House Events. A maximum of four off-premises arrow signs, A-frame signs, or combination thereof may be used to promote open house events, per property for sale or subdivision. Such signs shall be permitted only when the agent or seller is in attendance at the property for sale or rent and may be located on the right-of-way outside of vehicular and bicycle lanes and sidewalks.

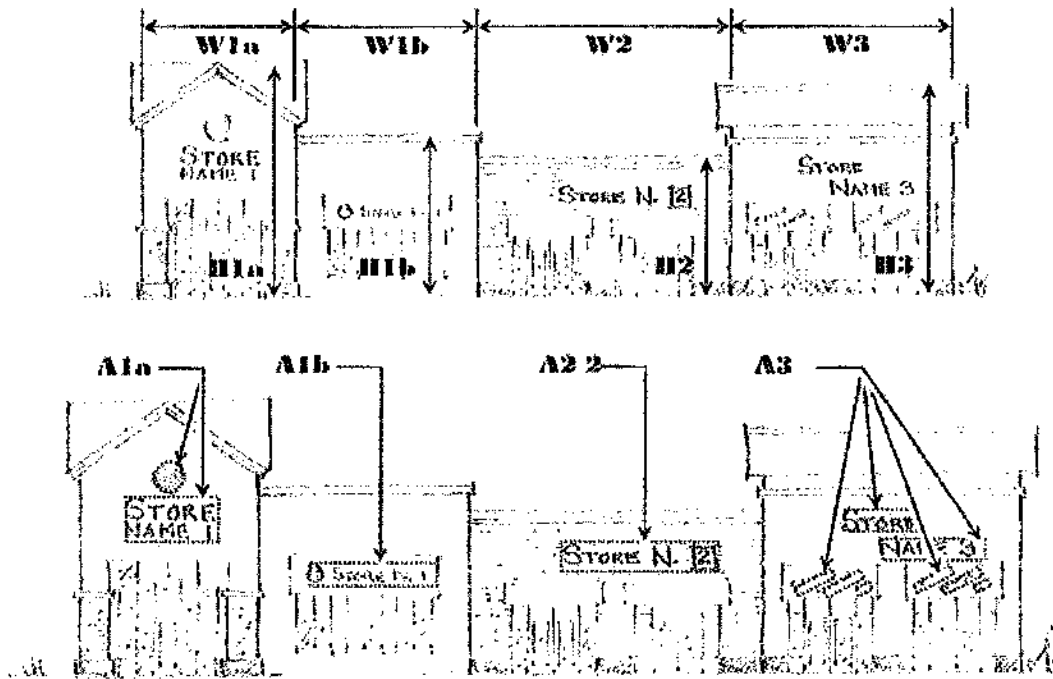
APPENDIX E: Title 17 Regulations

6. Off-premises signs advertising subdivisions shall require a three-year sign permit. The permit may be renewed for up to five years. The sign shall be no more than twelve square feet. A letter of consent from the property owner shall be required as part of sign permit approval.

17.510.070 Regulations for permanent signs.

- A. **Sign Types.** For the purposes of this sign code there are two types of permanent signs: freestanding and attached. See sign type detail specification sheets, Section 17.510.100, for individual sign type requirements.
- B. **Quantity.** An organization may place one on-site freestanding sign per street frontage in addition to attached signage. One additional freestanding sign is permitted for each additional two hundred feet of street frontage over one hundred feet of street frontage. There is no limit to the number of attached building signs, provided the maximum aggregated sign area coverage is not exceeded.
- C. **Master Sign Plan.** A master sign plan shall be required or allowed pursuant to Section 17.510.090.
- D. **Attached Signage Total Area.** Attached signs (1) may have an aggregated area that shall not exceed two square feet for each one lineal foot of building facade width except when Section 17.510.100(H), Wall Sign, indicates otherwise, and (2) shall not exceed one hundred square feet in area, except it may exceed the maximum if the total sign area is less than ten percent of the total storefront area and except when Section 17.510.100(H), Wall Sign, indicates otherwise. Attached signs shall have a maximum aggregated area of one hundred square feet for all building signs attached to a single building (see Figure 1b, Attached Sign Total Area Example).
- E. **Sign Illumination.** The artificial illumination of signs shall be designed to minimize negative impacts on surrounding properties.
1. Provided an organization is not open for business, signs located within residential areas in urban growth areas and signs located outside urban growth areas (UGA) or Type III limited areas of more intense rural development (LAMIRDs) including schools, churches, government, and quasi-government shall not be illuminated after 10:00 p.m. Signs shall include downcast lighting and not be illuminated before 6:00 a.m.
 2. External light sources shall be shielded and direct illumination towards the sign only.
 3. Light sources shall utilize energy-efficient fixtures wherever feasible.
 4. Pursuant to Section 17.105.110, lighting is to be directed away from adjoining properties. Not more than one foot candle of illumination may leave the property boundaries.
- F. **Relationship to Buildings.** Signs shall be designed to incorporate the overall architectural style and at least one of the predominant visual elements of the organization's building or buildings, including, but not exclusive to, the type of construction materials, color, or geometric forms.
- G. **Landscaping.** Freestanding sign applications shall include landscaping in the dimensioned site plan; see Figure 1a, Dimensioned Site Plan Example. Landscaping shall include ground cover or shrubs which accent the sign while not blocking sign lettering or symbols used for recognition. Identification of plant species is not required in the site plan. Native, water-wise plantings are encouraged.
- H. **Setbacks.** Freestanding signs, excluding arm signs, shall be set back a distance of thirty feet from intersecting Kitsap County right-of-way lines pursuant to Section 17.510.040, Prohibited signs, or a distance of five feet measured from the property line, whichever is greater. The nearest sign edge measurement includes cantilevering sign edges. Signs requiring relocation as a result of public projects may be allowed within setbacks if there is no alternative and approval from the Kitsap County Public Works traffic engineer is acquired to insure that the location will not impede sight distances or the clear zone of traffic.

APPENDIX E: Title 17 Regulations



<p>W: Width is measured from the walls of the structure.</p> <p>H: Height is measured from the finished grade to the highest point of the building's vertical wall.</p> <p>A: Attached sign area is measured pursuant to measurement calculation methods, Section 17.446.070(l)(2).</p> <p>ASA: Allowable attached sign total area for this example is 2 square feet per lineal foot of frontage; see wall sign detail sheet to determine exact square footage allowed. If the area allowed from the initial calculation is less than 10 percent of the wall area, the sign area may be increased to reach 10 percent of the wall area.</p>
<p>Store Name 1:</p> <p>ASA1: $(A1a + A1b) = 2 * (W1a + W1b)$ or 10 percent of the wall area = $0.10 * (W1a * H1a) + (W1b * H1b)$</p>
<p>Store Name 2:</p> <p>ASA2: $(A2) = 2 * (W2)$ or 10 percent of the wall area = $0.10 * (W2 * H2)$</p>
<p>Store Name 3:</p> <p>ASA3: $(A3) = 2 * (W3)$ or 10 percent of the wall area = $0.10 * (W3 * H3)$</p>
<p>Store Name 4: A large storefront with multiple businesses within it, such as a grocery store with an associated drug store and coffee store all located and operating in the same building space.</p> <p>ASA4: $(A4) = 2 * (W1a + W1b + W2 + W3)$ or 10 percent of the wall area = $0.10 * [(W1a * H1a) + (W1b * H1b) + (W2 * H2) + (W3 * H3)]$</p>

Figure 1b: Attached Sign Total Area Example

APPENDIX E: Title 17 Regulations

I. Measurement Calculations.

1. Freestanding sign height shall be measured as the largest dimension from the highest point of the sign to where the sign intersects with the finished grade; see Figure 1b, Attached Sign Total Area Example.
2. Measurement of the copy area is inclusive to all attributes in and around the sign not immediately related to the structure on which it is attached.
3. Simple geometric shapes (rectangles, triangles, circles, ovals, etc.) shall be used in combination to measure odd or complex text or graphics as seen in Figure 1c, Copy Area Calculation Method.

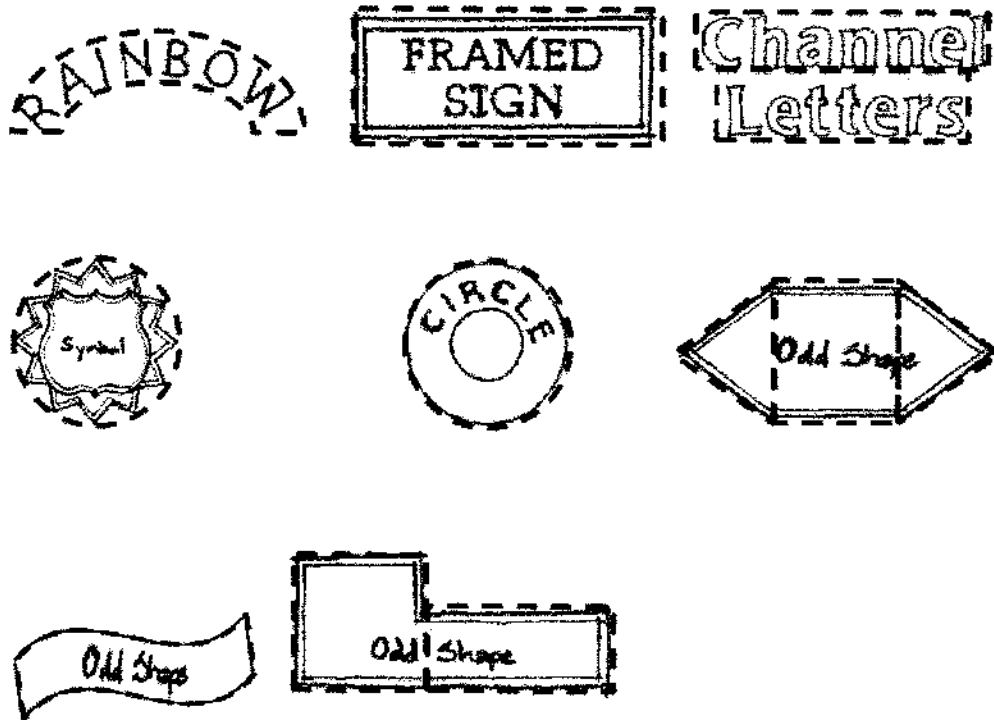


Figure 1c: Copy Area Calculation Method

17.510.080 Regulations for electronic signs.

Electronic signs are allowed in all commercial or industrial zones within an urban growth area (UGA). Schools, churches, or governments may have an electronic sign in any zone within a UGA. Traffic control signs or public safety signs may have an electronic sign in any zone inside or outside of a UGA. An electronic display shall not exceed fifty percent of the sign size. An electronic sign is not allowed to be part of or in its entirety a conditionally exempt sign. Notwithstanding Section 17.510.070(E), Sign Illumination, the following illumination requirements shall apply:

- A. Hold Time. The digital message or static image shall remain on the display for a minimum of eight seconds. No more than three messages shall be displayed within a one-minute timeframe.
- B. Transition Method. A transition between messages shall be executed with a minimum fade in and out time of one second.
- C. Illumination Levels. Electronic signs shall incorporate photocell/light sensors, with automatic dimming technology that appropriately adjusts to ambient light conditions. Displays shall have a brightness level of no greater than 0.3 foot candles above ambient light conditions or shall maintain accordance

APPENDIX E: Title 17 Regulations

with Section 17.510.070(E)(4), whichever is more restrictive. An affidavit showing compliance consent shall be required with the sign application.

- D. Maintenance. Any permitted electronic changeable message sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner shall be repaired or disconnected within five days by the owner or operator of the sign. Unless proven to be mechanical failure through no fault of the sign owner, electronic signs found to be in violation of the sign illumination requirements may be subject to code enforcement citations and penalties pursuant to Kitsap County Code.

17.510.090 Master sign plan.

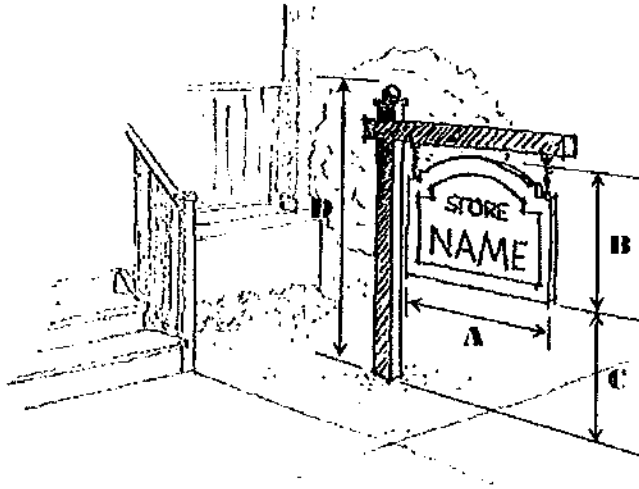
- A. To achieve a more consistent and coordinated signage pattern, a master sign plan shall be required for all new, nonresidential developments of three or more separate tenant spaces that either (1) share the same parcel or structure or (2) use common access and parking facilities. A master sign plan may be allowed for developments of three or more separate tenant spaces that do not share the same parcel or structure.
- B. An application for master sign plan must include the following submittals:
1. Signature of all property owners within the master sign plan boundaries.
 2. A master sign plan is required to include the size, location and configuration of all proposed and/or previously approved signage.
 3. The master sign plan shall identify the number of tenants to be represented in the sign plan.
 4. The master sign plan shall include a strategy to provide signage for future tenant changes or increase in number above the original number of tenants identified in subsection (B)(3) of this section. The strategy shall identify how signage will change to maintain conformance with the sign code when the master sign plan is approved.
 5. A master sign plan must be approved through a Type II review process (ACUP) consistent with the requirements of Title 21. All signage approved through a previous performance-based development, conditional use permit, variance or other approval that allowed greater sign quantities, square footage or configurations than allowed by this chapter must be amended to conform to the current sign code regulations. Revisions to previously approved master sign plans shall be treated as a Type II review process (ACUP).
- C. For parcels under twenty acres in size:
1. An organization may place one on-site freestanding sign per street frontage in addition to attached signage. One additional freestanding sign is permitted for each additional one hundred fifty feet of street frontage over one hundred feet of street frontage. The plan shall meet the following criteria:
 - a. Signs must conform to the permitted sizes in Section 17.510.100, Sign detail sheets.
 - b. No one business may comprise more than fifty square feet of each sign face.
- D. For individual or contiguous parcels which are twenty acres or greater in size, the following limitations shall apply:
1. An organization may place one on-site freestanding sign per street frontage in addition to attached signage. One additional freestanding sign is permitted for each additional one hundred fifty feet of street frontage over one hundred feet of street frontage. Freestanding signs inside the development shall not be counted against the number of freestanding signs allowed. The plan shall meet the following criteria:
 - a. Each sign may not exceed two hundred square feet per face and may not have more than two faces.
 - b. No one business may comprise more than fifty square feet of each sign face.
 - c. A monument sign shall not be limited by the minimum or maximum height requirements of Section 17.510.100, Sign detail sheets, but shall not exceed twenty-five feet in height.
 2. Attached signage shall meet the following criteria:

APPENDIX E: Title 17 Regulations

- a. Signs must conform to the permitted sizes in Section 17.510.100, Sign detail sheets, except two blade signs internal to the development shall be allowed per organization, not to exceed twenty-five square feet per face.

APPENDIX E: Title 17 Regulations

17.510.100 Sign detail sheets.



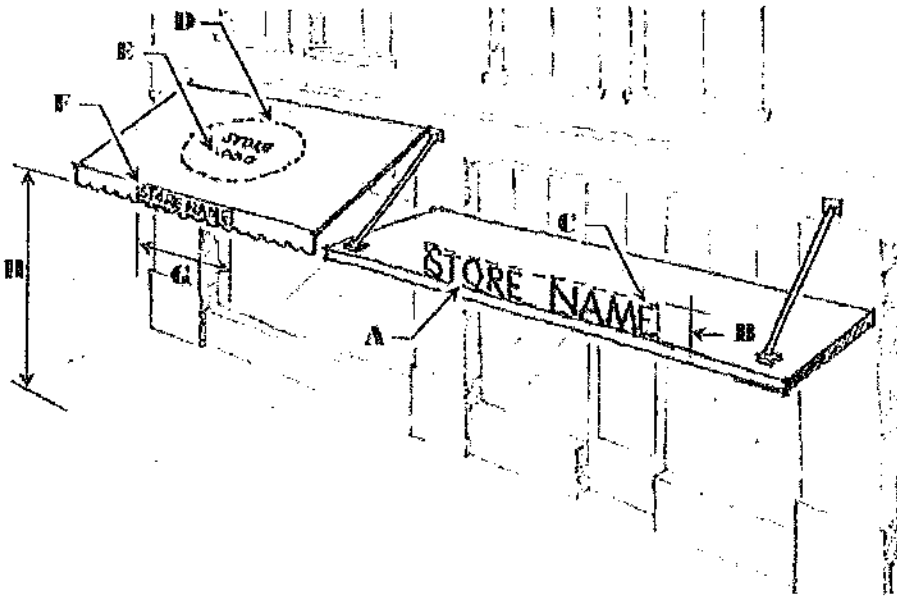
A. Arm Sign.

Arm Sign: Definition	
A sign attached to one or two freestanding post(s), with the faces of the sign generally projecting perpendicular to the public right-of-way.	
Allowed in the Following Zones	
All zones.	
Size	
Width	36 in. max. A
Height	48 in. max. B
Copy Area (B x A)	6 sf. max.

	Home businesses within urban growth area boundaries: 4 sf. max.
Location	
Clear Height	12 in. min. C
Overall Height	6.5 ft. max. D
Setback (measured from the closest edge to the property line)	3 ft. min.
Number	1 per street frontage max.
Miscellaneous	
Arm signs shall be registered with Kitsap County.	

APPENDIX E: Title 17 Regulations

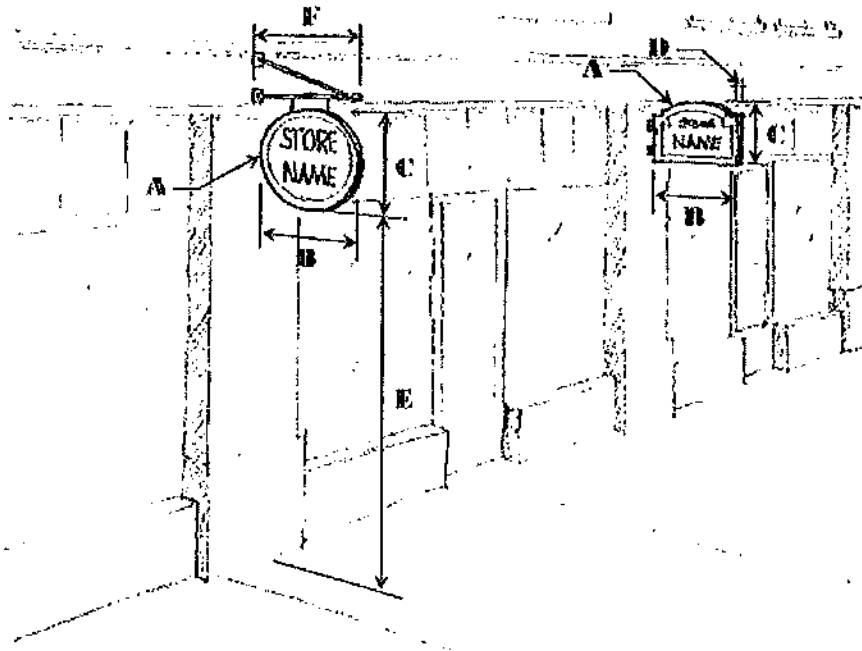
B. Awning Sign.



Awning Sign: Definition	
A sign located on a building-mounted shade structure that provides additional functionality as shelter.	
Allowed in the Following Zones	
All zones.	
Size	
Projecting	
Sign Area:	2 sf. per linear ft. of shopfront A max.
Letter Height:	16 in. max. B
Letter Thickness:	6 in. max. C

Sloping Plane	
Copy Area:	25% coverage max. D
Valance	
Letter Height:	80% of valance height, 16 in. max. F
Letter Width:	75% of valance width max. G
Location	
Clear Height:	8 ft. min. H
Miscellaneous	
Vinyl or plastic awnings are discouraged in this code.	

APPENDIX E: Title 17 Regulations



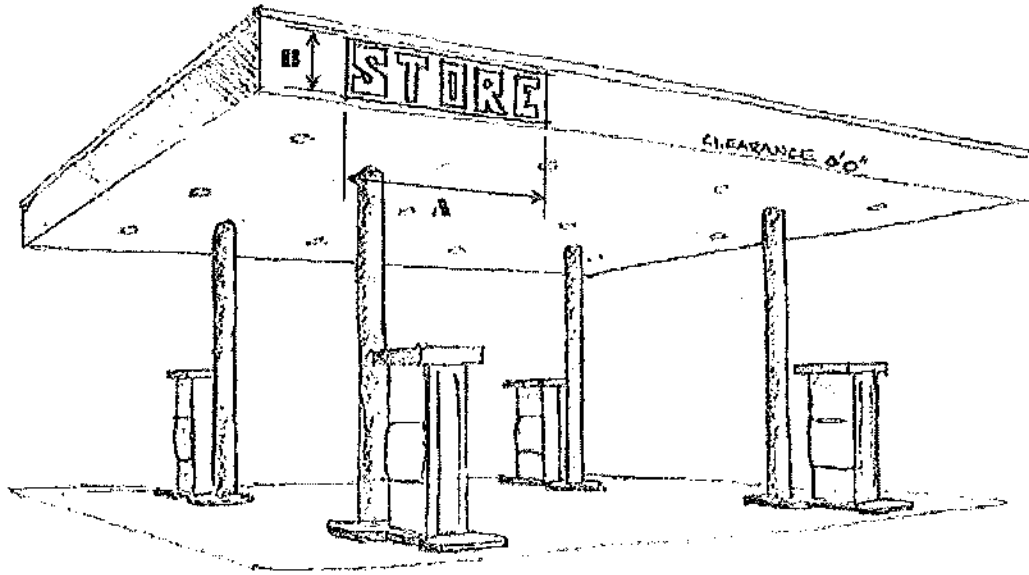
C. Blade Sign.

Blade Sign: Definition		
A building-mounted sign projecting 12 inches or more perpendicular to the building, or hung parallel to the building eave, with a maximum area of 10 square feet allowed.		
Allowable in the Following Zones		
All zones.		
Size		
Copy Area (B x C):	8 sf. max.	A
Width:	36 in. max.	B
Height:	36 in. max.	C
Thickness:	10 in. max.	D

Special and creative signs that have a three-dimensional quality may have a greater thickness subject to approval by the director.		
Location		
Clear Height:	8 ft. min.	E
Projection:	5 ft. max.	F
Number:	1 per storefront max.	
Miscellaneous		
The area of a blade sign shall be included in the collaborative storefront coverage ratio.		
All exposed edges of the sign should be finished.		

APPENDIX E: Title 17 Regulations

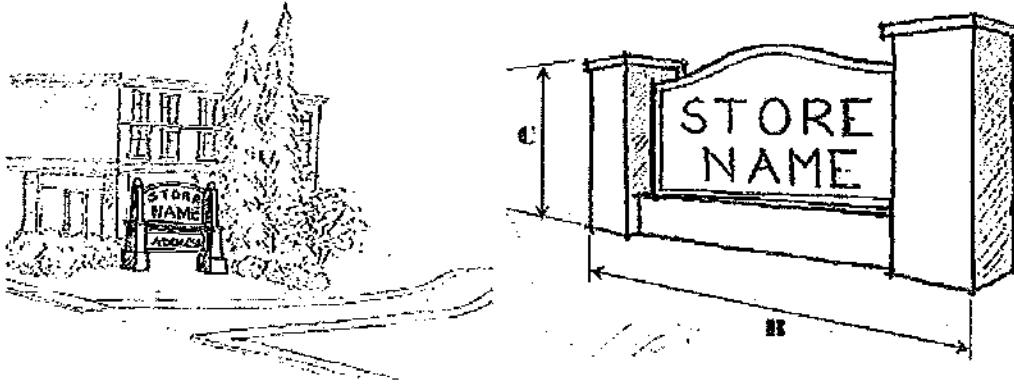
D. Canopy Sign.



Canopy Sign: Definition		
A sign located on the edge of a freestanding canopy.		
Allowable in the Following Zones		
Commercial and industrial zones only.		
Size		
Width:	25% of canopy edge, max.	A
Height:	75% of canopy edge, max.	B
Miscellaneous		
A clearance height notification will not be calculated into the copy area.		
The sign shall not extend beyond the edge of the canopy more than 8 inches.		
Signage shall only be allowed on 3 faces of the canopy.		

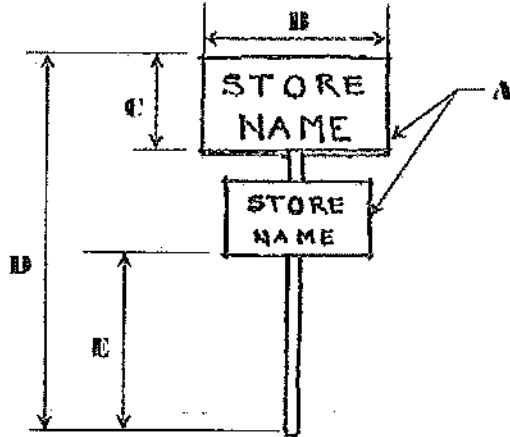
APPENDIX E: Title 17 Regulations

E. Monument Sign.



Monument Sign- Definition:		
A freestanding sign, generally having a low monolithic profile such that the sign has the appearance of a solid base.		
Application:		
Typically used in entrances for single or multiple commercial or industrial tenants.		
Allowable in the Following Zones:		
All zones.		
Allowed Size by Zone:		
Zones:	BC, BP, I, RI, CO, RC, RCO, REC, TTEC, any zone within a Type III LAMIRD	RR, RP, RW, FRL, NC, UR, GB, UL, UCR, UM, UH, UVC, Kingston CO, SVC, SVR, SVLR, RHTC, RHTR, RHTW, MVC, MVLK, MVR, KVC, KVLR, KVR
Width:	B 15 ft. max.	10 ft. max.
Height:	C 12 ft. max.	8 ft. max.
Sign Area (B x C):	Per face 100 sf. max.	Per face 50 sf. max.

APPENDIX E: Title 17 Regulations

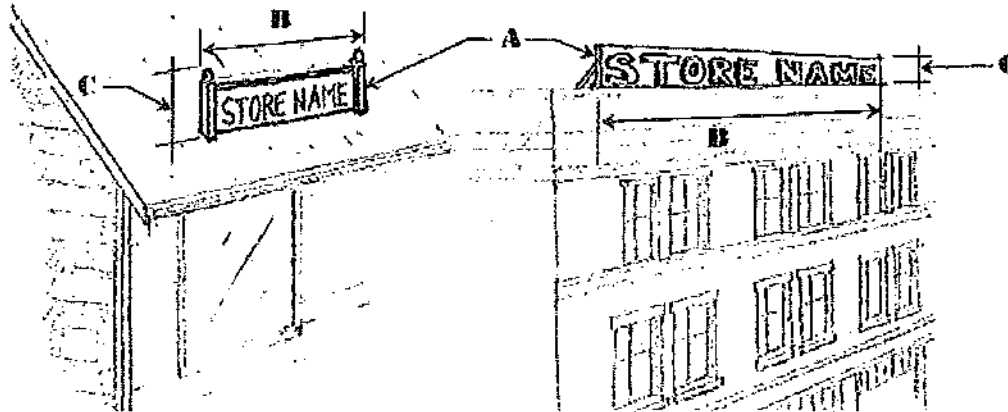


F. Pole Sign.

Pole Sign: Definition			
A freestanding sign supported by one or more structural elements that are either: (a) architecturally dissimilar to the design of the sign; or (b) less than 1/4 the width of the sign face.			
Miscellaneous			
A pole sign shall only be used if no other feasible freestanding sign alternative exists and only when variances cannot be used. The sign cannot be used to increase visibility beyond a reasonable reach.			
Allowed Size by Zone			
Zones:	BC, BP, I, RI, CO, RC, RCO, REC, TTEC, any zone within a Type III LAMIRD	Kingston CO, SVC, RHTC, RHTW, MVC, KVC, UVC, UCR, UM, UH, NC	
Copy Area:	A	70% coverage max.	70% coverage max.
Width:	B	10 ft. max.	8 ft. max.
Height:	C	10 ft. max.	8 ft. max.
Sign Area (B x C):		Per face 100 sf. max.	Per face 50 sf. max.
Sign Height:	D	The lesser of roof height or 20 ft. max.	The lesser of roof height or 16 ft. max.
Clearance Height:	E	8 ft. min.	8 ft. min.

APPENDIX E: Title 17 Regulations

G. Roof Sign.

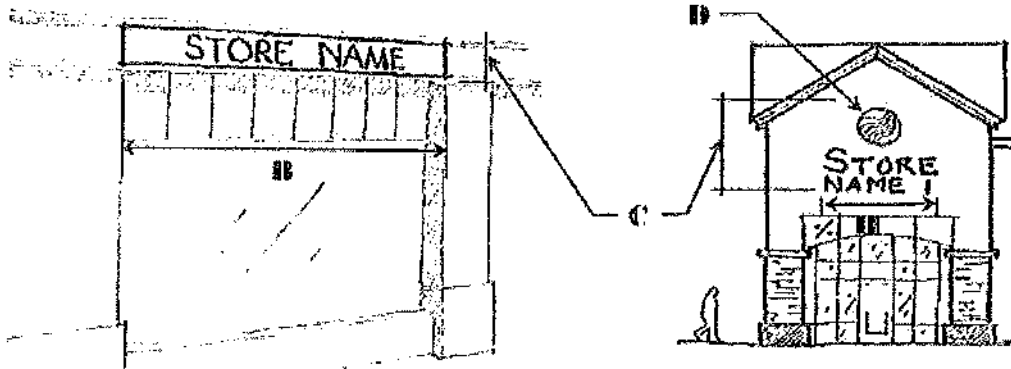


Roof Sign: Definition		
A building-mounted sign erected upon, against, or over the roof of the building.		
Allowable in the Following Zones		
All zones.		
Size		
Sign Area (B x C):	3 sf. per linear foot of shopfront, 100 sf. max.	A
Width:	50% of storefront width, max.	B
Height (Flat Roof):	12 in. min; 3 ft. max.	C

Height (Pitched Roof):	50% of the distance between the roofline and top of eave as measured in an elevation drawing, 5 ft. max.	C
Location		
Pitched Roof:	The sign's center point must be located at or below the midpoint of the roof as seen in an elevation drawing.	
Miscellaneous		
A roof sign shall only be used if no other feasible attached sign alternative exists and only when variances cannot be used. The sign cannot be used to increase visibility beyond a reasonable reach.		

APPENDIX E: Title 17 Regulations

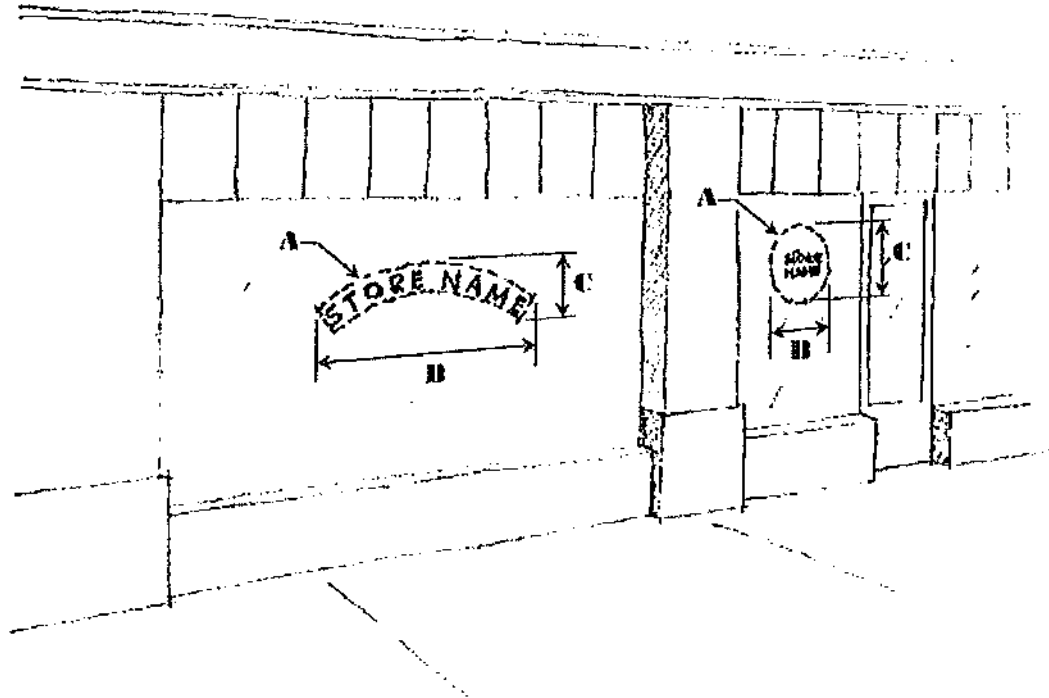
H. Wall Sign.



Wall Sign: Definition		
<p>A building-mounted or wall-mounted sign which is either attached to, displayed, or painted on an exterior wall in a manner parallel with the wall surface, and not projecting more than 12 inches from such surface. A sign located on a freestanding wall or retaining wall not incorporated into a building's structure shall be considered a freestanding sign.</p>		
Miscellaneous		
<p>The copy area of a wall sign shall not extend into architectural features such as windows, eaves, cornices, and rooflines.</p>		
Allowed Size by Zone		
Zones:	BC, BP, I, RI, CO, RC, RCO, REC, TTEC, any zone within a Type III LAMIRD	RR, RP, RW, FRL, NC, UR, GB, UL, UCR, UM, UH, UVC, Kingston CO, SVC, SVR, SVLR, RHTC, RHTR, RHTW, MVC, MVLR, MVR, KVC, KVL, KVR
Sign Area (B x C) + D:	<p>A 3 sf. for each linear foot of storefront or wall facade, 200 sf. max.</p> <p>If the area allowed from the initial calculation is less than 10% of the wall area, the sign area may be increased not to exceed 10% of the wall area.</p>	<p>2 sf. for each linear foot of storefront or wall facade, 150 sf. max.</p> <p>If the area allowed from the initial calculation is less than 10% of the wall area, the sign area may be increased not to exceed 10% of the wall area.</p>
Width:	B 75% storefront or wall width, max.	75% storefront or wall width, max.
Height:	C 8 ft. max.	5 ft. max.
Graphic or Logo:	D A sign with only a graphic or logo is subject to the maximum sizes defined by A, B, and C of the wall sign type.	
Projection from Facade:	12 in. max.	12 in. max.

APPENDIX E: Title 17 Regulations

I. Window Sign.



Window Sign: Definition
A sign that is painted on, attached to, or suspended directly behind a window, the glass portion of a door, or a space providing visual access to the interior of a building (i.e., open garage bays).
Allowable in the Following Zones
All zones.
Size

Sign Area (B x C), per Window:	Permanent signage, 50% max.	A
	Temporary signage, 25% max.	
Miscellaneous		
Applied plastic or vinyl cut letters are discouraged.		

APPENDIX E: Title 17 Regulations

17.510.110 Sign maintenance.

All signs must be maintained in a condition as originally permitted. Maintenance shall include landscaping, electrical, material blemishes, structural deficiencies, or other sign conditions changing the visual quality of the sign through neglect. Failure to maintain a sign may result in penalties and permit revocation. Violation procedures and penalty fee schedules shall be according to applicable Kitsap County Code.

17.510.120 Nonconforming signs.

Notwithstanding Chapter 17.600, Enforcement, the continued existence of lawfully established and permitted nonconforming signs shall be subject to the following:

- A. No sign previously erected in violation of any code provision, including without securing proper permit approval, shall be considered a legal nonconforming sign.
- B. Legal nonconforming signs are subject to the sign maintenance requirements of this chapter.
- C. A legal nonconforming sign must fully conform to current sign code regulations if structural alterations will occur. For purposes of this subsection, normal maintenance, repair, or content change shall not be considered a structural alteration. Installation of an electronic sign into an existing sign shall be considered a structural alteration for the purposes of this chapter.
- D. Any legal nonconforming sign which (1) does not promote a commercial product or event and the content of the sign pertains to a time, event or purpose which has elapsed or expired in the preceding three hundred sixty-five days; or (2) is discontinued for a period of three hundred sixty-five consecutive days, without written notice to the Kitsap County department of community development of intent to continue use, shall be deemed abandoned and shall not, thereafter, be reestablished, except in full conformance with this chapter.
- E. Any legal nonconforming sign damaged or destroyed to the extent that seventy-five percent of the sign must be repaired may not be restored, and any further signage must conform to this chapter.
- F. Government actions, strikes, material shortages, natural disasters, acts of God, and all natural phenomena whose effects could not be prevented by the exercise of reasonable care and foresight, may not be considered in calculating the length of discontinuance, damage, or destruction for purposes of this section. A report from an official investigative organization with the damage or destruction determination, including but not exclusive to insurance and/or police reports, must be provided in order to restore a sign to its most recent noncompliant state of existence.

APPENDIX E: Title 17 Regulations

17.510.130 Contractor license.

In accordance with Table 1b, Required Contractor License by Sign Type, a permanent sign shall not be erected, altered, relocated, constructed, or maintained by any person who does not hold a valid contractor's license. All electric signs shall be constructed according to the technical standards of a certified testing laboratory.

Table 1b. Required Contractor License by Sign Type

Sign Type	Contractor License Required
Arm	No
Awning	Yes
Blade	No
Canopy	Yes
Monument	Yes
Pole	Yes
Roof	Yes
Wall	No
Wall Mural	No
Window	No

17.510.140 Variances.

Notwithstanding Chapter 17.560, Variances, a variance will be granted as a Type II decision. Notwithstanding Section 21.04.210(C)(1)(c), requests for sign variances outside a UGA shall require notification to owners of property within one thousand feet of the subject of the variance. Variances may be granted only when all of the following conditions and facts exist:

- A. There are special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, that were not created by the applicant and do not apply generally to other property in the same vicinity or zone.
- B. Such variance is necessary for the preservation and enjoyment of a substantial property right or use of the applicant possessed by the owners of other properties in the same vicinity or zone.
- C. No other feasible signage alternative exists.
- D. The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or zone in which property is located.
- E. Variance does not allow for deviations from design requirements herein.
- F. The variance is the minimum necessary to grant relief to the applicant.
- G. The county may impose conditions on the variance, as necessary, to further the purpose of the sign code and other applicable county codes or ordinances.

APPENDIX E: Title 17 Regulations

17.510.150 Violations.

Notwithstanding Chapter 17.600, Enforcement, any unapproved signs that are placed in violation of this chapter on public property, including county right-of-way, or that interfere with vehicular or pedestrian traffic will be subject to removal by county staff or their agents, marked and placed in a retrieval yard for the first offense, or disposed of if the first offense mark was applied in a prior incident. Repeat violators may be charged for sign removal.

APPENDIX E: Title 17 Regulations

Chapter 17.520 MARIJUANA REGULATIONS**(Formerly Chapter 17.465)**

Sections:

17.520.010 Findings and application.**17.520.020 Definitions.****17.520.030 Location.****17.520.040 Permits.****17.520.050 Public nuisance.****17.520.060 Nonconforming uses.****17.520.010 Findings and application.**

- A. Marijuana is illegal under federal Controlled Substances Act, 21 U.S.C. Sections 801 et seq. State and local regulations do not preempt federal law. People and businesses involved in the production, processing, sales, and possession of marijuana could still be subject to prosecution under federal law. Local zoning and other regulations are not a defense against a violation of federal law.
- B. This chapter is necessary to protect the public health, safety and welfare of Kitsap County citizens. Nothing in this chapter shall be construed as an authorization to circumvent or violate state or federal law, as permission to any person or entity to violate federal law, or to supersede any legislation prohibiting the uses subject to this chapter.
- C. This chapter shall apply to those marijuana producers, processors and retailers that are licensed by the Washington State Liquor Control Board under Chapter 314-55 WAC.

17.520.020 Definitions.

For purposes of this chapter, the following definitions shall apply. Where these definitions conflict with RCW 69.50.101, as now or hereafter amended, those in state law shall govern.

- A. Marijuana. "Marijuana" means all parts of the plant cannabis, whether growing or not, with a THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin. The term does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination.
- B. Marijuana Processor. "Marijuana processor" means a person licensed by the state Liquor Control Board to process marijuana into useable marijuana and marijuana-infused products, package and label useable marijuana and marijuana-infused products for sale in retail outlets, and sell useable marijuana and marijuana-infused products at wholesale to marijuana retailers.
- C. Marijuana Producer. "Marijuana producer" means a person licensed by the state Liquor Control Board to produce and sell marijuana at wholesale to marijuana processors and other marijuana producers.
- D. Marijuana-Infused Products. "Marijuana-infused products" means products that contain marijuana or marijuana extracts and are intended for human use. The term "marijuana-infused products" does not include useable marijuana.
- E. Marijuana Retailer. "Marijuana retailer" means a person licensed by the state Liquor Control Board to sell useable marijuana and marijuana-infused products in a retail outlet.
- F. Useable Marijuana. "Useable marijuana" means dried marijuana flowers; it does not include marijuana-infused products.

17.520.030 Location.

- A. Marijuana Producers. Subject to the requirements of this chapter, marijuana producers may be located as follows. Further, such facilities and uses may only be located at designated sites licensed by the state of Washington and fully conforming to state law and this chapter.
 1. Tier 1, 2, and 3 marijuana producers may be located in the urban industrial (IND), Rural Employment Center (REC), and 12 Trees Employment Center (TTEC) zones.

APPENDIX E: Title 17 Regulations

2. Tier 1 and 2 marijuana producers may be located in the business park (BP) zone.
 3. Tier 2 and 3 marijuana producers may be located in the business center (BC) zone.
 4. Tier 1 and 2 marijuana producers may be located in the rural industrial (RI) zone.
- B. **Marijuana Processors.** Subject to the requirements of this chapter, marijuana processors may be located in the business center (BC), business park (BP), urban industrial (IND), Rural Employment Center (REC), and 12 Trees Employment Center (TTEC) zones. Further, such facilities and uses may only be located at designated sites licensed by the state of Washington and fully conforming to state law and this chapter.
- C. **Marijuana Retailers.** Subject to the requirements of this chapter, marijuana retailers may be located as follows. Further, such facilities and uses may only be located at designated sites licensed by the state of Washington and fully conforming to state law and this chapter.
1. Marijuana retailers may be located in the Commercial (C), Regional Center (RC), Low Intensity Commercial (LIC), Neighborhood Commercial (NC), and Rural Employment Center (REC) zones.
- D. **Marijuana Producers, Processors and Retailers.** All marijuana producers, processors and retailers must be a minimum of one thousand feet away, as measured by the shortest straight line between property boundaries, from any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, library or game arcade as defined in WAC 314-55-010.

17.520.040 Permits.

- A. Kitsap County makes no representations as to the legality of the use subject to this chapter. All applicable permits (e.g., administrative conditional use permits, building permits or tenant improvement permits) shall be required.
- B. Only state-licensed marijuana producers, processors and retailers may locate within unincorporated Kitsap County. Upon request, all producers, processors and retailers must supply a copy of the state-issued license.
- C. No permit shall be approved unless the applicant demonstrates full compliance with Chapter 69.50 RCW and Chapter 314-55 WAC.

17.520.050 Public nuisance.

Any violation of this chapter is declared to be a public nuisance per se, and, in addition to any other remedy provided by law or equity, may be abated by the county under the applicable provisions of this code or state law.

17.520.060 Nonconforming uses.

No use that constitutes or purports to be a marijuana producer, processor or retailer as those terms are defined in this chapter that was engaged in that activity prior to the enactment of this chapter shall be deemed to have been a legally established use under Kitsap County Code and that use shall not be entitled to claim legal nonconforming status.

APPENDIX E: Title 17 Regulations

Chapter 17.530 WIRELESS COMMUNICATION FACILITIES	(Formerly Chapter 17.470)
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Sections:

17.530.010 Purpose.

17.530.020 Exemptions.

17.530.030 Application requirements.

17.530.040 Wireless communication facilities – Permitted uses.

17.530.050 Wireless communication facilities – Site development standards.

17.530.060 Conditional use permit (CUP).

17.530.070 Notification to Kitsap County Central Communications (CENCOM).

17.530.010 Purpose.

In addition to the general purposes of the Kitsap County Comprehensive Plan and this title, this wireless communication facilities section is intended to:

- A. Provide for a wide range of locations and options for wireless communication providers while minimizing the visual impacts to surrounding properties associated with wireless communication facilities;
- B. Encourage creative approaches in locating wireless communication facilities which will be compatible with the surroundings;
- C. Encourage and facilitate co-location of antennas, support structures and related equipment for wireless communication providers, public service communications and emergency service communications;
- D. Provide for a process to locate and identify new site locations in a comprehensive manner which allows for substantial public participation; and
- E. Encourage the use of alternative technology.

17.530.020 Exemptions.

All of the following are exempt from the regulation of this chapter:

- A. Emergency or routine repairs, reconstruction, or routine maintenance of previously approved facilities, or replacement of transmitters, antennas, or other components of previously approved facilities which do not create a significant change in visual impact or an increase in radio frequency emission levels;
- B. Military and civilian radar, operating within the regulated frequency ranges, for the purpose of defense or aircraft safety;
- C. Amateur and citizen band transmitters and antennas;
- D. Two-way communication transmitters used on a temporary basis by "911" emergency services, including fire, police, and emergency aid or ambulance service; and
- E. Antennas located wholly within another structure, and not visible outside the host structure.

17.530.030 Application requirements.

- A. Wireless communication providers shall meet with the department to discuss the providers' plans for construction of new facilities to coordinate regional planning for the new year to identify the preferred network.
- B. Before an application for a conditional use permit is submitted, all new site locations requiring a support structure in excess of thirty-five feet in height and not implementing alternative technology must be reviewed in a manner consistent with the Kitsap County Comprehensive Plan regarding essential public facilities. This section does not apply to those applications which qualify as a co-location site where previous site approval has been granted for a support structure.
- C. The department will develop and maintain a geographic information system database that will identify the preferred network. This database will depict all existing and proposed wireless communication support structure locations. Locations will be mapped with the adopted Comprehensive Plan land use

APPENDIX E: Title 17 Regulations

maps with all publicly owned lands identified. This database will be provided to all wireless communication facility applicants and to the public.

- D. In addition to other requirements, the applications shall include the following items at a minimum:
1. Site and landscape plans drawn to scale;
 2. A report including a description of the tower with technical reasons for its design;
 3. Documentation establishing the structural integrity for the tower's proposed uses;
 4. The general capacity of the tower, and information necessary to assure that ANSI standards are met;
 5. A statement of intent on whether excess space on the site will be leased;
 6. Proof of ownership of the proposed site or authorization to utilize it;
 7. Copies of any easements necessary;
 8. An analysis of the area containing existing topographical contours; and
 9. A visual study depicting where within a one-mile radius any portion of the proposed tower could be seen.

17.530.040 Wireless communication facilities – Permitted uses.

- A. Wireless Communication Support Structures.
1. Any support structure constructed greater than thirty-five feet in height shall be subject to the provisions of Section 17.530.050(B) and (C).
 2. Support structures are subject to the site development standards of Section 17.530.060. A lattice support structure shall not be permitted unless it is demonstrated that an existing communication structure or a mono-pole is not available or that the existing location does not satisfy the operational requirements of the applicant.
 3. All new wireless communication support structures greater than thirty-five feet in height which do not employ alternative technology must obtain a conditional use permit (CUP).
- B. Wireless Communication Antenna Arrays.
1. Wireless communication antenna arrays not exceeding thirty-five feet in height are permitted on existing structures in any zone. Arrays shall not add more than thirty-five feet in height to the existing building or structure to which it is attached. When antenna arrays are proposed on single-family dwellings and associated accessory structures, they shall be subject to administrative conditional use permit (ACUP) review, and are subject to the provisions of Section 17.530.050(C) and (D).
 2. Wireless communication antenna arrays exceeding thirty-five feet in height are subject to the standards for wireless communication support structures in Section 17.530.050.
 3. Mini and micro antenna arrays are allowed on existing utility poles. Furthermore, existing poles may be extended in height up to fifty percent to accommodate antennas. Ground support facilities, when existing utility poles are utilized, shall be subject to administrative conditional use permit (ACUP) review and subject to the requirements of Section 17.530.050(B).
- C. Construction of equipment shelters, cabinets, and other ancillary equipment not located on or in an existing structure shall be subject to administrative conditional use permit (ACUP) review and the site development standards of Section 17.530.050.

17.530.050 Wireless communication facilities – Site development standards.

- A. Viewscapes.
1. A support structure shall not be considered compatible with surrounding land uses if within a one mile radius it results in more than a moderate visual impact upon a significant viewscape such as mountain views, views of water bodies, and/or open expansive views such as valleys. Visual impacts and mitigation shall be determined through the State Environmental Policy Act (SEPA) process until such time as specific criteria are adopted by the department.
 2. A visual impact analysis will be required when it appears a support structure imposes more than a moderate visual impact on viewscapes. The impact analysis will be accomplished within the

APPENDIX E: Title 17 Regulations

proposed site through: (i) the erection of a crane; (ii) a balloon (of a size not less than four feet and not to exceed six feet) in a color similar to that of the proposed structure; or (iii) similar devices used to simulate the proposed dimensions and height of the structure.

3. Ten working days prior to the demonstration, the applicant shall notify the county and provide a courtesy informational notice to properties identified by the county as being within four hundred feet of the subject parcel upon which the visual compatibility test will be conducted. The potential impact shall be documented through submittal of maps, photographs, photo-simulation, and other appropriate methods.
- B. Landscaping and Screening.
1. In all zones equipment shelters, cabinets, and other on-the-ground ancillary equipment shall be subject to landscape screening requirements, and shall be constructed with a screening buffer. The buffer requirement shall be contained in a recorded easement. Vegetation shall not be removed without approval by the department of community development. Fencing shall be a non-obtrusive material such as a dark coated chain link to blend in with the surroundings.
 2. In residential zones, or non-residential zones where the support structure site is within three hundred feet of an existing residential zone, the ground level view of support structures shall be mitigated by the retention of existing trees with sufficient height that will provide a functional screen of a substantial portion of the structure height. A screening buffer used to mitigate visual impacts upon adjacent residential properties may be required as determined by site specific conditions. Additional plantings and fencing may be used to reduce the width necessary for buffering. A monopole support structure is preferred unless it can be demonstrated that a lattice tower can be adequately screened.
 3. In non-residential zones, performance based developments (PBDs) (commercial and industrial), or interim rural forest zones, screening of support structures shall be accomplished through a landscaping buffer. A monopole structure is preferred and is exempt from buffer requirements in PBDs (commercial and industrial) and interim rural forest zones.
- C. Color and Lighting.
1. Antenna arrays located on an existing structure shall be placed and colored to blend into the architectural detail and coloring of the structure.
 2. Support structures shall be painted in a non-reflective, earth tone color that best allows them to blend into the surroundings.
 3. Flashing red, solid red, or white strobe lighting shall not be allowed on any support structure except those included in permanent 911 public safety communication facilities, including fire, police and emergency medical response services, and located at ground elevations above seven hundred feet and more than one-half mile from any residential area. Any structure subsequently determined by the FAA to require flashing red, solid red, or white strobe lighting shall be altered to avoid lighting requirements. Security lighting which is appropriately down shielded is permitted for the equipment shelters, cabinets, and/or other on-the-ground ancillary equipment in accordance with the section below.
 4. Exterior Lighting. In all zones, performance based developments and conditional uses, artificial outdoor lighting shall be arranged so that light is directed away from adjoining properties and so that no more than one foot candle of illumination leaves the property boundaries.
- D. Electromagnetic Field/Radio-Frequency Radiation Standards. Installation of a wireless communication facility shall conform to standards required by the Federal Communication Commission's (FCC) regulations and the Telecommunications Act of 1996.
- E. Sharing of Support Structure and Co-Location of Facilities.
1. It is the policy of Kitsap County to minimize the number of wireless communication support structures and require co-location when appropriate. The county will pursue all reasonable strategies to promote co-location of facilities including emergency service communication facilities.

APPENDIX E: Title 17 Regulations

2. No new wireless communication support structure sites may be allowed within one mile of an existing support structure, unless it can be demonstrated that the existing support structure site is not available for co-location, or it does not satisfy the operational requirements of the applicant.
3. The applicant shall provide the following: A copy of the applicant's co-location evaluation study including:
 - F. Certification that the following notice was mailed to all other wireless providers licensed to provide service within Kitsap County:

Pursuant to the requirements of the Kitsap County Zoning Ordinance Chapter 17.530,
[wireless provider] is hereby providing you with notice of our intent to apply to Kitsap County to construct a Wireless Communication Support Structure that would be located at [address, longitude and latitude]. In general, we plan to construct a support structure of [XXX] feet in height for the purpose of providing [cellular, PCS, etc.] service.

Please inform us whether you have any wireless facilities located within one mile of the proposed facility, that may be available for possible co-location opportunities. Please provide us with this information within ten business days after the date of this letter. If no response is received within that time, we shall assume you do not wish to pursue co-location at such site.

Sincerely,

[Pre-application applicant, wireless provider]

- G. Discontinuation of Use. Any wireless communication facility that is no longer needed and its use is discontinued shall be reported immediately by the service provider to the director. Discontinued facilities shall be completely removed by the service provider or the property owner within six months from the time of discontinuance. An extension to this period may be granted by the director.

17.530.060 Conditional use permit (CUP).

Decision Criteria. The intent of the CUP procedure is to determine the conditions under which a use may be permitted. These permits are subject to specific review during which conditions may be imposed to assure compatibility of the use with other uses permitted in the surrounding area. A CUP may be granted only if the following facts and conditions exist:

- A. The need for the proposed wireless communication support structure shall be demonstrated if it is to be located in a residential zone or within three hundred feet of an existing residential zone.
- B. An evaluation of the operational needs of the provider, alternative site, alternative existing facilities upon which the proposed antenna array might be located, and co-location opportunities on existing support structures within one mile of the proposed site shall be provided by the applicant. Evidence shall demonstrate that no practical alternative is reasonably available to the applicant.
- C. The proposed support structure satisfies all of the provisions and requirements of Section 17.530.050; and
- D. The proposed support structure location has been reviewed in a manner consistent with Section 17.530.030(B).

17.530.070 Notification to Kitsap County Central Communications (CENCOM).

Notice Requirement. Following the pre-application meeting, but prior to filing an application for a wireless communication facility, the applicant shall provide CENCOM with the location and technical specifications for the proposed wireless communication facility. This requirement will provide CENCOM with the opportunity to determine whether co-location of emergency service communications facilities is feasible. The application shall include any information that has been provided by CENCOM in response to the notice.

APPENDIX E: Title 17 Regulations

Wireless Communication Facilities Review Process Table 17.530.100

	Permitted	Administrative CUP	Hearing Examiner CUP
Whip Antennas 20 feet or less in all zones	X ¹	X ¹	
Mini and Micro Facilities on existing building or structure	X ¹		
Macro Facility on existing building or structure		X	
Support Structure 35 feet or less		X	
Support Structure greater than 35 feet			X
Co-Location on or at existing facility at equal or less height than existing	X ¹		

1. Development shall be consistent with the design standards of Section 17.420.030.

APPENDIX E: Title 17 Regulations

APPENDIX E: Title 17 Regulations

Chapter 17.540 ADMINISTRATIVE CONDITIONAL USE PERMIT	(Formerly Chapter 17.420)
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Sections:

- 17.540.010 Purpose and applicability.**
- 17.540.020 Administrative conditional use permit procedure.**
- 17.540.030 Previous use approval.**
- 17.540.035 Third party review.**
- 17.540.040 Decision criteria – Administrative conditional use permit.**
- 17.540.050 Revision of administrative conditional use permit.**
- 17.540.080 Transfer of ownership.**
- 17.540.090 Land use permit binder required.**
- 17.540.100 Effect.**

17.540.010 Purpose and applicability.

The purpose of this chapter is to set forth the procedure and decision criteria for administrative conditional use permits. An administrative conditional use permit is a mechanism by which the county may place special conditions on the use or development of property to ensure that new development is compatible with surrounding properties and achieves the intent of the Comprehensive Plan. This chapter applies to each application for an administrative conditional use and to uses formerly permitted after site plan review.

17.540.020 Administrative conditional use permit procedure.

- A. The department may approve, approve with conditions, or deny an administrative conditional use permit through a Type II process as set forth in Title 21 of this code.
- B. Applications for an administrative conditional use permit shall contain the information required by the submittal requirements checklist established by the department as set forth in Section 21.04.045.
- C. When an application is submitted together with another project permit application, the administrative conditional use permit shall be processed as set forth in Section 21.04.035.
- D. Upon a determination of a complete application, the director shall have fourteen calendar days to notify the applicant whether the application shall be reviewed administratively or by the hearing examiner at a scheduled public hearing. A public hearing will be required when a component of development located within a commercial zone involves the conversion of previously undeveloped land which abuts a residential zone. Further, the director may refer any proposal under this section to the hearing examiner for review and decision.

17.540.030 Previous use approval.

Where, prior to December 11, 2006, approval was granted for establishing or conducting a particular use on a particular site through a site plan review process, such previous review and use approvals are by this section declared to be continued as an administrative conditional use permit.

17.540.035 Third party review.

The director may require a third party review from a technical expert to provide information necessary to support an administrative decision. The expert will be chosen from a list of prequalified experts prepared and kept current by an annual solicitation by the department. The applicant shall select the expert from a list of three names selected by the director from the larger pre-qualified list. The expert will be contracted to the county and report their findings to the director and the applicant. The cost of such report will be the responsibility of the applicant.

17.540.040 Decision criteria – Administrative conditional use permits.

- A. The department may approve, approve with conditions, or deny an administrative conditional use permit. Approval or approval with conditions may be granted only when all the following criteria are met:
 1. The proposal is consistent with the Comprehensive Plan;

APPENDIX E: Title 17 Regulations

2. The proposal complies with applicable requirements for the use set forth in this code;
 3. The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity; and
 4. The proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing character, appearance, quality or development, and physical characteristics of the subject property and the immediate vicinity.
- B. The department may impose conditions to ensure the approval criteria are met.
- C. If the approval criteria are not met or conditions cannot be imposed to ensure compliance with the approval criteria, the administrative conditional use permit shall be denied.

17.540.050 Revision of administrative conditional use permits.

- A. Revision of an administrative conditional use permit or of conditions of permit approval is permitted as follows:
1. Minor revisions may be permitted by the department and shall be properly recorded in the official case file. No revision in points of vehicular access to the property shall be approved without prior written concurrence of the director of the department of public works. Minor revisions shall be processed as a Type I application; and
 2. Major revisions, including any requested change in permit conditions, shall be processed as a Type II application;
- B. Minor and major revisions are defined as follows:
1. A "minor" revision means any proposed change which does not involve substantial alteration of the character of the plan or previous approval, including increases in gross floor area of no more than ten percent; and
 2. A "major" revision means any expansion of the lot area covered by the permit or approval, or any proposed change whereby the character of the approved development will be substantially altered. A major revision exists whenever intensity of use is substantially increased, performance standards are reduced below those set forth in the original permit, detrimental impacts on adjacent properties or public rights-of-way are created or increased, including increases in trip generation of more than ten percent, or the site plan design is substantially altered.
 3. Any increase in vehicle trip generation shall be reviewed to determine whether the revision is major or minor. The traffic analysis shall be filed by the applicant at the same time as the request for revision. The traffic analysis will follow Traffic Impact Analysis guidelines as set forth in Chapter 20.04.

17.540.080 Transfer of ownership.

An administrative conditional use permit runs with the land and compliance with the conditions of any such permit is the responsibility of the current owner of the property, whether that is the original applicant or a successor.

17.540.090 Land use permit binder required.

The recipient of an administrative conditional use permit shall file a land use permit binder on a form provided by the department with the county auditor prior to initiation of any further site work, issuance of any development/construction permits by the county, or occupancy/use of the subject property or the building thereon for the use/activity authorized, whichever comes first. The binder shall serve both as an acknowledgment of and agreement to abide by the terms and conditions of the permit and as a notice to prospective purchasers of the existence of the permit.

17.540.100 Effect.

No building or other permit shall be issued until after the end of the period allowed to appeal the hearing examiner's decision. An appeal shall automatically stay the issuance of a building or other permit until such appeal has been heard and a decision rendered by the board of county commissioners.

APPENDIX E: Title 17 Regulations

Chapter 17.550 HEARING EXAMINER CONDITIONAL USE PERMIT (Formerly Chapter 17.421)

Sections:

- 17.550.010 Purpose and applicability.**
- 17.550.020 Hearing examiner conditional use permit procedure.**
- 17.550.025 Third party review.**
- 17.550.030 Decision criteria – Conditional use permit.**
- 17.550.040 Revision of hearing examiner conditional use permits.**
- 17.550.050 Vacation of hearing examiner conditional use permit.**
- 17.550.060 Revocation of permit.**
- 17.550.070 Transfer of ownership.**
- 17.550.080 Land use permit binder required.**
- 17.550.090 Effect.**

17.550.010 Purpose and applicability.

The purpose of this chapter is to set forth the procedure and decision criteria for conditional use permits applications. A conditional use permit is the mechanism by which the county may gather input through an open record hearing and place special conditions on the use or development of land. The provisions of this chapter apply to hearing examiner conditional use permit applications.

17.550.020 Hearing examiner conditional use permit procedure.

- A. The hearing examiner may approve, approve with conditions, or deny a hearing examiner conditional use permit through a Type III process as set forth in Title 21 of this code.
- B. Applications for a hearing examiner conditional use permit shall contain the information required by the submittal requirements checklist established by the department as set forth in Section 21.04.045.
- C. When an application is submitted together with another project permit application, the hearing examiner conditional use permit shall be processed as set forth in Section 21.04.035.

17.550.025 Third party review.

The director may require a third party review from a technical expert to provide information necessary to prepare a staff recommendation to the hearing examiner. The expert will be chosen from a list of pre-qualified experts prepared and kept current by an annual solicitation by the department. The applicant shall select the expert from a list of three names selected by the director from the larger pre-qualified list. The expert will be contracted to the county and report their findings to the director and the applicant. The cost of such report will be the responsibility of the applicant.

17.550.030 Decision criteria – Conditional use permit.

- A. The hearing examiner may approve, approve with conditions, or deny a hearing examiner conditional use permit. Approval or approval with conditions may be granted only when all the following criteria are met:
 - 1. The proposal is consistent with the Comprehensive Plan;
 - 2. The proposal complies with applicable requirements of this title;
 - 3. The proposal will not be materially detrimental to existing or future uses or property in the immediate vicinity; and
 - 4. The proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing character, appearance, quality or development, and physical characteristics of the subject property and the immediate vicinity.
- B. As a condition of approval, the hearing examiner may:
 - 1. Increase requirements in the standards, criteria, or policies established by this title;
 - 2. Stipulate the exact location as a means of minimizing hazards to life, limb, property damage, erosion, landslides, or traffic;

APPENDIX E: Title 17 Regulations

3. Require structural features or equipment essential to serve the same purpose set forth in Chapter 17.420;
 4. Include requirements to improve compatibility with other uses permitted in the same zone protecting them from nuisance generating features in matters of noise, odors, air pollution, wastes, vibration, traffic, physical hazards, and similar matters. The hearing examiner may not, in connection with action on a conditional use permit, reduce the requirements specified by this title as pertaining to any use nor otherwise reduce the requirements of this title in matters for which a variance is the remedy provided;
 5. Assure that the degree of compatibility with the purpose of this title shall be maintained with respect to the particular use on the particular site and in consideration of other existing and potential uses, within the general area in which the use is proposed to be located;
 6. Recognize and compensate for variations and degree of technological processes and equipment as related to the factors of noise, smoke, dust, fumes, vibration, odors, and hazard or public need;
 7. Require the posting of construction and maintenance bonds or other security sufficient to secure to the county the estimated cost of construction and/or installation and maintenance of required improvements; and
 8. Impose any requirement that will protect the public health, safety, and welfare.
- C. If the approval criteria are not met or conditions cannot be imposed to ensure compliance with the approval criteria, the conditional use permit shall be denied.

17.550.040 Revision of hearing examiner conditional use permits.

- A. Revision of a hearing examiner conditional use permit or conditions of permit approval is permitted as follows:
1. Minor Revisions. Minor revisions may be permitted by the department. No revision in points of vehicular access to the property shall be approved without prior written concurrence of the director of the department of public works. Minor revisions shall be processed as a Type I application
 2. Major revisions, including any requested change in permit conditions, shall be processed as a Type III application.
- B. Minor and major revisions are defined as follows:
1. A "minor" revision means any proposed change which does not involve substantial alteration of the character of the prior approval, including dimensional or gross floor area increases of less than ten percent; and
 2. A "major" revision means any expansion of the lot area covered by the permit or approval, or any proposed change whereby the character of the approved development will be substantially altered. A major revision exists whenever intensity of use is substantially increased, performance standards are reduced below those set forth in the original permit, detrimental impacts on adjacent properties or public rights-of-way are created or substantially increased, including increased trip generation of ten percent or more, or the site plan design is substantially altered, including dimensional or gross floor area increases of ten percent or more.

17.550.050 Vacation of hearing examiner conditional use permit.

- A. Any conditional use permit issued pursuant to this chapter may be vacated by the current landowner upon county approval; provided, that:
1. The use authorized by the permit does not exist and is not actively being pursued; or
 2. The use has been terminated and no violation of the terms and the conditions of the permit exists.
- B. Landowner request for vacation of a conditional use permit shall be conducted as set forth in Title 21 of this code.

17.550.060 Revocation of permit.

Any revocation proceeding shall be conducted in accordance with Chapter 17.600.

APPENDIX E: Title 17 Regulations

17.550.070 Transfer of ownership.

A conditional use permit runs with the land and compliance with the conditions of any such permit is the responsibility of the current owner of the property, whether that is the original applicant or a successor.

17.550.080 Land use permit binder required.

The recipient of any conditional use permit shall file a land use permit binder on a form provided by the department with the county auditor prior to any of the following: initiation of any further site work, issuance of any development/construction permits by the county, or occupancy/use of the subject property or buildings thereon for the use or activity authorized. The binder shall serve both as an acknowledgment of and agreement to abide by the terms and conditions of the conditional use permit and as a notice to prospective purchasers of the existence of the permit.

17.550.090 Effect.

No building or other permit shall be issued until after the end of the period allowed to appeal the hearing examiner's decision. An appeal shall automatically stay the issuance of a building or other permit until such appeal has been heard and a decision rendered by the board of county commissioners.

APPENDIX E: Title 17 Regulations

Chapter 17.560 VARIANCES**(Formerly Chapter 17.500)**

Sections:

17.560.010 Conditions for granting a variance.**17.560.020 Application.****17.560.030 Investigation and report.****17.560.040 Public hearing and notice.****17.560.050 Action by hearing examiner.****17.560.060 Appeal.****17.560.070 Effect.****17.560.080 Expiration.****17.560.010 Conditions for granting a variance.**

The hearing examiner may permit and authorize a variance of any numerical standard, excluding housing density, from the requirements of this title only when unusual circumstances relating to the property cause undue hardship in the application of this title. The granting of such a variance shall be in the public interest. A variance shall be made only when all of the following conditions and facts exist:

- A. There are special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, that were not created by the applicant and do not apply generally to other property in the same vicinity or zone;
- B. Such variance is necessary for the preservation and enjoyment of a substantial property right or use of the applicant possessed by the owners of other properties in the same vicinity or zone;
- C. The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or zone in which property is located; and
- D. The variance is the minimum necessary to grant relief to the applicant.

17.560.020 Application.

A request for a variance may be initiated by a property owner or his authorized agent by filing an application with the director. The application shall be accompanied by a site plan, drawn to scale, showing the dimensions and arrangement of the proposed development. The director may request other drawings or material essential to an understanding of the proposed use and its relationship to the surrounding properties.

17.560.030 Investigation and report.

The director shall make an investigation of the application and shall prepare a report thereon. The report shall be transmitted to the applicant, representative(s) and hearing examiner in a manner consistent with Title 21 of this code prior to the public hearing. The report shall also be made available for public inspection, at the department of community development, at least five working days prior to the public hearing.

17.560.040 Public hearing and notice.

Variance applications shall be considered by the hearing examiner at public hearing as provided for in Title 21 of this code. Public notice shall be given as provided for in Title 21.

17.560.050 Action by hearing examiner.

The hearing examiner shall render a decision on the variance application as provided for in Title 21 of this code. The decision is final unless appealed.

APPENDIX E: Title 17 Regulations

17.560.060 Appeal.

The hearing examiner's decision on a variance may be appealed as provided for in Title 21 of this code.

17.560.070 Effect.

In any case where a variance is granted under the terms of this title, no building or other permit shall be issued until after the end of the appeal period allowed to appeal the hearing examiner's decision. An appeal of the decision shall automatically stay the issuance of a building or other permit until such appeal has been completed.

17.560.080 Expiration.

A variance shall become void three years after approval if no substantial construction or activity has taken place.

APPENDIX E: Title 17 Regulations

Chapter 17.570 NONCONFORMING USES, STRUCTURES AND USE OF STRUCTURES
(Formerly Chapter 17.460)

Sections:

17.570.010 Purpose.

17.570.015 Extensions.

17.570.020 Nonconforming uses of land.

17.570.030 Application for change of nonconforming uses of land.

17.570.040 Nonconforming structures.

17.570.050 Nonconforming uses of structures.

17.570.010 Purpose.

Within the zoning districts established by this title or any amendment later adopted, there may exist uses of land and/or structures that were lawful before the effective date of the applicable regulations, but which would be restricted, regulated or prohibited under the terms of this title or future amendment. Except as specifically allowed by this chapter, this chapter is intended to permit these nonconformities to continue until they are removed or discontinued.

17.570.015 Extensions.

As to time frames noted in this chapter, the director may extend time frames on a case-by-case basis where such time frames cannot be met. If the director extends the schedule and/or imposes deadlines other than are set forth in this chapter, he must make the following findings: (A) the reason for the required change is due to circumstances beyond the control of the applicant; (B) the change is the minimum necessary required to meet the conditions of this chapter; and (C) the change in time does not exceed the original time frame or deadline by more than twelve months. The decision of the director shall be considered a Type II decision and may be appealed to the hearing examiner.

17.570.020 Nonconforming uses of land.

Where a lawful use of land exists that is not allowed under current regulations, but was allowed when the use was initially established, that use may be continued so long as it remains otherwise lawful, and shall be deemed a nonconforming use.

- A. Unless specifically stated elsewhere in this title, if a nonconforming use not involving a structure has been changed to a conforming use, or if the nonconforming use ceases for a period of twenty-four months or more, said use shall be considered abandoned, and said premises shall thereafter be used only for uses permitted under the provisions in the zone in which it is located.
- B. A nonconforming use not involving a structure, or one involving a structure (other than a sign) having an assessed value of less than \$200.00, shall be discontinued within two years from the date of passage of the ordinance codified in this title.
- C. If an existing nonconforming use or portion thereof, not housed or enclosed within a structure, occupies a portion of a lot or parcel of land on the effective date hereof, the area of such use may not be expanded, nor shall the use or any part thereof, be moved to any other portion of the property not historically used or occupied for such use; provided, that this shall not apply where such increase in area is for the purpose of increasing an off-street parking or loading facility to the area used by the activity carried on in the property; and provided further, that this provision shall not be construed as permitting unenclosed commercial activities where otherwise prohibited by this title.

17.570.030 Application for change of nonconforming uses of land.

The director may grant an application for a change of use to another nonconforming use if, on the basis of the application and the evidence submitted, the director makes the following findings:

- A. That the proposed use is classified in a more restrictive category than existing or preexisting uses by the zone regulations of this title. The classifications of a nonconforming use shall be determined on the basis of the zone in which it is first permitted; provided, that a conditional use shall be a more restrictive category than a permitted use in the same category.

APPENDIX E: Title 17 Regulations

- B. That the proposed use will not more adversely affect the character of the zone in which it is proposed to be located than the existing or preexisting use.
- C. That the change of use will not result in the enlargement of the space occupied by a nonconforming use, except as allowed by Section 17.570.020(C).
- D. The decision of the director shall be considered a Type II decision and may be appealed to the hearing examiner.

17.570.040 Nonconforming structures.

When, before the effective date of the adoption or amendment of the applicable regulation, a lawful structure existed that would not be permitted by the regulations thereafter imposed by this title, or amendments thereof, the structure may be continued so long as it remains otherwise lawful, and shall be deemed a nonconforming structure.

- A. A structure nonconforming to the dimensional standards of this title may not be altered or enlarged in any manner unless such alteration or enlargement would bring the structure into conformity with the requirements of the zone in which it is located; provided structural change may be permitted when required to make the structure safe for occupancy or use, provided structural enlargements may be allowed in conformity with the setback requirements of the zone in which it is located, and provided structural enlargements may be allowed if they would not further violate setback requirements; and provided further, that a nonconforming mobile home may be replaced notwithstanding the setback and density provisions of this title, so long as the structure does not further encroach upon any required yard.
- B. If a nonconforming structure is destroyed by any cause, it shall be allowed to be reconstructed as a nonconforming structure up to the same size (total square footage of structure, square foot of footprint of the building and height) and appearance; provided, however, the director has the discretion to allow a different appearance if he finds that it would be more compatible with the zone in which it is located. A complete application for such reconstruction must be filed with the department within a one-year period from the date the structure was destroyed.
- C. A mobile home and/or single-family residence located on a legal nonconforming lot may be replaced if destroyed.
- D. Notwithstanding the foregoing provisions, if a nonconforming structure presents a public health, safety or welfare hazard, it may not be considered a legal nonconforming structure.

17.570.050 Nonconforming uses of structures.

When, before the effective date of the adoption or amendment of the applicable regulation, a lawful use of a structure existed that would not be permitted by the regulations thereafter imposed by this title, or amendments thereof, the use of the structure may be continued so long as it remains otherwise lawful, and shall be deemed a nonconforming use of structure.

- A. Continuation of Nonconforming Use. Any nonconforming use of a structure which was lawfully established and which has been lawfully, actively and continually maintained, may be continued subject to the limitations of this section. In all proceedings other than criminal, the owner, occupant or user shall have the burden to show that the use or structure was lawfully established.
- B. Change of Nonconforming Use. A nonconforming use may be changed to another nonconforming use so long as no structural alterations are needed to the structure in which the use is located, and provided the new use is a reduction in the nonconformity and intensity of the existing nonconforming use. Such determination shall be made by the director as a Type II decision and may be appealed to the hearing examiner.
- C. Expansion of Nonconforming Use. A nonconforming use shall not be enlarged or expanded; provided, the structure containing the nonconforming use may be structurally altered to adapt to new technologies or equipment. A nonconforming use of a structure may be extended throughout those parts of a structure which were designed or arranged to such use prior to the date when such use of the structure became nonconforming; provided, that no structural alteration, except those required by the law, are made.

APPENDIX E: Title 17 Regulations

- D. Destruction of Nonconforming Use of Structure. If any nonconforming use of structure is destroyed by any cause, it shall be allowed to be reconstructed as a nonconforming structure up to the same size (total square footage of structure, square foot of footprint of the building and height) and appearance; provided, however, the director has the discretion to allow a different appearance if he finds that it would be more compatible with the zone in which it is located. A complete application for such reconstruction must be filed with the department within a one-year period from the date the structure was destroyed.
- E. Discontinuance of Nonconforming Use of Structures. Any nonconforming use of structure for which the use or occupancy is discontinued for a period of twenty-four months shall not thereafter be allowed as a nonconforming use of structure.

APPENDIX E: Title 17 Regulations

Chapter 17.580 TRANSFER OF DEVELOPMENT RIGHTS	(Formerly Chapter 17.430)
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Sections:

17.580.010 Purpose.

17.580.020 Authority.

17.580.030 Applicability.

17.580.040 General requirements.

17.580.050 Sending areas - requirements.

17.580.060 Sending site calculations.

17.580.070 Receiving sites.

17.580.080 Transfer of development rights – When required.

17.580.090 Transfer of development rights (TDR) - Application Process; Letter of Intent; Issuance of TDR certificates.

17.580.100 Transfer of development rights (TDR) - conservation easement.

17.580.110 Transfer of development rights (TDR) - conveyance of certified development rights.

17.580.120 Transfer of development rights (TDR) - application of TDR certificates to receiving sites and extinguishment of TDR certificates.

17.580.130 Reinstating development rights of a sending site.

17.580.010 Purpose.

The purpose of this chapter is to create a process for certification and transfer of Transferable Development Rights (TDR) from designated sending areas to designated receiving areas. Where the applicable Comprehensive Plan policies, designated overlay zone or zoning map designation provide the option for transfer of development rights (TDRs), the rights shall be transferred consistent with the requirements of this chapter, the Kitsap County Zoning Map and other requirements of Title 17. The transfer of development rights from one property to another is allowed in order to provide the following:

- A. Flexibility and efficient use of land and building techniques;
- B. Preservation of rural character, promotion of farming areas, and provision of long-term open space opportunities;;
- C. A mechanism to work toward achieving policies outlined in the Kitsap County Countywide Planning Policies, Kitsap County Comprehensive Plan, applicable sub-area plans and development regulations.

17.580.020 Authority.

The transfer of residential development rights ("TDR") system for Kitsap County is established. The base residential density of a sending site may be transferred and credited to a non-contiguous receiving site only when the TDR is approved in accordance with the rules and procedures in this chapter.

17.580.030 Applicability.

This chapter supplements county land use regulations and other land protection efforts by establishing a TDR process, which may be employed at a landowner's option to certify and transfer development rights from an eligible sending site to an eligible receiving site, and which may include transfer through an open market or TDR bank. This chapter regulates the following with respect to the transfer of development rights:

- A. Establishes candidate TDR sending sites to include specific comprehensive plan land use designations, zones, qualifying farming areas, and other rural lands, and establishes eligible TDR receiving areas;
- B. Provides a method to determine the number of certified development rights that a sending site is eligible to transfer;
- C. Provides a market-based TDR implementation system based on the issuance of TDR certificates that may be freely sold or otherwise transferred;
- D. Requires the recording of conservation easements that restrict development on sending sites;

APPENDIX E: Title 17 Regulations

17.580.040 General requirements.

- A. Development Rights. Residential development rights are considered as interests in real property.
- B. Transfer of Development Rights Permitted. The number of dwelling units allowed to be constructed on a sending parcel under Section 17.580.050 may be transferred to a receiving parcel. In approving a transfer of development rights, the appropriate decision-making body must find that such a transfer is consistent with the Comprehensive Plan, the existing zoning designation of the sending parcel and the proposed zoning designation of the receiving parcel. A transfer of development rights is allowed only under the provisions in this chapter.
- C. Transfer of Rights. In any transfer of rights, the sending parcel(s) may transfer all of its development rights to a receiving parcel or parcels, or sell its development rights to an individual, intermediate buyer, or entity.

17.580.050 Sending areas

- A. Designation of Sending Areas. Use of TDR sending areas must provide a public benefit i.e., the protection of that benefit by transferring residential development rights to another site is in the public interest. In addition to those areas that qualify as sending areas according to this chapter, the Kitsap County Board of County Commissioners may approve additional sending areas through a change to the Kitsap County Code or a Comprehensive Plan amendment.
- B. Rural Sending Areas. All parcels located within rural designated lands and zoned Rural Wooded, Rural Residential, Rural Protection, or Forest Resource are available to be certified as TDR sending sites.
- C. Sending Area Emphasis. While transfer of development rights from all sending sites is promoted, consistent with the Kitsap County Comprehensive Plan, specific areas or lot sizes may be emphasized as preferable sending sites. Such properties may receive additional incentives such as increased development rights to further encourage transfer. Such incentives shall be approved and further amended by Board of Commissioner resolution.
- D. Additional sending site qualifications.
 - 1. Contiguity of Sending Site Lots. If a sending site consists of more than one lot, the lots must be contiguous. For purposes of this chapter, lots separated only by a public street or right of way are considered contiguous.
 - 2. Code compliance required. If the sending site is the subject of code enforcement action by the county, the responsible party, upon whom a notice of violation has been served pursuant to KCC Chapter 2.116, must resolve the allegations of violation, which may include performance of any required abatement, restoration, or payment of civil penalties, or dismissal of charges pursuant to legal process, before development rights for the sending site may be certified or transferred by a sending site landowner. This requirement may be waived at the discretion of the director where a proposal is in the public interest, provided that any outstanding code violations do not materially affect the conservation value of the sending site and the person responsible for code compliance is making a good faith effort to resolve the violations. Waivers granted pursuant to this subsection are solely for the purpose of TDR sending site eligibility and do not constitute a waiver of any county land use regulations or affect ongoing or future code enforcement actions related to the sending site.
 - 3. Forest practices compliance required. For sending sites on which the entire lot or a portion of the lot has been cleared or graded pursuant to a Class II, III or IV special forest practices permit as defined by RCW 76.09.050 within the six years prior to application for certification or transfer of development rights, the applicant must provide an affidavit of compliance with the reforestation requirements of RCW 76.09.070, WAC 222-34-010 and any additional reforestation conditions of their forest practice permit. Sending sites that are subject to a six-year moratorium on development applications pursuant to RCW 76.09.060 shall not be qualified as TDR sending sites until the moratorium has expired or been lifted.
 - 4. Land already encumbered by a conservation easement shall not be eligible as a TDR sending site.

APPENDIX E: Title 17 Regulations

5. Any land below ordinary high water of any fresh or saltwater body shall not be eligible as a TDR sending site.
6. Development rights allocated to eligible sending sites may be converted to TDR certificates which may be transferred to eligible receiving sites through the TDR transfer process. After completion of the conveyance of a sending site's development rights, the property shall be maintained in a condition that is consistent with the TDR conservation easement imposed under 17.580.100.

17.580.060 Sending site calculations.

- A. Calculation for Transfer Purposes Only. The determination of the number of development rights that a sending site is eligible to transfer pursuant to this section, shall be valid for transfer purposes only, and does not entitle the sending site to building permits or other development approvals, or change the sending site property's zoning classification.
- B. Number of Certified Development Rights. The number of residential development rights that a sending site is eligible to transfer under this program shall be the larger of:
 1. The number of legal lots that comprise the sending site; or
 2. The number that is determined by applying the sending site base density dictated by the underlying zoning as established in KCC 17.420.060 to the gross area of the sending site.
- C. No Fractional TDRs. Any fractions of development rights that result from the calculations in 17.580.060.B shall be rounded to the nearest whole number. Less than .5 shall be rounded down. Greater than or equal to .5 shall be rounded up.
- D. Sending Site Area. For purposes of calculating the number of development rights that may be transferred from a sending site, the gross area of a sending site shall be determined as follows:
 1. If the sending site is comprised of one or more undivided tax parcels, the acreage shall be determined by:
 - a. Kitsap County Assessor records; or
 - b. A survey funded by the applicant that has been prepared and stamped by a surveyor licensed in the State of Washington.
 2. If the proposed sending site includes one or more partial lots or involves a short subdivision or boundary line adjustment, then the applicant is required to provide, at the applicant's cost, a survey that has been prepared and stamped by a surveyor licensed in the State of Washington.
 3. Any portion of the sending site that is already subject to a conservation easement or other recorded encumbrance restricting development on the sending site shall be subtracted from the sending site area before applying the base density calculation under subsection 17.580.060.B.
 4. Any portion of the sending site used for residential development or reserved for future residential development shall be subtracted before applying the base density calculation under subsection 17.580.060.B.
- E. For purposes of determining the number of development rights that may be certified for transfer from a sending site, the number of existing and proposed residential dwelling units, if any, to be retained on the sending site shall be subtracted from the number of development rights eligible for transfer as determined pursuant to subsection 17.580.060.B.
- F. TDR calculation final. Upon issuance of the TDR Certificate Letter of Intent, the determination of the number of certified development rights that a sending site is eligible to transfer to a receiving site pursuant to subsection 17.580.060.B is final and shall not be revised due to subsequent rezones or other changes to the sending site.

17.580.070 Receiving areas and exchange rates.

- A. Designation of Receiving Areas. In addition to those areas that qualify as receiving areas according to the Kitsap County Comprehensive Plan, the board of county commissioners may approve additional areas as receiving areas. Additional areas may be approved through a change to the Kitsap County Code or a Comprehensive Plan amendment. The designation of additional TDR receiving areas is based on findings that the area or site is appropriate for higher residential densities, is not limited by

APPENDIX E: Title 17 Regulations

significant critical areas, and no significant adverse impacts to the surrounding properties would occur.

- B. Designated Receiving Areas. Receiving areas or parcels are those within an urban growth area or are proposed to be included within an urban growth area by a Comprehensive Plan amendment, site-specific application or sub-area plan.
- C. Exchange Rates. For eligible receiving sites, the transfer to and use of TDR credits on a receiving site shall occur consistent with applicable development regulations established in the program authorizing use of TDR at the receiving site.
 1. For receiving areas defined in 17.580.060.B above, exchange rates are established by resolution of the Board of County Commissioners.
 2. Required development rights are calculated on a per acre basis. All fractional acreages shall be rounded up to the higher exchange rate.
 3. Exchange rates shall be periodically evaluated and may be modified to ensure they reflect market conditions.

17.580.080 Transfer of development rights – When required.

Transfer of development rights are required as described below.

- A. Site-Specific Comprehensive Plan Amendments. Site-specific Comprehensive Plan amendments pursuant to Chapter 21.08 requesting a higher density or intensity designation may require a transfer of development right. Development rights purchased for a site-specific amendment may also count towards any future rezone request within the new designation. The numbers of development rights required for each amendment shall be established by resolution of the board of county commissioners.
- B. Rezones. Rezones pursuant to Chapter 17.450 requesting a higher density or intensity zone shall require a transfer of development right. Rezones may be allowed only within the same Comprehensive Plan land use designation. Any rezone request that requires a change of Comprehensive Plan land use designation will require a Comprehensive Plan amendment. The numbers of development rights required for each rezone shall be established by resolution of the board of county commissioners.
- C. Urban Growth Area Expansions. The board of county commissioners in the annual Comprehensive Plan Amendment docketing resolution may require a transfer of development right or rights as part of Comprehensive Plan or sub-area plan expansions of urban growth areas.
- D. Cities. In cooperation with Kitsap County, cities may designate additional TDR receiving areas within their jurisdictional boundaries for the purpose of receiving transferred densities pursuant to this chapter. The number of development rights that a Kitsap County unincorporated rural or natural resources land sending site is eligible to send to a Kitsap County city receiving site is determined through the application of a conversion ratio established by Kitsap County and each city.
- E. Except as provided in this chapter, development of a receiving site is subject to all use, lot coverage, setback and other requirements of the designated zone.

17.580.090 Transfer of development rights (TDR) Application Process; Letter of Intent; Issuance of TDR certificates.

- A. Application for TDR certificates. In order to obtain TDR certificates, the sending site owner(s) or authorized agent must submit an application for TDR certificates. The applicant for TDR certificates will submit on a form provided by the County, a calculation of the number of development right credits that proposed to be certified in accordance with 17.580.060, subject to review and approval by the director. The department shall use the application to determine whether the sending site meets the requirements of 17.580.050 and, if so, the number of development rights that the sending site is eligible to transfer pursuant to 17.580.060. The application shall include all of the following:
 1. Legal description and parcel numbers of the sending site for which TDR certificates are sought.
 2. The following documents, which shall be used as the basis for determining transferable development rights pursuant to 17.580.050:

APPENDIX E: Title 17 Regulations

- a. If the sending site consists of one or more undivided tax parcels, the applicant(s) shall provide either official records from the Kitsap County Assessor or a survey that has been prepared and stamped by a surveyor licensed in the state of Washington.
 - b. If the sending site includes portions of one or more tax parcels, the applicant(s) shall provide a survey that has been prepared and stamped by a surveyor licensed in the state of Washington.
 - c. If one or more single family dwellings or other residential, commercial, or industrial structures exist on the sending site, the applicant(s) shall submit a site map showing the location of each dwelling unit and other structures.
 - d. If the applicant(s) propose to build one or more single family dwellings, or other residential structures permitted by the sending site zoning, following the issuance of TDR certificates for the sending site, the applicant(s) shall submit a general site plan showing the number and location of proposed dwelling units, together with any proposed subdivision, short subdivision, boundary line adjustment, or tax lot segregation.
3. A title report issued no longer than 30 days prior to the date of application confirming that the ownership interest(s) in the sending site are in the name(s) of the person(s) whose signature(s) appear on the application for TDR certificates and that there are no existing conservation easements on the sending site.
 4. A declaration by the applicant(s) describing the status of ongoing code enforcement actions, if any, relating to the sending site and the steps taken by the applicant to resolve the violations.
 5. Any applicable review or other fees.
 6. If the information required by this section is inadequate or unavailable, the department may require additional documentation from the applicant or rely on information contained in the county geographic information system or other county records.
- B. Certification of TDR Letter of Intent
1. Following application for TDR certificates by the sending site owner or authorized agent, staff shall verify the development right credit calculations prior to issuing a TDR Certificate Letter of Intent.
 2. The department will issue a TDR certificate letter of intent upon verification of sending site eligibility under this Chapter. The letter shall contain a determination of the number of development rights calculated for the sending site pursuant to 17.580.050 and an agreement by the department to issue a corresponding number of TDR certificates in exchange for a sending site conservation easement granted to the County by the sending site owner pursuant to 17.580.100. The sending site owner may use the TDR Certificate Letter of Intent to market sending site development rights to potential purchasers, but the TDR Certificate Letter of Intent shall have no intrinsic value and cannot be transferred or used to obtain increased density within receiving areas. A TDR Certificate Letter of Intent shall be valid for a period of five years from the date of issuance. If a TDR Certificate Letter of Intent has not been converted to serially numbered TDR certificates within five years from the date of issuance, the landowner must reapply to the program to update the determination of eligibility and calculation of development rights for the sending site.
 3. As provided by the TDR Certificate Letter of Intent, the department shall issue serially numbered TDR certificates to the sending site owner upon acceptance and recording of a County-approved conservation easement pursuant to the requirements of this section and 17.580.100; provided, however, that the department shall have 30 days from the date the conservation easement is offered by the sending site owner in which to conduct, at its discretion, a review of the sending site permit file and/or a site inspection. If, based on such a review, the department determines that conditions on the sending site are materially different than those documented in the application and county review under this section, the department shall reject the conservation easement and the TDR certificate Letter of Intent shall be null and void. Where a TDR certificate has been determined to be null and void pursuant to this subsection, a sending site owner may reapply for TDR certificates and such reapplications shall be subject to the requirements of this section.

APPENDIX E: Title 17 Regulations

17.580.100 Transfer of development rights (TDR) - conservation easement.

- A. TDR conservation easement required. No TDR certificates shall be issued pursuant to subsection 17.580.090 unless a conservation easement is accepted by the director pursuant to the requirements of this section.
- B. Acceptance and recording of TDR conservation easement. Subject to the restrictions of subsection 17.580.100.B.3, the director shall accept and sign on behalf of the county a conservation easement offered by a sending site owner in exchange for TDR certificates following issuance of a TDR Certificate Letter of Intent; provided, however, that the easement meets the requirements set forth in subsection 17.580.100.C of this section. Following acceptance of a conservation easement by the director, the department shall record the easement with the county auditor and shall notify the assessor.
- C. Requirements for TDR conservation easement. The conservation easement shall be on a form approved by the prosecuting attorney and shall be reviewed and approved by the department, subject to the requirements of this section. The easement shall contain, at a minimum, all of the following:
 1. A legal description of the sending site.
 2. The serial numbers of the TDR certificates to be issued by the department on the sending site that is the subject of the conservation easement.
 3. A covenant prohibiting any subdivision of the sending site except for subdivisions, if any, that were proposed in the documentation submitted to the department pursuant to subsection 17.580.090.A.2.d
 4. A covenant prohibiting all uses that impair or diminish the functions and values of the property that comprise the public benefit being conserved, which, depending on the property will include the agricultural or forest use, and may include watershed function, habitat, or open space use, and prohibiting the construction of any new residential structures in the easement area.
 5. A covenant that all provisions of the conservation easement shall run with the land and bind the sending site in perpetuity, and may be enforced by the county.
 6. A statement that nothing in the restrictions shall be construed to convey to the public a right of access or use of the property and that the owner of the property, his or her heirs, successors and assigns shall retain exclusive rights to such access or use subject to the terms of the conservation easement.
 7. Additional provisions that are reasonably necessary for the enforcement and administration of the conservation easement as determined by the director, including a covenant granting the county a right of entry, subject to reasonable advance notice, to conduct brief inspections for the sole purpose of determining compliance with the requirements of the easement.

17.580.110 Transfer of development rights (TDR) - conveyance of certified development rights.

- A. Conveyance of certified development rights authorized. Subject to the requirements of this section, TDR certificates issued pursuant to subsection 17.580.090 may be sold or otherwise conveyed and held indefinitely before certified development rights are applied to a receiving site pursuant to 17.580.080.
- B. Deed of transferable development rights required. TDR certificates issued pursuant KCC 17.580.090 shall be sold or otherwise conveyed only by means of a deed of transferable development rights meeting the requirements of this section.
- C. Recording of deed and notice of transfer. At the time a TDR certificate is conveyed, the parties shall record the deed of transferable development rights documenting the conveyance. The department shall review and approve the deed of transferable development rights, subject to the requirements of this section, prior to its recording. Costs associated with the recordation shall be paid by the seller.
- D. Contents of deed. The deed of transferable development rights required by subsection B of this section shall specify the number of certified development rights sold or otherwise conveyed and shall be on a form provided by the department and approved by the prosecuting attorney. The deed of transferable development rights must include:

APPENDIX E: Title 17 Regulations

1. A legal description and map of the sending site.
2. The names of the transferor and the transferee and the serial number(s) of the TDR certificates being transferred.
3. A covenant that the transferor grants and assigns to the transferee a specified number of certified development rights from the sending site.
4. Proof of ownership of the sending site by the transferor or, if the transferor is not the owner of the sending site, a declaration that the transferor has either:
 - a. Sold the sending site but retained the TDR certificates issued for the sending site pursuant to 17.580.090; or
 - b. Obtained TDR certificates previously conveyed by an original deed of transferable development rights, which shall be identified by date of execution, the names of the original transferor and transferee, and the volume and page where it was recorded with the auditor.
5. Certification of the number of certified development rights on the sending site and copies of the TDR certificates issued by the department for the sending site pursuant to 17.580.090.
6. Proof of payment to the state of any required excise taxes and payment to the county of recording fees for the transaction.
7. Proof of the execution and recordation of a conservation easement on the sending site, as required by 17.580.100.
8. The signature of the department staff member(s) who have reviewed the deed for completeness.

17.580.120 Transfer of development rights (TDR) - application of TDR certificates to receiving sites and extinguishment of TDR certificates.

- A. Application to a TDR receiving site. TDR certificates shall be considered applied to a receiving site when the agency with jurisdiction has made a final decision approving the receiving site development activity for which the TDR certificates are provided.
- B. Effect of applying TDR certificates to a receiving site. TDR certificates that have been applied to a receiving site pursuant to subsection 17.580.120.A shall be considered void by the county and may not be applied to receiving sites pursuant to this chapter; provided, however, that if a decision approving a receiving site development activity is appealed, the TDR certificates provided in connection with that approval shall not be considered void under this section unless the decision approving the development activity is affirmed following the exhaustion of all administrative and judicial appeals.
- C. TDR extinguishment document required. Upon application to a receiving site pursuant to subsection 17.580.120.A, the applicant receiving approval of a receiving site development activity shall provide a TDR extinguishment document to the department. The TDR extinguishment document shall be on a form provided by the department and shall include the serial number of each TDR certificate that has been applied to a receiving site and the legal description of the receiving site to which the certificate(s) have been applied.

17.580.130 Reinstating development rights of a sending site.

Unless otherwise prohibited by the board of county commissioners in the annual Comprehensive Plan Amendment docketing resolution, properties that have transferred their development right to an approved receiving site and have been included in an urban growth area expansion through sub-area plan or similar area-wide planning effort may have their development right(s) reinstated for development at urban densities. The reinstatement shall be automatic after review and approval of the Comprehensive Plan Amendment and associated SEPA review.

APPENDIX E: Title 17 Regulations

Chapter 17.590 APPEALS**(Formerly Chapter 17.520)**

Sections:

17.590.010 Procedure.**17.590.010 Procedure.**

All appeals shall follow the process outlined in Title 21, Land Use and Development Procedures.

Chapter 17.600 REVOCATION OF PERMITS OR VARIANCES**(Formerly Chapter 17.525)**

Sections:

17.600.010 Revocation for noncompliance with conditions.**17.600.020 Public hearing and public notice.****17.600.010 Revocation for noncompliance with conditions.**

Any master plan, performance based development permit, administrative conditional use permit, hearing examiner conditional use permit, or variance granted in accordance with the terms of this title, may be revoked if any of the conditions or terms of such permit or variance are violated, or if any law or ordinance is violated in connection therewith. If, after notice and hearing, a performance based development permit is revoked for a substantial violation of any of its conditions, the board of county commissioners may reconsider any zone change granted in connection with the performance based development, and restore the zoning existing prior to the permit notwithstanding improvements constructed prior to such revocations; but any such proposed change of zone shall follow the procedures otherwise specified herein for zone changes.

17.600.020 Public hearing and public notice.

The hearing examiner shall hold a public hearing on any proposed revocation after giving written notice to the permittee and to other owners of property consistent with Title 21 of this code.

APPENDIX E: Title 17 Regulations

Chapter 17.610 ENFORCEMENT**(Formerly Chapter 17.530)**

Sections:

17.610.010 Authorization.**17.610.020 Penalties.****17.610.030 Nuisance.****17.610.040 Permit or license in violation.****17.610.050 Written assurance of discontinuance.****17.610.010 Authorization.**

The director is authorized to enforce this title, and to designate county employees as authorized representatives of the department to investigate suspected violations of this title, and to issue orders to correct violations and notices of infraction.

17.610.020 Penalties.

The violation of any provision of this title shall constitute a Class I civil infraction. Each violation shall constitute a separate infraction for each and every day or portion thereof during which the violation is committed, continued or permitted. Infractions shall be processed in accordance with the provisions of the adopted Kitsap County Civil Enforcement Ordinance (Chapter 2.116 of this code).

17.610.030 Nuisance.

Any use, building or structure in violation of this title is unlawful, and a public nuisance. Notwithstanding any other remedy or means of enforcement of the provisions of this title, including but not limited to Kitsap County Code Chapter 9.56 pertaining to the abatement of public nuisances, the prosecuting attorney, any person residing on property abutting the property with the proscribed condition, and the owner or owners of land abutting the land with the proscribed condition may each bring an action for a mandatory injunction to abate the nuisance in accordance with the law. The costs of such a suit shall be taxed against the person found to have violated this title.

17.610.040 Permit or license in violation.

Any permit or license issued by the county which was not in conformity with provisions of the Zoning Ordinance then in effect is null and void.

17.610.050 Written assurance of discontinuance.

The director may accept a written assurance of discontinuance of any act in violation of this title from any person who has engaged in such act. Failure to comply with the assurance of discontinuance shall be a further violation of this title.

RESOLUTION AMENDING THE 2015 KITSAP COUNTY BUILDABLE LANDS REPORT

RESOLUTION NO. 108 2016

WHEREAS, the Growth Management Act (GMA), chapter 36.70A RCW, requires certain counties to undertake a review and evaluation program every eight years, and the preparation of a “Buildable Lands Report” (BLR); and

WHEREAS, in accordance with RCW 36.70A.215, Kitsap County prepared a BLR on June 30, 2015 (“the 2015 BLR”); and

WHEREAS, the 2015 BLR was challenged before the Central Puget Sound Growth Management Hearings Board (CPSGMHB) in *Harless v. Kitsap County*, CPSGMHB No. 15-3-005; and

WHEREAS, the CPSGMHB remanded the BLR to the County to (1) identify potential reasonable measures that will be considered in the next comprehensive plan update; and (2) to prepare a monitoring report for existing adopted reasonable measures pursuant to RCW 36.70A.215(4).

NOW THEREFORE, the Kitsap County Board of Commissioners hereby resolves:

1. Attached hereto and incorporated by this reference is a revised Appendix E to the 2015 BLR that identifies additional reasonable measures that will be considered during the 2016 comprehensive plan update process; and
2. Attached hereto and incorporated by this reference is a “Reasonable Measures Annual Monitoring Report” for the period of January 1, 2006 - December 31, 2012.

RESOLVED this 27th day of June, 2016.

**BOARD OF COUNTY COMMISSIONERS
KITSAP COUNTY, WASHINGTON**



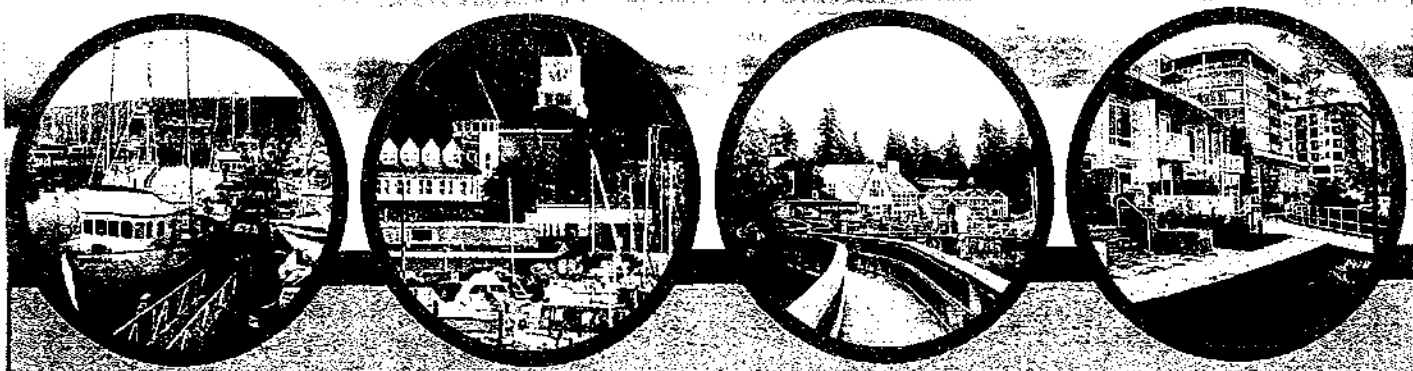
Edward E. Wolfe, Chair

Charlotte Garrido, Commissioner

Robert Gelder, Commissioner

Attest:

Clerk of the Board



Kitsap County: Buildable Lands Report 2015

Amended June 2016 (initially released November 2014)



Kitsap County Department of Community Development
619 Division Street, MS 36
Port Orchard, WA 98366



ACKNOWLEDGEMENTS

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District 3 Edward E. Wolfe

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Table of Contents

Executive Summary	Page 1
Chapter 1: Introduction	Page 4
Chapter 2: Data Collection and Land Capacity Methods	Page 7
Chapter 3: Countywide Population and Housing Growth	Page 13
Chapter 4: Population and Housing Analysis by Jurisdiction	
City of Bainbridge Island	Page 21
City of Bremerton	Page 25
City of Port Orchard	Page 30
City of Poulsbo	Page 36
Unincorporated Kitsap County	Page 42
Chapter 5: Commercial and Industrial Land Analysis	Page 52
Appendix A: Land Capacity Analysis Methodology	
Appendix B: Land Capacity Analysis by Jurisdiction	
City of Bainbridge Island	
City of Bremerton	
City of Port Orchard	
City of Poulsbo	
Unincorporated Kitsap County City	
Appendix C: Countywide Employment Capacity and Demand	
Appendix D: Procedures for Collecting Data	
Appendix E: Kitsap County Adopted Reasonable Measures	
Appendix F: Kitsap County Reasonable Measures Monitoring Report	

LIST OF TABLES

Table 3-1 Countywide Population Change 2006-2012	Page 13
Table 3-2. Net and Average Annual Growth Rate Per Geography	Page 14
Table 3-3. Population Growth Per Jurisdiction	Page 15
Table 3-4. 2006-2012 Average Annual Population Growth Rate	Page 16
Table 3-5. Countywide SF and MF Permits 2006-2012	Page 17
Table 3-6. Total Permitted Housing Units	Page 18
Table 3-7. Rural Growth	Page 20
Table 4a-1. City of Bainbridge Island Building Permits 2006-2012	Page 21
Table 4a-2. City of Bainbridge Island Residential Plat Achieved Density 2006-2012	Page 22
Table 4a-3. City of Bainbridge Island Single Family Permits 2006-2012	Page 23
Table 4a-4. City of Bainbridge Island 2006-2012 Multi-Family Permits	Page 23
Table 4a-5. City of Bainbridge Island Land Capacity and Demand	Page 24
Table 4b-1. City of Bremerton Building Permits 2006-2012	Page 25
Table 4b-2. City of Bremerton Residential Plat Achieved Density 2006-2012	Page 26
Table 4b-3. City of Bremerton Single Family Permits 2006-2012	Page 27
Table 4b-4. City of Bremerton 2006-2012 Multi-Family Permits	Page 28
Table 4b-5. City of Bremerton 2006-2012 Multi-Family Permits	Page 28
Table 4b-6. City of Bremerton Land Capacity and Demand	Page 29
Table 4c-1. City of Port Orchard Building Permits 2006-2012	Page 30
Table 4c-2. City of Port Orchard Residential Plat Achieved Density 2006-2012	Page 31
Table 4c-4. City of Port Orchard Single Family Permits 2006-2012	Page 32
Table 4c-5. City of Port Orchard Summary of Single Family Permits 2006-2012	Page 33
Table 4c-6. City of Port Orchard Multi-Family Permits 2006-2012	Page 33
Table 4c-7. City of Port Orchard Capacity and Demand	Page 34
Table 4d-1. City of Poulsbo Residential Building Permits 2006-2012	Page 36

Table 4d-2. City of Poulsbo Residential Plat Achieved Density 2006-2012	Page 37
Table 4d-3. City of Poulsbo 2006-2012, Building Permit Actual Density by Year and Zoning District	Page 38
Table 4d-4. City of Poulsbo 2006-2012 Building Permit Actual Density Summary by Zoning District	Page 38
Table 4d-5. Poulsbo 2035 Population Target	Page 40
Table 4d-6. City of Poulsbo and Poulsbo Urban Transition Area Land Capacity	Page 40
Table 4u-1. Unincorporated Urban/Rural Permits 2006-2012	Page 43
Table 4u-2. Urban Growth Area Platted Densities 2006-2012	Page 44
Table 4u-3. Condominium Platted Densities 2006-2012	Page 44
Table 4u-4. Unincorporated Permitted Multi-Family Permits 2006-2012	Page 45
Table 4u-5. Unincorporated Permitted Single-Family Permits 2006-2012	Page 46
Table 4u-6. Rural Subdivisions 2006-2012	Page 47
Table 4u-7. Rural Permits 2006-2012	Page 48
Table 4u-8. 2006-2012 LAMIRD Permits	Page 49
Table 4u-9. Unincorporated Population Capacity and Demand	Page 50
Table 4u-10. Rural Land Analysis	Page 51
Table 5-1. Kitsap Countywide Employment Targets 2010-2035	Page 53
Table 5-2. Commercial/Industrial Building Permitted By Square Feet 2006-2012	Page 54
Table 5-3. Unincorporated Tenant Improvements	Page 54
Table 5-4. Summary of Employment Target Options including 2035 Regional Growth Strategy	Page 55
Table 5-5. Adopted Population/Employment Ratio	Page 56
Table 5-6. Total Employment Allocation Share	Page 57
Table 5-7. Net Employment Allocation Share	Page 58
Table 5-8. Adopted Job Allocations by Urban and Rural Geography	Page 58
Table 5-9. Commercial/Industrial Land Supply and Demand Analysis	Page 59

Executive Summary

The 2014 Buildable Lands Report responds to the review and evaluation requirements of the Washington State Growth Management Act (GMA) in RCW 36.70A.215. This is the third BLR completed by Kitsap County and its Cities. Previous reports were published in 2000 and 2007 respectively.

The Washington State Growth Management Act (RCW 36.70A), enacted in 1990, requires all counties to designate Urban Growth Areas (UGAs). These UGAs are required to be of sufficient size to accommodate the projected population and employment growth for the 20-year planning period. In 1997, GMA was amended to require certain jurisdictions to prepare a BLR that (in part) measures whether there is sufficient land to accommodate growth for the remainder of the 20-year planning period. In 2011, GMA was again amended to require the BLR to be completed at least one year before a mandated comprehensive plan update. The update requires the County to review, and revise if necessary, its urban growth, densities and UGA boundaries. This new timing requirement allows the BLR to be used to measure both the growth that has occurred under the existing comprehensive plan and also as a tool for the review required in the update. Thus, this report evaluates the parameters required under RCW 36.70A.215 and further evaluates whether there is sufficient suitable land within UGAs to accommodate the projected residential, commercial and industrial growth for the coming planning horizon.

Growth Conclusions of the 2014 Buildable Lands Report:

- According to the Washington Office of Financial Management (OFM), between 2006 and 2012 the Kitsap County resident population grew by 10,451¹ persons. The majority of this growth occurred in incorporated cities.
- Countywide population growth grew more slowly than anticipated. The Countywide Planning Policies (CPPs) predicted an average annual growth rate of 1.44 percent over the course of the 20-year planning period. Countywide, actual average annual population growth during the past seven years was 0.70 percent. The cities of Port Orchard and Poulsbo experienced the largest population growth.
- Kitsap County and the cities cumulatively permitted 5,492 new housing units from 2006-2012². The majority of these new units were permitted in unincorporated Kitsap County.

¹ Total Kitsap County population in 2006 (based on US Census) was 244,049. All jurisdictions experienced population gains during the reporting period.

² This compares with 9,945 new residential units permitted countywide from 2000-2005 according to the 2006 Kitsap County Buildable Lands Report.

- Countywide, new single family units accounted for 89.9 percent³ and multi-family units accounted for 10.1 percent of new units permitted.
- Countywide, 68 percent of all new permitted housing units were in cities or UGAs and 32 percent were in unincorporated rural areas. The 2006-2012 urban share of new permitted housing units increased significantly from the previous 5-year period (57 percent (2000-2005) to 68 percent (2006-2012)). The 67 percent total countywide share of new urban *housing unit* growth, however, still is somewhat short of the adopted 76 percent CPP urban *population* growth target. Nevertheless, the data show that there has been significant progress toward this 20-year goal since the 2006 BLR, as shown in the table below:

COMBINED KITSAP COUNTY URBAN RURAL SPLIT 2006-2012

Residential Permit Total								
	2006	2007	2008	2009	2010	2011	2012	Grand Total
URBAN	507	616	526	409	486	347	623	3,734
Single Family	531	747	432	407	319	301	452	3,189
Multi Family	16	69	94	2	147	46	171	545
RURAL	352	259	228	126	126	109	157	1,758
Single Family	550	452	228	126	126	109	157	1,748
Multi Family	2	7	0	0	1	0	0	10
Total	1,099	1,275	754	535	593	456	780	5,492
% Urban Total	49.8%	64%	69.8%	76.4%	78.6%	76.1%	79.9%	68%
% Rural Total	50.2%	36%	30.2%	23.6%	21.4%	23.9%	20.1%	32%
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

- Approximately 95 percent of all new permitted housing units in rural areas were located on legally established pre-existing lots.
- Over 90 percent of new lots created countywide through the final long plat process were in cities and UGAs⁴.
- Kitsap County and the cities cumulatively permitted over 2 million square feet of new commercial/industrial building space⁵.
- A major factor during this reporting period was The Great Recession of 2008 to 2011.

³ This compares with 80 percent single family according to the 2006 Buildable Lands Report

⁴ Long plats are a type of land subdivision, subject to RCW 58.17, where a parcel is subdivided into more than four lots for purposes of subsequent development.

⁵ This compares to almost 18 million square feet in the previous reporting period. Further discussion of this topic in Chapter 5.

Density Conclusions:

- Kitsap Cities and UGAs achieved platted densities from 2006-2012 that met or exceeded the planned densities indicated in the various jurisdictions' comprehensive plans. In some limited exceptions, net platted densities fell short of the target plan density. However, these circumstances were characterized by a very small number of plats that did not represent a large enough sample size to effectively assess average achieved densities across the entire applicable zone.
- In unincorporated rural areas, average achieved net platted and permitted densities were generally higher than planned rural densities in the applicable zones. This is attributed to both pre-GMA vested subdivisions that did not receive final plat approval until 2006-2012 and the fact that the majority of new permitted rural units were on pre-existing small non-conforming lots approved under old pre-GMA density standards.

Urban Density Conclusions:

- With very limited exceptions, the average net platted densities of all final approved urban residential plats and condominiums met or exceeded adopted density targets in all jurisdictions.

Residential and Employment Capacity Conclusions:

- Countywide, including cities, UGAs and rural areas, the existing residential buildable land supply can accommodate a total of approximately 113,252 persons. The planned countywide population growth forecast is 80,483 persons for both 2025 and 2036.
- In 2013, Kitsap County adopted new residential growth projections through 2036, that did not change the 2025 projections, but extended them another ten years. Therefore, the residential capacity analyses in this BLR will be identical for the planning horizon through 2025 (current comprehensive plan) and 2036 (2016 comprehensive plan update).
- Cities and UGAs have a combined residential buildable land capacity sufficient to accommodate approximately 86,237 persons. The planned incorporated city and UGA share of the forecast population growth is 63,800 persons for both 2025 and 2036.
- Unincorporated rural lands, including Limited Areas of More Intensive Rural Development (LAMIRDs), have a combined residential buildable land capacity sufficient to accommodate approximately 27,015 persons.

- Cities and UGAs have a combined commercial/industrial buildable land supply that meets the forecast demand for the 2025 planning horizon as well as the 2016-2036, as adopted in the Kitsap Countywide Planning Policies.

Reasonable Measures:

- Kitsap County has reasonable measures in place and that appear to be helping meet target goals, as shown in the data shifts. The County and its Cities will continue growth monitoring per RCW 36.70A.215(4) in order to ensure growth is occurring at planned densities and that the required evaluation factors under RCW 36.70A.215(3) do not show inconsistencies between actual development and what is planned in the CPPs, comprehensive plan and development regulations. Any differences in supply/demand outlined in this report will be addressed through the 2016 Comprehensive Plan Updates and the revision or addition of reasonable measures will be addressed through that process. The County's adopted reasonable measures are included in Appendix E of this report.

Introduction

Overview

The Washington State Growth Management Act (GMA), RCW 37.70A, was revised in 1997 to include a requirement for Kitsap County (as well as other counties) to collect and analyze permit data to evaluate achievement of locally adopted planning goals. Codified at RCW 36.70A.215, the Buildable Lands Program requires counties, in consultation with their cities, to establish a "review and evaluation" program to determine whether a county and its cities are achieving urban densities within urban growth areas (UGAs). If inconsistencies are found between what was planned and what was built, the statute requires local jurisdictions to implement "reasonable measures" that will correct those inconsistencies in the future.

The Buildable Lands Report (BLR) is a "look back" to review consistency between actual and planned densities in development trends. The Kitsap County BLR answers to following:

- Is residential development within the UGAs occurring at densities envisioned and planned for in the Comprehensive Plan?
- Is there sufficient land supply to accommodate the 20-year population and employment growth?

Kitsap County's 2000 and 2007 BLRs reviewed and evaluated five years of development data, as per requirements of RCW 36.70A.215. In 2012, the Washington State Legislature amended RCW 36.70A.215 and now requires the BLR to be completed one full year prior to a Comprehensive Plan update, instead of the every five year requirement. As a result of the statute change, this report reviews seven years of development data (2006-2012). This change to legislation allows the 2014 BLR to be completed prior to the Comprehensive Plan Update in order to ensure proper sizing of UGAs.

Locally the County and its Cities jointly adopted Countywide Planning Policies (CPPs) to establish and implement the review and evaluation program. Those policies include provisions for using consistent methodology for evaluating buildable lands among the responsible jurisdictions.

Countywide Planning Policies (CPPs) Requirements

GMA, RCW 36.70A.210, requires that counties (along with their cities) adopt Countywide Planning Policies (CPPs) for establishing a countywide framework by which Comprehensive Plans are developed and adopted. The Kitsap Regional Coordinating Council (KRCC) is the regional body in Kitsap County in charge of developing, updating and maintaining the Kitsap County CPPs. KRCC is comprised of elected officials from Kitsap County and the Cities of Bainbridge Island, Bremerton, Port Orchard and Poulsbo, the Suquamish and Port Gamble S'Klallam Tribes. KRCC also includes representation from the United States Navy and the Port of Bremerton.

Two components of the CPPs directly affect the BLR; the policies directing the "Land Capacity Analysis Program" and the "20-Year Population Distributions" that allocate future population growth among all the jurisdictions.

Land Capacity Analysis Program

This CPP outlines how the County's jurisdictions mutually implement the buildable lands program requirements. *CPP Element B. Urban Growth Areas, Policy 1. Land Capacity Analysis Program* indicates that the County and Cities shall maintain a land capacity analysis program to monitor land supply and trends for residential, commercial, and industrial lands. This program determines the success of their comprehensive planning efforts. It also requires that the County and Cities:

- use a consistent methodology for determining land capacity;
- develop strategies to efficiently utilize available development capacity within the urban growth areas; and
- establish procedures to resolve inconsistencies in the collection and analysis of land capacity data.

20-Year Population Distribution

Appendix B of the Kitsap CPPs (most recently amended in 2013) shows the future 20-year population growth distribution among the jurisdictions in the County. These are the forecast growth allocations (derived from the Office of Financial Management countywide forecasts) that each jurisdiction uses in developing its own Comprehensive Plan. The KRCC Board endorsed Appendix B: Population Distribution 2010-2036 on November 25, 2013.

Population distributions are reviewed every five years by the KRCC. That review includes an analysis of the County's and Cities' progress in achieving the "target" population distributions. The future growth allocations are based on a "target" of accommodating 76 percent of new population growth within Urban Growth Areas (UGAs) and 24 percent of new growth in rural areas. Appendix B of the CPPs notes that once the 76 percent UGA growth target is met or exceeded, the UGA target for accommodating new growth in the succeeding forecast growth period shall increase to

83 percent of total forecast countywide growth. It also notes that if the 76 percent UGA growth target is not met, *"the target may be reaffirmed or otherwise modified"* prior to the succeeding forecast growth period.

Buildable Lands Report Process

In 2004, Kitsap County updated its land capacity methods through a cooperative effort comprised of interested citizens, developers, builders, realtors, and local residents. This LCA methodology was amended in 2012 through the Comprehensive Plan Remand in response to required changes from the Order on Remand by the Central Puget Sound Growth Management Hearings Board (CPSGMHB).¹ On August 29, 2012, Kitsap County adopted Ordinance 493-2012 in response to the Remand Order that changed the methodology, and revised the Kitsap County Comprehensive Plan and UGAs based upon a revised land capacity analysis. On November 6, 2012, the CPSGMHB found the County's revisions on remand to be in compliance with the GMA.

For the 2014 BLR, Kitsap County established a BLR Technical Advisory Committee (TAC) in 2012 to gather permit data, review LCA methods, and review the draft product. The TAC was comprised of City and County staff responsible for preparation of the 2014 BLR. From 2013-2014, the TAC met to coordinate in the BLR data gathering, formatting, evaluation and reporting among all the responsible jurisdictions in the County.

The report was issued for public review and comment on December 1, 2014. The public comment period ran from December 1, 2014 through January 31, 2015, and the County received 14 comments. The comments were thoroughly reviewed and analyzed and changes were made to the draft based on feedback.

¹ *Suquamish Tribe et al. v. Kitsap County ("Suquamish II")*; CPSGMHB No. 07-3-0019c. Final Decision and Order on Remand (8/31/11) ("Remand Order").

Data Collection & Land Capacity Analysis Methodology

Overview

Kitsap County and its Cities continue to work cooperatively on the comprehensive planning and growth management requirements of RCW 36.70A.215. For the BLR process and data collection, a methodology was developed and agreed upon by each Kitsap County jurisdiction.¹ Where agreement could not be reached, certain variations were made on an as needed basis, and are outlined in memoranda in Appendix A. The Growth Management Act directs that counties compile all development data to show progress by jurisdictions toward Comprehensive Plan growth goals. Additionally, Kitsap County must determine whether existing unincorporated urban land is available for future development. This is done by collecting permit and plat data for a set time period in order to calculate achieved densities and comparing the forecast growth with available capacity to determine whether sufficient land analyzed is available to accommodate growth. The process to complete these tasks follows.

Land Capacity Analysis Discussion and Methods

The land capacity analysis (LCA) framework methodology for the 2007 BLR resulted from an update to 2005 land capacity methods. The complete discussion of the methodology, process, assumptions and factors involved are covered in Appendix A. The LCA methodology was endorsed by the KRCC and used to evaluate the 2007 buildable lands inventory for all unincorporated Kitsap County as well the Cities of Port Orchard and Poulsbo. The Cities of Bainbridge Island and Bremerton utilized the LCA methodology as the framework for buildable lands analysis, but in some cases, both Cities applied slightly different definitions and/or assumptions within that overall framework based on local factors affecting land supply in their respective jurisdictions².

The 2005 LCA involved ten steps to determine net population and housing unit capacity for residential lands and net buildable acres for commercial/industrial zoned lands. This method was utilized until 2011 when the Central Puget Sound Growth Management Hearings Board (CPSGMHB) issued a Remand Order requiring Kitsap County to evaluate certain aspects of its land capacity methods.

The decision by the CPSGMHB drove Kitsap County to re-examine its land capacity methods in the following areas; 1) urban density/minimum density in the Urban Low

¹ Data Collection Methodology: Appendix D of this report.

² See Appendix A: Land Capacity Analysis Methodology for detailed descriptions of the Kitsap County 2005 Updated Land Capacity Analysis (ULCA) methodology as well as the variations to that methodology documented by the Cities of Bainbridge Island and Bremerton.

Zone, 2) possibly accounting for environmentally critical areas twice, and 3) minimum density utilization in all Urban Low Comprehensive Plan Designation Zones. After reviewing, evaluating, and analyzing trend data regarding densities and land capacity deduction factors, Kitsap County amended its land capacity methods in the following manner in 2011³:

- A. Use trend-based density factors for each residential zone for the purposes of determining residential land capacity;
- B. Increased the public facility deduction from 15 percent to 20 percent, based on actual development trends;
- C. Removed the discount for environmental purposes in the Urban Restricted Zone;
- D. Based on development trends within plats, remove all (100 percent) platted lots that were included as vacant or underutilized lands and add back in 25 percent of underutilized platted lots after the critical areas, roads and public facility reductions are taken and add all vacant lots back on a one to one basis. ⁴

This revised methodology forms the basis for determining residential land supply for this 2014 Buildable Lands Report. The revised methodology was found to be compliant by the CPSGMHB⁵ and is described in detail below.

Kitsap County Land Capacity Analysis (LCA) Steps:

The land capacity analysis yields a data on a buildable land supply which can be compared to population and employment demand to indicate a relative supply and demand comparison for the forecast 20-year planning period (currently 2016-2036). The LCA begins with determining a gross supply of existing vacant and underutilized lands zoned for future development that can accommodate additional growth. The methodology then applies a series of "reduction factors" to that gross supply of developable land to account for undeveloped or underutilized lands that, for a variety of reasons, are not likely to accommodate additional residential, commercial, or industrial growth. These steps are conducted in sequential order, as listed below:

1. Define Vacant and Underutilized Parcels by Residential Zone
2. Identify Underutilized Lands Likely to Redevelop over the next 20 Years (-)
3. Identify Critical Areas (-)
4. Identify Future Roads/Right of Way Needs (-)
5. Identify Future Public Facilities Needs (-)

³ Kitsap County UGA Sizing and Composition Remand: SEIS (August 2012)

⁴ This change to the method of counting vacant and underutilized platted land removed a potential for "double deductions" of critical areas, roads and public facilities because it is assumed that those issues were addressed during the platting process.

⁵ *Suquamish II*, Order Finding Compliance (11/6/2012).

6. Account for Unavailable Lands (-)
7. Determine Net Available Acres by Zone
8. Apply Appropriate Density in each Zone to Yield Housing Unit Capacity
9. Apply Average Household Size (Single Family/Multi Family) to Housing Unit Capacity to Yield Net Population Capacity

Note: Each step followed by a minus sign (-) is a LCA reduction factor.

Step 1—Define Vacant and Underutilized Parcels by Residential Zone

The first step determines the gross supply of vacant and underutilized parcels by residential, commercial and industrial zone. This data is retrieved from queries of the Kitsap County Assessor's parcel database.

Step 2—Identify Underutilized Lands Likely to Redevelop over the next 20 Years (-)

Underutilized parcels are those with some existing development that have remaining capacity for growth based on three variables; zoning density, parcel size and assessed value. Underutilized parcels are identified based on the relationship between those three variables⁶. This step determines which of the total amount of underutilized lands identified in Step 1 are likely to redevelop or accommodate additional future development.

Step 3—Identify Critical Areas (-)

Critical areas are defined by the GMA generally as wetlands, floodplains, geologically hazardous areas, fish and wildlife habitat conservation areas, and critical aquifer recharge areas. These are environmentally sensitive areas that must be protected under the GMA and are generally not available for development. The LCA determines critical areas locations and applies a mosaic feature that generalizes buffers and required setbacks. Once identified, these areas are deducted from the remaining vacant and underutilized land supply. The GIS applications to determine critical area coverage at the parcel level are based on the currently adopted Critical Areas Ordinance (CAO), as applicable.

Step 4—Identify Future Roads/Right of Way Needs (-)

This step accounts for future roads and rights-of-way that will be needed to accommodate new development in UGAs. Land needed for new roads, trails, and other rights-of-way will not be available to accommodate residential or commercial/industrial development. A standard reduction factor was applied to the remaining buildable land supply to account for future road and rights-of-way needs.

⁶ See Appendix A: Kitsap County 2005 Updated Land Capacity Analysis (LCA)

Step 5—Identify Future Public Facilities Needs (-)

This step accounts for future public facilities that will be needed to serve new development in UGAs and land needed for new parks, schools, stormwater and wastewater treatment facilities, fire and public safety services, libraries and other public-purpose lands that will not otherwise be available to accommodate residential or commercial/industrial development. On remand, Kitsap County reviewed the development trends for this factor and adjusted it to more accurately reflect what actually occurred during development. A standard reduction factor was applied to the remaining buildable land supply to account for future public facility needs.

Step 6—Account for Unavailable Lands (-)

This step accounts for vacant and underutilized lands, otherwise considered buildable, but that are likely to be unavailable for further development (i.e., held off the market). This conclusion is based on the fact that some properties will not develop or redevelop due to certain factors such as; property owners who do not wish to sell, properties with legal encumbrances, or property owners who choose not to maximize their zoned development potential. A standard reduction factor was applied to the remaining buildable land supply to account for unavailable lands. This reduction factor is sometimes called a "market factor."

Step 7—Determine Net Available Net Acres by Zone

This step calculates the net buildable acres remaining in each applicable zone after all the above reduction factors have been applied and accounted for in the LCA.

Step 8—Apply Density in each Zone to Yield Housing Unit Capacity

This step applies housing unit density in each zone to determine total housing unit capacity for the applicable jurisdiction.

Step 9—Apply Average Household Size (Single Family/Multi Family) to Housing Unit Capacity to Yield Net Population Capacity

Finally, average household size populations are applied to the appropriate jurisdiction to determine total population capacities. This result offers a direct comparison of the total population capacity or supply for each jurisdiction and UGA with its associated 20-year forecast population growth or demand. Please see Appendix B for detailed information on Land Capacity Analysis by jurisdiction.

Data Collection Methods and Purpose: Permitted Development from 2006-2012

This report relies on collected data on new residential, commercial, and industrial development permitted from 2006-2012 in each jurisdiction. The building permit data collection methodology was prepared and coordinated with Kitsap County Cities⁷. Each jurisdiction was responsible for collecting and reporting its respective permit data, using the above mentioned collection methods. Collection of permit data in association with consistent methods assures that each jurisdiction is reporting data that is uniform condition allowing for consistent results.

The permitted development data provides information in several important areas:

- It determines achieved urban densities. In essence, it determines whether the actual urban densities achieved on the ground in the UGAs from 2006-2012 are consistent with planned urban densities in the jurisdiction's respective Comprehensive Plans. There are basically two ways to measure achieved densities: by examining "platted densities" and/or "permitted densities". Each technique illuminates different aspects of the residential growth characteristics for each jurisdiction.
- It assesses the integrity of assumptions used in sizing UGAs.
- It establishes development trends and can be used to evaluate buildable land assumptions incorporated in subsequent land capacity analyses.

There are potential problems with using the seven year analysis results as indicators of future activity. First, jurisdictions may not have experienced a sufficient level of development to establish statistically valid trends. Second, some of the new development reported may be vested under pre-GMA regulations and built to different standards than post-GMA approved development. Third, jurisdictions may amend planned or allowed densities in their Comprehensive Plan updates (as Kitsap County has done) that could affect future achieved development densities. All of these situations may affect the veracity of interpretations made regarding future development trends based on the past seven-year permitted development data.

Platted Densities

Platted densities reflect the density of new lots created in final subdivisions approved from 2006-2012. For this analysis subdivisions resulting in the creation of five or more new lots recorded by the Kitsap County Assessor from 2006-2012 were collected and analyzed for each jurisdiction. Data indicating total gross acres, total common areas not

⁷ See Appendix D: Buildable Lands Permit Data Collection Methodology Memorandum

devoted to building lots, net building lot area acres and total number of lots created yielded a *net* “platted density” for each final plat. Those *net* densities were then averaged by zone and reported. In cases where jurisdictions did not report the applicable zoning for each plat, summary net platted densities are reported. Platted densities are the best indicator of “achieved densities” since a *net* density figure can be accurately ascertained that accounts for critical areas, roads, and other lands not devoted to buildable lots as part of the development process.

Permitted Densities

Permitted densities measure the total amount of new residential units permitted in a given time period divided by the total *gross* acres of the associated parcels. This measure examines building activity on existing lots and parcels rather than on new lot creation. The data provide a good indicator of the total amount of land consumed for new residential development in a given period since it measures *gross* acres rather than *net* acres of new units developed. However, the *gross* acre density results from this approach are a less accurate indicator for evaluating achieved *net* densities. This is due to the fact that new units built on larger (non-conforming) parcels are also included in the total permitted density analysis. This tends to artificially deflate overall average gross permitted densities reported for the Cities and UGAs.

Commercial and industrial permitted development for 2006-2012 is reported by net square feet of gross floor area (gfa). That is the net square footage of actual commercial/industrial buildings permitted from 2006-2012 by jurisdiction.

Comparing Existing Development Capacity to Forecast Growth Demand

The land capacity analysis illustrates the amount of future growth that may be accommodated in the Cities and UGAs. The final component of the buildable lands program is to compare development capacity with forecast development to the end of the planning horizon, i.e., to 2025. The purpose of this analysis is to ensure adequate land has been designated for urban development and at sufficient urban densities to accommodate the forecast growth. This BLR also compares the capacity to the end of the subsequent planning horizon, 2036.

The *supply* and *demand* components of this analysis are reported in the same formats. The 2005 net buildable acres of residential zoned land reported in the ULCA are converted to population (based on average household size) to make a direct comparison with the 2025 and 2010-2036 population growth forecasts allocated to UGAs and Cities through the CPPs. The LCA reports the supply of commercial/industrial land by number of jobs. The Kitsap County Comprehensive Plan and the Kitsap Countywide Planning Policies report countywide 20-year commercial/industrial demand by jobs⁸. The BLR utilizes the same methodology used in

⁸ See Appendix D: Kitsap County Employment Memo: BERK and Associates

the Comprehensive Plan to convert number of employees to commercial/industrial acres required to locate these employees in the Cities and unincorporated UGAs.

The assumptions of forecast employee growth by jurisdiction are derived from countywide forecasts and may not necessarily reflect jurisdiction-specific policy preferences for allocation of commercial/industrial lands.

Countywide Population & Housing Growth

Countywide Population

The Washington State Growth Management Act (GMA) requires Kitsap County to plan for at least 20-years of population growth in its Comprehensive Plan. The countywide policy targets are located in Appendix B of the Countywide Planning Policies (CPPs). These targets set forth projected population distribution for urban areas in County jurisdictions including: incorporated cities, unincorporated UGAs, and the rural areas.¹ Growth forecasts for county populations are generated from the GMA Intermediate Growth projections from the Washington State Office of Financial Management (OFM). OFM prepares a range of projected population for Washington jurisdictions and counties and cities are required to use a population forecast that falls within the OFM projection.

Table 3-1. Countywide Population Change 2006-2012

Jurisdiction	2006 Populations ²	2010 Populations ³	2012 Populations ⁴
Cities			
Bainbridge Island	22,220	23,025	23,090
Bremerton	36,202	37,729	39,650
Port Orchard	8,513	12,323	11,780
Poulsbo	7,722	9,222	9,360
Unincorporated UGAs			
Kingston UGA	1,803	2,074	2,080
Poulsbo PUTA	464	478	470
Silverdale UGA	17,835	17,556	17,612
Central Kitsap UGA	22,013	22,712	22,634
Bremerton East UGA	4,138	4,265	4,121
Bremerton West UGA	4,736	4,817	4,671
Gorst UGA	232	222	222
Port Orchard UGA	14,659	15,044	15,169
SKIA UGA	86	110	109
Rural UGAs	7,370	7,702	7,728
Rural Non-UGAs	96,056	95,539	95,804
Total County	244,049	251,133	254,500

¹ GMA does not require projecting population for rural areas, therefore associated figures are the remaining growth not allocated to urban areas.

² 2006 population numbers are from the 2006 Kitsap County Comprehensive Plan.

³ 2010 population numbers are from the 2010 census.

⁴ 2012 populations are based on OFM population projections.

Forecasted average annual growth rates for each jurisdiction drive the distribution of population totals for the 2016-2036 period. Population estimates for the base period for this report (2006-2012) are included in Table 3-1.

Population allocation targets for the 2016-2036 period focus on a 76 percent urban to 24 percent rural growth target ratio. The designated 2010-2036 population growth distributions for cities, unincorporated UGAs, and the rural areas are displayed in Table 3-2. During the 2016-2036 period the County is forecast to gain 80,438 additional residents. As noted, the residential population forecasts for the 2036 period are the same that were used in the 2025 plan, but extended over the subsequent ten years. This represents an average annual growth rate of approximately 1.28 percent countywide for the 20-year planning period. Individual jurisdictions are responsible for allocation of land at sufficient density to accommodate the forecast growth through their respective comprehensive plans.

Table 3-2. Net and Average Annual Growth Rate Per Geography

Jurisdiction	Net Population Growth Targets (change between 2010 and 2035)	Average Annual Growth rate (2010-2025)
City of Bremerton	14,288	0.0151
Bremerton UGA	4,013	0.0177
Bremerton Total	18,301	0.0156
City of Bainbridge Island	5,635	0.0098
City of Port Orchard	8,235	0.0267
Port Orchard UGA	6,235	0.0166
Total Port Orchard	14,470	0.0211
City of Poulsbo	1,330	0.0058
Poulsbo UGA	3,778	0.3162
Total Poulsbo	5,108	0.0211
Central Kitsap UGA	7,764	0.0137
Silverdale UGA	5,779	0.0132
Kingston UGA	2,932	0.0565
UGA (Includes Cities Total)	59,989	0.0161
Rural Non UGA	20,449	0.0080
Total County	80,438	0.0128

Countywide Population Growth 2006-2012

As noted, OFM prepares annual population estimates for counties and cities in order to allocate state revenues and for state program administration. The estimates are generated from elements that may vary between counties, cities and towns. Cities and counties report new housing units permitted in their jurisdictions to the OFM annually. Those data are the foundation for the OFM's *Housing Unit Method* of estimating population. The housing unit data are the primary source used by the OFM to prepare

unincorporated county, city, and town population estimates. However, relying solely on housing unit-derived population estimates creates some challenges. One of those challenges is dependence on average household size and housing occupancy rates. The OFM estimates total county populations by averaging the *Housing Unit Method* with results from two other estimation methods. Total county population estimates are also determined by using a population change measure since the last census based on the *Component Method*. This method reviews births, deaths, and school-age migration estimates. The OFM also utilizes a *Ratio Correlation Method* that distributes state level population estimates to counties based on changes to the share of state population and other supporting data such as school enrollment, voter and automobile registration, and drivers' licenses. The OFM considers the total county *combined method* population estimates as more accurate than any single estimate method based on a single indicator. Finally, the OFM adjusts the estimated unincorporated and incorporated populations within each county by comparing the *combined method* total county population distribution estimates with the housing unit method to ensure an accurate estimate of population distribution between incorporated and unincorporated parts of each county.

The OFM population estimates for Kitsap County and its cities from 2006-2012 are shown in the following Table 3-3. The OFM analysis indicates that the overall county population increased by 9,223 persons from 2006-2012. The majority of that growth occurred in Bremerton, followed by Port Orchard and Poulsbo. Unincorporated Kitsap County and Bainbridge Island recorded the slowest growth for the seven year period.

Table 3-3. Population Growth by Jurisdiction

Jurisdiction	2006 Population	Percent of Total County 2006 Population	2012 Population	Percent of Total County 2012 Population	2006-2012 Population Growth	Percent of Total 2006-2012 Growth
Total Kitsap County	244,049		254,500		10,451	
Unincorporated	169,392	0.69	170,620	0.67	1,228	0.12
Incorporated	74,657	0.31	83,880	0.34	9,223	0.88
Bainbridge Island	22,220	0.09	23,090	0.09	870	0.08
Bremerton	36,202	0.15	39,650	0.16	3,448	0.33
Port Orchard	8,513	0.03	11,780	0.05	3,267	0.31
Poulsbo	7,722	0.03	9,360	0.04	1,638	0.16

Source: Kitsap County

Social and economic dynamics impact population growth and fluctuation in Kitsap County. Beyond the rate of natural increase (RNI), net immigration can be explained by external factors such as economic development, housing availability, social services, proximity to jobs and other factors. Average annualized population growth in the County stood at .07 percent through 2006-2012. Comparing the prior actual annualized average growth rate to the forecast rate for 2016-2035 of 1.28 percent requires a review of the socio-economic causes of the slower growth. The Great Recession, (reviewed in Chapter titled Commercial and Industrial Land Development), led to the loss of hundreds of jobs in the county and also reduced mobility. These two issues seriously impacted the County's growth rate. In spite of the lower growth overall in the County, some jurisdictions recorded more rapid growth. The City of Bremerton, after losing population during the 2000-2005 period, noted an average annual growth rate over twice that of the County at 1.39 percent. The City of Poulsbo nearly doubled its average annual growth rate from 1.83 percent during the 2000-2005 period to 3.04 percent during 2006-2012. Of the four incorporated cities in the County, only Bainbridge Island saw lower average annual population growth during 2006-2012 as compared to the earlier period. Bainbridge Island's average annualized growth was estimated at 1.81 percent between 2000-2005 and fell to a rate of .55 percent between 2006-2012. Please note Table 3-4.

Table 3-4. 2006-2012 Average Annual Population Growth Rate

Jurisdiction	2006-2012 Average Annual Population Growth Rate
Total Kitsap County	0.70%
Unincorporated Kitsap County	0.01%
City of Bainbridge Island	0.55%
City of Bremerton	1.36%
City of Port Orchard ⁵	5.40%
City of Poulsbo ⁶	3.04%

⁵ The City of Port Orchard's estimated average annual population growth rate of 6.4 percent between 2006 and 2012 includes growth from inside the City's 2006 boundary. The figure also includes an estimated 2,243 residents added as a result of Port Orchard's Annexation of McCormick Woods. *Port Orchard Ordinance No. 011-09 (July 9, 2009)*.

⁶ During the 2006-2012 reporting period, the City of Poulsbo approved seven annexations, six of which included residentially zoned land. In addition, the Washington State Office of Financial Management revised the City's 2009 population, reflecting an increase of population of 996 persons; however, this revision was a readjustment from previous years' OFM April 1 estimates, and does not reflect the true population growth during the reporting period.

Countywide Growth of the Housing Supply 2006-2012

Residential development indicators include: building permits, subdivisions, and lot creation. Monitoring building permits allows Kitsap County to measure development occurring in its residential market, as well as overall construction activity. In this section, both single family and multi-family building permits are analyzed to show the numbers of each building type in the identified Kitsap County jurisdiction. During the reporting period covered by this report (2006-2012), Kitsap County and the rest of the U.S. experienced one of the largest declines of the economy since the Great Depression in the 1930's. For Kitsap County, this included not only a substantial loss of jobs, but also a severe decline in new residential construction. Housing growth evaluated in this report will not be comparable to the 2000 and 2007 reports due to the Great Recession. However, despite the fact that the Great Recession caused a substantial decrease in all development permits submitted, Kitsap County continued to grow more in urban areas and cities.

Kitsap County and the Cities cumulatively permitted 5,492 new housing units during 2006-2012. Please see Figure 1.

The detailed breakdown of permitted units by jurisdiction is shown in the figure below. Unincorporated Kitsap County permitted the largest share (3,318 units or 60.4 percent of the total) followed by Bremerton (10.3 percent), Poulsbo (10.2 percent), and Port Orchard (9.9 percent) and Bainbridge Island (9.1 percent). Countywide, new single family units accounted for 92 percent and multi-family units 8 percent of all new units permitted.

Approximately 68 percent of all new units were permitted in cities and UGAs while 32 percent were permitted in unincorporated rural areas, as shown in Figure 1.

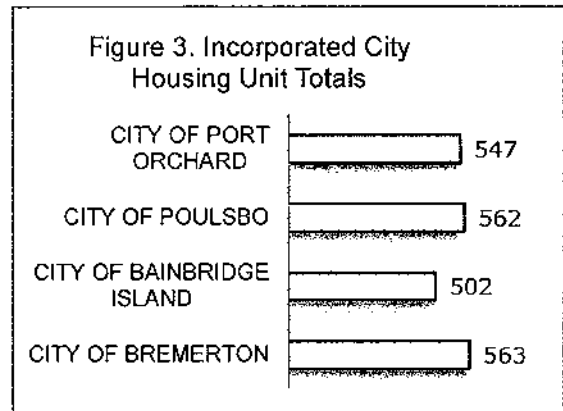
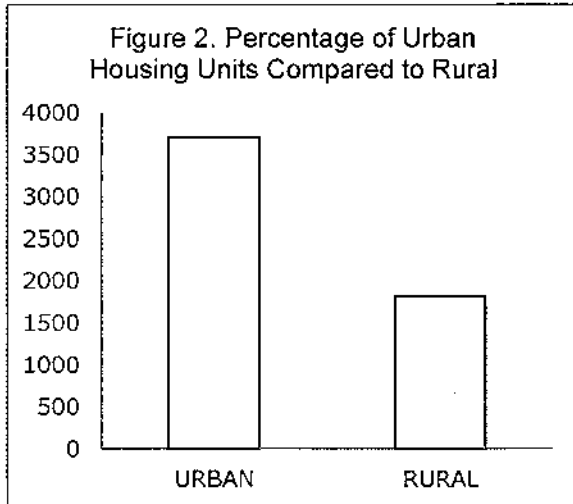
Total Permitted Housing Units Unincorporated Kitsap County and Cities, 2006-2012⁷

Total permitted housing units are displayed in Table 3-6.

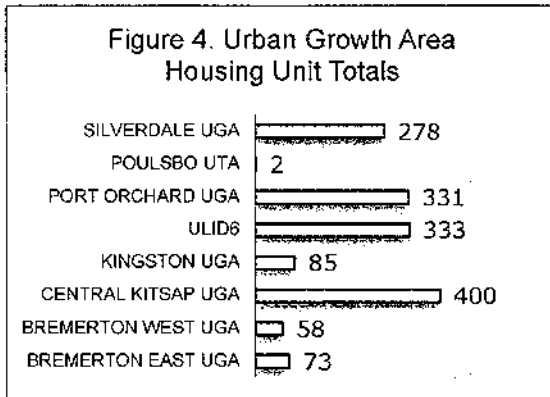
Table 3-6. Total Permitted Housing Units

Urban	
Unincorporated Urban Growth Areas	
Single Family Residences	1380
Multi-Family Residences	180
Subtotal	1560
City of Bremerton	
Single Family Residences	352
Multi-Family Residences	211
Subtotal	563
City of Bainbridge Island	
Single Family Residences	453
Multi-Family Residences	49
Subtotal	502
City of Poulsbo	
Single Family Residences	561
Multi-Family Residences	1
Subtotal	562
City of Port Orchard	
Single Family Residences	443
Multi-Family Residences	104
Subtotal	547
Urban Subtotals	3,734
Rural	
Unincorporated Rural Areas	
Single Family Residences	1748
Multi-Family Residences	10
Subtotal	1758
Rural Subtotals	1758
Total Housing Permits	5492

⁷ Source: Kitsap County Department of Community Development, and the cities of Bainbridge Island, Bremerton, Port Orchard, and Poulsbo.



8



Kitsap County continues to see a relatively high rate of new rural housing units that shows a general preference for the rural lifestyle. In 2010, the Kitsap County Department of Community Development completed the *Year of the Rural*,⁹ which evaluated rural character and rural preference in Kitsap County.

⁸ ULID 6 was annexed into the City of Port Orchard 2009. However, all permits were submitted and approved prior to annexation by Kitsap County.

⁹ Kitsap County Comprehensive Plan, Chapter 3

The *Year of the Rural* project won the Washington State Governor's Award for Smart Planning. The study noted many rural residents moved from other areas specifically to live within Kitsap County's rural area for the scenic views, agricultural opportunities, and a quiet lifestyle. Table 3-7 illustrates the share of permitted rural residential units developed on pre-existing lots compared to new rural lots created from 2006-2012 subdivision activity.

Table 3-7. Rural Growth

Type of Activity ¹⁰	2006--2012	
	Lots	Units
Rural Subdivisions		
Long Plat	136	
Short Plat	0	
Large Lot	44	
Total New Rural Lots Created	180	
Total Rural Units Permitted		1,758
<i>2006-2012 Rural Housing Unit Growth Share</i>		
Share of Units on Pre-Existing Lots		91%
Share of Units Permitted on New Lots		9%

There were a large number of permits issued relative to the number of new lots created. The large pre-existing lot share of new growth is attributed to the supply of smaller legal non-conforming lots found in the unincorporated rural areas, primarily in the Rural Residential zone. These smaller "legacy lots" (smaller than current zoning allows) were created under pre-Growth Management Act standards, and would not be allowed today. Such non-conforming lots will continue to influence the urban/rural share of new housing unit growth until they have been developed, consolidated, or had their development rights purchased, transferred or otherwise extinguished. Since 2006, the County has adopted additional reasonable measures, such as Kitsap County code chapter 17.383, to limit the development of legacy lots, and will be evaluating options for addressing these issues through the 2016 comprehensive plan update.

¹⁰ Source: Kitsap County DCD

City of Bainbridge Island

Growth from 2006-2012

OFM City of Bainbridge Island Population Estimate Highlights

- The City of Bainbridge Island had a 2006 population of 22,220
- The City of Bainbridge Island had a 2012 population of 23,090
- Resident population increased by 870 persons from 2006-2012
- Actual 2006-2012 average annual population growth rate = .55 percent

Permitted Residential Development

The data indicate that from 2006-2012 the City of Bainbridge Island permitted 453 new single-family and 49 multi-family units. Single family units accounted for 90.2 percent of all new housing units permitted in the City which indicates a reduction in multi-family units compared to the last report. This is primarily attributed to the Great Recession. Summary residential building permit activity for 2006-2012 is shown in Table 4a-1.

Table 4a-1. City of Bainbridge Island Building Permits 2006-2012

CITY OF BAINBRIDGE ISLAND NEW UNITS Type	2006	2007	2008	2009	2010	2011	2012	Grand Total
Single Family	119	97	57	40	34	60	46	453
Multi Family	7	15	12	2	2	0	11	49
Grand Total	126	112	69	42	36	60	57	502

What was the Actual Density of Growth from 2006-2012?

This analysis seeks to determine whether development has occurred at densities consistent with planning assumptions and targets. Achieved densities are measured in two ways. The first measure is platted densities, i.e. the lot density of new subdivisions approved during the past seven years. Platted densities include subdivisions that were committed to a specific lot size, whether or not development actually occurred on each separate parcel. Plat data allow for the determination of net densities. The second measure is permitted densities. This technique measures the density of all new units approved on existing lots or parcels. Permitted densities include new units permitted on larger parcels that may not reflect the full build-out value of each parcel based on its respective zoning that tends to lower the overall density estimate. They may also include new units permitted on pre-GMA lots of record that may inflate the overall

density estimate. Permitted density data also only identifies gross densities. Therefore, platted densities are generally a more accurate means to ascertain achieved densities for the purposes of the BLR. Taken together, however, permitted and platted density data are a good indicator of gross land consumption for residential purposes. Achieved net platted densities can be compared to “plan densities” or the target densities identified in the jurisdiction’s comprehensive plan and implementing development regulations to assess how well those target plan densities are being met based on the creation of new lots.

Platted Densities

Platted density analysis for Bainbridge Island is shown in Table 4a-2. The data indicate that 68 new single-family plats were recorded during the past seven years creating a total of 303 new single family units and four multi-family plats were recorded creating 21 new units.

Table 4a-2. City of Bainbridge Island Residential Plat Achieved Density 2006-2012

Achieved Plat Densities by Zone - City of Bainbridge Island	R-0.4	R-1	R-14	R-2	R-2.9	R-3.5	R-8	B/I
Count of Permit ID	22	14	1	22	4	3	2	2
Sum of # of Lots/ Units	66	54	45	72	19	64	7	8
Sum of Net Plat Area (sq. ft.)	7065266	2200854	80031	2494095	274242	287969	41399	471731
Sum of Net Plat Area acres	162.20	50.52	1.84	57.26	6.30	6.61	0.95	10.83
Sum of Gross Lot Size (sq. ft.)	7822857	2528445	11324	2606622	301430	456551	42669	471731
Sum of Gross Lot Size (acres)	179.59	58.05	2.60	59.84	6.92	10.48	0.98	10.83
Net Density	0.41	1.07	24.49	1.26	3.02	9.68	7.37	0.74
Gross Density	0.37	0.93	17.31	1.20	2.75	6.11	7.15	0.74

Source: City of Bainbridge Island and Kitsap County.

Permitted Densities:

Permitted density analyses for single family and multi-family are shown in Tables 4a-3 and 4a-4 respectively. The data indicate 550 acres of land were utilized for residential development in the city over the past seven years. This number is half of the previous reporting period and again is most likely attributed to the Great Recession.

Table 4a-3. City of Bainbridge Island Single Family Permits 2006-2012

Permitted Urban Single Family Densities by Zone					
Zone	Planned Density (Acres)	Count of Permit Type	New Dwelling Units	Acres	Density
B/I					
	B/I	2	2	11.81	0.17
MUTC/Core					
	MUTC/Core	4	4	16.46	0.24
MUTC-Erick					
	MUTC-Erick	1	1	0.04	50.00
R-0.4					
	1 DU/2.5 AC	112	112	305.17	0.37
R-1					
	1 DU/AC	70	70	77.5	0.90
R-14					
	14 DU/AC	4	4	0.24	20.83
R-2					
	2 DU/AC	177	177	112.66	1.57
R-2.9					
	2.9 DU/AC	33	33	15.7	2.10
R-3.5					
	3.5 DU/AC	36	36	6.26	5.75
R-4.3					
	4.3 DU/AC	9	9	3.1	2.90
R-6					
	6 DU/AC	1	1	0.21	4.76
R-8					
	8 DU/AC	4	4	0.67	5.97
Grand Total		453	453	549.82	

Table 4a-4. City of Bainbridge Island 2006-2012 Multi-Family Permits

Permitted Urban Densities Multi- Family	Zone	Planned Density (Acres)	Count of Permit Type	New Dwelling Units	Acres	Density
2006						
	MUTC/ Erck					
		MUTC/ Erck	1	2	0.12	16.67
	R-8					
		8 DU/AC	1	3	0.45	6.67
2007						
	MUTC					
			2	15	.80	11.51
			2	2	10	.2
2008						
	NSC		1	12	1.64	4.96
2009						
	MUTC/Core					
			1	1	1.52	.66
	MUTC/Core					
			1	2	4.98	.4
2010						
	MUTC-Erick		1	2	.04	.02
2012						
	R-14					
		14 DU/AC	1	10	0.15	66.67

Is the City of Bainbridge Island's Land Supply Adequate to Accommodate the Forecast Growth?

This analysis seeks to determine whether sufficient development capacity exists to accommodate forecast growth. The analysis compares existing buildable land capacity (converted to population growth capacity) with forecast population growth for the planning period. It determines an estimated net growth capacity surplus or deficiency and expresses the result as a ratio. The population capacity/demand ratio can be viewed as a general indicator of how well the City is sized to accommodate its forecast population growth. Ideally, the supply/demand ratios should be close to 1.0.

Buildable Land Capacity

The results of the buildable lands inventory comparison with forecast growth for Bainbridge Island are shown in Table 4a-5.

Table 4a-5. City of Bainbridge Island Land Capacity and Demand

City of Bainbridge Island	Population Capacity and Demand
2025/2036 UGA Population Capacity	6,814
2010-2036 Allocated Population Growth	5,635
Net 20-Year Population Capacity (+ or -)	1,179
UGA Pop. Capacity/Demand Ratio	1.21

City of Bremerton

Growth from 2006-2012

OFM City of Bremerton Population Estimate Highlights

- The City of Bremerton had a 2006 population of 36,202
- The City of Bremerton had a 2012 population of 39,650
- Resident population increased by 3,448 persons from 2006-2012
- Actual 2006-2012 average annual population growth rate = 1.36 percent

Permitted Residential Development

The data indicate that from 2006-2012 the City of Bremerton permitted 352 new single-family and 211 multi-family units. Single family units accounted for 62.5 percent of all new housing units permitted in the City. Summary residential building permit activity for 2006-2012 is shown in Table 4b-1.

Table 4b-1. City of Bremerton Building Permits 2006-2012

CITY OF BREMERTON: NEW UNITS Type	2006	2007	2008	2009	2010	2011	2012	Grand Total
Single Family	83	81	36	49	42	22	39	352
Multi Family	9	0	0	0	145	46	11	211
Grand Total	92	81	36	49	187	68	50	563

Source: City of Bremerton and Kitsap County

What was the Actual Density of Growth from 2006-2012?

This analysis seeks to determine whether development has occurred at densities consistent with planning assumptions and targets. Achieved densities are measured in two basic ways. The first measure is platted densities. That is the lot density of new subdivisions approved during the past seven years. Platted densities include subdivisions that were committed to a specific lot size, whether or not development actually occurred on each separate parcel. Plat data allows for the determination of net densities. The second measure is permitted densities. This technique measures the density of all new units approved on existing lots or parcels. Permitted densities include new units permitted on larger parcels that may not reflect the full build out value of each parcel based on its respective zoning, which tends to lower the overall density estimate.

They may also include new units permitted on pre-GMA lots of record, which tends to inflate the overall density estimate. Permitted density data also only identify gross densities. Therefore, platted densities are a generally more accurate means to ascertain achieved densities for the purposes of the buildable lands program. Taken together, however, permitted and platted density data are a good indicator of gross land consumption for residential purposes. Achieved net platted densities can be compared to “plan densities” or the target densities identified in the jurisdiction’s comprehensive plan and implementing development regulations to assess how well those target plan densities are being met based on the creation of new lots.

Platted Densities

Platted density analysis for Bremerton is shown in the Table 4b-2. The data indicate that 39 new plats were recorded during the past six years creating an area for potentially a total of 366 new single family or multi-family structures.

Table 4b-2. City of Bremerton Residential Plat Achieved Density 2006-2012

Achieved Plat Densities by Zone - City of Bremerton	Medium Density Residential (Bay Vista SAP)	Medium Density Residential (East Park SAP)	Mixed-Use (Bay Vista SAP)	Medium Density Res	Low Density Residential (R-10)	Residential Low Density (DR)	LDR
Count of Recorded Plats	1	1	1	1	32	1	2
Sum of Number of Lots	46	54	3	70	166	4	21
Net Plat Area (acres)	7.4	5.45	5.95	5.44	30.037	0.66	2.27
Gross Plat Area (acres)	7.85	8.22	6.47	9.45	33.765	0.66	4.14
Net Density	6.22	9.91	0.50	12.87	5.53	6.06	9.25
Gross Density	5.86	6.57	0.46	7.41	4.92	6.06	5.07

Source: City of Bremerton and Kitsap County

Permitted density analyses are shown in Tables 4b-4 and 4b-5. The data indicate 70.56 acres of land were utilized for residential development in the city over the past six years.

Table 4b-3. City of Bremerton Single Family Permits 2006-2012

Zone	Planned Density (units per acre)	Achieved Density	Count of Applications	Sum of Number of Lots	Sum of Net Plat Area	Sum of Gross Plat Area (acres)
Medium Density Residential (Bay Vista SAP)	Up to 38	6	1	46	7.4	7.85
Medium Density Residential (East Park SAP)	Up to 25	10	1	54	5.45	8.22
Mixed-Use (Bay Vista SAP)	Up to 65	1	1	3	5.95	6.47
Medium Family Residential	8 to 18	12	1	70	5.44	9.45
Low Density Residential (R10)	5 to 10	5	7	60	12.57	14.52
		6	3	6	0.985	0.985
		7	5	17	2.53	2.53
		8	2	4	0.51	0.51
		9	4	14	1.54	1.54
		10	3	35	3.36	4.24
		2*	3	6	3.216	3.48
		3*	1	4	1.27	1.27
		4*	4	20	4.056	4.69
Residential Low Density (DR)	3 to 8	6	1	4	0.66	0.66
Low Density Residential	3 to 8	2	1	3	1.34	1.45
		19	1	18	0.93	2.69
Grand Total			40	364	57.207	70.555
FOOTNOTE:*To allow for further subdivision, pursuant to Bremerton Municipal Code 20.60.065(c)(2) one lot within a proposal for division may exceed 8,712 square feet provided the remaining lots do not exceed 8,712 square feet						

Table 4b-4. City of Bremerton 2006-2012 Single Family Permits

	Zoning*	Count of Applications	New Dwelling Units	Acres	Density
(Applied under 1988 Zoning Code)	SF-2	2	2	0.59	3.39
	SF-3	3	3	0.52	5.77
	MF	4	4	0.5	8
(Applied under 2005 Zoning Code)	CCR	1	1	0.23	4.35
	FC	1	1	2.08	0.48
	NCC	3	3	0.34	8.82
	R10	297	297	59.66	4.98
	BVSAP	41	41	3.58	11.45
Grand Total		352	352	67.6	

Table 4b-5. City of Bremerton 2006-2012 Multi-Family Permits

Permitted Urban Multi Family Densities by Zone Type	Zoning	Count of Applications	New Dwelling Units	Acres	Density
	DR	2	6	0.57	10.53
	MR	1	3	0.14	21.43
	BVSAP	31	202	6.3	32.06
Grand Total		34	211	7.01	

Is the City of Bremerton's Land Supply Adequate to Accommodate the Forecast Growth?

This analysis seeks to determine whether sufficient development capacity exists to accommodate forecast growth. The analysis compares existing buildable land capacity (converted to population growth capacity) with forecast population growth for the planning period. It determines an estimated net growth capacity surplus or deficiency and expresses the result as a ratio. The population capacity/demand ratio can be viewed as a general indicator of how well the City is sized to accommodate its forecast population growth. Ideally, the supply/demand ratios should be close to 1.0.

Buildable Land Capacity

The results of the buildable lands inventory comparison with forecast growth for Bremerton are shown in the following table. The analysis indicates the city has more residential capacity than its projected 2025 and 2036 population growth.

Table 4b-6. City of Bremerton Land Capacity and Demand

City of Bremerton	Population Capacity & Demand
2025/2036 Population Capacity	34,198
2010-2036 Allocated Population Growth	14,228
Net 20-Year Population Capacity (+ or -)	-21,156
Pop. Capacity/Demand Ratio	2.40

Source: Kitsap County, City of Bremerton, Kitsap Regional Coordinating Council

City of Port Orchard

Growth from 2006-2012

OFM City of Port Orchard Population Estimate Highlights

- The City of Port orchard had a 2006 population of 8,513
- The City of Port orchard had a 2012 population of 11,780
- Resident population increased by 3,267 persons from 2006-2012
- Actual 2006-2012 average annual population growth rate = 5.4 percent¹

Permitted Residential Development

The data indicate that from 2006-2012 the City of Port Orchard permitted 443 new single-family and 104 multi-family units. Single family units accounted for 80.9% of all new housing units permitted in the City, which indicates a reduction in multi-family units compared to the last report. This is primarily attributed to the Great Recession. Summary residential building permit activity for 2006-2012 is shown in Table 4c-1.

Table 4c-1. City of Port Orchard Building Permits 2006-2012

CITY OF PORT ORCHARD: NEW UNITS Type	2006	2007	2008	2009	2010	2011	2012	Grand Total
Single Family	23	44	23	55	130	68	100	443
Multi Family							104	104
Grand Total	23	44	23	55	130	68	204	547

What was the Actual Density of Growth from 2006-2012?

This analysis seeks to determine whether development has occurred at densities consistent with planning assumptions and targets. Achieved densities are measured in two basic ways. The first measure is platted densities. That is the lot density of new subdivisions approved during the past seven years. Platted densities include subdivisions that were committed to a specific lot size, whether or not development actually occurred on each separate parcel. Plat data allows for the determination of net densities. The second measure is permitted densities. This technique measures the density of all new units approved on existing lots or parcels. Permitted densities include new units permitted on larger parcels that may not reflect the full build out value of each parcel based on its respective zoning, which tends to lower the overall density estimate. They may also include new units permitted on pre-GMA lots of record, which tends to

¹ This growth is partially due to large annexations that occurred during the planning period.

inflate the overall density estimate. Permitted density data also only identifies gross densities. Therefore, platted densities are a generally more accurate means to ascertain achieved densities for the purposes of the buildable lands program. Taken together, however, permitted and platted density data are a good indicator of gross land consumption for residential purposes. Achieved net platted densities can be compared to “plan densities” or the target densities identified in the jurisdiction’s comprehensive plan and implementing development regulations to assess how well those target plan densities are being met based on the creation of new lots.

Platted Densities

Platted density analysis for Port Orchard is shown in Table 4c-2. The data indicate that 4 new single-family plats were recorded during the past seven years creating a total of 31 new single family units and 12 multi-family plats were recorded creating 261 new units.

Table 4c-2. City of Port Orchard Residential Plat Achieved Density 2006-2012

Achieved Plat Densities by Zone - City of Port Orchard	R-12	R-20	R-4.5	R-8
Count of Recorded Plats	5		4	6
Sum of Number of Lots	38		31	219
Net Plat Area (acres)	5.75		7.84	44.39
Gross Plat Area (acres)	5.75		14.72	64.79
Net Density	6.61		3.95	4.93
Gross Density	6.61		2.11	3.38

Source: City of Port Orchard and Kitsap County

Permitted density analyses are shown in Tables 4c-4 through 4c-6. The data indicate 70.12 acres of land were utilized for residential development in the city over the past seven years. This number is half of the previous reporting period and is most likely attributed to the Great Recession.

Table 4c-4. City of Port Orchard Single Family Permits 2006-2012

Permitted Urban Single Family Densities	Zoning	Planned Density	Count of Application No.	New Dwelling Units	Acres	Density
2006			23	23	3.2	
	R20					
		20du/ac max				
	R4.5					
		4.5du/ac	1	1	0.34	2.94
	R8					
2007		8du/ac	21	21	2.44	8.61
			44	44	7.17	
	BP					
		N/A	1	1	0.33	3.03
	R12					
		12du/ac	18	18	2.06	8.74
	R4.5					
		4.5du/ac	2	2	1.26	1.59
	R8					
2008		8du/ac	23	23	3.85	5.97
			23	23	5.83	
	R12					
		12du/ac	8	8	1.05	7.62
	R8					
		8du/ac	15	15	4.78	3.14
2009			55	55	7.36	
	R12					
		12du/ac	1	1	0.14	7.14
	R4.5					
		4.5du/ac	2	2	0.75	2.67
	R8					
2010		8du/ac	52	52	6.47	8.04
			130	130	22.89	
	R12					
		12du/ac	3	3	0.4	7.50
	R20					
		20du/ac max				
	R8					
		8du/ac	126	126	17.96	7.02
	2011		68	68	10.06	
	R8					
		8du/ac	68	68	10.06	6.76
	2012		100	100	13.61	
	R8					
		8du/ac	100	100	13.61	7.35
			443	443	70.12	

Table 4c-5. City of Port Orchard Summary of Single Family Permits 2006-2012

Permitted Urban Single Family Densities by Zone	Zoning	Count of Applications	New Dwelling Units	Acres	Density
SINGLE FAMILY		443	443	70.12	
	BP	1	1	0.33	3.03
	R12	30	30	3.65	8.22
	R4.5	5	5	2.35	2.13
	R8	405	405	59.17	6.84
Grand Total		441	441	65.17	

Table 4c-6. City of Port Orchard Multi-Family Permits 2006-2012

Permitted Urban Densities Multi-Family	Zoning	Count of Applications	New Dwelling Units	Acres	Density
MULTI-FAMILY					
	Co	8	104	75.2	1.38
Grand Total		8	104	75.2	

Is the City of Port Orchard's Land Supply Adequate to Accommodate the Forecast Growth?

This analysis seeks to determine whether sufficient development capacity exists to accommodate forecast growth. The analysis compares existing buildable land capacity (converted to population growth capacity) with forecast population growth for the planning period. It determines an estimated net growth capacity surplus or deficiency and expresses the result as a ratio. The population capacity/demand ratio can be viewed as a general indicator of how well the City is sized to accommodate its forecast population growth. Ideally, the supply/demand ratios should be close to 1.0.

Buildable Land Capacity

The results of the buildable lands inventory comparison with forecast growth for Port orchard are shown in Table 4c-7. The analysis indicates the city has excess population capacity of 2,123 people.

Table 4c-7. City of Port Orchard Capacity and Demand

City of Port Orchard	Population Capacity and Demand
2025/2036 Population Capacity	10,358
2010-2036 Allocated Population Growth	8,235
Net 20-Year Population Capacity (+ or -)	2,123
UGA Pop. Capacity/Demand Ratio	1.26

Source: Kitsap County, City of Port Orchard, Kitsap Regional Coordinating Council

City of Poulsbo

Growth from 2006-2012

OFM City of Poulsbo Population Estimate Highlights

- The City of Poulsbo had a 2006 population of 7,722
- The City of Poulsbo had a 2012 population of 9,360
- Resident population increased by 1,638 persons from 2006-2012
- Actual 2006-2012 average annual population growth rate = 3.04 percent*

Permitted Residential Development

Summary residential building permit activity for Poulsbo from 2006-2012 is displayed in Table 4d-1. The City permitted a total of 562 new housing units over the reporting period. All of the new housing units were single family houses or duplexes, except for one multi-family unit which was added to an existing apartment building in 2012.

Table 4d-1. City of Poulsbo Residential Building Permits 2006-2012

CITY OF POULSBO Unit Type	2006	2007	2008	2009	2010	2011	2012	Grand Total
Single Family	92	177	87	56	19	34	96	561
Multi Family	0	0	0	0	0	0	1	1
Grand Total	92	177	87	56	19	34	97	562

Source: City of Poulsbo Planning and Building Department

SFRs = Single Family Units, Duplexes, Mobile Homes & ADUs

MFRs = Multi-Family Units & Mixed Use Units

* Note: During the reporting period, the City had seven annexations, six of which included residentially zoned land. In addition, the Office of Financial Management revised the City's 2009 population, reflecting a 996 increase in population from 2008 to 2009; however, this revision was a readjustment from previous years' OFM April 1 estimates, and does not reflect actual population growth between 2008-2009.

What was the Actual Density of Growth from 2006-2012?

This analysis seeks to determine whether development has occurred at densities consistent with planning assumptions and targets. Poulsbo evaluates achieved density during the reporting period utilizing two methodologies; 1) review lots created through platting, and 2) review building permits issued. To determine lot creation density, final plats and short plats were reviewed and gross and net density was calculated. Building permit density is determined by identifying the number of building permits issued, and by identifying the number of total acres by zoning district.

Platted Densities

There were 12 final plats, 13 short plats, and one testamentary subdivision recorded in the reporting period. Table 4d-2 summarizes these plat details per zoning district.

Table 4d-2. City of Poulsbo Residential Plat Achieved Density 2006-2012

Zoning District	Number of Plats	Gross Acreage	Net Acreage	Number of Lots/Units	Achieved Gross Density	Achieved Net Density	Planned Density
Residential Low (RL)	17	121.37	76.95	555	4.57	7.21	4-5
Residential Medium (RM)	2	26.17	12.33	3*	0.11	0.24	6-10
Residential High (RH)	4	8.13	4.45	10	1.23	2.24	10-14
Redevelopment Zone (RD)	3	11.59	8.25	122	10.53	14.78	10-14

Source: City of Poulsbo Planning and Building Department

* Seven total lots were created in the Residential Medium zone during the reporting period; however, only 3 lots were for future residential development.

Building Permit Densities

During the reporting period, there were 562 building permits issued for residential dwelling units. All units except one were single-family or duplexes (the one multi-family unit was an additional unit added to an existing apartment building). Table 4d-3 categorizes the building permits issued by year and zoning district, and identifies the actual density achieved. Table 4d-4 summarizes the building permit actual density by zoning district.

Table 4d-3. City of Poulsbo 2006-2012, Building Permit Actual Density by Year and Zoning District

Year/ Zoning District	Number of Building Permits	Acres	Actual Density per Acre
2006	92 total		
RL	63	12.09	5.2 du/acre
RD	29	2.63	11 du/acre
2007	177 total		
RL	152	23.75	6.39 du/acre
RD	25	1.50	16.6 du/acre
2008	87 total		
RL	83	12.9	6.43 du/acre
RH	4	0.57	7.01 du/acre
2009	56 total		
RL	48	6.39	7.5 du/acre
RD	8	0.65	12.3 du/acre
2010	19 total		
RL	14	1.74	8.04 du/acre
RD	5	0.27	18.5 du/acre
2011	34 total		
RL	23	3.20	7.17 du/acre
RD	11	0.67	16.4 du/acre
2012	97 total		
RL	90	15.40	5.84 du/acre
RH	1	N/A*	N/A*
RD	6	0.46	13.04

Source: City of Poulsbo Planning and Building Department

*The one RH unit in 2012 was a unit added to an existing apartment building.

Table 4d-4. City of Poulsbo 2006-2012 Building Permit Actual Density Summary by Zoning District

Zoning District	Total Acreage	Number of Building Permits	Actual Density per acre
Residential Low	75.5	473	6.26 du/acre
Residential Medium	0	0	N/A
Residential High	0.57	4*	7.01 du/acre
Redevelopment Zone	6.18	84	13.6 du/acre

Source: City of Poulsbo Planning and Building Department

* The one RH unit added to an existing apartment house was not included in Table 4d-4's density calculation.

Evaluation and Conclusions

The City of Poulsbo has been performing well within its goals and planned densities for the Residential Low and Redevelopment zoning districts. The result is less definitive in the Residential Medium and Residential High zones. The apparent low densities for RM/RH zones reported in Table 4d-2 will not be the final built-out density. Most of the 13 lots created in the RM/RH zones during the reporting period, are intended for future multi-family development which will be permitted at the minimum density of the zoning district (RM is minimum 6 du/acre and RH is minimum 10 du/acre).

The City updated its zoning code provisions in 2007, and again in 2013, which will impact future development trends in Poulsbo. The 2007 update removed the Planned Unit Development (PUD) code provisions and replaced them with the Planned Residential Development (PRD) regulations. The PUD provisions provided for density bonuses of up to 20 percent; out of the 12 recorded final plats in the RL zoning district during the reporting period, 6 were under the PUD provisions.

The current PRD standards require a public benefit in exchange for a density bonus, and recent submittals have not included requests for bonus density. This may result in a reduction of achieved densities in the future, particularly in the RL zone where most PRDs are proposed. However, residential projects will still be held to the minimum density standard of 4 dwelling units per net acre in the RL zone.

The development standards for the RM and RH zones were also overhauled in the City's 2007 and 2013 zoning code updates. The City has not seen many projects proposed in these zoning districts since the update, but it is likely that future projects will benefit from increase flexibility in housing types and the requirement to meet each zoning district's minimum density standards. The City anticipates that future reporting periods will show an increase in density in both zoning districts.

The 2013 zoning code update introduced additional flexibility for residential development that should provide projects with additional ways to achieve density standards. For example, there are now provisions that allow for lot averaging and expanded sections on infill development and cottage housing. In addition, the zoning code includes new development tools for mixed use developments in the commercial zones that allow for additional opportunities for residential units.

Is the Land Supply Adequate to Accommodate the Forecast Growth?

This analysis seeks to determine whether sufficient development capacity exists to accommodate the forecast growth. The analysis compares existing buildable land capacity (converted to population growth capacity) with forecast population growth for the planning period. It determines an estimated net growth capacity surplus or deficiency and expresses the result as a ratio. The population capacity/demand ratio

can be viewed as a general indicator of how well the UGA is sized to accommodate its forecast population growth. Ideally, the supply/demand ratios should be close to 1.0.

Buildable Land Capacity

The 2025 and 2036 population growth targets for Poulsbo and its urban growth area project a total population of 14,808, and represents a population growth of 5,108 (from 2010-2035). This population target is set forth in Exhibit B of the Kitsap Countywide Planning Policies, and is depicted in Table 4d-5.

Table 4d-5. Poulsbo 2035 Population Target

	Census 2010	Population Growth	2025/2036 Targets
City of Poulsbo	9,222	1,330	10,552
Poulsbo UGA	478	3,778	4,256
Total	9,700	5,108	14,808

Source: Appendix B Kitsap Countywide Planning Policies

When evaluating population demand and land capacity, Poulsbo does not make a distinction between city limits and its urban growth area. Table 4d-6 combines the land capacity analyses results completed for both the city limits and the current urban growth area, and compares it to the total 5,108 population growth target for Poulsbo and its urban growth area.

Table 4d-6. City of Poulsbo and Poulsbo Urban Transition Area Land Capacity

Poulsbo city limits and urban growth area	Population Capacity and Demand
2025/2036 Population Capacity city limits + urban growth area	6,597
2035 Population Growth Target	5,108
Net 20-Year Population Capacity (+ or -)	1,489
Population Capacity/Demand Ratio	1.29

Source: Appendix B Kitsap Countywide Planning Policies; City of Poulsbo Planning and Building Department

The 2007 BLR land capacity analysis identified a 1.04 population capacity/demand ratio for Poulsbo (when the city limits and urban growth area are combined). The increase in capacity identified in Table 4d-6 from the 2007 report can be explained by: 1) a number of residential plats during the reporting period utilized the density bonus provisions of the then Planned Unit Development standards, resulting in higher than the planned density of 4-5 dwelling units per acre, and thereby utilized less land than assumed in the 2007 BLR. The City of Poulsbo does not expect this trend to continue in the next reporting period as explained above; and 2) the density assumptions per zoning district

in this report utilizes the maximum density per zone when calculating population, whereas the 2007 BLR utilized the minimum density requirement per zoning district.

The 2014 BLR analysis indicates there is sufficient capacity to accommodate the forecast growth target over the planning period for Poulsbo and its urban growth area. Further, if minimum densities by zoning district were utilized for this analysis, the population capacity/demand ratio would be at 1.03, representing nearly the same ratio as in 2007. For the 2012 BLR, however, Poulsbo is utilizing the maximum density in its land capacity analysis to be consistent with the change in methodology as a result of Kitsap County's remand order.

Unincorporated Kitsap County

Growth from 2006-2012

OFM Total Unincorporated County Population Estimate Highlights

- Unincorporated Kitsap County had a 2006 population of 169,392
- Unincorporated Kitsap County had a 2012 population of 170,620
- The population increased by 1,228 persons from 2006-2012
- Actual 2006-2012 average annual population growth rate flat at 0.01 percent

Permitted Residential Development

Data indicate that from 2006-2012, the County permitted 3,128 new single-family and 190 multi-family units. Of these, 53 percent were in located in unincorporated UGAs and 47 percent were in the rural areas. This is an improvement from the prior report when 63 percent were in rural areas and 37 percent in unincorporated UGAs.¹ Housing units permitted in rural areas were almost exclusively single family residences, and 67 units developed in the rural areas were attributable to the 2012 Comprehensive Plan Remand. As noted in Chapter 1, page 2, footnote 1, after the 2006 Comprehensive Plan was remanded, Kitsap County revised its UGA boundaries, resulting in some vested projects that had reverted from urban to rural zoning. The rural development numbers reflect those vested developments. Single family units accounted for 86 percent of new housing units permitted in the UGAs. This indicates a reduction in multi-family units compared to the previous reporting period.

The rate of rural residential growth, while not specifically targeted in the Countywide Planning Policies (CPPs), dramatically decreased in relation to growth in the urban unincorporated housing supply from 2006-2012. Rural housing units accounted for only 48 percent of housing unit growth in the report period, while they accounted for 63 percent of unincorporated housing unit growth in the previous reporting period. This represents a 15 percent reduction in new rural housing units. On a Countywide level, rural housing units accounted for 33 percent of total housing units. In the previous reporting period, rural housing units accounted for 43 percent of total housing units. This represents a 10 percent reduction in rural housing units from a Countywide perspective. A summary of residential building permit activity for 2006-2012 is shown in Table 4u-1 on the following page. The table includes unincorporated Kitsap County residential building permits.

¹ Because unincorporated Kitsap County includes primarily rural areas, it is somewhat expected to see a greater number of permits in the rural areas. Nevertheless, when the County and its cities are considered as a whole, an even larger majority of development has been taking place in the UGAs.

Table 4u-1. Unincorporated Urban/Rural Permits 2006-2012

		2006	2007	2008	2009	2010	2011	2012	Grand Total
URBAN		214	402	311	207	94	117	215	1560
	Single Family	214	348	229	207	94	117	171	1380
	Multi-Family	0	54	82	0	0	0	44	180
RURAL		552	459	228	126	127	109	157	1758
	Single Family	550	452	228	126	126	109	157	1748
	Multi-Family	2	7	0	0	1	0	0	10
Grand Total		766	861	539	333	221	226	372	3318
	Urban Total	28%	46.7%	57.70%	62.16%	44.5%	51.77%	57.80%	53%
	Rural Total	72%	53.3%	42.30%	37.84%	55.5%	48.23%	42.20%	47%

Source: Kitsap County Department of Community Development

What was the Actual Density of Growth from 2006-2012?

This analysis focuses on whether development densities are consistent with planning assumptions and targets. Achieved densities are measured here in two ways. The first measure is platted densities, i.e. lot density of new subdivisions approved during the past seven years. Platted densities include subdivisions that were committed to a specific lot size, whether or not development actually occurred on each separate parcel. Plat data allow for the determination of net densities. The second measure is permitted densities. This measures the density of all new units approved on existing lots or parcels. Permitted densities include new units permitted on larger parcels that may not reflect the full build out value of a parcel (based on its respective zoning, which tends to lower the overall density estimate). They may also include new units permitted on pre-GMA lots of record, which can inflate the overall density estimate if the lot sizes are lower than currently allowed. Permitted density data identifies only gross densities. Therefore, measuring platted densities is a generally a more accurate method to ascertain densities for the purposes of the buildable lands program. Taken together, however, permitted and platted density data are a solid indicator of gross land consumption for residential purposes. Achieved net platted densities can be compared to "plan densities" or the target densities in the jurisdiction's comprehensive plan to assess success of target plan densities in relationship to the creation of new lots.

UGAs - Platted Urban Densities

Platted urban density analysis for unincorporated Kitsap County is shown in the following tables. The data indicate that there were 32 final plats creating a total of 1,861 new urban single family lots. There were five condominium projects that created 55 new multi-family lots. Table 4u-2 shows unincorporated Kitsap County UGAs platted urban densities for 2006-2012 post remand. Table 4u-2 shows unincorporated Kitsap County UGAs platted urban densities for 2006-2012. Table 4u-3 continues the analysis with condominium density by zone.

Table 4u-2. Urban Growth Area Platted Densities 2006-2012

	Urban High (19-30 DU/Ac)	Urban Medium (10-18 DU/Ac)	Urban Low (5-9 DU/Ac)	Urban Restricted (1-5 DU/Ac)	Urban Cluster (5-9 DU/Ac)
Final Plats	1	1	23	6	3
Count of Lots	41	59	807	223	783
Gross Acres	3.62	7.13	189.73	82.62	228.49
Net Acres	2.53	4.33	101.32	27.37	102.77
Gross Density	11.33	8.27	4.25	2.70	3.43
Net Density	16.21	13.63	7.96	8.15	7.62
Average Density	13.77	10.95	6.10	5.42	5.53

Table 4u-3. Condominium Platted Densities 2006-2012

Condo Density ² by Zone	Urban High (19-30 DU/Ac)	Urban Medium (10-18 DU/Ac)	Urban Low (5-9 DU/Ac)	Urban Restricted (1-5 DU/Ac)	Mixed Use (10-30 DU/Ac)
Final Plats		1	2	1	1
Count of Lots		9	12	25	9
Gross Acres		0.57	2.95	6.86	0.57
Gross Density	0.00	15.79	4.07	3.64	15.79

The County's action on Remand affected two approved final plats. One plat was approved in the urban low zone within the Central Kitsap UGA. This plat development is known as Canyon Estates Division III and created 12 new urban single family lots. Post Remand, this development was removed from the Central Kitsap UGA and placed in the unincorporated rural area. The zoning was changed from urban low residential to Rural residential. The other plat development is known as Sterling Hills Estates, Phase I, which created 40 new single family lots. Post Remand, this development was removed from the Silverdale UGA and placed in the unincorporated rural area. The zoning for this development was changed from urban restricted to rural residential.

² The 2012 Remand Order did not affect Condominium densities.

Permitted Urban Densities

Permitted density analysis for multi-family unincorporated UGAs in Kitsap County for 2006-2012 is shown in Table 4u-5 with single family unit analysis in Table 4u-5. The data indicate that more than 376 gross acres were utilized to accommodate 1,441 new residential units in the UGAs over the past seven years. Some UGA zone densities also reflect development on larger pre-GMA parcels that have lowered the reported gross densities. This resulted in an artificially lower average reported gross density.

Table 4u-5. Unincorporated Permitted Single-Family Permits 2006-2012

JURISDICTION	ZONING	Count of APPLICATION NO	ACRES	NEW DWELLING UNITS	GROSS DENSITY (dwelling units per acre or dua)
		1,418	374.6	1380	
Bremerton East UGA		62	16.34	62	
	URBAN LOW	60	13.99	60	4.29
	URBAN RESTRICTED	2	2.35	2	0.85
Bremerton West UGA		56	17.3	58	
	URBAN LOW	45	13.92	46	3.30
	URBAN MEDIUM	11	3.38	12	3.55
Central Kitsap UGA		406	93.45	411	
	URBAN HIGH	42	3.53	42	11.90
	URBAN LOW	200	44.75	205	4.58
	URBAN MEDIUM	1	0.35	1	2.86
	URBAN RESTRICTED	163	44.82	163	3.64
Kingston UGA		51	22	51	
	URBAN LOW	47	7.61	47	6.18
	URBAN RESTRICTED	3	14.18	3	0.21
	URBAN VILLAGE CENTER	1	0.21	1	4.76
Port Orchard UGA		328	94.76	342	
	MIXED USE	1	0.29	1	3.45
	URBAN LOW	311	90.12	321	3.56
	URBAN MEDIUM	4	1.58	8	5.06
	URBAN RESTRICTED	12	2.77	12	4.33
Poulsbo Transition Area		2	0.65	2	
	RESIDENTIAL LOW	2	0.65	2	3.08
Silverdale UGA		180	79.22	182	
	MIXED USE	3	1.06	4	3.77
	URBAN LOW	123	67.7	124	1.83
	URBAN MEDIUM	34	2.6	34	13.08
	URBAN RESTRICTED	20	7.86	20	2.54
ULID6		333	50.88	333	
	URBAN CLUSTER	231	28.63	231	8.07
	URBAN LOW	102	22.25	102	4.58

Multi-family permitted densities for unincorporated UGAs were lower than the multi-family platted densities for 2006-2012. Two reasons accounting for this are the levels of development that occurred on pre-Growth Management Act lots where larger lots sizes were allowed and that new platting was occurring based on the new more dense zoning and land subdivision regulations adopted in December of 2006.

Table 4u-4. Unincorporated Urban Permitted Multi-Family Permits 2006-2012

JURISDICTION	ZONING	Count of APPLICATION NO	ACRES	NEW DWELLING UNITS	GROSS DENSITY (dwelling units per acre or dua)
		12	60.54	180	Density
BREMERTON EAST UGA					
	URBAN MEDIUM	3	3.15	9	2.86
KINGSTON UGA					
	NEIGHBORHOOD COMMERCIAL	1	1.15	35	30.43
SILVERDALE UGA					
	URBAN HIGH	6	30.72	136	4.43

Rural Areas - Platted Rural Densities

Platted rural density analysis³ for unincorporated Kitsap County for 2006-2012 is shown in Tables 4u-6. Data indicate seven final plats totaling close to 297 acres were recorded during the past seven years creating a total of 180 new rural single family lots. The average achieved net platted densities in the applicable rural zones are higher than the target planned rural densities due to pre-GMA vested preliminary plats that did not receive final plat approval until 2006-2012. In these instances plats were subject to pre-GMA regulations in effect at the time of their application that generally allowed higher rural densities.

Table 4u-6. Rural Subdivisions 2006-2012

Rural Platted Density by Zone Post Remand	Rural Residential (1 DU/5 Ac)	Urban Reserve (1 DU/10 Ac)	Rural Protection (1 DU/10 Ac)	Rural Wooded (1 DU/20 Ac)	Forest Resource Lands (1 DU/40 Ac)
Final Plats	6			1	
Count of Lots	136			44	
Gross Acres	186.91			109.78	
Net Acres	156.75			80.62	
Gross Density	0.73	0.00	0.00	0.40	0.00
Net Density	0.87	0.00	0.00	0.55	0.00

³ These data include the two plats that were vested to urban densities but removed from the urban area Post Remand.

Permitted Rural Densities

Permitted densities for the unincorporated rural area as seen in Table 4u-7 indicate that 4,453 gross acres were utilized to accommodate 1,616 new residential units. The overall average gross densities in the applicable rural zones were higher than the target planned rural densities, but the overall density was better than reported in the 2007 BLR. As stated in the 2007 BLR, these higher-than-currently-allowed densities are likely due to the number of smaller legal non-conforming lots of record (so-called "legacy lots") approved under the pre-GMA density standards.

Table 4u-7. Rural Permits 2006-2012

	Count of Permits	Acres	Units	Units/Gross Acres
RURAL	1616	4453.28	1616	10.98
UNINCORPORATED RURAL				
Rural Industrial	1	6.22	1	
Rural Protection (1 DU/10 Ac)	278	1116.91	278	2.49
Rural Residential (1 DU/5 Ac)	1274	2934.11	1274	2.17
Rural Wooded (1 DU/20 Ac)	42	341.64	42	2.46
Urban Reserve (1 DU/10 Ac)	21	54.4	21	3.86
Grand Total	1616	4453.28	1616	10.98

Permitted Limited Area of More Intense Rural Development (LAMIRD) Densities

The data indicates that approximately 2.5 gross acres were utilized to accommodate six new residential units in the Keyport LAMIRD. In the Manchester LAMIRD, 32 gross acres were utilized to accommodate 82 new residential units. In the Suquamish LAMIRD, 8.51 gross acres were utilized to accommodate 43 new residential units. The overall average gross densities achieved in the applicable LAMIRD zones do not exceed the maximum planned LAMIRD densities in Manchester, Keyport or Suquamish. All of these LAMIRDs contain small non-conforming lots that create more dense residential development than allowed by current regulations. However, according to their respective Subarea Plans, development in these LAMIRDs is subject to maximum density restrictions and lot consolidation for non-conforming lots in common ownership. The permitted density analysis LAMIRDs for the unincorporated is shown in Table 8⁴.

⁴ The Manchester Village Residential (MVR) zone establishes a 0.25 acre minimum lot size. Minimum density for new lots created in the MVR zone is 0.50 acre unless clustered. The Suquamish Village Low Residential (SVLR) zone requires a minimum 0.10 acre lot size for pre-existing lots and a 0.50 acre minimum lot size for new lots. The Suquamish Village Residential (SVR) zone requires a minimum 0.08 acre lot size for pre-existing lots and a 0.50 acre minimum lot size for new lots. Non-conforming contiguous lots in common ownership must consolidate to meet the minimum density standards in both LAMIRDs.

Table 4u-8. 2006-2012 LAMIRD Permits

	Count of Permits	Acres	Units	Units/Gross Acres
RURAL	131	43.41	131	3.02
KEYPORT LAMIRD	6	2.5	6	8.71
Keyport Village Low Residential	4	2.21	4	1.81
Keyport Village Residential	2	0.29	2	6.90
MANCHESTER LAMIRD	82	32.4	82	2.53
Manchester Village Low Residential	45	24.06	45	1.87
Manchester Village Residential	37	8.34	37	4.44
SUQUAMISH LAMIRD	43	8.51	43	5.05
Suquamish Village Low Residential	13	4.21	13	3.09
Suquamish Village Residential	30	4.3	30	6.98
Grand Total	131	43.41	131	3.02

Is the Unincorporated Land Supply Adequate to Accommodate Forecast Growth?

This analysis determines whether sufficient development capacity exists to accommodate forecast growth. The analysis compares existing buildable land capacity (converted to population growth capacity) with forecast population growth for the planning period. It determines an estimated net growth capacity surplus or deficiency and expresses that result as a ratio. The population capacity/demand ratio can be viewed as a general indicator of how well the UGA is "sized" to accommodate its forecast population growth. Ideally, the supply/demand ratios should be close to 1.0.

Urban Growth Areas (UGAs)

The land capacity analysis was conducted for unincorporated Kitsap County.⁵ The summary results are illustrated in Table 4u-9. The analysis determined net buildable acres by zone for each unincorporated UGA from which net population capacity was determined based on forecast densities for each zone and average household sizes for the respective single-family and multi-family zones. The following table compares both the 2025 and 2036 population capacity for each UGA with the 20-year population growth forecast to determine net planned UGA capacity status. Most UGAs appear to be adequately sized to accommodate their forecasted 20 year growth.

⁵ See Appendix A: Land Capacity Analysis Methodology and Appendix B: Land Capacity Analysis by Jurisdiction for the detailed land capacity analysis reports for UGAs and rural areas.

Table 4u-9. Unincorporated Population Capacity and Demand

Unincorporated UGA	Population Capacity & Demand
Bremerton East, West, and Gorst	
2025/2036 UGA Population Capacity	4,347
2010-2025/2036 Allocated Population Growth	4,013
Net 20-Year Population Capacity (+ or -)	334
UGA Pop. Capacity/Demand Ratio	1.08
Central Kitsap	
2025/2036 UGA Population Capacity	6,557
2010-2025/2036 Allocated Population Growth	6,764
Net 20-Year Population Capacity (+ or -)	-207
UGA Pop. Capacity/Demand Ratio	.84
Kingston	
2025/2036 UGA Population Capacity	2,868
2010-2025/2036 Allocated Population Growth	2,932
Net 20-Year Population Capacity (+ or -)	-64
UGA Pop. Capacity/Demand Ratio	.98
Port Orchard	
2025/2036 UGA Population Capacity	6,297
2010-2025/2036 Allocated Population Growth	6,235
Net 20-Year Population Capacity (+ or -)	-62
UGA Pop. Capacity/Demand Ratio	1.01
Poulsbo UTA⁶ Please see Chapter 4 Page 40 for this information.	
Silverdale	
2025/2036 UGA Population Capacity	7,647
2010-2025/2036 Allocated Population Growth	8,779
Net 20-Year Population Capacity (+ or -)	-1,132
UGA Pop. Capacity/Demand Ratio	.87

Source: Kitsap County Department of Community Development

⁶ The County and City of Poulsbo have an Interlocal agreement whereby the city and UGA land are analyzed together, and results of this analysis are described in the City of Poulsbo residential chapter.

Rural Areas and LAMIRDs: The land capacity analysis was conducted in 2012 for unincorporated Kitsap County.⁷ The land capacity analysis determined the number of vacant and underutilized parcels by size for each rural zone and LAMIRD. This analysis included development potential on remaining non-conforming lots, and determined net dwelling unit and population capacity based on allowable densities for each zone and average household sizes for single-family units. The following table summarizes existing 2012 population capacity for each rural zone and LAMIRD. The analysis indicates that remaining rural and LAMIRD land capacity could accommodate a more than 27,015 persons. Appendix B of the Kitsap County CPPs indicate the total 2016-2036 countywide non-UGA population growth forecast is 23,905 persons. Sufficient capacity exists within the rural areas to accommodate the forecast non-UGA population growth countywide. As noted earlier Table 4u-10 includes unincorporated Kitsap County maximum population capacity estimates for rural zones and LAMIRDs.

Table 4u-10. Rural Land Analysis

Zone	2012 Dwelling Unit Capacity	2012 Population Capacity
Rural		
Rural Wooded	299	748
Forest Resource Lands	0	0
Rural Protection	1,784	4,460
Rural Residential	8,096	20,173
Urban Reserve	259	648
<i>Subtotal</i>	<i>10,438</i>	<i>26,029</i>
LAMIRDs		
Keyport	16	40
Manchester	490	815
Suquamish	45	112.5
Port Gamble	7	18
<i>Subtotal</i>	<i>558</i>	<i>986</i>
<i>Total</i>	<i>10,996</i>	<i>27,015</i>

⁷ See Appendix A: Land Capacity Analysis Methodology and Appendix B: Land Capacity Analysis by Jurisdiction for the detailed land capacity analysis reports for UGAs and rural areas.

Commercial & Industrial Land Analysis

Introduction

Economic activity in Kitsap County during the seven-year period from 2006 to 2012 was initially marked by economic expansion relating to the continued surge in residential housing construction, increased housing and land values, and indirectly, a robust stock market. Taxable sales growth in 2006 was estimated to be 5.7 percent over the previous year. However, during late 2006, most economic indicators began to fall with the end of the housing market boom followed by the ten-quarter long Great Recession (December 2006 to June 2009). U.S. economic growth rebounded in the summer of 2009. Lagging economic indicators, including: a decrease in local jobs, a decline in the labor force participation rate, increased unemployment, a precipitous fall in residential and commercial building values, and an increase in foreclosures, continued to plague the County economy to varying degrees through 2012.

One lagging indicator, the job market in Kitsap County, weakened between 2006 and 2012. Employment rates, unemployment figures, and job numbers were greatly impacted by the economic downturn associated with the Great Recession, with construction being particularly hard-hit. In 2006 the number of jobs in the County grew by 2.3 percent to approximately 86,500 jobs, many of them in the higher paying construction sector. However, 2007 through 2012 saw an average one percent decline annually in the number of jobs within the County. In 2009 alone the County lost 3 percent of all jobs. By 2012, the private and public sectors were still losing positions but the decrease had slowed to .07 percent.

In 2012 there were approximately 82,200 jobs in the County. (This does not include uniform military service members.) Annual unemployment rates remained relatively low during the beginning of the economic downturn averaging about 4.7 percent from 2006 through 2008. Businesses, then government, began and continued to shed jobs. The unemployment rate spiked to 8.2 percent in 2010 before falling slightly to 7.3 percent in 2012. By March of 2009, 4,374 county residents were collecting ongoing unemployment insurance (UI). This compares with 1,964 as a typical number of workers on UI in a given month in a non-recessionary or post-recessionary period. While the area was losing jobs for much of this reporting period (2006-2012), median hourly wages continued to rise from 2006 to 2007 to \$17.03. There was no measurable wage deflation in spite of the softening demand for labor. In fact, from 2008 to 2012, median hourly wages rose from \$18.59 to an estimated \$20.90 in 2012. While it is not definitive, a loss of lower paying jobs may have been the cause of this relative increase in the median wage.

Employment Targets

Kitsap County adopts employment targets to be consistent with the Puget Sound Regional Council's (PSRC) Regional Growth Strategy¹. Unlike previous Comprehensive Plan update efforts that relied on employment forecasts alone, this BLR utilizes county-wide adopted and approved targets that reflect employment trends, while also addressing the Regional Growth Strategy policies. Kitsap County expects to see an additional 46,158 jobs by 2036; 76.6 percent commercial jobs and 23.4 percent industrial jobs. These percentages illustrate a 6.4 percent increase in industrial jobs from the previous employment planning work (2006 Comprehensive Plan). The increase in industrial jobs supports County and regional goals to support the creation and retention of living wage jobs. Table 5-1 illustrates the Kitsap Countywide Employment Targets for 2010-2036. These targets were adopted by the Kitsap Regional Coordinating Council Executive Board on July 22, 2014.

Table 5-1. Kitsap Countywide Employment Targets 2010-2036

	Sector Share Summary		Growth Allocation: 2010-2036	
	Commercial	Industrial	Total	Percent
UGA				
Bainbridge Island	1,984	823	2,808	6.1%
Bremerton	13,493	4,509	18,003	39%
Bremerton UGA	962	422	1,385	3%
Central Kitsap	1,030	171	1,200	2.6%
Kingston	437	163	600	1.3%
Port Orchard	2,571	560	3,132	6.8%
Port Orchard UGA	1,712	134	1,846	4%
Poulsbo	3,607	548	4,155	9%
Poulsbo UGA	44	2	46	0.1%
Silverdale	6,679	2,427	9,106	19.7%
Total Urban	32,521	9,760	42,281	91.6%
Rural ²	2,817	1,060	3,877	8.4%
Total Urban and Rural	35,338	10,820	46,158	100%

Source: Kitsap County and BERK and Associates

¹ The Regional Growth Strategy is a land use policy document located within the PSRC Vision 2040 Plan. The RGS was adopted previously and requires jurisdictions to adopt population, housing, and employment targets at a regional level.

² The Rural employment targets do not reflect jobs associated with the military or on Tribal lands, and therefore may be somewhat lower than would actually occur in these sectors.

Growth from 2006-2012

Total square footage of gross floor area associated with permitted commercial/industrial buildings³ countywide from 2006 to 2012 is shown in Table 5-2. Permit counts are found in Table 5-3. Unincorporated Kitsap County and the cities of Bremerton, Bainbridge Island, Poulsbo, and Port Orchard cumulatively permitted approximately two million square feet of new commercial/industrial building space from 2006 to 2012 in the unincorporated Kitsap County UGAs.

Table 5-2. Commercial/Industrial Building Permitted By Square Feet 2006-2012

Jurisdiction	Permitted Development (Square Feet)
Unincorporated County	386,451
Incorporated Cities	
Bremerton	902,637
Bainbridge Island	446,859
Port Orchard	36,624
Poulsbo	349,125
Total	2,121,696

Source: Kitsap County, Cities of Bremerton, Bainbridge Island, Port Orchard, and Poulsbo

Table 5-3. Unincorporated Tenant Improvements

Permit Year	No. of Tenant Improvement Permits
2006	99
2007	130
2008	152
2009	130
2010	129
2011	157
2012	57
Grand Total	854

The City of Bremerton had the largest square footage increase during the reporting period followed by the City of Bainbridge Island. The County continued to provide modest increases in employment land supply. As described earlier, the Great Recession had a major impact on Kitsap County's economy. Although creation of new commercial and industrial square footage drastically declined in the reporting period, within unincorporated Kitsap County, commercial tenant improvement permits increased from 387 in the previous reporting period to 854 in this reporting period. This illustrates a 121 percent increase. This trend indicates that many existing vacant commercial spaces were remodeled during the time period rather than necessitating new construction.

³ Data collection and permit data formatting issues precluded the reporting of total acres associated with these approved commercial/industrial developments.

Commercial & Industrial Land Demand

At the regional or county level, population and employment are usually associated with each other and grow or decline at similar rates. Growth or decline in population will contribute to growth or decline in employment and vice versa. For this reason, it is important to understand the relationship between population and employment in Kitsap County as the basis for countywide employment targets. Table 5-4 is a summary of employment target options considered during the planning process.

Table 5-4. Summary of Employment Target Options including 2036 Regional Growth Strategy

Method	2036 Projections		
	Population	Total Non-Farm Employment	Population Employment Ratio
1a. Applying 2036 adopted pop-emp ratio to new 2036 population	331,571	127,400	2.60
1b. Extending 2025 employment to 2036 at 2010-2025 growth rate	331,571	152,356	2.18
2. Growing 2010 pop-emp ratio at same rate as State average	331,571	121,646	2.73
3a. PSRC Land Use Baseline	382,210	129,810	2.94
3b. PSRC Land Use Targets	368,881	136,119	2.71
3c. PSRC Land Use Baseline- Recommended 2036 pop target	331,571	112,611	2.94
3d. PSRC Land Use Targets - Recommended 2036 pop target	331,571	122,351	2.71
3e. PSRC Vision 2040 Regional Growth Strategy - 2036	355,406	134,074	2.65
3f. Alternative 2035 Adopted pop and 2036 RGS emp	331,571	125,082	2.65

Source: PSRC 2014; BERK Consulting 2014

Kitsap County and city planners recommend a population/employment ratio of 2.65 for consistency with the VISION 2040 Regional Growth Strategy. A ratio of 2.65 is similar to the 2006 Kitsap County Comprehensive Plan based ratio of 2.6, while also recognizing the demographic changes that are anticipated in consideration of state trends (e.g. an aging population).

Applying the 2.65 ratio, as seen in Table 5-4, to the adopted 2036 population target of 331,571 results in countywide total employment of about 125,100 jobs; net growth from 2010-2036 would equal approximately 46,160 jobs. Allocation of projected jobs is addressed in the section below.

Table 5-5. Adopted Population/Employment Ratio

Final 2036 Projections/Target		
Adopted Population Target	Adopted Total Non-Farm Employment	Adopted Population Employment Ratio
331,571	125,100	2.65

Allocation Method

Kitsap County analyzed six methods for allocating employment demand to the cities, UGAs, and rural areas. Tables 5-6 and 5-7 illustrate total employment allocation share and net employment allocation share respectively and present comparisons of different allocation shares among the cities and UGAs. This analysis shows shares of total jobs and shares of net jobs over the 2016-2036 period. These share options were developed using an Excel-based allocation model.⁴

The highlighted “Remand plus SKIA⁵ with Adjustments” column shows results from the method used by Kitsap County. It is a blend of the Kitsap County Comprehensive Plan and the SKIA Subarea Plan with the following adjustments to bend the trend to match the PSRC Regional Growth Strategy:

- The Rural allocation is reduced to 8.4 percent. This share is lower than all other studied allocation options except the PSRC Regional Growth Strategy. The 8.4 percent acknowledges the Regional Growth Strategy that is directing growth to the urban areas, and represents less than half the 2010 share. At the same time, the 8.4 percent share recognizes the County has designated rural employment areas consistent with the Growth Management Act.⁶
- Bremerton’s allocation reflects a share close to the target Post Remand plus the SKIA Plan.⁷ The share is lower than in the 2006 share, but higher than the 2010 share and PSRC Baseline, to bend the trend towards the Regional Growth Strategy centers concept that is important for Bremerton’s Downtown and SKIA.
- The Port Orchard UGA share is reduced compared to the 2006 Comprehensive Plan and Post Remand plus SKIA plans, as well as the PSRC Baseline. This share is more consistent with the 2010 share and reflects a trend towards the lower share of the Regional Growth Strategy.

⁴ Allocation methods analyzed are further outlined in the BERK memorandum dated July 9, 2014 in Appendix C.

⁵ The City of Bremerton City Council Changed the name of South Kitsap Industrial Area to Puget Sound Industrial Center – Bremerton, in 2014.

⁶ This also recognizes that there may be some employment growth in the military and tribal sectors that are located in rural areas, but are not accounted for.

⁷ The City of Bremerton annexed most of the South Kitsap Industrial Area (SKIA) in 2008 and 2009.

- Other shares consider PSRC Baseline (market trends) and current shares considering “on the ground” conditions. This includes market interest and corridor land use patterns that are likely to intensify in present locations: Bremerton UGA, Central Kitsap, and Kingston.
- The reduced Rural and Port Orchard UGA allocation shares are redirected to Silverdale (a designated Urban Center) and Poulsbo as well as other UGAs. These increased shares also reflect the trend towards the Regional Growth Strategy and represent an increase above the 2010 share and PSRC Baseline, as well as an increase over past plans (Original Remand and Remand plus SKIA Plan).

Table 5-6. Total Employment Allocation Share

Share Comparison: Total 2036						
UGA	Remand Plus SKIA with Adjustments	2010 Share	Original Remand Share	Remand Plus SKIA Plan	PSRC Baseline	PSRC RGS
Bainbridge Island	7.2%	7.8%	6.9%	7.2%	7.4%	7.6%
Bremerton	35.6%	35.6%	38.1%	34.9%	34.1%	38.5%
Bremerton UGA	3.0%	3.0%	2.5%	2.6%	3.5%	2.2%
Central Kitsap UGA	4.3%	5.3%	4.2%	4.3%	4.3%	3.8%
Kingston UGA	1.0%	0.8%	0.7%	0.8%	1.0%	0.6%
Port Orchard	5.4%	4.6%	5.1%	5.4%	4.4%	5.3%
Port Orchard UGA	5.2%	5.8%	7.1%	7.6%	6.1%	4.2%
Poulsbo	7.4%	6.4%	6.3%	6.7%	6.6%	7.3%
Poulsbo UGA	0.4%	0.6%	0.6%	0.6%	0.6%	0.4%
Silverdale UGA	15.8%	13.5%	13.0%	13.8%	12.4%	17.3%
Rural	14.8%	18.5%	15.5%	16.1%	19.7%	12.8%

Source: BERK Consulting 2014

Table 5-7. Net Employment Allocation Share

Share Comparison: Net 2036						
UGA	Remand Plus SKIA with Adjustments	2010 Share	Original Remand Share	Remand Plus SKIA Plan	PSRC Baseline	PSRC RGS
Bainbridge Island	6.1%	7.8%	5.2%	6.1%	6.8%	7.2%
Bremerton	39.0%	33.6%	45.7%	36.9%	34.9%	46.8%
Bremerton UGA	3.0%	3.0%	1.6%	1.9%	4.2%	0.7%
Central Kitsap UGA	2.6%	5.3%	2.3%	2.7%	2.6%	1.3%
Kingston UGA	1.3%	0.8%	0.6%	0.7%	1.3%	0.2%
Port Orchard	6.8%	4.6%	5.8%	6.8%	3.9%	6.5%
Port Orchard UGA	4.0%	5.8%	9.2%	10.7%	6.5%	1.4%
Poulsbo	9.0%	6.4%	6.2%	7.2%	6.9%	9.0%
Poulsbo UGA	0.1%	0.6%	0.7%	0.8%	0.6%	0.1%
Silverdale UGA	19.7%	13.5%	12.3%	14.3%	10.5%	23.9%
Rural	8.4%	18.5%	10.3%	12.0%	21.7%	2.9%

Source: BERK Consulting 2014

Table 5-8 covering proposed job allocations by urban and rural geography shows jobs allocated to UGAs and Rural areas. The total column represents the proposed allocation, whereas the sector share summary is for informational purposes only. More detail regarding sector shares is presented in Appendix C of this document, as background information. Each jurisdiction will determine the appropriate mix of industrial and commercial jobs in their respective comprehensive plans. Comprehensive Plans would be measured against the allocation total not the sector breakdowns.

Table 5-8. Adopted Job Allocations by Urban and Rural Geography

UGA	Sector Share Summary		Growth Allocation: 2010-2036	
	Commercial	Industrial	Total	Percent
Bainbridge Island	1,984	823	2,808	6.1%
Bremerton	13,493	4,509	18,003	3.9%
Bremerton UGA	962	422	1,385	3.0%
Central Kitsap uGA	1,030	171	1,200	2.6%
Kingston UGA	437	163	600	1.3%
Port Orchard	2,571	560	3,132	6.8%
Port Orchard UGA	1,712	134	1,846	4.0%
Poulsbo	3,607	548	4,155	9.0%
Poulsbo UGA	454	2	46	0.1%
Silverdale UGA	6,679	2,427	9,106	19.7%
Total Urban	32,521	9,760	42,281	91.6%
Rural	2,817	1,060	3,877	8.4%
Total Urban and Rural	35,338	10,820	46,158	100.0%

Is the Countywide Employment Land Supply Adequate to Accommodate Forecast Growth?

The commercial/industrial land supply for the cities and the unincorporated County was calculated based on the adopted land capacity methods. However, in 2013, Kitsap County, together with its Cities, updated the employment land capacity and demand methods. This update was approved by the County and the four cities, and allows the jurisdictions to more accurately determine the amount of existing space available for employment growth and the amount of employment growth to expect in the planning period. A detailed description of the steps involved and assumptions used in that analysis are contained in Appendix A of this report. Detailed output reports on the commercial/industrial land capacity for each jurisdiction are reported in Appendix B. Summary results of the comparison between commercial/industrial land demand and supply for the unincorporated county UGAs and the Cities through 2036, respectively, are shown in Table 5-9, including Kitsap County unincorporated UGAs and cities commercial/Industrial land supply and demand analysis. Table 5-10 shows the capacity remaining through 2025.⁸

Table 5-9. Commercial/Industrial Land Supply and Demand Analysis through 2036

UGA	Total	Percent	Total Job Capacity	Total Capacity Minus Allocation	Ratio
Bainbridge Island	2,808	6.1%	2,941	1,363	1.04
Bremerton	18,003	39.0%	19,182	1,179	1.06
Bremerton UGA	1,385	3.0%	1,383	-2	1
Central Kitsap UGA	1,200	2.6%	1,012	-188	0.84
Kingston UGA	600	1.3%	638	38	1.06
Port Orchard	3,132	6.8%	5,569	2,437	1.78
Port Orchard UGA	1,846	4.0%	3,634	1,787	1.97
Poulsbo	4,155	9.0%	4,010	-145	0.97
Poulsbo UGA	46	0.1%	64	2	1.39
Silverdale UGA	9,106	19.7%	6,409	-2,697	0.7

Source: Kitsap County and Kitsap Regional Coordinating Council.

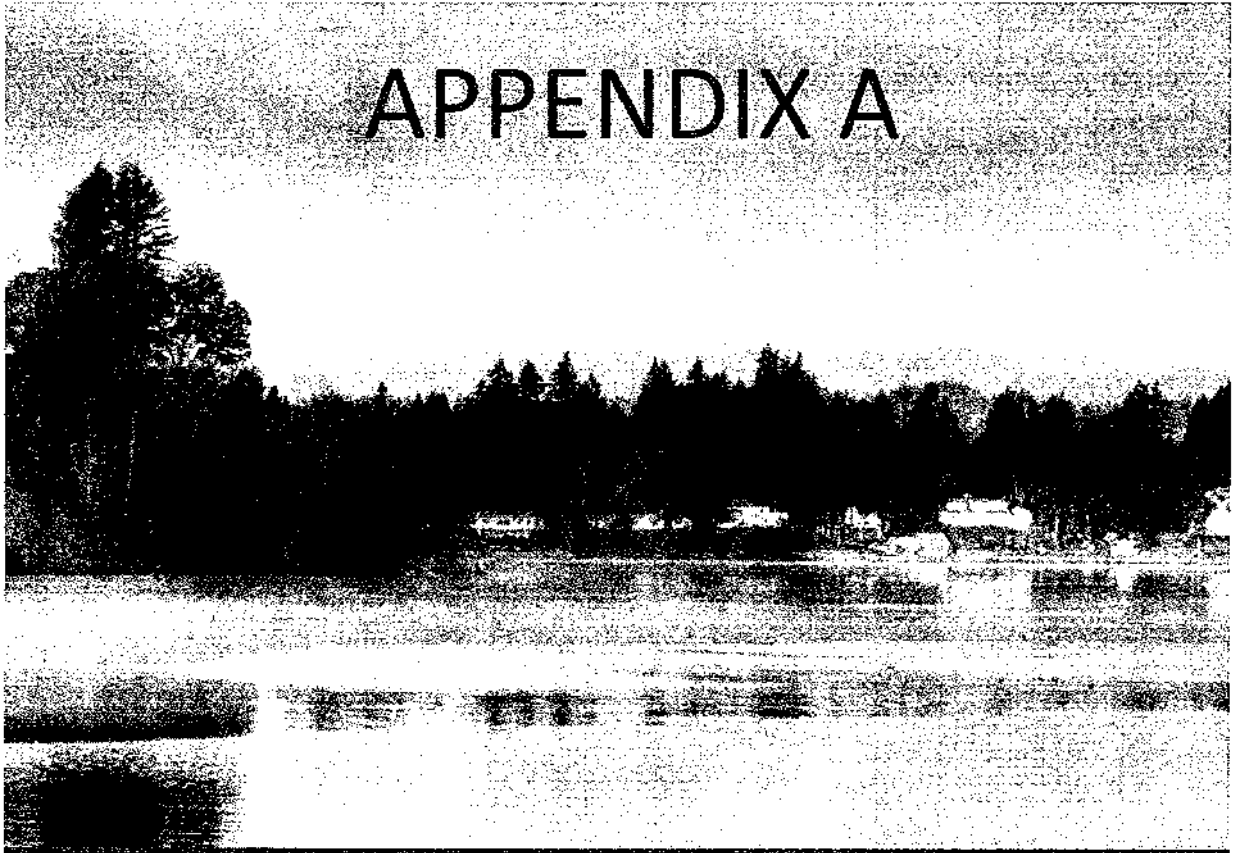
⁸ The new methodology adopted in 2013 results in capacity measured in an employec-based result (number of jobs), rather than acres. The amount of area needed for the number of employees is detailed in Appendix C, either in gross square footage or acreage.

Table 5-9. Commercial/Industrial Land Supply and Demand Analysis through 2025⁹

Jurisdiction	2025 Demand Acres	2025 Capacity Acres
Bainbridge	109	49.4
Bremerton	418	350
Bremerton UGA	121	70
Central Kitsap UGA	139	38
Kingston UGA	69	25
Port Orchard	95	224
Port Orchard UGA	131	145
Poulsbo	125	123
Poulsbo UGA	61	4
Silverdale UGA	400	336
SKIA UGA	200	740

⁹ See pages 53 and 54 of the 2007 BLR for 2025 employment demand. Employment zoned lands were unchanged between the 2007 BLR and 2012 BLR. As noted above, the methodology for determining capacity was changed in 2013 to be an employee-based result, but this table is in acreage to reflect the methodology utilized in the last comprehensive plan update.

APPENDIX A



Land Capacity Analysis Methods

Unincorporated Kitsap County

City of Bainbridge Island

City of Bremerton

City of Poulsbo



Kitsap County Land Capacity Analysis – GIS Methodology

Kitsap County Residential Land Capacity Analysis

Land Capacity is an estimate of the amount of development that land can accommodate given land use regulations and local development conditions or circumstances. The Land Capacity Analysis (LCA) was developed as a means to help us understand where future development might occur and whether our zoning allow for the development capacity need to accommodate the projected household and job growth.

Urban Land Capacity Analysis

The Urban Land Capacity Analysis is developed through a series of steps of analysis to derive the development capacity estimates utilizing Kitsap County's Geographic Information System (GIS). This report explains some of the processes used to determine the land supply capacity.

DEFINE PARCEL DATASET

In order to create the feature that will be used for analysis information the information from the Kitsap County Assessor attribute table is joined to the Parcel polygon feature.

Join attributes from table GIS.RP_ACCTS_PARCELS based on join field RP_ACCT_ID

Parcel information that will be used for LCA from the attribute table contains the following data:

Field Name	Name	Description
RP_ACCT_ID	Real Property Account Identification Number	Real Property Account Identification Number
ACCT_NO	Assessor Account Number	Assessor Account Number
TAX_STATUS	Taxable Status	Taxable or Senior Citizen Exempt
LIS_ACRES	Land Information System Acres	Acres listed in Assessor records
POLY_ACRES	Polygon Acres	Calculated acres created by polygon shape
ZONE_CODE	Zone Code	Zoning abbreviation assigned to the parcel
PROP_CLASS	Property Class Code	Assigned code for current property use
PUB_OWNED	Public Owned	Y or N
NUM_DWELL	Number of Dwelling Units	Number of Dwelling Units
NUM_COMM	Number of Commercial Buildings	Number of Commercial Buildings
NUM_OTHER	Number of other buildings	Non-dwelling
YEAR_BUILT	Year Built	Year the assessed structure was built
BLDG_VALUE	Building Value	Assessed Value of the building
LAND_VALUE	Land Value	Assessed Value of the land
TOTAL_VALUE	Total Value	Total assessed value of the building and land



Kitsap County Land Capacity Analysis – GIS Methodology

ASSESSOR PROPERTY CLASS CODE

The Kitsap County Assessor property class codes are used to represent the current land use of real property. Real property includes land, improvements to land, structures, and certain equipment affixed to structures. For the purpose of LCA, this information is used in establishing current and future housing and development capacity.

The property class codes are shown in the following table. The column for LCA is used to determine the current land category as it applies to the analysis. The column for the Results for LCA is used to describe the first analysis of the parcel data. Some Assessor property class codes will determine whether a parcel will be removed from further analysis, or whether a parcel will need further analysis. For the purpose of residential land analysis, all existing commercial/industrial developments that exist in residential zones will be considered developed. The Commercial LCA Query will only apply to commercial/industrial developments that exist in the commercial/industrial zones.

RESIDENTIAL

Class Code	Description	Category for LCA	Results for LCA
111	Single Family residence	Residential	<i>Residential LCA Query</i>
118	Mobile Home - leased land	Residential	<i>Residential LCA Query</i>
119	Mobile Home - real property	Residential	<i>Residential LCA Query</i>
180	Other residential	Residential	<i>Residential LCA Query</i>
183	Sheds/Garage	Residential	<i>Residential LCA Query</i>
198	Cabin	Residential	<i>Residential LCA Query</i>
160	Hotel/Motel	Residential	Developed
161	Bed and Breakfast Lodging	Residential	Developed
170	Institutional Lodging	Residential	Developed

MULTI-FAMILY

Class Code	Description	Category for LCA	Results for LCA
121	Duplex	Multi - Family	Developed
122	Triplex	Multi - Family	Developed
123	Four units	Multi - Family	Developed
131	5-9 units	Multi - Family	Developed
132	10-14 units	Multi - Family	Developed
133	15-19 units	Multi - Family	Developed
134	20-29 units	Multi - Family	Developed
135	30-39 units	Multi - Family	Developed
136	40-49 units	Multi - Family	Developed
137	50+ units	Multi - Family	Developed
138	Retirements apartments	Multi - Family	Developed
141	Condominium	Multi - Family	Developed
150	Mobile Home park	Multi - Family	Developed



Kitsap County Land Capacity Analysis – GIS Methodology

MANUFACTURING

Class Code	Description	Category for LCA	Results for LCA
210	Food Product manufacturing	Industrial	<i>Commercial LCA query</i>
230	Apparel/Fabric manufacturing	Industrial	<i>Commercial LCA query</i>
240	Wood Product manufacturing	Industrial	<i>Commercial LCA query</i>
250	Furniture & Fixtures manufacturing	Industrial	<i>Commercial LCA query</i>
270	Printing & Publishing	Industrial	<i>Commercial LCA query</i>
320	Clay & Glass products	Industrial	<i>Commercial LCA query</i>
340	Fabricated Metal products	Industrial	<i>Commercial LCA query</i>
390	Miscellaneous manufacturing	Industrial	<i>Commercial LCA query</i>

TRANSPORTATION, COMMUNICATION AND UTILITIES

Class Code	Description	Category for LCA	Results for LCA
410	Railroads	Utilities/Transportation	Exempt
420	Motor Vehicle Transport	Utilities/Transportation	Exempt
430	Aircraft Transport	Utilities/Transportation	Exempt
440	Marine Transport	Utilities/Transportation	Exempt
459	Totally esmt encumbered	Utilities/Transportation	Exempt
460	Parking	Utilities/Transportation	Exempt
470	Communications	Utilities/Transportation	Exempt
480	Utilities	Utilities/Transportation	Exempt
483	Water Systems	Utilities/Transportation	Exempt
486	Stormwater retention	Utilities/Transportation	Exempt
489	State-assessed Utilities	Utilities/Transportation	Exempt
490	Other Utilities	Utilities/Transportation	Exempt



Kitsap County Land Capacity Analysis – GIS Methodology

TRADE

Class Code	Description	Category for LCA	Results for LCA
500	Condominium, Retail/Office/Marine	Commercial	Exempt
510	Wholesale Trade	Commercial	<i>Commercial LCA query</i>
520	Retail - Building Material	Commercial	<i>Commercial LCA query</i>
530	Retail - General	Commercial	<i>Commercial LCA query</i>
540	Retail - Food	Commercial	<i>Commercial LCA query</i>
541	Convenience Stores with gas pumps	Commercial	<i>Commercial LCA query</i>
543	Convenience Stores without gas pumps	Commercial	<i>Commercial LCA query</i>
545	Chain type grocery	Commercial	<i>Commercial LCA query</i>
550	Retail - Automotive	Commercial	<i>Commercial LCA query</i>
551	Manufactured Housing Sales Lot	Commercial	<i>Commercial LCA query</i>
559	Auto Wrecking Yard	Commercial	<i>Commercial LCA query</i>
560	Retail - Apparel	Commercial	<i>Commercial LCA query</i>
570	Retail - Home Furnishing	Commercial	<i>Commercial LCA query</i>
580	Retail - Eating	Commercial	<i>Commercial LCA query</i>
580	Restaurants	Commercial	<i>Commercial LCA query</i>
581	Fast Food	Commercial	<i>Commercial LCA query</i>
582	Tavern	Commercial	<i>Commercial LCA query</i>
590	Other Retail Trade	Commercial	<i>Commercial LCA query</i>
591	Neighborhood Center	Commercial	<i>Commercial LCA query</i>
592	Community Center	Commercial	<i>Commercial LCA query</i>
593	Regional Center	Commercial	<i>Commercial LCA query</i>

SERVICES

Class Code	Description	Category for LCA	Results for LCA
610	Finance, insurance, etc.	Commercial	<i>Commercial LCA query</i>
611	Banks	Commercial	<i>Commercial LCA query</i>
620	Personal services	Commercial	<i>Commercial LCA query</i>
624	Cemeteries	Cemetery	Exempt
630	Business services	Commercial	<i>Commercial LCA query</i>
637	General warehouse	Industrial	<i>Commercial LCA query</i>
638	Mini-warehouse	Industrial	<i>Commercial LCA query</i>
640	Repair services	Commercial	<i>Commercial LCA query</i>
641	Service Station	Commercial	<i>Commercial LCA query</i>
650	Professional service	Commercial	<i>Commercial LCA query</i>
651	Medical/Dental office	Commercial	<i>Commercial LCA query</i>
653	Hospitals	Hospital	Exempt
656	Convalescent center	Institutional	Exempt
660	Construction service	Commercial	<i>Commercial LCA query</i>
670	Governmental service	Government	Governmental Service
680	Educational service	School	Governmental Service
690	Miscellaneous service	Commercial	<i>Commercial LCA query</i>
691	Church	Church	Exempt



Kitsap County Land Capacity Analysis – GIS Methodology

CULTURAL, ENTERTAINMENT AND RECREATION

Class Code	Description	Category for LCA	Results for LCA
710	Cultural activities	Parks/Recreation	Exempt
720	Public assembly	Parks/Recreation	Exempt
730	Amusement	Parks/Recreation	Exempt
740	Recreational	Parks/Recreation	Exempt
744	Marina	Parks/Recreation	Exempt
750	Resort/Group Camp	Parks/Recreation	Exempt
760	Parks	Parks/Recreation	Exempt
790	Other Recreation	Parks/Recreation	Exempt

RESOURCE PRODUCTION AND EXTRACTION

Class Code	Description	Category for LCA	Results for LCA
810	Agriculture (not open space)		<i>Residential LCA Query</i>
820	Agriculture related		<i>Residential LCA Query</i>
822	Veterinarian service		<i>Commercial LCA query</i>
830	Open Space Agriculture (RCW 84.34)	Current Use/Common Area	Exempt
840	Fishing & Related service	Current Use/Common Area	Exempt
850	Mining & Related service	Current Use/Common Area	Exempt
880	Designated Forest Land (RCW 84.34)	Current Use/Common Area	Exempt
890	Resource Production		<i>Rural Lands query</i>

UNDEVELOPED LAND AND WATER AREAS

Class Code	Description	Category for LCA	Results for LCA
910	Undeveloped Land	Vacant Land	Vacant Land
911	Common Area	Current Use/Common Area	Exempt
920	Non-Commercial Forest	Vacant Land	Vacant Land
930	Water area	Water	Exempt
939	Tidelands	Tidelands	Exempt
940	Current Use Open Space (RCW 84.34)	Current Use/Common Area	Exempt
950	Current Use Timber (RCW 84.34)	Current Use/Common Area	Exempt
990	Other Undeveloped land	Vacant Land	Vacant Land



Kitsap County Land Capacity Analysis – GIS Methodology

EXEMPT PARCELS

These parcels are not considered for redevelopment by their current property class code and are described in the table as “Exempt”. These parcels include:

- Utility parcels
- Transportation parcels
- Marinas
- Cemeteries
- Hospitals (including institutional facilities)
- Governmental Services
- Schools
- Churches
- Cultural, Entertainment and Parks/Recreation
- Tidelands and water area
- Current Use exempt parcels (RCW 84.34)
- Commercial/industrial use on residential zoned parcel

```
SELECT FROM GIS.PARCEL_POLY WHERE [PROP_CLASS] >= '210' AND [ULCA_RESULTS] IS NULL
FIELD CALCULATION IN ULCA_RESULTS: "EXEMPT"
```

MULTI-FAMILY

Parcels that have multi-family residential structures are also not considered for redevelopment potential as most multi-family structures have already utilized its maximum density for its zone and existing trends during the planning period do not support these structures being replaced with high density development.

```
SELECT FROM GIS.PARCEL_POLY WHERE ([PROP_CLASS] >= '121' OR [PROP_CLASS] <= '170') AND ULCA_RESULTS IS NULL
FIELD CALCULATION IN ULCA_RESULTS: "MULTI-FAMILY"
```

VACANT LAND

Parcels that are currently undeveloped land based on their current property class code are classified in the results for LCA as “Vacant Land”. There is no minimum lot size exclusion applied to vacant lands.

```
SELECT FROM GIS.PARCEL_POLY WHERE ([PROP_CLASS] = '910' OR [PROP_CLASS] = '990') AND ULCA_RESULTS IS NULL
FIELD CALCULATION IN ULCA_RESULTS: "VACANT LAND"
```

PARCELS LESS THAN .50 ACRES

For the purpose of this analysis, all potential underutilized parcels that are less than .50 acres are removed from the underutilized land supply.

```
SELECT FROM GIS.PARCEL_POLY WHERE [POLY_ACRES] <= .50
FIELD CALCULATIONS IN ULCA_RESULTS: "LESS THAN .50AC"
```

SHORELINE PARCELS LESS THAN 1.00 ACRES

This step removes all underutilized shoreline parcels that are less than 1.00 acre. This allows the exclusion of smaller underutilized shoreline parcels since the County’s residential developed shorelines are almost exclusively platted and the potential for redevelopment (where density increase was potential) was negated by the high land and improvement values.

```
SELECT FROM GIS.PARCEL_POLY WHERE [GEO] = '3' AND [POLY_ACRES] <= 1.00
FIELD CALCULATION IN ULCA_RESULTS: "SHORELINE <1.00AC"
```



Kitsap County Land Capacity Analysis – GIS Methodology

CALCULATE MEDIAN HOME VALUE

Median homes values along with the size of parcel assists in determining which existing residential parcels are likely to redevelop. Factoring in a home value seeks to differentiate between all underutilized lands and those lands with the most potential to redevelop during the planning period.

MEDIAN HOME VALUE IS ONLY CALCULATED USING SINGLE FAMILY RESIDENCES THAT ARE ZONED RESIDENTIAL. MOBILE HOME VALUES ARE NOT INCLUDED IN THIS METHOD.

UNINCORPORATED URBAN GROWTH AREA	MEDIAN HOME VALUE	DENSITY >= 2.5X - 4X VALUE (/2)	DENSITY >= 4X - 5X VALUE (=)	DENSITY >= 5X - 10X VALUE (X1.5)
Port Orchard UGA	\$120,875	\$60,437	\$120,875	\$181,312
Bremerton East UGA	\$128,322	\$64,161	\$128,322	\$192,483
Bremerton West UGA	\$109,094	\$54,547	\$109,094	\$163,641
Central Kitsap UGA	\$143,497	\$71,748	\$143,497	\$215,245
Silverdale UGA	\$159,712	\$79,856	\$159,712	\$239,568
Kingston UGA	\$156,261	\$78,130	\$156,261	\$234,391
Gorst UGA	\$80,738	\$40,369	\$80,738	\$121,107

CALCULATE DENSITY BY ZONE

Density is calculated by utilizing the dwelling units per acres by zone. The following chart shows each calculation used for each urban zone. The calculation then excludes any existing dwelling unit on the parcel. The purpose is to establish whether a parcel has the necessary 'zoning size' to accommodate at least one addition unit.

ZONING	DWELLING UNITS PER ACRES	DWELLING UNITS PER ACRE DENSITY	CALCULATION
URBAN LOW RESIDENTIAL	5 - 9 DU/AC	6 DU/AC	.16
URBAN MEDIUM RESIDENTIAL	10 - 19 DU/AC	12 DU/AC	0.08
URBAN HIGH RESIDENTIAL	19 - 30 DU/AC	21.75 DU/AC	0.05
URBAN RESTRICTED	1 - 5 DU/AC	2.5 DU/AC	0.40
URBAN CLUSTER RESIDENTIAL	5 - 9 DU/AC	7.6 DU/AC	0.13
MIXED USE	10 - 30 DU/AC	15 DU/AC	0.06
ILLAHEE GREENBELT ZONE	1 - 4 DU/AC	2 DU/AC	0.50
URBAN VILLAGE CENTER	Up to 18 DU/AC	12 DU/AC	0.08
SENIOR LIVING HOMESTEAD	5 - 9 DU/AC	6 DU/AC	.16



Kitsap County Land Capacity Analysis – GIS Methodology

REDEVELOPMENT POTENTIAL

This method utilizes the calculated zoning density and compares the density with the median home value.

Redevelopment potential is assumed to not exist if the parcel is less than 2.5X (times) the zoning density.

```
SELECT FROM GIS.PARCEL_POLY WHERE [DENSITY] <= 2.5
ULCA_RESULTS = 'LESS THAN 2.5X'
```

Redevelopment potential is assumed to not exist if the parcel is 2.5–4X zoning density and the building value is greater than ½ of the median value.

```
SELECT FROM GIS.PARCEL_POLY WHERE [DENSITY] > 2.5 AND [DENSITY] <= 4.00 AND [BLDG_VALUE] > "1/2 MEDIAN VALUE"
ULCA_RESULTS = 'DENSITY 2.5-4X'
```

Redevelopment potential is assumed to not exist if the parcel is 4–5X zoning density and the building value is greater than the median value.

```
SELECT FROM GIS.PARCEL_POLY WHERE [DENSITY] > 4.00 AND [DENSITY] <= 5.00 AND [BLDG_VALUE] > "MEDIAN VALUE"
ULCA_RESULTS = 'DENSITY 4-5X'
```

Redevelopment potential is assumed to not exist if the parcel is 5–10X zoning density and the building value is greater than 1.5x the median value.

```
SELECT FROM GIS.PARCEL_POLY WHERE [DENSITY] > 5.00 AND [DENSITY] <= 10.00 AND [BLDG_VALUE] > "1.5x MEDIAN VALUE"
ULCA_RESULTS = 'DENSITY 5-10X'
```

Redevelopment potential is assumed if the parcel is greater 10X zoning density regardless of the building value.

```
SELECT FROM GIS.PARCEL_POLY WHERE [DENSITY] > 10
ULCA_RESULTS = 'UNDERUTILIZED'
```

PLATTED LOTS (-)

All platted lots are identified and their acres are removed from the vacant and underutilized land supply prior to the critical areas reduction. Platted lots are identified by Assessor tax account number with the following query:

```
SELECT FROM GIS.PARCEL_POLY WHERE [ACCT_NO] >= '37**.*.**.*.**'
```



Kitsap County Land Capacity Analysis – GIS Methodology

CRITICAL AREAS

A mosaic is created for use in determining critical areas boundaries, including buffers and required setbacks. The currently adopted Critical Areas Ordinance is used to determine critical area coverage and development limitations. Once identified, a mosaic feature is created and then intersected over the existing vacant and underutilized land supply. This intersect allows identification of the critical area for each parcel and the identified area is then reduced by the LCA reduction factors.

The following is the geo processing functions used to create the mosaic:

- Buffer
- Clip
- Intersect
- Merge
- Dissolve

The LCA assumes a 75% reduction for 'critical areas' and a 50% reduction for 'Areas of Moderate Geologic Hazard' (formerly 'Areas of Concern'). The buffers and critical areas description are shown in the table:

STREAMS					
TYPE	TYPE DESCRIPTION	BUFFER WIDTH	MINIMUM BUILDING SETBACK	% of reduction	COMMENT
DNR Watercourses	<p>S</p> <p>All waters, within their bankfull width, as inventoried as "shoreline of the state" under chapter 90.58 RCW</p> <p><i>(Segments of Big Beef Creek, Curley Creek, Chico Creek, Burley Creek, Union River, Blackjack Creek and Tahuya River)</i></p>	200 feet	15 feet beyond buffer	75%	WCHYDRO contains watercourses represented as arcs or lines. These occur alone as single arc watercourses representing streams, ditches, or pipelines, or as centerlines through water body polygons such as double-banked streams, lakes, impoundments, reservoirs, wet areas, or glaciers.
	<p>F</p> <p>Segments of natural waters other than Type S Waters, which are within the bankfull widths of defined channels and periodically inundated areas of their associated wetlands or within lakes, ponds or impoundments having a surface area of 0.5 acre or greater at seasonal low water and which in any case contain fish habitat</p>	150 feet	15 feet beyond buffer		
	<p>NP</p> <p>Segments of natural waters within the bankfull width of defined channels that are perennial</p>	50 feet	15 feet beyond buffer		



Kitsap County Land Capacity Analysis – GIS Methodology

	<p>nonfish habitat streams. Perennial streams are flowing waters that do not go dry any time of the year of normal rainfall</p>				
	<p>NS Segments of natural waters within the bankfull width of defined channels that are not Type S, F or Np Waters. These are seasonal, nonfish habitat streams in which surface flow is not present for at least some portion of the year of normal rainfall.</p>	<p>50 feet</p>	<p>15 feet beyond buffer</p>		



Kitsap County Land Capacity Analysis – GIS Methodology

WETLANDS					
TYPE	TYPE DESCRIPTION	BUFFER WIDTH	MINIMUM BUILDING SETBACK	% of reduction	COMMENT
Wetlands	<p>Category I</p> <p>Wetlands are those regulated wetlands that include but are not limited to rare, unique wetland types that are more sensitive to disturbance than most wetlands and that contain ecological attributes that are impossible to replace within a human lifetime. Category I wetlands score 70 points or more out of 100 on the wetlands ratings systems. Category I wetlands have a base buffer width of 200 feet.</p>	75 FEET		75%	<p>Wetlands are mapped in the GIS database but are not classified by type. Therefore, an average 75' wetland buffer is used based on recommendations from the Kitsap County DCO wetland biologist for NWI wetlands that are not classified in the database. This is based on review of delineated wetlands identified on preliminary plats from 1998-2004 where most unclassified wetlands were determined to be Type 2 (100 foot buffer) and Type 3 (50 foot buffer) wetlands</p>
	<p>Category II</p> <p>Wetlands are those regulated wetlands that score between 51-69 points out of 100 on the wetlands ratings system. Category II wetlands have a base buffer width of 100 feet.</p>				
	<p>Category III</p> <p>Wetlands are those regulated wetlands that score between 30-50 points on the wetlands ratings system. Activities affecting isolated, non-mosaic Category III wetlands that are less than 2,500 square feet may be allowed provided that the wetlands report identifies the specific wetland function affected or at risk, and the proposed mitigation to replace the wetland function, on a per function basis. Category III wetlands have a base buffer width of 50 feet.</p>				
	<p>Category IV</p> <p>Wetlands are those regulated wetlands that score less than 30 points out of 100 on the wetlands ratings system. Activities affecting isolated, non-mosaic Category IV wetlands that are less than 7,500 square feet may be allowed provided that the wetlands report identifies the specific wetland function affected or at risk, and the proposed mitigation to replace the wetland function, on a per function basis. Category IV wetlands have a base buffer width of 30 feet.</p>				



Kitsap County Land Capacity Analysis – GIS Methodology

SALTWATER SHORELINES AND LAKES					
TYPE	TYPE DESCRIPTION	BUFFER WIDTH	MINIMUM BUILDING SETBACK	% of reduction	COMMENT
Waterbody	Bay, Estuary, Ocean or Sea (Water Body cartographic feature code: 116)			75%	WBHYDRO contains watercourses represented as arcs or lines. These occur alone as single arc watercourses representing streams, ditches, or pipelines, or as centerlines through water body polygons such as double-banked streams, lakes, impoundments, reservoirs, wet areas, or glaciers.
	Lake, Pond, Reservoir, Gravel pit or quarry filled with water (Water Body cartographic feature code: 421, 101, 402)				
	Marsh, wet area, swamp or bog (Water Body cartographic feature code: 111)				
HYDRIC SOILS					
TYPE	TYPE DESCRIPTION	BUFFER WIDTH	MINIMUM BUILDING SETBACK	% of reduction	COMMENT
Department of Natural Resources Soil Survey	Soil Description: <ul style="list-style-type: none"> • Bellingham silty clay loam • McKenna gravelly loam • Mukilteo peat • Norma fine sandy loam • Semiahmoo muck • Shalcar muck • Shelton-McKenna complex <ul style="list-style-type: none"> ○ 0-10 percent slope • Tacoma silt loam 		S	75%	Potential Wetlands



Kitsap County Land Capacity Analysis – GIS Methodology

GEOHAZARDS					
TYPE	TYPE DESCRIPTION	BUFFER WIDTH	MINIMUM BUILDING SETBACK	% of reduction	COMMENT
Geohazard	<p>Areas of High Geologic Hazard a) Areas with slopes greater than thirty percent and mapped by the Coastal Zone Atlas or Quaternary Geology and Stratigraphy of Kitsap County as "Unstable" (U), "Unstable Old Land Slides" (UOS) or "Unstable Recent Slides" (URS). B) Areas deemed by a Geologist to meet the criteria.</p>			75%	The GEOHAZARDS feature class is a union of the DNR & Natural Resource Conservation Service's (SCS) 1980 Soil Survey for Kitsap County and the soil STABILITY classification from the 1979 "Quaternary Geology and Stratigraphy of Kitsap County" thesis work by Jerald Deeter.
	<p>Areas of Moderate Geologic Hazard (a) Areas designated U, UOS, or URS in the Coastal Zone Atlas or Quaternary Geology and Stratigraphy of Kitsap County, with slopes less than thirty percent; or areas found by a qualified geologist to meet the criteria for U, URS, and UOS with slopes less than thirty percent; or (b) Slopes identified as "Intermediate" (I) in the Coastal Zone Atlas or Quaternary Geology and Stratigraphy of Kitsap County, or areas found by a qualified geologist to meet the criteria of I; or (c) Slopes fifteen percent or greater, not classified as I, U, UOS, or URS, with soils classified by the Natural Resources Conservation Service as "highly erodible" or "potentially highly erodible;" or (d) Slopes of fifteen percent or greater with springs or groundwater seepage not identified in Items 1 and 2, above; or (e) Seismic areas subject to liquefaction from earthquakes (seismic hazard areas) such as hydric soils as identified by the Natural Resources Conservation Service, and areas that have been filled to make a site more suitable. Seismic areas may include former wetlands which have been covered with fill.</p>			50%	



Kitsap County Land Capacity Analysis – GIS Methodology

FUTURE ROADS/RIGHTS-OF-WAY NEEDS

Once the reductions are taken for the critical areas the net totals for the remaining land supply for vacant and underutilized lands are reduced by 20% for future roads and rights-of-ways that will be needed to accommodate new development in the Urban Growth Areas.

FUTURE PUBLIC FACILITIES

The remaining vacant and underutilized land supply is reduced by 20% to account for future public facilities and other non-residential land uses that will be needed to serve new developments in the Urban Growth Areas.

UNAVAILABLE LANDS

The remaining vacant lands supply is reduced by 5% and underutilized land supply is reduced by 15%. This reduction of unavailable lands account for parcels that are considered buildable, but that are likely unavailable for further development based on landowner intent.

PLATTED LOTS (-)

25% of the 100% underutilized platted lot acres that were previously removed from the land supply are added back into the underutilized land supply. This 25% will account for some additional development capacity, including capacity for accessory dwelling units (ADU's). Of the 100% vacant platted lot acres that were removed from the lands supply, 100% of the total lot counts are added back to the dwelling unit capacity. This will account for 1 dwelling unit for each vacant platted lot.

NET DEVELOPABLE ACRES BY ZONE

The net acre sums for each Urban Growth area by zone after all the above reductions have been applied.

DWELLING UNIT CAPACITY

The net developable acres for each Urban Growth area are multiplied by the dwelling units per acre. The existing dwelling units are removed from the calculation on the underutilized land supply.

The dwelling units per acre are calculated based on the achieved densities. This calculation will determine the total new housing unit capacity in each zone.

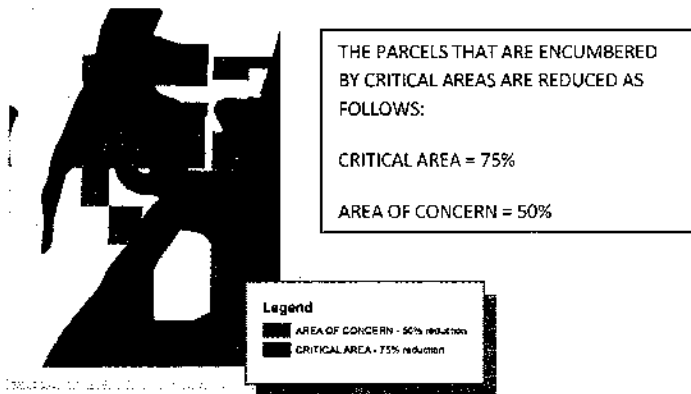
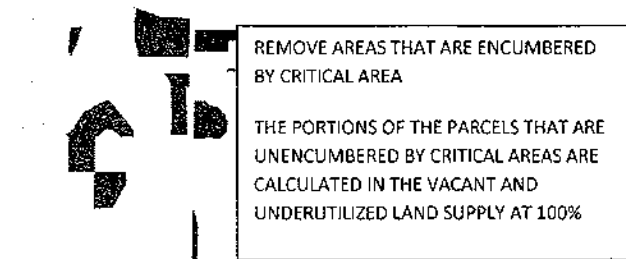
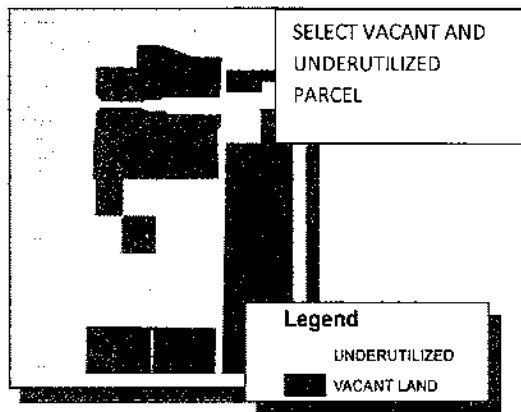
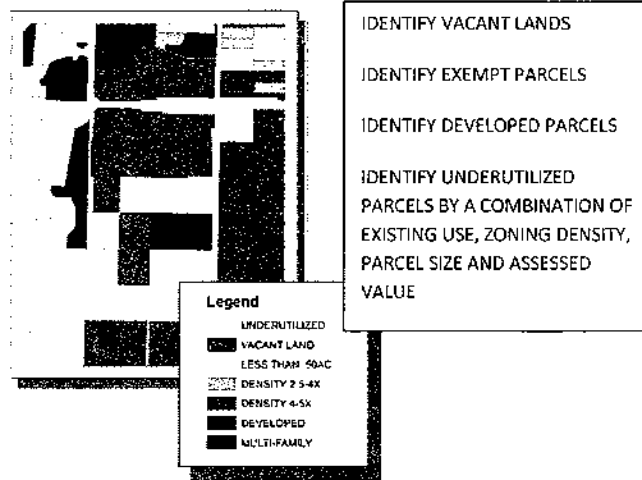
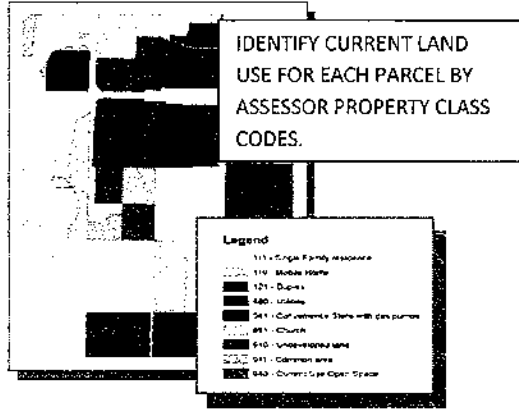
ZONING	ALLOWED UNITS PER ACRES	DWELLING UNIT CAPACITY USED FOR CALCULATION
Urban Restricted (UR)	1-5 dwelling units per acre	2.5 dwelling units per acre
Illahee Greenbelt Zone (IGZ)	1-4 dwelling units per acre	2 dwelling units per acre
Urban Low Residential (UL)	5-9 dwelling units per acre	6 dwelling units per acre
Senior Living Homestead (SLH)	5-9 dwelling units per acre	6 dwelling units per acre
Urban Cluster Residential (UCR)	5-9 dwelling units per acre	7.6 dwelling units per acre
Urban Medium Residential (UM)	10-18 dwelling units per acre	12 dwelling units per acre
Urban High Residential (UH)	19-30 dwelling units per acre	21.75 dwelling units per acre
Mixed Use (MU)	10-30 dwelling units per acre	15 dwelling units per acre



Kitsap County Land Capacity Analysis – GIS Methodology

POPULATION CAPACITY

This is the final step for the urban land capacity analysis. Total population capacity for each zone and UGA is derived by multiplying the dwelling unit capacity by the average household size for applicable single-family and multi-family zones.





Kitsap County Land Capacity Analysis – GIS Methodology

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 7.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	BLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER J2 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)										
Total Gross Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parcels < 0.50 Acres (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public/Current Use/Utilities (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Shoreline Parcel < 1.00 Acre (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Redevelopable Acres										
<i>Median Value \$000,000</i>										
Density < 2.5 (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Density >= 2.5 - < 4.00 Value > (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Density >= 4.0 - < 5.00 Value > (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Density >= 5.0 - < 10.00 Value > (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% of Platted lots (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas										
Total Redevelopable Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uncumbered Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Area of Concern	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads/Right-of-Way (Future)										
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public Facility (Future)										
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unavailable Lands										
15% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Commercial Split										
50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00



Kitsap County Land Capacity Analysis – GIS Methodology

Platted Lots								50% (-)	50% (-)	
Underutilized Platted Lots 25% (+)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Platted Lot existing dwelling unit (count)	0	0	0	0	0	0	0	0	0	0
Dwelling Unit count (-75%)	0	0	0	0	0	0	0	0	0	0
Existing Dwelling Units										
Existing Dwelling Units (non platted lots) (-)	0	0	0	0	0	0	0	0	0	0
Total Dwelling Units (-)	0	0	0	0	0	0	0	0	0	0
TOTALS										
Net Developable Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	6.0 DU/AC	6.0 DU/AC	12 DU/AC	21.75 DU/AC	2.5 DU/AC	7.6 DU/AC	2 DU/AC	12 DU/AC	15 DU/AC	
Dwelling Unit Capacity	0	0	0	0	0	0	0	0	0	0
	2.5 pph	1.8 pph	2.5 pph	1.8 pph	2.5 pph	2.5 pph	2.5 pph	1.8 pph	1.8 pph	
Population Capacity	0	0	0	0	0	0	0	0	0	0

Rural Land Capacity Analysis

The Land Capacity method for the unincorporated rural areas is an estimate of the amount of development that land can accommodate given land use. The Land Capacity Analysis (LCA) method for the rural areas is less complex than that of the urban capacity analysis. The rural zones promote low density residential development consistent with rural character and with limited public services. Some rural zones are relatively unconstrained by environmentally sensitive areas or other landscaping features while other rural zones are designed to protect environmental features such as significant visual, historical, natural features, wildlife corridors, steep slopes, wetlands and streams. Preservation of forest uses are also promoted in some rural zones.

The Land Capacity Analysis is developed through a series of steps of analysis to derive the development capacity estimates utilizing Kitsap County's Geographic Information System (GIS).

EXEMPT PARCELS

As with the urban land capacity analysis, some parcels are not considered for redevelopment by their current property class code and are described in the table as "Exempt". These parcels include:

- Utility parcels
- Transportation parcels
- Marinas
- Cemeteries
- Hospitals (including institutional facilities)
- Governmental Services
- Schools
- Churches
- Cultural, Entertainment and Parks/Recreation
- Tidelands and water area
- Current Use exempt parcels (RCW 84.34)
- Commercial/Industrial use on residential zoned parcel



Kitsap County Land Capacity Analysis – GIS Methodology

SELECT FROM GIS.PARCEL_POLY WHERE [PROP_CLASS] >= '210' AND [ULCA_RESULTS] IS NULL
 FIELD CALCULATION IN ULCA_RESULTS: "EXEMPT"

MULTI-FAMILY

Parcels that have multi-family residential structures are also not considered for redevelopment potential as most multi-family structures have already utilized its maximum density for its zone and existing trends during the planning period do not support these structures being replaced with high density development.

SELECT FROM GIS.PARCEL_POLY WHERE (([PROP_CLASS] >= '121' OR [PROP_CLASS] <= '170') AND ULCA_RESULTS IS NULL
 FIELD CALCULATION IN ULCA_RESULTS: "MULTI-FAMILY"

VACANT LAND

Parcels that are currently undeveloped land based on their current property class code are classified in the results for LCA as "Vacant Land". There is no minimum lot size exclusion applied to vacant lands. For the purpose of the rural land capacity, each parcel that is currently less the allowed minimum zone requirements will be allotted one dwelling unit.

SELECT FROM GIS.PARCEL_POLY WHERE (([PROP_CLASS] = '910' OR [PROP_CLASS] = '990') AND ULCA_RESULTS IS NULL
 FIELD CALCULATION IN ULCA_RESULTS: "VACANT LAND"

UNDERUTILIZED LAND

Parcels in the rural zones are considered underutilized if the parcel size is large enough to accommodate any addition dwelling units based on its current zone. The table below describes the minimum acres required by zone to accommodate an additional dwelling unit. All parcels with existing commercial/industrial developments in these zones will be considered developed with no potential for accommodating any additional residential dwelling units.

ZONE	DENSITY	MINIMUM ACRES TO ACCOMMODATE ADDITIONAL UNIT (assumes 1 existing unit)
Rural Residential (RR)	1 dwelling unit per 5 acres	10 acres
Urban Reserve (URS)	1 dwelling unit per 10 acres	20 acres
Rural Protection (RP)	1 dwelling unit per 10 acres	20 acres
Rural Wooded (RW)	1 dwelling unit per 20 acres	40 acres
Forest Resource Lands (FRL)	1 dwelling unit per 40 acres	80 acres

(RURAL RESIDENTIAL ZONING EXAMPLE)
 SELECT FROM GIS.PARCEL_POLY WHERE [POLY_ACRES] >= '10.00' AND [ZONE_CODE] = 'RR' AND ULCA_RESULTS IS NULL
 FIELD CALCULATION IN ULCA_RESULTS: "UNDERUTILIZED"



Kitsap County Land Capacity Analysis – GIS Methodology

CRITICAL AREAS

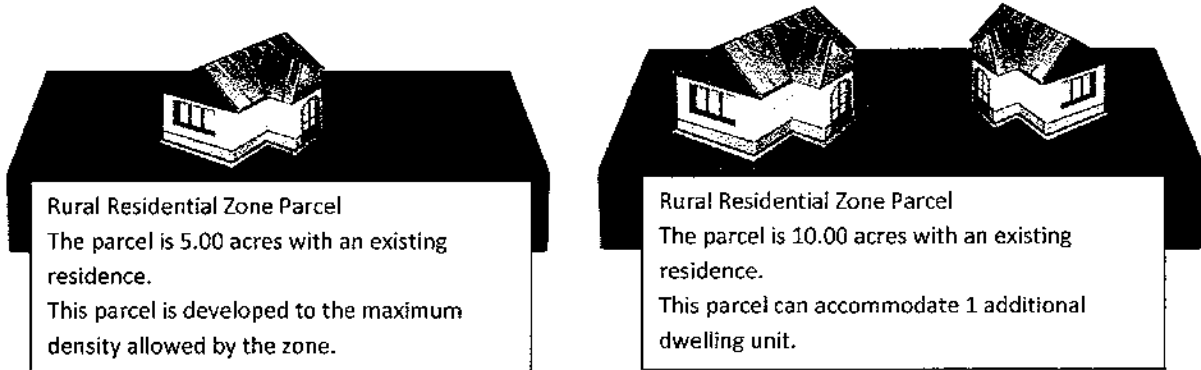
Critical areas in the rural land capacity analysis are not deducted from the land supply. Parcel development in the rural areas will allow for any additional dwelling unit as long as the parcel is large enough to accommodate the addition.

NET DEVELOPABLE ACRES BY ZONE

The net acre sums for each rural zone.

DWELLING UNIT CAPACITY

One dwelling unit per allowed acreage based on its current zone.



Urban Commercial and Industrial Land Capacity Analysis

Commercial and Industrial Land Capacity analysis is somewhat similar to the residential analysis. The goal of the commercial and industrial analysis is to determine the land supply of net buildable acres then using conversions, determine employment capacity (jobs).

PARCEL DATASET

The same dataset that is used for the residential capacity is also used for the commercial/industrial capacity.

EXEMPT PARCELS

These parcels are not considered for redevelopment by their current property class code and are described in the table as "Exempt". These parcels include:

- Utility parcels
- Transportation parcels
- Marinas
- Cemeteries
- Hospitals (including institutional facilities)
- Governmental Services
- Schools
- Churches
- Cultural, Entertainment and Parks/Recreation



Kitsap County Land Capacity Analysis – GIS Methodology

- Tidelands and water area
- Current Use exempt parcels (RCW 84.34)

```
SELECT FROM GIS.PARCEL_POLY WHERE [PROP_CLASS] >= '210' AND [ULCA_RESULTS] IS NULL
FIELD CALCULATION IN ULCA_RESULTS: "EXEMPT"
```

MULTI-FAMILY

Parcels that have multi-family residential structures are also not considered for redevelopment potential as most multi-family structures have already utilized its maximum density for its zone and existing trends during the planning period do not support these structures being replaced with high density development.

```
SELECT FROM GIS.PARCEL_POLY WHERE ([PROP_CLASS] >= '121' OR [PROP_CLASS] <= '170') AND ULCA_RESULTS IS NULL
FIELD CALCULATION IN ULCA_RESULTS: "MULTI-FAMILY"
```

VACANT LAND

Parcels that are currently undeveloped land based on their current property class code are classified in the results for LCA as "Vacant Land". There is no minimum lot size exclusion applied to vacant lands.

```
SELECT FROM GIS.PARCEL_POLY WHERE ([PROP_CLASS] = '910' OR [PROP_CLASS] = '990') AND ULCA_RESULTS IS NULL
FIELD CALCULATION IN ULCA_RESULTS: "VACANT LAND"
```

UNDERUTILIZED LAND

Parcels that have single family, mobile homes or sheds/garages or cabins are considered underutilized.

```
SELECT FROM GIS.PARCEL_POLY WHERE ([PROP_CLASS] = '111' OR [PROP_CLASS] = '119' OR [PROP_CLASS] = '183' OR
[PROP_CLASS] = '198') AND ULCA_RESULTS IS NULL
FIELD CALCULATION IN ULCA_RESULTS: "UNDERUTILIZED"
```

Developed commercial or industrial use parcels are then evaluated for potential redevelopment. This is done by examining the relationship between a parcel's improvement value and its land value. This method assumes that a commercial or industrial use parcel is considered underutilized if the land is worth more than the buildings on it. This approach assumes parcels with improvement to land value ratios greater than 0.50 are deducted from the inventory.

```
SELECT FROM GIS.PARCEL_POLY WHERE (LAND_VALUE * .5) >= BLDG_VALUE AND ULCA_RESULTS IS NULL
FIELD CALCULATION IN ULCA_RESULTS: "UNDERUTILIZED"
```

PLATTED LOTS (-)

All platted lots are identified and their acres are removed from the vacant and underutilized land supply prior to the critical areas reduction. Platted lots are identified by Assessor tax account number with the following query:

```
SELECT FROM GIS.PARCEL_POLY WHERE [ACCT_NO] >= '37**-***-***-****'
```

PLANNED LOTS (-)

All planned lots are identified and their acres are removed from the vacant and underutilized land supply prior to the critical areas reduction. Planned lots are created by a recorded Binding site plan and require building envelopes for all existing and proposed structures for each lot and also require a parking lot plan. This gives this analysis an exact building square footage for vacant and underutilized lots and need to be removed from the land supply before any critical areas reductions are taken. There is no query or selection process for identifying this information so this is a manual process using the Kitsap County Auditor recording information on Binding Site Plan mylars.



Kitsap County Land Capacity Analysis – GIS Methodology

CRITICAL AREAS

A mosaic is created for use in determining critical areas boundaries, including buffers and required setbacks. The currently adopted Critical Areas Ordinance is used to determine critical area coverage and development limitations. Once identified, a mosaic feature is created and then intersected over the existing vacant and underutilized land supply. This intersect allows identification of the critical area for each parcel and the identified area is then reduced by the LCA reduction factors.

The following is the geo processing functions used to create the mosaic:

- Buffer
- Clip
- Intersect
- Merge
- Dissolve

The LCA assumes a 75% reduction for 'critical areas' and a 50% reduction for 'Areas of Moderate Geologic Hazard'.

FUTURE ROADS/RIGHTS-OF-WAY NEEDS

Once the reductions are taken for the critical areas the net totals for the remaining land supply for vacant and underutilized lands are reduced by 20% for future roads and rights-of-ways that will be needed to accommodate new development in the Urban Growth Areas.

FUTURE PUBLIC FACILITIES

The remaining vacant and underutilized land supply is reduced by 20% to account for future public facilities and other non-residential land uses that will be needed to serve new developments in the Urban Growth Areas.

UNAVAILABLE LANDS

The remaining vacant lands supply is reduced by 20% and underutilized land supply is reduced by 25%. This reduction of unavailable lands account for parcels that are considered buildable, but that are likely unavailable for further development based on landowner intent.

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Recreational Sheet for sGR	See Residential Sheet for sRR	
Total Gross Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public/Current Use/Utilities (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unencumbered Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00



Kitsap County Land Capacity Analysis – GIS Methodology

Acres within Area of Concern Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads/Right-of-Way (Future)										
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public Facility (Future)										
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unavailable Lands										
25% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Underutilized Acres										
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
VACANT LAND										
	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL	
Gross Acres							See Residential Sheet for split	See Residential Sheet for split		
Total Gross Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas										
Total Redevelopable Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unencumbered Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Area of Concern	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads/Right-of-Way (Future)										
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public Facility (Future)										
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unavailable Lands										
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vacant Acres										
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00



Kitsap County Land Capacity Analysis – GIS Methodology

Total Net Developable Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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CONVERT NET DEVELOPABLE ACRES INTO BUILDING SQUARE FOOTAGE

The method for converting net developable acres to employment capacity is to convert acres to building square footage. This is done by multiplying net developable acres by 43,560.

PERCENTAGE OF LOT COVERAGE

The building square footage is then multiplied by a percentage of lot coverage to calculate the resulting building area estimates. The lot coverage for commercial zones is 32% and for industrial zones the lot coverage is 38%. This method is used for all zones except the Business Center and Mixed Use zones that exist within the Silverdale Urban Growth area. The Silverdale zones of Business Center and Mixed Use utilize a Floor Area Ratio (FAR) calculation of .25

VACANCIES RATE ADJUSTMENT

A vacancy rate reduction of 5% is then removed from the remaining square footage.

EMPLOYMENT RATE – SQUARE FEET PER EMPLOYEE

Convert the remaining square footage into employment capacity by dividing the square footage capacity by the employment density assumptions. This will result in the square footage of building required per employee. The density assumption for industrial zones is 969 square feet per employee and 500 square feet per employee for commercial zones.

RESULTING EMPLOYMENT CAPACITY

The results are jobs.



City of Bainbridge Island
PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Katrina Knutson
Senior Planner

FROM: Jennifer Sutton, AICP
Special Project Planner

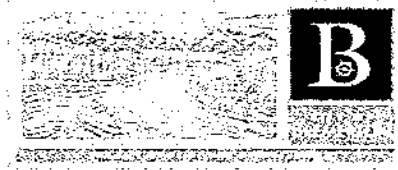
DATE: June 2, 2014

RE: MOU for Variation in Land Capacity Analysis Methodology

The City contracted with Kitsap County Department of Community Development in 2013 to complete both the commercial and residential land capacity analyses model. The City staff did not have the availability to run the model in the summer and fall of 2013. The City requested that the County make the following changes to the City's Land Capacity Analysis, due to local circumstances. The "local circumstances" noted below are generally City zoning and subdivision standards that vary from the County's own standards.

The residential and commercial Land Capacity Analyses for the City were modified in two ways from how the County completed the analysis for the County lands.

1. The 20% reduction for future rights-of-way should not be taken. Density, floor area ratio, and lot coverage are all calculated based upon gross lot area prior to any right-of-way dedication, for both residential and commercial (See BIMC Section 18.12.050 *Rules of Measurement*).
2. Reduce the 20% reduction for future public facilities to 15%. This is due to the fact that there are not any new schools or major expansions planned for the school district- the City stopped collecting a *School Impact Fee* in 2011. The private water systems in the City do not have any new facilities or expansion planned in their 6-year Capital Improvement Plan. The City's own water and sewer plans are in the middle of plan updates, and only minor expansion is planned.



DEPARTMENT OF
COMMUNITY DEVELOPMENT

MEMORANDUM

To: Katrina Knutson, Senior Planner, Kitsap County DCD
 From: Allison Satter, Senior Planner
 Date: July 8, 2014
 Re: 2012 Urban Land Capacity Analysis (ULCA) Methodology

This is to document the methodology the City of Bremerton has used for updating the Urban Land Capacity Analysis (ULCA) for those territories located within the City of Bremerton City Limits.

General Approach

As an overview, the City of Bremerton relied on the structure of the ULCA methodology as outlined in the document *Kitsap County Updated Land Capacity Analysis (ULCA)*. However, there are several elements that the City of Bremerton adjusts for estimating land capacity based on conditions within City Limits that differ substantially from those under Kitsap County jurisdiction. For purposes of summarizing these differences the points where Bremerton's proposed approach deviates substantively from the County are summarized below. A step-by-step summary of Bremerton's proposed methods follows later in the memo.

1. *Underutilized Lot Sizes in Low Density Residential (LDR) Designation:* Bremerton proposes to determine 'underutilized' lots in the LDR zone differently from Kitsap County. In Bremerton a smaller lot size threshold for determining potentially underutilized lots is proposed. The County uses a lot size of 1.25 acres as a base threshold for determining potentially subdividable lots. Bremerton has an already compact urban form where many urban lots of much smaller size can (and based on recent evidence are) subdividing to add additional units. Therefore Bremerton's threshold for potentially underutilized lots is derived by taking the mid-range¹ minimum lot size allowed in the City's R10 (5 to 10 Unit per Acre) LDR designation (5,000 SF), and multiplying by 2.5, to arrive at a threshold underutilized minimum lot size of 12,500 SF. In other words, if a lot has 2.5 times larger the mid-range minimum lot size, it is likely to have redevelopment. This 12,500 threshold is appropriate for Bremerton, because subdivision of lots as small as 4,300 SF is encouraged in established

¹ The City of Bremerton's Low Density Residential zone allows for infill density between 5 and 10 units per acre. A calculation of neighborhood average lot area determines what density (and minimum lot size) within this range is allowable. The middle minimum lot size within this range is 5,000 SF.

neighborhoods in the City, and because the City has a large number of relatively low-value single family homes that have a high probability of redevelopment. Properties that contain duplexes within the City of Bremerton are also able to subdivide, however an 18,000 SF threshold is appropriate for these site as more area is required to accommodate the density standards and parking on the site.

The majority of the City is served by City sewer, however Marine Drive is still served by private septic systems. The City is not anticipating installing sewer into this area within the foreseeable future as this would require a significant capital investment. The Kitsap County Health District requires any new lots created by a subdivision to have a minimum 12,500 SF for a lot served by a septic system with the most ideal permeable soils. As such, 0.75 acres (32,670 SF) was used as a base threshold for determining potentially subdividable lots that do not have sewer available.

The City, like the County, will use an additional building value screen to select out those lots greater than 12,500SF with high structure values that are unlikely to redevelop or subdivide. This additional property value screen is intended to capture high value waterfront homes, and other luxury homes, where property owners have made substantial investments in their single family houses and are unlikely to future subdivide. This figure was arrived at by taking the approximate median assessed value of single family home structure in Bremerton (\$108,499 in 2012) and multiplying by 2.75, to arrive at an assessed home value screen of \$298,372. If a home is assessed in 2012 with a structure value greater than \$298,372 it will not be included as an underutilized lot, regardless of lot size.

This report also includes a map showing the underutilize and vacant lots for the low density residential parcels resulting from this methodology.

2. Underutilized Lots and Development Capacity in Center Designations: The 2004 Bremerton Comprehensive Plan designated 6 Neighborhood Centers, 3 District Centers, 2 Employment Centers, and a Downtown Regional Center locations, which were intended to accommodate all of the City's new commercial mixed use and multifamily development, and roughly half of its population growth over the next 20 years. A map of the Centers has been added to this report. To help accommodate future growth, Bay Vista has also been assigned as a Neighborhood Center through an update Comprehensive Plan process in 2006 and 2007. These Centers are programmed for high densities and a thorough mix of commercial and residential uses. It is difficult to determine on a parcel-by-parcel basis with GIS which parcels are underutilized, since as the county notes, a parcel can only be geocoded once, and therefore it is challenging to systematically account for separate development capacities of commercial and residential on the same parcel as would occur with mixed-use development. Secondly, due to generous 'upzoning' of lands within Centers it is the case that nearly all parcels in Centers have substantially underutilized development capacities that the market is only starting to make use of at the time of this report.

Because of these factors, the City proposes using more of a 'macro' approach to estimating

development capacity in Centers. This is based on the assumption that, at the time of this report, a negligible amount of land in Centers has been developed to full capacity per the Comprehensive Plan. To further capture this analysis, lots which contain a primary structure built after the adoption of the Comprehensive Plan in December 2004, have been removed as these structures are likely to be undeveloped and meet our Comprehensive Plan. The City took the net developable area of all lands within Centers (excluding lots developed after 2005) and applied a blanket target density, which are assigned per the Comprehensive Plan and allowed by current zoning. Target densities are at different levels for the City's Neighborhood Center, District Center, Employment Center and Downtown Regional Center designations. After arriving at a maximum development capacity, substantial market reduction factors are applied to each resultant total to account for the lag time during which the market will not realize full development capacity. In centers, market reduction factors are calibrated to account for the relative market viability of the centers based on observed development trends. A full analysis was completed for establish a market reduction factor for each center in 2006, however a few centers were not included in this analysis. For this report, comparisons were made to equivalent centers to address their predicted market reduction factor. Because of their similar characteristics the same market factor was utilized for Charleston District Center's market reduction factor and Oyster Bay Neighborhood Center (due to similar proximity as a center west of downtown and comparable recent growth trends) and Downtown District Center and Harrison Employment Center (due to comparable uses presented within those designations for type of employment and residential options and similar vicinity with access to Warren/Wheaton Way and waterfront properties).

The Bay Vista site has been undergoing complete redevelopment since 2009 with the removal of the majority of structures and a complete renovation of the site. Analyzing the trends of this site and identifying that the site is likely to be redeveloped (land is vacant with infrastructure improvements installed in adjacent right-of-way for commercial development), there is a greater opportunity for more applicable review by the Floor-Area-Ratio (FAR) assumption for this Center instead of our blanket approach discussed above. The FAR was determined by the current commercial development located on the site.

STEP BY STEP METHODS – LOW DENSITY RESIDENTIAL (LDR)

This summarizes the method proposed for the LDR designation. As noted above several elements are different for the City of Bremerton from the ULCA proposed for use by Kitsap County.

Vacant Lands Methodology (LDR)

Note that several steps from the County ULCA are not included, since they are not necessary in Bremerton. No water or sewer constraint factors are applied, and no land 'unavailability' factor is applied.

1. Identify all vacant LDR parcels with County Assessor Code 910.
2. Identify Critical Areas: Critical areas reductions have been deducted for the whole City limits. The critical area reductions will be based on maximum CAO buffers per the Bremerton CAO.
3. Vacant Residential Lands Needed for Future ROW: A 20% Right of Way deduction is used as consistent with Kitsap County and consistent to our buildable lands data.
4. Vacant Residential Lands Needed for Future Public and Quasi Public Facilities: A 15% facilities reduction factor is used as consistent with Kitsap County.
5. Report Remaining Net Acres: As consistent with Kitsap County.
6. Calculate Total Housing Unit and Population Holding Capacity: Apply an average build-out density of 7.5 Units / Acre (mid-range of the City's LDR designation), and average household size of 2.24 (taken from the 2010 US Census).

Within the Buildable Lands Review attached to this report, the chart on the last page identifies the Low Density Residential (LDR) capacity. To illustrate the areas that include vacant or underutilize properties, a map has been attached to this report.

Underutilized Lands Methodology (LDR)

Note that several steps from the County ULCA are not included, since they are not necessary in Bremerton. Majority of the City has no water or sewer constraint factors that apply (see above analysis), and no land 'unavailability' factor is applied.

1. Identify developed underutilized parcels.
 - a. Parcels with area of 12,500 SF or greater and having one single family home, serviced by City's sewer, shall be considered underutilized. (See discussion in General Approach above).
 - b. Parcels that do not have City's sewer available (Marine Drive) with an area of 0.75 acres or greater and having one single family home shall be considered underutilized. (See discussion in General Approach above).
 - c. Parcel with an area of 18,000 SF or greater and having a duplex, serviced by City's sewer, shall be considered underutilized. (See discussion in General Approach above).
2. Identify Underutilized Parcels that are Likely to Redevelop: Screen out all parcels having home structures with 2012 Assessed value of \$298,372 or greater. (See

discussion in General Approach above).

3. **Identify Critical Areas:** Critical areas reductions have been deducted for the whole City limits. The critical area reductions will be based on maximum CAO buffers per the Bremerton CAO.
4. **Vacant Residential Lands Needed for Future ROW:** A 20% Right of Way deduction is used as consistent with Kitsap County.
5. **Vacant Residential Lands Needed for Future Public and Quasi Public Facilities:** A 15% facilities reduction factor is used as consistent with Kitsap County.
6. **Report Remaining Net Acres:** As consistent with Kitsap County.
7. **Calculate Total Housing Unit and Population Holding Capacity:** Apply an average build-out density of 7.5 Units / Acre (mid-range of the City's LDR designation), and average household size of 2.24 (taken from the 2010 US Census).

Attached to this report, the charts on the last page identifies the Low Density Residential (LDR) capacity. To illustrate the areas that include vacant or underutilize properties, a map has been attached to this report.

STEP BY STEP METHODS – CENTER DESIGNATED AREAS

This summarizes the method proposed for estimating urban land capacity in Bremerton's neighborhood, district, employment and downtown regional center designations. As noted above in General Approach this differs from Kitsap County. Within the Buildable Lands Review attached to this report, the charts include the analysis that resulted from this methodology. Further within this report, a Centers map is attached to clearly identify the Center.

1. *Determine Base Net Land Area in Center:* Define aggregate net area of all parcels within the Centers (Neighborhood, District, Employment or Downtown Regional) by subtracting lands unlikely to be redeveloped from gross area of centers. Lands unlikely to redevelop include: right-of-way, water systems, tidelands, fully encumbered easements, common areas, and gas stations.
2. *Apply General Non-Buildable Factor:* Apply a blanket 15% reduction to account for future ROW areas, future public and quasi-public facilities, and undevelopable terrain. (Note: These factors are consolidated and reduced because Center locations generally have all infrastructure, roadways and facilities already in place.) Please see #6(c) below for additional information for this analysis to general non-buildable factor for the South Kitsap Industrial Employment Center.
3. *Critical Areas -* Critical areas reductions have been deducted for the whole City

limits. The critical area reductions will be based on maximum CAO buffers per the Bremerton CAO.

4. *Recent Development* – Parcels that included primary structures built after the Comprehensive Plan adoption (built after January 2005) have been applied as a reduction. (See discussion in General Approach above).
5. *Calculate Total Housing Unit and Population Holding Capacity*: Apply an overall housing unit density factor as consistent with the City of Bremerton Comprehensive Plan² as follows:
 - a. Neighborhood Centers:
 - i. Apply housing density factor of 20 Units / Acre to the following Neighborhood Centers:
 1. Perry Avenue Neighborhood Center
 2. Sylvan / Pine Neighborhood Center
 3. Haddon Park Neighborhood Center
 4. Oyster Bay Neighborhood Center
 - ii. Apply housing density factor of 12.5 Units / Acre to the following Neighborhood Centers:
 1. Manette Neighborhood Center
 - iii. Bay Vista will be analysis below in #7
 - b. District Centers: Apply housing density factor of 20 Units / Acre for all District Centers (Wheaton/Riddell, Charleston, and Wheaton/Sheridan) as consistent with the City of Bremerton Comprehensive Plan.
 - c. Employment Centers: Apply housing density factor of 15 Units / Acre for the Harrison Employment Center. As the South Kitsap Industrial Area (SKIA) Employment Center does not allocate for residential, no housing density factor will be calculated for SKIA.
 - d. Downtown Regional Center: Apply housing density factor of 40 Units / Acre
6. *Calculate Total Commercial Development Capacity*: Apply an overall commercial development capacity³ as follows:
 - a. Neighborhood Centers: Neighborhood Center Commercial Acreage estimated at 30% of Base Net Land Areas as consistent with Bremerton Comprehensive Plan. Then apply a factor of 10,000 GSF commercial per available Commercial acre of land. Note: Commercial includes both retail

² The housing density factors were derived from the 2004 Comprehensive Plan Housing Appendix

³ The commercial acreage estimates of the percentage of Base Net Land Areas is cited in the 2004 Comprehensive Plan Land Use Appendix LU Appendix Table 1.

and office uses.

- b. District Centers: District Center Commercial Acreage estimated at 40% of Base Net Land Area as consistent with Bremerton Comprehensive Plan. Then apply a factor of 10,000 GSF commercial space per available Commercial acre of land. Note: Commercial includes both retail and office uses. Bay Vista Neighborhood Center methodology differs and is described below in analysis #7.
- c. Employment Centers: Employment Center Commercial Acreage estimated at 40% of Base Net Land Area for Harrison Employment Center. Then apply a factor of 10,000 GSF commercial space per available Commercial acre of land. Note Commercial includes both retail and office uses.

In regards to commercial development capacity, please note that the South Kitsap Industrial Area (SKIA) Employment Center analysis was processed by the Kitsap County procedure as this area is more rural in nature and was just recently annexed from Kitsap County jurisdiction by the City of Bremerton. However, one difference from the County methodology was increase the general non-buildable factor (factors generally include infrastructure, roadways, and facilities) from 20% to 30%, as SKIA Subarea Plan requires additional improvements when developing such as vegetation preservation/retention, trails, stormwater retention, open space, etc., which will increase the non-buildable factor to such.

- d. Downtown Regional Center: DRC Commercial Acreage estimated at 100% of Base Net Land Area. This assumes that Commercial space is included as a full buildout of ground levels of buildings in the Downtown Regional Center as consistent with the Comprehensive Plan and zoning standards. Then apply a factor of 10,000 GSF commercial space per available commercial acre of land.

- 7. *Bay Vista Analysis:* (See discussion in General Approach above).
 - a. *Calculate Total Housing Unit and Population Holding Capacity:* Bay Vista Subarea Plan allocates for 865 units within its current plan and 328 units have been built at the time of this report. The remaining amount of units, 483 units, which will be used for this report⁴.
 - b. *Calculate Total Commercial Development Capacity:* Estimate Bay Vista commercial Base Net Land Area. Then apply a FAR of 0.15 (15%), determined from recent development within Bay Vista, to the Base Net Land

⁴ The Bay Vista area underwent a Subarea Plan process in 2009 (formerly West Park). The Subarea Plan, which included Environmental Impact Statement, analyzed specific growth within Bay Vista and trends show that Bay Vista is developing at this rate.

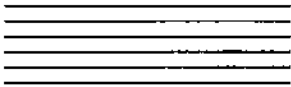
Area.

8. *Apply Market Reduction Factor:* Bremerton's methods assume that essentially all parcels within Center locations are underutilized. This is based on the fact that a negligible amount of parcels are developed to full capacity. There are however a number of existing uses in some centers. The interim period during which these uses will continue in their current configurations is accounted for by a market factor. A percentage market factor deduction⁵ is applied to both the Residential Development Capacity and the Commercial Development Capacity totals for each Center. This factor is an estimated percentage of development capacity that can be reasonably expected within a 20 year planning horizon. Some centers have shown greater market momentum than others, and so the factors are adjusted accordingly. These factors are as consistent with the 2004 Bremerton Comprehensive Plan unless otherwise stated in the General Approach (changes were made to Wheaton/Sheridan District, Oyster Bay Neighborhood and Harrison Employment Center).
- a. Downtown Regional Center: -50% Market Factor
 - b. Charleston District Center: -80% Market Factor
 - c. Wheaton / Riddell District Center: -50% Market Factor
 - d. Wheaton / Sheridan District Center: -70% Market Factor
 - e. Oyster Bay Neighborhood Center -80% Market Factor
 - f. Bay Vista Neighborhood Center Site: -10% Market Factor
 - g. Manette Neighborhood Center: -60% Market Factor
 - h. Perry Avenue Neighborhood Center: -80% Market Factor
 - i. Sylvan / Pine Neighborhood Center: -90% Market Factor
 - j. Haddon Park Neighborhood Center: -90% Market Factor
 - k. Harrison Employment Center: -50% Market Factor
9. *Converting square footage into Employment Capacity: Employment Density:* To convert building square footage into employment capacity is to divide square footage capacity by employment density assumptions (square footage of building required per employee). Employment density has been allocated at 3 jobs / 1,000 square feet of commercial space.

⁵ The market reduction factor is derived from the 2004 Comprehensive Plan Land Use Appendix - Current Conditions, Development Constraints



PLANNING DEPARTMENT



MEMO

To: Katrina Knutson, Senior Planner
From: Alyse Nelson, Associate Planner
Subject: City of Poulsbo's 2014 Land Capacity Analysis Variations Memo
Date: December 9, 2013

This memo documents the City of Poulsbo's variations to the Land Capacity Analysis (LCA) methodology for the properties located within the city limits and the city's unincorporated urban growth area (UGA).

Generally, the City of Poulsbo follows the established Kitsap County land capacity methodology utilized by Kitsap County. There are several areas where the City of Poulsbo adjusted the methodology or variables to account for the City's particular local circumstances. This memo will describe the areas where the City of Poulsbo varies from the LCA methodology.

The City of Poulsbo follows the Kitsap County methodology with the following variations:

For vacant and underutilized parcels:

- Apply a 26.5% Critical Areas reduction factor. In 2008, the City reviewed the impact of its new Critical Areas Ordinance on land supply and determined that a 26.5% reduction factor was appropriate within the city limits and the UGA. This figure was derived based on a parcel-by-parcel GIS analysis.
- Apply the maximum density range in each of the City's residential zoning districts – 5 dwelling units/acre in the Residential Low zone, 10 dwelling units/acre in the Residential Medium zone, and 14 dwelling units/acre in the Residential High zone. The City's original Urban Growth Area was sized using the maximum density range. While there is

no way to guarantee that projects will develop at maximum density, the City's development trends have shown that net densities achieved in the Residential Low zoning district (which makes up most of the City's residential development) support utilizing the maximum density figure. The City will continue to monitor this trend – the City may see a reduction in densities in future Buildable Lands Reporting due to new code amendments such as Planned Residential Developments that make it more difficult to achieve bonus densities. For the present analysis, however, the City has determined that it is appropriate to continue applying maximum density as it did during the initial Subarea Plan that established its UGA.

- A 2.3 average household size is applied for each of Poulsbo's residential zoning districts. According to the 2010 Census, the Poulsbo average household size is 2.3 people per household. This has been applied across all the zoning districts.

For underutilized parcels:

- In step 1 of the LCA, Poulsbo also removes any residential parcels with approved commercial uses as "exempt" parcels not likely to redevelop during the planning period.
- In step 1 of the LCA, Poulsbo does not remove any underutilized parcel less than ½ acre. Rather, we remove parcels that are less than 2 times the minimum lot size of the residential zoning district (i.e., parcels less than 15,000 square feet in the Residential Low zone, parcels less than 8,000 square feet in the Residential Medium and Residential High zone).

DRAFT

City of Bainbridge Island
Land Capacity December 31, 2012
Revised April 2, 2019

UNDERUTILIZED LANDS	R-0.4 1 unit per 2+ acres (100,000 sf)	R-1 1 unit per acre (40,000 sf)	R-2 2 units per acre (20,000 sf)	R-2.9 2.5 units per acre (15,000 sf)	R-3.5 3.5 units per acre (12,500 sf)	R-4.3 4 units per acre (10,000 sf)	R-5 5 units per acre (8,000 sf)	R-6 6 units per acre (6,500 sf)	R-8 8 units per acre (5,000 sf)	R-14 14 units per acre (3,100 sf)	FERRY TERMINAL DISTRICT	GATEWAY DISTRICT	GRAND TOTAL
Gross Residential Acres (Unplatted & Platted)													
Total Gross Acres	7537.48	2425.77	2486.38	442.94	155.62	147.06	13.90	8.03	77.56	18.90	23.20	14.53	13351.37
Multi-Family Dwelling (-)	12.45	3.61	5.72	1.86	0.59	1.55	0.33	0.25	13.69	5.52	0.00	0.00	45.57
Public/Current Use/Utilities (-)	6479.28	1802.42	1581.34	386.36	134.67	122.83	0.52	6.49	40.63	13.38	2.84	0.00	12586.86
Subtotal:	1045.25	619.74	899.32	54.72	20.36	22.68	13.05	1.29	23.24	0.00	4.76	14.53	2718.94
Redevelopable Acres													
Redevelopable Acres	1045.25	619.74	899.32	54.72	20.36	22.68	13.05	1.29	23.24	0.00	4.76	14.53	2718.94
Subtotal	1045.25	619.74	899.32	54.72	20.36	22.68	13.05	1.29	23.24	0.00	4.76	14.53	2718.94
Remove 100% of Platted lots (acres)	46.79	132.62	234.06	17.82	0.58	6.82	0.00	0.92	0.68	0.00	0.00	0.00	440.29
Critical Areas													
Total Redevelopable Acres	988.46	487.12	665.26	36.90	19.78	15.86	13.05	0.37	22.56	0.00	4.76	14.53	2278.85
Unencumbered Acres	540.47	286.56	343.89	21.85	12.18	10.32	7.40	0.00	9.39	0.00	4.76	6.92	1247.10
Acres within Critical Areas	175.55	83.79	115.95	0.77	0.37	0.52	0.03	0.02	6.37	0.00	0.00	0.15	386.86
Critical Areas reduction 75% (-)	43.89	20.95	28.99	0.19	0.93	0.13	0.01	0.01	1.59	0.00	0.00	0.04	96.72
Acres within Area of Concern	282.44	116.76	205.39	14.27	3.30	1.65	5.62	0.34	6.80	0.00	0.00	1.57	636.74
Area of Concern reduction 50% (-)	141.22	58.38	102.70	7.14	1.95	0.83	2.81	0.17	3.40	0.00	0.00	0.79	319.37
Subtotal	725.58	365.83	475.58	29.18	15.08	14.64	10.12	0.18	14.38	0.00	4.76	7.74	1650.68
Public Facility (Future)													
15% (-)	616.74	311.00	404.24	24.80	12.80	12.44	8.68	0.15	12.23	0.00	4.05	6.58	1413.71
Unavailable Lands													
15% (-)	524.23	254.35	343.60	21.08	10.89	10.57	7.38	0.13	10.99	0.00	3.44	5.59	1201.65
Platted Lots													
Undeveloped Platted lots 25% (+)	11.70	33.16	59.52	4.46	0.15	1.71	0.00	0.00	0.00	0.00	0.00	0.00	108.67
Platted Lot existing dwelling unit (count)	5	45	245	22	1	12	0	1	2	0	0	0	233
Dwelling Unit count (-75%)	1	11	36	6	0	3	0	0	0	0	0	0	58
Existing Dwelling Units													
Existing Dwelling Units (non platted lots) (-)	130	138	381	18	11	18	0	0	16	0	0	0	712
Total Dwelling Units (-)	131	149	417	24	11	21	0	1	9	0	0	0	770
TOTALS													
Net Developable Acres	535.93	297.51	402.12	25.54	11.02	13.28	7.38	0.13	10.39	0.00	3.44	5.59	1311.32
Dwelling Unit Capacity	83	148	387	51	27	31	37	0	74	0	1	143	2547
Population Capacity	208	371	957	126	68	79	92	1	185	0	306	143	2547

6/29/2015

DRAFT
 City of Bainbridge Island
 Land Capacity December 31, 2012
 Revised April 2, 2014

VACANT LANDS	R-0.4 1 unit per acre (100,000 sf)	R-1 1 unit per acre (100,000 sf)	R-2 2 units per acre (200,000 sf)	R-2.9 2.9 units per acre (15,000 sf)	R-3.5 3.5 units per acre (22,500 sf)	R-4.3 4.3 units per acre (10,000 sf)	R-5 5 units per acre (8,500 sf)	R-6 6 units per acre (6,500 sf)	R-8 8 units per acre (5,000 sf)	R-14 14 units per acre (3,000 sf)	FERRY TERMINAL DISTRICT	GATEWAY DISTRICT	GRAND TOTAL
Gross Residential Acres (in allowed tracts only)													
Total Gross Acres	1491.06	526.92	407.59	11.99	8.21	13.99	1.38	1.35	21.07	1.82	0.00	14.39	2499.77
Subtotal	1491.06	526.92	407.59	11.99	8.21	13.99	1.38	1.35	21.07	1.82	0.00	14.39	2499.77
Redevelopable Acres													
Redevelopable Acres	1491.06	526.92	407.59	11.99	8.21	13.99	1.38	1.35	21.07	1.82	0.00	14.39	2499.77
Subtotal	1491.06	526.92	407.59	11.99	8.21	13.99	1.38	1.35	21.07	1.82	0.00	14.39	2499.77
Remove 100% of Platted Lots (Acres)													
Remove 100% of Platted Lots (Acres)	179.14	141.13	149.50	7.03	4.45	2.03	0.00	0.48	0.35	1.24	0.00	0.16	485.51
Critical Areas													
Total Redevelopable Acres	1311.92	385.79	258.09	4.96	3.76	11.96	1.38	0.87	20.72	0.58	0.00	14.23	2014.26
Unencumbered Acres	734.85	212.63	132.14	1.35	2.51	11.41	0.67	0.00	8.83	0.58	0.00	0.17	1105.14
Acres within Critical Areas	183.34	39.85	41.26	0.98	0.67	0.00	0.28	0.18	5.81	0.00	0.00	10.49	282.86
Critical Areas reduction 75% (-)	45.84	9.96	10.32	0.25	0.17	0.00	0.07	0.05	1.45	0.00	0.00	2.62	70.72
Acres within Area of Concern	393.76	133.31	84.70	2.63	0.58	0.55	0.43	0.68	6.07	0.00	0.00	3.56	626.25
Area of Concern reduction 50% (-)	196.87	66.65	42.35	1.32	0.29	0.28	0.22	0.34	3.04	0.00	0.00	1.78	313.13
Subtotal	977.56	285.25	184.81	2.91	2.97	11.59	0.96	0.39	13.32	0.58	0.00	4.57	1483.83
Public Facility (Future)													
Public Facility (Future)	830.92	245.86	157.08	2.47	2.52	9.93	0.81	0.33	11.32	0.49	0.00	3.89	1265.63
Unavailable Lands													
Unavailable Lands	789.38	233.57	149.23	2.35	2.40	9.44	0.77	0.31	10.75	0.47	0.00	3.69	1202.35
Platted Lots													
Platted Lots	105	173	286	19	26	8	0	5	1	21	0	0	584
Net Developable Acres													
Net Developable Acres	789.38	233.57	149.23	2.35	2.40	9.44	0.77	0.31	10.75	0.47	0.00	3.69	1202.35
Dwelling Unit Capacity													
Dwelling Unit Capacity	421	407	584	26	34	49	4	7	87	28	0	75	1731
Population Capacity													
Population Capacity	1052	1016	1486	65	86	121	10	17	218	69	0	123	4267

6/29/2015

DRAFT

City of Bainbridge Island
 Land Capacity Analysis
 December 31, 2012
 Revised April 2, 2014

UNDERUTILIZED LANDS	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	FERRY TERMINAL DISTRICT	GATEWAY DISTRICT	GRAND TOTAL
	1.4 ac @ 2.5 units (100,000 sf)	1 unit per acre (100,000 sf)	2 units per acre (100,000 sf)	2.9 units per acre (115,000 sf)	3.5 units per acre (142,000 sf)	4.3 units per acre (170,000 sf)	5 units per acre (60,000 sf)	6 units per acre (60,000 sf)	8 units per acre (80,000 sf)	14 units per acre (14,000 sf)			
Net Developable Acres	535.99	297.51	402.12	25.54	11.02	12.28	7.88	0.19	10.39	0.00	3.44	5.59	1311.32
Dwelling Unit Capacity	83	146	387	51	27	32	37	0	74	0	180	84	1103
Population Capacity	208	371	967	126	68	79	92	1	185	0	324	151	2573

VACANT LAND	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	FERRY TERMINAL DISTRICT	GATEWAY DISTRICT	GRAND TOTAL
	1.6 ac @ 2.5 units (100,000 sf)	1 unit per acre (100,000 sf)	2 units per acre (100,000 sf)	2.9 units per acre (115,000 sf)	3.5 units per acre (142,000 sf)	4.3 units per acre (170,000 sf)	5 units per acre (60,000 sf)	6 units per acre (60,000 sf)	8 units per acre (80,000 sf)	14 units per acre (14,000 sf)			
Net Developable Acres	789.38	233.57	149.23	2.35	2.40	9.44	0.77	0.31	10.75	0.47	0.00	3.69	1202.35
Dwelling Unit Capacity	421	407	594	26	30	49	4	7	87	28	0	75	1731
Population Capacity	3052	1016	1466	65	86	121	10	17	218	69	0	135	4275

GRAND TOTAL	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	FERRY TERMINAL DISTRICT	GATEWAY DISTRICT	GRAND TOTAL
	1.4 ac @ 2.5 units (100,000 sf)	1 unit per acre (100,000 sf)	2 units per acre (100,000 sf)	2.9 units per acre (115,000 sf)	3.5 units per acre (142,000 sf)	4.3 units per acre (170,000 sf)	5 units per acre (60,000 sf)	6 units per acre (60,000 sf)	8 units per acre (80,000 sf)	14 units per acre (14,000 sf)			
Net Developable Acres	1325.30	531.08	551.35	27.89	13.42	21.71	8.15	0.44	21.15	0.47	3.44	9.29	2532.68
Dwelling Unit Capacity	504	555	981	76	62	80	41	7	161	28	180	159	2834
Population Capacity	1260	1387	2454	191	154	201	102	18	403	69	306	270	6814

City of Bainbridge Island

Building Limitations City of Bainbridge Island Kitsap County, Washington

Legend

Watercourses

Fish Habitat Water Type Code

— (F) Fish Habitat

— (N) Non-fish Habitat


— (U) Unmodeled hydrographic


 Wetlands


 Liquifaction

Critical Area Mosaic

Type

 Area of Concern

 50% reduction area

 Critical area and buffers
75% area reduction

 Tax Parcels

Street Center Lines

— State Highway

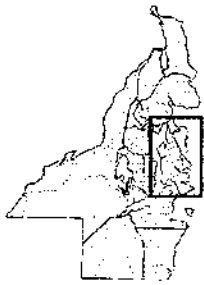
— Major Road

— Collector / Arterial

— Local Access / Local Road

— Proposed Road

Greater Puget Sound Hydrology

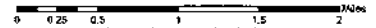


This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranties of any sort, including accuracy, fitness, or merchantability accompany this product. The user of this map assumes responsibility for determining its suitability for its intended use.

* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

DRAFT

Map Date: January 7, 2014



City of Bainbridge Island

Draft Land Capacity City of Bainbridge Island Kitsap County, Washington

Legend

Capacity Parcels

- Underutilized
No critical area reduction
required
- Underutilized
50% area reduction for
critical area
- Underutilized
75% area reduction for
critical area
- Vacant Land
No critical area reduction
- Vacant Land
50% area reduction for
critical area
- Vacant Land
75% area reduction for
critical area

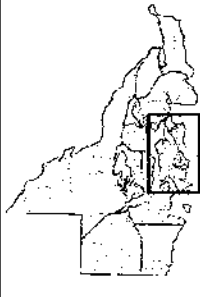
Tax Prices

- Tax Price

Street Center Lines

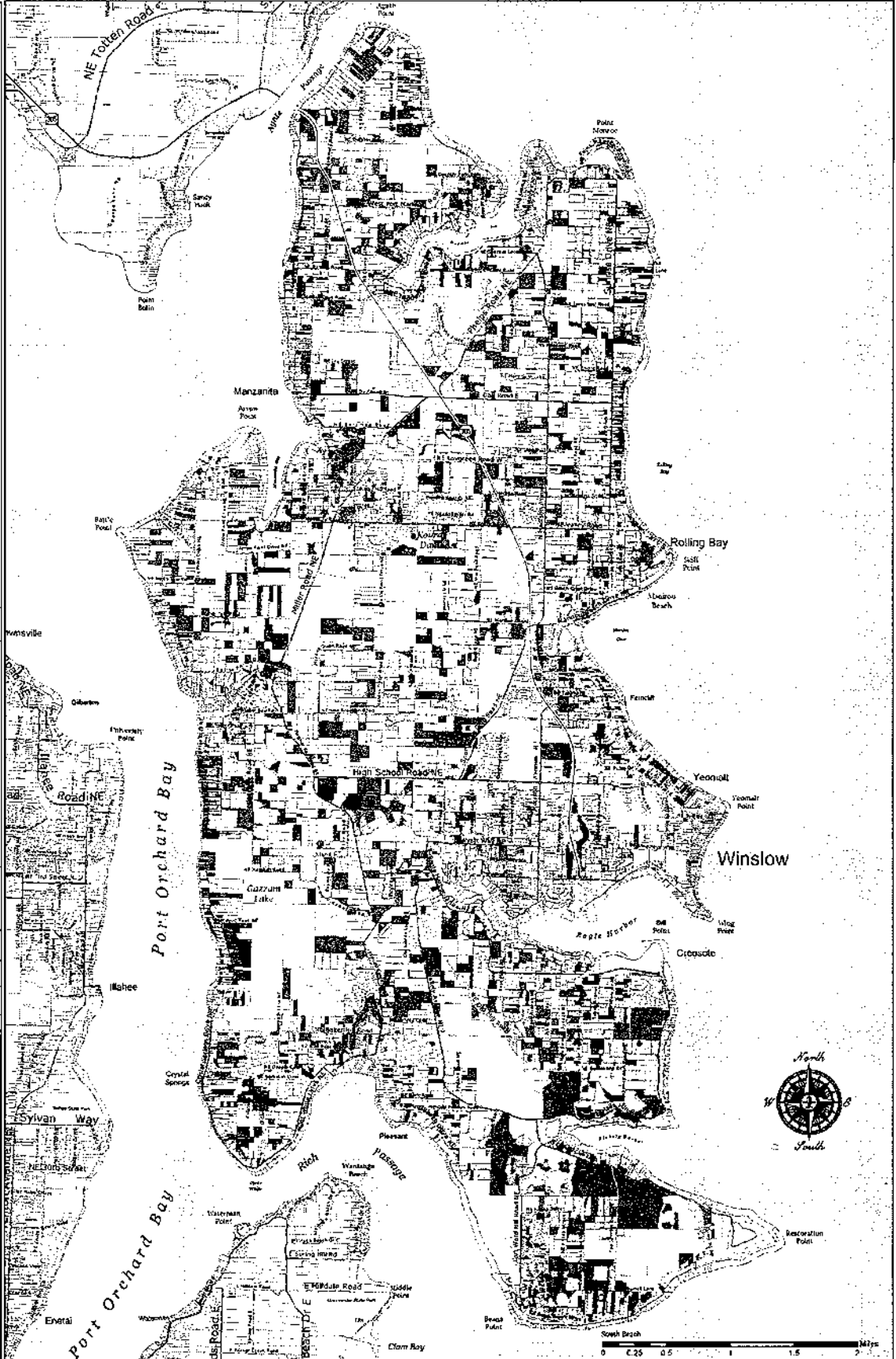
- State Highway
- Major Road
- Collector / Arterial
- Local Access / Local Road
- Proposed Road

Greater Puget Sound Hydrology



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THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY
 CHAP-1
 Map Date: January 7, 2014



**CITY OF BREMERTON
BUILDABLE LANDS REVIEW
AUGUST 2014**



**METHODS DOCUMENT IN CITY OF BREMERTON
UPDATE LAND CAPACITY ANALYSIS (ULCA) METHODOLOGY MEMO
(MINOR MODIFICATION FROM KITSAP COUNTY METHODOLOGY)**

Included in this document is the summary and individual analysis for:

- Centers Capacity – Commercial and Residential Capacity (page 1-5),
- Non-Center Commercial Zones Capacity – Commercial Capacity (page 6-9), and
- Low Density Residential Capacity – Residential Capacity (page 10)

CENTER DESIGNATIONS – SUMMARY

(CITY OF BREMERTON METHODOLOGY)

	COMMERCIAL CAPACITY (GSF)	EMPLOYEE CAPACITY (JOBS)	RESIDENTIAL CAPACITY (UNITS)	POPULATION CAPACITY (RESIDENTS)
NEIGHBORHOOD CENTERS				
BAY VISTA	13,908	146	216	483
HADDON	10,687	36	71	160
MANETTE	16,677	56	69	156
PERRY AVENUE	7,279	24	49	109
SYLVAN/PINE	5,045	17	34	75
OYSTER BAY	7,453	25	50	111
TOTAL		304	489	1,094
DISTRICT CENTERS				
CHARLESTON	27,589	92	138	309
WHEATON/RIDDELL	93,354	187	468	1048
WHEATON/SHERIDAN	76,282	254	381	854
TOTAL		533	987	2,211
DOWNTOWN REGIONAL CENTER				
DOWNTOWN	423,686	1,412	1,695	3,796
EMPLOYMENT CENTERS				
HARRISON	58,343	194	219	480
SKIA	11,649,134	12,022	0	0
TOTAL CENTERS CAPACITY	12,389,437	14,465	3,390	7,581

City of Bremerton Buildable Lands Review
July 2014**INDIVIDUAL CENTERS - DETAIL**

<i>Downtown Regional Center</i>	
Gross Land Area	126.3
Base Net Area	107.2
Critical Areas	7.5
Nonbuildable Area	14.9
Remaining Area	84.7
Housing @ 40 DU/Acre	3,389
Population Capacity	7,592
Buildable Commercial SQFT	847,372
Market Factor	
Housing Units After Market Factor	1,695
Population After Market Factor	3,796
Commercial SQFT After Market Factor	423,686
Employment After Market Factor	1,412

DISTRICT CENTERS

<i>Charleston District Center</i>	
Gross Land Area	63.7
Base Net Area	40.5
Critical Areas	0
Nonbuildable Area	6
Remaining Area	34.4
Housing @ 20 DU/Acre	690
Population Capacity	1,545
Buildable Commercial SQFT	137,943
Market Factor	
Housing Units After Market Factor	138
Population After Market Factor	309
Commercial SQFT After Market Factor	27,588
Employment After Market Factor	92

<i>Wheaton/Riddell District Center</i>	
Gross Land Area	99.7
Base Net Area	91.5
Critical Areas	0
Nonbuildable Area	13.7
Remaining Area	77.7
Housing @ 20 DU/Acre	1,559
Population Capacity	3,485
Buildable Commercial SQFT	311,179
Market Factor	
Housing Units After Market Factor	468
Population After Market Factor	1,048
Commercial SQFT After Market Factor	93,354
Employment After Market Factor	187

City of Bremerton Buildable Lands Review
July 2014

<i>Wheaton/Sheridan District Center</i>	
Gross Land Area	83.4
Base Net Area	74.7
Critical Areas	0
Nonbuildable Area	11.2
Remaining Area	63.5
Housing @ 20 DU/Acre	1,271
Population Capacity	2,848
Buildable Commercial SQFT	254,272
Market Factor	
Housing Units After Market Factor	381
Population After Market Factor	854
Commercial SQFT After Market Factor	76,282
Employment After Market Factor	254

NEIGHBORHOOD CENTERS

<i>Bay Vista Neighborhood Center</i>	
Base Net Land Area of Commercial	6.6
Critical Areas	0
Nonbuildable Area	1.0
Remaining Area	5.6
Buildable Commercial SQFT (0.2 FAR)	48,787
Population Capacity	537
Market Factor	
Population After Market Factor	483
Commercial SQFT After Market Factor	43,908
Employment After Market Factor	146

<i>Haddon Neighborhood Center</i>	
Gross Land Area	42.5
Base Net Area	41.9
Critical Areas	0
Nonbuildable Area	6.2
Remaining Area	35.6
Housing @ 20 DU/Acre	712.4
Population Capacity	1,595.9
Buildable Commercial SQFT	106,875
Market Factor	
Housing Units After Market Factor	71.2
Population After Market Factor	159.6
Commercial SQFT After Market Factor	10,688
Employment After Market Factor	36

City of Bremerton Buildable Lands Review
July 2014

Manette Neighborhood Center	
Gross Land Area	34
Base Net Area	20.8
Critical Areas	4.4
Nonbuildable Area	2.4
Remaining Area	13.9
Housing @ 20 DU/Acre	174
Population Capacity	389
Buildable Commercial SQFT	41,692
Market Factor	
Housing Units After Market Factor	69
Population After Market Factor	156
Commercial SQFT After Market Factor	16,677
Employment After Market Factor	56

Perry Avenue Neighborhood Center	
Gross Land Area	20.6
Base Net Area	14.2
Critical Areas	0
Nonbuildable Area	2.1
Remaining Area	12.1
Housing @ 20 DU/Acre	243
Population Capacity	543
Buildable Commercial SQFT	36,395
Market Factor	
Housing Units After Market Factor	49
Population After Market Factor	109
Commercial SQFT After Market Factor	7,279
Employment After Market Factor	24

Sylvan/Pine Neighborhood Center	
Gross Land Area	34.3
Base Net Area	20.4
Critical Areas	0.6
Nonbuildable Area	2.9
Remaining Area	16.8
Housing @ 20 DU/Acre	336
Population Capacity	753
Buildable Commercial SQFT	50,448
Market Factor	
Housing Units After Market Factor	34
Population After Market Factor	75
Commercial SQFT After Market Factor	5,045
Employment After Market Factor	17

City of Bremerton Buildable Lands Review
July 2014

<i>Oyster Bay Neighborhood Center</i>	
Gross Land Area	24.7
Base Net Area	18.1
Critical Areas	3.5
Nonbuildable Area	2.1
Remaining Area	12.4
Housing @ 20 DU/Acre	248
Population Capacity	556
Buildable Commercial SQFT	37,264
Market Factor	
Housing Units After Market Factor	50
Population After Market Factor	111
Commercial SQFT After Market Factor	7,453
Employment After Market Factor	25

EMPLOYMENT CENTERS

<i>Harrison Employment Center</i>	
Gross Land Area	109.6
Base Net Area	66.5
Critical Areas	8.1
Nonbuildable Area	9.9
Remaining Area	48.6
Housing @ 20 DU/Acre	729
Population Capacity	1,634
Buildable Commercial SQFT	194,477
Market Factor	
Housing Units After Market Factor	219
Population After Market Factor	490
Commercial SQFT After Market Factor	58,343
Employment After Market Factor	194

<i>South Kitsap Industrial Area Employment Center</i> <i>(Kitsap County Methodology – 38%)</i>	
Gross Land Area	2992.94
Critical Areas	1445.5
Nonbuildable Area	856
Net Developable Acres	691.4
Buildable Industrial SQFT (38%)	12,262,247
Vacancy Rate Adjustment (5%)	11,649,134
Employment Rate – SQFT per Employee	969
Employment Capacity	12,022

City of Bremerton Buildable Lands Review
July 2014

NON-CENTERS ZONES CAPACITY – SUMMARY

Please note that this analysis, for commercial zones not located within a Centers location, was completed using the Kitsap County Methodology.

<i>(Kitsap County Methodology)</i>	INDUSTRIAL ZONES	COMMERCIAL ZONES
Net Developable Acres	121.67	103.57
Building Area Estimates (Square Footage)	2,013,907.67	1,443,701
Vacancy Rate Adjustment (5%)	1,913,212.28	1,371,516
Employment Rate - Square Feet Per Employee	969	500
Employment Capacity (Jobs)	1,974	2,743

NON-CENTERS ZONES – DETAIL

<i>Industrial Zone (Kitsap County Methodology – 38%)</i>	
Base Gross Area	408.46
Underutilize Acres	8.6
Vacant	74.74
Total Net Developable Acres	83.34
Conversion to Square Footage	3,630,493
Industrial Square Footage	1,379,587
Industrial Planned Lots	0
Total Building Industrial Square Footage	1,379,587
Job Capacity (969 SQFT/Employee)	1,424

<i>Industrial Park Zone (Kitsap County Methodology – 38%)</i>	
Base Gross Area	319.25
Underutilize Acres	4.95
Vacant	32.79
Total Net Developable Acres	37.73
Conversion to Square Footage	1,643,564
Industrial Square Footage	624,554
Industrial Planned Lots	0
Total Building Industrial Square Footage	624,554
Job Capacity (969 SQFT/Employee)	645

<i>Marine Industrial Zone (Kitsap County Methodology – 38%)</i>	
Base Gross Area	8.32
Underutilize Acres	0
Vacant	0.59
Total Net Developable Acres	0.59
Conversion to Square Footage	25,700
Industrial Square Footage	9,766
Industrial Planned Lots	0
Total Building Industrial Square Footage	9,766
Job Capacity (969 SQFT/Employee)	10

City of Bremerton Buildable Lands Review
July 2014

<i>Institutional Zone (Kitsap County Methodology – 32%)</i>	
Base Gross Area	41.91
Underutilize Acres	0.94
Vacant	0
Total Net Developable Acres	0.94
Conversion to Square Footage	40,946
Commercial Square Footage	13,103
Commercial Planned Lots	0
Total Building Commercial Square Footage	13,103
Job Capacity (500 SQFT/Employee)	26

<i>Neighborhood Business Zone (Kitsap County Methodology – 32%)</i>	
Base Gross Area	11.04
Underutilize Acres	3.08
Vacant	1.08
Total Net Developable Acres	4.15
Conversion to Square Footage	180,844
Commercial Square Footage	57,870
Commercial Planned Lots	0
Total Building Commercial Square Footage	57,870
Job Capacity (500 SQFT/Employee)	116

<i>Limited Commercial Zone (Kitsap County Methodology – 32%)</i>	
Base Gross Area	21.47
Underutilize Acres	3.63
Vacant	0.48
Total Net Developable Acres	4.11
Conversion to Square Footage	179,049
Commercial Square Footage	57,296
Commercial Planned Lots	0
Total Building Commercial Square Footage	57,296
Job Capacity (500 SQFT/Employee)	115

<i>Commercial Corridor Zone (Kitsap County Methodology – 32%)</i>	
Base Gross Area	65.98
Underutilize Acres	10.84
Vacant	3.73
Total Net Developable Acres	14.56
Conversion to Square Footage	634,443
Commercial Square Footage	203,022
Commercial Planned Lots	0
Total Building Commercial Square Footage	203,022
Job Capacity (500 SQFT/Employee)	406

City of Bremerton Buildable Lands Review
July 2014

Freeway Corridor Zone (Kitsap County Methodology – 32%)	
Base Gross Area	177.78
Underutilize Acres	18.89
Vacant	11.29
Total Net Developable Acres	30.18
Conversion to Square Footage	1,314,630
Commercial Square Footage	420,682
Commercial Planned Lots	0
Total Building Commercial Square Footage	420,682
Job Capacity (500 SQFT/Employee)	841

Wheaton Way Redevelopment Corridor Zone (Kitsap County Methodology – 32%)	
Base Gross Area	50.51
Underutilize Acres	3.88
Vacant	6.07
Total Net Developable Acres	9.95
Conversion to Square Footage	433,352
Commercial Square Footage	138,673
Commercial Planned Lots	0
Total Building Commercial Square Footage	138,673
Job Capacity (500 SQFT/Employee)	277

District Center Core Zone (Kitsap County Methodology – 32%)	
Base Gross Area	154.62
Underutilize Acres	10.66
Vacant	24.08
Total Net Developable Acres	34.74
Conversion to Square Footage	1,513,442
Commercial Square Footage	484,301
Commercial Planned Lots	0
Total Building Commercial Square Footage	484,301
Job Capacity (500 SQFT/Employee)	969

Neighborhood Center Core Zone (Kitsap County Methodology – 32%)	
Base Gross Area	35.23
Underutilize Acres	2.89
Vacant	2.04
Total Net Developable Acres	4.93
Conversion to Square Footage	214,855
Commercial Square Footage	68,754
Commercial Planned Lots	0
Total Building Commercial Square Footage	68,754
Job Capacity (500 SQFT/Employee)	138

City of Bremerton Buildable Lands Review
July 2014

<i>Watershed Zone (Kitsap County Methodology – 32%)</i>	
Base Gross Area	4375.8
Underutilize Acres	80.30
Vacant	166.03
Total Net Developable Acres	246.34
Conversion to Square Footage	0
Commercial Square Footage	0
Commercial Planned Lots	0
Total Building Commercial Square Footage	0
Job Capacity (500 SQFT/Employee)	0

City of Bremerton Buildable Lands Review
July 2014

LOW DENSITY RESIDENTIAL CAPACITY – SUMMARY
(CITY OF BREMERTON METHODOLOGY)

Low Density Residential Lands	
Net Available Vacant Acres LDR	840
Estimated Unit Buildout of Vacant LDR	6,689
Estimated Pop. Capacity of Vacant LDR	14,987
Net Available Underutilized Acres LDR	642
Estimated Unit Buildout Underutilized LDR	5,192
Estimated Pop. Capacity Underutilized LDR	11,630
Total Buildout Capacity LDR Lands: Units	6,032
Total Pop. Capacity LDR Lands: Residents	26,617

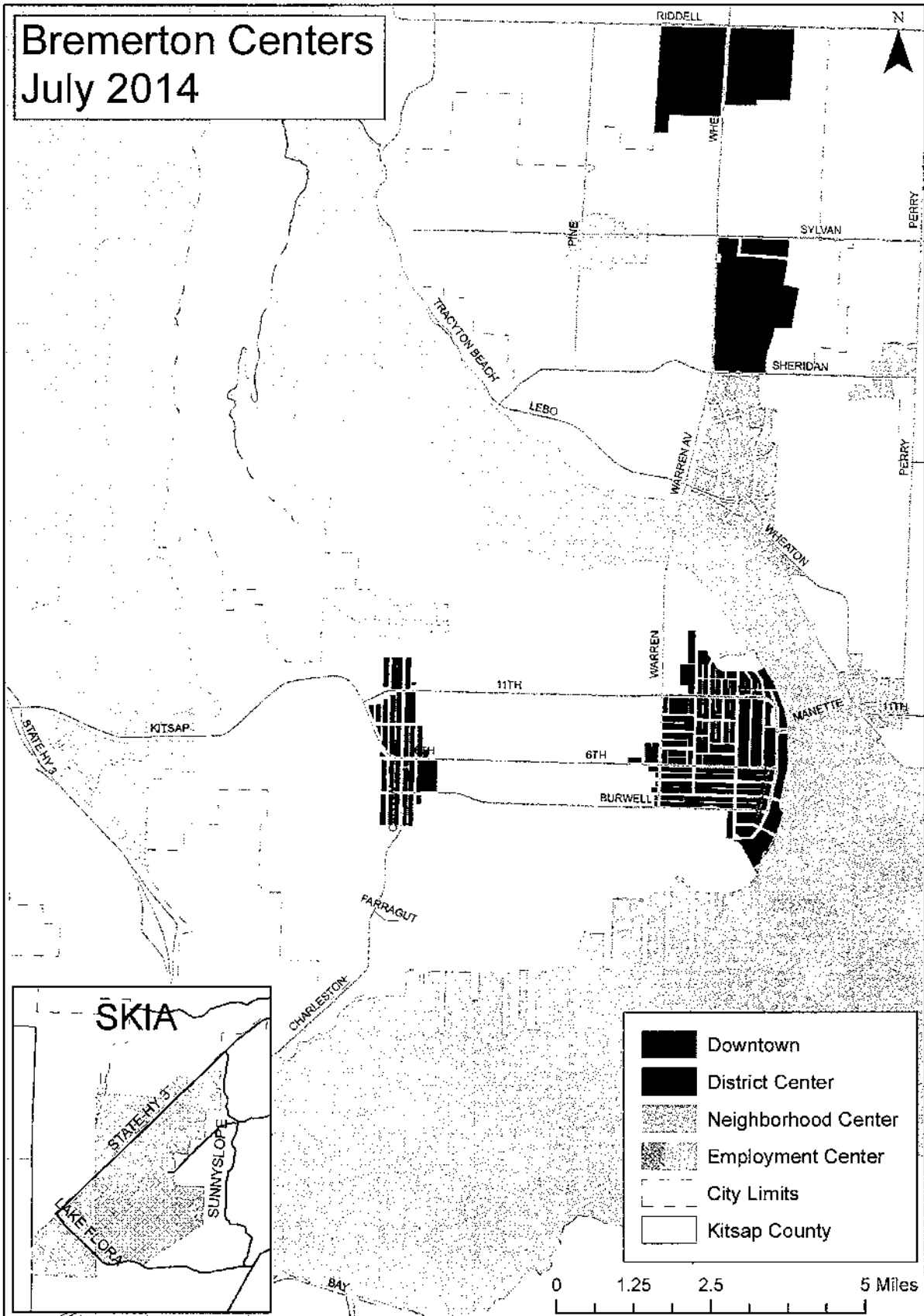
Summary: Underutilized* Low Density Residential Parcels	
Total Underutilized Acres	1,206
Critical Area Deduction	261
ROW Reduction (20%)	188
Facilities Deduction (15%)	113
Remaining Acres	642
Estimated Buildout Units @7.5/Acre & 8.5/Acre (Urban Fringe)	5,192
Estimate Population @ 2.24 / Unit	11,630

*See City of Bremerton ULCA Methods Memo

Summary: Vacant* Low Density Residential Parcels	
Total Vacant Acres	1,574
Critical Area Deduction	337
ROW Reduction (20%)	246
Facilities Deduction (15%)	148
Remaining Acres	840
Estimated Buildout Units @7.5/Acre & 8.5/Acre (Urban Fringe)	6,689
Estimate Population @ 2.24 / Unit	14,987

*See City of Bremerton ULCA Methods Memo

Bremerton Centers July 2014



CITY OF PORT ORCHARD
Land Capacity - Underutilized Land

UNDERUTILIZED LANDS	RESIDENTIAL 4.5 (R4.5) 3.04 DU/AC	RESIDENTIAL 8 (R8) 5.88 DU/AC	RESIDENTIAL 12 (R12) 7.44 DU/AC	RESIDENTIAL 20 (R20) 20.00 DU/AC	GREENBELT (GB) 0.5 DU/AC	RESIDENTIAL 3 (RMH)	MIXED USE (MXD) 12.00 DU/AC	GRAND TOTAL
Gross Residential Zoned Acres								
Total Gross Acres	358.45	1658.50	16.54	195.14	250.28	8.80	43.39	2531.10
Multi-Family Dwelling (-)	34.26	21.94	8.95	54.16	10.91	8.80	0.00	139.02
Parcels < 0.50 Acres (-)	59.74	542.07	3.65	24.60	6.88	0.00	7.54	644.48
Public/Current Use/Utilities/Water/Developed (-)	90.88	928.69	0.82	65.14	232.49	0.00	35.85	1353.87
Shoreline Parcel < 1.00 Acre (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	173.57	165.80	3.12	51.24	0.00	0.00	0.00	393.73
Redevelopable Acres								
Median Value \$146362								
Density < 2.5 (-)	6.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Density >= 2.5 < 4.00 Value > (-)	20.59	0.00	0.00	0.00	0.00	0.00	0.00	20.59
Density >= 4.0 < 5.00 Value > (-)	5.85	0.00	0.00	0.00	0.00	0.00	0.00	5.85
Density >= 5.0 - < 10.00 Value > (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	140.81	165.80	3.12	51.24	0.00	0.00	0.00	360.97
Remove 100% underutilized platted lots (total)	16.83	36.73	0.00	11.92	0.00	0.00	0.00	67.48
	121.98	129.07	3.12	39.32	0.00	0.00	0.00	293.49
Critical Areas								
Total Redevelopable Acres	121.98	129.07	3.12	39.32	0.00	0.00	0.00	293.49
Unencumbered Acres	63.59	55.03	2.28	27.59	0.00	0.00	0.00	148.49
Acres within Critical Areas	25.77	9.46	0.84	2.89	0.00	0.00	0.00	38.96
Critical Areas reduction 75% (-)	6.44	2.37	0.21	0.72	0.00	0.00	0.00	9.74
Acres within Area of Concern	32.61	64.58	0.00	8.82	0.00	0.00	0.00	106.01
Area of Concern reduction 50% (-)	16.31	32.29	0.00	4.41	0.00	0.00	0.00	53.01
Subtotal	86.34	89.68	2.49	32.72	0.00	0.00	0.00	211.24
Roads/Right-of-Way (Future)								
20% (-)	69.07	71.75	1.99	26.18	0.00	0.00	0.00	168.99
Public Facility (Future)								
20% (-)	55.26	57.40	1.59	20.94	0.00	0.00	0.00	135.19
Unavailable Lands								
15% (-)	46.97	48.79	1.35	17.80	0.00	0.00	0.00	114.91
Platted lots								
Underutilized Platted Lots TOTAL	18.83	36.73	0.00	11.92	0.00	0.00	0.00	67.48
Underutilized Platted Lots (25%) (+)	4.71	9.18	0.00	2.98	0.00	0.00	0.00	16.87
Net Developable Acres	51.68	57.97	1.35	20.78	0.00	0.00	0.00	131.78
Dwelling Unit Capacity	36	153	5	386	0	0	0	580
Population Capacity	90	275	13	694	0	0	0	1072

CITY OF PORT ORCHARD
Land Capacity - Vacant Land

VACANT LAND	RESIDENTIAL 4.5 (R4.5) 3.04 DU/AC	RESIDENTIAL 8 (R8) 5.88 DU/AC	RESIDENTIAL 12 (R12) 7.41 DU/AC	RESIDENTIAL 20 (R20) 20 DU/AC	GREENBELT (GB) 0.5 DU/AC	RESIDENTIAL 8 (RMH)	MIXED USE (MXD) 12 DU/AC	GRAND TOTAL
Gross Residential Zoned Acres								
Total Gross Acres	145.93	1192.07	117.85	110.52	244.27	0.00	0.41	1811.05
Subtotal	145.93	1192.07	117.85	110.52	244.27	0.00	0.41	1811.05
Redevelopable Acres								
Subtotal	145.93	1192.07	117.85	110.52	244.27	0.00	0.41	1811.05
Vacant platted lots acres (-)	44.67	51.66	8.00	40.64	17.83	0.00	0.41	163.21
Subtotal	101.26	1140.41	109.85	69.88	226.44	0.00	0.00	1647.84
Critical Areas								
Total Redevelopable Acres	101.26	1140.41	109.85	69.88	226.44	0.00	0.00	1647.84
Unencumbered Acres	45.82	833.26	66.53	12.96	19.48	0.00	0.00	978.05
Acres within Critical Areas	15.90	201.76	11.56	22.68	161.98	0.00	0.00	413.88
Critical Areas reduction 75% (-)	3.98	50.44	2.89	5.67	40.50	0.00	0.00	103.47
Acres within Area of Concern	39.54	105.39	31.75	34.23	44.96	0.00	0.00	255.87
Area of Concern reduction 50% (-)	19.77	52.70	15.88	17.12	22.48	0.00	0.00	127.94
Subtotal	69.57	936.40	85.30	35.75	82.46	0.00	0.00	1208.46
Roads/Right-of-Way (Future)								
20% (-)	55.65	749.12	68.24	28.60	65.95	0.00	0.00	967.56
Public Facility (Future)								
20% (-)	44.52	599.29	54.59	22.88	52.77	0.00	0.00	774.05
Unavailable Lands								
5% (-)	42.30	569.33	51.86	21.73	50.13	0.00	0.00	735.35
Platted lots								
Vacant platted lots total	67	328	15	28	110	0	5	553
Net Developable Acres	42.30	569.33	51.86	21.73	50.13	0.00	0.00	735.35
Dwelling Unit Capacity	196	3676	399	463	135	0	5	4873
2.5 pph	2.5 pph	1.8 pph	2.5 pph	1.8 pph	2.5 pph	2.5 pph	2.5 pph	1.8 pph
Population Capacity	489	6616	998	833	398	0	13	9286

CITY OF PORT ORCHARD
Land Capacity - TOTAL

UNDERUTILIZED LANDS	RESIDENTIAL 4.5 (R4.5) 3.04 DU/AC	RESIDENTIAL 8 (R8) 5.88 DU/AC	RESIDENTIAL 12 (R12) 7.41 DU/AC	RESIDENTIAL 20 (R20) 20 DU/AC	GREENBELT (GB) 0.5 DU/AC	RESIDENTIAL 8 (RMH)	MIXED USE (MXD) 12 DU/AC	GRAND TOTAL
Net Developable Acres	51.68	57.97	1.35	20.78	0.00	0.00	0.00	131.78
Dwelling Unit Capacity	36	153	5	386	0	0	0	580
Population Capacity	2.5 pph 90	1.5 pph 275	2.5 pph 13	1.8 pph 694	2.5 pph 0	2.5 pph 0	2.5 pph 0	1.8 pph 1072

VACANT LAND	RESIDENTIAL 4.5 (R4.5) 3.04 DU/AC	RESIDENTIAL 8 (R8) 5.88 DU/AC	RESIDENTIAL 12 (R12) 7.41 DU/AC	RESIDENTIAL 20 (R20) 20 DU/AC	GREENBELT (GB) 0.5 DU/AC	RESIDENTIAL 8 (RMH)	MIXED USE (MXD) 12 DU/AC	GRAND TOTAL
Net Developable Acres	42.30	589.33	51.86	21.73	50.13		0.00	735.35
Dwelling Unit Capacity	196	3676	399	463	135		5	4873
Population Capacity	2.5 pph 489	2.5 pph 6616	2.5 pph 998	1.8 pph 833	2.5 pph 338		2.5 pph 13	1.8 pph 9286

GRAND TOTAL	RESIDENTIAL 4.5 (R4.5) 3.04 DU/AC	RESIDENTIAL 8 (R8) 5.88 DU/AC	RESIDENTIAL 12 (R12) 7.41 DU/AC	RESIDENTIAL 20 (R20) 20 DU/AC	GREENBELT (GB) 0.5 DU/AC	RESIDENTIAL 8 (RMH)	MIXED USE (MXD) 12 DU/AC	GRAND TOTAL
Net Developable Acres	93.97	627.30	53.21	42.51	50.13		0.00	867.13
Dwelling Unit Capacity	232	3829	404	848	135		5	5453
Population Capacity	2.5 pph 579	1.8 pph 6891	2.5 pph 1011	1.8 pph 1527	2.5 pph 338		2.5 pph 13	1.8 pph 10358

City of Poulsbo Incorporated Ordinance 14111				
UNDERUTILIZED LAND	RESIDENTIAL LOW (5 DU/AC)	RESIDENTIAL MEDIUM (10 DU/AC)	RESIDENTIAL HIGH (14 DU/AC)	GRAND TOTAL
Gross Residential Zoned Acres				
Total Gross Acres (All Residentially Zoned Parcels, Not Including Vacant)	1250.027	54.221	173.170	1477.419
Multi-Family Dwelling (-)	7.950	1.942	102.144	112.036
Parcels <15,000 SF in RL, Less than 8,000 SF in RM/RH (-)	417.001	0.183	22.256	439.440
Public/Current Use/Utilities (-)	408.687	24.013	23.686	456.386
Commercial Uses (-)	1.375	0.000	1.129	2.505
Shoreline Parcel < 1.00 Acre (-)	3.855	0.061	0.877	4.794
Subtotal	411.159	28.022	23.078	462.259
Redevelopable Acres				
Parcels Less than 2.5 Minimum Zoning Size (Min. Zoning Size in RL 15,000; Min. Zoning Size in RM/RH 8,000) (-)	68.401	0.935	2.495	71.831
Parcels >= 2.5 < 4 Min. Zoning Size & Value > \$ 87,055	39.176	0.000	0.623	39.799
Parcels >= 4 < 5 Min. Zoning Size & Value > \$ 174,110	5.920	0.830	0.000	6.750
Parcels >= 5 < 10 Min. Zoning Size & Value > \$261,165	20.313	0.918	0.000	21.232
Subtotal	277.348	25.339	19.960	322.647
Remove 100% underutilized platted lots (total)	0.000	0	0.000	0
Critical Areas				
26.5% (-)	73.497	6.715	5.289	
Subtotal	203.851	18.624	14.671	237.145
Roads/ROW (Future)				
20% (-)	40.770	3.725	2.934	
Subtotal	163.081	14.899	11.737	189.716
Public Facilities (Future)				
15% (-)	24.462	2.235	1.761	
Subtotal	138.618	12.664	9.976	161.259
Unavailable Land				
15% (-)	20.793	1.900	1.496	
Subtotal	117.826	10.765	8.480	137.070
Developable Acreage				
Platted Lots				
Underutilized Platted Lots TOTAL	0.000	0.000	0.000	
Underutilized Platted Lots (25%) (+)				
Net Developable Acres	117.826	10.765	8.480	137.070
Dwelling Unit Capacity				
	Residential Low	Residential Med.	Residential High	
Dwelling Unit Capacity	589	108	119	
Total Existing Dwelling Units (-)	72	10	10	
Total Net Dwelling Unit Capacity	517	98	109	723
Population Capacity				
	Residential Low	Residential Med.	Residential High	
Total Population Capacity	1189	225	250	1664

Poulsbo Incorporated City Limits				
VACANT LAND	RESIDENTIAL LOW (5 DU/AC)	RESIDENTIAL MEDIUM (10 DU/AC)	RESIDENTIAL HIGH (14 DU/AC)	GRAND TOTAL
Gross Residential Zoned Acres				
Total Gross Acres (All Residentially Zoned Parcels, Not Including Vacant)	1250.02746	54.22120525	173.1704761	
Total Gross Vacant Acres	283.9113651	89.89404376	57.91	
Subtotal	283.911	89.894	57.91	431.715
Remove Vacant Platted Lots				
Vacant Platted Lots (-)	38.57429942991	0.250866594	2.28670436579	
Subtotal	245.337	89.643	55.623	390.604
Critical Areas				
26.5% (-)	65.014	23.755	14.740	
Subtotal	180.323	65.888	40.883	287.094
Roads/ROW (Future)				
20% (-)	36.065	13.178	8.177	
Subtotal	144.258	52.710	32.705	229.675
Public Facilities (Future)				
15% (-)	21.639	7.907	4.906	
Subtotal	122.619	44.804	27.801	195.224
Unavailable Land				
5% (-)	6.131	2.240	1.390	
Subtotal	116.488	42.563	26.410	185.462
Developable Acreage				
Platted Lots				
Vacant Platted Lots TOTAL (+)	38.574	0.251	2.28670436579	41.112
Net Developable Acres	155.063	42.834	28.697	226.574
Dwelling Unit Capacity				
	Residential Low	Residential Med.	Residential High	
Dwelling Unit Capacity	775	428	402	1605
Total Net Dwelling Unit Capacity	775	428	402	1605
Population Capacity				
	Residential Low	Residential Med.	Residential High	
Total Population Capacity	1783	985	924	3692

LAND CAPACITY TOTALS				
	RESIDENTIAL LOW (5 DU/AC)	RESIDENTIAL MEDIUM (10 DU/AC)	RESIDENTIAL HIGH (14 DU/AC)	TOTAL
UNDERUTILIZED LANDS				
Net Developable Acres	117.826	10.765	8.479759023	137.070
Dwelling Unit Capacity	517.128	97.646	109	723.491
Population Capacity	1189.395	224.586	250	1664.029
VACANT LANDS				
Net Developable Acres	155.063	42.814	28.69720137	226.574
Dwelling Unit Capacity	775.314	428.143	402	1605.218
Population Capacity	1783.222	984.730	924	3692.002
GRAND TOTAL				
Net Developable Acres	272.889	53.579	37.17696039	363.644
Dwelling Unit Capacity	1292.442	525.789	510	1292.442
Population Capacity	2972.617	1209.316	1174	5356.031

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BREMERTON EAST URBAN GROWTH AREA
Land Capacity December 31, 2012

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 13 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 13 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Gross Residential Acres (developed parcels only)										
Total Gross Acres	714.58	0.00	68.84	0.00	61.87	0.00	38.58	0.00	21.87	905.74
Multi-Family Dwelling (-)	8.56	0.00	11.37	0.00	0.00	0.00	0.00	0.00	0.00	19.93
Parcels < 0.50 Acres (-)	271.09	0.00	26.07	0.00	48.07	0.00	7.34	0.00	0.00	344.57
Public/Current Use/Utilities (-)	339.91	0.00	17.36	0.00	0.00	0.00	3.49	0.00	7.90	168.66
Shoreline Parcel < 1.00 Acre (-)	1.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.84
Subtotal	293.18	0.00	14.04	0.00	21.80	0.00	27.75	0.00	13.97	370.74
Redevelopable Acres										
Median Value \$128,322										
Density < 2.5 (-)	20.09	0.00	0.00	0.00	16.17	0.00	22.91	0.00	0.00	59.17
Density >= 2.5 < 4.00 Value > (-)	29.00	0.00	0.00	0.00	3.26	0.00	4.50	0.00	0.00	36.76
Density >= 4.0 < 5.00 Value > (-)	13.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.72
Density >= 5.0 < 10.00 Value > (-)	34.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.18
Subtotal	196.99	0.00	14.04	0.00	2.37	0.00	0.34	0.00	13.97	227.41
Remove 100% of Platted lots (acres)	27.33	0.00	1.27	0.00	0.00	0.00	0.00	0.00	0.00	28.60
Critical Areas										
Total Redevelopable Acres	169.36	0.00	12.77	0.00	2.37	0.00	0.34	0.00	13.97	198.81
Unencumbered Acres	63.15	0.00	30.55	0.00	1.13	0.00	0.00	0.00	3.21	78.04
Acres within Critical Areas	42.01	0.00	1.99	0.00	0.00	0.00	0.00	0.00	1.95	45.95
Critical Areas reduction 75% (-)	10.50	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.49	11.49
Acres within Area of Concern	64.21	0.00	0.22	0.00	1.24	0.00	0.34	0.00	7.32	73.33
Area of Concern reduction 50% (-)	32.11	0.00	0.11	0.00	0.62	0.00	0.17	0.00	3.66	36.67
Subtotal	105.76	0.00	11.16	0.00	1.75	0.00	0.17	0.00	7.36	126.19
Roads/Right-of-Way (Future)										
20% (-)	84.61	0.00	8.93	0.00	1.40	0.00	0.14	0.00	5.89	100.95
Public Facility (Future)										
20% (-)	67.68	0.00	7.14	0.00	1.12	0.00	0.11	0.00	4.71	80.76
Unavailable Lands										
15% (-)	57.53	0.00	6.07	0.00	0.95	0.00	0.09	0.00	4.00	68.65
Commercial Split										
50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	2.00
Platted Lots										
Underutilized Platted Lots 25% (+)	6.83	0.00	0.32	0.00	0.00	0.00	0.00	50% (-)	50% (-)	
Platted Lot existing dwelling unit (count)	16	0	2	0	0	0	0	0	0	18
Dwelling Unit count (-75%)	4	0	1	0	0	0	0	0	0	5
Existing Dwelling Units										
Existing Dwelling Units (non-platted lots) (-)	68	0	6	0	0	0	0	0	14	88
Total Dwelling Units (-)	72	0	7	0	0	0	0	0	7	93
TOTALS										
Net Developable Acres	64.36	0.00	6.39	0.00	0.95	0.00	0.09	0.00	2.00	73.80
6.0 DU/AC	6.0 DU/AC	8.0 DU/AC	12 DU/AC	21.75 DU/AC	2.5 DU/AC	7.6 DU/AC	2 DU/AC	13 DU/AC	15 DU/AC	
Dwelling Unit Capacity	314	0	70	0	2	0	0	0	23	410
2.5 gpm	1.8 gpm	2.5 gpm	2.5 gpm	1.3 gpm	2.5 gpm	2.5 gpm	2.5 gpm	1.8 gpm	1.8 gpm	
Population Capacity	785	0	175	0	6	0	0	0	41	1009

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BREMERTON EAST URBAN GROWTH AREA
Land Capacity December 31, 2012

	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
VACANT LAND										
Gross Residential Zoned Acres										
Total Gross Vacant Acres	104.73	0.00	29.59	0.99	12.62	0.00	4.34	0.00	7.24	159.51
Subtotal	104.73	0.00	29.59	0.99	12.62	0.00	4.34	0.00	7.24	159.51
Redevelopable Acres										
Subtotal	104.73	0.00	29.59	0.99	12.62	0.00	4.34	0.00	7.24	159.51
Vacant Platted Lots (-)	14.31	0.00	7.80	0.00	1.39	0.00	0.60	0.00	5.06	29.16
Critical Areas										
Total Redevelopable Acres	90.42	0.00	21.79	0.99	11.23	0.00	3.74	0.00	2.18	130.35
Unencumbered Acres	24.10	0.00	10.72	0.48	7.82	0.00	0.00	0.00	0.36	43.48
Acres within Critical Areas	23.35	0.00	5.36	0.51	0.94	0.00	2.69	0.00	0.00	32.85
Critical Areas reduction 75% (-)	5.84	0.00	1.34	0.13	0.24	0.00	0.67	0.00	0.00	8.21
Acres within Area of Concern	42.97	0.00	5.71	0.00	2.47	0.00	1.04	0.00	1.83	54.02
Area of Concern reduction 50% (-)	21.49	0.00	2.86	0.00	1.24	0.00	0.52	0.00	0.92	27.01
Subtotal	51.42	0.00	14.92	0.61	9.29	0.00	1.19	0.00	1.28	78.70
Roads/Right-of-Way (Future)										
20% (-)	41.14	0.00	11.93	0.49	7.43	0.00	0.95	0.00	1.02	62.96
Public Facility (Future)										
20% (-)	32.91	0.00	9.55	0.39	5.95	0.00	0.76	0.00	0.82	50.37
Unavailable Lands										
5% (-)	31.26	0.00	9.07	0.37	5.65	0.00	0.73	0.00	0.78	47.85
Commercial Split										
50% (-)	29.70	0.00	8.61	0.35	5.37	0.00	0.69	0.00	0.39	45.11
Platted Lots										
Vacant Platted Lots	35	0	11	0	4	0	2	0	5	57
Net Developable Acres										
6.0 DU/AC	31.26	0.00	9.07	0.37	5.65	0.00	0.73	0.00	0.39	47.46
Dwelling Unit Capacity	223	0	120	8	18	0	3	0	11	383
Population Capacity	556	0	300	14	45	0	9	0	19	944

10/30/2014

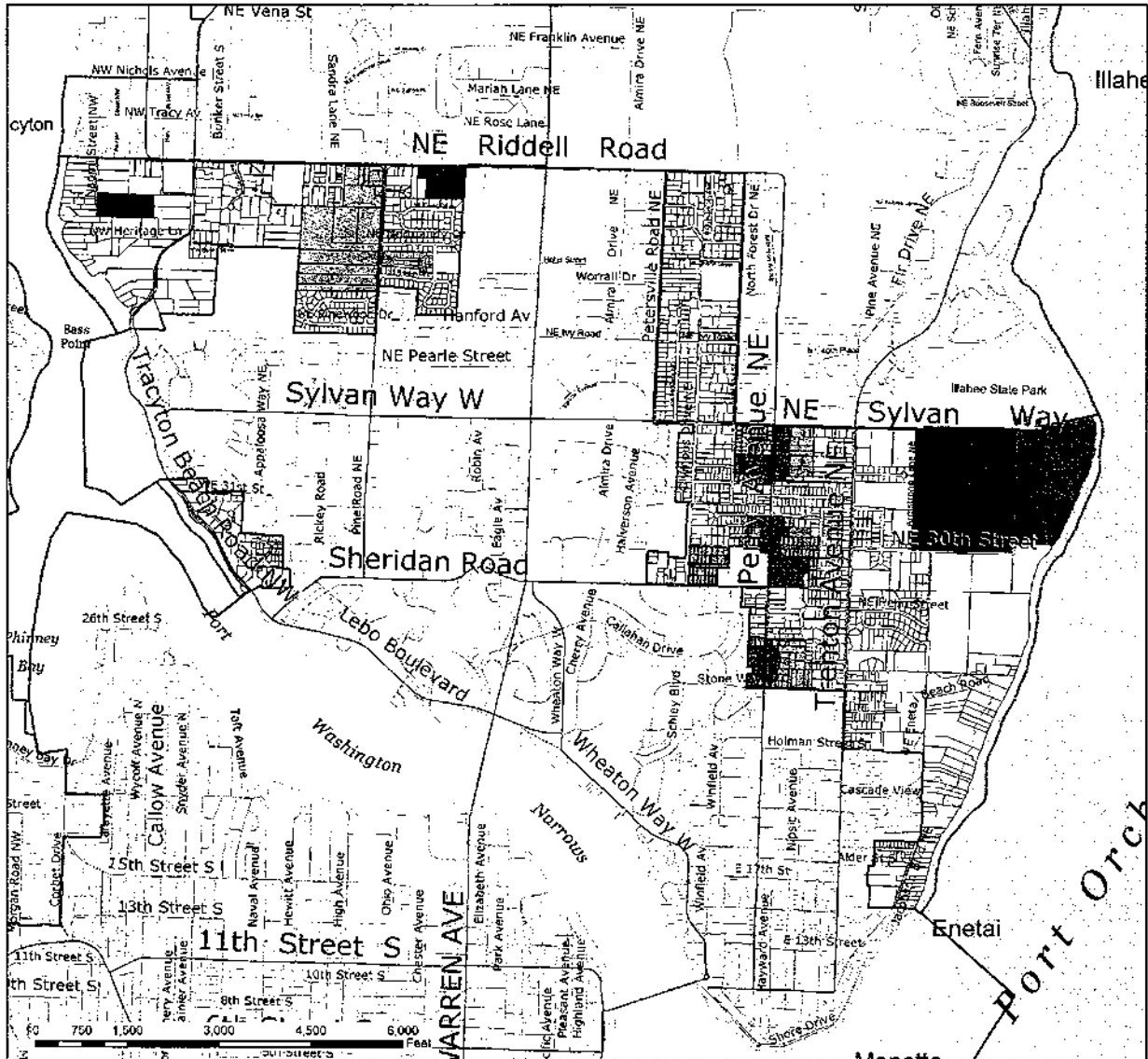
BREMERTON EAST URBAN GROWTH AREA
Land Capacity December 31, 2012 DRAFT

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU//AC	SENIOR LIVING HOMESTEAD 6.0 DU//AC	URBAN MEDIUM 12 DU//AC	URBAN HIGH 21.75 DU//AC	URBAN RESTRICTED 2.5 DU//AC	URBAN CLUSTER 7.6 DU//AC	ILLAHEE GREENBELT 2 DU//AC	URBAN VILLAGE CENTER 12 DU//AC	MIXED USE 15 DU//AC	GRAND TOTAL
Net Developable Acres	64.36	0.00	6.39	0.00	0.95	0.00	0.09	0.00	2.00	73.80
Dwelling Unit Capacity	314	0	70	0	2	0	0	0	23	410
Population Capacity	785	0	175	0	6	0	0	0	41	1009

VACANT LAND	URBAN LOW 6.0 DU//AC	SENIOR LIVING HOMESTEAD 6.0 DU//AC	URBAN MEDIUM 12 DU//AC	URBAN HIGH 21.75 DU//AC	URBAN RESTRICTED 2.5 DU//AC	URBAN CLUSTER 7.6 DU//AC	ILLAHEE GREENBELT 2 DU//AC	URBAN VILLAGE CENTER 12 DU//AC	MIXED USE 15 DU//AC	GRAND TOTAL
Net Developable Acres	31.26	0.00	9.07	0.37	5.65	0.00	0.73	0.00	0.39	47.46
Dwelling Unit Capacity	223	0	120	8	18	0	3	0	11	383
Population Capacity	556	0	300	14	45	0	9	0	19	944

GRAND TOTAL	URBAN LOW 6.0 DU//AC	SENIOR LIVING HOMESTEAD 6.0 DU//AC	URBAN MEDIUM 12 DU//AC	URBAN HIGH 21.75 DU//AC	URBAN RESTRICTED 2.5 DU//AC	URBAN CLUSTER 7.6 DU//AC	ILLAHEE GREENBELT 2 DU//AC	URBAN VILLAGE CENTER 12 DU//AC	MIXED USE 15 DU//AC	GRAND TOTAL
Net Developable Acres	95.63	0.00	15.46	0.37	6.60	0.00	0.82	0.00	2.39	121.26
Dwelling Unit Capacity	537	0	190	8	21	0	4	0	34	793
Population Capacity	1342	0	475	14	51	0	9	0	61	1953

Bremerton East Urban Growth Area



	Mixed Use (1B-30 DU/Ac)		WaterBody Cartographic Feature
	Urban Restricted (1-5 DU/Ac)		Bay, estuary, Puget Sound
	Illehe Greenbelt Zone (1-4 DU/Ac)		Lake, Pond or Reservoir
	Urban Low Residential (5-9 DU/Ac)		Includes DNR, NMI and Surveyed Wetlands
	Urban Medium (16-9 DU/Ac)		Fish Habitat Water Type
	Urban Growth Area Boundary		Designated Shoreline of the State
	Incorporated City Boundary		Fish Habitat
	Tax Parcel Boundary		Non-fish Habitat
	State Highway		Unlabeled or modified hydrographic feature
	Major Road		
	Collector/Arterial		
	Local/Access, Local Road		

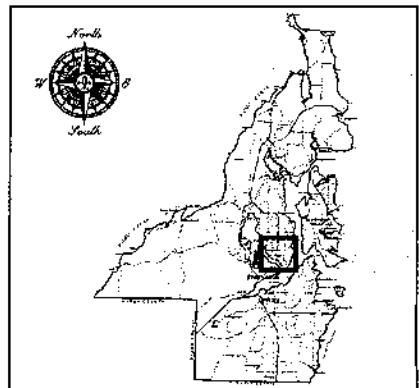
Zoning

KITSAP COUNTY COMPREHENSIVE PLANNING MAP SERIES
 This map was developed for general land use planning purposes.
 The use of the map series ensure responsibility for determining its suitability for other purposes.

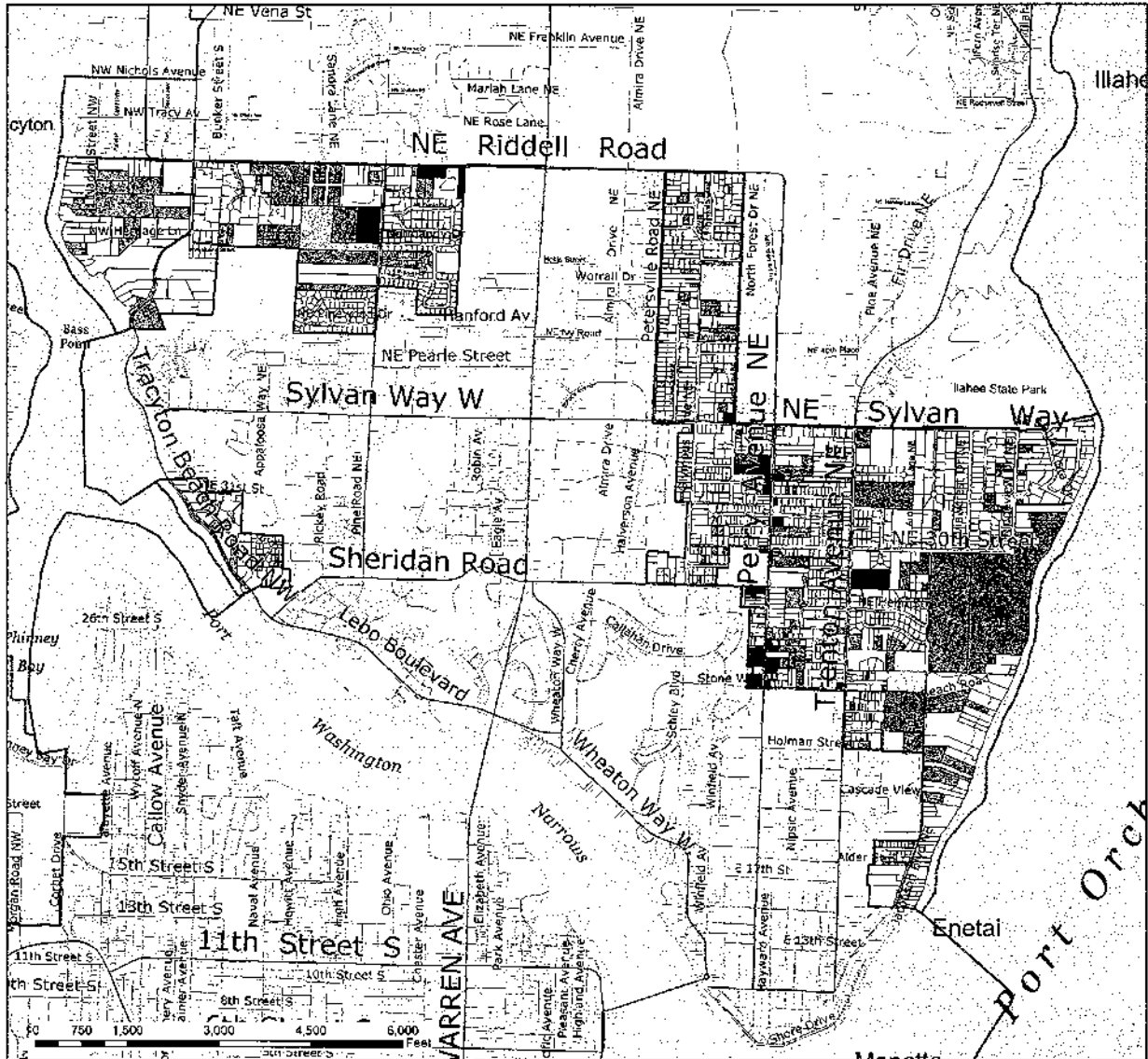
Amendments:

February 8, 1999	Forest Reserve LAMs
April 19, 1999	Sugar Hill Rural Village
May 16, 1999	Modified Rural Planning Areas
July 27, 1999	Port Gamble Rural Residents Town
June 16, 2002	Mechanics Community Plan
June 16, 2002	Ord No. 274-2002 Comprehensive Plan/Zoning Amendments
September 8, 2003	Ord No. 188-2003 (Map Corrections)
December 8, 2003	Ord No. 316-2003 Comprehensive Plan/Zoning Amendments
October 25, 2004	Group's Central Commercial LAM/RO
October 25, 2004	Ord No. 306-2004 Comprehensive Plan/Zoning Amendments
December 22, 2005	Ord No. 353-2005 Comprehensive Plan/Zoning Amendments
December 11, 2006	Ord No. 370-2006 1st Term Update
June 11, 2007	Ord No. 386-2007 (Prepared or Urban Holding Zone AUP)
November 19, 2007	Ord No. 420-2007 (Super Community Plan)
December 13, 2007	Ord No. 420-2007 Comprehensive Plan/Zoning Amendments
October 13, 2008	Ord No. 414-2008 Comprehensive Plan/Zoning Amendments '08
December 23, 2008	Ord No. 430-2008 Comprehensive Plan/Zoning Amendments
December 16, 2008	Ord No. 440-2008 Comprehensive Plan/Zoning Amendments
December 18, 2009	Ord No. 487-2009 Comprehensive Plan/Zoning Amendments
December 18, 2010	Ord No. 487-2010 (per ILLUMOS)
August 31, 2012	Ord No. 493-2012 Urban Growth Area - Remand
October 12, 2013	Ord No. 436-2013 Comprehensive Plan/Zoning Amendments

Kitsap County Department of Community Development
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 Port Orchard, Washington 98366
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Bremerton East Urban Growth Area



	Cultural, Entertainment and Recreational		Urban Growth Area Boundary
	Industrial and Manufacturing Services		Non-Ported City Boundary
	Residential		Tax Parcel Boundaries
	Resource Producer and Extractor		State Highway
	Health Care		Major Road
	Services		Collector/Arterial
	Transportation, Communication and Utilities		Local Access, Local Road
	Unincorporated Land and Water Areas		

Waterbodies (defined in WAC 222-16-030)
 Waterbody Geographic Feature Code:
 Bay, Estuary, Puget Sound
 Lake, Pond, Reservoir, Creek
 or other water body
 DNR, NW, and Surveled Wetland

Watercourses (defined in WAC 222-16-030)
 Watercourse Type Code:
 (S) Designated Shoreline of the State
 (N) Non-Ported
 (U) Unknown, unregulated
 hydrographic feature

Current Land Use

This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranties of any sort, including accuracy, fitness, or merchantability accompany this product. The user of this map assumes responsibility for determining its suitability for its intended use.

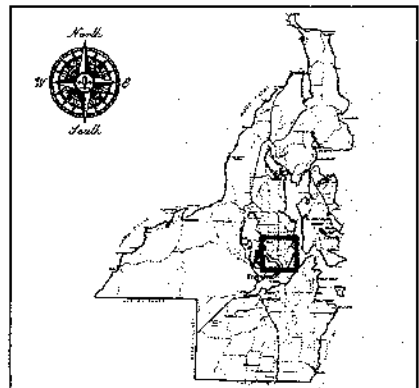
*** THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY ***

Current Land Use was created from information provided by the Kitsap County Assessors property class code.

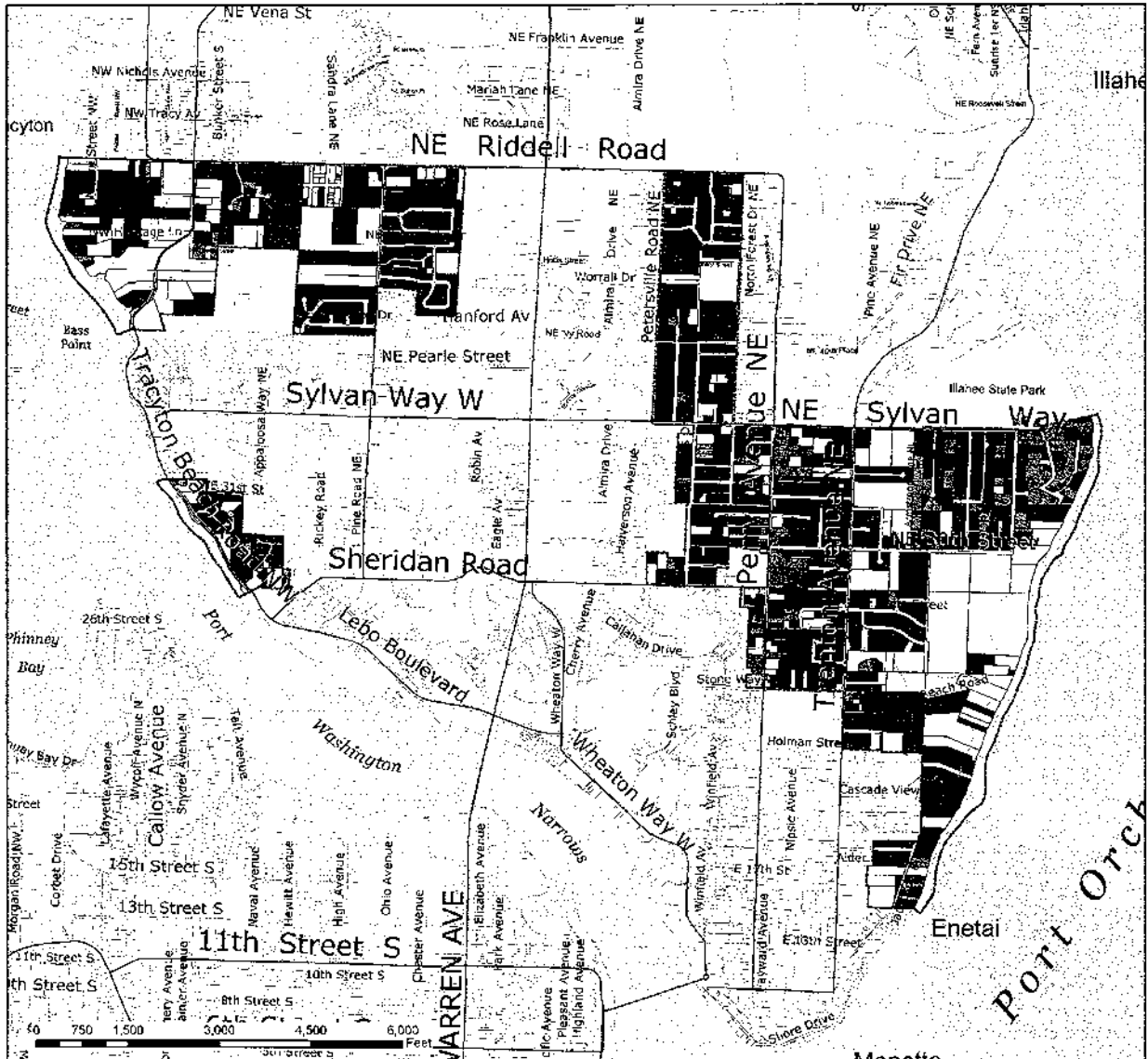
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Map Date: September, 2013

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Bremerton East Urban Growth Area



Developed Parcel
Parcel not considered for additional capacity

- Undeveloped - Residential
- Vacant Land - Residential
- Parcel less than .50 acres
- Parcel density less than 2.5 times the zoning use
- Parcel density 2.5 - 4 times zoning use and building value is less than 1/2 median value
- Parcel density 4 - 8 times zoning use and building value is less than median value
- Parcel density 5 - 10 times zoning use and building value is less than 1/3 median value
- Shoreline parcel less than 1.00 acre
- Multi-Family

Water Bodies
 (S) Sound by NWC 022-14-0201
 (V) Vessel by City/County/State/Other
 (R) Bay/Stream/Port/Canal
 (L) Lake/Pool/Reservoir/Canal/Impoundment/Artificial
 (D) Dam, Dam, and Dammed Waterway

Waterway Type
 (S) Sound by NWC 022-14-0201
 (V) Vessel by City/County/State/Other
 (R) Bay/Stream/Port/Canal/Impoundment/Artificial
 (L) Lake/Pool/Reservoir/Canal/Impoundment/Artificial

Other Features
 (S) State Highway
 (M) Main Road
 (C) Collector Road
 (L) Local Road (Loop Road)
 (P) Private Road

Land Capacity Analysis

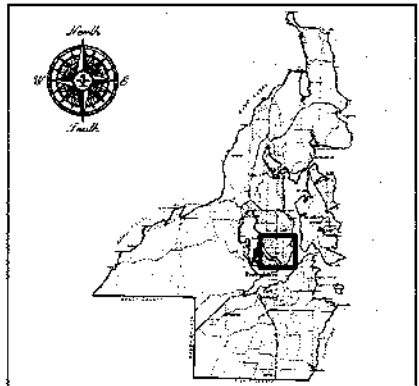
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*** THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY ***

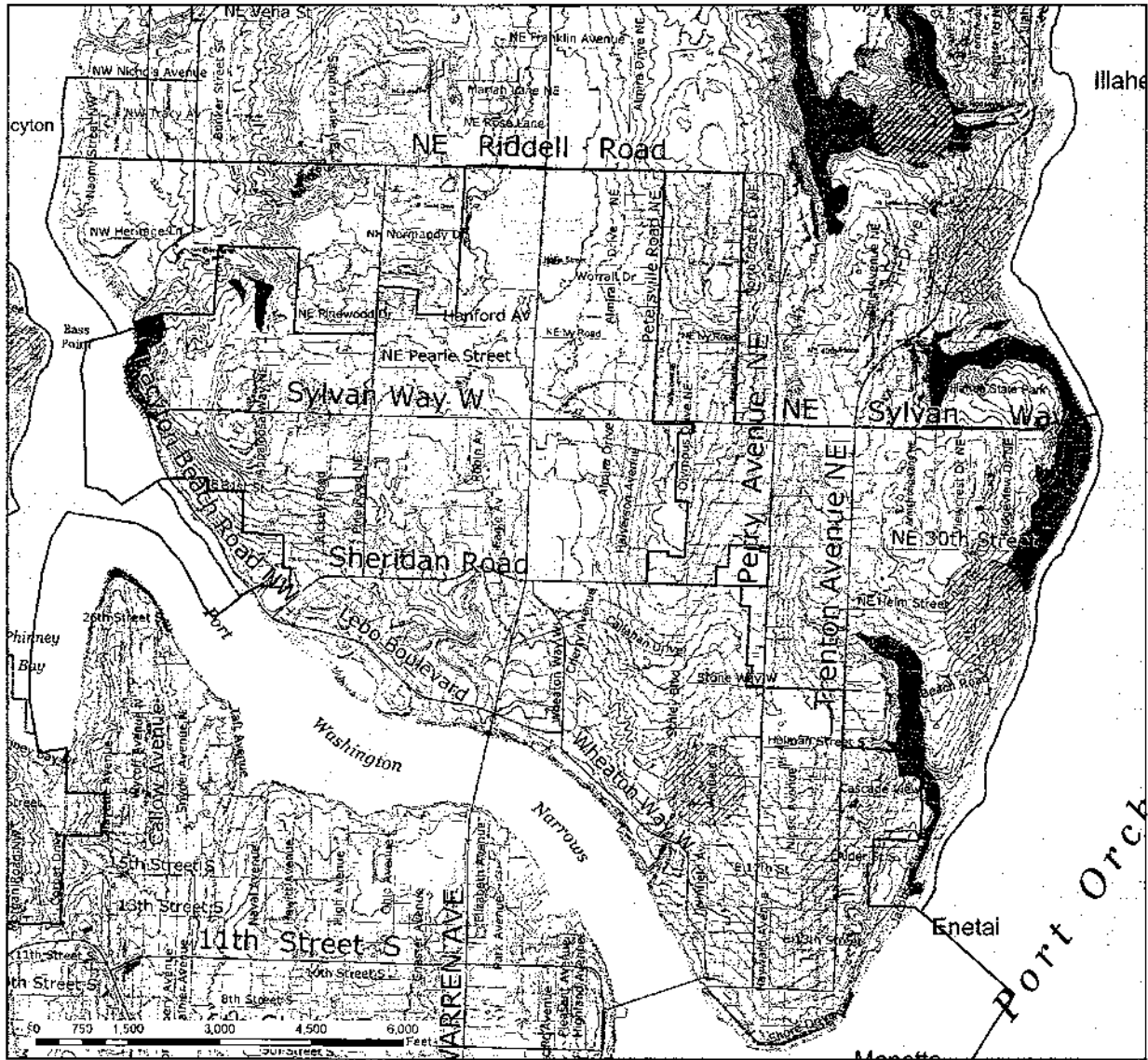
Vacant and Underutilized parcels created from Land Capacity Analysis were done as part of the Kitsap County Buildable Lands Analysis report. This data represents analysis from parcel data as reflected on January 2, 2012. Continuing permit and development activity will alter the vacant and underutilized parcels results.

ERRAT
 Map Date: September, 2013

Kitsap County Department of
 Community Development
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 Port Orchard, Washington 98366
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Bremerton East Urban Growth Area



Waterbodies
(defined in WAC 222-16-030)

Waterbody Geographic Feature Code

- Bay, estuary, Fluge Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- Includes DNR, NMI and Surveyed Vastlands

Watercourses
(defined in WAC 222-16-030)

Fish Habitat Water Type Code

- (S) Designated Site value of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unclassified hydrographic feature.

100 Year Floodplain
The primary map classification shown is the 1-percent-annual-chance flood event

Rollback Wetlands

Geohazards
Description

- High Hazard Areas
- Moderate Hazard Areas

Building Limitations

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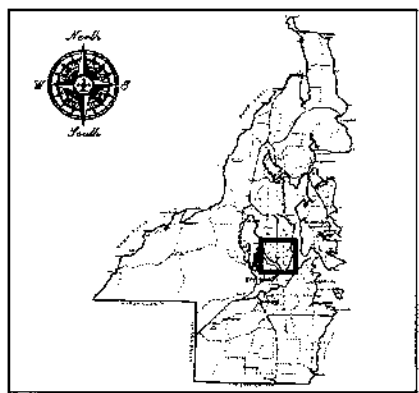
* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Kitsap County Code
Title 19 - Critical Areas Ordinance

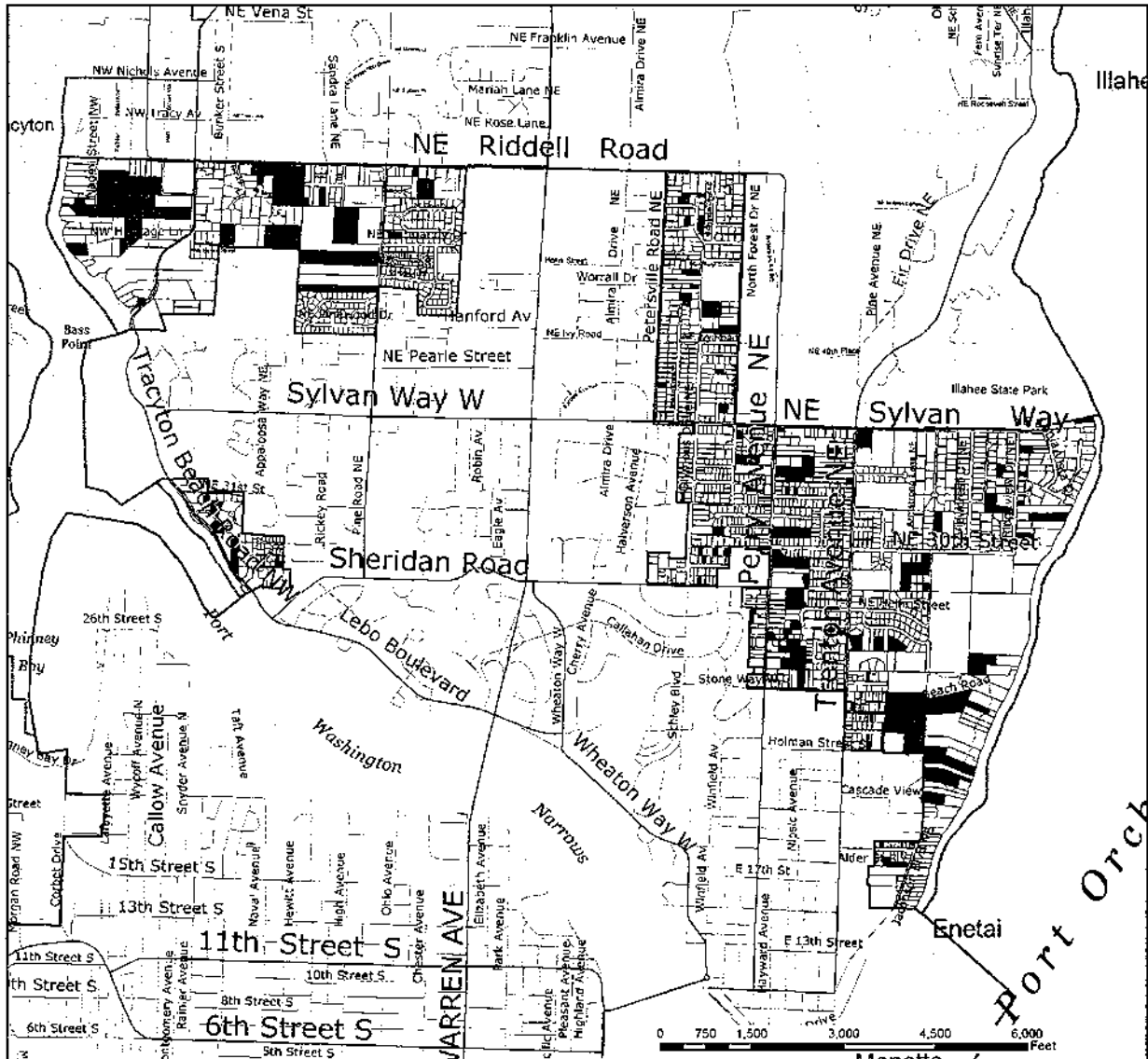
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Map Date: October, 2013

Kitsap County Department of
Community Development
514 Division Street, MS-35
Port Orchard Washington 98366
VOICE (360) 337-5777 * FAX (360) 337-4625



Bremerton East Urban Growth Area



<p>Developed/Use/Imp</p> <p>Parcels removed from Urban Land Supply described as follows:</p> <ul style="list-style-type: none"> Utility/Transmission events Current Use/Corporation and parcels Parks/Recreation parcels fractional parcels Governmental services <p>Residential Land</p> <ul style="list-style-type: none"> Undeveloped Vacant Land <p>Commercial Land</p> <ul style="list-style-type: none"> Undeveloped Vacant Land Urban Growth Area Boundary Incorporated City Boundary Tax Parcel Boundary 	<p>Waterbody Cartographic Feature</p> <ul style="list-style-type: none"> Bay, estuary, Puget Sound Lake, Pond or Reservoir Includes DNR, NW and Surveyed Wetlands <p>Fish Habitat Water Type</p> <ul style="list-style-type: none"> Designated Shoreline of the State Fish Habitat Non-fish Habitat Unknown, un-audited hydrographic feature
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Land Capacity Analysis

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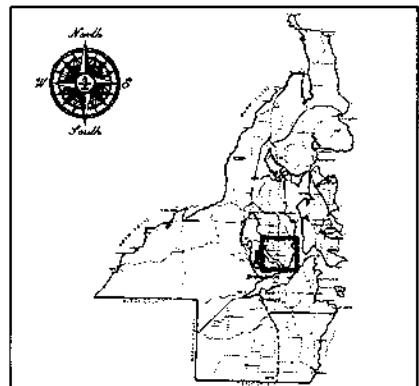
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Vacant and Undeveloped parcels created from Land Capacity Analysis were done as part of the Kitsap County Buildable Lands Analysis report. This data represents analysis from parcel data as reflected on January 2, 2012. Continuing permit and development activity will alter the vacant and undeveloped parcels results.

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Map Date: September, 2013

Kitsap County Department of
Community Development
614 Division Street, MS-36
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BREMERTON WEST URBAN GROWTH AREA
Land Capacity December 31, 2012

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR/LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Gross Residential Acres (dwelling units/acre)										
Total Gross Acres	528.96	0.00	138.60	0.00	0.00	0.00	0.00	0.00	12.63	680.19
Multi-Family Dwelling (-)	19.58	0.00	10.42	0.00	0.00	0.00	0.00	0.00	0.68	30.68
Parcels < 0.50 Acres (-)	219.32	0.00	50.27	0.00	0.00	0.00	0.00	0.00	0.00	269.59
Public/Current Uses/Utilities (-)	40.16	0.00	17.19	0.00	0.00	0.00	0.00	0.00	2.17	59.52
Shoreline Parcel < 1.00 Acre (-)	31.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.73
Subtotal	218.17	0.00	60.72	0.00	0.00	0.00	0.00	0.00	9.78	288.67
Redevelopable Acres										
Median Value \$109,094										
Density < 2.5 (-)	30.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.75
Density >= 2.5 - < 4.00 Value > (-)	7.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.19
Density >= 4.0 - < 5.00 Value > (-)	22.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.94
Density >= 5.0 - < 10.00 Value > (-)	17.54	0.00	1.75	0.00	0.00	0.00	0.00	0.00	0.00	19.29
Subtotal	139.75	0.00	58.97	0.00	0.00	0.00	0.00	0.00	9.78	208.50
Remove 100% of Platted lots (acres)	23.41	0.00	19.22	0.00	0.00	0.00	0.00	0.00	9.78	52.41
Critical Areas										
Total Redevelopable Acres	116.34	0.00	39.75	0.00	0.00	0.00	0.00	0.00	0.00	156.09
Unencumbered Acres	53.65	0.00	12.53	0.00	0.00	0.00	0.00	0.00	0.00	66.18
Acres within Critical Areas	12.52	0.00	8.72	0.00	0.00	0.00	0.00	0.00	0.00	21.24
Critical Areas reduction 75% (-)	3.13	0.00	2.18	0.00	0.00	0.00	0.00	0.00	0.00	5.31
Acres within Area of Concern	50.16	0.00	18.50	0.00	0.00	0.00	0.00	0.00	0.00	68.66
Area of Concern reduction 50% (-)	25.08	0.00	9.25	0.00	0.00	0.00	0.00	0.00	0.00	34.33
Subtotal	81.86	0.00	23.96	0.00	0.00	0.00	0.00	0.00	0.00	105.82
Roads/Right-of-Way (Future)										
20% (-)	65.49	0.00	19.17	0.00	0.00	0.00	0.00	0.00	0.00	84.66
Public Facility (Future)										
20% (-)	52.39	0.00	15.33	0.00	0.00	0.00	0.00	0.00	0.00	67.72
Unavailable Lands										
15% (-)	44.53	0.00	13.03	0.00	0.00	0.00	0.00	0.00	0.00	57.57
Commercial Split										
50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Platted Lots										
Underutilized Platted Lots 25% (+)	5.85	0.00	4.81	0.00	0.00	0.00	0.00	50% (-)	50% (-)	10.66
Platted Lot existing dwelling unit (count)	26	0	21	0	0	0	0	0	0	47
Dwelling Unit count (-75%)	7	0	5	0	0	0	0	0	0	12
Existing Dwelling Units										
Existing Dwelling Units (non platted lots) (-)	82	0	25	0	0	0	0	0	0	107
Total Dwelling Units (-)	89	0	30	0	0	0	0	0	31	119
TOTALS										
Net Developable Acres	50.38	0.00	17.84	0.00	0.00	0.00	0.00	0.00	4.89	73.11
6.0 DU/AC	6.0 DU/AC	6.0 DU/AC	12 DU/AC	21.75 DU/AC	2.5 DU/AC	7.6 DU/AC	2 DU/AC	12 DU/AC	15 DU/AC	15 DU/AC
Dwelling Unit Capacity	214	0	184	0	0	0	0	0	42	440
2.5 uph	3.8 uph	2.5 uph	2.5 uph	1.8 uph	2.5 uph	2.5 uph	2.5 uph	1.8 uph	4.8 uph	4.8 uph
Population Capacity	535	0	460	0	0	0	0	0	76	1070

10/30/2014

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BREMERTON WEST URBAN GROWTH AREA
Land Capacity December 31, 2012

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Gross Residential Zoned Acres										
Total Gross Vacant Acres	136.77	0.00	39.07	0.00	0.00	0.00	0.00	0.00	0.12	175.96
Subtotal	136.77	0.00	39.07	0.00	0.00	0.00	0.00	0.00	0.12	175.96
Redevelopable Acres										
Subtotal	136.77	0.00	39.07	0.00	0.00	0.00	0.00	0.00	0.12	175.96
Vacant Platted Lots (-)	63.11	0.00	10.71	0.00	0.00	0.00	0.00	0.00	0.12	73.94
Critical Areas										
Total Redevelopable Acres	73.66	0.00	28.36	0.00	0.00	0.00	0.00	0.00	0.00	102.02
Unencumbered Acres	24.92	0.00	2.63	0.00	0.00	0.00	0.00	0.00	0.00	27.55
Acres within Critical Areas	16.91	0.00	9.30	0.00	0.00	0.00	0.00	0.00	0.00	26.21
Critical Areas reduction 75% (-)	4.23	0.00	2.33	0.00	0.00	0.00	0.00	0.00	0.00	6.55
Acres within Area of Concern	31.83	0.00	16.42	0.00	0.00	0.00	0.00	0.00	0.00	48.25
Area of Concern reduction 50% (-)	15.92	0.00	8.21	0.00	0.00	0.00	0.00	0.00	0.00	24.13
Subtotal	45.06	0.00	13.17	0.00	0.00	0.00	0.00	0.00	0.00	58.23
Roads/Right-of-Way (Future)										
20% (-)	36.05	0.00	10.53	0.00	0.00	0.00	0.00	0.00	0.00	46.58
Public Facility (Future)										
20% (-)	28.84	0.00	8.43	0.00	0.00	0.00	0.00	0.00	0.00	37.27
Unavailable Lands										
5% (-)	27.40	0.00	8.00	0.00	0.00	0.00	0.00	0.00	0.00	35.40
Commercial Split										
50% (-)	26.03	0.00	7.60	0.00	0.00	0.00	0.00	0.00	0.00	33.63
Platted Lots										
Vacant Platted Lots	184	0	49	0	0	0	0	0	2	235
Net Developable Acres	27.40	0.00	8.00	0.00	0.00	0.00	0.00	0.00	0.00	35.40
Dwelling Unit Capacity	348	0	145	0	0	0	0	0	2	495
Population Capacity	871	0	363	0	0	0	0	0	4	1237

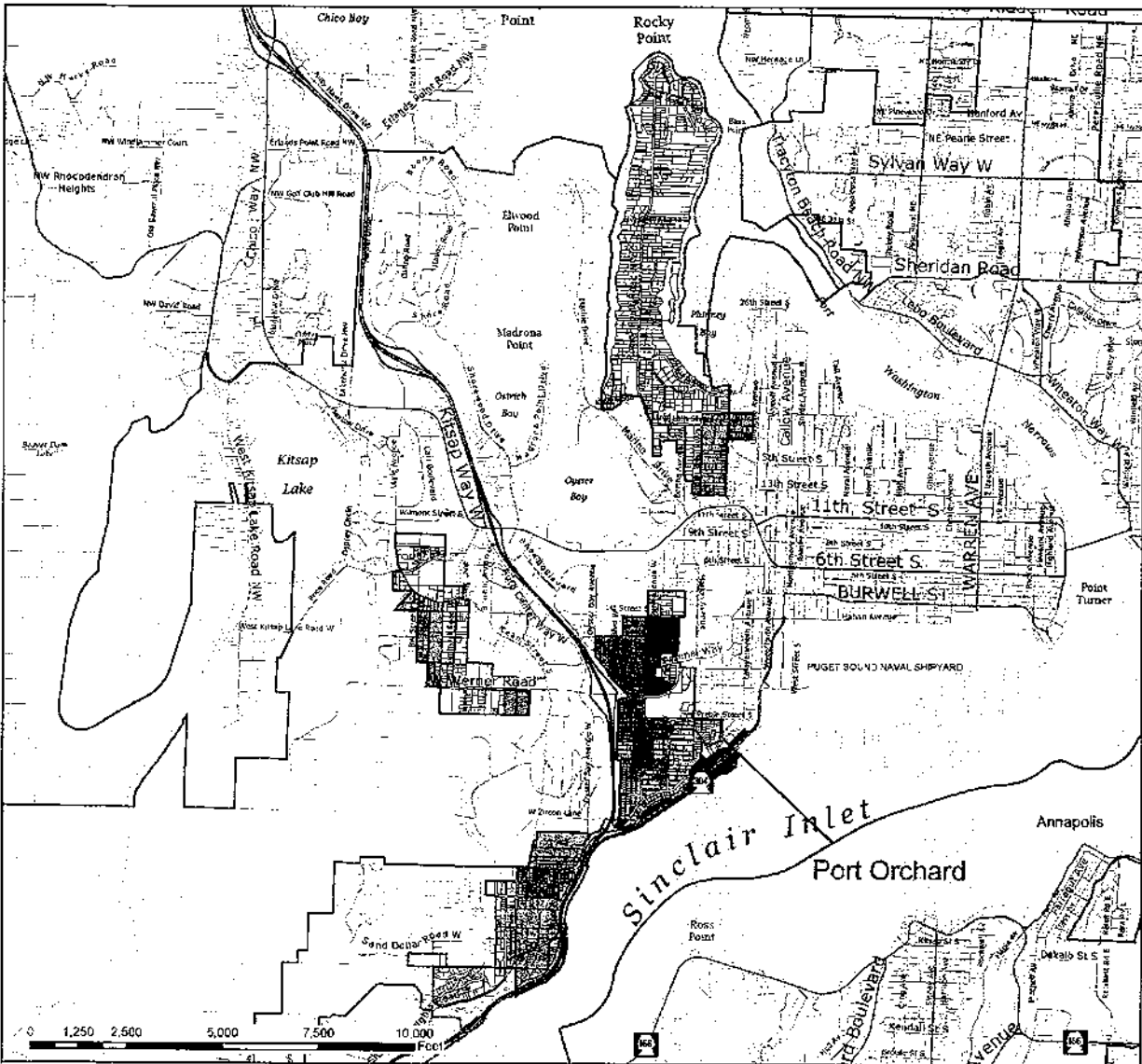
BREMERTON WEST URBAN GROWTH AREA
Land Capacity December 31, 2012 DRAFT

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	50.38	0.00	17.84	0.00	0.00	0.00	0.00	0.00	4.89	73.11
Dwelling Unit Capacity	214	0	184	0	0	0	0	0	42	440
Population Capacity	2.5 pph	1.8 pph	2.5 pph	1.8 pph	2.5 pph	2.5 pph	2.5 pph	1.8 pph	1.8 pph	1.8 pph
	535	0	460	0	0	0	0	0	76	1070

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	27.40	0.00	8.00	0.00	0.00	0.00	0.00	0.00	0.00	35.40
Dwelling Unit Capacity	348	0	145	0	0	0	0	0	2	495
Population Capacity	2.5 pph	1.8 pph	2.5 pph	1.8 pph	2.5 pph	2.5 pph	2.5 pph	1.8 pph	1.8 pph	1.8 pph
	871	0	363	0	0	0	0	0	4	1237

GRAND TOTAL	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	77.78	0.00	25.84	0.00	0.00	0.00	0.00	0.00	4.89	108.52
Dwelling Unit Capacity	562	0	329	0	0	0	0	0	44	935
Population Capacity	2.5 pph	1.8 pph	2.5 pph	1.8 pph	2.5 pph	2.5 pph	2.5 pph	1.8 pph	1.8 pph	1.8 pph
	1405	0	822	0	0	0	0	0	80	2307

Bremerton West Urban Growth Area



	White/Body Cartographic Feature
	Bay, estuary, Puget Sound
	Lake, Pond or Reservoir
	Inlets, DNR, NMA and Surveyed Wetlands
	Fish Habitat Water Type
	Designated Shoreline of the State
	Fish Habitat
	Non-Fish Habitat
	Unknown, unmodeled hydrographic feature.

Zoning

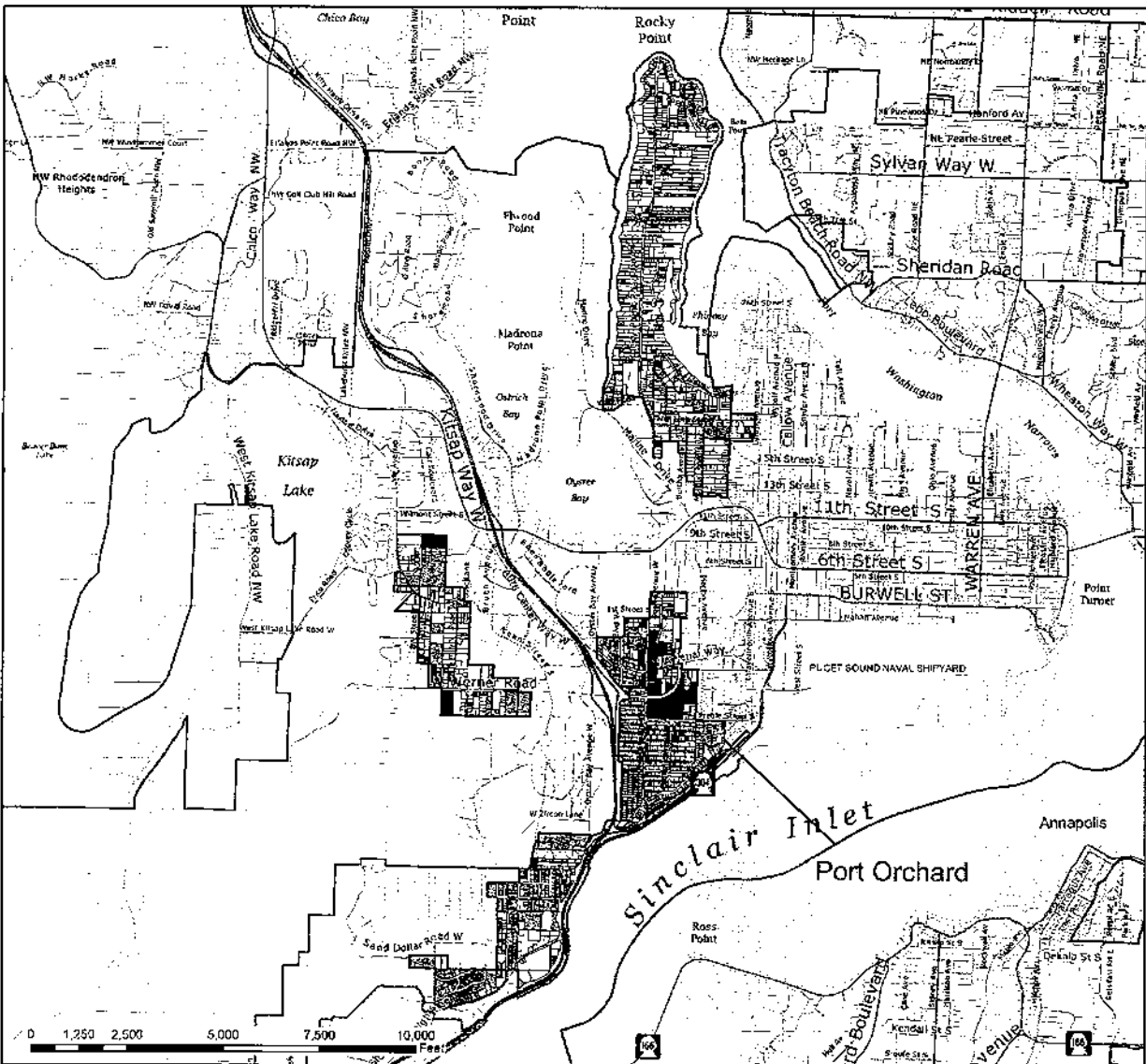
KITAP COUNTY COMPREHENSIVE PLANNING MAP SERIES
 This map was developed for general land use planning purposes.
 The user of this map assumes responsibility for determining its accuracy for other purposes.

Amendments:

- February 2, 1999 Forest Resource Lands
- April 19, 1999 Comprehensive Rural Village
- May 10, 1999 Modified Subdividing Areas
- July 21, 1998 Port Gamble Rural Historic Town
- June 10, 2002 Municipal Community Plan
- June 10, 2002 Ord No. 274 2002 Comprehensive Plan/Zoning Amendments
- September 8, 2003 Res No. 188 2003 (Map Corrections)
- December 5, 2003 Ord No. 311-2003 Comprehensive Plan/Zoning Amendments
- October 25, 2004 Seattle's Central Commercial LAMRD
- October 26, 2004 Ord No. 326-2004 Comprehensive Plan/Zoning Amendments
- December 22, 2006 Ord No. 252 2006 Downtown Historic Preservation Amendments
- December 15, 2009 Ord No. 370 2009 10-Year Update
- June 11, 2007 Ord No. 324-2007 Special of Urban Housing Zone (U-HZ)
- November 19, 2007 Ord No. 405 2007 Keyport Community Plan
- December 31, 2007 Ord No. 405 2007 Comprehensive Plan/Zoning Amendments
- October 13, 2008 Ord No. 414 2008 Comprehensive Plan/Zoning Amendments
- December 22, 2008 Ord No. 406 2008 Comprehensive Plan/Zoning Amendments
- December 14, 2009 Ord No. 445 2009 Comprehensive Plan/Zoning Amendments
- December 15, 2010 Ord No. 487 2010 Comprehensive Plan/Zoning Amendments
- December 15, 2010 Ord No. 493 2010 Poplar LAHABDS
- August 21, 2012 Ord No. 493-2012 2012 Urban Growth Area - Remand
- December 13, 2012 Ord No. 498 2012 Comprehensive Plan/Zoning Amendments

Kitsap County Department of Community Development
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Bremerton West Urban Growth Area



Cultural, Entertainment or Recreational	Urban Growth Area Boundary
Industrial and Manufacturing Services	Incorporated City Boundary
Residential	Tax Parcel Boundary
Resource Production and Extraction	State Highway
Retail Trade	Major Road
Services	Collector / Arterial
Transportation, Communications and Utilities	Local Access, Local Road
Underdeveloped Land and Water Areas	
Waterbodies (defined in WAC 222-16-050)	
Waterbody Cartographic Feature Code	
Bay, estuary, Puget Sound	
Lake, Pond, Reservoir, Gravel or rocky island with water	
DNR, NWS, and Surveyed Wetlands	
Watercourses (defined in WAC 222-16-030)	
Rain Habitat Water Type Code	
(S) Designated Shoreline of the State	
(P) Park Habitat	
(N) Non-Rip Habitat	
(U) Unknown, unclassified by geographic feature	

Current Land Use

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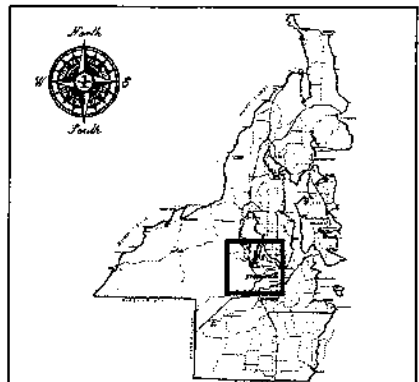
Current Land Use was created from information provided by the Kitsap County Assessor's property class code.

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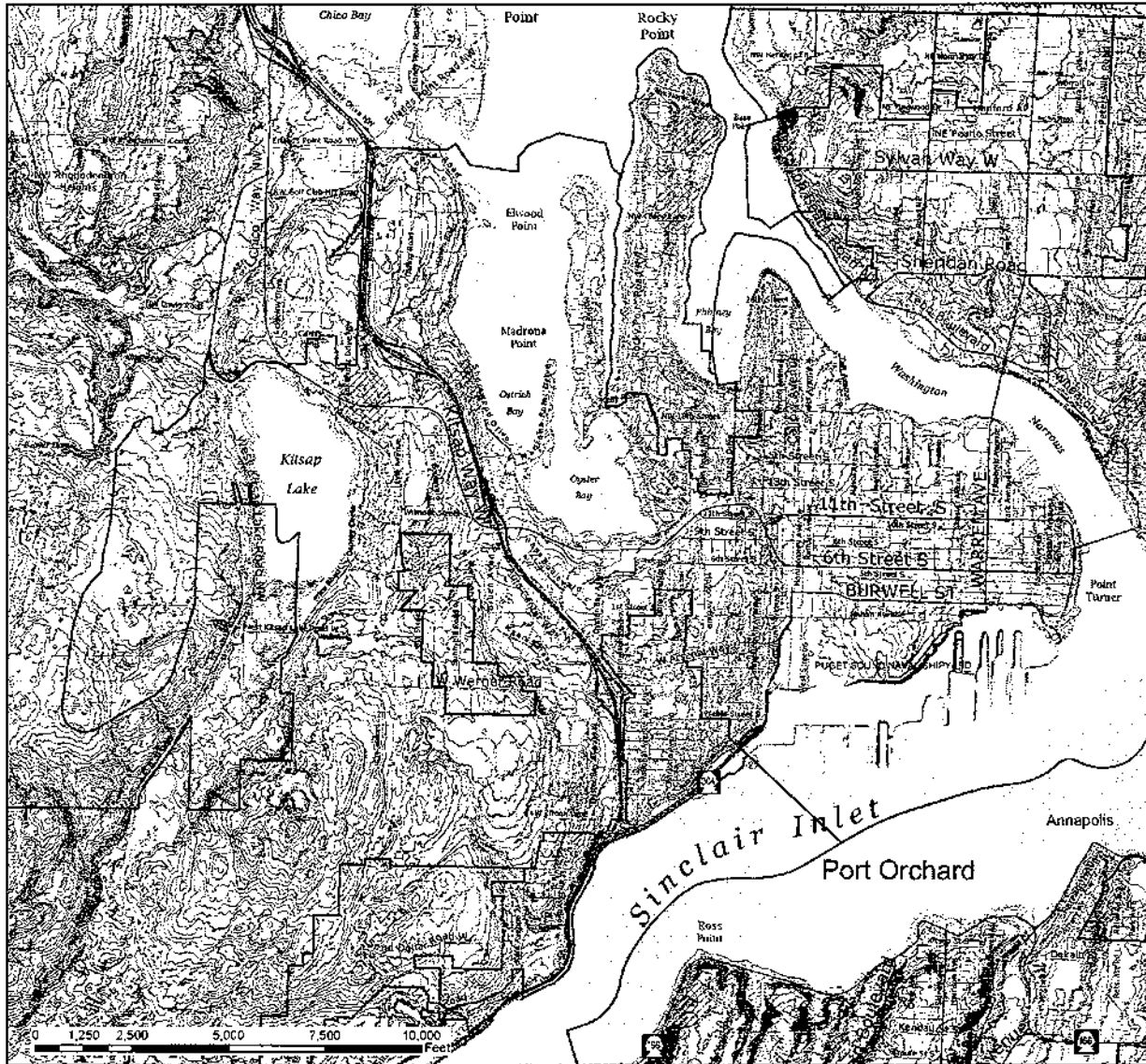
Map Date: September, 2013



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Bremerton West Urban Growth Area



<p>Waterbodies (As defined in WAC 222-16-030)</p> <p>Waterbody Cartographic Feature Code</p> <p>Bay, estuary, Puget Sound</p> <p>Lake, Pond, Reservoir, Gravel pit or quarry filled with water</p> <p>Inlets, DNR, HWY and Surveyed Wetlands</p> <p>Watercourses (As defined in WAC 222-16-030)</p> <p>Fish Habitat Water Type Code</p> <p>(S) Designated Shoreline of the State</p> <p>(F) Fish Habitat</p> <p>(N) Non-Fish Habitat</p> <p>(U) Unlabeled, unclassified hydrographic feature</p> <p>100 Year Floodplain The primary risk classification shown in the Floodplain area is the flood event</p> <p>Potential Wetlands</p> <p>Geohazards Description</p> <p>High Hazard Areas</p> <p>Moderate Hazard Areas</p>	<p>100' Contours</p> <p>20' Contours</p> <p>Flag-Markin' Buffers</p> <p>350 Feet</p> <p>600 Feet</p> <p>Tax Parcels</p> <p>Urban Growth Area Boundary</p> <p>Incorporated City Boundary</p> <p>State Highway</p> <p>Major Road</p> <p>Collector / Arterial</p> <p>Local Access, Local Road</p>
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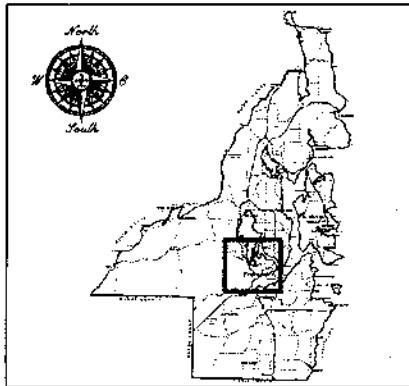
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Kitsap County Code
Title 19 - Cultural Resource Ordinance

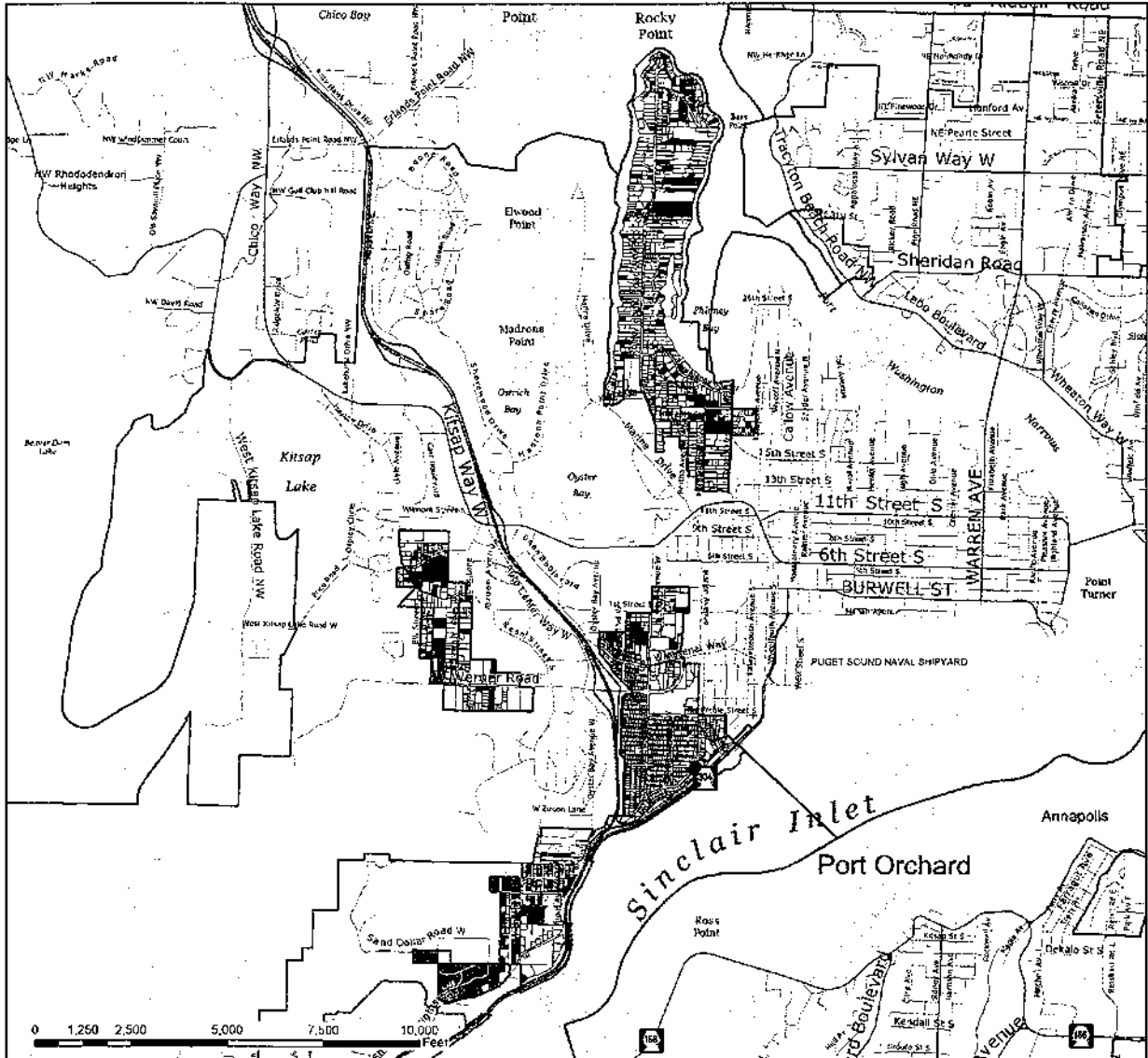
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Map Date: October, 2013

Kitsap County Department of
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614 Division Street, MS-36
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Bremerton West Urban Growth Area



<p>Developed/Exempt</p> <p>Parcels removed from Urban Land Supply described as follows:</p> <ul style="list-style-type: none"> Utilities/Transportation zones Current/Use Change: see parcels Pas-Y-Racoon parcels Institutional parcels Governmental parcels <p>Residential Land</p> <ul style="list-style-type: none"> Undeveloped Vacant Land <p>Commercial Land</p> <ul style="list-style-type: none"> Undeveloped Vacant Land <ul style="list-style-type: none"> Urban Growth Area Boundary Incorporated City Boundary Tax Parcel Boundary 	<p>State Highway</p> <p>Major Road</p> <p>Collector/Arterial</p> <p>Local Access, Local Road</p> <p>Waterbody Cartographic Feature:</p> <ul style="list-style-type: none"> Bay, estuary, Puget Sound Lake, Pond or Reservoir Includes DNR, MWA and Surveyed Wetlands <p>Fish Habitat Water Type</p> <ul style="list-style-type: none"> Degraded Shoreline of the State Fish Habitat Non-Fish Habitat Unknown, or modeled hydrographic feature
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Land Capacity Analysis

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Map Date: September, 2013

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10/30/2014

CENTRAL KITSAP URBAN GROWTH AREA
Land Capacity December 31, 2012

	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 5.0 DU/AC	URBAN MEDIUM 2.2 DU/AC	URBAN HIGH 3.1-7.5 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	IRLANDEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 1.2 DU/AC	MIXED USE 1.5 DU/AC	GRAND TOTAL
UNDERUTILIZED LANDS										
Gross Residential Acres (Developed/Percent/empty)										
Total Gross Acres	1708.18	93.65	188.16	214.72	876.48	0.00	408.93	0.00	80.21	3570.33
Multi - Family Dwelling (-)	53.26	0.00	96.89	72.46	79.40	0.00	13.97	0.00	0.46	316.44
Parcels < 0.50 Acres (-)	917.70	0.00	15.49	18.32	288.75	0.00	95.94	0.00	0.00	1336.20
Public/Current Use/Utilities (-)	251.08	8.96	20.44	83.26	157.48	0.00	90.28	0.00	58.19	669.69
Shoreline Parcel < 1.00 Acre (-)	0.00	0.00	0.00	0.00	0.30	0.00	0.00	0.00	0.00	0.30
Subtotal	486.14	73.21	66.82	40.68	350.55	0.00	208.74	0.00	21.56	1247.70
Redevelopable Acres										
Median Value \$143,497										
Density < 2.5 (-)	54.78	0.00	0.00	0.00	148.95	0.00	102.57	0.00	0.00	306.30
Density >= 2.5 < 4.00 Value > (-)	70.90	0.00	0.00	0.00	28.51	0.00	24.38	0.00	0.00	123.79
Density >= 4.0 < 5.00 Value > (-)	63.33	0.00	0.00	0.00	7.46	0.00	2.82	0.00	0.00	73.41
Density >= 5.0 < 10.00 Value > (-)	23.97	0.00	0.00	0.00	12.99	0.00	4.11	0.00	0.00	41.07
Subtotal	213.16	73.21	66.82	40.68	152.64	0.00	75.06	0.00	21.56	703.13
Remove 100% of Platted lots (acres)										
Critical Areas										
Total Redevelopable Acres	243.43	73.21	64.20	40.68	129.38	0.00	69.32	0.00	19.35	639.57
Unencumbered Acres	154.36	39.84	58.56	31.38	58.88	0.00	32.06	0.00	18.08	393.05
Acres within Critical Areas	21.99	32.54	5.64	3.47	43.42	0.00	20.52	0.00	0.83	128.41
Critical Areas reduction 75% (-)	5.50	8.14	1.41	0.87	10.86	0.00	5.13	0.00	0.21	32.10
Acres within Area of Concern	67.17	0.82	0.00	5.82	27.07	0.00	16.75	0.00	0.44	118.07
Area of Concern reduction 50% (-)	33.59	0.41	0.00	2.91	13.54	0.00	8.38	0.00	0.22	59.04
Subtotal	793.34	48.39	59.97	35.16	83.27	0.00	45.57	0.00	18.51	484.20
Roads/Right-of-Way (Future)										
20% (-)	154.67	38.71	47.98	28.13	66.62	0.00	36.45	0.00	14.81	387.36
Public Facility (Future)										
20% (-)	123.74	30.97	38.38	22.50	51.29	0.00	29.16	0.00	11.84	309.89
Unavailable Lands										
15% (-)	105.18	26.32	32.62	19.13	45.30	0.00	24.79	0.00	10.07	263.40
Commercial Split										
50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.14	6.14
Platted Lots										
Underutilized Platted Lots 25% (+)	7.43	0.00	0.55	0.00	5.82	0.00	1.44	0.00	0.00	15.34
Platted Lot existing dwelling unit count	24	0	2	0	9	0	1	0	8	44
Dwelling Unit count (-75%)	6	0	1	0	2	0	0	0	0	9
Existing Dwelling Units										
Existing Dwelling Units (from platted lots) (-)	141	8	23	21	25	0	8	0	13	239
Total Dwelling Units (-)	147	8	24	21	27	0	8	0	11	248
TOTALS										
Net Developable Acres	112.61	26.32	33.28	19.13	51.11	0.00	26.22	0.00	6.14	274.81
Dwelling Unit Capacity	529	150	376	395	101	0	44	0	82	1676
Population Capacity	1322	270	940	711	251	0	110	0	147	3751

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CENTRAL KITSAP URBAN GROWTH AREA
Land Capacity December 31, 2012

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.5 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Gross Residential Zoned Acres										
Total Gross Vacant Acres	118.44	80.76	2.07	14.77	226.72	0.00	128.98	0.00	54.98	626.72
Subtotal	118.44	80.76	2.07	14.77	226.72	0.00	128.98	0.00	54.98	626.72
Redevelopable Acres										
Subtotal	118.44	80.76	2.07	14.77	226.72	0.00	128.98	0.00	54.98	626.72
Vacant Platted Lots (-)	22.51	0.00	0.00	0.00	32.33	0.00	40.34	0.00	0.79	95.97
Critical Areas										
Total Redevelopable Acres	95.93	80.76	2.07	14.77	194.39	0.00	88.64	0.00	54.19	530.75
Unencumbered Acres	56.72	28.27	2.00	8.18	73.85	0.00	16.49	0.00	19.40	204.91
Acres within Critical Areas	10.46	50.80	0.07	0.40	87.42	0.00	32.25	0.00	23.01	204.41
Critical Areas reduction 75% (-)	2.62	12.70	0.02	0.10	21.86	0.00	8.06	0.00	5.75	51.10
Acres within Area of Concern	28.75	1.68	0.00	6.19	33.13	0.00	39.91	0.00	11.78	121.44
Area of Concern reduction 50% (-)	14.38	0.84	0.00	3.10	16.57	0.00	19.95	0.00	5.89	60.72
Subtotal	73.71	41.81	2.02	11.38	112.27	0.00	44.51	0.00	31.04	316.73
Roads/Right-of-Way (Future)										
20% (-)	58.97	33.45	1.61	9.10	89.82	0.00	35.61	0.00	24.83	253.39
Public Facility (Future)										
20% (-)	47.17	26.76	1.29	7.28	71.85	0.00	28.48	0.00	19.87	202.71
Unavailable Lands										
5% (-)	44.82	25.42	1.23	6.92	68.26	0.00	27.06	0.00	18.87	192.57
Commercial Split										
50% (-)	42.57	24.15	1.17	6.57	64.85	0.00	25.71	0.00	9.44	174.45
Platted Lots										
Vacant Platted Lots	118	0	0	0	80	0	94	0	3	295
Net Developable Acres	44.82	25.42	1.23	6.92	68.26	0.00	27.06	0.00	9.44	183.14
Dwelling Unit Capacity	387	153	15	150	251	0	148	0	145	1248
Population Capacity	967	275	37	271	627	0	370	0	260	2806

CENTRAL KITSAP URBAN GROWTH AREA
Land Capacity December 31, 2012

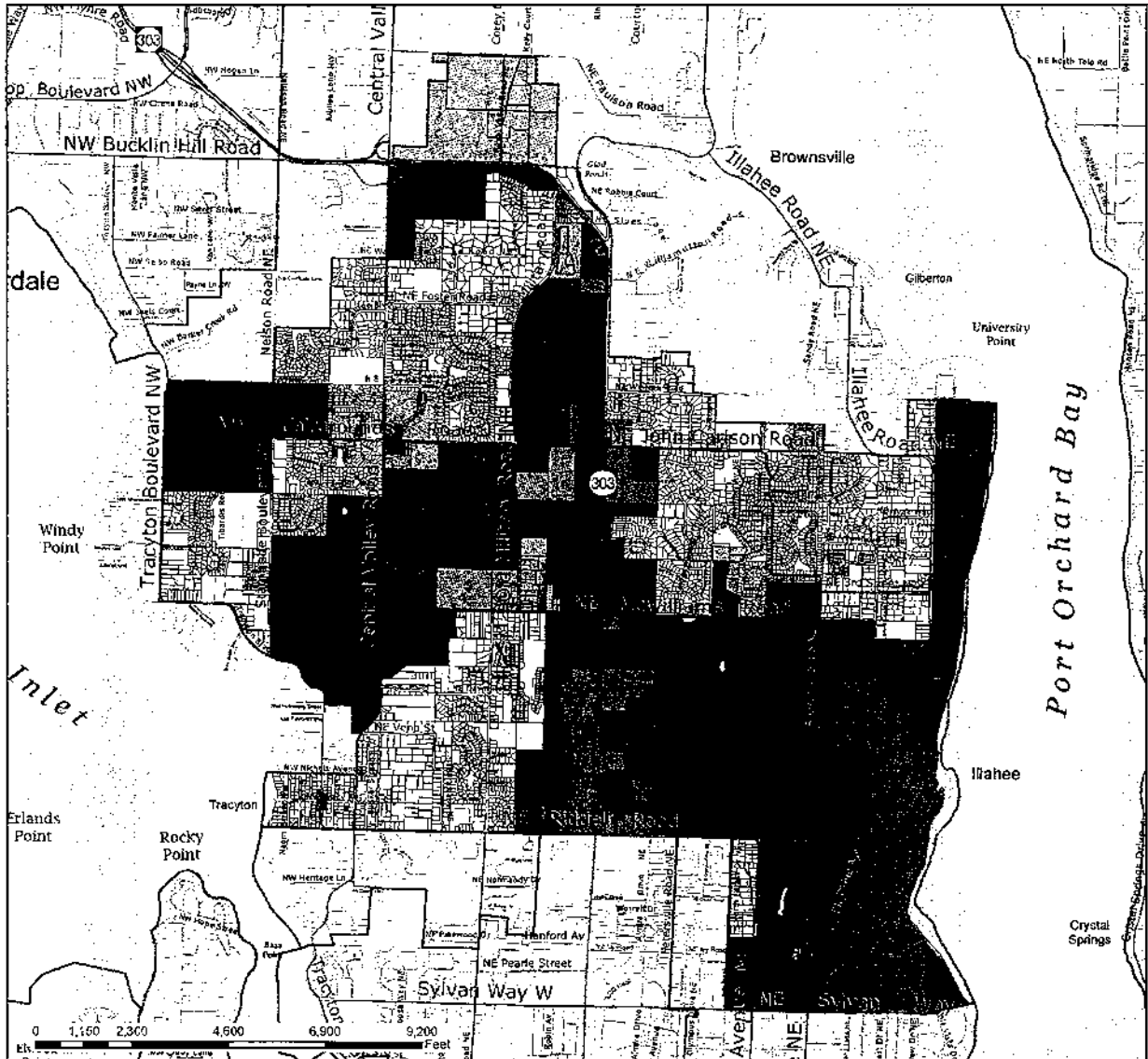
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UNDERUTILIZED LANDS	URBAN LOW 6.0 DU//AC	SENIOR LIVING HOMESTEAD 6.0 DU//AC	URBAN MEDIUM 12 DU//AC	URBAN HIGH 21.75 DU//AC	URBAN RESTRICTED 2.5 DU//AC	URBAN CLUSTER 7.6 DU//AC	ILLAHEE GREENBELT 2 DU//AC	URBAN VILLAGE CENTER 12 DU//AC	MIXED USE 15 DU//AC	GRAND TOTAL
Net Developable Acres	112.61	26.32	33.28	19.13	51.11	0.00	26.22	0.00	6.14	274.81
Dwelling Unit Capacity	529 2.5 pph	150 1.8 pph	376 2.5 pph	395 1.8 pph	101 2.5 pph	0 2.5 pph	44 2.5 pph	0 1.8 pph	82 1.8 pph	1676
Population Capacity	1322	270	940	711	251	0	110	0	147	3751

VACANT LAND	URBAN LOW 6.0 DU//AC	SENIOR LIVING HOMESTEAD 6.0 DU//AC	URBAN MEDIUM 12 DU//AC	URBAN HIGH 21.75 DU//AC	URBAN RESTRICTED 2.5 DU//AC	URBAN CLUSTER 7.6 DU//AC	ILLAHEE GREENBELT 2 DU//AC	URBAN VILLAGE CENTER 12 DU//AC	MIXED USE 15 DU//AC	GRAND TOTAL
Net Developable Acres	44.82	25.42	1.23	6.92	68.26	0.00	27.06	0.00	9.44	183.14
Dwelling Unit Capacity	387 2.5 pph	153 1.8 pph	15 2.5 pph	150 1.8 pph	251 2.5 pph	0 2.5 pph	148 2.5 pph	0 1.8 pph	145 1.8 pph	1248
Population Capacity	967	275	37	271	627	0	370	0	260	2806

GRAND TOTAL	URBAN LOW 6.0 DU//AC	SENIOR LIVING HOMESTEAD 6.0 DU//AC	URBAN MEDIUM 12 DU//AC	URBAN HIGH 21.75 DU//AC	URBAN RESTRICTED 2.5 DU//AC	URBAN CLUSTER 7.6 DU//AC	ILLAHEE GREENBELT 2 DU//AC	URBAN VILLAGE CENTER 12 DU//AC	MIXED USE 15 DU//AC	GRAND TOTAL
Net Developable Acres	157.43	51.74	34.51	26.04	119.37	0.00	53.28	0.00	15.58	457.95
Dwelling Unit Capacity	916 2.5 pph	302 1.8 pph	391 2.5 pph	545 1.8 pph	351 2.5 pph	0 2.5 pph	192 2.5 pph	0 1.8 pph	226 1.8 pph	2924
Population Capacity	2289	544	976	982	878	0	481	0	407	6557

Central Kitsap Urban Growth Area



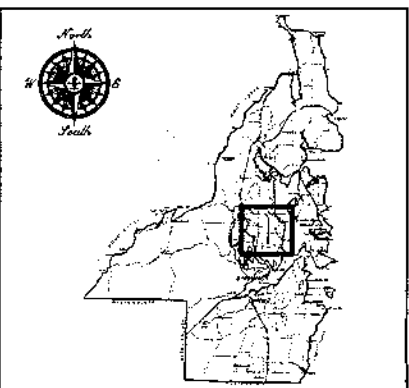
Zoning

KITAP COUNTY COMPREHENSIVE PLANNING MAP SERIES
This map was developed for general and use planning purposes.
The user of this map must assume responsibility for determining its suitability for other purposes.

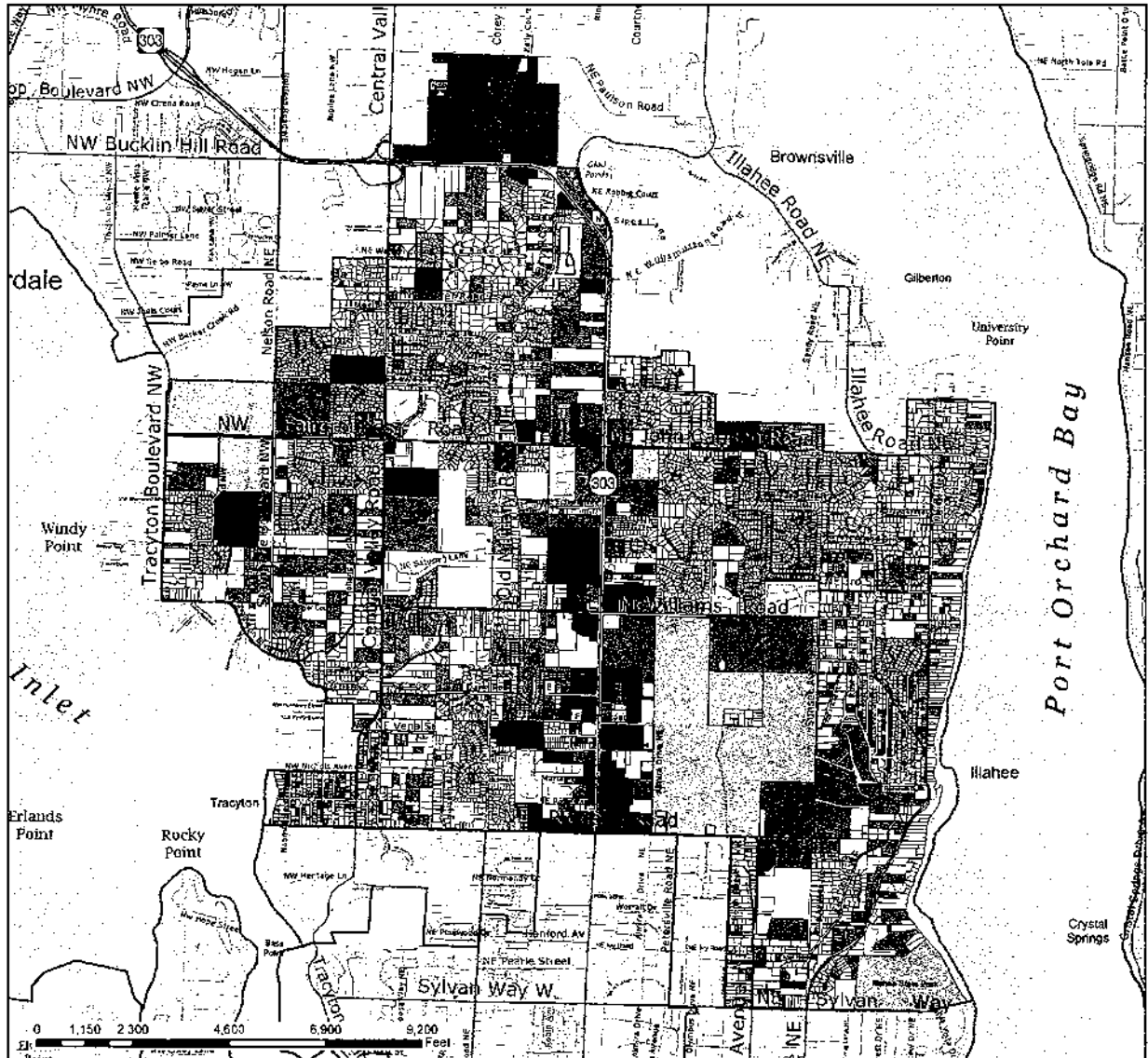
Amendments:

February 6, 1993	Forest Reserve Lands
April 15, 1999	Suppamish Rural Village
May 10, 1999	Maplewood and Planning Areas
July 21, 1999	Port Camille Rural Housing Town
June 10, 2002	Mochee Community Plan
June 10, 2002	Ord No. 274-2002 Comprehensive Plan/Zoning Amendments
September 6, 2003	Ord No. 188-2003 (Map Corrections)
October 25, 2004	George's Coveur Coastal LALM/RD
October 25, 2004	Ord No. 222-2004 Comprehensive Plan/Zoning Amendments
December 22, 2005	Ord No. 352-2005 Comprehensive Plan/Zoning Amendments
December 11, 2006	Ord No. 370-2006 10-Year Update
June 11, 2007	Ord No. 384-2007 Repeal of Urban Heating Zone (UHZ)
November 15, 2007	Ord No. 467-2007 Kitsap Community Plan
December 31, 2007	Ord No. 465-2007 Comprehensive Plan/Zoning Amendments
October 15, 2008	Ord No. 414-2008 Comprehensive Plan/Zoning Amendments
December 29, 2008	Ord No. 420-2008 Comprehensive Plan/Zoning Amendments
December 14, 2009	Ord No. 443-2009 Comprehensive Plan/Zoning Amendments
December 15, 2010	Ord No. 467-2010 Type B LALM/RD
August 31, 2012	Ord No. 432-2012 Urban Growth Area Remap
December 17, 2012	Ord No. 496-2012 Comprehensive Plan/Zoning Amendments

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Central Kitsap Urban Growth Area



	Cultural, Educational and Recreational		Urban Growth Area Boundary
	Industrial and Manufacturing Services		Incorporated City Boundary
	Residential		Tax Parcel Boundary
	Resource Production and Extraction		State Highway
	Retail Trade		Major Road
	Services		Collector/Arterial
	Transportation, Communications and Utilities		Local Access/Local Road
	Underserved Land and Water Areas		

Waterbodies (defined in WAC 222-16-030)
 Waterbody Cartographic Feature Code

- UW: Urban, Estuary, Fluvial, Salt
- LW: Lake, Pond, Reservoir, Channel or other water body
- SW: Shallow, Wetland, and Surfaced Water

Waterbodies (defined in WAC 222-16-030)
 Non-Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-Habitat
- (U) Unknown, Unimproved

Hydrographic features

Current Land Use

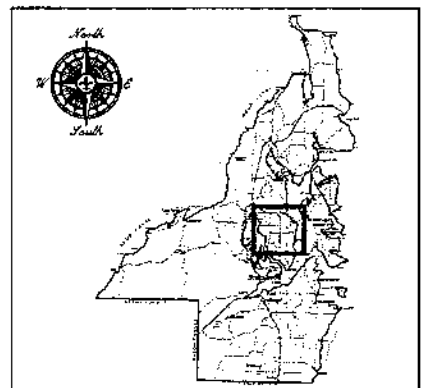
This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranties of any sort, including accuracy, fitness, or merchantability accompany this product. The user of this map assumes responsibility for determining its suitability for its intended use.

*** THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY ***

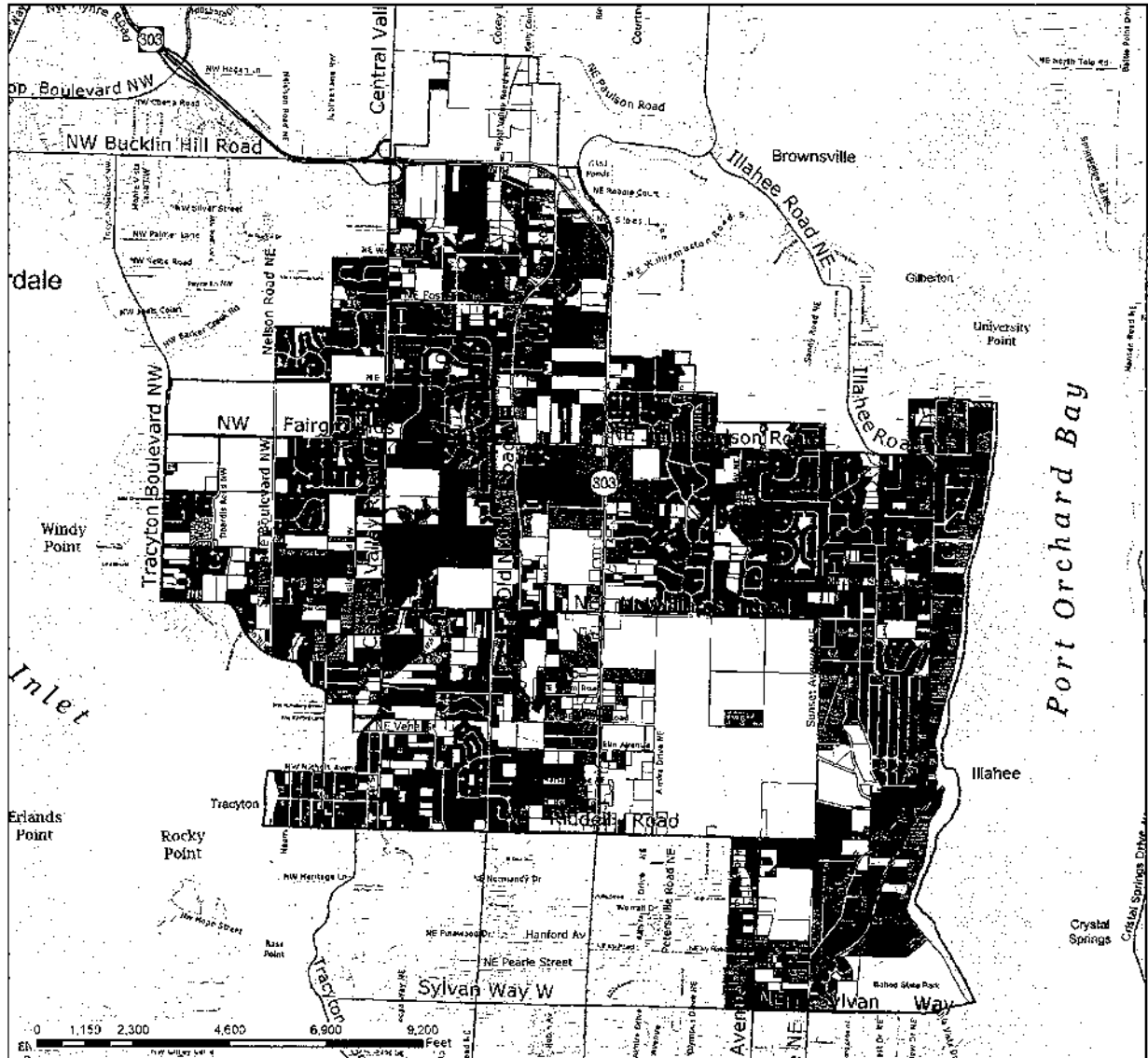
Current Land Use was created from information provided by the Kitsap County Assessor's property data code.

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Central Kitsap Urban Growth Area



Developed Parcel
Parcel not considered for additional capacity

- Underutilized - Residential
- Vacant Land - Residential
- Parcel less than 50 acres
- Parcel density less than 25 times the zoning base
- Parcel density 2.5 - 4 times zoning base and building value is less than 12 million value
- Parcel density 4 - 5 times zoning base and building value is less than median value
- Parcel density 6 - 10 times zoning base and building value is at least 12.5 million value
- Shoreline parcel less than 1.00 acre
- Multi-Family

Water Features
 (S) Based on WAC 229-40-020
 (M) Based on WAC 229-40-020
 (R) Based on WAC 229-40-020
 (S) Based on WAC 229-40-020
 (M) Based on WAC 229-40-020
 (R) Based on WAC 229-40-020

Other Features
 (S) Based on WAC 229-40-020
 (M) Based on WAC 229-40-020
 (R) Based on WAC 229-40-020

Legend
 (S) Based on WAC 229-40-020
 (M) Based on WAC 229-40-020
 (R) Based on WAC 229-40-020

Land Capacity Analysis

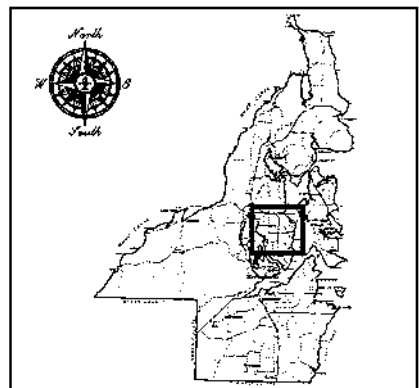
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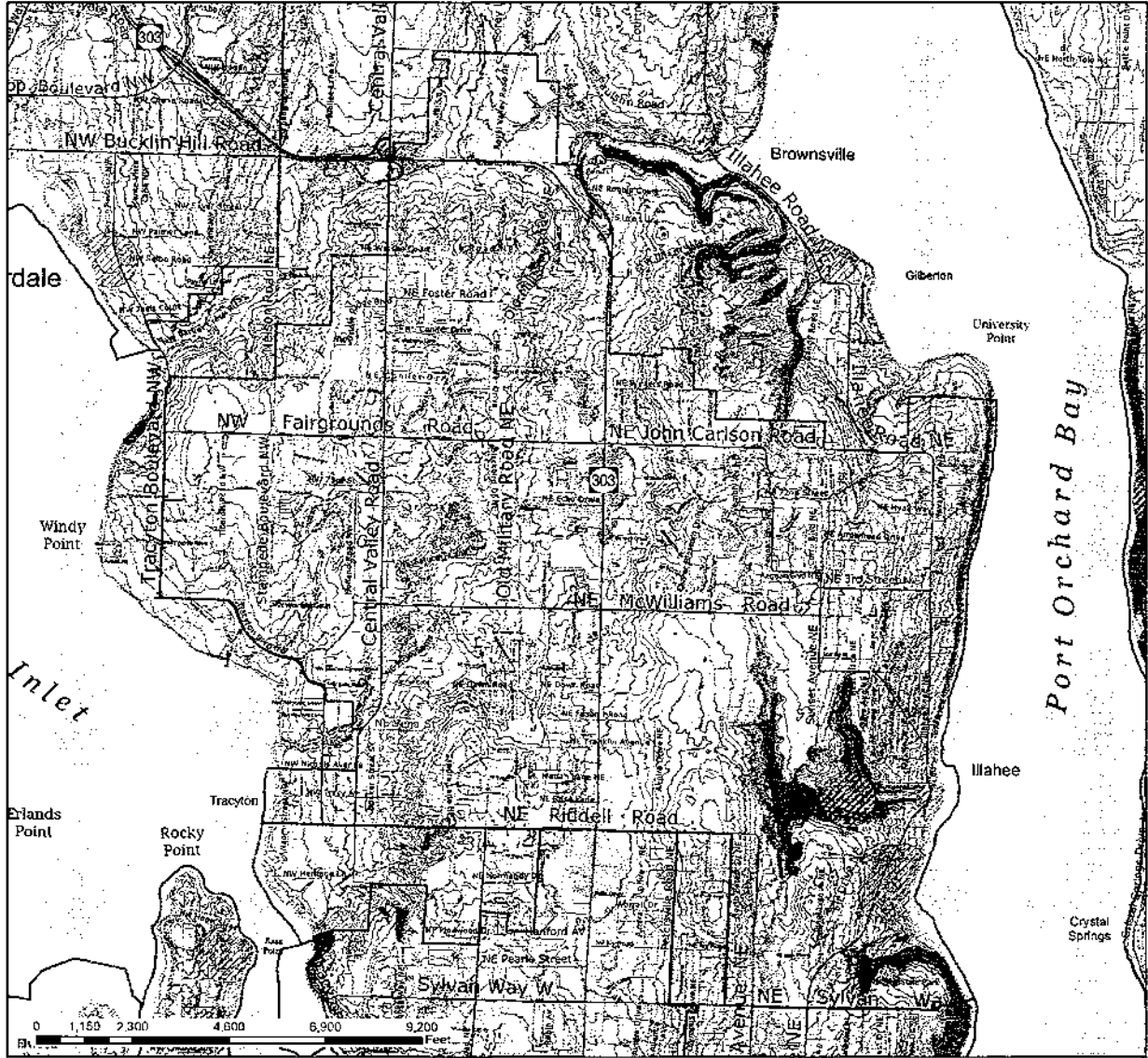
Vacant and Underutilized parcels identified from Land Capacity Analysis were done as part of the Kitsap County Buildable Lands Analysis report. This data represents analysis from parcel data as reflected on January 2, 2012. Continuing permit and development activity will alter the vacant and underutilized parcels results.

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Central Kitsap Urban Growth Area



Waterbodies
(defined in WAAC 222-16-030)

Waterbody Cartographic Feature Code

- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Glacial pit, or quarry filled with water
- Includes DNR, WMA, and Surveyed Wetlands

Watercourse Types
(defined in WAAC 222-16-030)

Fish Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-Fish Habitat
- (U) Unknown, unclassified hydrographic feature

100 Year Floodplain
The primary risk classification shown is the 100-year return period flood event.

Potential Wetlands

Geographic Description

- High Hazard Areas
- Moderate Hazard Areas

Building Limitations


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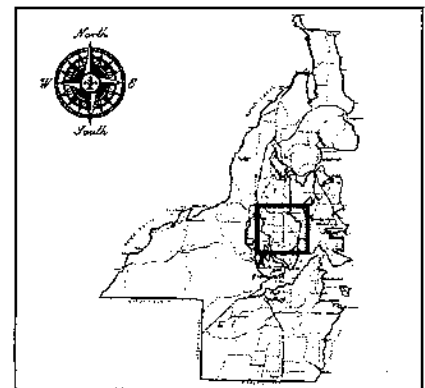
* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Kitsap County Code
Title 15 - Critical Area Ordinance

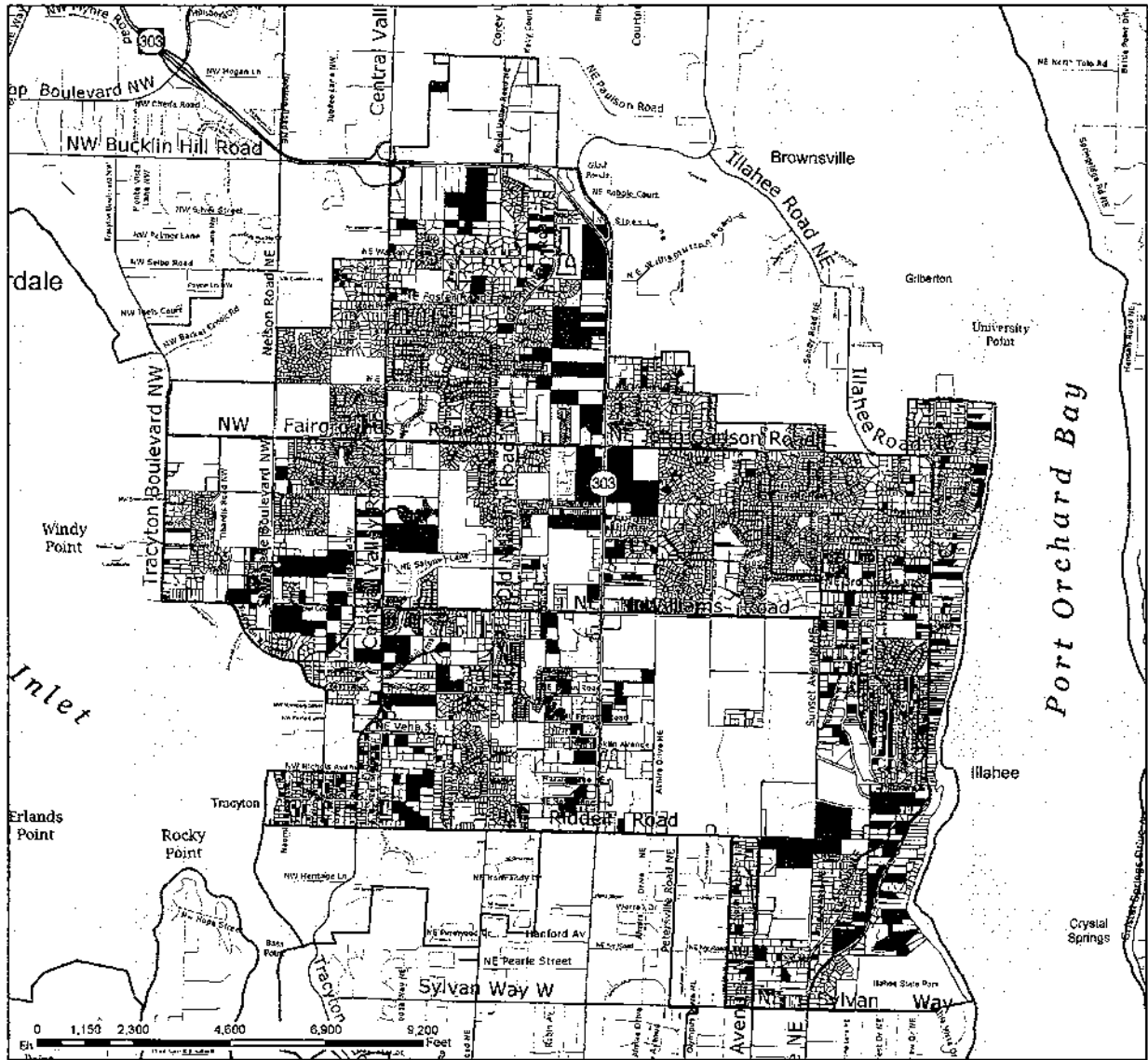
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Map Date: October, 2013

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Central Kitsap Urban Growth Area



Development Permit

Parcels removed from Urban Land Supply designated as follows:
 Underutilized vacant parcels
 Current (2012) Common area parcels
 Parks/Recreation parcels
 Industrial parcels
 Commercial parcels

Residential Land

- Underutilized
- Vacant Land

Commercial Land

- Underutilized
- Vacant Land

Urban Growth Area Boundary
 Incorporated City Boundary
 Tax Parcel Boundary

State Highway
Major Road
Collector / Arterial
Local Access, Local Road

Water/Body Cartographic Feature

- Bay, estuary, Puget Sound
- Lake, Pond or Reservoir (includes DNR, NWA and Surveyed Wetlands)

Fish Habitat Water Type

- Designated Shoreline of the State
- Fish Habitat
- Non-fish Habitat
- Unknown, unmodeled hydrographic feature

Land Capacity Analysis

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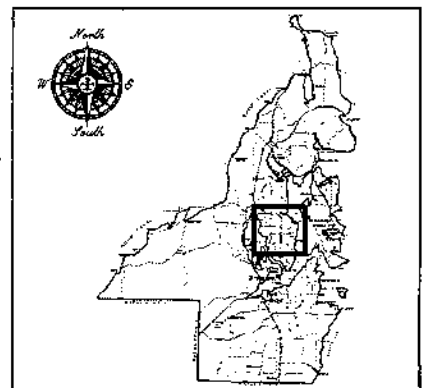
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10/30/2014

GORIST URBAN GROWTH AREA
Land Capacity December 31, 2012

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ELVAHIE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIKED USE 15 DU/AC	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)										
Total Gross Acres	19.86	0.00	0.00	0.00	9.47	0.00	0.00	0.00	0.00	29.33
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parcels < 0.50 Acres (+)	6.38	0.00	0.00	0.00	1.40	0.00	0.00	0.00	0.00	7.78
Public/Current Use/Utilities (+)	0.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.19
Showline Parcel < 1.00 Acre (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	13.29	0.00	0.00	0.00	8.07	0.00	0.00	0.00	0.00	21.36
Redevelopable Acres										
Median Value \$80,738										
Density < 2.5 (-)	0.00	0.00	0.00	0.00	2.67	0.00	0.00	0.00	0.00	2.67
Density >= 2.5 - < 4.00 Value > (+)	1.46	0.00	0.00	0.00	1.66	0.00	0.00	0.00	0.00	3.12
Density >= 4.0 - < 5.00 Value > (+)	0.00	0.00	0.00	0.00	2.07	0.00	0.00	0.00	0.00	2.07
Density >= 5.0 - < 10.00 Value > (+)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	11.83	0.00	0.00	0.00	1.67	0.00	0.00	0.00	0.00	13.50
Remove 100% of Platted lots (acres)	0.60	0.00	0.00	0.00	1.67	0.00	0.00	0.00	0.00	2.27
Critical Areas										
Total Redevelopable Acres	11.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.23
Unencumbered Acres	5.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.35
Acres within Critical Areas	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.68
Critical Areas reduction 75% (-)	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17
Acres within Area of Concern	5.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.19
Area of Concern reduction 50% (-)	2.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.60
Subtotal	8.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.12
Roads/Right-of-Way (Future)										
20% (+)	6.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.49
Public Facility (Future)										
20% (+)	5.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.19
Unavailable lands										
15% (+)	4.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.41
Commercial Split										
50% (+)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Platted Lots										
Underutilized Platted Lots 25% (+)	0.15	0.00	0.00	0.00	0.42	0.00	0.00	0.00	0.00	0.57
Platted lot existing dwelling unit (count)	1	0	0	0	1	0	0	0	0	2
Dwelling Unit count (-75%)	0	0	0	0	0	0	0	0	0	0
Existing Dwelling Units										
Existing Dwelling Units (from platted lots) (-)	5	0	0	0	1	0	0	0	0	6
Total Dwelling Units (+)	5	0	0	0	1	0	0	0	0	7
TOTALS										
Net Developable Acres	4.56	0.00	0.00	0.00	0.42	0.00	0.00	0.00	0.00	4.98
6.0 DU/AC	6.0 DU/AC	6.0 DU/AC	17 DU/AC	21.75 DU/AC	2.5 DU/AC	7.6 DU/AC	2 DU/AC	12 DU/AC	15 DU/AC	
Dwelling Unit Capacity	22	0	0	0	0	0	0	0	0	22
2.5 pph	1.8 pph	1.8 pph	2.5 pph	1.8 pph	2.5 pph	2.5 pph	2.5 pph	1.8 pph	1.8 pph	
Population Capacity	55	0	0	0	0	0	0	0	0	55

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GORST URBAN GROWTH AREA
Land Capacity December 31, 2012

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Gross Residential Zoned Acres										
Total Gross Vacant Acres	4.40	0.00	0.00	0.00	2.90	0.00	0.00	0.00	0.00	7.30
Subtotal	4.40	0.00	0.00	0.00	2.90	0.00	0.00	0.00	0.00	7.30
Redevelopable Acres										
Subtotal	4.40	0.00	0.00	0.00	2.90	0.00	0.00	0.00	0.00	7.30
Vacant Platted Lots (-)	0.12	0.00	0.00	0.00	0.57	0.00	0.00	0.00	0.00	0.69
Critical Areas										
Total Redevelopable Acres	4.28	0.00	0.00	0.00	2.33	0.00	0.00	0.00	0.00	6.61
Unencumbered Acres	0.33	0.00	0.00	0.00	0.39	0.00	0.00	0.00	0.00	0.72
Acres within Critical Areas	0.13	0.00	0.00	0.00	1.81	0.00	0.00	0.00	0.00	1.94
Critical Areas reduction 75% (-)	0.03	0.00	0.00	0.00	0.45	0.00	0.00	0.00	0.00	0.49
Acres within Area of Concern	3.82	0.00	0.00	0.00	0.14	0.00	0.00	0.00	0.00	3.96
Area of Concern reduction 50% (-)	1.91	0.00	0.00	0.00	0.07	0.00	0.00	0.00	0.00	1.98
Subtotal	2.27	0.00	0.00	0.00	0.91	0.00	0.00	0.00	0.00	3.19
Roads/Right-of-Way (Future)										
20% (-)	1.82	0.00	0.00	0.00	0.73	0.00	0.00	0.00	0.00	2.55
Public Facility (Future)										
20% (-)	1.45	0.00	0.00	0.00	0.58	0.00	0.00	0.00	0.00	2.04
Unavailable Lands										
5% (-)	1.38	0.00	0.00	0.00	0.55	0.00	0.00	0.00	0.00	1.94
Commercial Split										
50% (-)	1.31	0.00	0.00	0.00	0.53	0.00	0.00	0.00	0.00	1.84
Platted Lots										
Vacant Platted Lots	1	0	0	0	2	0	0	0	0	3
Net Developable Acres	1.38	0.00	0.00	0.00	0.55	0.00	0.00	0.00	0.00	1.94
6.0 DU/AC	6.0 DU/AC	6.0 DU/AC	12 DU/AC	21.75 DU/AC	2.5 DU/AC	7.6 DU/AC	2 DU/AC	12 DU/AC	15 DU/AC	
Dwelling Unit Capacity	9	0	0	0	3	0	0	0	0	13
2.5 pph	1.8 pph	1.8 pph	2.5 pph	1.8 pph	2.5 pph	2.5 pph	2.5 pph	1.8 pph	1.8 pph	
Population Capacity	23	0	0	0	8	0	0	0	0	32

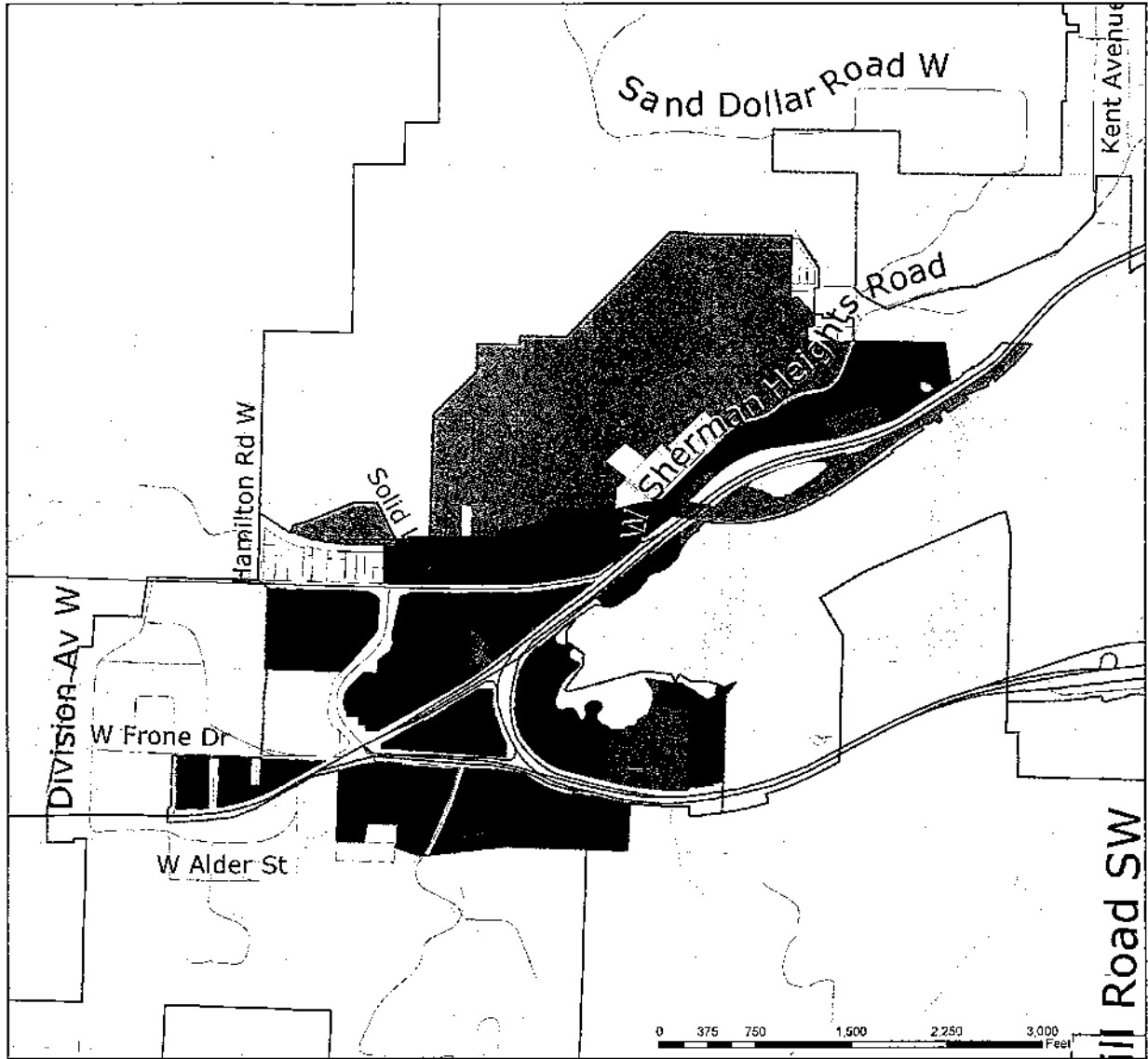
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GORST URBAN GROWTH AREA
Land Capacity December 31, 2012

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	4.56	0.00	0.00	0.00	0.42	0.00	0.00	0.00	0.00	4.98
Dwelling Unit Capacity	22	0	0	0	0	0	0	0	0	22
Population Capacity	2.5 pph	1.8 pph	2.5 pph	1.8 pph	2.5 pph	2.5 pph	2.5 pph	1.8 pph	1.8 pph	55

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	1.38	0.00	0.00	0.00	0.55	0.00	0.00	0.00	0.00	1.94
Dwelling Unit Capacity	9	0	0	0	3	0	0	0	0	13
Population Capacity	2.5 pph	1.8 pph	2.5 pph	1.8 pph	2.5 pph	2.5 pph	2.5 pph	1.8 pph	1.8 pph	32

GRAND TOTAL	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	5.95	0.00	0.00	0.00	0.97	0.00	0.00	0.00	0.00	6.92
Dwelling Unit Capacity	31	0	0	0	3	0	0	0	0	35
Population Capacity	79	1.8 pph	2.5 pph	1.8 pph	2.5 pph	2.5 pph	2.5 pph	1.8 pph	1.8 pph	87

Gorst Urban Growth Area



	Highway/Tourist Commercial (10-30 DU/Ac)		WaterBody Cartographic Feature
	Industrial		Ray, ordinary, Right Sound
	Urban Restricted (1-5 DU/Ac)		Lake, Pond or Reservoir
	Urban Low Residential (3-9 DU/Ac)		Includes DNR, NWM and Surveyed Wetlands
	Urban Growth Area Boundary		Designated Shoreline of the State
	Incorporated City Boundary		Fish Habitat
	Lot/Parcel Boundary		Non-fish Habitat
	State - Highway		Unshaded, unmodeled hydrographic feature
	Major Road		
	Collector / Arterial		
	Local Access, Local Road		

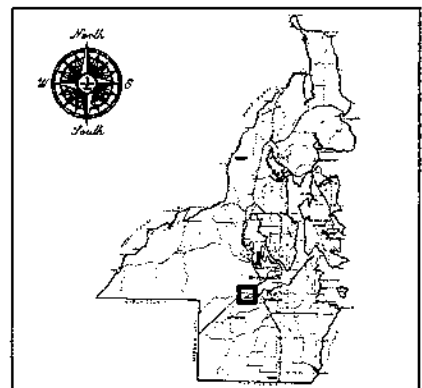
Zoning

KITAP COUNTY COMPREHENSIVE PLANNING MAP SERIES
 This map was developed for general information purposes. The user of this map in all activities responsible for determining its suitability for other purposes.

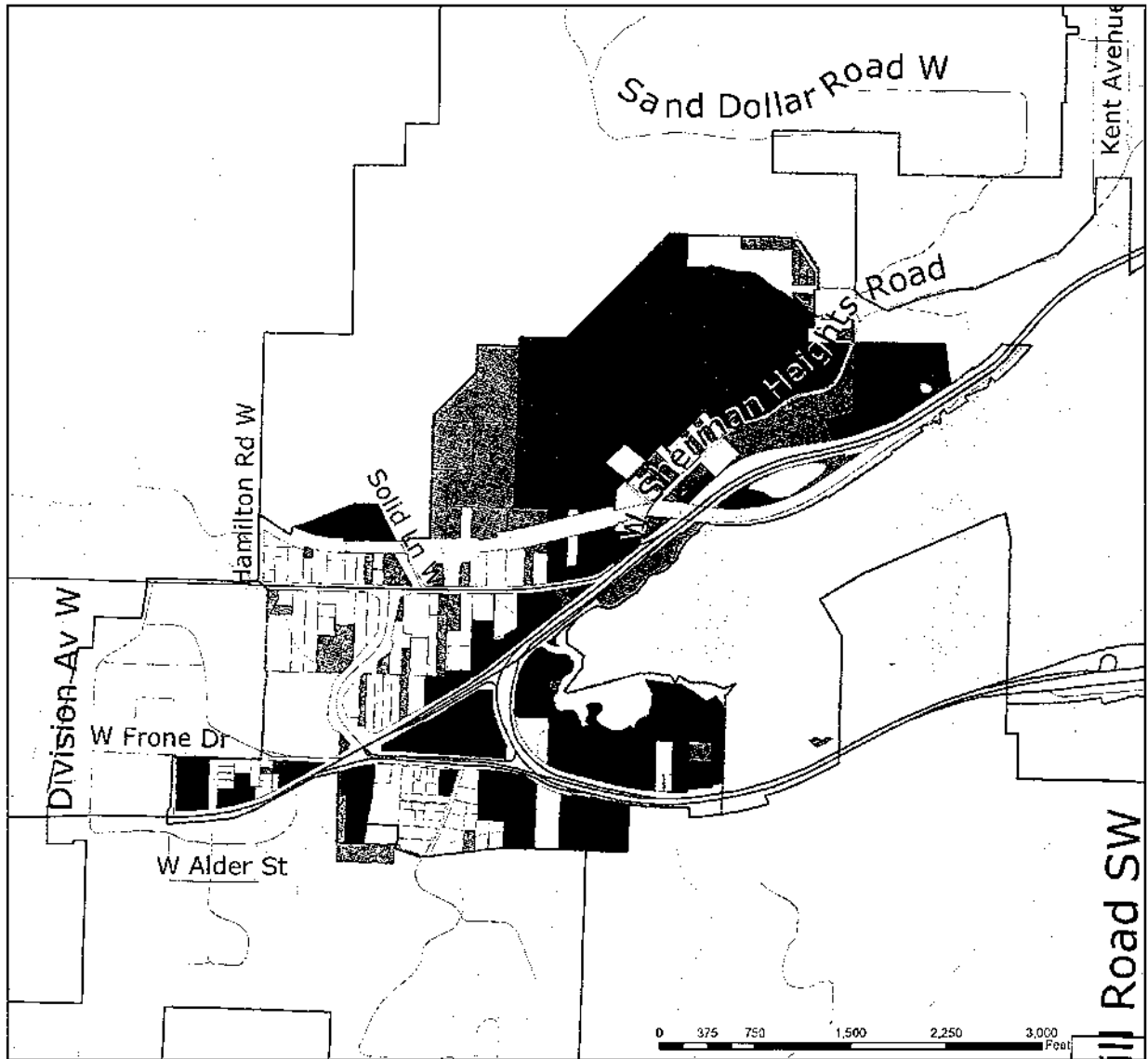
Amendments:

- February 8, 1993: Form Resubmittal
- April 19, 1993: Squisham Rural Village
- July 16, 1999: Added Joint Planning Areas
- July 21, 1999: Port Gamble Rural Historic Town
- June 10, 2002: Municipality Community Plan
- June 10, 2002: Ord No. 274-2002 Comprehensive Plan/Zoning Amendments
- September 8, 2003: Ord No. 168-2003 Map Corrections
- December 8, 2003: Ord No. 218-2003 Comprehensive Plan/Zoning Amendments
- October 25, 2004: George's Corner Community LUMSD
- October 25, 2004: Ord No. 225-2004 Comprehensive Plan/Zoning Amendments
- December 23, 2005: Ord No. 302-2005 Comprehensive Plan/Zoning Amendments
- December 23, 2005: Ord No. 310-2005 Ordinal Update
- June 11, 2007: Ord No. 388-2007 Retail of Urban Holding Zone (RUH)
- November 19, 2007: Ord No. 402-2007 Keyport Community Plan
- December 31, 2007: Ord No. 425-2007 Casseltonville Plan/Zoning Amendment
- October 13, 2008: Ord No. 416-2008 Comprehensive Plan/Zoning Amendments
- December 23, 2008: Ord No. 420-2008 Comprehensive Plan/Zoning Amendment
- December 14, 2009: Ord No. 440-2009 Comprehensive Plan/Zoning Amendment
- December 15, 2010: Ord No. 447-2010 Comprehensive Plan/Zoning Amendments
- December 15, 2010: Ord No. 447-2010 Type III LAMAGD
- August 21, 2012: Ord No. 400-2012 2012 Urban Growth Area - Rebrand
- October 15, 2012: Ord No. 436-2012 Comprehensive Plan/Zoning Amendments

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Gorst Urban Growth Area



<ul style="list-style-type: none"> G-Local, Enforcement and Recreational Residential Resource, Recreation and Open Space Retail Trade Services Transportation, Communications and Utilities Undeveloped Land and Water Areas <p>Waterbodies (defined in WAC 222-16-030) Waterbody Geographic Feature Code</p> <ul style="list-style-type: none"> Bay, Inland, Puget Sound Lake, Pond, Reservoir, Crater, or quarry filled with water CWR, RWL, and Surveyed Wetlands <p>Watercourses (defined in WAC 222-16-030) Fish Habitat Water Type Code</p> <ul style="list-style-type: none"> (B) Degradated Short line of the 621e (1) Fish Habitat (H) Non-Fish Habitat (U) Unknown, unmodeled hydrographic feature 	<ul style="list-style-type: none"> Urban Growth Area Boundary Incorporated City Boundary Tax Parcel Boundary State Highway Major Road Collector / Arterial Local Access: Local Road
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Current Land Use

This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranties of any sort, including accuracy, fitness, or merchantability accompany this product. The user of this map assumes responsibility for determining its suitability for its intended use.

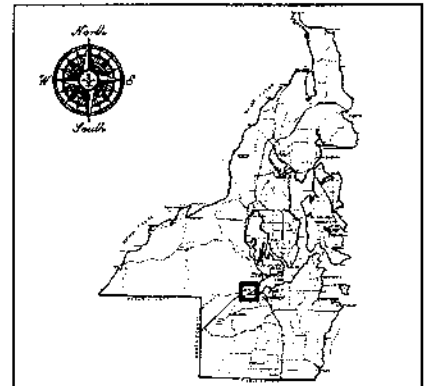
* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Current Land Use was created from information provided by the Kitsap County Assessor's property class code.

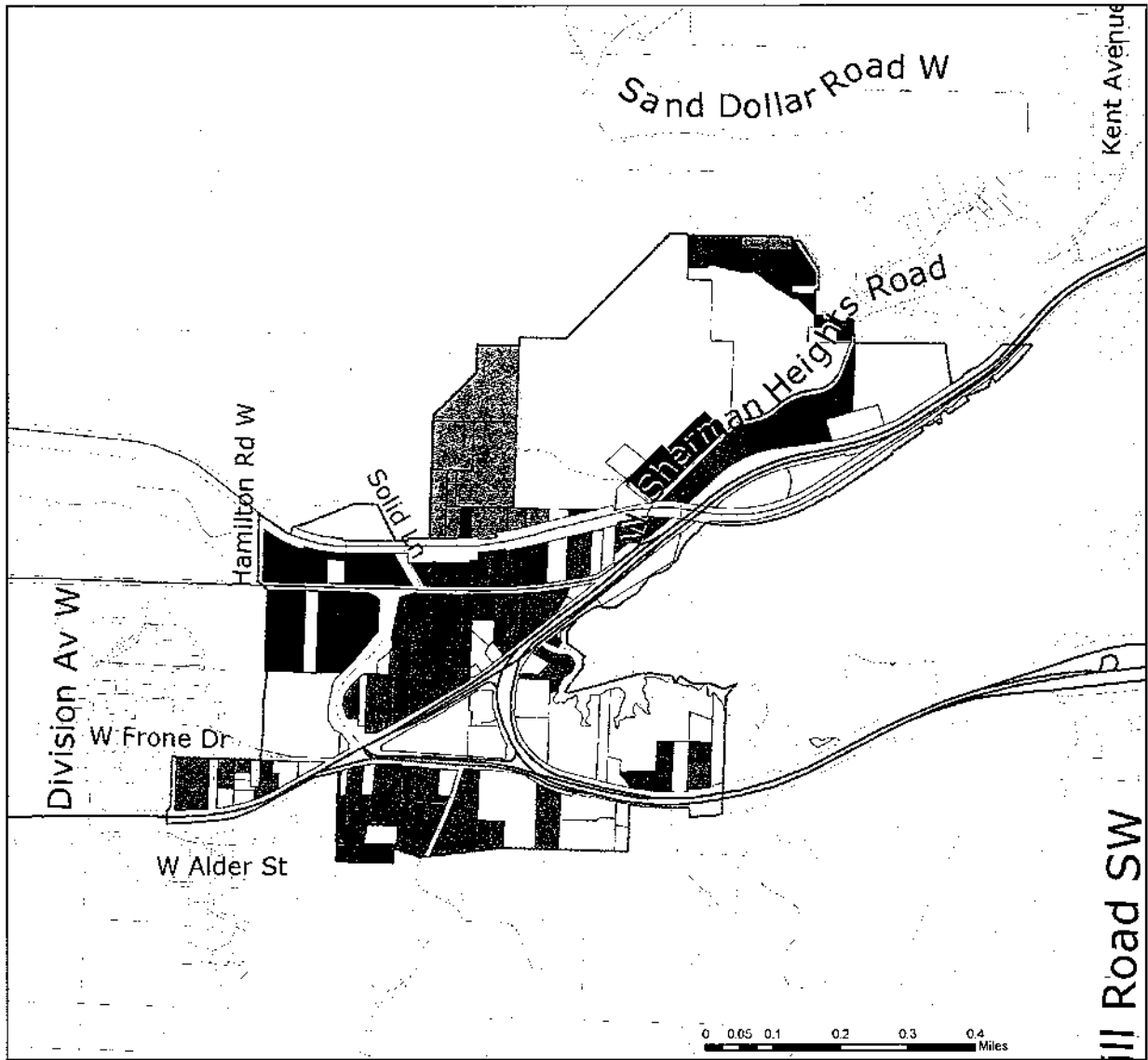
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Map Date: September, 2013

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Gorst Urban Growth Area



Developed Parcel Parcel not considered for additional capacity	Undeveloped - Commercial
Undeveloped - Residential	Vacant Land - Commercial
Vacant Land - Residential	Undeveloped - Industrial
Parcel less than 50 acres	Vacant Land - Industrial
Parcel density less than 2.5 times zoning size	Urban Growth Area Boundary
Parcel density 2.5 - 4 times zoning size and building value is less than 1/2 median value	Incorporated City Boundary
Parcel density 4 - 6 times zoning size and building value is less than median value	
Parcel density 6 - 10 times zoning size and building value is less than 1.5 x median value	
Shareline parcel less than 1.00 acre	
Multi-Family	

Water Bodies Surface Water (SWA) (A000) Non-Surface Water (NSW) (A000) Sea Wall, Paper Road Sea Wall, Frame, Concrete Sea Wall, Rock Sea Wall, Sand and Gravel	Watercourses (Default in SWA 000-1000) Flow: No Flow (N) Flow: Only in Storm Flow: Daily Flow: Seasonal Flow: Unknown (U) Flow: No Flow	State Highways Major Road County Road Local Access Road Road
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Land Capacity Analysis

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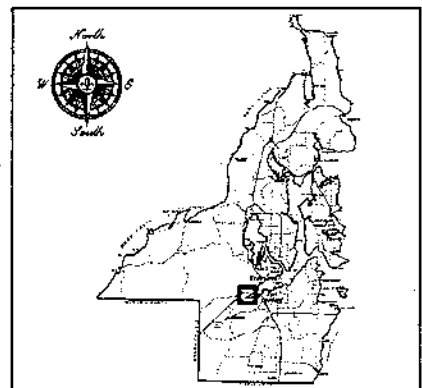
Vacant and Undeveloped parcels created from Land Capacity Analysis were done as part of the Kitsap County Buildable Lands Analysis report. This data represents analysis from parcel data as reflected on January 2, 2012. Continuing permit and development activity will alter the vacant and undeveloped parcels results.

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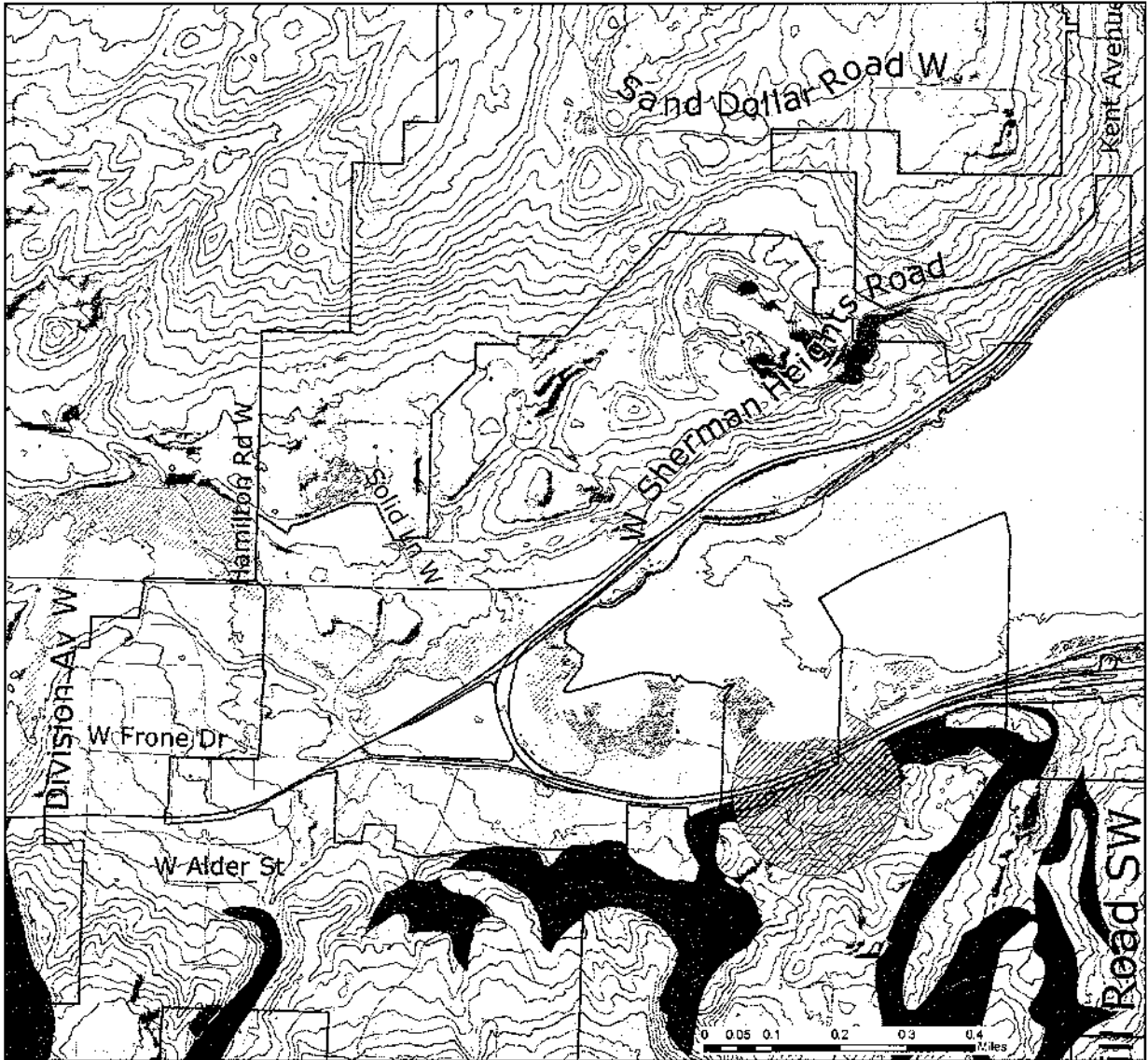
Map Date: September, 2013



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Gorst Urban Growth Area



Waterbodies
(defined in WAC 222-16-030)

Waterbody Cartographic Feature Code

- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- Industry Canal, Water Canal, Stream, Wetlands

Water Courses
(defined in WAC 222-16-030)

Water Feature Code

- (R) Designated Shoreline of the State
- (H) Main Channel
- (M) Non-Fish Habitat
- (U) Unknown, Unmodified Hydrographic feature
- 100 Year Floodplain

Potential Wetlands

Geographic Description

- High Hazard Areas
- Moderate Hazard Areas

Building Limitations

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Kitsap County Code
Title 19 - Global Areas Ordinance

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Map Date: October, 2013

100' Contours
20' Contours

Eagle Habitat Buffers

- 300 Feet
- 600 Feet

Tax Parcels

Urban Growth Area Boundary

Incorporated City Boundary

State Highway

Major Road

Collector / Arterial

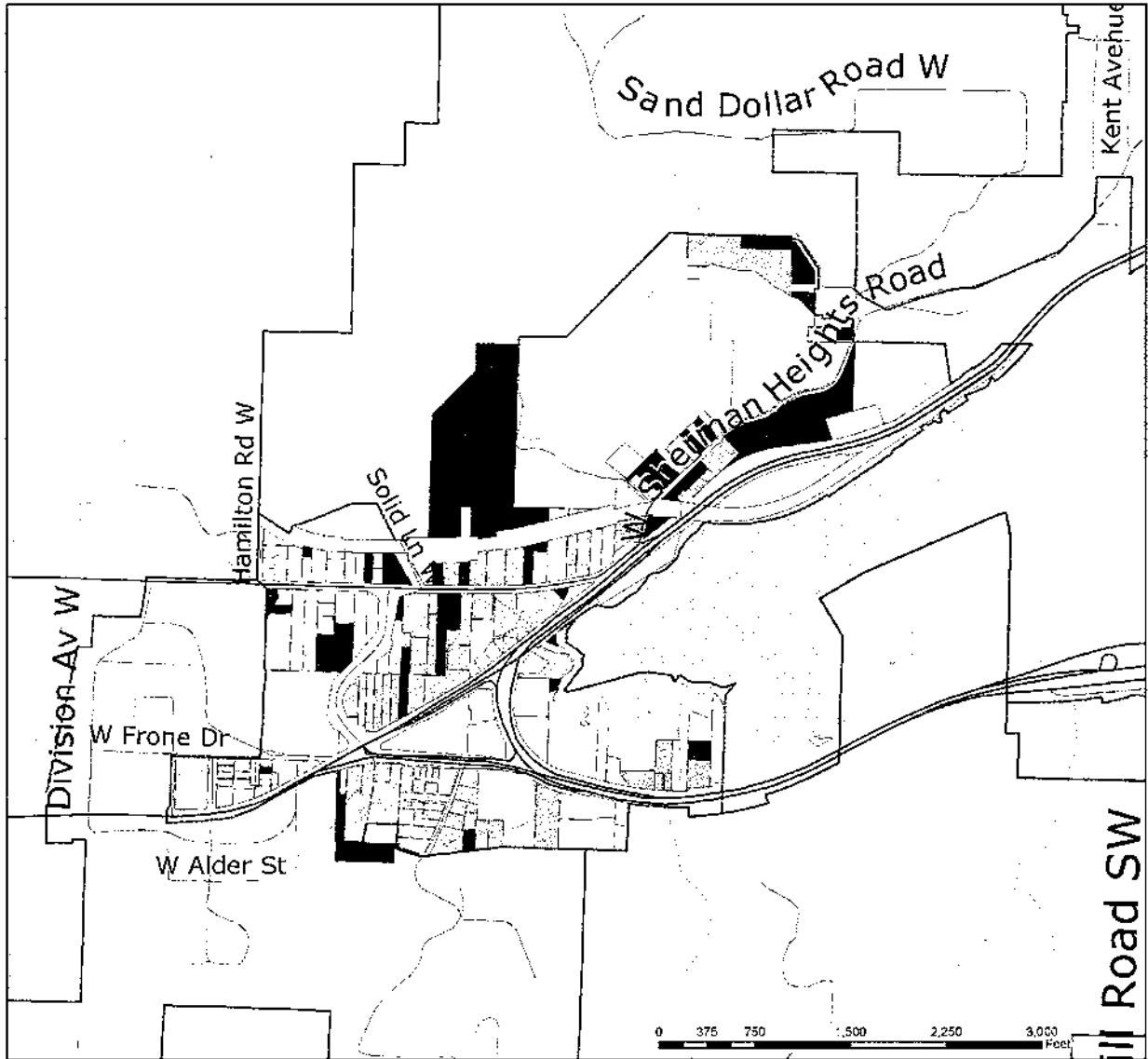
Local Access, Local Road

North

South

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Gorst Urban Growth Area



Developed/Exempt	State Highway
Parcels removed from Urban Land Supply described as follows:	Major Road
Utilities/Transmission lines	Collector / Arterial
Current Use/Corridor area parcels	Local Access, Local Road
Parks/Recreation parcels	
Historical parcels	
Overgrown parcels	
Residential Land	Water Body Cartographic Feature
Undeveloped	Bay, estuary, Puget Sound
Vacant Land	Lake, Pond or Reservoir
Commercial Land	Wetlands DNR, State and Surveyed Wetlands
Undeveloped	
Vacant Land	Fish Habitat Water Type
Urban Growth Area Boundary	Designated Shoreline of the State
Incorporated City Boundary	Fish Habitat
Tax Parcel Boundary	Non-fish Habitat
	Unknown/unmodeled hydrographic feature

Land Capacity Analysis

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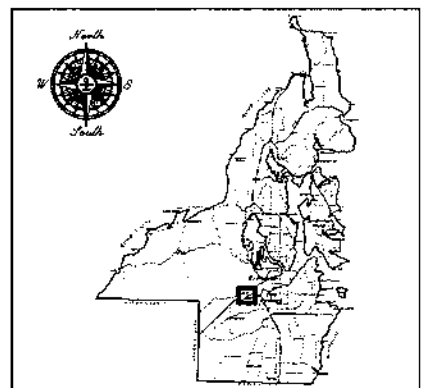
Vacant and Underutilized parcels created from Land Capacity Analysis were done as part of the Kitsap County Buildable Lands Analysis report. This data represents analysis from parcel data as reflected on January 2, 2012. Continuing permit and development activity will alter the vacant and underutilized parcels results.

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Map Date: September, 2013



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KINGSTON URBAN GROWTH AREA
Land Capacity December 31, 2012

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLIHOE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Gross Residential Acres (Developed + Platted + Unplatted)										
Total Gross Acres	319.52	0.00	55.03	9.82	68.01	0.00	0.00	26.83	0.00	479.21
Multi - Family Dwelling (-)	1.15	0.00	7.59	0.00	0.00	0.00	0.00	1.36	0.00	10.10
Parcels < 0.50 Acres (-)	105.28	0.00	9.72	0.00	0.50	0.00	0.00	15.34	0.00	130.84
Public/Current Use/Utilities (-)	91.90	0.00	14.61	9.82	44.66	0.00	0.00	6.44	0.00	167.43
Shoreline Parcel < 1.00 Acres (-)	4.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.93
Subtotal	116.26	0.00	23.11	0.00	22.85	0.00	0.00	3.69	0.00	169.91
Redevelopable Acres										
Median Value \$156,264										
Density < 2.5 (-)	18.34	0.00	0.00	0.00	2.20	0.00	0.00	0.00	0.00	20.54
Density >= 2.5 - < 4.00 Value > (-)	13.51	0.00	0.00	0.00	2.38	0.00	0.00	0.00	0.00	15.89
Density >= 4.0 - < 5.00 Value > (-)	9.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.18
Density >= 5.0 - < 10.00 Value > (-)	11.14	0.00	0.84	0.00	3.38	0.00	0.00	0.00	0.00	15.36
Subtotal	64.09	0.00	22.27	0.00	14.89	0.00	0.00	3.69	0.00	104.94
Remove 100% of Platted lots (acres)	8.21	0.00	4.14	0.00	0.00	0.00	0.00	3.69	0.00	16.04
Critical Areas										
Total Redevelopable Acres	55.88	0.00	18.13	0.00	14.89	0.00	0.00	0.00	0.00	88.90
Unencumbered Acres	29.79	0.00	13.55	0.00	0.00	0.00	0.00	0.00	0.00	49.63
Acres within Critical Areas	9.30	0.00	1.13	0.00	6.49	0.00	0.00	0.00	0.00	16.92
Critical Areas reduction 75% (-)	2.33	0.00	0.28	0.00	1.62	0.00	0.00	0.00	0.00	4.23
Acres within Area of Concern	16.79	0.00	3.43	0.00	2.12	0.00	0.00	0.00	0.00	22.34
Area of Concern reduction 50% (-)	8.40	0.00	1.72	0.00	1.06	0.00	0.00	0.00	0.00	11.17
Subtotal	40.51	0.00	15.55	0.00	8.97	0.00	0.00	0.00	0.00	65.03
Roads/Right-of-Way (Future)	32.41	0.00	12.44	0.00	7.18	0.00	0.00	0.00	0.00	52.02
Public Facility (Future)	25.93	0.00	9.95	0.00	5.74	0.00	0.00	0.00	0.00	41.62
Unavailable Lands	22.04	0.00	8.46	0.00	4.88	0.00	0.00	0.00	0.00	35.38
Commercial Spilt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.85	0.00	1.85
Platted Lots										
Underutilized Platted Lots 25% (+)	2.05	0.00	1.04	0.00	0.00	0.00	0.00	0.00	0.00	3.09
Platted Lot existing dwelling unit (count)	6	0	5	0	0	0	0	3	0	14
Dwelling Unit count (-75%)	2	0	1	0	0	0	0	0	0	3
Existing Dwelling Units	26	0	6	0	0	0	0	0	0	32
Existing Dwelling Units (non platted lots) (-)	28	0	7	0	0	0	0	2	0	35
TOTALS										
Net Developable Acres	24.09	0.00	9.49	0.00	4.88	0.00	0.00	1.85	0.00	40.31
Dwelling Unit Capacity	117	0	107	0	12	0	0	21	0	257
Population Capacity	293	0	267	0	31	0	0	37	0	627

10/30/2014

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KINGSTON URBAN GROWTH AREA
Land Capacity December 31, 2012

	VACANT LAND 6.0 DU/AC	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Gross Residential Zoned Acres											
Total Gross Vacant Acres	37.61		0.00	30.55	0.00	22.19	328.58	0.00	2.53	0.00	421.46
Subtotal	37.61		0.00	30.55	0.00	22.19	328.58	0.00	2.53	0.00	421.46
Redevelopable Acres											
Subtotal	37.61		0.00	30.55	0.00	22.19	328.58	0.00	2.53	0.00	421.46
Vacant Platted Lots (-)	12.27		0.00	10.53	0.00	0.28	0.00	0.00	2.53	0.00	25.61
Critical Areas											
Total Redevelopable Acres	25.34		0.00	20.02	0.00	21.91	328.58	0.00	0.00	0.00	395.85
Unencumbered Acres	9.51		0.00	11.39	0.00	5.55	0.00	0.00	0.00	0.00	26.45
Acres within Critical Areas	5.05		0.00	0.18	0.00	7.18	0.00	0.00	0.00	0.00	12.41
Critical Areas reduction 75% (-)	1.26		0.00	0.05	0.00	1.80	0.00	0.00	0.00	0.00	3.10
Acres within Area of Concern	10.78		0.00	8.46	0.00	9.18	0.00	0.00	0.00	0.00	28.42
Area of Concern reduction 50% (-)	5.39		0.00	4.23	0.00	4.59	0.00	0.00	0.00	0.00	14.21
Subtotal	16.16		0.00	15.67	0.00	11.94	0.00	0.00	0.00	0.00	43.76
Roads/Right-of-Way (Future)											
20% (-)	12.93		0.00	12.53	0.00	9.55	0.00	0.00	0.00	0.00	35.01
Public Facility (Future)											
20% (-)	10.34		0.00	10.03	0.00	7.64	0.00	0.00	0.00	0.00	28.01
Unavailable Lands											
5% (-)	9.83		0.00	9.52	0.00	7.26	0.00	0.00	0.00	0.00	26.61
Commercial Split											
50% (-)	9.34		0.00	9.05	0.00	6.89	0.00	0.00	1.27	0.00	26.54
Platted Lots											
Vacant Platted Lots	41		0	0	0	3	0	0	14	0	58
Net Developable Acres	9.83		0.00	9.52	0.00	7.26	328.58	0.00	1.27	0.00	356.45
Dwelling Unit Capacity	6.0 DU/AC	100	6.0 DU/AC	12 DU/AC	21.75 DU/AC	2.5 DU/AC	7.6 DU/AC	2 DU/AC	12 DU/AC	15 DU/AC	905
	2.5 pph	250	1.8 pph	2.5 pph	1.8 pph	2.5 pph	2.5 pph	2.5 pph	1.8 pph	1.8 pph	
Population Capacity	250	250	0	286	0	53	1600	0	53	0	2241

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URBAN GROWTH AREA
Land Capacity December 31, 2012

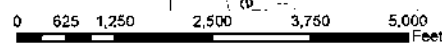
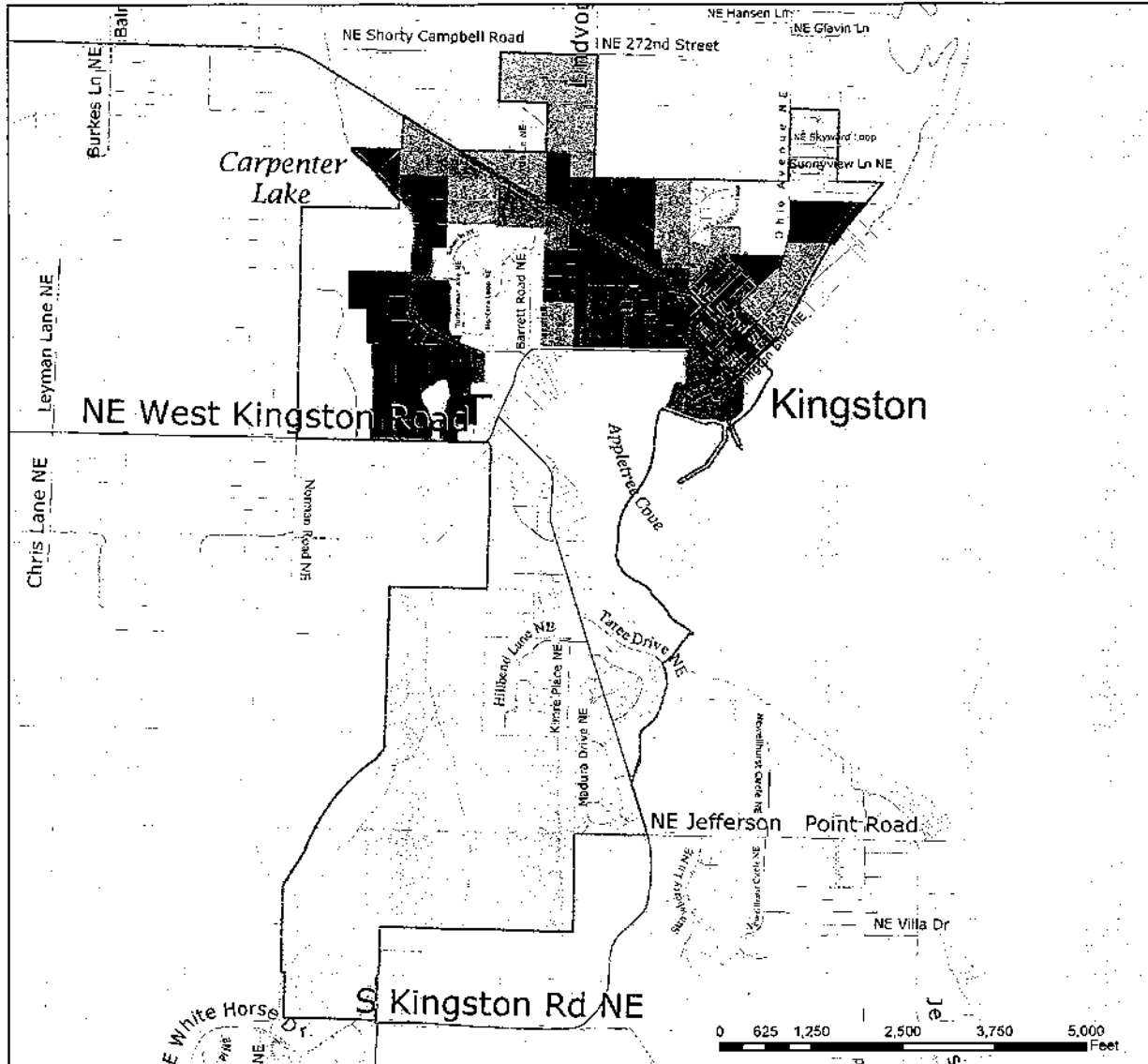
UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	24.09	0.00	9.49	0.00	4.88	0.00	0.00	1.85	0.00	40.31
Dwelling Unit Capacity	117	0	107	0	12	0	0	21	0	257
Population Capacity	293	0	267	0	31	0	0	37	0	627

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	9.83	0.00	9.52	0.00	7.26	328.58	0.00	1.27	0.00	356.45
Dwelling Unit Capacity	100	0	114	0	21	640	0	29	0	905
Population Capacity	250	0	286	0	53	1600	0	53	0	2241

GRAND TOTAL	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	33.92	0.00	19.02	0.00	12.14	328.58	0.00	3.11	0.00	396.76
Dwelling Unit Capacity	217	0	221	0	33	640	0	50	0	1161
Population Capacity	543	0	552	0	83	1600	0	90	0	2868

10/30/2014

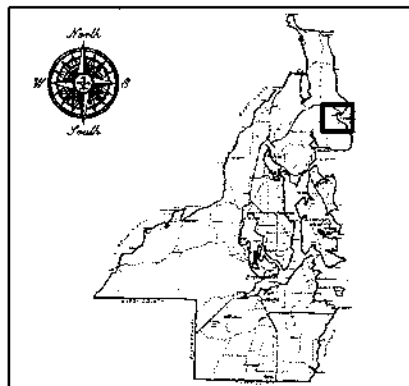
Kingston Urban Growth Area



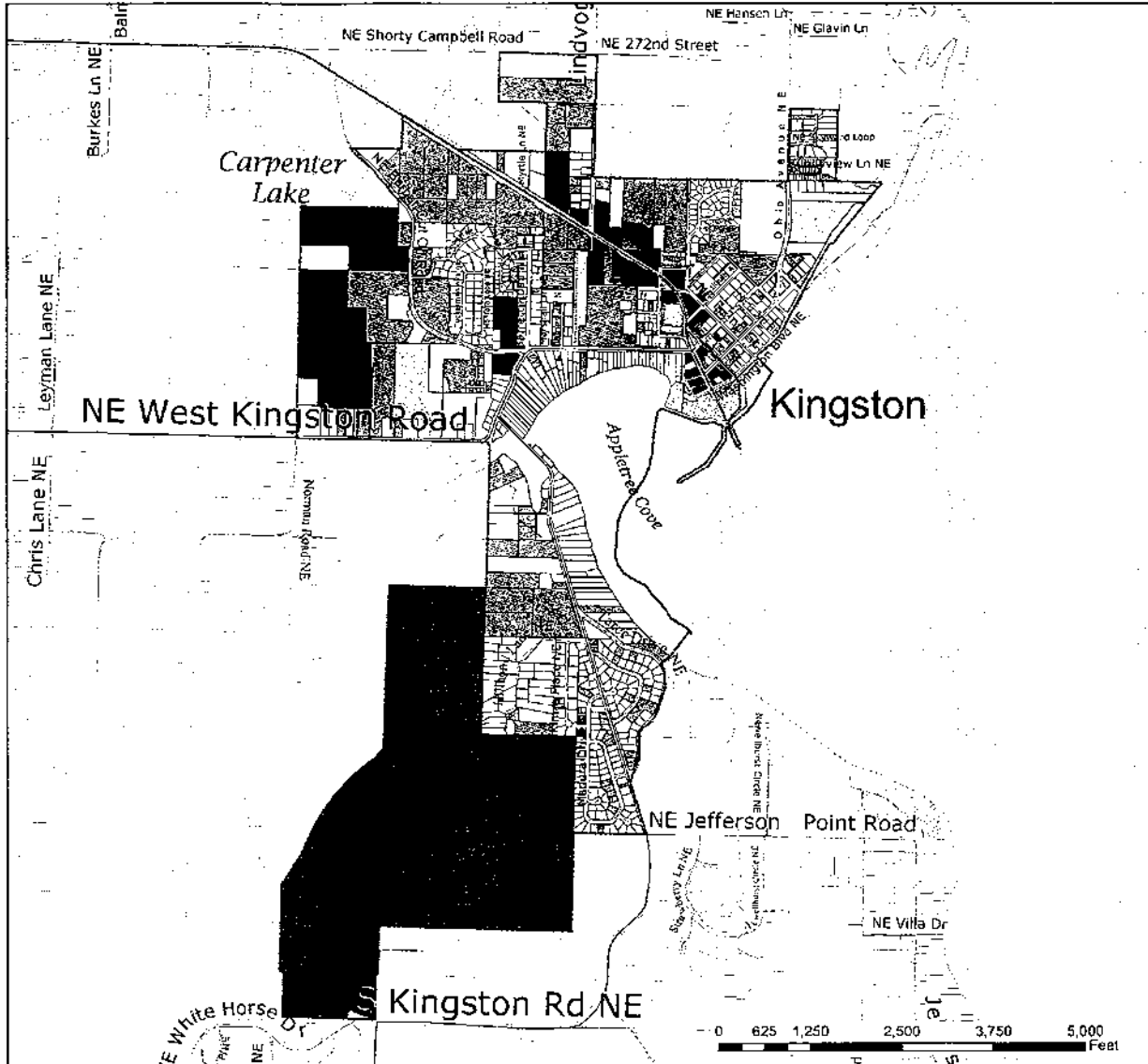
	WaterBody Cartographic Feature
	Fish Habitat Water Type

Zoning
 KITSAP COUNTY COMPREHENSIVE PLANNING MAP SERIES
 This map was developed for general information purposes only. The user of this map shall retain the responsibility for determining its accuracy for other purposes.
 Amendments:
 February 15, 1999 Forest Resources Act
 April 19, 1999 Supplemental Rural Village
 May 14, 1999 Alaskan Jobs Priority Area
 July 11, 1999 Port Carraine Rural Village, Town
 June 10, 2002 Manchester Community Plan
 June 10, 2002 Ord No. 274-2002 Comprehensive Planning/Zoning Amendments
 September 2, 2003 Ord No. 189-2003 (Map Corrections)
 December 8, 2003 Ord No. 314-2003 Comprehensive Planning/Zoning Amendments
 October 25, 2004 George's Corner Commercial (LUMAC)
 December 25, 2004 Ord No. 329-2004 Comprehensive Planning/Zoning Amendments
 December 27, 2005 Ord No. 363-2005 Comprehensive Planning/Zoning Amendments
 December 15, 2006 Ord No. 377-2006 10-Year Update
 June 11, 2007 Ord No. 354-2007 Repeal of Urban Holding Zone (UHU)
 November 19, 2007 Ord No. 422-2007 Repeal Community Plan
 December 31, 2007 Ord No. 405-2007 Comprehensive Planning/Zoning Amendments
 October 15, 2008 Ord No. 414-2008 Comprehensive Planning/Zoning Amendments
 December 23, 2008 Ord No. 430-2008 Comprehensive Planning/Zoning Amendments
 December 14, 2009 Ord No. 443-2009 Comprehensive Planning/Zoning Amendments
 December 15, 2010 Ord No. 467-2010 Comprehensive Planning/Zoning Amendments
 December 15, 2010 Ord No. 461-2010 Type III LUMACDS
 August 28, 2012 Ord No. 428-2012 Urban Growth Area - Revised
 December 15, 2012 Ord No. 466-2012 Comprehensive Planning/Zoning Amendments

Kitsap County Department of Community Development
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Kingston Urban Growth Area



	Cultural, Entertainment and Recreational		Urban Growth Area Boundary
	Suburban and Manufacturing Services		Incorporated City Boundary
	Residential		Tax Parcel Boundaries
	Resource Production and Extraction		State Highway
	Metal Trade		Major Road
	Services		Coastal / Arterial
	Transportation, Communications and Utilities		Local Arterial, Local Road
	Undeveloped Land and Water Areas		

Waterbodies (defined in WAC 222-18-030)
Waterbody Cartographic Feature Code

- (1) Bay, Inlet, Paper Bay
- (2) Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- (3) DNR, KWA, and Surveyed Wetlands

Watercourses (defined in WAC 222-18-030)
Plan Material Water Type Code

- (1) On designated Shoreline of the State
- (2) Fish Habitat
- (3) Non-Fish Habitat
- (4) Unknown, unmodified hydrographic feature

Current Land Use

This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranties of any kind, including accuracy, fitness, or merchantability accompany this product. The user of this map assumes responsibility for determining its suitability for its intended use.

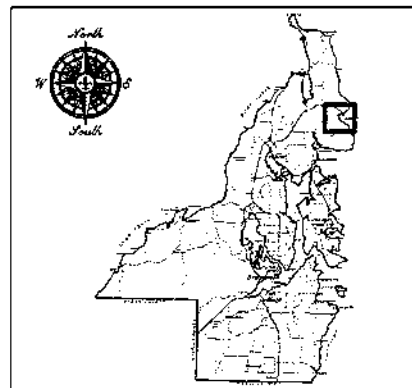
*** THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY ***

Current Land Use was created from information provided by the Kitsap County Assessors property class code.

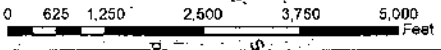
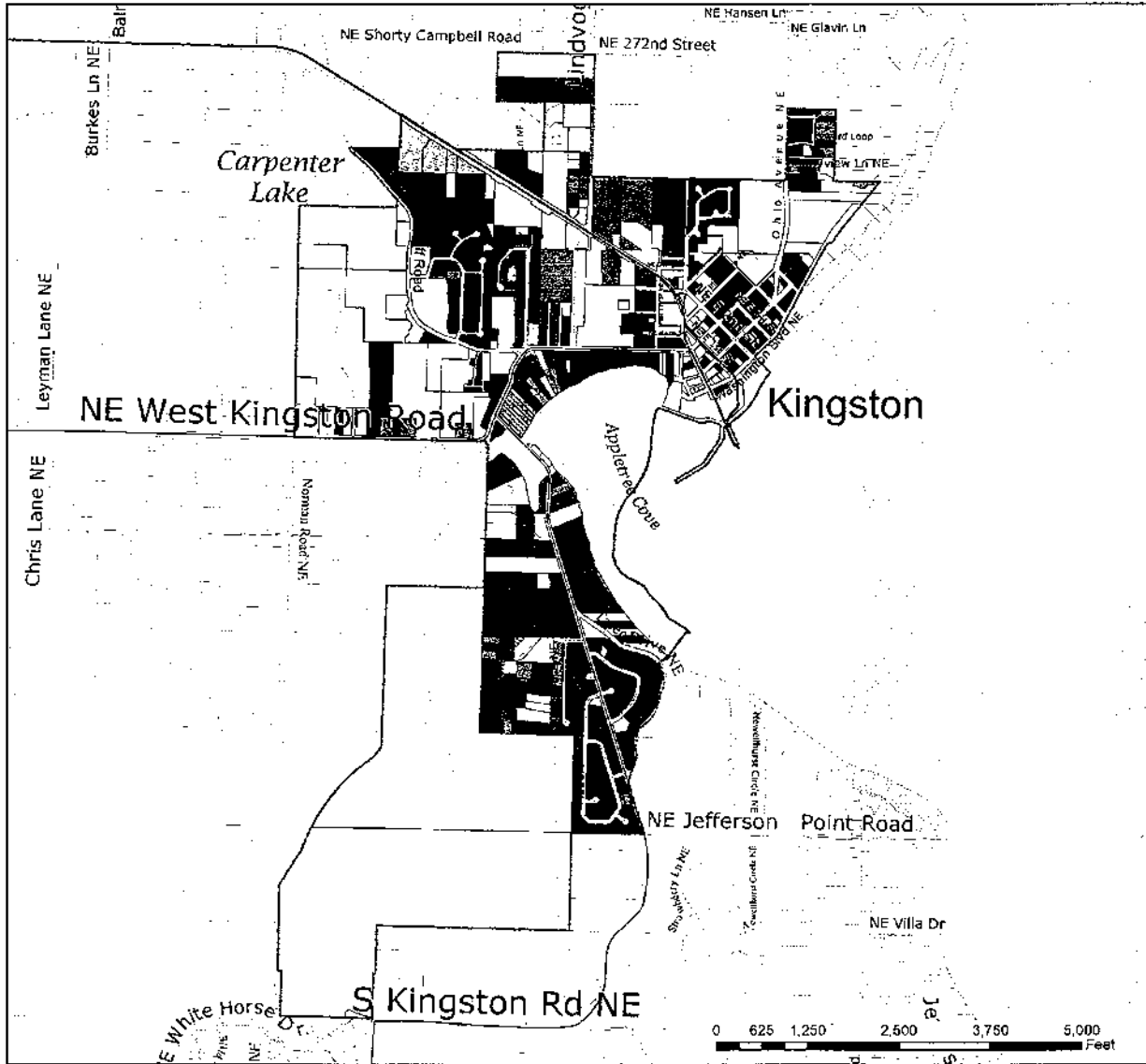
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Map Date: September, 2013

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Kingston Urban Growth Area



Developed Parcel
Parcel not considered for additional capacity

- Underutilized - Residential
- Vacant Land - Residential
- Parcel less than .50 acres
- Parcel density less than 2.5 (times zoning size)
- Parcel density 2.5 - 4 times zoning size and building value is less than 1/2 median value
- Parcel density 4 - 5 times zoning size and building value is less than median value
- Parcel density 5 - 10 times zoning size and building value is less than 1.5 x median value
- Shoreline parcel: less than 1.00 acre
- Multi-Family

Underutilized - Commercial

- Vacant Land - Commercial
- Underutilized - Industrial
- Vacant Land - Industrial

Urban Growth Area Boundary
Incorporated City Boundary

Waterbodies
(Based on NAC 223-16-020)
Waterbody: Navigable Fresh Water
Non-Navigable Fresh Water
Lake/Reservoir
Stream/Run/Creek
Ditch/Canal
Swamp/Wetland
Shoreline

Water courses
(Based on NAC 223-16-021)
Main Water Type Code
Channel/Stream
Ditch/Canal
River/Lake
Swamp/Wetland
Shoreline

Other
This map only
Water Table
Culvert/Arroyo
Ditch/Canal
Flooded Area

Legend: No Fence

Land Capacity Analysis

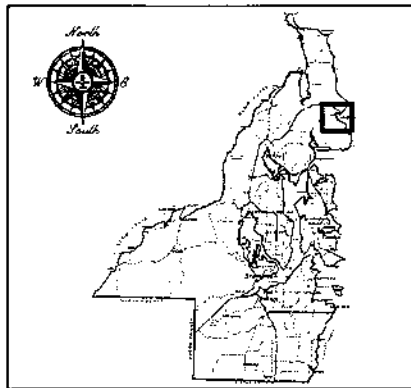
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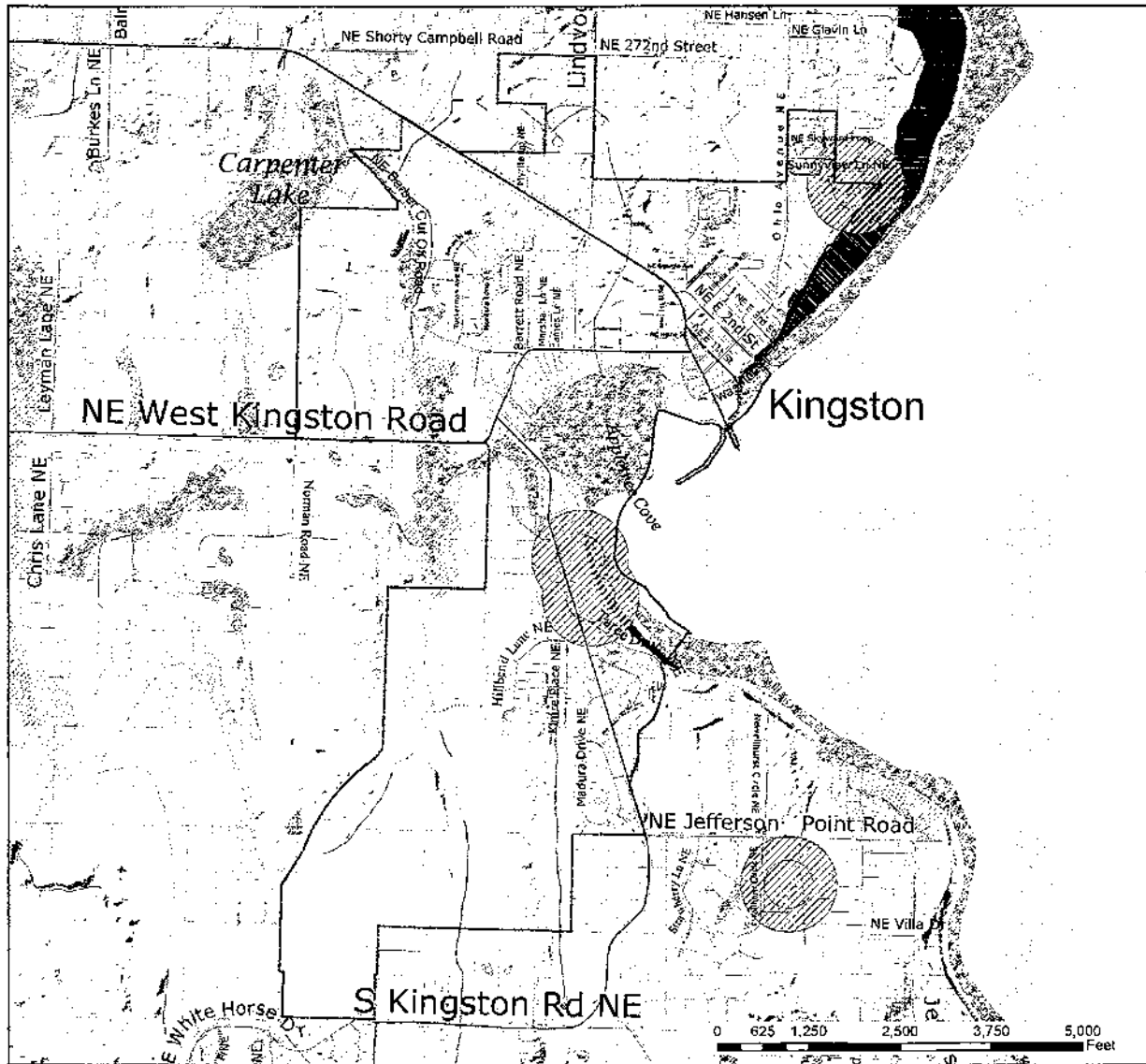
Vacant and Underutilized parcels created from Land Capacity Analysis were done as part of the Kitsap County Buildable Lands Analysis report. This data represents analysis from parcel data as reflected on January 2, 2012. Continuing permit and development activity will alter the vacant and underutilized parcels results.

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Map Date: September, 2013

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Kingston Urban Growth Area



Waterbodies
(defined in WAC 222-16-030)
Meadowley Cartographic Feature Code

- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- Includes EAP, NWI and Surveyed Wetlands

Watercourses
(Identified in WAC 222-16-030)

Fish Habitat Inver Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled hydrographic feature.

100 Year Floodplain
The primary risk classification shown is the highest associated flood event.

Routes / Wayside

Geohazard Description

- High Hazard Areas
- Moderate Hazard Areas

Building Limitations


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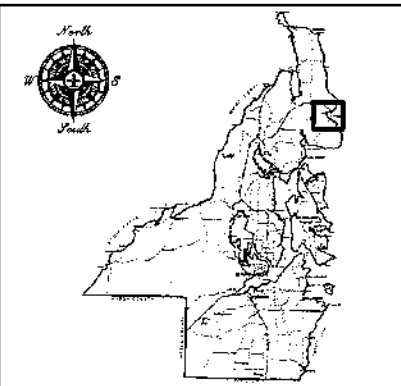
*** THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY ***

Kitsap County Code
Title 19 - Critical Areas Ordinance

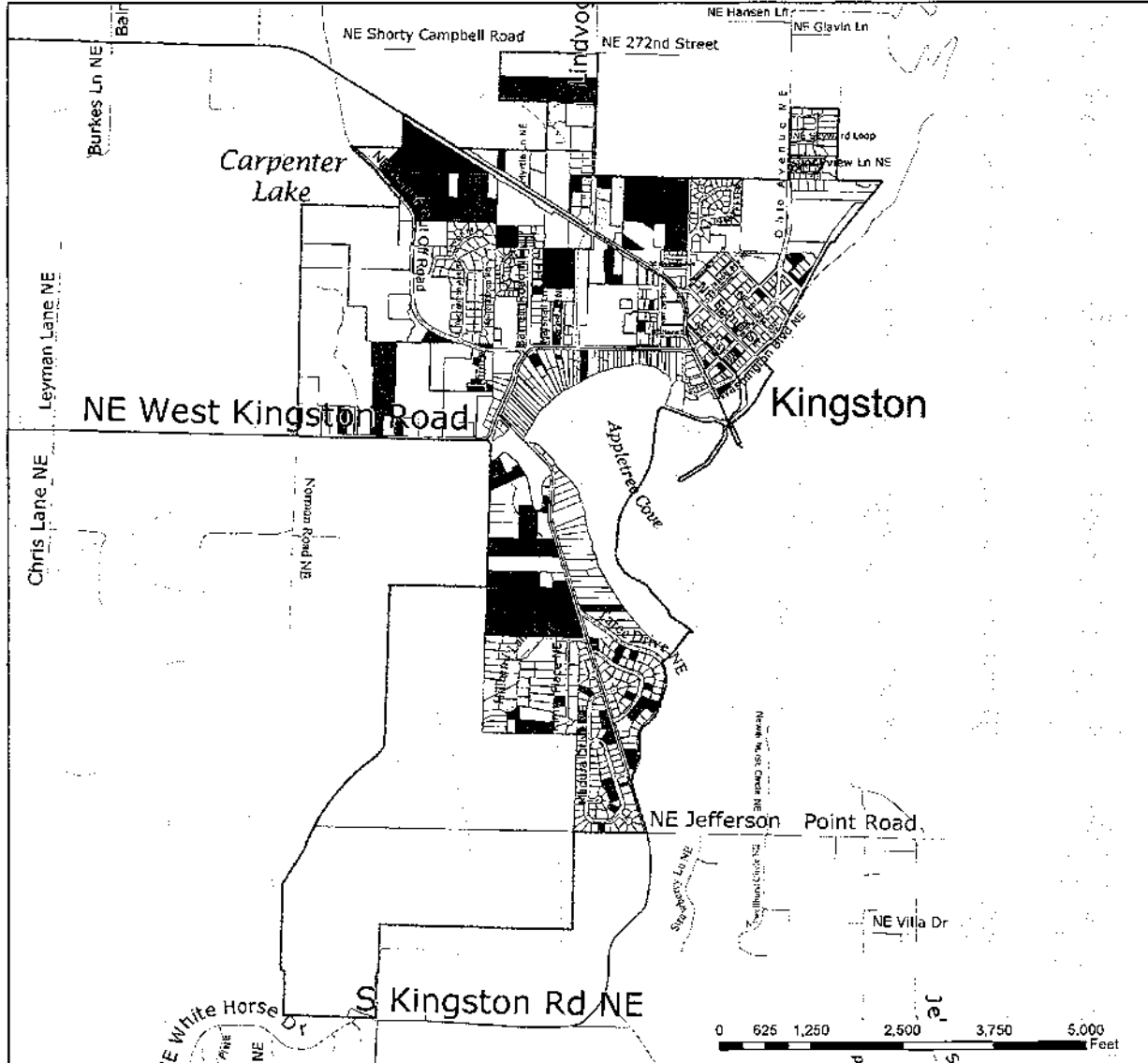
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Map Date: October, 2013

 Kitsap County Department of Community Development
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Kingston Urban Growth Area



	Developed/Exempt		State Highway
	Vacant Land		Major Road
	Commercial Land		Collector/Arterial
	Underutilized Residential Land		Local Access/Local Road
	Underutilized Commercial Land		Water Body Cartographic Feature
	Urban Growth Area Boundary		Bay, estuary, Puger Sound
	Incorporated City Boundary		Lake, Pond or Reservoir
	Tract Parcel Boundary		Fish Habitat Water Type
			Designated Shoreline of the State
			Fish Habitat
			Non-Fish Habitat
			Unknown, unmodeled hydrographic feature

Land Capacity Analysis

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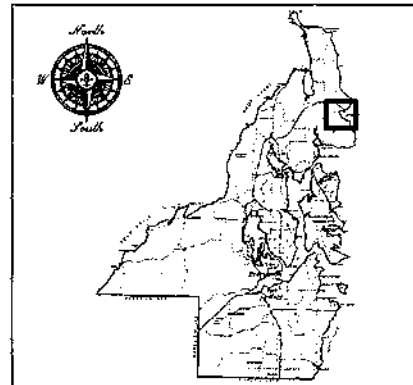
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Map Date: September, 2013



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Community Development
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PORT ORCHARD URBAN GROWTH AREA
Land Capacity December 31, 2012

UNDERUTILIZED LANDS:	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.8 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)										
Total Gross Acres	2264.49	0.00	75.98	2.98	64.55	0.00	0.00	0.00	183.45	2569.45
Multi - Family Dwelling (-)	72.64	0.00	62.84	1.43	0.00	0.00	0.00	0.00	14.96	151.87
Parcels < 0.50 Acres (-)	874.23	0.00	5.03	1.04	8.11	0.00	0.00	0.00	0.00	888.41
Public/Current Use/Utilities (-)	590.85	0.00	6.11	0.00	15.00	0.00	0.00	0.00	26.69	638.65
Shoreline Parcel < 1.00 Acre (-)	0.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.19
Subtotal	726.58	0.00	0.00	0.51	41.44	0.00	0.00	0.00	141.80	910.33
Redevelopable Acres										
Median Value \$120-875										
Density < 2.5 (-)	39.50	0.00	0.00	0.00	11.69	0.00	0.00	0.00	0.00	51.19
Density >= 2.5 - < 4.00 Value > (-)	75.73	0.00	0.00	0.00	5.18	0.00	0.00	0.00	0.00	80.91
Density >= 4.0 - < 5.00 Value > (-)	35.29	0.00	0.00	0.00	7.32	0.00	0.00	0.00	0.00	42.61
Density >= 5.0 - < 10.00 Value > (-)	33.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.68
Subtotal	542.38	0.00	0.00	0.51	17.25	0.00	0.00	0.00	141.80	701.94
Remove 100% of Platted lots (acres)	100.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.08	128.40
Critical Areas										
Total Redevelopable Acres	442.06	0.00	0.00	0.51	17.25	0.00	0.00	0.00	113.72	573.54
Unencumbered Acres	280.31	0.00	0.00	0.51	2.32	0.00	0.00	0.00	73.86	357.00
Acres within Critical Areas	70.59	0.00	0.00	0.00	9.73	0.00	0.00	0.00	20.44	100.76
Critical Areas reduction 75% (-)	17.65	0.00	0.00	0.00	2.43	0.00	0.00	0.00	5.11	25.19
Acres within Area of Concern	91.15	0.00	0.00	0.00	5.21	0.00	0.00	0.00	19.41	115.77
Area of Concern reduction 50% (-)	45.58	0.00	0.00	0.00	2.61	0.00	0.00	0.00	9.71	57.89
Subtotal	343.53	0.00	0.00	0.51	7.36	0.00	0.00	0.00	86.68	440.08
Roads/Right-of-Way (Future)										
20% (-)	274.83	0.00	0.00	0.41	5.89	0.00	0.00	0.00	70.94	352.06
Public Facility (Future)										
20% (-)	219.86	0.00	0.00	0.33	4.71	0.00	0.00	0.00	56.75	281.65
Unavailable Lands										
15% (-)	186.88	0.00	0.00	0.28	4.00	0.00	0.00	0.00	48.24	239.40
Commercial Split										
50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38.16	38.16
Platted Lots										
Underutilized Platted Lots 25% (-)	25.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.08
Platted Lot existing dwelling unit (count)	61	0	0	0	0	0	0	0	57	118
Dwelling Unit count (-75%)	15	0	0	0	0	0	0	0	0	15
Existing Dwelling Units										
Existing Dwelling Units (non platted lots) (-)	215	0	0	1	4	0	0	0	51	271
Total Dwelling Units (-)	230	0	0	1	4	0	0	0	54	286
TOTALS										
Net Developable Acres	211.96	0.00	0.00	0.28	4.00	0.00	0.00	0.00	38.16	254.40
Dwelling Unit Capacity	1042	0	0	5	6	0	0	0	518	1571
Population Capacity	2604	0	0	9	15	0	0	0	933	3561

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PORT ORCHARD URBAN GROWTH AREA
Land Capacity December 31, 2012

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.5 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Gross Residential Zoned Acres										
Total Gross Vacant Acres	306.92	0.00	0.28	0.83	26.72	0.00	0.00	0.00	67.56	402.31
Subtotal	306.92	0.00	0.28	0.83	26.72	0.00	0.00	0.00	67.56	402.31
Redevelopable Acres										
Subtotal	306.92	0.00	0.28	0.83	26.72	0.00	0.00	0.00	67.56	402.31
Vacant Platted Lots (-)	65.29	0.00	0.28	0.83	0.00	0.00	0.00	0.00	20.53	86.93
Critical Areas										
Total Redevelopable Acres	241.63	0.00	0.00	0.00	26.72	0.00	0.00	0.00	47.03	315.38
Unencumbered Acres	136.40	0.00	0.00	0.00	2.94	0.00	0.00	0.00	31.70	171.04
Acres within Critical Areas	25.16	0.00	0.00	0.00	14.12	0.00	0.00	0.00	12.17	51.45
Critical Areas reduction 75% (-)	6.29	0.00	0.00	0.00	3.53	0.00	0.00	0.00	3.04	12.86
Acres within Area of Concern	80.07	0.00	0.00	0.00	9.66	0.00	0.00	0.00	3.16	92.89
Area of Concern reduction 50% (-)	40.04	0.00	0.00	0.00	4.83	0.00	0.00	0.00	1.58	46.45
Subtotal	182.73	0.00	0.00	0.00	11.30	0.00	0.00	0.00	36.32	230.35
Roads/Right-of-Way (Future)										
20% (-)	146.18	0.00	0.00	0.00	9.04	0.00	0.00	0.00	29.06	184.28
Public Facility (Future)										
20% (-)	116.94	0.00	0.00	0.00	7.23	0.00	0.00	0.00	23.25	147.42
Unavailable Lands										
5% (-)	111.10	0.00	0.00	0.00	6.87	0.00	0.00	0.00	22.08	140.05
Commercial Split										
50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.04	11.04
Platted Lots										
Vacant Platted Lots	267	0	1	1	10	0	0	0	35	314
Net Developable Acres	111.10	0.00	0.00	0.00	6.87	0.00	0.00	0.00	11.04	129.01
6.0 DU/AC	6.0 DU/AC	6.0 DU/AC	12 DU/AC	21.75 DU/AC	2.5 DU/AC	7.6 DU/AC	2 DU/AC	12 DU/AC	15 DU/AC	15 DU/AC
Dwelling Unit Capacity	934	0	1	1	27	0	0	0	183	1146
2.5 pph	1.8 pph	1.8 pph	2.5 pph	1.8 pph	2.5 pph	2.5 pph	2.5 pph	1.8 pph	1.8 pph	1.8 pph
Population Capacity	2334	0	3	2	68	0	0	0	330	2736

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PORT ORCHARD URBAN GROWTH AREA
Land Capacity December 31, 2012

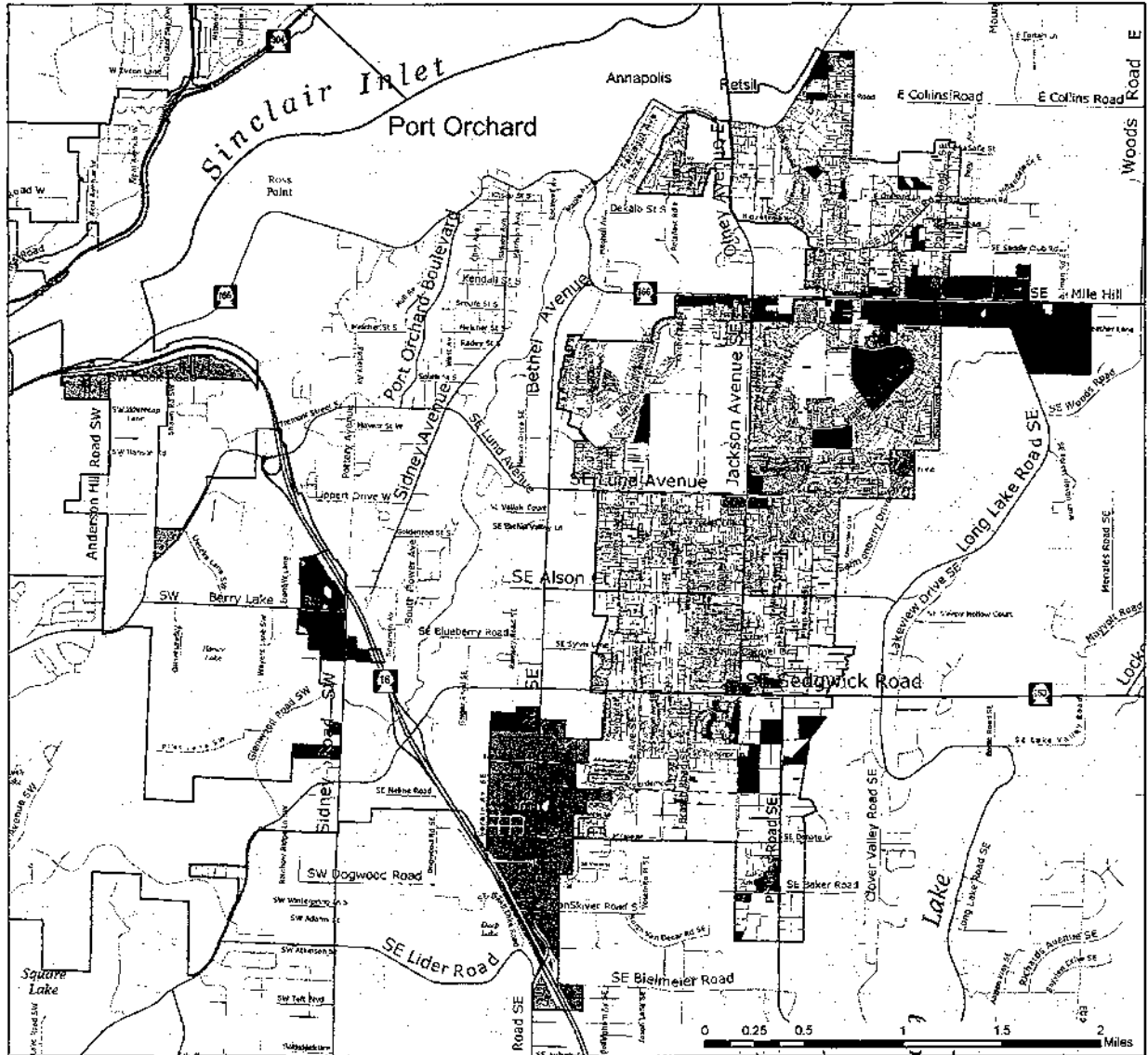
Preliminary Draft – For Internal Use Only
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UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	211.96	0.00	0.00	0.28	4.00	0.00	0.00	0.00	38.16	254.40
Dwelling Unit Capacity	1042 2.5 pph	0 1.8 pph	0 2.5 pph	5 1.8 pph	6 2.5 pph	0 2.5 pph	0 2.5 pph	0 1.8 pph	518 1.8 pph	1571
Population Capacity	2604	0	0	9	15	0	0	0	933	3561

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	111.10	0.00	0.00	0.00	6.87	0.00	0.00	0.00	11.04	129.01
Dwelling Unit Capacity	934 2.5 pph	0 1.8 pph	1 2.5 pph	1 1.8 pph	27 2.5 pph	0 2.5 pph	0 2.5 pph	0 1.8 pph	183 1.8 pph	1146
Population Capacity	2334	0	3	2	68	0	0	0	330	2736

GRAND TOTAL	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	323.06	0.00	0.00	0.28	10.87	0.00	0.00	0.00	49.20	383.41
Dwelling Unit Capacity	1975 2.5 pph	0 1.8 pph	1 2.5 pph	6 1.8 pph	33 2.5 pph	0 2.5 pph	0 2.5 pph	0 1.8 pph	702 1.8 pph	2717
Population Capacity	4938	0	3	11	83	0	0	0	1263	6297

Port Orchard Urban Growth Area



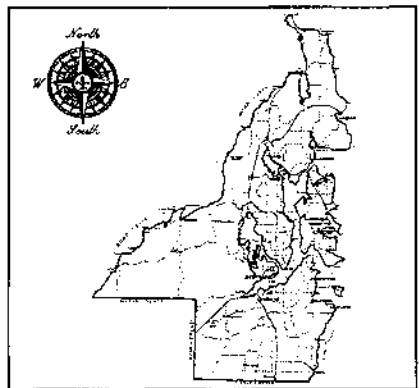
	State Highway
	Major Road
	Collector / Arterial
	Local Access, Local Road
	Waterbody Cartographic Features
	Bay, estuary, Puget Sound
	Lake, Pond or Reservoir
	Includes DNR, NRM and Surveyed Wetlands
	Fish Habitat Water Type
	Designated Shoreline of the State
	Fish Habitat
	Non-fish habitat
	Unknown, unmodeled hydrographic features

Zoning

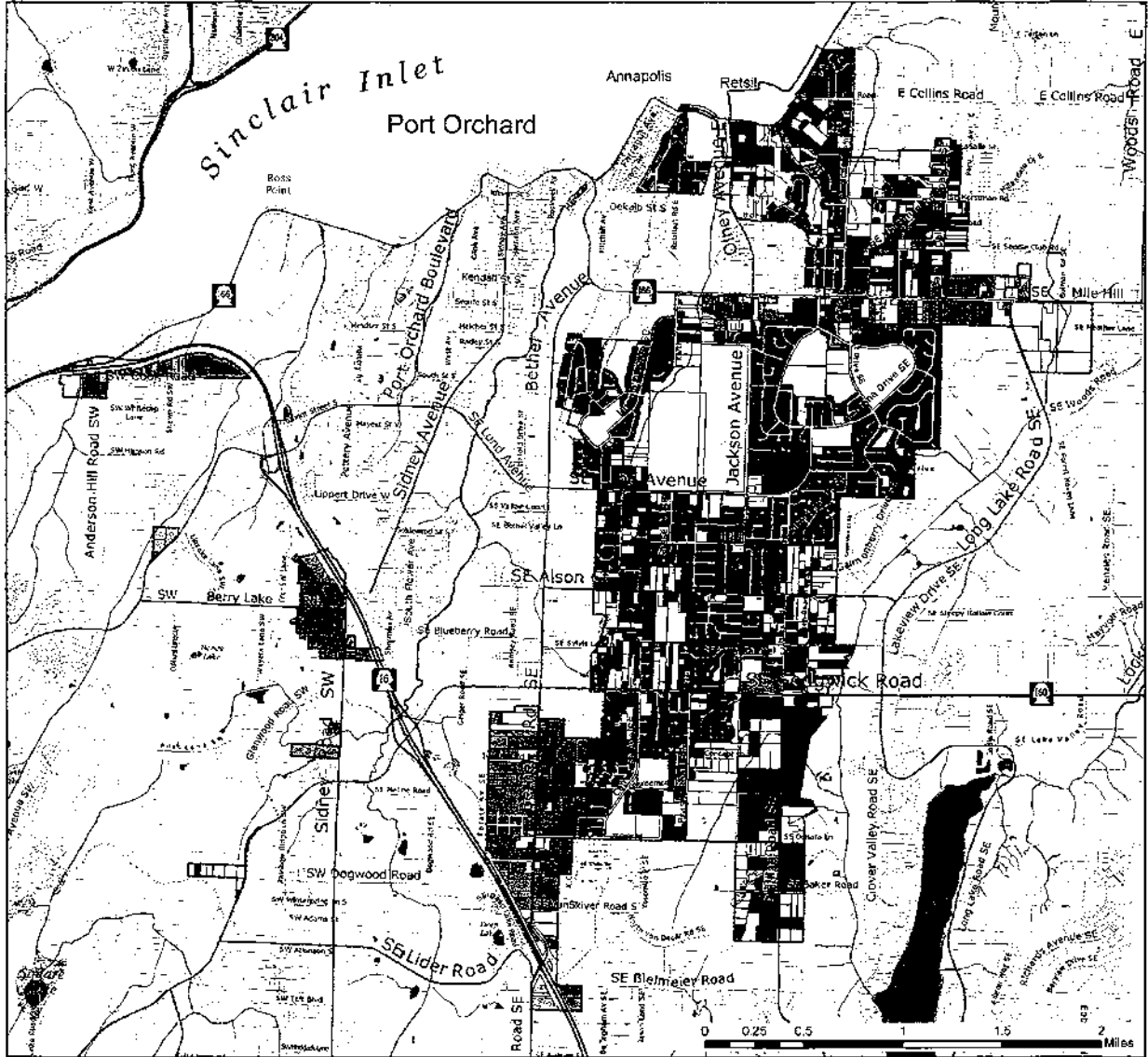
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Amendments:
 February 8, 1999 Travel Resource Update
 April 19, 1999 Suburban Rural Village
 May 10, 1999 Modified Joint Planning Areas
 June 21, 1999 Port Campbell Rural Village "Zoned"
 June 10, 2002 Mendocino Community Plan
 June 10, 2003 Ord No. 214-2002 Comprehensive Plan/Zoning Amendments
 September 8, 2003 Ord No. 183-2003 (Map Correcting)
 December 8, 2002 Ord No. 211-2002 Comprehensive Plan/Zoning Amendments
 October 15, 2004 Citizens Council Comprehensive Plan
 October 25, 2004 Ord No. 329-2004 Comprehensive Plan/Zoning Amendments
 December 22, 2005 Ord No. 363-2005 Comprehensive Plan/Zoning Amendments
 December 11, 2006 Ord No. 370-2006 10-Year Update
 June 14, 2007 Ord No. 394-2007 (repeal of Urban Housing Zone (UHZ))
 November 13, 2007 Ord No. 420-2007 Keynote Community Plan
 December 31, 2007 Ord No. 470-2007 Comprehensive Plan/Zoning Amendments
 October 15, 2008 Ord No. 414-2008 Comprehensive Plan/Zoning Amendments
 December 23, 2008 Ord No. 429-2008 Comprehensive Plan/Zoning Amendments
 December 14, 2008 Ord No. 440-2008 Comprehensive Plan/Zoning Amendments
 December 15, 2010 Ord No. 467-2010 Comprehensive Plan/Zoning Amendments
 December 18, 2010 Ord No. 467-2010 Type III LAMRDS
 August 31, 2012 Ord No. 459-2012 2011 Urban Growth Area Re-zoning
 December 18, 2012 Ord No. 496-2012 Comprehensive Plan/Zoning Amendments

Kitsap County Department of Community Development
 B14 Division Street, MS-36
 Port Orchard, Washington 98366
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Port Orchard Urban Growth Area



Developed Parcel
Parcel not considered for additional capacity

Underutilized - Residential

- Vacant Land - Residential
- Parcel less than .50 acre
- Parcel density less than 7.5 times zoning size
- Parcel density 2.5 - 4 times zoning size and building value is less than 1/2 median value
- Parcel density 4 - 5 times zoning size and building value is less than median value
- Parcel density 5 - 10 times zoning size and building value is less than 1/2 median value
- Shoreline parcel less than 1.00 acre
- Multi-family

Water Services
 (Adapted to NAC 225-14-020)
 Sewer Service
 City Water Main Service
 Water, Fire, Sewer, Storm
 Sewer Main or Water
 Other, Not, and Unspecified

Water Services
 (Adapted to NAC 225-14-020)
 Not Served Water
 Served Water
 Served Water
 Served Water
 Served Water
 Served Water

Other
 State Highway
 Major Road
 Collector Street
 Local Access, Local Road
 Highway Drive

Land Capacity Analysis

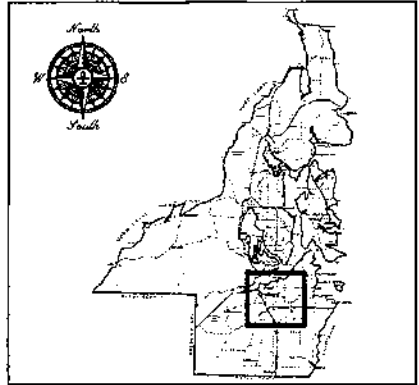
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*** THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY ***

Vacant and Underutilized parcels created from Land Capacity Analysis were done as part of the Kitsap County Sustainable Lands Analysis report. This data represents analysis from parcel data as reflected on January 2, 2012. Continuing growth and development activity will alter the vacant and underutilized parcels results.

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 Map Date: September, 2013

Kitsap County Department of
 Community Development
 614 Division Street, MS-36
 Port Orchard, Washington 98366
 VOICE (360) 337-5777 * FAX (360) 337-4925



Port Orchard Urban Growth Area



Waterbodies (Referred to WAC 222-16-030)	100' Contours
Waterbody Cartographic Feature Code	20' Contours
Bay, estuary, Puget Sound	Eagle Habitat Buffers
Lake, Pond, Reservoir, Gravel pit or quarry filled with water	330 Feet
Includes DNR, NWH and Surveyed Wetlands	660 Feet
Watercourses (Referred to WAC 222-18-030)	Tax Parishes
Fish Habitat Water Type Code	Urban Growth Area Boundary
(S) Designated Shoreline of the State	Incorporated City Boundary
(F) Fish Habitat	State Highway
(N) Non-Fish Habitat	Minor Road
(U) Unstream, unroaded hydrographic feature	Collector / Arterial
100 Year Floodplain The primary flood classification shown is the 1 percent annual chance flood event	Local Access / Local Road
Palatka Wetlands	
Geographic Description	
High Hazard Areas	
Moderate Hazard Areas	

Building Limitations

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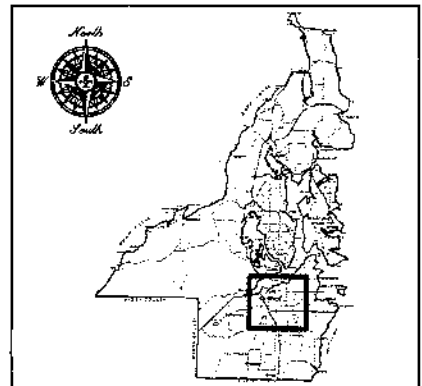
Kitsap County Code
Title 19 - Critical Areas Ordinance

DRAFT

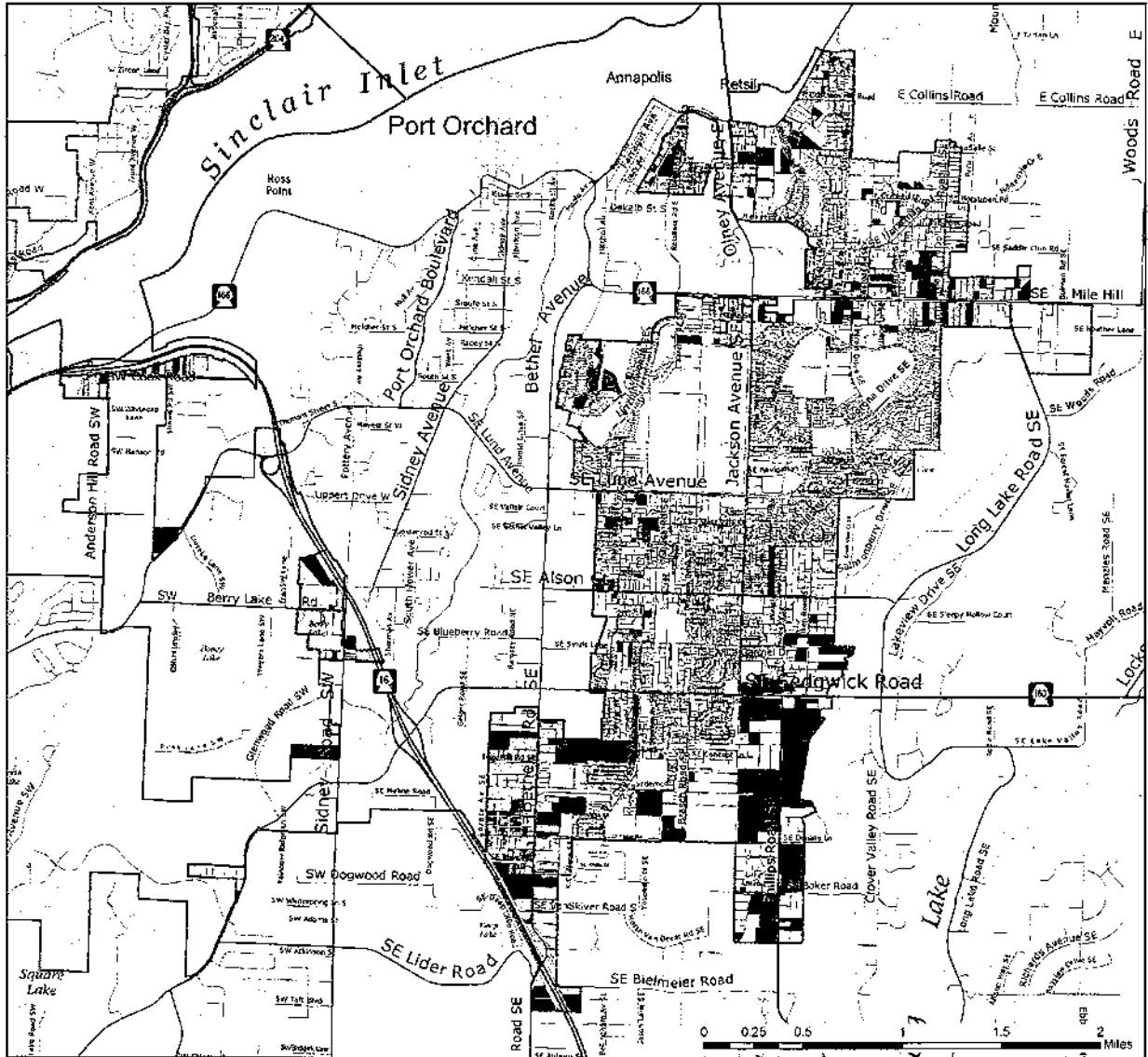
Map Date: October, 2013



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Port Orchard, Washington 98366
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Port Orchard Urban Growth Area



Developed/Exempt Parcels removed from Urban Land Supply described as follows: Utilities/Transportation parcels Current Urban/Community area parcels Parks/Recreation parcels Institutional parcels Governmental services	WaterBody Cartographic Feature Bay, estuary, Puget Sound Lake, Pond or Reservoir Includes DNR, NWI and Surveyed Wetlands
Residential Land Undeveloped Vacant Land	Fish Habitat Water Type Designated Shorelines of the State Fish Habitat Non-Fish Habitat Unknown, unmodeled hydrographic feature.
Commercial Land Undeveloped Vacant Land	Other Features State Highway Major Road Collector / Arterial Local Access / Local Road
Urban Growth Area Boundary Incorporated City Boundary Tax Parcel Boundary	

Land Capacity Analysis

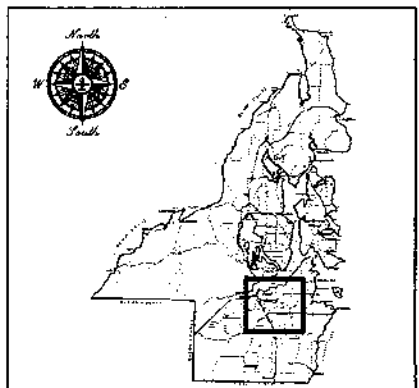
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Vacant and Underutilized parcels created from Land Capacity Analysis were done as part of the Kitsap County Bankable Lands Analysis report. This data represents analysis from parcel data as reflected on January 2, 2012. Continuing permit and development activity will alter the vacant and underutilized parcels results.

DRAFT
 Map Date: September, 2013

Kitsap County Department of
 Community Development
 614 Division Street, MS-36
 Port Orchard, Washington 98366
 VOICE (360) 337-5777 * FAX (360) 337-4925



SILVERDALE
URBAN GROWTH AREA
Land Capacity December 31, 2012

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.5 DU/AC	ILLIAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)										
Total Gross Acres	2048.74	0.00	75.03	214.01	132.88	0.00	0.00	0.00	82.47	2551.13
Multi - Family Dwelling (-)	44.75	0.00	25.65	96.03	4.98	0.00	0.00	0.00	9.00	180.41
Parcels < 0.50 Acres (-)	750.62	0.00	23.95	17.66	2.02	0.00	0.00	0.00	0.00	794.25
Public/Current Use/Utilities (-)	499.44	0.00	18.03	90.47	45.73	0.00	0.00	0.00	5.46	659.13
Shoreline Parcel < 1.00 Acre (-)	3.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.20
Subtotal	750.73	0.00	5.40	9.85	80.15	0.00	0.00	0.00	68.01	914.14
Redevelopable Acres										
Median Value \$159,712										
Density < 2.5 (-)	53.56	0.00	0.00	0.00	30.81	0.00	0.00	0.00	0.00	84.37
Density >= 2.5 - < 4.00 Value > (-)	133.82	0.00	0.00	0.00	3.09	0.00	0.00	0.00	0.00	136.91
Density >= 4.0 - < 5.00 Value > (-)	145.02	0.00	0.00	0.00	4.41	0.00	0.00	0.00	0.00	149.43
Density >= 5.0 - < 10.00 Value > (-)	40.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.98
Subtotal	377.35	0.00	5.40	9.85	41.84	0.00	0.00	0.00	68.01	502.45
Remove 100% of Platted lots (acres)	67.39	0.00	0.00	0.74	0.00	0.00	0.00	0.00	8.73	76.86
Critical Areas										
Total Redevelopable Acres	309.96	0.00	5.40	9.11	41.84	0.00	0.00	0.00	59.28	425.59
Unencumbered Acres	250.16	0.00	5.40	6.38	24.43	0.00	0.00	0.00	39.20	325.57
Acres within Critical Areas	41.29	0.00	0.00	2.70	13.05	0.00	0.00	0.00	11.20	68.24
Critical Areas reduction 75% (-)	10.32	0.00	0.00	0.68	3.26	0.00	0.00	0.00	2.80	17.06
Acres within Area of Concern	18.49	0.00	0.00	0.03	4.34	0.00	0.00	0.00	8.87	31.73
Area of Concern reduction 50% (-)	9.25	0.00	0.00	0.02	2.17	0.00	0.00	0.00	4.44	15.87
Subtotal	269.73	0.00	5.40	7.07	29.86	0.00	0.00	0.00	46.44	358.50
Roads/Right-of-Way (Future)										
20% (-)	215.78	0.00	4.32	5.66	23.89	0.00	0.00	0.00	37.15	286.80
Public Facility (Future)										
20% (-)	172.63	0.00	3.46	4.52	19.11	0.00	0.00	0.00	29.72	229.44
Unavailable Lands										
15% (-)	146.73	0.00	2.94	3.85	16.25	0.00	0.00	0.08	25.26	195.02
Commercial Split										
50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.00	17.00
Platted Lots										
Underutilized Platted Lots 25% (+)	16.85	0.00	0.00	0.19	0.00	0.00	0.00	50% (-)	50% (-)	17.03
Plotted Lot existing dwelling unit (round)	46	0	0	1	0	0	0	0	0	48
Dwelling Unit count (-75%)	12	0	0	0	0	0	0	0	0	12
Existing Dwelling Units										
Existing Dwelling Units (non platted lots) (-)	176	0	2	6	11	0	0	0	83	278
Total Dwelling Units (-)	188	0	2	6	11	0	0	0	56	290
TOTALS										
Net Developable Acres	163.58	0.00	2.94	4.03	16.25	0.00	0.00	0.00	17.00	203.79
Dwelling Unit Capacity	794	0	33	81	30	0	0	0	199	1138
Population Capacity	1985	0	83	147	74	0	0	0	359	2648

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SILVERDALE
URBAN GROWTH AREA
Land Capacity December 31, 2012

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.5 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Gross Residential Zoned Acres										
Total Gross Vacant Acres	420.83	0.00	42.55	11.66	36.21	0.00	0.00	0.00	38.09	549.34
Subtotal	420.83	0.00	42.55	11.66	36.21	0.00	0.00	0.00	38.09	549.34
Redevelopable Acres										
Subtotal	420.83	0.00	42.55	11.66	36.21	0.00	0.00	0.00	38.09	549.34
Vacant Platted Lots (-)	33.68	0.00	1.97	0.00	0.00	0.00	0.00	0.00	0.50	36.15
Critical Areas										
Total Redevelopable Acres	387.15	0.00	40.58	11.66	36.21	0.00	0.00	0.00	37.59	513.19
Unencumbered Acres	313.26	0.00	26.95	8.67	11.88	0.00	0.00	0.00	13.84	374.60
Acres within Critical Areas	30.97	0.00	6.93	2.98	21.69	0.00	0.00	0.00	17.10	79.67
Critical Areas reduction 75% (-)	7.74	0.00	1.73	0.75	5.42	0.00	0.00	0.00	4.28	19.92
Acres within Area of Concern	42.92	0.00	6.69	0.01	2.63	0.00	0.00	0.00	6.64	58.89
Area of Concern reduction 50% (-)	21.46	0.00	3.35	0.01	1.32	0.00	0.00	0.00	3.32	29.45
Subtotal	342.46	0.00	32.03	9.42	18.62	0.00	0.00	0.00	21.44	423.96
Roads/Right-of-Way (Future)										
20% (-)	273.97	0.00	25.62	7.54	14.89	0.00	0.00	0.00	17.15	339.17
Public Facility (Future)										
20% (-)	219.18	0.00	20.50	6.03	11.92	0.00	0.00	0.00	13.72	271.34
Unavailable Lands										
5% (-)	208.22	0.00	19.47	5.73	11.32	0.00	0.00	0.00	13.03	257.77
Commercial Split										
50% (-)	197.81	0.00	18.50	5.44	10.75	0.00	0.00	0.00	6.52	239.02
Platted Lots										
Vacant Platted Lots	300	0	27	0	0	0	0	0	2	329
Net Developable Acres										
6.0 DU/AC	208.22	0.00	19.47	5.73	11.32	0.00	0.00	0.00	6.52	251.25
12 DU/AC	6.00	6.00	12.00	21.75	2.50	7.60	2.00	12.00	15.00	63.00
Dwelling Unit Capacity	1549	0	261	125	28	0	0	0	100	2063
2.5 pph	3873	0	652	224	71	0	0	0	180	4999
1.8 pph										
1.8 pph										
2.5 pph										
1.8 pph										

10/30/2014

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SILVERDALE
URBAN GROWTH AREA

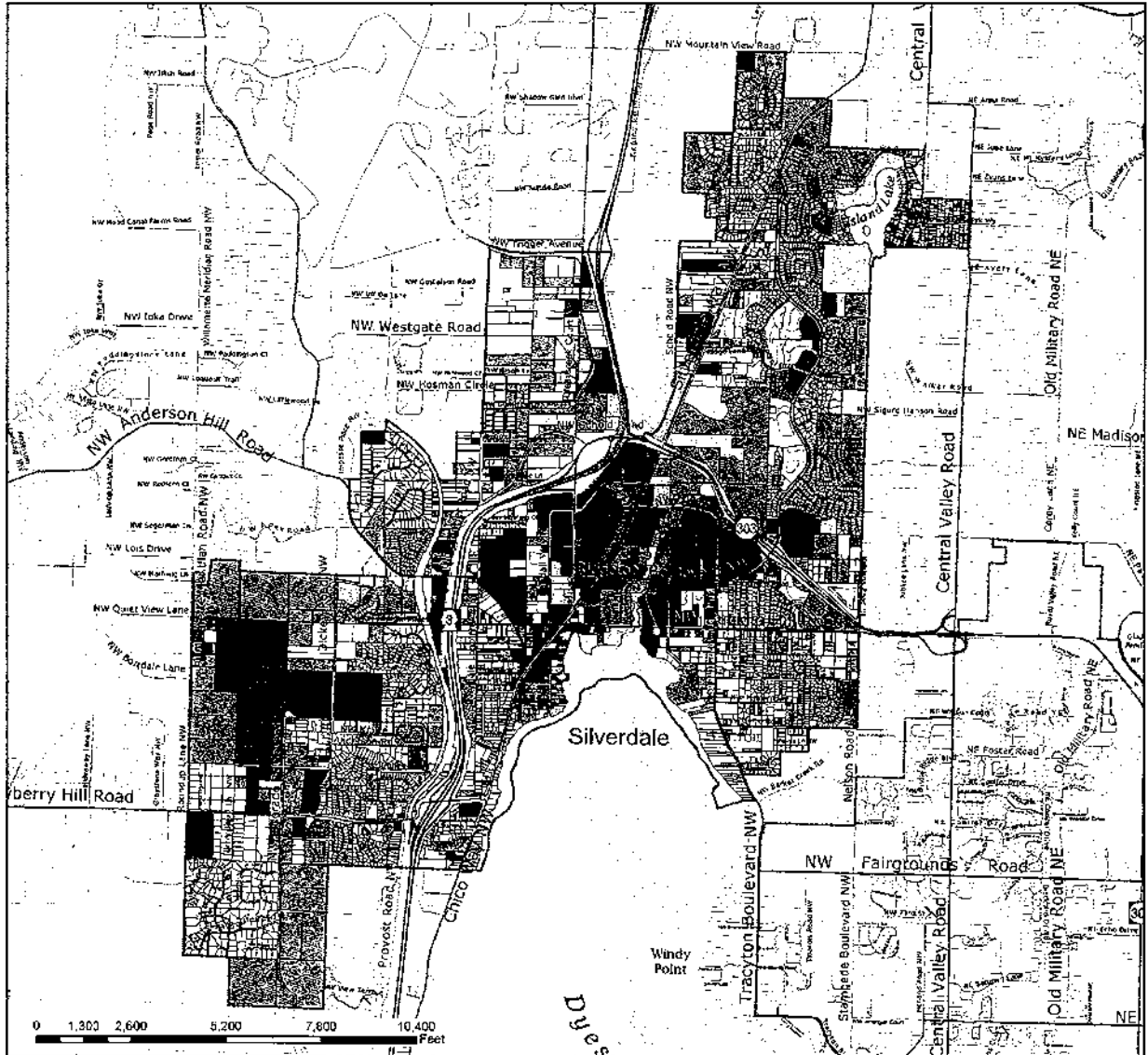
Land Capacity December 31, 2012

UNDERUTILIZED LANDS	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	163.58	0.00	2.94	4.03	16.25	0.00	0.00	0.00	17.00	203.79
Dwelling Unit Capacity	794	0	33	81	30	0	0	0	199	1138
Population Capacity	1985	0	83	147	74	0	0	0	359	2648

VACANT LAND	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	208.22	0.00	19.47	5.73	11.32	0.00	0.00	0.00	6.52	251.25
Dwelling Unit Capacity	1549	0	261	125	28	0	0	0	100	2063
Population Capacity	3873	0	652	224	71	0	0	0	180	4999

GRAND TOTAL	URBAN LOW 6.0 DU/AC	SENIOR LIVING HOMESTEAD 6.0 DU/AC	URBAN MEDIUM 12 DU/AC	URBAN HIGH 21.75 DU/AC	URBAN RESTRICTED 2.5 DU/AC	URBAN CLUSTER 7.6 DU/AC	ILLAHEE GREENBELT 2 DU/AC	URBAN VILLAGE CENTER 12 DU/AC	MIXED USE 15 DU/AC	GRAND TOTAL
Net Developable Acres	371.80	0.00	22.41	9.76	27.56	0.00	0.00	0.00	23.51	455.04
Dwelling Unit Capacity	2343	0	294	206	58	0	0	0	299	3200
Population Capacity	5858	0	735	371	145	0	0	0	539	7647

Silverdale Urban Growth Area



<ul style="list-style-type: none"> Culture, Entertainment and Recreational Industrial and Manufacturing Services Residential Resource Production and Extraction Retail Trade Services Transportation, Comm., Utilities and Utilities Undeveloped Land and Water Avoid 	<ul style="list-style-type: none"> Urban Growth Area Boundary Incorporated City Boundary Tax Parcel Boundaries State High Way Main Road Collector/Arterial Local Access/Low Road
---	---

Waterbodies (defined in WAC 222-18-030)
 Waterbody Characteristics Feature Code
 Bay, estuary, Puget Sound
 Lake, Pond, Reservoir, Channel or spring flow with water
 DNR, RMP and Surveyed Wetlands

Watercourses (defined in WAC 222-18-030)
 Fish Habitat Water Type Code
 (S) Designated Shoreline of the State
 (F) Fish Habitat
 (N) Non-Fish Habitat
 (U) Unknown, unclassified hydrographical feature

Current Land Use

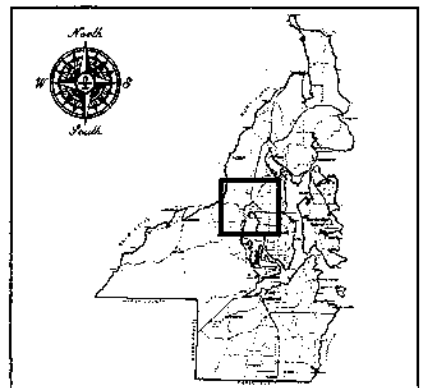
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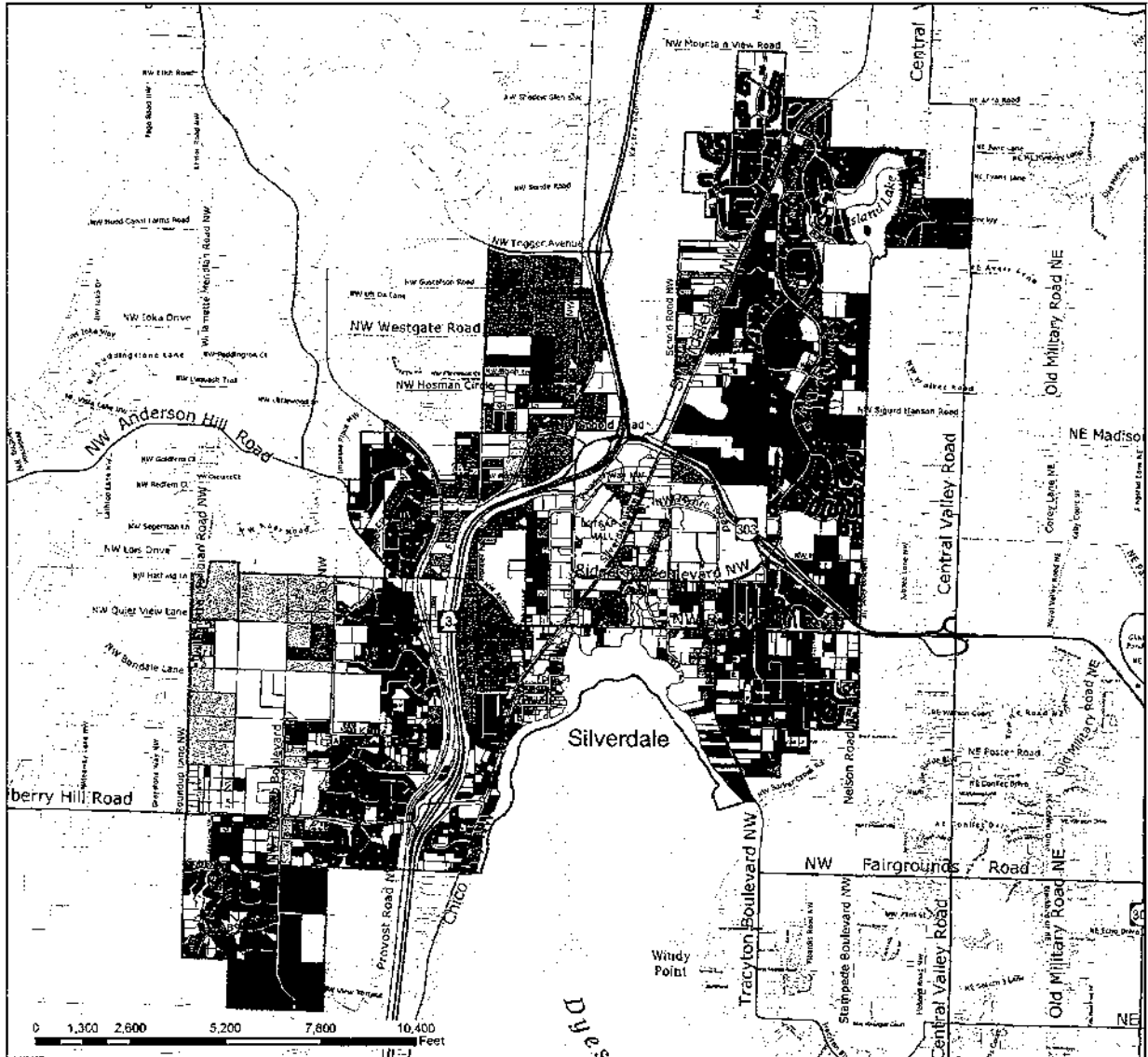
Current Land Use was created from information provided by the Kitsap County Assessor's property class code.

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 Map Date: September, 2013

Kitsap County Department of
 Community Development
 614 Division Street, MS-36
 Port Orchard, Washington 98366
 VOICE (360) 337-5777 * FAX (360) 337-4925



Silverdale Urban Growth Area



Developed Parcel Parcel not considered for additional capacity	Underutilized - Commercial
Underutilized - Residential	Vacant Land - Commercial
Vacant Land - Residential	Underutilized - Industrial
Parcel less than .50 acres	Vacant Land - Industrial
Parcel density less than 2.5 times zoning side	Urban Growth Area Boundary
Parcel density 2.5 - 4 times zoning side and building value less than 1/2 median value	Incorporated City Boundary
Parcel density 4 - 8 times zoning side and building value less than med an value	
Parcel density 8 - 10 times zoning side and building value less than 1/3 median value	
Shoreline parcel less than 1.00 acre	
Water-Body	

Water-Body Saturated in NAC (221-600) Reservoir/Confluence Public Lake Dike, Industry, Pulp Mill Lotic Water (Stream, Crane pit, Quarry, Wetlands) Dike, Dam, and Streambed Alteration	Water-Body (Shaded to NAC 221-1400) Public Water Body Shaded Shoreline Of the Lake Of the Stream Quarry or Pulp Mill Lotic Water, Unshaded Shaded Wetland	State Highway Major Road Collector Street Local Access Road Railroad Line
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Land Capacity Analysis

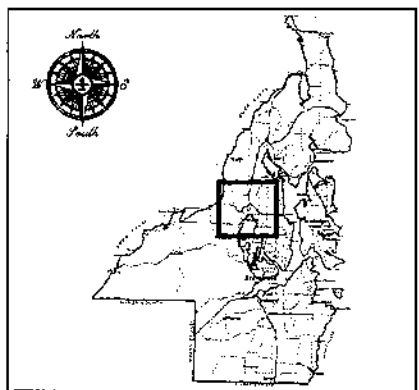
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Map Date: September, 2013

**Kitsap County Department of
Community Development**
614 Division Street, MS-36
Port Orchard, Washington 98366
VO/CE (360) 337-5777 * FAX (360) 337-4925



Silverdale Urban Growth Area



Waterbodies (as listed in WAC 222-16-030)	100' Contours
Watershed Cartographic Feature Code	20' Contours
Bay, estuary, Puget Sound	Eagle Habitat Buffers
Lake, Pond, Reservoir, Gravel pit or quarry filled with water	330 Feet
Includes DNR, NWI and Surveyed Wetlands	660 Feet
Watercourses (defined in WAC 222-16-030)	Tax Parcels
Plan Number Water Type Code	Urban Growth Area Boundary
(S) Depressed Shoreline of the State	Incorporated City Boundary
(F) Fish Habitat	State Highway
(N) Non-fish Habitat	Major Road
(U) Unknown, unclassified hydrographic feature.	Collector / Arterial
100 Year Floodplain The primary risk classification shown on the 4 percent annual chance flood event	Local Access, Local Road
Potential Wetlands	
Debrislands Description	
High Hazard Areas	
Modest Hazard Areas	

Building Limitations

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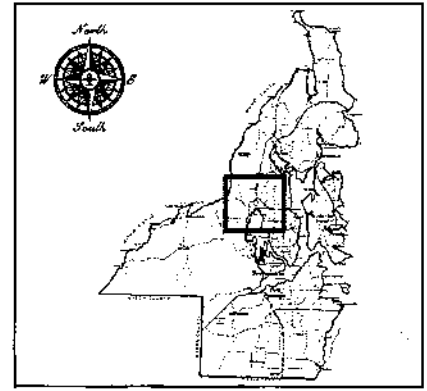
* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Kitsap County Code
Title 19 - Critical Areas Ordinance

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Map Date: October, 2013

Kitsap County Department of
Community Development
814 Division Street, MS-38
Port Orchard, Washington 98366
VCICL (360) 337-5777 * FAX (360) 337-4925



GEORGE'S CORNER TYPE 1
 LIMITED AREA OF MORE INTENSE RURAL DEVELOPMENT
 Commercial Land Capacity
 December 31, 2012

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UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	MIXED USE	URBAN VILLAGE CENTER	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	28.31	0.00	0.00	0.00	0.00	28.31
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public/Current Use/Utilities (-)	0.00	0.00	0.00	21.34	0.00	0.00	0.00	0.00	21.34
Subtotal	0.00	0.00	0.00	6.97	0.00	0.00	0.00	0.00	6.97
Remove 100% Platted Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	6.97	0.00	0.00	0.00	0.00	6.97
Unencumbered Acres	0.00	0.00	0.00	1.61	0.00	0.00	0.00	0.00	1.61
Acres within Critical Areas	0.00	0.00	0.00	1.95	0.00	0.00	0.00	0.00	1.95
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.49	0.00	0.00	0.00	0.00	0.49
Acres within Area of Concern	0.00	0.00	0.00	3.40	0.00	0.00	0.00	0.00	3.40
Area of Concern reduction 50% (-)	0.00	0.00	0.00	1.70	0.00	0.00	0.00	0.00	1.70
Subtotal	0.00	0.00	0.00	3.80	0.00	0.00	0.00	0.00	3.80
Roads/Right-of-Way (Future)									
20% (-)	0.00	0.00	0.00	3.04	0.00	0.00	0.00	0.00	3.04
Public Facility (Future)									
20% (-)	0.00	0.00	0.00	2.43	0.00	0.00	0.00	0.00	2.43
Unavailable Lands									
15% (-)	0.00	0.00	0.00	2.07	0.00	0.00	0.00	0.00	2.07
Underutilized Acres	0.00	0.00	0.00	2.07	0.00	0.00	0.00	0.00	2.07
VACANT LAND	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	MIXED USE	URBAN VILLAGE CENTER	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	23.17	0.00	0.00	0.00	0.00	23.17
Subtotal	0.00	0.00	0.00	23.17	0.00	0.00	0.00	0.00	23.17
Remove 100% Platted Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	23.17	0.00	0.00	0.00	0.00	23.17
Unencumbered Acres	0.00	0.00	0.00	9.75	0.00	0.00	0.00	0.00	9.75
Acres within Critical Areas	0.00	0.00	0.00	8.42	0.00	0.00	0.00	0.00	8.42
Critical Areas reduction 75% (-)	0.00	0.00	0.00	2.11	0.00	0.00	0.00	0.00	2.11
Acres within Area of Concern	0.00	0.00	0.00	5.00	0.00	0.00	0.00	0.00	5.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	2.50	0.00	0.00	0.00	0.00	2.50
Subtotal	0.00	0.00	0.00	14.36	0.00	0.00	0.00	0.00	14.36
Roads/Right-of-Way (Future)									
20% (-)	0.00	0.00	0.00	11.48	0.00	0.00	0.00	0.00	11.48
Public Facility (Future)									
20% (-)	0.00	0.00	0.00	9.19	0.00	0.00	0.00	0.00	9.19
Unavailable Lands									
5% (-)	0.00	0.00	0.00	8.73	0.00	0.00	0.00	0.00	8.73
Vacant Acres	0.00	0.00	0.00	8.73	0.00	0.00	0.00	0.00	8.73
Total Net Developable Acres	0.00	0.00	0.00	10.79	0.00	0.00	0.00	0.00	10.79

Manchester LAMIRD

	Sum of Total Acres for Residential Zones	Sum of Acres for Underutilized and Vacant Lands	Count of Additional Units	Population
MVLR	513.77	297.82	326	815
DEVELOPED	213.12	0.00	0	0
MULTI-FAMILY	2.83	0.00	0	0
UNDERUTILIZED	186.62	186.62	121	302.5
VACANT LAND	111.20	111.20	205	512.5
MVR	384.85	67.63	164	410
DEVELOPED	309.84	0.00	0	0
MULTI-FAMILY	7.38	0.00	0	0
UNDERUTILIZED	45.33	45.33	69	172.5
VACANT LAND	22.30	22.30	95	237.5
Grand Total	898.62	365.45	490	1225

Suquamish LAMIRD

	Sum of Total Acres for Residential Zones	Sum of Acres for Underutilized and Vacant Lands	Count of Additional Units	Count of Additional Units
SVLR	112.14	28.15	45	112.5
DEVELOPED	83.99	0.00	0	0
UNDERUTILIZED	9.48	9.48	8	20
VACANT LAND	18.67	18.67	37	92.5
SVR	182.95	42.79	261	652.5
DEVELOPED	138.10	0.00	0	0
MULTI-FAMILY	2.06	0.00	0	0
UNDERUTILIZED	16.17	16.17	64	160
VACANT LAND	26.62	26.62	197	492.5
Grand Total	295.09	70.94	306	765

Port Gamble LAMIRD

	Sum of Total Acres for Residential Zones	Sum of Acres for Underutilized and Vacant Lands	Count of Additional Units	Count of Additional Units
RHTR	36.73	24.72	7	18
DEVELOPED	12.01	0.00	0	0
UNDERUTILIZED	20.67	20.67	3	7.5
VACANT LAND	4.05	4.05	4	10
RHTW	34.74	0.00	0	0
DEVELOPED	34.74	0.00	0	0
Grand Total	71.46	24.72	7	18

Keyport Village LAMIRD

	Sum of Total Acres for Residential Zones	Sum of Acres for Underutilized and Vacant Lands	Count of Additional Units	Count of Additional Units
KVLR	31.74	31.74	16	40
DEVELOPED	18.97	0.00	0	0
UNDERUTILIZED	9.64	9.64	8	20
VACANT LAND	3.13	3.13	8	20
KVR	17.43	17.43	18	45
DEVELOPED	10.99	0.00	0	0
MULTI-FAMILY	1.69	0.00	0	0
UNDERUTILIZED	3.99	3.99	13	32.5
VACANT LAND	0.75	0.75	5	12.5
Grand Total	49.17	49.17	34	85

Kitsap County
 Unincorporated Rural Capacity (Residential)
 January 27, 2014

INTERNAL DRAFT

	Acres	Sum of NEW UNITS
FOREST RESOURCE LANDS (1 DU/40 AC)	3157.04	0
CURRENT USE/Common Area	550.31	0
EXEMPT	1620.84	0
PARKS/INSTITUTIONAL	946.70	0
UTILITIES/TRANSPORTATION	39.18	0
RURAL PROTECTION (1 DU/10 AC)	28153.45	1784
CURRENT USE/Common Area	3883.01	0
DEVELOPED	14723.41	0
EXEMPT	881.32	0
FISHING/MINING	355.08	0
GOVERNMENTAL SERVICES	97.87	0
MULTI-FAMILY	45.05	0
PARKS/INSTITUTIONAL	246.21	0
TIDELANDS	0.49	0
UNDERUTILIZED	668.04	170
UTILITIES/TRANSPORTATION	313.39	0
VACANT LAND	6939.56	1614
RURAL RESIDENTIAL (1 DU/5 AC)	80809.70	8096
CURRENT USE/Common Area	10328.74	0
DEVELOPED	45007.97	0
EXEMPT	2000.25	0
FISHING/MINING	456.61	0
GOVERNMENTAL SERVICES	385.83	0
MULTI-FAMILY	254.48	0
PARKS/INSTITUTIONAL	1775.77	0
TIDELANDS	0.53	0
UNDERUTILIZED	4122.14	795
UTILITIES/TRANSPORTATION	492.90	0
VACANT LAND	15984.48	7301
RURAL WOODED (1 DU/20 AC)	49205.09	299
CURRENT USE/Common Area	32529.07	0
DEVELOPED	1129.68	0
EXEMPT	12165.46	0
FISHING/MINING	54.80	0
GOVERNMENTAL SERVICES	37.50	0
PARKS/INSTITUTIONAL	1320.04	0
UNDERUTILIZED	244.36	17
UTILITIES/TRANSPORTATION	116.80	0
VACANT LAND	1607.38	281
URBAN RESERVE (1 DU/10 AC)	1986.22	259
CURRENT USE/Common Area	250.21	0
DEVELOPED	804.88	0
EXEMPT	72.72	0
FISHING/MINING	40.68	0
GOVERNMENTAL SERVICES	1.36	0
MULTI-FAMILY	3.26	0
PARKS/INSTITUTIONAL	16.89	0
UNDERUTILIZED	38.11	18
UTILITIES/TRANSPORTATION	62.40	0
VACANT LAND	695.72	241
Grand Total	163311.50	10438

Kitsap County
 Unincorporated Rural Capacity (Residential)
 January 27, 2014

INTERNAL DRAFT

	Sum of ACRES	Sum of NEW UNITS
RURAL PROTECTION	668.04	170
UNDERUTILIZED	668.04	170
RURAL RESIDENTIAL	4122.14	795
UNDERUTILIZED	4122.14	795
RURAL WOODED	244.36	17
UNDERUTILIZED	244.36	17
URBAN RESERVE	38.11	18
UNDERUTILIZED	38.11	18
Grand Total	5072.65	1000

	Sum of ACRES	Sum of NEW UNITS
RURAL PROTECTION	6939.56	1614
VACANT LAND	6939.56	1614
RURAL RESIDENTIAL	15984.48	7301
VACANT LAND	15984.48	7301
RURAL WOODED	1607.38	281
VACANT LAND	1607.38	281
URBAN RESERVE	695.72	241
VACANT LAND	695.72	241
Grand Total	25227.13	9438

Kitsap County
Unincorporated Rural Capacity (Residential)

INTERNAL DRAFT

ZONE		Sum of ACRES	Sum of NEW UNITS
Rural Residential	{1 DU/5 AC}	20106.62	8096
	Underutilized	4122.14	795
	Vacant	15984.48	7301
Urban Reserve	{1 DU/10 AC}	733.82	259
	Underutilized	38.11	18
	Vacant	695.72	241
Rural Protection	{1 DU/10 AC}	7607.60	1784
	Underutilized	668.04	170
	Vacant	6939.56	1614
Rural Wooded	{1 DU/20 AC}	1851.74	299
	Underutilized	244.36	17
	Vacant	1607.38	281
Forest Resource Lands	{1 DU/40 AC}	0.00	0
	Underutilized	0.00	0
	Vacant	0.00	0

APPENDIX C



Countywide Employment Capacity and Demand

Preliminary Draft For Internal Use Only
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City of Bainbridge Island
Commercial Land Capacity
December 31, 2012

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UNDERUTILIZED LANDS	WINSLOW MIXED USE TOWN CENTER										GRAND TOTAL
	Central Core Overlay	Madison Avenue Overlay	Ericksen Avenue Overlay	Gateway Overlay	Ferry Terminal Overlay	High School Road I	High School Road II	Neighborhood Service Center	Business Industrial	Water-Dependent Industrial	
Gross Acres (Developed Parcels only)											
Total Gross Acres	70.74	43.65	24.29	0.00	0.00	31.81	6.21	23.27	77.08	58.71	335.76
Multi - Family Dwelling (-)	10.86	9.44	4.90	0.00	0.00	0.00	0.00	0.00	0.00	58.71	83.91
Public/Current Use/Utilities (-)	55.00	27.98	19.17	0.00	0.00	31.81	6.21	12.28	53.92	0.00	206.37
Subtotal	4.88	6.23	0.22	0.00	0.00	0.00	0.00	10.99	23.16	0.00	45.48
Remove 100% Planned Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted	1.18	0.00	0.00	0.00	0.00	0.00	0.00	1.16	2.36	0.00	4.70
Subtotal	3.70	6.23	0.22	0.00	0.00	0.00	0.00	9.83	20.80	0.00	40.78
Critical Areas											
Total Redevelopable Acres	3.70	6.23	0.22	0.00	0.00	0.00	0.00	9.83	20.80	0.00	40.78
Unencumbered Acres	3.70	6.23	0.22	0.00	0.00	0.00	0.00	5.02	12.65	0.00	27.82
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	2.15	0.00	2.25
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.54	0.00	0.57
Acres within Area of Concern	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.71	5.99	0.00	10.70
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.36	3.00	0.00	5.35
Subtotal	3.70	6.23	0.22	0.00	0.00	0.00	0.00	7.40	16.18	0.00	33.74
Public Facility (Future)											
15% (-)	3.15	5.30	0.19	0.00	0.00	0.00	0.00	6.29	13.76	0.00	28.67
Unavailable Lands											
25% (-)	2.36	3.97	0.14	0.00	0.00	0.00	0.00	4.72	10.32	0.00	21.51
Underutilized Acres	3.54	3.97	0.14	0.00	0.00	0.00	0.00	5.88	12.68	0.00	26.21
VACANT LAND											
Gross Acres											
Total Gross Acres	1.46	0.00	2.39	14.39	0.67	4.37	6.50	5.38	40.70	0.00	75.86
Remove 100% Planned Development	0.00	0.00	0.00	0.16	0.00	0.00	0.00	0.00	0.28	0.00	0.44
Remove 100% Platted Lots	0.54	0.00	0.00	0.00	0.67	0.00	0.00	0.00	0.00	0.00	1.21
Subtotal	0.92	0.00	2.39	14.23	0.67	4.37	6.50	5.38	40.42	0.00	74.21
Critical Areas											
Total Redevelopable Acres	0.92	0.00	2.39	14.23	0.67	4.37	6.50	5.38	40.42	0.00	74.21
Unencumbered Acres	0.73	0.00	2.39	0.17	0.00	1.27	5.47	3.65	24.91	0.00	38.59
Acres within Critical Areas	0.19	0.00	0.00	10.49	0.00	0.00	0.91	0.00	5.84	0.00	17.43
Critical Areas reduction 75% (-)	0.05	0.00	0.00	2.62	0.00	0.00	0.23	0.00	1.46	0.00	4.36
Acres within Area of Concern	0.00	0.00	0.00	3.56	0.00	0.09	0.11	1.73	9.68	0.00	15.17
Area of Concern reduction 50% (-)	0.00	0.00	0.00	1.78	0.00	0.05	0.06	0.87	4.84	0.00	7.59
Subtotal	0.78	0.00	2.39	4.57	0.67	1.32	5.75	4.52	31.21	0.00	50.53
Public Facility (Future)											
15% (-)	0.66	0.00	2.03	3.89	0.00	1.12	4.89	3.84	26.53	0.00	42.95
Unavailable Lands											
20% (-)	0.53	0.00	1.63	3.11	0.00	0.89	3.91	3.07	21.22	0.00	34.36
Vacant Acres	1.07	0.00	1.63	3.11	0.67	0.89	3.91	0.00	0.00	0.00	11.28
FAR 1.0											
FAR 0.6											
FAR 0.6											
FAR 0.3											
FAR 0.2											
FAR 0.6											
FAR 0.6											
Total Net Developable Acres	4.61	3.97	1.77	3.11	0.67	0.89	3.91	5.88	12.68	0.00	37.49
Net Developable w/Applied FAR	9.21	6.35	2.82	4.04	0.80	1.43	6.26	5.88	12.68	0.00	49.48
Total Square Footage Planned Development	0	0	0	9295	0	0	0	0	12109	0	21404

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City of Bainbridge Island
Employment Capacity

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	Central Core Overlay FAR 1.0	Madison Avenue Overlay FAR 0.6	Erickson Avenue Overlay FAR 0.6	Gateway Overlay FAR 0.3	Ferry Terminal Overlay FAR 0.1	High School Road I FAR 0.6	High School Road II FAR 0.6	Neighborhood Service Center 35%	Business Industrial 35%	Water- Dependent Industrial 50%	GRAND TOTAL
Total Net Developable Acres Existing Floor Area (-)	9.21 0	6.35 4,432	2.82 0	4.04 0	0.80 0	1.43 0	6.26 0	5.88	12.68	0.00	49.49
Conversion to Building Square Footage 401,401	276,806	123,045	176,073	35,022	62,322	272,630	256,093	552,182	0	0	2,155,575
Total Square Feet 401,401	272,374	123,045	176,073	35,022	62,322	272,630	256,093	552,182	0	0	2,151,443
Industrial Square Footage Industrial Planned lots	0	0	0	0	0	0	0	0	193,264	0	0
Total Commercial Square Footage 401,401	272,374	123,045	176,073	35,022	62,322	272,630	89,633	205,373	0	0	2,053,373
Commercial Planned lots	0	0	9,298	0	0	0	0	0	0	0	0
Total Total Building Square Footage 401,401	272,374	123,045	185,368	185,368	35,022	272,630	89,633	205,373	0	0	1,441,796
											1,447,168

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City of Bainbridge Island
 Employment Capacity
 December 31, 2012

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	Industrial Zones	Commercial Zones
Net Developable Acres	12.68	36.81
Building Area Estimates (Square Footage)	205,373	1,441,796
Vacancy Rate Adjustment (5%)	195,104	1,369,706
Employment Rate - Square Feet Per Employee	969	500
Resulting Employment Capacity - Jobs	201	2739

City of Bremerton Buildable Lands Review
July 2014**INDIVIDUAL CENTERS - DETAIL**

<i>Downtown Regional Center</i>	
Gross Land Area	126.3
Base Net Area	107.2
Critical Areas	7.5
Nonbuildable Area	14.9
Remaining Area	84.7
Housing @ 40 DU/Acre	3,389
Population Capacity	7,592
Buildable Commercial SQFT	847,372
Market Factor	
Housing Units After Market Factor	1,695
Population After Market Factor	3,796
Commercial SQFT After Market Factor	423,686
Employment After Market Factor	1,412

DISTRICT CENTERS

<i>Charleston District Center</i>	
Gross Land Area	63.7
Base Net Area	40.5
Critical Areas	0
Nonbuildable Area	6
Remaining Area	34.4
Housing @ 20 DU/Acre	690
Population Capacity	1,545
Buildable Commercial SQFT	137,943
Market Factor	
Housing Units After Market Factor	138
Population After Market Factor	309
Commercial SQFT After Market Factor	27,588
Employment After Market Factor	92

<i>Wheaton/Riddell District Center</i>	
Gross Land Area	99.7
Base Net Area	91.5
Critical Areas	0
Nonbuildable Area	13.7
Remaining Area	77.7
Housing @ 20 DU/Acre	1,559
Population Capacity	3,485
Buildable Commercial SQFT	311,179
Market Factor	
Housing Units After Market Factor	468
Population After Market Factor	1,048
Commercial SQFT After Market Factor	93,354
Employment After Market Factor	187

**CITY OF BREMERTON
BUILDABLE LANDS REVIEW
AUGUST 2014**



**METHODS DOCUMENT IN CITY OF BREMERTON
UPDATE LAND CAPACITY ANALYSIS (ULCA) METHODOLOGY MEMO
(MINOR MODIFICATION FROM KITSAP COUNTY METHODOLOGY)**

Included in this document is the summary and individual analysis for:

- Centers Capacity – Commercial and Residential Capacity (page 1-5),
- Non-Center Commercial Zones Capacity – Commercial Capacity (page 6-9), and
- Low Density Residential Capacity – Residential Capacity (page 10)

CENTER DESIGNATIONS – SUMMARY

(CITY OF BREMERTON METHODOLOGY)

	COMMERCIAL CAPACITY (GSF)	EMPLOYEE CAPACITY (JOBS)	RESIDENTIAL CAPACITY (UNITS)	POPULATION CAPACITY (RESIDENTS)
NEIGHBORHOOD CENTERS				
BAY VISTA	13,908	146	216	483
HADDON	10,687	36	71	160
MANETTE	16,677	56	69	156
PERRY AVENUE	7,279	24	49	109
SYLVAN/PINE	5,045	17	34	75
OYSTER BAY	7,453	25	50	111
TOTAL		304	489	1,094
DISTRICT CENTERS				
CHARLESTON	27,589	92	138	309
WHEATON/RIDDELL	93,354	187	468	1048
WHEATON/SHERIDAN	76,282	254	381	854
TOTAL		533	987	2,211
DOWNTOWN REGIONAL CENTER				
DOWNTOWN	423,686	1,412	1,695	3,796
EMPLOYMENT CENTERS				
HARRISON	58,343	194	219	480
SKIA	11,649,134	12,022	0	0
TOTAL CENTERS CAPACITY	12,389,437	14,465	3,390	7,581

City of Bremerton Buildable Lands Review
July 2014

<i>Wheaton/Sheridan District Center</i>	
Gross Land Area	83.4
Base Net Area	74.7
Critical Areas	0
Nonbuildable Area	11.2
Remaining Area	63.5
Housing @ 20 DU/Acre	1,271
Population Capacity	2,848
Buildable Commercial SQFT	254,272
Market Factor	
Housing Units After Market Factor	381
Population After Market Factor	854
Commercial SQFT After Market Factor	76,282
Employment After Market Factor	254

NEIGHBORHOOD CENTERS

<i>Bay Vista Neighborhood Center</i>	
Base Net Land Area of Commercial	6.6
Critical Areas	0
Nonbuildable Area	1.0
Remaining Area	5.6
Buildable Commercial SQFT (0.2 FAR)	48,787
Population Capacity	537
Market Factor	
Population After Market Factor	483
Commercial SQFT After Market Factor	43,908
Employment After Market Factor	146

<i>Haddon Neighborhood Center</i>	
Gross Land Area	42.5
Base Net Area	41.9
Critical Areas	0
Nonbuildable Area	6.2
Remaining Area	35.6
Housing @ 20 DU/Acre	712.4
Population Capacity	1,595.9
Buildable Commercial SQFT	106,875
Market Factor	
Housing Units After Market Factor	71.2
Population After Market Factor	159.6
Commercial SQFT After Market Factor	10,688
Employment After Market Factor	36

City of Bremerton Buildable Lands Review
July 2014

Manette Neighborhood Center	
Gross Land Area	34
Base Net Area	20.8
Critical Areas	4.4
Nonbuildable Area	2.4
Remaining Area	13.9
Housing @ 20 DU/Acre	174
Population Capacity	389
Buildable Commercial SQFT	41,692
Market Factor	
Housing Units After Market Factor	69
Population After Market Factor	156
Commercial SQFT After Market Factor	16,677
Employment After Market Factor	56

Perry Avenue Neighborhood Center	
Gross Land Area	20.6
Base Net Area	14.2
Critical Areas	0
Nonbuildable Area	2.1
Remaining Area	12.1
Housing @ 20 DU/Acre	243
Population Capacity	543
Buildable Commercial SQFT	36,395
Market Factor	
Housing Units After Market Factor	49
Population After Market Factor	109
Commercial SQFT After Market Factor	7,279
Employment After Market Factor	24

Sylvan/Pine Neighborhood Center	
Gross Land Area	34.3
Base Net Area	20.4
Critical Areas	0.6
Nonbuildable Area	2.9
Remaining Area	16.8
Housing @ 20 DU/Acre	336
Population Capacity	753
Buildable Commercial SQFT	50,448
Market Factor	
Housing Units After Market Factor	34
Population After Market Factor	75
Commercial SQFT After Market Factor	5,045
Employment After Market Factor	17

City of Bremerton Buildable Lands Review
July 2014

<i>Oyster Bay Neighborhood Center</i>	
Gross Land Area	24.7
Base Net Area	18.1
Critical Areas	3.5
Nonbuildable Area	2.1
Remaining Area	12.4
Housing @ 20 DU/Acre	248
Population Capacity	556
Buildable Commercial SQFT	37,264
Market Factor	
Housing Units After Market Factor	50
Population After Market Factor	111
Commercial SQFT After Market Factor	7,453
Employment After Market Factor	25

EMPLOYMENT CENTERS

<i>Harrison Employment Center</i>	
Gross Land Area	109.6
Base Net Area	66.5
Critical Areas	8.1
Nonbuildable Area	9.9
Remaining Area	48.6
Housing @ 20 DU/Acre	729
Population Capacity	1,634
Buildable Commercial SQFT	194,477
Market Factor	
Housing Units After Market Factor	219
Population After Market Factor	490
Commercial SQFT After Market Factor	58,343
Employment After Market Factor	194

<i>South Kitsap Industrial Area Employment Center (Kitsap County Methodology - 38%)</i>	
Gross Land Area	2992.94
Critical Areas	1445.5
Nonbuildable Area	856
Net Developable Acres	691.4
Buildable Industrial SQFT (38%)	12,262,247
Vacancy Rate Adjustment (5%)	11,649,134
Employment Rate - SQFT per Employee	969
Employment Capacity	12,022

City of Bremerton Buildable Lands Review
July 2014

NON-CENTERS ZONES CAPACITY – SUMMARY

Please note that this analysis, for commercial zones not located within a Centers location, was completed using the Kitsap County Methodology.

<i>(KITSAP COUNTY METHODOLOGY)</i>	INDUSTRIAL ZONES	COMMERCIAL ZONES
Net Developable Acres	121.67	103.57
Building Area Estimates (Square Footage)	2,013,907.67	1,443,701
Vacancy Rate Adjustment (5%)	1,913,212.28	1,371,516
Employment Rate - Square Feet Per Employee	969	500
Employment Capacity (Jobs)	1,974	2,743

NON-CENTERS ZONES – DETAIL

Industrial Zone (Kitsap County Methodology – 38%)	
Base Gross Area	408.46
Underutilize Acres	8.6
Vacant	74.74
Total Net Developable Acres	83.34
Conversion to Square Footage	3,630,493
Industrial Square Footage	1,379,587
Industrial Planned Lots	0
Total Building Industrial Square Footage	1,379,587
Job Capacity (969 SQFT/Employee)	1,424

Industrial Park Zone (Kitsap County Methodology – 38%)	
Base Gross Area	319.25
Underutilize Acres	4.95
Vacant	32.79
Total Net Developable Acres	37.73
Conversion to Square Footage	1,643,564
Industrial Square Footage	624,554
Industrial Planned Lots	0
Total Building Industrial Square Footage	624,554
Job Capacity (969 SQFT/Employee)	645

Marine Industrial Zone (Kitsap County Methodology – 38%)	
Base Gross Area	8.32
Underutilize Acres	0
Vacant	0.59
Total Net Developable Acres	0.59
Conversion to Square Footage	25,700
Industrial Square Footage	9,766
Industrial Planned Lots	0
Total Building Industrial Square Footage	9,766
Job Capacity (969 SQFT/Employee)	10

City of Bremerton Buildable Lands Review
July 2014

<i>Institutional Zone (Kitsap County Methodology – 32%)</i>	
Base Gross Area	41.91
Underutilize Acres	0.94
Vacant	0
Total Net Developable Acres	0.94
Conversion to Square Footage	40,946
Commercial Square Footage	13,103
Commercial Planned Lots	0
Total Building Commercial Square Footage	13,103
Job Capacity (500 SQFT/Employee)	26

<i>Neighborhood Business Zone (Kitsap County Methodology – 32%)</i>	
Base Gross Area	11.04
Underutilize Acres	3.08
Vacant	1.08
Total Net Developable Acres	4.15
Conversion to Square Footage	180,844
Commercial Square Footage	57,870
Commercial Planned Lots	0
Total Building Commercial Square Footage	57,870
Job Capacity (500 SQFT/Employee)	116

<i>Limited Commercial Zone (Kitsap County Methodology – 32%)</i>	
Base Gross Area	21.47
Underutilize Acres	3.63
Vacant	0.48
Total Net Developable Acres	4.11
Conversion to Square Footage	179,049
Commercial Square Footage	57,296
Commercial Planned Lots	0
Total Building Commercial Square Footage	57,296
Job Capacity (500 SQFT/Employee)	115

<i>Commercial Corridor Zone (Kitsap County Methodology – 32%)</i>	
Base Gross Area	65.98
Underutilize Acres	10.84
Vacant	3.73
Total Net Developable Acres	14.56
Conversion to Square Footage	634,443
Commercial Square Footage	203,022
Commercial Planned Lots	0
Total Building Commercial Square Footage	203,022
Job Capacity (500 SQFT/Employee)	406

City of Bremerton Buildable Lands Review
July 2014

Freeway Corridor Zone (Kitsap County Methodology – 32%)	
Base Gross Area	177.78
Underutilize Acres	18.89
Vacant	11.29
Total Net Developable Acres	30.18
Conversion to Square Footage	1,314,630
Commercial Square Footage	420,682
Commercial Planned Lots	0
Total Building Commercial Square Footage	420,682
Job Capacity (500 SQFT/Employee)	841

Wheaton Way Redevelopment Corridor Zone (Kitsap County Methodology – 32%)	
Base Gross Area	50.51
Underutilize Acres	3.88
Vacant	6.07
Total Net Developable Acres	9.95
Conversion to Square Footage	433,352
Commercial Square Footage	138,673
Commercial Planned Lots	0
Total Building Commercial Square Footage	138,673
Job Capacity (500 SQFT/Employee)	277

District Center Core Zone (Kitsap County Methodology – 32%)	
Base Gross Area	154.62
Underutilize Acres	10.66
Vacant	24.08
Total Net Developable Acres	34.74
Conversion to Square Footage	1,513,442
Commercial Square Footage	484,301
Commercial Planned Lots	0
Total Building Commercial Square Footage	484,301
Job Capacity (500 SQFT/Employee)	969

Neighborhood Center Core Zone (Kitsap County Methodology – 32%)	
Base Gross Area	35.23
Underutilize Acres	2.89
Vacant	2.04
Total Net Developable Acres	4.93
Conversion to Square Footage	214,855
Commercial Square Footage	68,754
Commercial Planned Lots	0
Total Building Commercial Square Footage	68,754
Job Capacity (500 SQFT/Employee)	138

City of Bremerton Buildable Lands Review
July 2014

Watershed Zone (Kitsap County Methodology – 32%)	
Base Gross Area	4375.8
Underutilize Acres	80.30
Vacant	166.03
Total Net Developable Acres	246.34
Conversion to Square Footage	0
Commercial Square Footage	0
Commercial Planned Lots	0
Total Building Commercial Square Footage	0
Job Capacity (500 SQFT/Employee)	0



City of Bremerton Buildable Lands Review
July 2014**LOW DENSITY RESIDENTIAL CAPACITY – SUMMARY**
(CITY OF BREMERTON METHODOLOGY)

Low Density Residential Lands	
Net Available Vacant Acres LDR	840
Estimated Unit Buildout of Vacant LDR	6,689
Estimated Pop. Capacity of Vacant LDR	14,987
Net Available Underutilized Acres LDR	642
Estimated Unit Buildout Underutilized LDR	5,192
Estimated Pop. Capacity Underutilized LDR	11,630
Total Buildout Capacity LDR Lands: Units	6,032
Total Pop. Capacity LDR Lands: Residents	26,617

Summary: Underutilized* Low Density Residential Parcels	
Total Underutilized Acres	1,206
Critical Area Deduction	261
ROW Reduction (20%)	188
Facilities Deduction (15%)	113
Remaining Acres	642
Estimated Buildout Units @7.5/Acre & 8.5/Acre (Urban Fringe)	5,192
Estimate Population @ 2.24 / Unit	11,630

*See City of Bremerton ULCA Methods Memo

Summary: Vacant* Low Density Residential Parcels	
Total Vacant Acres	1,574
Critical Area Deduction	337
ROW Reduction (20%)	246
Facilities Deduction (15%)	148
Remaining Acres	840
Estimated Buildout Units @7.5/Acre & 8.5/Acre (Urban Fringe)	6,689
Estimate Population @ 2.24 / Unit	14,987

*See City of Bremerton ULCA Methods Memo

0647

Incorporated City of Breckenridge
 Car coded for subarea 471011045_124

Use Category	INDUSTRIAL PARK	MANUFACTURING	INSTITUTIONAL	NEIGHBORHOOD BUSINESS	LIMITED COMMERCIAL	COMMERCIAL CORRIDOR	BIKEWAY CORRIDOR	WHEELWAY REDEVELOPMENT CORRIDOR	DISTRICT CENTER CORE	EMPLOYMENT CENTER	NEIGHBORHOOD CENTER CORE	HAZARDOUS WAREHOUSE	GRAND TOTAL
UNDEVELOPED LAND													
Gross Acres (Unshaded Areas)	262.53	29.48	7.71	41.91	9.22	61.98	161.65	18.73	601.34	40.71	31.86	300.16	497.78
Multi-family Dwelling	0.00	0.00	3.14	0.00	0.00	6.98	3.91	0.00	0.79	1.96	1.19	0.00	7.22
Public/Community/Institutional Development	242.77	242.77	7.71	41.91	9.22	54.99	157.74	18.73	601.34	38.75	29.67	300.16	799.67
Subtotal	262.53	29.48	7.71	41.91	9.22	61.98	161.65	18.73	601.34	40.71	31.86	300.16	497.78
Remove 100% Planned Low	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Planned Low	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grand Total	262.53	29.48	7.71	41.91	9.22	61.98	161.65	18.73	601.34	40.71	31.86	300.16	497.78
Unshaded Areas	454	600	600	600	122	488	1228	277	456	610	68	606	3198
Unshaded Areas	312	600	600	600	122	488	1228	277	456	610	68	606	3198
Unshaded Areas	142	0	0	0	0	0	0	0	0	0	0	0	142
Unshaded Areas	0	0	0	0	0	0	0	0	0	0	0	0	0
Unshaded Areas	0	0	0	0	0	0	0	0	0	0	0	0	0
Unshaded Areas	454	600	600	600	122	488	1228	277	456	610	68	606	3198
Subtotal	454	600	600	600	122	488	1228	277	456	610	68	606	3198
Public Facility (Grand)	2147	510	0	0	110	299	418	49	152	231	0	0	3520
Unshaded Areas	2147	510	0	0	110	299	418	49	152	231	0	0	3520
Subtotal	2147	510	0	0	110	299	418	49	152	231	0	0	3520
Unshaded Areas	2147	510	0	0	110	299	418	49	152	231	0	0	3520
Subtotal	2147	510	0	0	110	299	418	49	152	231	0	0	3520
Unshaded Areas	2147	510	0	0	110	299	418	49	152	231	0	0	3520
Subtotal	2147	510	0	0	110	299	418	49	152	231	0	0	3520
Unshaded Areas	2147	510	0	0	110	299	418	49	152	231	0	0	3520
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Unshaded Areas	2147	510	0	0	110	299	418	49	152	231	0	0	3520
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Unshaded Areas	2147	510	0	0	110	299	418	49	152	231	0	0	3520
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Unshaded Areas	2147	510	0	0	110	299	418	49	152	231	0	0	3520
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Unshaded Areas	2147	510	0	0	110	299	418	49	152	231	0	0	3520
Subtotal	2147	510	0	0	110	299	418	49	152	231	0	0	3520
Unshaded Areas	2147	510	0	0	110	299	418	49	152	231	0	0	3520

Preliminary Draft – For Internal Use Only –
Not for Public Release at this Time.

Incorporated City of Bremerton
Commercial Land Capacity
Corrected Institutional Analysis July 8, 2014

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	INDUSTRIAL	INDUSTRIAL PARK	MARINE INDUSTRY	INSTITUTIONAL	NEIGHBORHOOD BUSINESS	LIMITED COMMERCIAL	COMMERCIAL CORRIDOR	FREWAY CORRIDOR	REDEVELOPMENT CORRIDOR	DISTRICT CENTER	EMPLOYMENT CENTER	NEIGHBORHOOD CENTER CORE	WATERSHED	GRAND TOTAL
	38%	38%	38%	32%	32%	32%	32%	32%	32%	32%	32%	32%	32%	
Net Developable Acres	83.34	87.73	0.59	0.94	4.15	4.11	14.56	30.18	9.95	34.74	17.09	4.93	0.00	242.93
Total Net Developable Acres	83.34	87.73	0.59	0.94	4.15	4.11	14.56	30.18	9.95	34.74	17.09	4.93	0.00	242.93
Conversion to Square Footage	3,630,493	1,643,564	25,700	40,946	180,844	179,049	634,443	1,314,630	433,352	1,513,442	744,440	214,855	0	10,555,759
Total Square Footage	3,630,493	1,643,564	25,700	40,946	180,844	179,049	634,443	1,314,630	433,352	1,513,442	744,440	214,855	0	10,555,759
Industrial Square Footage	1,379,587	624,554	9,765											2,013,908
Commercial Square Footage														2,013,908
Commercial Planned lots														1,681,921
Total Building Square Footage	1,379,587	624,554	9,765	13,103	57,870	57,296	209,022	420,682	138,673	484,301	236,221	68,754	0	3,695,838

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Commercial Land Capacity
 Corrected Institutional Analysis July 8, 2014

	Industrial Zones	Commercial Zones
Net Developable Acres	121.67	120.66
Building Area Estimates (Square Footage)	2,013,907.67	1,681,920.60
Vacancy Rate Adjustment (5%)	1,913,212.28	1,597,824.57
Employment Rate - Square Feet Per Employee	969	500
Resulting Employment Capacity - Jobs	1974	3196

South Kitsap Industrial Area
 Urban Growth Area
 Commercial Land Capacity
 December 31, 2012

DRAFT

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for spm	See Residential Sheet for spm	
Total Gross Acres	1202.40								1202.40
Multi - Family Dwelling (-)	0.00								0.00
Public/Current Use/Utilities (-)	1127.61								1127.61
Subtotal	74.79								74.79
Remove 100% Planned Lots	0.00								0.00
Remove 100% Platted	0.00								0.00
Subtotal	74.79								74.79
Critical Areas									
Total Redevelopable Acres	74.79								74.79
Unencumbered Acres	60.68								60.68
Acres within Critical Areas	7.37								7.37
Critical Areas reduction 75% (-)	1.84								1.84
Acres within Area of Concern	6.74								6.74
Area of Concern reduction 50% (-)	3.37								3.37
Subtotal	65.89								65.89
Roads/Right-of-Way (Future)									
20% (-)	52.71								52.71
Public Facility (Future)									
25% (-)	39.53								39.53
Unavailable Lands									
25% (-)	29.65								29.65
Underutilized Acres	29.65								29.65
VACANT LAND	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres							See Residential Sheet for spm	See Residential Sheet for spm	
Total Gross Acres	1790.54								1790.54
Remove 100% Planned Development	0.00								0.00
Remove 100% Platted Lots	0.00								0.00
Subtotal	1790.54								1790.54
Critical Areas									
Total Redevelopable Acres	1790.54								1790.54
Unencumbered Acres	1316.29								1316.29
Acres within Critical Areas	287.45								287.45
Critical Areas reduction 75% (-)	71.86								71.86
Acres within Area of Concern	186.80								186.80
Area of Concern reduction 50% (-)	93.40								93.40
Subtotal	1481.55								1481.55
Roads/Right-of-Way (Future)									
20% (-)	1185.24								1185.24
Public Facility (Future)									
25% (-)	888.93								888.93
Unavailable Lands									
20% (-)	711.15								711.15
Vacant Acres	711.15								711.15
Total Net Developable Acres	740.80								740.80
Total Square Footage Planned Developments	0								0

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 South Kitsap Industrial Area
 Urban Growth Area
 Employment Capacity

	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Underutilized Acres	29.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29.65
Vacant Acres	711.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	711.15
Total Net Developable Acres	740.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	740.80
Underutilized Square Feet	1,291,591.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,291,591.66
Vacant Square Feet	30,977,478.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,977,478.40
Planned Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Vacant Square Feet	30,977,478.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,977,478.40
Total Square Feet	32,269,070.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,269,070.06
Conversion to Building Square Footage									
Industrial (38%) underutilized	490,804.83	0.00	0.00						490,804.83
Industrial (38%) vacant supply	11,771,441.79	0.00	0.00						11,771,441.79
Industrial Planned lots	0.00	0.00	0.00						0.00
<i>Subtotal (vacant)</i>	<i>11,771,441.79</i>	<i>0.00</i>	<i>0.00</i>						<i>#####</i>
Total	12,262,246.62	0.00	0.00						12,262,246.62
Commercial (32%) underutilized				0.00	0.00	0.00	0.00	0.00	0.00
Commercial (32%) vacant supply				0.00	0.00	0.00	0.00	0.00	0.00
Total				0.00	0.00	0.00	0.00	0.00	0.00
Total Building Square Footage	12,262,246.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,262,246.62

South Kitsap Industrial Area
 Employment Capacity
 December 31, 2012

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	Industrial Zones	Commercial Zones
Net Developable Acres	740.80	0.00
Building Area Estimates (Square Footage)	12,262,246.62	0.00
Vacancy Rate Adjustment (5%)	11649134.29	0.00
Employment Rate - Square Feet Per Employee	969	500
Resulting Employment Capacity - Jobs	12022	0

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**City of Port Orchard
 Commercial Land Capacity
 December 31, 2012**

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UNDERUTILIZED LANDS	COMMUNITY FACILITIES	COMMERCIAL RETAIL	INDUSTRIAL OFFICE	BUSINESS PROFESSIONAL	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)					See Residential Sheet for split	
Total Gross Acres	368.32	523.63	147.44	34.05	0.00	1073.44
Multi - Family Dwelling (-)	0.00	9.26	0.00	1.10	0.00	10.36
Public/Current Use/Utilities (-)	368.32	341.75	118.13	13.45	0.00	841.65
Subtotal	0.00	172.62	29.31	19.50	0.00	221.43
Remove 100% Platted Lots	0.00	11.04	2.44	9.27	0.00	22.75
Critical Areas						
Total Redevelopable Acres	0.00	161.58	26.87	10.23	0.00	198.68
Unencumbered Acres	0.00	95.17	11.77	9.00	0.00	115.94
Acres within Critical Areas	0.00	50.84	10.25	0.82	0.00	61.91
Critical Areas reduction 75% (-)	0.00	12.71	2.56	0.21	0.00	15.48
Acres within Area of Concern	0.00	15.56	4.85	0.40	0.00	20.81
Area of Concern reduction 50% (-)	0.00	7.78	2.43	0.20	0.00	10.41
Subtotal	0.00	115.66	16.76	9.41	0.00	141.82
Roads/Right-of-Way (Future)						
20% (-)	0.00	92.53	13.41	7.52	0.00	113.46
Public Facility (Future)						
20% (-)	0.00	74.02	10.72	6.02	0.00	90.77
Unavailable Lands						
25% (-)	0.00	55.52	8.04	4.51	0.00	68.07
Underutilized Acres	0.00	66.56	10.48	13.78	0.00	90.82
VACANT LAND						
Gross Acres					See Residential Sheet for split	
Total Gross Acres	0.00	232.68	57.95	14.07	0.00	304.70
Subtotal	0.00	232.68	57.95	14.07	0.00	304.70
Remove 100% Platted Lots	0.00	29.55	12.75	1.04	0.00	43.34
Critical Areas						
Total Redevelopable Acres	0.00	203.13	45.20	13.03	0.00	261.36
Unencumbered Acres	0.00	114.62	12.48	6.96	0.00	134.06
Acres within Critical Areas	0.00	69.57	13.79	3.60	0.00	86.96
Critical Areas reduction 75% (-)	0.00	17.39	3.45	0.90	0.00	21.74
Acres within Area of Concern	0.00	19.07	18.94	2.47	0.00	40.48
Area of Concern reduction 50% (-)	0.00	9.54	9.47	1.24	0.00	20.24
Subtotal	0.00	141.55	25.40	9.10	0.00	176.04
Roads/Right-of-Way (Future)						
20% (-)	0.00	113.24	20.32	7.28	0.00	140.83
Public Facility (Future)						
20% (-)	0.00	90.59	16.25	5.82	0.00	112.67
Unavailable Lands						
20% (-)	0.00	72.47	13.00	4.66	0.00	90.13
Vacant Acres	0.00	102.02	25.75	5.70	0.00	133.47
21 Total Net Developable Acres	0.00	168.58	36.24	19.48	0.00	224.30

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**City of Port Orchard
 Employment Capacity**

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	COMMUNITY FACILITIES	COMMERCIAL RETAIL	INDUSTRIAL OFFICE	BUSINESS PROFESSIONAL	MIXED USE	GRAND TOTAL
Underutilized Acres	0.00	66.56	10.48	13.78	0.00	90.82
Vacant Acres	0.00	102.02	25.75	5.70	0.00	133.47
Total Net Developable Acres	0.00	168.58	36.24	19.48	0.00	224.30
Underutilized Square Feet	0.00	2899214.21	456665.62	600488.46	0.00	3956328.29
Vacant Square Feet	0.00	4444092.26	1121823.33	248145.64	0.00	5814061.23
Total Square Feet	0.00	7343306.47	1578488.95	848594.10	0.00	9770389.52
Conversion to Building Square Footage						
Industrial (38%) underutilized			173532.93			
Industrial (38%) vacant supply			426292.87			
Total	0.00	0.00	599825.80			599825.80
Commercial (32%) underutilized	0.00	927748.55		192143.51	0.00	1119892.06
Commercial (32%) vacant supply	0.00	1422109.52		79406.60	0.00	1501516.13
Total	0.00	2349858.07		271550.11	0.00	2621408.18
Total Building Square Footage	0.00	2349858.07	599825.80	271550.11	0.00	3221233.98

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	Industrial Zones	Commercial Zones
Net Developable Acres	36.24	188.06
Building Area Estimates (Square Footage)	599,825.80	2,621,408.18
Vacancy Rate Adjustment (5%)	569,834.51	2,490,337.77
Employment Rate - Square Feet Per Employee	969	500
Resulting Employment Capacity - Jobs	588	4981

Ponisto Incorporated City Limits									
UNDERUTILIZED LAND	C-1 DOWNTOWN	C-2 VIKING	C-3 SR-305	C-4 COLLEGE MARKETPLACE (OHAVA)	BUSINESS PARK (OHAVA)	OFFICE COMMERCIAL INDUSTRIAL	LIGHT INDUSTRIAL	GRAND TOTAL	
	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Total Acres
Gross Commercial, Business & Employment Zoned Acres									
Total Gross Acres (All Commercial Parcels)	30,601.32	68,763.19	226,190.4	75,968.03	33,939.59	42,109.15	55,331.94	532,905	
Parcels that are underutilized for commercial development	3,755	22,878	14,663	0.000	0.000	18,406	5,350	65,053	
Subtotal	3,755	22,878	14,663	0.000	0.000	18,406	5,350	65,053	
Critical Areas									
26.5% (-)		26.5%	26.5%	N/A		26.5%	26.5%		
Subtotal	0.995	6.063	3.886			4.878	1.418		
	2.760	16.815	10.778	W/N MASTER PLAN		13,528	3,932	47,814	
Roads/ROW (Future)									
5% (-)		5%	5%	N/A		5%	5%		
Subtotal	0.136	0.841	0.539			0.676	0.197		
	2.622	15.975	10.239	W/N MASTER PLAN		12,852	3,736	45,423	
Public Facilities (Future)									
10%		10%	10%	N/A		10%	10%		
Subtotal	0.262	1.597	1.024			1.285	0.374		
	2.360	14.377	9.215	W/N MASTER PLAN		11,567	3,362	40,881	
Unavailable Land									
25%		25%	25%	N/A		25%	25%		
Subtotal	0.590	3.594	2.304			2.892	0.841		
	1.770	10.783	6.911	W/N MASTER PLAN		8.675	2,522	30,660	
Net Available Acres									
C-1 DOWNTOWN									
Subtotal	1.770	10.783	6.911	0.000	0.000	8.675	2,522	30,660	

VACANT LAND		Ponds in unapproved City Limits									
Gross Commercial, Business & Employment Zoned Acres		C-1	C-2 VIKING	C-3 SR-305	C-4 COLLEGE MARKETPLACE (OLHAVA)	BUSINESS PARK (OLHAVA)	OFFICE COMMERCIAL INDUSTRIAL	LIGHT INDUSTRIAL	GRAND TOTAL		
		Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres
Initial Gross Acres		30,601.32	68,763.19	226,190.4	75,969.03	33,939.59	42,109.15	55,331.94	532,905		
Total Gross Vacant Acres		1,200.416	9,229.443	74,653.76	26,150.29	17,354.49	9,810.797	2,512.991	140,912		
Subtotal		1,200	9,229	74,654	26,150	17,354	9,811	2,512.991	140,912		
Critical Areas											
26.5% (+)		0.318	2.446	19,793	N/A		2,600	0.666			
Subtotal		0.882	6.784	54,871	W/N MASTER PLAN		7,211	1.847	71,594		
Roads/ROW (future)											
5% (+)		0.044	0.339	2,744			0.361	0.092			
Subtotal		0.838	6.444	52,127	W/N MASTER PLAN		6,850	1.755	68,015		
Public Facilities (Future)											
10% (+)		0.084	0.644	5,213	N/A		0.685	0.175			
Subtotal		0.754	5.800	46,914	W/N MASTER PLAN		6,165	1.579	61,213		
Unavailable Land											
20% (+)		0.151	1,160	9,383			1,233	0.316			
Subtotal		0.603	4,640	37,531	W/N MASTER PLAN		4,932	1,263	48,971		
Net Available Acres											
C-1 DOWNTOWN		0.603	4,640	37,531	26,150	17,354	4,932	1,263	92,475		

Pontiabo Incorporated City Limits										
COMMERCIAL CAPACITY TOTALS										
UNDERUTILIZED LANDS	C-1 DOWNTOWN	C-2 VIKING	C-3 SR-305	C-4 COLLEGE MARKETPLACE (OLHAVA)	BUSINESS PARK (OLHAVA)	OFFICE COMMERCIAL INDUSTRIAL	LIGHT INDUSTRIAL	TOTAL	Acres	Acres
Net Developable Acres	1,770	10,783	6,911	0,000	0,000	8,675	2,521,553,313	30,660		
VACANT LANDS	C-1 DOWNTOWN	C-2 VIKING	C-3 SR-305	C-4 COLLEGE MARKETPLACE (OLHAVA)	BUSINESS PARK (OLHAVA)	OFFICE COMMERCIAL INDUSTRIAL	LIGHT INDUSTRIAL	TOTAL	Acres	Acres
Net Developable Acres	0,603	4,640	37,531	26,150	17,354	4,932	1,263,381,095	92,475		
GRAND TOTAL	C-1 DOWNTOWN	C-2 VIKING	C-3 SR-305	C-4 COLLEGE MARKETPLACE (OLHAVA)	BUSINESS PARK (OLHAVA)	OFFICE COMMERCIAL INDUSTRIAL	LIGHT INDUSTRIAL	TOTAL	Acres	Acres
Net Developable Acres	2,373	15,423	44,443	26,150	17,354	13,607	3,785	123,136		
CONVERTING ACRES INTO EMPLOYMENT CAPACITY										
C-1 DOWNTOWN	C-2 VIKING	C-3 SR-305	C-4 COLLEGE MARKETPLACE (OLHAVA)	BUSINESS PARK (OLHAVA)	OFFICE COMMERCIAL INDUSTRIAL	LIGHT INDUSTRIAL	TOTAL	Acres	Acres	
1.5 FAR	32% Lot Cov.	38% Lot Cov.	38% Lot Cov.	32% Lot Cov.	32% Lot Cov.	32% Lot Cov.	38% Lot Cov.			
155,077,457	21,493,110	735,649,308	438,079,000	20,465,000	18,967,186	67,651,295	2,000,764,356			
Building Square Footage (Underutilized + Vacant)	414,000	72,260,000	438,079,000	20,465,000	18,967,186	228,000,000	992,040,000			
Building Square Footage (Planned Developments)	155,077,457	21,493,110	807,909,308	438,079,000	20,465,000	85,451,295	2,099,668,356			
TOTAL	5%	5%	5%	5%	5%	5%	5%			
Vacancy Rate Adjustment	7753.873	10956.355	40995.465	21503.950	10232.500	9483.709	4272.565			
Net Building Square Footage	147,223,584	208,170,754	767,513,842	416,175,050	19,441,750	180,190,476	811,787,331			
Employment Density	375 SF/emp	500 SF/emp	500 SF/emp	500 SF/emp	500 SF/emp	500 SF/emp	969 SF/emp			
	392,863	416,342	1,535,028	832,350	388,835	360,381	83,776			

Poulsbo Urban Growth Area		
UNDERUTILIZED LAND	LIGHT INDUSTRIAL	GRAND TOTAL
Gross Business & Employment Zoned Acres		
	Acres	Total Acres
Total Gross Acres (All Commercial Parcels)	27.74896	27.749
Parcels that are underutilized for commercial development	0.000	0.000
Subtotal	0.000	0.000
Critical Areas		
	26.5%	
26.5% (-)	0.000	
Subtotal	0.000	0.000
Roads/ROW (Future)		
	5.0%	
5.0% (-)	0.000	
Subtotal	0.000	0.000
Public Facilities (Future)		
	10%	
10% (-)	0.000	
Subtotal	0.000	0.000
Unavailable Land		
	25%	
25% (-)	0.000	
Subtotal	0.000	0.000
Net Available Acres		
	LIGHT INDUSTRIAL	GRAND TOTAL
	Acres	Acres
	0.000	0.000

Poulsbo Incorporated City Limits		
VACANT LAND	LIGHT INDUSTRIAL	GRAND TOTAL
Gross Business & Employment Zoned Acres		
	Acres	Total Acres
Total Gross Acres	27.74896	27.749
Total Gross Vacant Acres	7.815889	
Subtotal	7.815889	7.816
Critical Areas		
	26.5%	
26.5% (-)	2.071	
Subtotal	5.745	5.745
Roads/ROW (Future)		
	5.0%	
5.0% (-)	0.287	
Subtotal	5.457	5.457
Public Facilities (Future)		
	10%	
10% (-)	0.546	
Subtotal	4.912	4.912
Unavailable Land		
	20%	
20% (-)	0.982	
Subtotal	3.929	3.929
Net Available Acres		
	LIGHT INDUSTRIAL	GRAND TOTAL
	Acres	Acres
	3.929	3.929

Poulsbo Urban Growth Area		
COMMERCIAL CAPACITY TOTALS		
UNDERUTILIZED LANDS	LIGHT INDUSTRIAL	TOTAL
Acres		
Net Developable Acres	0	0.000
VACANT LANDS	LIGHT INDUSTRIAL	TOTAL
Acres		
Net Developable Acres	3.929360036	3.929
GRAND TOTAL	LIGHT INDUSTRIAL	TOTAL
Acres		
Net Developable Acres	3.929	3.929
CONVERTING ACRES INTO EMPLOYMENT CAPACITY		
	LIGHT INDUSTRIAL	TOTAL
35% G/F Cov.		
Building Square Footage (Underutilized + Vacant)	65041.911	65041.911
Building Square Footage (Planned Developments)	0.000	0.000
TOTAL	65041.911	65041.911
5%		
Vacancy Rate Adjustment (-)	3252.096	
Net Building Square Footage	61789.815	61,789.82
969 SF/emp		
Employment Density	63,767	64

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Net Developable Acres	1.95
Building Area Estimates (Square Footage)	32,356.09
Vacancy Rate Adjustment (5%)	30,738.28
Employment Rate - Square Footage per Employee	969
Resulting Employment Capacity - Jobs	32

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Bremerton East
Urban Growth Area
Commercial Land Capacity
December 31, 2012

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UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public/Current Use/Utilities (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Planned Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unencumbered Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Area of Concern	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads/Right-of-Way (Future)									
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public Facility (Future)									
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unavailable Lands									
25% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Underutilized Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	2.00
VACANT LAND	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Planned Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unencumbered Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Area of Concern	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads/Right-of-Way (Future)									
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public Facility (Future)									
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unavailable Lands									
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vacant Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.92	2.92
	38%	38%	38%	32%	32%	32%	32%	32%	
Total Net Developable Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.92	4.92
Net Developable w/ Applied FAR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Square Footage Planned Developments	0	0	0	0	0	0	0	0	0

Bremerton East
Urban Growth Area
Employment Capacity

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	INDUSTRIAL 38%	BUSINESS CENTER 38%	BUSINESS PARK 38%	NEIGHBORHOOD COMMERCIAL 32%	HIGHWAY TOURIST COMMERCIAL 32%	REGIONAL COMMERCIAL 32%	URBAN VILLAGE CENTER 32%	MIXED USE 32%	GRAND TOTAL
Net Developable Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.92	4.92
Total Net Developable Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.92	4.92
Conversion to Square Footage	0	0	0	0	0	0	0	214315	214315
Existing Floor Area (+)									
Total Square Footage	0	0	0	0	0	0	0	214315	214315
Industrial Square Footage	0	0	0						0
Industrial Planned lots	0	0	0						0
Commercial Square Footage	0	0	0	0	0	0	0	68581	68581
Commercial Planned lots	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	68581	68581
Total Building Square Footage	0	0	0	0	0	0	0	68581	68581

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Bremerton East
Employment Capacity
December 31, 2012

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	Industrial Zones	Commercial Zones	Grand Total
Net Developable Acres	0.00	4.92	4.92
Building Area Estimates (Square Footage)	0.00	68,580.86	68,580.86
Vacancy Rate Adjustment (5%)	0.00	65,151.82	65,151.82
Employment Rate - Square Feet Per Employee	969	500	500
Resulting Employment Capacity - Jobs	0	130	130

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Bremerton West
Urban Growth Area
Commercial Land Capacity
December 31, 2012

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UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	51.31	0.00	0.00	0.00	35.14	0.00	0.00	0.00	86.45
Multi - Family Dwelling (-)	8.83	0.00	0.00	0.00	0.16	0.00	0.00	0.00	8.99
Public/Current Use/Utilities (-)	14.99	0.00	0.00	0.00	28.22	0.00	0.00	0.00	43.21
Subtotal	27.49	0.00	0.00	0.00	6.76	0.00	0.00	0.00	34.25
Remove 100% Planned Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted	27.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27.49
Subtotal	0.00	0.00	0.00	0.00	6.76	0.00	0.00	0.00	6.76
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	0.00	6.76	0.00	0.00	0.00	6.76
Unencumbered Acres	0.00	0.00	0.00	0.00	2.39	0.00	0.00	0.00	2.39
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Area of Concern	0.00	0.00	0.00	0.00	4.36	0.00	0.00	0.00	4.36
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	2.18	0.00	0.00	0.00	2.18
Subtotal	0.00	0.00	0.00	0.00	4.57	0.00	0.00	0.00	4.57
Roads/Right-of-Way (Future)									
20% (-)	0.00	0.00	0.00	0.00	3.66	0.00	0.00	0.00	3.66
Public Facility (Future)									
20% (-)	0.00	0.00	0.00	0.00	2.92	0.00	0.00	0.00	2.92
Unavailable Lands									
25% (-)	0.00	0.00	0.00	0.00	2.19	0.00	0.00	0.00	2.19
Underutilized Acres	27.49	0.00	0.00	0.00	2.19	0.00	0.00	4.89	34.57
VACANT LAND									
Gross Acres							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	9.32	0.00	0.00	0.00	2.26	0.00	0.00	0.00	11.58
Remove 100% Planned Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted Lots	7.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.50
Subtotal	1.82	0.00	0.00	0.00	2.26	0.00	0.00	0.00	4.08
Critical Areas									
Total Redevelopable Acres	1.82	0.00	0.00	0.00	2.26	0.00	0.00	0.00	4.08
Unencumbered Acres	1.82	0.00	0.00	0.00	0.34	0.00	0.00	0.00	2.16
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.01
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Area of Concern	0.00	0.00	0.00	0.00	1.92	0.00	0.00	0.00	1.92
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.96	0.00	0.00	0.00	0.96
Subtotal	1.82	0.00	0.00	0.00	1.30	0.00	0.00	0.00	3.12
Roads/Right-of-Way (Future)									
20% (-)	1.46	0.00	0.00	0.00	1.04	0.00	0.00	0.00	2.50
Public Facility (Future)									
20% (-)	1.16	0.00	0.00	0.00	0.83	0.00	0.00	0.00	2.00
Unavailable Lands									
20% (-)	0.93	0.00	0.00	0.00	0.67	0.00	0.00	0.00	1.60
Vacant Acres	8.43	0.00	0.00	0.00	0.67	0.00	0.00	0.00	9.10
	35%	38%	38%	32%	32%	32%	32%	32%	
Total Net Developable Acres	35.92	0.00	0.00	0.00	2.86	0.00	0.00	4.89	43.67
Net Developable w/ Applied FAR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Square Footage Planned Developments	0	0	0	0	0	0	0	0	0

Bremerton West
Urban Growth Area
Employment Capacity

Preliminary Draft – For Internal Use Only –
Not for Public Release at this Time.

DRAFT

	INDUSTRIAL 38%	BUSINESS CENTER 38%	BUSINESS PARK 38%	NEIGHBORHOOD COMMERCIAL 32%	HIGHWAY TOURIST COMMERCIAL 32%	REGIONAL COMMERCIAL 32%	URBAN VILLAGE CENTER 32%	MIXED USE 32%	GRAND TOTAL
Net Developable Acres	35.92	0.00	0.00	0.00	2.86	0.00	0.00	4.89	43.67
Total Net Developable Acres	35.92	0.00	0.00	0.00	2.86	0.00	0.00	4.89	43.67
Conversion to Square Footage	1564755	0	0	0	124603	0	0	213008	1902366
Existing Floor Area (-)									
Total Square Footage	1564755	0	0	0	124603	0	0	213008	1902366
Industrial Square Footage	594607	0	0	0	0	0	0	0	594607
Industrial Planned lots	0	0	0	0	0	0	0	0	0
Commercial Square Footage	594607	0	0	0	39873	0	0	68163	594607
Commercial Planned lots	0	0	0	0	0	0	0	0	0
Total	594607	0	0	0	39873	0	0	68163	108035
Total Building Square Footage	594607	0	0	0	39873	0	0	68163	702643

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Bremerton West
 Employment Capacity
 December 31, 2012

DRAFT

	Industrial Zones	Commercial Zones	Grand Total
Net Developable Acres	35.92	7.75	43.67
Building Area Estimates (Square Footage)	594,607.03	108,035.49	702,642.52
Vacancy Rate Adjustment (5%)	564,876.68	102,633.72	667,510.40
Employment Rate - Square Feet Per Employee	969	500	500
Resulting Employment Capacity - Jobs	583	205	788

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Central Kitsap
Urban Growth Area
Commercial Land Capacity
December 31, 2012

DRAFT

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	14.26	0.00	0.00	12.90	123.11	0.00	0.00	0.00	150.27
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public/Current Use/Utilities (-)	14.26	0.00	0.00	11.23	104.06	0.00	0.00	0.00	129.55
Subtotal	0.00	0.00	0.00	1.67	19.05	0.00	0.00	0.00	20.72
Remove 100% Planned Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted	0.00	0.00	0.00	0.66	0.00	0.00	0.00	0.00	0.66
Subtotal	0.00	0.00	0.00	1.01	19.05	0.00	0.00	0.00	20.06
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	1.01	19.05	0.00	0.00	0.00	20.06
Unencumbered Acres	0.00	0.00	0.00	1.01	18.56	0.00	0.00	0.00	19.57
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.49	0.00	0.00	0.00	0.49
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.12	0.00	0.00	0.00	0.12
Acres within Area of Concern	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	1.01	18.68	0.00	0.00	0.00	19.69
Roads/Right-of-Way (Future)									
20% (-)	0.00	0.00	0.00	0.81	14.95	0.00	0.00	0.00	15.75
Public Facility (Future)									
20% (-)	0.00	0.00	0.00	0.65	11.96	0.00	0.00	0.00	12.60
Unavailable Lands									
25% (-)	0.00	0.00	0.00	0.48	8.97	0.00	0.00	0.00	9.45
Underutilized Acres	0.00	0.00	0.00	1.14	8.97	0.00	0.00	6.14	16.25
VACANT LAND									
Gross Acres							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	13.80	29.43	0.00	0.00	0.00	43.23
Remove 100% Planned Development	0.00	0.00	0.00	0.00	0.18	0.00	0.00	0.00	0.18
Remove 100% Platted Lots	0.00	0.00	0.00	0.00	0.53	0.00	0.00	0.00	0.53
Subtotal	0.00	0.00	0.00	13.80	28.72	0.00	0.00	0.00	42.52
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	13.80	28.72	0.00	0.00	0.00	42.52
Unencumbered Acres	0.00	0.00	0.00	4.20	9.62	0.00	0.00	0.00	13.82
Acres within Critical Areas	0.00	0.00	0.00	4.48	18.86	0.00	0.00	0.00	23.34
Critical Areas reduction 75% (-)	0.00	0.00	0.00	1.12	4.72	0.00	0.00	0.00	5.84
Acres within Area of Concern	0.00	0.00	0.00	5.11	0.24	0.00	0.00	0.00	5.35
Area of Concern reduction 50% (-)	0.00	0.00	0.00	2.56	0.12	0.00	0.00	0.00	2.68
Subtotal	0.00	0.00	0.00	7.88	14.46	0.00	0.00	0.00	22.33
Roads/Right-of-Way (Future)									
20% (-)	0.00	0.00	0.00	6.30	11.56	0.00	0.00	0.00	17.86
Public Facility (Future)									
20% (-)	0.00	0.00	0.00	5.04	9.25	0.00	0.00	0.00	14.29
Unavailable Lands									
20% (-)	0.00	0.00	0.00	4.03	7.40	0.00	0.00	0.00	11.43
Vacant Acres	0.00	0.00	0.00	4.03	7.93	0.00	0.00	9.44	21.40
	38%	38%	38%	37%	32%	32%	32%	32%	
Total Net Developable Acres	0.00	0.00	0.00	5.18	16.90	0.00	0.00	15.58	37.66
Net Developable w/ Applied FAR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Square Footage Planned Developments	0	0	0	0	7980	0	0	0	7980

Central Kitsap
Urban Growth Area
Employment Capacity

Preliminary Draft – For Internal Use Only –
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	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
[Net Developable Acres	38% 0.00	38% 0.00	38% 0.00	32% 5.18	32% 16.90	32% 0.00	32% 0.00	32% 15.58	37.66
Total Net Developable Acres	0.00	0.00	0.00	5.18	16.90	0.00	0.00	15.58	37.66
Conversion to Square Footage	0	0	0	225501	736101	0	0	678665	1640267
Existing Floor Area (-)									
Total Square Footage	0	0	0	225501	736101	0	0	678665	1640267
Industrial Square Footage	0	0	0						0
Industrial Planned lots	0	0	0						0
Total	0	0	0						0
Commercial Square Footage				72160	235552	0	0	217173	524886
Commercial Planned lots				0	7980	0	0	0	7980
Total				72160	243532	0	0	217173	532866
Total Building Square Footage	0	0	0	72160	243532	0	0	217173	532866

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Central Kitsap
 Employment Capacity
 December 31, 2012

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	Industrial Zones	Commercial Zones
Net Developable Acres	0.00	37.66
Building Area Estimates (Square Footage)	0.00	532,865.59
Vacancy Rate Adjustment (5%)	0.00	506,222.31
Employment Rate - Square Feet Per Employee	969	500
Resulting Employment Capacity - Jobs	0	1012

ECOLOGY ROAD TYPE III
 LIMITED ARE OF MORE INTENSE RURAL DEVELOPMENT
 Commercial Land Capacity
 December 31, 2012

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UNDERUTILIZED LANDS	RURAL EMPLOYMENT CENTER	TWELVE TREES EMPLOYMENT CENTER	GRAND TOTAL
Gross Acres (Developed Parcels only)			
Total Gross Acres	46.93	0.00	46.93
Multi - Family Dwelling (-)	0.00	0.00	0.00
Public/Current Use/Utilities (-)	21.14	0.00	21.14
Subtotal	25.79	0.00	25.79
Remove 100% Platted Lots	0.00	0.00	0.00
Critical Areas			
Total Redevelopable Acres	25.79	0.00	25.79
Unencumbered Acres	20.48	0.00	20.48
Acres within Critical Areas	0.51	0.00	0.51
Critical Areas reduction 75% (-)	0.13	0.00	0.13
Acres within Area of Concern	4.79	0.00	4.79
Area of Concern reduction 50% (-)	2.40	0.00	2.40
Subtotal	23.00	0.00	23.00
Roads/Right-of-Way (Future)			
20% (-)	18.40	0.00	18.40
Public Facility (Future)			
20% (-)	14.72	0.00	14.72
Unavailable Lands			
15% (-)	12.51	0.00	12.51
Underutilized Acres	12.51	0.00	12.51
VACANT LAND	RURAL EMPLOYMENT CENTER	TWELVE TREES EMPLOYMENT CENTER	GRAND TOTAL
Gross Acres (Developed Parcels only)			
Total Gross Acres	14.48	0.00	14.48
Subtotal	14.48	0.00	14.48
Remove Planned Development	12.41		
Remove 100% Platted Lots	1.08	0.00	1.08
Critical Areas			
Total Redevelopable Acres	0.99	0.00	0.99
Unencumbered Acres	0.99	0.00	0.99
Acres within Critical Areas	0.00	0.00	0.00
Critical Areas reduction 75% (-)	0.00	0.00	0.00
Acres within Area of Concern	0.00	0.00	0.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00
Subtotal	0.99	0.00	0.99
Roads/Right-of-Way (Future)			
20% (-)	0.79	0.00	0.79
Public Facility (Future)			
20% (-)	0.63	0.00	0.63
Unavailable Lands			
5% (-)	0.60	0.00	0.60
Vacant Acres	14.09	0.00	14.09
Total Net Developable Acres	26.61	0.00	26.61
Total Square Footage Planned Development	62,000		62,000

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George's Corner
Limited Area of More Intense Development Type I
Commercial Land Capacity
December 31, 2012

DRAFT

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	28.31	0.00	0.00	0.00	0.00	28.31
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public/Current Use/Utilities (-)	0.00	0.00	0.00	21.34	0.00	0.00	0.00	0.00	21.34
Subtotal	0.00	0.00	0.00	6.97	0.00	0.00	0.00	0.00	6.97
Remove 100% Planned Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	6.97	0.00	0.00	0.00	0.00	6.97
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	6.97	0.00	0.00	0.00	0.00	6.97
Unencumbered Acres	0.00	0.00	0.00	1.61	0.00	0.00	0.00	0.00	1.61
Acres within Critical Areas	0.00	0.00	0.00	1.95	0.00	0.00	0.00	0.00	1.95
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.49	0.00	0.00	0.00	0.00	0.49
Acres within Area of Concern	0.00	0.00	0.00	3.40	0.00	0.00	0.00	0.00	3.40
Area of Concern reduction 50% (-)	0.00	0.00	0.00	1.70	0.00	0.00	0.00	0.00	1.70
Subtotal	0.00	0.00	0.00	3.88	0.00	0.00	0.00	0.00	3.88
Roads/Right-of-Way (Future)									
20% (-)	0.00	0.00	0.00	3.04	0.00	0.00	0.00	0.00	3.04
Public Facility (Future)									
20% (-)	0.00	0.00	0.00	2.43	0.00	0.00	0.00	0.00	2.43
Unavailable Lands									
25% (-)	0.00	0.00	0.00	1.82	0.00	0.00	0.00	0.00	1.82
Underutilized Acres	0.00	0.00	0.00	3.82	0.00	0.00	0.00	0.00	3.82
VACANT LAND									
Gross Acres							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	23.17	0.00	0.00	0.00	0.00	23.17
Remove 100% Planned Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	23.17	0.00	0.00	0.00	0.00	23.17
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	23.17	0.00	0.00	0.00	0.00	23.17
Unencumbered Acres	0.00	0.00	0.00	9.75	0.00	0.00	0.00	0.00	9.75
Acres within Critical Areas	0.00	0.00	0.00	8.42	0.00	0.00	0.00	0.00	8.42
Critical Areas reduction 75% (-)	0.00	0.00	0.00	2.11	0.00	0.00	0.00	0.00	2.11
Acres within Area of Concern	0.00	0.00	0.00	5.00	0.00	0.00	0.00	0.00	5.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	2.50	0.00	0.00	0.00	0.00	2.50
Subtotal	0.00	0.00	0.00	14.36	0.00	0.00	0.00	0.00	14.36
Roads/Right-of-Way (Future)									
20% (-)	0.00	0.00	0.00	11.48	0.00	0.00	0.00	0.00	11.48
Public Facility (Future)									
20% (-)	0.00	0.00	0.00	9.19	0.00	0.00	0.00	0.00	9.19
Unavailable Lands									
20% (-)	0.00	0.00	0.00	7.35	0.00	0.00	0.00	0.00	7.35
Vacant Acres	0.00	0.00	0.00	7.35	0.00	0.00	0.00	0.00	7.35
	38%	38%	38%	32%	32%	32%	32%	32%	
Total Net Developable Acres	0.00	0.00	0.00	9.17	0.00	0.00	0.00	0.00	9.17
Net Developable w/ Applied FAR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Square Footage Planned Developments	0	0	0	0	0	0	0	0	0

Preliminary Draft – For Internal Use Only – Not for Public Release at this Time. George's Corner
Limited Area of More Intense Development Type I
Employment Capacity DRAFT

	INDUSTRIAL 38%	BUSINESS CENTER 38%	BUSINESS PARK 38%	NEIGHBORHOOD COMMERCIAL 32%	HIGHWAY TOURIST COMMERCIAL 32%	REGIONAL COMMERCIAL 32%	URBAN VILLAGE CENTER 32%	MIXED USE 32%	GRAND TOTAL
Net Developable Acres	0.00	0.00	0.00	9.17	0.00	0.00	0.00	0.00	9.17
Total Net Developable Acres	0.00	0.00	0.00	9.17	0.00	0.00	0.00	0.00	9.17
Conversion to Square Footage	0	0	0	399557	0	0	0	0	399557
Existing Floor Area [-]									
Total Square Footage	0	0	0	399557	0	0	0	0	399557
Industrial Square Footage	0	0	0						0
Industrial Planned lots	0	0	0						0
Commercial Square Footage				127858	0	0	0	0	127858
Commercial Planned lots				0	0	0	0	0	0
Total				127858	0	0	0	0	127858
Total Building Square Footage	0	0	0	127858	0	0	0	0	127858

Preliminary Draft – For Internal Use Only – George's Corner
 Not for Public Release at this Time Limited Area of More Intense Development Type I
 Employment Capacity
 December 31, 2012

DRAFT

	Industrial Zones	Commercial Zones
Net Developable Acres	0.00	9.17
Building Area Estimates (Square Footage)	0.00	127,858.15
Vacancy Rate Adjustment (5%)	0.00	121,465.24
Employment Rate - Square Feet Per Employee	969	500
Resulting Employment Capacity - Jobs	0	243

Preliminary Draft – For Internal Use Only –
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Gorst
Urban Growth Area
Commercial Land Capacity
December 31, 2012

DRAFT

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	LOW IMPACT COMMERCIAL	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)									
Total Gross Acres	107.95	0.00	30.45	0.00	22.52	0.00	0.00	63.82	224.74
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.09	1.09
Public/Current Use/Utilities (-)	102.35	0.00	15.59	0.00	19.21	0.00	0.00	29.57	166.72
Subtotal	5.60	0.00	14.86	0.00	3.31	0.00	0.00	33.16	56.93
Remove 100% Planned Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted	0.00	0.00	1.28	0.00	0.00	0.00	0.00	4.16	5.44
Subtotal	5.60	0.00	13.58	0.00	3.31	0.00	0.00	29.00	51.49
Critical Areas									
Total Redevelopable Acres	5.60	0.00	13.58	0.00	3.31	0.00	0.00	29.00	51.49
Unencumbered Acres	0.01	0.00	3.25	0.00	0.25	0.00	0.00	9.36	12.87
Acres within Critical Areas	0.84	0.00	10.31	0.00	2.98	0.00	0.00	10.59	24.72
Critical Areas reduction 75% (-)	0.21	0.00	2.58	0.00	0.75	0.00	0.00	2.65	6.18
Acres within Area of Concern	4.74	0.00	0.00	0.00	0.08	0.00	0.00	9.03	13.85
Area of Concern reduction 50% (-)	2.37	0.00	0.00	0.00	0.04	0.00	0.00	4.52	6.93
Subtotal	2.59	0.00	5.83	0.00	1.04	0.00	0.00	16.52	25.98
Roads/Right-of-Way (Future)									
20% (-)	2.07	0.00	4.66	0.00	0.83	0.00	0.00	13.22	20.78
Public Facility (Future)									
20% (-)	1.66	0.00	3.73	0.00	0.66	0.00	0.00	10.57	16.62
Unavailable Lands									
25% (-)	1.24	0.00	2.80	0.00	0.50	0.00	0.00	7.93	12.47
Underutilized Acres	1.24	0.00	4.08	0.00	0.50	0.00	0.00	7.93	13.75
VACANT LAND									
Gross Acres									
Total Gross Acres	10.83	0.00	2.88	0.00	0.51	0.00	0.00	13.57	27.79
Remove 100% Planned Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.11
Subtotal	10.83	0.00	2.88	0.00	0.51	0.00	0.00	13.46	27.68
Critical Areas									
Total Redevelopable Acres	10.83	0.00	2.88	0.00	0.51	0.00	0.00	13.46	27.68
Unencumbered Acres	2.20	0.00	0.96	0.00	0.23	0.00	0.00	0.81	4.20
Acres within Critical Areas	1.73	0.00	1.92	0.00	0.28	0.00	0.00	2.81	6.74
Critical Areas reduction 75% (-)	0.43	0.00	0.48	0.00	0.07	0.00	0.00	0.70	1.69
Acres within Area of Concern	6.92	0.00	0.00	0.00	0.00	0.00	0.00	9.94	16.86
Area of Concern reduction 50% (-)	3.46	0.00	0.00	0.00	0.00	0.00	0.00	4.97	8.43
Subtotal	6.09	0.00	1.44	0.00	0.30	0.00	0.00	6.48	14.32
Roads/Right-of-Way (Future)									
20% (-)	4.87	0.00	1.15	0.00	0.24	0.00	0.00	5.19	11.45
Public Facility (Future)									
20% (-)	3.90	0.00	0.92	0.00	0.19	0.00	0.00	4.15	9.16
Unavailable Lands									
20% (-)	3.12	0.00	0.74	0.00	0.15	0.00	0.00	3.32	7.33
Vacant Acres	3.12	0.00	0.74	0.00	0.15	0.00	0.00	3.32	7.33
	38%	38%	38%	32%	32%	32%	32%	32%	
Total Net Developable Acres	4.36	0.00	4.81	0.00	0.65	0.00	0.00	11.25	21.08
Net Developable w/ Applied FAR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Square Footage Planned Developments	0	0	0	0	0	0	0	0	0

Gorst
Urban Growth Area
Employment Capacity

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	INDUSTRIAL 38%	BUSINESS CENTER 38%	LOW IMPACT COMMERCIAL 38%	NEIGHBORHOOD COMMERCIAL 32%	HIGHWAY TOURIST COMMERCIAL 32%	REGIONAL COMMERCIAL 32%	URBAN VILLAGE CENTER 32%	MIXED USE 32%	GRAND TOTAL
Net Developable Acres	4.36	0.00	4.81	0.00	0.65	0.00	0.00	11.25	21.08
Total Net Developable Acres	4.36	0.00	4.81	0.00	0.65	0.00	0.00	11.25	21.08
Conversion to Square Footage	190033	0	209719	0	28331	0	0	490043	918126
Existing Floor Area (-)									
Total Square Footage	190033	0	209719	0	28331	0	0	490043	918126
Industrial Square Footage	72213	0	79693						151906
Industrial Planned lots	0	0	0						0
Commercial Square Footage	72213	0	79693						151906
Commercial Planned lots				0	9066	0	0	156814	165880
				0	0	0	0	0	0
				0	9066	0	0	156814	165880
Total Building Square Footage	72213	0	79693	0	9066	0	0	156814	317786

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Gorst
Employment Capacity
December 31, 2012

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	Industrial Zones	Commercial Zones	Grand Total
Net Developable Acres	9.18	11.90	21.08
Building Area Estimates (Square Footage)	151,905.71	165,879.83	331,759.65
Vacancy Rate Adjustment (5%)	144,310.42	157,585.83	315,171.67
Employment Rate - Square Feet Per Employee	969	500	500
Resulting Employment Capacity - Jobs	149	315	464

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Kingston
Urban Growth Area
Commercial Land Capacity
December 31, 2012

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UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for sqft	See Residential Sheet for sqft	
Total Gross Acres	10.20	0.00	0.00	23.13	31.69	0.00	0.00	0.00	65.02
Multi - Family Dwelling (-)	0.00	0.00	0.00	1.15	0.62	0.00	0.00	0.00	1.77
Public/Current Use/Utilities (-)	10.20	0.00	0.00	21.98	19.24	0.00	0.00	0.00	51.42
Subtotal	0.00	0.00	0.00	0.00	11.83	0.00	0.00	0.00	11.83
Remove 100% Planned Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted	0.00	0.00	0.00	0.00	1.85	0.00	0.00	0.00	1.85
Subtotal	0.00	0.00	0.00	0.00	9.98	0.00	0.00	0.00	9.98
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	0.00	9.98	0.00	0.00	0.00	9.98
Unencumbered Acres	0.00	0.00	0.00	0.00	8.81	0.00	0.00	0.00	8.81
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.85	0.00	0.00	0.00	0.85
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.21	0.00	0.00	0.00	0.21
Acres within Area of Concern	0.00	0.00	0.00	0.00	0.31	0.00	0.00	0.00	0.31
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.16	0.00	0.00	0.00	0.16
Subtotal	0.00	0.00	0.00	0.00	9.18	0.00	0.00	0.00	9.18
Roads/Right-of-Way (Future)									
20% (-)	0.00	0.00	0.00	0.00	7.34	0.00	0.00	0.00	7.34
Public Facility (Future)									
20% (-)	0.00	0.00	0.00	0.00	5.87	0.00	0.00	0.00	5.87
Unavailable Lands									
25% (-)	0.00	0.00	0.00	0.00	4.41	0.00	0.00	0.00	4.41
Underutilized Acres	0.00	0.00	0.00	0.00	6.26	0.00	1.85	4.89	13.00
VACANT LAND									
Gross Acres							See Residential Sheet for sqft	See Residential Sheet for sqft	
Total Gross Acres	10.16	0.00	0.00	0.00	15.96	0.00	0.00	0.00	26.12
Remove 100% Planned Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	10.16	0.00	0.00	0.00	15.96	0.00	0.00	0.00	26.12
Critical Areas									
Total Redevelopable Acres	10.16	0.00	0.00	0.00	15.96	0.00	0.00	0.00	26.12
Unencumbered Acres	5.78	0.00	0.00	0.00	14.48	0.00	0.00	0.00	20.26
Acres within Critical Areas	3.64	0.00	0.00	0.00	1.45	0.00	0.00	0.00	5.09
Critical Areas reduction 75% (-)	0.91	0.00	0.00	0.00	0.36	0.00	0.00	0.00	1.27
Acres within Area of Concern	0.73	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.76
Area of Concern reduction 50% (-)	0.37	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.38
Subtotal	7.06	0.00	0.00	0.00	14.86	0.00	0.00	0.00	21.91
Roads/Right-of-Way (Future)									
20% (-)	5.64	0.00	0.00	0.00	11.89	0.00	0.00	0.00	17.53
Public Facility (Future)									
20% (-)	4.52	0.00	0.00	0.00	9.51	0.00	0.00	0.00	14.02
Unavailable Lands									
20% (-)	3.61	0.00	0.00	0.00	7.61	0.00	0.00	0.00	11.22
Vacant Acres	3.61	0.00	0.00	0.00	7.61	0.00	0.00	1.27	12.49
	38%	38%	38%	32%	32%	32%	32%	32%	
Total Net Developable Acres	3.61	0.00	0.00	0.00	13.86	0.00	1.85	6.16	25.48
Net Developable w/Applied FAR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Square Footage Planned Developments	0	0	0	0	0	0	0	0	0

Kingston
Urban Growth Area
Employment Capacity

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	INDUSTRIAL 38%	BUSINESS CENTER 38%	BUSINESS PARK 38%	NEIGHBORHOOD COMMERCIAL 32%	HIGHWAY TOURIST COMMERCIAL 32%	REGIONAL COMMERCIAL 32%	URBAN VILLAGE CENTER 32%	MIXED USE 32%	GRAND TOTAL
Net Developable Acres	3.61	0.00	0.00	0.00	13.86	0.00	1.85	6.16	25.48
Total Net Developable Acres	3.61	0.00	0.00	0.00	13.86	0.00	1.85	6.16	25.48
Conversion to Square Footage	157346	0	0	0	603839	0	80586	268330	1110100
Existing Floor Area (-)									
Total Square Footage	157346	0	0	0	603839	0	80586	268330	1110100
Industrial Square Footage	59791	0	0	0	0	0	0	0	59791
Industrial Planned lots	0	0	0	0	0	0	0	0	0
Total	59791	0	0	0	0	0	0	0	59791
Commercial Square Footage				0	192229	0	25788	85865	304882
Commercial Planned lots				0	0	0	0	0	0
Total				0	192229	0	25788	85865	304882
Total Building Square Footage	59791	0	0	0	192229	0	25788	85865	364673

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Kingston
Employment Capacity
December 31, 2012

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	Industrial Zones	Commercial Zones	Grand Total
Net Developable Acres	3.61	21.87	25.48
Building Area Estimates (Square Footage)	59,791.36	304,881.53	364,672.89
Vacancy Rate Adjustment (5%)	56,801.79	289,637.45	346,439.25
Employment Rate - Square Feet Per Employee	969	500	500
Resulting Employment Capacity - Jobs	59	579	638

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Port Orchard
Urban Growth Area
Commercial Land Capacity
December 31, 2012

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UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	41.53	0.00	0.00	16.69	180.41	0.00	0.00	0.00	238.63
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	10.09	0.00	0.00	0.00	10.09
Public/Current Use/Utilities (-)	9.89	0.00	0.00	14.56	65.95	0.00	0.00	0.00	90.41
Subtotal	31.64	0.00	0.00	2.13	104.36	0.00	0.00	0.00	138.13
Remove 100% Planned Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted	0.00	0.00	0.00	0.36	4.58	0.00	0.00	0.00	5.04
Subtotal	31.64	0.00	0.00	1.77	99.68	0.00	0.00	0.00	133.09
Critical Areas									
Total Redevelopable Acres	31.64	0.00	0.00	1.77	99.68	0.00	0.00	0.00	133.09
Unencumbered Acres	10.19	0.00	0.00	1.77	74.76	0.00	0.00	0.00	86.72
Acres within Critical Areas	3.54	0.00	0.00	0.00	11.72	0.00	0.00	0.00	15.26
Critical Areas reduction 75% (-)	0.89	0.00	0.00	0.00	2.93	0.00	0.00	0.00	3.82
Acres within Area of Concern	17.89	0.00	0.00	0.00	13.18	0.00	0.00	0.00	31.07
Area of Concern reduction 50% (-)	8.95	0.00	0.00	0.00	6.59	0.00	0.00	0.00	15.54
Subtotal	20.02	0.00	0.00	1.77	84.28	0.00	0.00	0.00	106.07
Roads/Right-of-Way (Future)									
20% (-)	16.02	0.00	0.00	1.42	67.42	0.00	0.00	0.00	84.86
Public Facility (Future)									
20% (-)	12.81	0.00	0.00	1.13	53.94	0.00	0.00	0.00	67.88
Unavailable Lands									
25% (-)	9.61	0.00	0.00	0.85	40.45	0.00	0.00	0.00	50.91
Underutilized Acres	9.61	0.00	0.00	1.21	45.13	0.00	0.00	38.16	94.11
VACANT LAND									
Gross Acres							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	22.96	0.00	0.00	1.93	60.44	0.00	0.00	0.00	85.33
Remove 100% Planned Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted Lots	6.80	0.00	0.00	0.00	8.49	0.00	0.00	0.00	15.29
Subtotal	16.16	0.00	0.00	1.93	51.95	0.00	0.00	0.00	70.04
Critical Areas									
Total Redevelopable Acres	16.16	0.00	0.00	1.93	51.95	0.00	0.00	0.00	70.04
Unencumbered Acres	5.59	0.00	0.00	0.43	31.04	0.00	0.00	0.00	37.06
Acres within Critical Areas	3.82	0.00	0.00	1.50	12.90	0.00	0.00	0.00	18.22
Critical Areas reduction 75% (-)	0.96	0.00	0.00	0.38	3.23	0.00	0.00	0.00	4.56
Acres within Area of Concern	6.74	0.00	0.00	0.00	7.99	0.00	0.00	0.00	14.73
Area of Concern reduction 50% (-)	3.37	0.00	0.00	0.00	4.00	0.00	0.00	0.00	7.37
Subtotal	9.92	0.00	0.00	0.81	38.26	0.00	0.00	0.00	48.98
Roads/Right-of-Way (Future)									
20% (-)	7.93	0.00	0.00	0.64	30.61	0.00	0.00	0.00	39.18
Public Facility (Future)									
20% (-)	6.35	0.00	0.00	0.52	24.49	0.00	0.00	0.00	31.35
Unavailable Lands									
20% (-)	5.08	0.00	0.00	0.41	19.59	0.00	0.00	0.00	25.08
Vacant Acres	11.88	0.00	0.00	0.41	28.08	0.00	0.00	11.04	51.41
38%	38%	38%	32%	32%	32%	32%	32%	32%	
Total Net Developable Acres	21.49	0.00	0.00	1.62	73.21	0.00	0.00	49.20	145.52
Net Developable w/Applied FAR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Square Footage Planned Developments	0	0	0	0	0	0	0	0	0

Port Orchard
Urban Growth Area
Employment Capacity

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	INDUSTRIAL 38%	BUSINESS CENTER 38%	BUSINESS PARK 36%	NEIGHBORHOOD COMMERCIAL 32%	HIGHWAY TOURIST COMMERCIAL 32%	REGIONAL COMMERCIAL 32%	URBAN VILLAGE CENTER 32%	MIXED USE 32%	GRAND TOTAL
Net Developable Acres	21.49	0.00	0.00	1.62	73.21	0.00	0.00	49.20	145.52
Total Net Developable Acres	21.49	0.00	0.00	1.62	73.21	0.00	0.00	49.20	145.52
Conversion to Square Footage	935934	0	0	70644	3189181	0	0	2143152	6338910
Existing Floor Area (-)									
Total Square Footage	935934	0	0	70644	3189181	0	0	2143152	6338910
Industrial Square Footage	355655	0	0						355655
Industrial Planned lots	0	0	0						0
Total	355655	0	0						355655
Commercial Square Footage				22606	1020538	0	0	685809	1728953
Commercial Planned lots				0	0	0	0	0	0
Total				22606	1020538	0	0	685809	1728953
Total Building Square Footage	355655	0	0	22606	1020538	0	0	685809	2084607

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Port Orchard
 Employment Capacity
 December 31, 2012

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	Industrial Zones	Commercial Zones	Grand Total
Net Developable Acres	21.49	124.04	145.52
Building Area Estimates (Square Footage)	355,654.79	1,728,952.57	2,084,607.36
Vacancy Rate Adjustment (5%)	337,872.05	1,642,504.95	1,980,376.99
Employment Rate - Square Feet Per Employee	969	500	500
Resulting Employment Capacity - Jobs	349	3285	3634

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Poulsbo
Urban Transition Area
Commercial Land Capacity
December 31, 2012

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UNDERUTILIZED LANDS	LIGHT INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential Sheet for 1984	See Residential Sheet for 1984	
Total Gross Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public/Current Use/Utilities (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Planned Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas									
Total Redevelopable Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unencumbered Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Area of Concern	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads/Right-of-Way (Future)									
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public Facility (Future)									
20% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unavailable Lands									
25% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Underutilized Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
VACANT LAND									
Gross Acres							See Residential Sheet for 1984	See Residential Sheet for 1984	
Total Gross Acres	7.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.82
Remove 100% Planned Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted Lots	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	7.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.82
Critical Areas									
Total Redevelopable Acres	7.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.82
Unencumbered Acres	7.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.82
Acres within Critical Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Acres within Area of Concern	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	7.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.82
Roads/Right-of-Way (Future)									
20% (-)	6.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.26
Public Facility (Future)									
20% (-)	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.00
Unavailable Lands									
20% (-)	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.00
Vacant Acres	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.00
Total Net Developable Acres	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.00
Total Square Footage Planned Developments	0	0	0	0	0	0	0	0	0

Poulsbo
Urban Transition Area
Employment Capacity

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	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Underutilized Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vacant Acres	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.00
Total Net Developable Acres	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.00
Underutilized Square Feet	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vacant Square Feet	174,407.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	174,407.27
Planned Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Vacant Square Feet	174,407.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	174,407.27
Total Square Feet	174,407.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	174,407.27
Conversion to Building Square Footage									
Industrial (38%) underutilized	0.00	0.00	0.00						0.00
Industrial (38%) vacant supply	66,274.76	0.00	0.00						66,274.76
Industrial Planned lots	0.00	0.00	0.00						0.00
<i>Subtotal (vacant)</i>	<i>66,274.76</i>	<i>0.00</i>	<i>0.00</i>						<i>66,274.76</i>
Total	66,274.76	0.00	0.00						66,274.76
Commercial (32%) underutilized				0.00	0.00	0.00	0.00	0.00	0.00
Commercial (32%) vacant supply				0.00	0.00	0.00	0.00	0.00	0.00
Total				0.00	0.00	0.00	0.00	0.00	0.00
Total Building Square Footage	66,274.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	66,274.76

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Poulsbo
 Urban Transition Area
 Employment Capacity
 December 31, 2012

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	Industrial Zones	Commercial Zones
Net Developable Acres	4.00	0.00
Building Area Estimates (Square Footage)	66,274.76	0.00
Vacancy Rate Adjustment (5%)	62961.02	0.00
Employment Rate - Square Feet Per Employee	969	500
Resulting Employment Capacity - Jobs	65	0

Kitsap County
Unincorporated Rural Commercial/Industrial Capacity

	Sum of ACRES
NEIGHBORHOOD COMMERCIAL	48.22
CURRENT USE/COMMON AREA	2.16
DEVELOPED	11.30
EXEMPT	0.68
MULTI-FAMILY*	1.26
UNDERUTILIZED	5.54
UTILITIES/TRANSPORTATION	6.88
VACANT LAND	20.41
*Keyport LAMIRD	
RURAL COMMERCIAL	201.91
CURRENT USE/COMMON AREA	3.51
DEVELOPED	47.06
EXEMPT	12.20
GOVERNMENTAL SERVICES	1.00
MULTI-FAMILY	3.63
PARKS/INSTITUTIONAL	16.72
UNDERUTILIZED	55.53
UTILITIES/TRANSPORTATION	38.04
VACANT LAND	24.22
RURAL INDUSTRIAL	231.36
CURRENT USE/COMMON AREA	12.27
DEVELOPED	59.08
EXEMPT	7.30
FISHING/MINING	2.32
UNDERUTILIZED	33.92
UTILITIES/TRANSPORTATION	93.69
VACANT LAND	22.80
Grand Total	481.49

Neighborhood Commercial exists within George's Corner LAMIRD except for 1.26 acres (Multi-family) that is within the Keyport LAMIRD.

Kitsap County

INTERNAL DRAFT

Unincorporated Rural Commercial/Industrial Capacity

Sum of ACRES	
NEIGHBORHOOD COMMERCIAL*	5.54
UNDERUTILIZED	5.54
RURAL COMMERCIAL	55.53
UNDERUTILIZED	55.53
RURAL INDUSTRIAL	33.92
UNDERUTILIZED	33.92
Grand Total	94.98

Sum of ACRES	
NEIGHBORHOOD COMMERCIAL*	20.41
VACANT LAND	20.41
RURAL COMMERCIAL	24.22
VACANT LAND	24.22
RURAL INDUSTRIAL	22.80
VACANT LAND	22.80
Grand Total	67.43

*George's Corner LAMIRD

Kitsap County
 Unincorporated Rural Commercial/Industrial Capacity

INTERNAL DRAFT

ZONE		Sum of ACRES
NEIGHBORHOOD COMMERCIAL*		25.95
	UNDERUTILIZED	5.54
	VACANT LAND	20.41
RURAL COMMERCIAL		79.75
	UNDERUTILIZED	55.53
	VACANT LAND	24.22
RURAL INDUSTRIAL		56.72
	UNDERUTILIZED	33.92
	VACANT LAND	22.80
Grand Total		162.41

*George's Corner LAMIRD

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Silverdale
Urban Growth Area
Commercial Land Capacity
December 31, 2012

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UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	URBAN VILLAGE CENTER	MIXED USE	GRAND TOTAL
Gross Acres (Developed Parcels only)							See Residential sheet for split	See Residential sheet for split	
Total Gross Acres	362.16	133.31	4.76	51.82	105.17	454.58	0.00	0.00	1111.80
Multi - Family Dwelling (-)	12.80	0.00	0.00	14.56	0.00	5.78	0.00	0.00	33.14
Public/Current Use/Utilities (-)	272.89	16.91	4.76	31.63	82.16	370.32	0.00	0.00	778.67
Subtotal	76.47	116.40	0.00	5.63	23.01	78.48	0.00	0.00	299.99
Remove 100% Planned Lots	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remove 100% Platted	10.65	0.00	0.00	3.63	1.39	3.49	0.00	0.00	19.16
Subtotal	65.82	116.40	0.00	2.00	21.62	74.99	0.00	0.00	280.83
Critical Areas									
Total Redevelopable Acres	65.82	116.40	0.00	2.00	21.62	74.99	0.00	0.00	280.83
Unencumbered Acres	35.13	53.81	0.00	1.54	5.77	49.27	0.00	0.00	156.52
Acres within Critical Areas	19.95	26.04	0.00	0.11	3.78	23.11	0.00	0.00	72.99
Critical Areas reduction 75% (-)	4.99	6.51	0.00	0.03	0.95	5.78	0.00	0.00	18.25
Acres within Area of Concern	9.73	26.53	0.00	0.33	12.06	2.59	0.00	0.00	51.74
Area of Concern reduction 50% (-)	4.87	13.27	0.00	0.17	6.03	1.30	0.00	0.00	25.52
Subtotal	45.98	83.59	0.00	1.73	12.75	56.34	0.00	0.00	200.39
Roads/Right-of-Way (Future)									
20% (-)	36.79	66.87	0.00	1.39	10.20	45.07	0.00	0.00	160.31
Public Facility (Future)									
20% (-)	29.43	53.49	0.00	1.11	8.16	36.06	0.00	0.00	128.25
Unavailable Lands									
25% (-)	22.07	40.22	0.00	0.83	6.12	27.04	0.00	0.00	96.19
Underutilized Acres	32.72	40.12	0.00	4.46	7.51	30.53	0.00	17.00	132.35
VACANT LAND									
Gross Acres							See Residential sheet for split	See Residential sheet for split	
Total Gross Acres	264.90	46.85	0.00	1.08	20.98	90.28	0.00	0.00	424.09
Remove 100% Planned Development	1.87	0.00	0.00	0.00	0.00	3.92	0.00	0.00	5.79
Remove 100% Platted Lots	15.91	0.00	0.00	1.08	0.00	8.88	0.00	0.00	25.87
Subtotal	247.12	46.85	0.00	0.00	20.98	77.48	0.00	0.00	392.43
Critical Areas									
Total Redevelopable Acres	247.12	46.85	0.00	0.00	20.98	77.48	0.00	0.00	392.43
Unencumbered Acres	155.93	20.52	0.00	0.00	14.70	47.14	0.00	0.00	238.29
Acres within Critical Areas	22.55	20.85	0.00	0.00	0.46	28.99	0.00	0.00	72.85
Critical Areas reduction 75% (-)	5.64	5.21	0.00	0.00	0.12	7.25	0.00	0.00	18.21
Acres within Area of Concern	68.53	5.47	0.00	0.00	5.82	1.33	0.00	0.00	81.15
Area of Concern reduction 50% (-)	34.27	2.74	0.00	0.00	2.91	0.67	0.00	0.00	40.58
Subtotal	195.83	28.47	0.00	0.00	17.73	55.05	0.00	0.00	297.08
Roads/Right-of-Way (Future)									
20% (-)	156.67	22.77	0.00	0.00	14.18	44.04	0.00	0.00	237.66
Public Facility (Future)									
20% (-)	125.33	18.22	0.00	0.00	11.34	35.23	0.00	0.00	190.13
Unavailable Lands									
20% (-)	100.27	14.58	0.00	0.00	9.08	28.19	0.00	0.00	152.10
Vacant Acres	116.18	14.58	0.00	1.08	9.08	37.07	0.00	6.52	184.49
	38%	FAR .25	38%	32%	32%	32%	32%	FAR .25	
Total Net Developable Acres	148.90	54.70	0.00	5.54	16.58	67.60	0.00	23.52	316.84
Net Developable w/ Applied FAR	0.00	68.37	0.00	0.00	0.00	0.00	0.00	29.40	97.77
Total Square Footage Planned Developments	36300	0	0	0	0	36629	0	0	72929

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Silverdale
Urban Growth Area
Employment Capacity

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	INDUSTRIAL 38%	BUSINESS CENTER FAR 25	BUSINESS PARK 38%	NEIGHBORHOOD COMMERCIAL 32%	HIGHWAY TOURIST COMMERCIAL 32%	REGIONAL COMMERCIAL 32%	URBAN VILLAGE CENTER 32%	MIXED USE FAR 25	GRAND TOTAL
Net Developable Acres	148.90	68.37	0.00	5.54	16.58	67.60	0.00	29.40	336.39
Total Net Developable Acres	148.90	68.37	0.00	5.54	16.58	67.60	0.00	29.40	336.39
Conversion to Square Footage	6485990	2978206	0	241392	722347	2944712	0	1280664	14653310
Existing Floor Area (-)									
Total Square Footage	6485990	2978206	0	241392	722347	2944712	0	1280664	14653310
Industrial Square Footage	2464676	1131718	0						3596394
Industrial Planned lots	36300	0	0						36300
Total	2500976	1131718	0						3632694
Commercial Square Footage			77245	77245	231151	942308	0	1280664	2531368
Commercial Planned lots			0	0	0	36629	0	0	36629
Remove existing square footage						102588			
Total			77245	77245	231151	876349	0	1280664	2465409
Total Building Square Footage	2500976	1131718	0	77245	231151	876349	0	1280664	6098104

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Silverdale
Employment Capacity
December 31, 2012

DRAFT

	Industrial Zones	Commercial Zones	Grand Total
Net Developable Acres	217.27	119.13	336.39
Building Area Estimates (Square Footage)	3,632,694.41	2,465,409.20	6,098,103.61
Vacancy Rate Adjustment (5%)	3,451,059.69	2,342,138.74	5,793,198.43
Employment Rate - Square Feet Per Employee	969	500	500
Resulting Employment Capacity - Jobs	3561	4684	8246

	LAMIRDS
Net Developable Acres	26.69
Building Area Estimates (Square Footage)	466,045.24
Vacancy Rate Adjustment (5%)	442,742.97
Employment Rate - Square Footage per Employee	969
Resulting Employment Capacity - Jobs	457

	RURAL EMPLOYMENT CENTER	TWELVE TREES EMPLOYMENT CENTER
	38%	38%
Net Developable Acres	0.00	17.59
Total Net Developable Acres	0.00	17.59
Conversion to Square Footage	0	766,412
Existing Floor Area (-)	0	0
Total Square Footage	0	766,412
Industrial Square Footage	0	291,237
Industrial Planned lots	0	30,000
Total	0	321,237
Total Building Square Footage	0	321,237



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MEMORANDUM

DATE: December 11, 2013; Updated February 6, 2014

TO: Katrina Knutson, Senior Planner, Kitsap County

FROM: Kapena Pflum, Erik Rundell and Lisa Grueter, BERK

RE: Preliminary Review of Kitsap County Countywide Employment Projection Options

This memo outlines preliminary approaches and options Kitsap County can consider when setting 2036 countywide employment targets as part of the 2016 Comprehensive Plan update. All of the projections included in this memo are intended to demonstrate the range of employment target options and are not recommended employment targets for Kitsap County. Although Kitsap County is expected to set 2036 targets as part of its Comprehensive Plan update, this memo uses 2035 as the horizon year to stay consistent with the 2035 population targets recently proposed to the Kitsap Regional Coordinating Council.

COUNTYWIDE POPULATION

At the regional or county level, population and employment are typically linked and related, and grow or decline at similar rates. Growth or decline in population will contribute to growth or decline in employment, and vice versa. For this reason, it is important to understand the relationship between population and employment in Kitsap County when setting countywide employment targets.

The Washington Office of Financial Management (OFM) updates county and state long-range population forecasts every five years to support Growth Management Act planning. The most recent forecasts out to 2040 were issued in May 2012 and are shown in Exhibit 1. OFM considers the medium projection the most likely (RCW 43.62.035) because it is based on assumptions that have been validated with past and current information. The high and low projections represent the range of uncertainty that should be considered when using these projections for planning purposes.

The Kitsap Regional Coordinating Council (KRCC) Planning Directors Forum has taken the OFM projections and PSRC's regional growth strategy into account and recently recommended the County adopt a 2035 population target of 331,571. The recommended target is slightly higher than the OFM medium projection to account for uncertainty and unforeseen local circumstances such as changes in military activity in the County. The recommended target is consistent with the PSRC's Regional Growth Strategy.

The Puget Sound Regional Council (PSRC) has also developed two products that provide long-range population and employment forecasts for Kitsap County and the region.

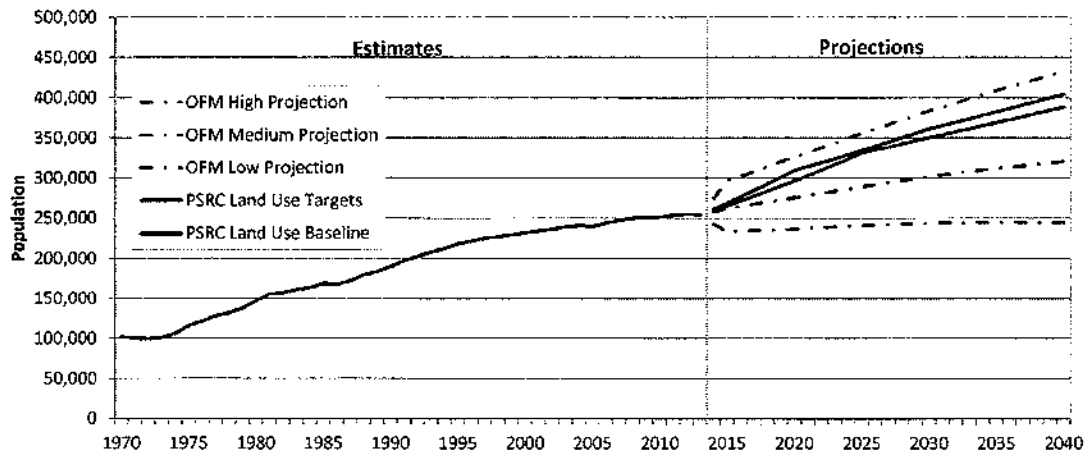
- Land Use Baseline.** The Land Use Baseline is a long-range small area forecast developed using PSRC's new UrbanSim model. The Land Use Baseline is a representation of future development based on how the market responds to development capacities established in local jurisdictions' pre-VISION 2040 comprehensive plans (circa 2012).

December 11, 2013; Updated February 6, 2014 | Preliminary Review of Kitsap County Countywide Employment Projection Options

- **Land Use Targets.** The Land Use Targets is a companion product to the Land Use Baseline that provides a long-range future land use dataset based on local growth targets developed (or being developed) by each county to align with VISION 2040's Regional Growth Strategy. Although this product is supposed to reflect local adopted targets, in Kitsap County's case, an adopted long-range employment target was not available, so targets were created using PSRC forecast models.

Both of these forecast products are slated for a maintenance release update as of the current date of this memo. The forecasts included in this memo are from the September 2013 data releases.

Exhibit 1
Kitsap County Population Historical Estimates and Projections, 1970-2040



Source: Office of Financial Management historical data and May 2012 projections; Puget Sound Regional Council, 2013

In Kitsap County, PSRC's VISION 2040 population projections are closer to the OFM high projection than the OFM medium projection, which is important to keep in mind when reviewing PSRC employment projections in the next section.

COUNTYWIDE POPULATION AND EMPLOYMENT RATIOS

Exhibit 2 shows how the ratio between Kitsap County's population and total non-agricultural employment has shifted between 2000 and 2010 and how these estimates compare to the current comprehensive plan population targets and employment assumptions established in 2006 (see Appendix A for additional information on employment projections); population was again reviewed in 2012. The gradual increase in the population-employment ratio between 2000 and 2010 is expected to continue as the population continues to age and the Baby Boom Generation retires. As the retired portion of the population grows, there will be more persons out of the workforce and the ratio between population and employment should increase.

December 11, 2013; Updated February 6, 2014 | Preliminary Review of Kitsap County Countywide Employment Projection Options

Exhibit 2
Kitsap County Population-Employment Ratios, 2000, 2010, and Comprehensive Plan

	Estimates		Current Comp Plan
	2000	2010	2025
Population	231,969	251,133	331,571
Total Employment	94,909	97,417	127,400
Population-Employment Ratio	2.44	2.58	2.60

Source: Population – Office of Financial Management, 2000 and 2010; Total Employment as reported in Puget Sound Regional Council, Land Use Baseline Workbook, 2013

Note: The total employment estimate listed for 2025 reflects the original assumption developed in 2006 by E.D. Hovee & Company. Since then, different assumptions have been used in the 2006 EIS (131,592), 2012 Comprehensive Plan EIS for Remand (137,621), and 2013 Gorst Watershed Plan (131,353). For the purposes of calculating a reference point population-employment ratio, the original employment assumption is most appropriate to use.

When considering the countywide 2035 employment assumption, the implied population-employment ratio is an important indicator that can be used to test the reasonableness of possible targets. Given trends between 2000 and 2010 and projected for the future, the population-employment ratio is likely to increase higher than the 2.58 value in 2010.

OPTIONS FOR ESTIMATING FUTURE COUNTYWIDE EMPLOYMENT TARGET

There are several options available for projecting the 2035 or other long-range employment target. The range of options is described below and estimated 2035 employment targets are calculated later based on each of these methods.

- **Use 2025 Assumed Employment Totals as a Starting Point.** Kitsap County's current comprehensive plan uses a 2025 employment assumption of 127,400. This planning estimate can be extended to 2035 using two different methods:
 1. Applying the 2025 assumed population-employment ratio to a revised 2035 population target to estimate total employment. This memo uses the KRCC recommended 2035 population target of 331,571 for this calculation.
 2. Growing the 2025 employment total out to 2035 at the same growth rate assumed under the current comprehensive plan.
- **Adjust Kitsap County's Current Population-Employment Ratio to Match Projected State Trends.** Unlike population, there are no state agency-generated long-range projections of employment at the county level. For Washington State, there are forecasts out to 2040 for total employment that can be used to estimate how population-employment ratios are expected to change over time.

December 11, 2013; Updated February 6, 2014 | Preliminary Review of Kitsap County Countywide
Employment Projection Options

Under this projection method, the current Kitsap County population-employment ratio is increased out to 2035 at the same rate Washington State's ratio is projected to increase¹. This ratio is then applied to the KRCC recommended 2035 population target to estimate total employment.

- **Use PSRC Forecasts.** The PSRC Land Use Baseline and Land Use Targets both provide employment forecasts. This memo includes both as reference points and also includes two additional options applying PSRC 2035 population-employment ratios to the KRCC recommended 2035 population target.
- **Use PSRC VISION 2040 Regional Growth Strategy.** VISION 2040 is a regional growth strategy applicable to the four-county Central Puget Sound area including Kitsap County. It describes Kitsap County's share of population and employment growth between 2000 and 2040.

Exhibit 3 below shows the total population, total non-agricultural employment, and population-employment ratios for each of the options outlined above.

Exhibit 3
Summary of Employment Target Options

Method	2035 Projections (except 3e)		
	Population	Total Non-Agricultural Employment	Population-Employment Ratio
1a. Applying 2025 adopted pop-emp ratio to new 2035 population	331,571	127,400	2.60
1b. Extending 2025 employment to 2035 at 2010-2025 growth rate	331,571	152,356	2.18
2. Growing 2010 Pop-Emp Ratio at same rate as State average	331,571	121,646	2.73
3a. PSRC Land Use Baseline	382,210	129,810	2.94
3b. PSRC Land Use Targets	368,881	136,119	2.71
3c. PSRC Land Use Baseline - Recommended 2035 Pop Target	331,571	112,611	2.94
3d. PSRC Land Use Targets - Recommended 2035 Pop Target	331,571	122,351	2.71
3e. PSRC VISION 2040 Regional Growth Strategy - 2040	380,969	134,936	2.82

Source: Office of Financial Management, Puget Sound Regional Council, and BERK, 2013

- The KRCC recommended population target for 2035 (331,571) is the same as the 2025 target adopted under the current comprehensive plan. For this reason, Option 1a represents a baseline comparison point with a projection of 127,400 total employment.
- Growing the 2025 employment target under method 1b results in an unrealistically high employment target (152,356) relative to the recommended 2035 population target. The population-employment ratio under this option (2.18) is much lower than Kitsap County's current and historical ratios. Unless the County has reason to believe a fundamental economic shift will drive employment growth to outpace population growth, this projected target is not reasonable.

¹ The March 2013 OFM Long-term Forecast of the Washington State Labor Force was used as a source for projected changes in the statewide population-employment ratio.

December 11, 2013; Updated February 6, 2014 | Preliminary Review of Kitsap County Countywide
Employment Projection Options

- Under method 2, when the current population-employment ratio is grown at the same rate the State's ratio is projected, the resulting ratio is 2.73 and the 2035 employment target would be 121,646, about 5,800 jobs less than the current 2025 assumed target.
- The PSRC Land Use Baseline and Land Use Targets both project much higher population than the KRCC recommended target, and as a result, have the highest 2035 employment projections (129,810 and 136,119). When the population-employment ratios assumed under these forecasts are applied to the KRCC recommended target population, the resulting employment projections drop to 112,611 and 122,351.
- PSRC's VISION 2040 numbers show much higher population than the KRCC target, though it does extend five additional years in time; employment is also higher than for other projections. The population/employment ratio is 2.82, higher than other methods. Appendix B illustrates the approximate share that each type of community or center in Kitsap County would receive according to the Regional Growth Strategy as modified to reflect a base year of 2010 and annexations of SKIA to Bremerton and portions of commercial corridors to Port Orchard.

The projections shown in Exhibit 3 are a starting point for discussions about what a reasonable 2035 employment target would be. Since the population target is adopted, there is flexibility in estimating the population-employment ratio to assume. To be reasonable, the final 2035 population and employment targets should result in a population-employment ratio higher than seen today. The aging population base and retiring Baby Boomers are expected to drive this shift and Kitsap County is likely to follow this trend. Among the methods shown in Exhibit 3, the reasonable population-employment ratios range from the 2025 ratio of 2.6 to the methods estimating ratios around 2.8.

OTHER CONSIDERATIONS AND NEXT STEPS

As the County considers the range of potential 2035 employment targets, there are a few economic factors that could inform or guide the decision-making process. Some of these considerations affect the estimate of a countywide employment target, and some will play a stronger role in the next phase of our analysis to characterize the geographic and industry distribution of employment to UGAs and other areas of the County.

- **Military Activity.** Future plans for military activity in Kitsap County are not accurately estimated in any of the regional forecasts developed by the PSRC or OFM. If the County can develop reasonable projections for military activity through direct inquiries or through information gathered in the upcoming Joint Land Use Study with Naval Base Kitsap, the County can adjust its baseline projections of future employment.
- **Changing Vision for the South Kitsap Industrial Area (SKIA).** SKIA was recently annexed by the City of Bremerton and updated subarea planning has shifted some of the employment expectations for the area. The previous comprehensive plan included specific industrial employment adjustments for SKIA, which can either be maintained or adjusted to reflect shifts in expectations for the area under Bremerton's jurisdiction.
- **Major Market-changing Developments or Industry Clusters.** Emerging industry clusters, if any, could generate more employment than historical trends and would impact UGA-level employment projections. In addition, major developments should be considered, such as the Port Gamble Redevelopment Plan, which could result in a significant number of new population and jobs concentrated in a specific area. Assessment of these major developments or emerging industry

December 11, 2013; Updated February 6, 2014 | Preliminary Review of Kitsap County Countywide
Employment Projection Options

clusters will most likely affect the UGA-level distributions of future employment by industry, which is the next phase of our analysis.

- ◆ **Regional Jobs-Housing Balance:** The VISION 2040 Regional Growth Strategy guides employment and housing growth through 2040 in the four-county Central Puget Sound.

December 11, 2013; Updated February 6, 2014 | Preliminary Review of Kitsap County Countywide Employment Projection Options

APPENDIX A

During the 2006 Comprehensive Plan Update, manufacturing sector estimates were adjusted up to 9% to match a policy choice to create a more diverse economy, attract family wage jobs, and increase industry in the county primarily in the South Kitsap Industrial Area (SKIA) consistent with the 2003 Kitsap County SKIA Subarea Plan. The two tables below show employment projections for 2025 before and after the 9% increase was applied to manufacturing employment in the 2006 Comprehensive Plan effort.

2006 Trends-Based Projections documented in Kitsap County Comprehensive Plan DEIS Appendix D

Sector	1995	2004	AAGR	2025 Trended	2004 Distribution	2025 Distribution
Industrial Sector Jobs						
Construction Resources	3,331	4,263	2.8%	7,600	5%	6%
Manufacturing	1,303	1,589	2.2%	2,500	2%	2%
Warehousing/Transportation/Utilities	1,523	1,877	2.3%	3,100	2%	3%
Total Industrial Jobs	6,157	7,729	2.6%	13,200	10%	11%
Commercial Sector Jobs						
Retail	8,336	9,969	2.0%	15,100	13%	13%
Finance/Insurance/Real Estate	2,504	3,269	3.0%	6,100	4%	5%
Services	21,725	28,541	3.1%	53,900	37%	45%
Government	27,680	28,607	0.4%	30,900	37%	26%
Total Commercial Jobs	60,245	70,386	1.7%	106,000	90%	89%
Total	66,402	78,115	1.8%	119,200	100%	100%

Sources: PSRC; Hovee & Company, LLC as reported in Kitsap County Comprehensive Plan DEIS memorandum, Appendix D, Figure 16, 2006

Kitsap County 2006 Comprehensive Plan: Employment Forecasts Assumed in Plans and EIS

Sector	1995	2004	AAGR	2025 Trended	2004 Distribution	2025 Distribution
Industrial Sector Jobs						
Construction Resources	3,331	4,263	2.8%	7,600	5%	6%
Manufacturing	1,303	1,589	2.2%	10,700*	2%	9%
Warehousing/Transportation/Utilities	1,523	1,877	2.3%	3,100	2%	2%
Total Industrial Jobs	6,157	7,729	2.6%	21,400	10%	17%
Commercial Sector Jobs						
Retail	8,336	9,969	2.0%	15,100	13%	12%
Finance/Insurance/Real Estate	2,504	3,269	3.0%	6,100	4%	5%
Services	21,725	28,541	3.1%	53,900	37%	24%
Government	27,680	28,607	0.4%	30,900	37%	24%
Total Commercial Jobs	60,245	70,386	1.7%	106,000	90%	83%
Total	66,402	78,115	1.8%	127,400	100%	100%

Sources: PSRC; E.D. Hovee & Company, LLC as reported in Kitsap County 10-Year Comprehensive Plan Update and Integrated Final Environmental Impact Statement, December 2006

Note: *For the manufacturing sector, the 2025 number was first trended and then adjusted to equal 9% of the employment total (allowing the new jobs total to float upwards).

Kitsap County prepared a 2003 subarea plan for SKIA assuming about 9,350 jobs by 2017. In 2006, Kitsap County estimated about 895 buildable acres in SKIA with a development potential for around 15,000 jobs between 2003 and 2025; similar assumptions were considered in Kitsap County's 2012 Comprehensive Plan Update updated for a 2010-2025 period.

December 11, 2013; Updated February 6, 2014 | Preliminary Review of Kitsap County Countywide
Employment Projection Options

Following annexation, the City of Bremerton prepared its own Subarea Plan and Planned Action to promote and encourage employment growth. To develop an infrastructure investment plan to spur development the City developed a Planned Action Ordinance to incentivize the creation of 6,500 jobs, and it had an associated capital facilities plan for needed roadway, water, sewer and stormwater projects. The 6,500 job estimate served as Bremerton's planning assumption for the Planned Action incentive and capital plans rather than a buildout estimate, and was considered a floor, not a ceiling (or an indication of "development capacity"), for growth. The 6,500 estimate of jobs has been considered in the Bremerton-Kitsap County Gorst Watershed Planning efforts in 2013. Gorst and SKIA share some major highways. Comparing 2012 Kitsap County Capital Facility Plan transportation projects to the 2013 Gorst Watershed Plan capital facilities analysis, the types of roadway improvements necessary in the Gorst UGA vicinity did not substantively change when the jobs assumed were 15,000 or 6,500. Therefore to reflect current plans, the job assumptions were modified to match Bremerton's SKIA Subarea Plan, but the reader should note that the capital facilities needs are substantially the same for the two job estimates.

Through a collaborative effort with the Kitsap Regional Coordinating Council, a new 2035 countywide employment forecast is under consideration, and would allow employment growth targets to be allocated to the cities and unincorporated Urban Growth Areas. It would be appropriate to revisit employment capacity in SKIA and associated capital plans in the 2016 Comprehensive Plan Update; similarly other employment centers and nodes should be analyzed in the 2016 Comprehensive Plan Updates of all jurisdictions in the County.

December 11, 2013; Updated February 6, 2014 | Preliminary Review of Kitsap County Countywide Employment Projection Options

APPENDIX B

PSRC staff provided the following VISION 2040 Regional Growth Strategy employment estimates with adjustments for annexations in SKIA and Port Orchard and a base year of 2010 instead of 2000. The estimates show potential employment growth by each type of regional geography. The most important information is the share of employment in each regional geographic category.

VISION 2040 Regional Growth Strategy – Adjusted for Annexations between 2007 and 2012 in SKIA and Port Orchard UGAs

RegGeog	Emp00	EmpChg	Emp40	RGS	RGS Adj	EmpChg	EmpChg	EmpChg	% Share	
	No Mil Rev'd	No Mil REF	No Mil REF	Share Emp	Share Emp	No Mil REF		00-10	10-40 RGS Adj No Mil	of Total 10-40 RGS
Metro	29,588	12,201	41,789	21.5%	39.3%	22,240	29,079	(509.00)	22,749	46.8%
Core	10,226	13,209	23,435	23.1%	23.1%	13,072	11,708	1,482	11,590	23.9%
Larger	6,053	4,357	10,410	7.7%	7.7%	4,357	6,926	873	3,484	7.2%
Small	10,868	7,557	18,425	12.3%	14.6%	8,296	11,652	784	7,512	15.5%
Urban Unincorporated	9,901	15,456	25,356	27.7%	7.6%	4,323	12,386	2,485	1,838	3.8%
Rural	11,653	3,867	15,520	7.7%	7.7%	4,357	14,624	2,971	1,386	2.9%
Total	78,289	56,647	134,936	100.0%	100.0%	56,647	86,375	8,086	48,561	100.0%

Source: Puget Sound Regional Council, pers com Maskin, January 27, 2014; BERK Consulting 2014

Regional geography categories occasionally include more than one community. Therefore, the following table was prepared to identify each community's regional category under VISION 2040. The share of growth for each community within the same category (e.g. small city) is based on their 2012 share of employment.

Growth Shares by Regional Geography - City, UGA, and Rural Area

City	Regional Geography	Regional Share	Subshare	Resulting Share
Brainbridge Island	Larger	7.2%	100%	7.2%
Bremerton	Metro	46.8%	100%	46.8%
Bremerton UGA	Urban Unincorporated	3.8%	19%	0.7%
Central Kitsap	Urban Unincorporated	3.8%	34%	1.3%
Kingston	Urban Unincorporated	3.8%	5%	0.2%
Port Orchard	Small	15.5%	42%	6.5%
Port Orchard UGA	Urban Unincorporated	3.8%	38%	1.4%
Poulsbo	Small	15.5%	58%	9.0%
Poulsbo UGA	Urban Unincorporated	3.8%	4%	0.1%
Silverdale	Core	23.9%	100%	23.9%
Rural	Rural	2.9%	100%	2.9%
Total				100.0%

Source: PSRC 2008 and 2014; BERK Consulting 2014



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MEMORANDUM

DATE: March 24, 2014

TO: Katrina Knutson, Senior Planner, Kitsap County

FROM: Kapena Pflum, AICP, Manager, BERK; Erik Rundell, AICP, Senior Associate; Lisa Grueter, AICP, Manager

RE: Kitsap County Commercial Buildable Lands Methods

This memo outlines adjustments to the Kitsap County buildable lands methodology for use in the next buildable lands report (BLR) due in 2014. The following documents were reviewed in developing the findings in this memo:

- *Kitsap County UGA Sizing and Composition Remand: Local Circumstances, Trends, and Land Capacity Methods.* BERK and Mark Personius, April 30, 2012, updated on August 6, 2012.
- *Kitsap County 10-Year Comprehensive Plan Update and Integrated Draft Environmental Impact Statement Appendix D: Employment Capacity.* August 2006.
- *Kitsap County 2005 Updated Land Capacity Analysis (ULCA).* Mark Personius, October 2005.
- *Snohomish County 2012 Buildable Lands Report.* June 12, 2013.
- Various other county 2007 Buildable Lands Reports or land capacity analyses.

The 2012 BERK and Mark Personius memo on land capacity methods reviewed and recommended changes to Kitsap County's residential buildable lands methodology. This review addressed several analytical steps that also apply to the commercial buildable lands methodology. Where appropriate, this memo also highlights a few of the major recommendations from the 2012 document,¹ but will refer the reader to the original memo for more details.

Of the six counties required to conduct buildable lands analyses per the Growth Management Act (GMA),² only one county, Snohomish County, has completed its BLR in 2013. Snohomish County determined that it needed to complete its BLR earlier than the June 30, 2014 deadline per the GMA in order to provide data needed to support upcoming 2035 growth target development and GMA Comprehensive Plan Update

¹ Kitsap County UGA Sizing and Composition Remand: Local Circumstances, Trends, and Land Capacity Methods, Prepared by BERK and Mark Personius, April 30, 2012; Updated August 6, 2012. Appendix A of the Kitsap County Urban Growth Area (UGA) Sizing and Composition Remand Final Supplemental Environmental Impact Statement, August 10, 2012. Available: http://www.kitsapgov.com/dcd/community_plan/comp_plan/eis/vol_2/final%20seis/FSEIS%20Appendix%20Development%20Trends.pdf

² Clark, King, Kitsap, Pierce, Snohomish, and Thurston counties.

Kitsap County Commercial Buildable Lands Methods

efforts. As a result of completing their BLR a year early, Snohomish County is the first to address some of the emerging issues in buildable lands methodology and is an important reference for some of the methods recommended in this memo.

This memo is organized around the primary steps in the commercial buildable lands methodology, describing the method used for Kitsap County’s 2007 BLR and identifying any potential adjustments or improvements that should be considered for the 2014 BLR.

OVERALL STRUCTURE OF SUPPLY AND DEMAND ESTIMATES

The Kitsap County 2007 BLR³ methodology takes several steps to convert projected employment into net acres of buildable land demanded in the 20-year planning period. These acres of demand were compared to net buildable acres in the land supply to determine the adequacy of buildable land in the County. The demand-side approach included the use of several gross countywide assumptions about lot coverage and parcel constraints that did not allow flexibility to address unique characteristics of different zoning categories or parcel constraints. The biggest structural change BERK recommends is to shift from an acres-based final comparison to an employee-based final comparison. In other words, compare employment projected to the number of employees the land supply can accommodate. In order to make this shift, several of the conversion factors previously applied to the demand-side estimate, would now be applied to the supply-side estimate. The following sections provide greater detail on how these changes could be implemented.

LAND SUPPLY ESTIMATES

The major steps to estimate buildable land supply are as follows:

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9

Step 1. Identify Vacant Parcels Zoned Commercial or Industrial

This step involves selecting parcels from the Kitsap County Assessor’s database based on vacancy status as described in the 2005 ULCA.

The first step is to identify all vacant parcels (Assessors Tax Code 9100) in each of the commercial/industrial zones. This step is further refined by eliminating all vacant tax exempt parcels within these zones. The result can be considered the inventory of “gross acres” for all vacant urban C/I zoned lands in the respective UGAs.

³ http://www.kitsapgov.com/dcd/community_plan/blp/bla.htm

Kitsap County Commercial Buildable Lands Methods

No change to the basic Urban Land Capacity Analysis (ULCA) methodology employed by Kitsap County is recommended for this step.

A few additional considerations are listed below:

- **Treatment of mixed-use zones.** It is unclear in the ULCA how mixed-use zones are being handled; however, in practice a 50/50 split between residential and commercial capacity appears to be used. For these zones, assumptions on the share of capacity that will be dedicated to residential development and commercial development should be established. Only the commercial portion of capacity should be included in the commercial supply estimates. Analysis of recent or existing mixed-use developments in the County can be used to establish these assumptions, if they don't already exist. Given little mixed use development in the past⁴ Kitsap County prefers to continue the 50/50 split.
- **Planned developments.** The ULCA was not clear on how planned developments (permitted but not built yet or planned under an approved development agreement) are being handled. Parcels for these projects should be removed from the buildable land supply and have their planned capacity added directly to final buildable land inventories. This practice could be applied for developments receiving final land use approval. Kitsap County staff have found that properties with preliminary approval can morph over time with amended applications, particularly during the recession and recovery.
- **Rural areas.** Kitsap County does not conduct buildable lands analysis in rural areas, as it is not required under GMA. However, the County may want to consider doing an informal buildable lands analysis in rural areas to assist with subarea and traffic analysis zone (TAZ) growth allocations.

Step 2. Identify Underutilized Parcels by Zone

The original 2005 ULCA approach included the following procedures:

***Identify All Developed Parcels Zoned Commercial or Industrial:** The first step is to identify all developed parcels in each of the six commercial/industrial zones. This step is then refined by eliminating: 1) all "unavailable" developed parcels in the non-residential zones—essentially multifamily residential units, mobile home parks, streets and rights-of-way and current use tax parcels within these zones; and 2) all developed tax-exempt parcels within these zones.*

***Identify Developed Parcels Zoned Commercial or Industrial that are Likely to Redevelop (-):** The second step is to identify already developed lands (from Step 1) that are likely to redevelop over the course of the planning period. This is done by examining the relationship between a parcel's improvement (i.e., building) value and its land value. The primary assumption is that a developed C/I parcel is considered to be underutilized when the parcel's improvement value is less than its corresponding land value (i.e., the land is worth more than the buildings on it). Put another way, developed parcels are most often considered underutilized when the*

⁴ The 2012 Remand trends analysis noted that essentially no redevelopable land was consumed for residential purposes; redevelopable land is often in mixed use designations.

Kitsap County Commercial Buildable Lands Methods

improvement-to-land value ratio is less than 1.0. Most communities use improvement-to-land value ratios generally ranging from 0.25 to 1.5 to identify redevelopment opportunities among non-residential parcels, depending on local market conditions and characteristics. In this C/I approach, parcels with improvement to land value ratios greater than 0.5 are deducted from the C/I inventory identified in Step 1—leaving an estimate of the “gross acres” of developed C/I parcels considered underutilized or likely to redevelop over the course of the planning period in each of the respective UGAs.

The following sections provide some potential considerations for determining underutilized lands. Kitsap County anticipates no changes to the basic method, but may choose to analyze additional options to see if location specific options are appropriate.

Redevelopable Parcels

The Kitsap County ULCA currently considers commercial and industrial parcels with a ratio of improvement value to land value less than 0.5 to be underutilized and having the potential for redevelopment in the 20-year planning period. This ratio is in line with the methods used in several jurisdictions and is the most common ratio used by King County jurisdictions. Snohomish and Whatcom County use a 1.0 ratio so there is flexibility if Kitsap County had rationale for increasing the 0.5 threshold.

Kitsap County could consider doing some analysis of historical parcel data and see what the improvement value to land value ratio has been for commercial and industrial parcels that have seen redevelopment over the past five to ten years. This would provide information on whether the 0.5 threshold should be adjusted or not. If additional analysis is not feasible at this point, continuing to use the 0.5 threshold or increasing the threshold to 1.0 are both reasonable options.

Another category of redevelopable parcels used in other jurisdictions is to flag any commercial or industrial zoned parcels currently occupied by single-family residential uses. These are parcels likely to redevelop given their highest and best use is likely a more dense commercial or industrial use. Kitsap County could consider adding this designation of redevelopable parcels if it has a number of single-family uses located on commercially-zoned property. Depending on the location of these parcels, and market conditions, some of the homes may be converted to office or retail uses, or demolished and replaced. If trend information shows these homes are being replaced, this could be incorporated into the buildable land analysis.

Partially-used or Partially Vacant Parcels

Kitsap County currently does not factor in “partially-used” or “partially-vacant” commercial or industrial parcels in its ULCA. This category, used by some jurisdictions, is used to describe parcels where existing buildings only use a portion of a parcel and additional development could occur on the site without demolition. Partially-used parcels are often identified for residential land, but not always for commercial/industrial land, because non-residential development patterns can vary widely, making it difficult to properly identify partially-used commercial parcels. The typical method of identifying partially-used commercial/industrial parcels is to set a floor-area-ratio (FAR) threshold and select parcels with FAR below the threshold. The County could consider adding this category of underutilized parcels but need not do so given the complexity of the issue and the fact that improvement value to land value ratios, used to identify redevelopable parcels, will capture many of these partially-used parcels already.

Step 3. Deduct Areas Impacted by Critical Areas

Kitsap County currently deducts critical areas from the vacant and underutilized land supply. The method considers the critical areas ordinance definitions and buffers for “streams, wetlands, floodplains and geologic hazard areas”:

This step measures critical areas ordinance (CAO) impacts on all underutilized C/I parcels identified in Step 2. First it identifies unencumbered acres (i.e., acres of vacant C/I zoned parcels without CAO coverage or impact). Then it identifies the acres with CAO coverage and estimates the net impact of those critical areas on the parcel's development potential by deducting the portions of the affected parcels' assumed to be unavailable for redevelopment due to the provisions of the CAO. These calculations are based on the same CAO "reduction factor" assumptions recommended by the Board for use in the Urban Residential ULCA on April 25, 2005.

No change to the ULCA methodology is recommended for this step.

Step 4. Deduct Future Roads/ Rights-of-Way Needs

Kitsap County currently applies a 20% reduction factor to the buildable land supply to account for future roads and rights-of-way (ROW) required to accommodate future development. The August 2012 memo by BERK and Mark Personius on land capacity methods provides analysis of recent plat activity to support the 20% reduction factor as well as a comprehensive table comparing ROW reduction factors in other jurisdictions. No change to the ULCA methodology is recommended for this step.

Step 5. Deduct Future Public Facilities Needs

Kitsap County previously applied a 15% reduction factor to the buildable land supply to account for future public facility needs (e.g. parks, schools, stormwater treatment, fire and public safety facilities, utilities, libraries, churches). The August 2012 memo by BERK and Mark Personius on residential land capacity methods recommended that the County consider altering this assumption based on plat analysis showing a trend of 22-25%, higher than the 15%. Other considerations included the potential for greater percentages due to regional facilities, variable deductions for short plats that have less efficient lot patterns, and increasing stormwater standards for smaller lots. As part of the Remand, a 20% factor was assumed, and could be applied to employment lands as well. Alternatively, the County could first remove known regional public land needs identified in the comprehensive plan, then apply an onsite reduction factor based on trends. This methodology refinement could be considered.

Kitsap County intends to apply results of Remand which increased the factor to 20% based on trends. In particular locations, the County may choose to remove known regional needs identified in comprehensive plans.

Step 6. Deduct Capacity to Account for Unavailable Lands

As noted in the 2005 ULCA not all land would develop or redevelop:

This step seeks to identify C/I zoned underutilized lands remaining in the inventory to this point that are likely to be unavailable for development over the planning period due to legal constraints or factors related to landowner intent (e.g., property owners who withhold land from sale,

Kitsap County Commercial Buildable Lands Methods

property subject to legal encumbrances, easements that preclude development, etc.).

Kitsap County currently applies a 5% reduction factor to vacant land and 15% reduction factor to redevelopable land to account for parcels unlikely to be redeveloped in the 20-year planning period based on landowner preferences. These reduction factors, sometimes referred to as “market factors” are the lowest market factors used by any major GMA counties in Western Washington (see 2012 *Kitsap County UGA Sizing and Composition Remand: Local Circumstances, Trends, and Land Capacity Methods*). However, under Kitsap County’s commercial buildable lands methodology, additional “safety” reduction factors are applied in demand-side calculations to effectively increase the deduction for unavailable lands.

BERK recommends removing or reducing the safety reduction factors in demand calculations (see Demand section below), and thus Kitsap County may want to consider increasing its market factor assumptions to be in line with other jurisdictions.⁵

Kitsap County intends to remove or reduce the safety reduction factors in demand calculations, and increase market factor assumptions to be in line with other jurisdictions. For example, the market factor for vacant lands could be 20% and the market factor for redevelopable lands could be 25%.

Step 7. Combine All Factors to Estimate Net Buildable Acres by Zone

This step simply applies all the previous steps to arrive at net buildable acres by commercial or industrial zone as described in the 2005 ULCA:

This is the final step in the C/I ULCA methodology. It calculates the remaining supply of underutilized land (in “net” acres) able to accommodate new commercial and industrial development within the applicable UGAs after all the preceding reduction factors have been accounted for...

Step 8. Convert Net Buildable Acres to Determine Employment Capacity

This step was not carried out in the 2007 BLR methodology because the final supply versus demand comparison was in terms of net buildable acres. We have outlined below, the ways in which net buildable

⁵ The 2006 Draft EIS for the Kitsap County Comprehensive Plan, August 2006, documented the County’s original market/safety factor for employment in 1998 and 2006 as follows:

STEP 7: In addition, staff used an appropriate market/safety factor for industrial and commercial development to ensure that job growth was not deterred by a limited land supply and/or incorrect assumptions. This factor was set at 50% for industrial and 25% for commercial (A-182 and A-183).

2006

In 2006, because the ULCA deducts 5% of vacant land as “unavailable” and 15% of underdeveloped land as “unavailable” (contained in the 46% constraints factor above) the market/safety factor was set so that in combination with the ULCA unavailable lands deduction, the 50% safety factor for industrial and the 25% safety factor for commercial set in the 1998 Plan would not be exceeded. The net effect is that vacant industrial land would have a combined unavailability/safety factor of 40% while the underdeveloped industrial land would have a combined factor of 50%. Likewise for commercial, the combined unavailability/safety factor would be 15% for vacant and 25% for underdeveloped lands. This recognizes that vacant land is more desirable and typically easier to develop than land that is already partially used.

Kitsap County Commercial Buildable Lands Methods

acres can be converted into employment capacity, which can then be compared directly to employment projections. This change in methodology will allow Kitsap County to avoid a few problematic conversion assumptions on the demand-side estimates and give the ULCA flexibility to incorporate land-supply-side adjustments by zoning category, geographic area, or other parcel attribute.

Converting Acres into Building Square Footage: Lot Coverage Percentages versus Floor Area Ratios

The traditional method of converting net buildable acres to employment capacity is to first convert acres to building square footage capacity by multiplying net buildable acres by an assumed FAR for each commercial/industrial zone.

Kitsap County has approached this conversion differently in previous buildable lands analyses. The County applied "percentage of lot coverage" averages (38% for industrial and 32% for commercial) on the demand-side estimate acres of land demanded. The key limitation of this method is that it assumes all future commercial development will be one-story buildings. This is not a reasonable assumption in some locations, particularly for office space, which is often multi-story; however, one story is appropriate for retail development. BERK recommends switching from a lot coverage factor to FAR assumptions for each commercial/industrial zone and applying this conversion on the land supply-side estimates. FAR assumptions would take into account commercial development types that have more than one story and more accurately estimate future building capacity on developable land.

The August 2012 memo by BERK and Mark Personius on land capacity methods provides updated analysis of residential achieved densities over the past ten years, to update density assumptions for the buildable lands analysis. Kitsap County could consider doing a similar analysis for recent commercial and industrial development activity to develop FAR assumptions for each zone. In places where recent building data are not readily available, FAR can be calculated for older commercial developments in Kitsap County, or commonly accepted FAR assumptions used in neighboring jurisdictions could be used. FAR assumptions could also vary by UGA based on local circumstances.

Kitsap County intends to apply an FAR approach; areas with greater than one story should be limited to particular locations where the market supports that level of development.

Vacancy Rate Adjustment

The current ULCA does not include an assumption about vacancies in future commercial space, which is fairly common in other jurisdictions' land capacity methodologies. BERK recommends that Kitsap County adopt a five percent (5%) vacancy rate assumption on future commercial space estimates. Five percent is a well-accepted base assumption for commercial vacancies.

The way this factor could be applied is after net buildable acres is converted to building square footage using FAR assumptions, the square footage total can be reduced by 5% to represent vacancies.

Converting Square Footage into Employment Capacity: Employment Density

The traditional method of converting building square footage into employment capacity is to divide square footage capacity by employment density assumptions (square footage of building required per employee). Kitsap County carried this conversion out on the demand-side in the 2007 BLR. BERK recommends that this step be carried out on the supply-side instead. Kitsap County already has a range of employment density factors developed for the 2007 BLR (969 sf/employee for industrial, 375-500 sf/employee for commercial). Based on the most recent buildable lands guidance from the Department of Commerce, jurisdictions may use 2007 BLR density and FAR factors in 2014 updates if little housing or commercial development has

Kitsap County Commercial Buildable Lands Methods

occurred since the last BLR evaluation period.⁶ Limited commercial activity during the recession is likely justification to continue using 2007 BLR employment density factors.

The County may also consider continuing its approach of assuming a percent split of commercial space in industrial zones and industrial space in commercial zones. This percentage split could be optionally applied by the County and cities using available trend information (including past assumptions if little development has occurred).⁷ See Exhibit 1.

**Exhibit 1. Percentage of Employment in Commercial or Industrial Space:
1998 Comprehensive Plan as Modified by 2006 Comprehensive Plan**

Sector	Percent of Employment in Industrial Buildings	Percent of Employment in Commercial Buildings
Construction/Resource	0.15	0.85
Manufacturing	0.95	0.05
WTU [warehousing/transportation/utilities]	0.8	0.2
Retail	0.1	0.9
FIRE	0.1	0.9
Services	0.2	0.8
Government	0.5	0

Note: This distribution was based upon percentages of each employment sector that was expected to be located in either industrial or commercial structures per the 1998 Kitsap County Comprehensive Plan for the 1997-2017 period. It was carried forward in the 2006 plan, except that the WTU category indicates 80% employees in industrial buildings and 20% in commercial buildings. This was based on professional recommendations from ED Hovee & Company to the County.

Source: Kitsap County 10-Year Comprehensive Plan Update and Integrated Draft Environmental Impact Statement, August 29, 2006, Appendix D.

Example Calculation to Determine Employment Capacity

Exhibit 2 provides an example converting net acres to square footages based on floor area ratios, a 5% vacancy rate, and jobs based on square footage rates per employee:

⁶ November 27, 2012 Department of Commerce memo to Buildable Lands County-wide Decision-Making Bodies. Subject: Buildable Lands Reports.

⁷ In 1998 and 2006, Kitsap County applied this assumption in its land demand estimates. Splits varied by sector (e.g. in industrial zone allowing warehousing 80% would be industrial employment space and 20% commercial; in commercial zones retail would require 90% of estimated space and 10% would be industrial).

Kitsap County Commercial Buildable Lands Methods

Exhibit 2. Example Employment Capacity Assumptions

	Industrial Zone	Neighborhood Commercial Zone
Net Developable Acres	35.66	4.57
Floor Area Ratio Assumptions	0.3	0.25
Building Area Estimates Square Footage	466,063	49,794
Vacancy Rate Adjustment (5%)	442,760	47,305
Employment Rate - Square Feet Per Employee	969	500
Resulting Employment Capacity - Jobs	457	95
Share of Industrial Jobs	434	9
Share of Commercial Jobs	23	85

Note: Floor area ratios are based on 1) average floor area ratios for industrial uses in Manufacturing Industrial Areas designated by the Puget Sound Regional Council, compiled by Community Attributes in 2012, for the City of Kent Industrial Center Assessment. and 2) a mean retail floor area ratio (0.25) value for King County based on a 2006 study, Frank, Lawrence D. et al., Many Pathways from Land Use to Health: Associations between Neighborhood Walkability and Active Transportation, Body Mass Index, and Air Quality. Journal of the American Planning Association, Winter 2006, Vol. 72, No. 1. Available: <http://www.actrees.org/files/Research/JAPAFrank06.pdf>.

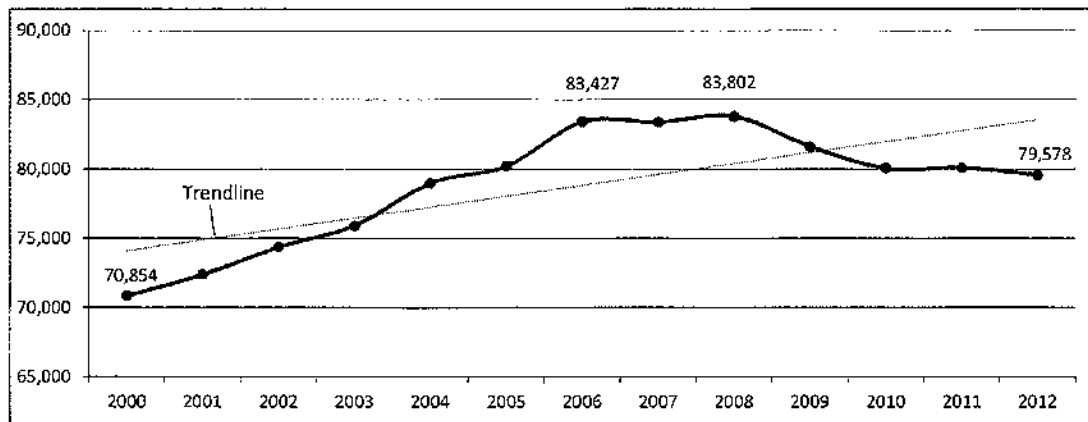
The floor area ratio assumptions are illustrative, and the County and cities will need to develop appropriate assumptions based on permit trends or assumed plan-based ratios.

Step 9. Factoring in Vacant Employment Capacity

One issue that has not been considered in previous land capacity analyses for any of the major GMA counties in western Washington is the issue of excessive commercial and industrial space vacancies caused by the recent economic downturn. Kitsap County has lost over 4,000 jobs since the most recent employment peak between 2006 and 2008. Exhibit 3 below shows the trend in total covered employment in Kitsap County between 2000 and 2012.

Kitsap County Commercial Buildable Lands Methods

Exhibit 3
Kitsap County Total Covered Employment, 2000-2012



Source: Puget Sound Regional Council, 2013

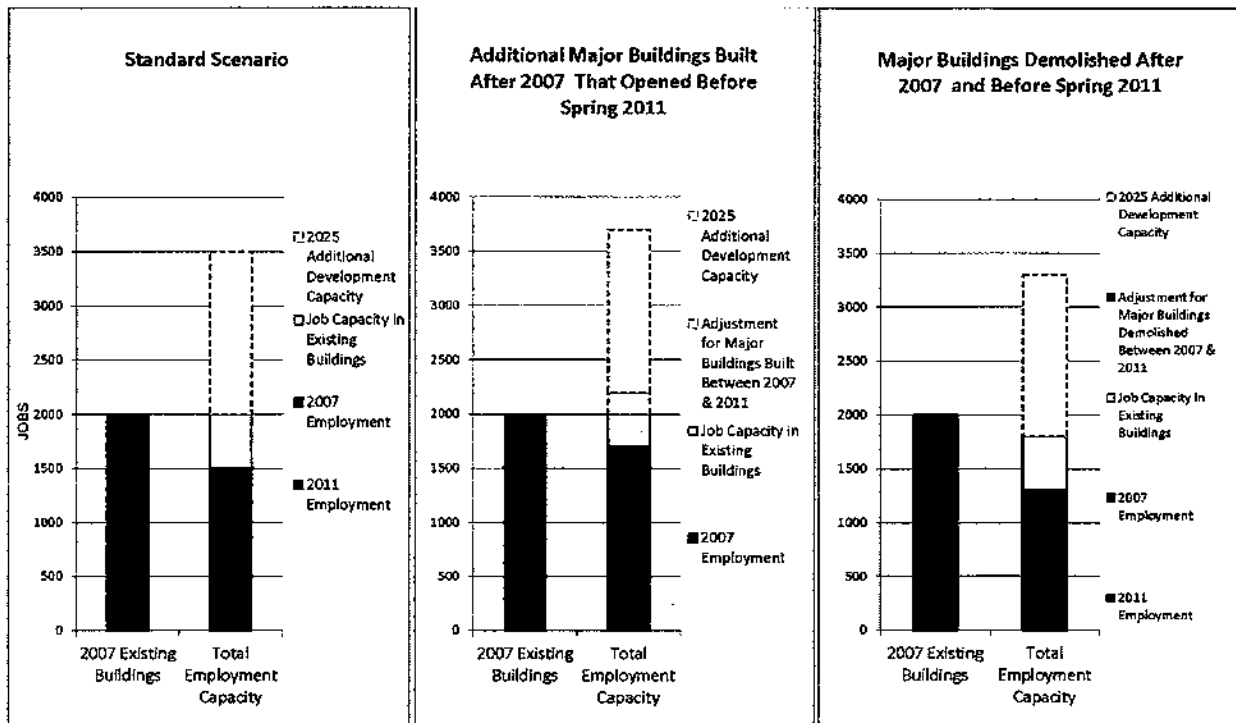
The current ULCA only estimates future employment capacity on vacant or underutilized lands, but does not factor in unused vacant capacity in the existing commercial building stock. Snohomish County's 2012 BLR is the only updated land capacity methodology that accounts for this latent capacity caused by the recession. Snohomish County has decided to count employment lost since the spring of 2007 as additional employment capacity to add to the capacity estimated for buildable land. The Snohomish County method factors in any major commercial/industrial buildings built or demolished between 2007 and their BLR base year (2011) to adjust the vacant capacity figure. Exhibit 4 is the visual representation of this method included in the 2012 Snohomish BLR.

In Kitsap County's situation, the BLR period is probably 2006-2012 and the most recent employment peak was 2008. BERK recommends that the County consider counting the employment lost between 2008 and 2012 as unused capacity in existing commercial/industrial buildings. The County should make adjustments for commercial buildings built or demolished since 2008 to best estimate the capacity in existing buildings.⁸

Snohomish County has expressed that this method is temporary, in response to the economic recession, and expects to return to its standard method of estimating employment capacity in future BLRs. However, given that previous employment peaks show a documented level of capacity, we recommend that this approach be used for all future land capacity analyses to ensure that unused vacant capacity, if it exists, is always factored into long-range estimates of capacity.

⁸ The County's most detailed employment information, at the transportation analysis zone level, is for the years 2003 and 2010. In that case, if permit information is available for that period, it would be worthwhile to report building permit information by year to compare growth/loss in jobs versus building space added and demolished.

Exhibit 4
Snohomish County Visual Representation of Job Capacity in Existing Buildings Concept



Source: Snohomish County 2012 Buildable Lands Report, pg. 33.

Our suggested approach for Kitsap County is to compare the building permits between the last base year and the current base year, including building space added or demolished, to the change in employment in the same period. If the amount of building space is greater than would be implied by the employment change (comparing to the employee square footage rates) the excess building space and associated employee capacity could be added to the supply side.

LAND DEMAND ESTIMATES

As discussed earlier, the previous 2007 BLR methodology included several steps to convert employment projections into net acres of land demanded. BERK recommends that most of these steps be moved to the supply-side estimates so that no adjustments need to be made to employment projections. The final comparison for adequacy can be total employment projected compared to total employment capacity in buildable land. Listed below are several of the conversion steps used in the 2007 BLR and a description of how BERK recommends the step be removed or shifted to the supply-side calculations.

Splitting Employment Projections into Industrial and Commercial Categories

The previous BLR methodology used assumptions about what share of each employment sector is in commercial or industrial space. See Exhibit 1. This is the one step Kitsap County may want to keep in its

Kitsap County Commercial Buildable Lands Methods

next BLR methodology. By converting employment projections by sector into industrial and commercial categories, final employment demand can be compared to industrial and commercial land supply.

Converting Employment Projections into Square Footage Demanded

BERK recommends this conversion, which uses employment density factors, be moved to the supply-side estimate as described in the previous section.

Converting Square Footage Demanded into Gross Buildable Acres Demanded

This step involved using the lot coverage percentages described earlier to take square footage and convert it into gross acres demanded. BERK recommends moving this conversion to the supply-side estimate and change the factor from a problematic lot coverage percentage to achieved floor area ratios by zoning category.

Converting Gross Buildable Acres Demanded to Net Buildable Acres Demanded

This step involved applying a countywide percentage of developable land constraints (46%) to convert gross acres demanded into net acres demanded. BERK recommends that this conversion only be handled in the supply-side calculations. The combination of rights-of-way, public uses, and market factors in the supply-side calculations address this issue. By keeping the parcel constraints calculations on the supply-side, the County can adjust deduction factors flexibly for different geographic areas, zoning classes, or parcel types, as necessary. The 46% developable land adjustment applied on demand-side calculations does not offer the same flexibility.

Safety Factors

The previous BLR applied additional "safety factors" on space demand projections to ensure job growth was not deterred by a limited land supply and/or incorrect assumptions. BERK recommends removing these safety factors and increasing the market factors for unavailable land used in the supply-side capacity estimates.

SUMMARY RECOMMENDATIONS

The following chart in Exhibit 5. identifies the options considered in this memo. Kitsap County has met with Kitsap Regional Coordinating Council member jurisdictions to review these options. Kitsap County has also tested the methods. Based on its evaluation, Kitsap County has adapted the commercial buildable land methods for use in its 2014 BLR (right column).

Exhibit 5. Kitsap County – Commercial Buildable Lands Approach

Topic	Description of Current Approach and Options	Kitsap County Direction
Land Supply Estimates		
Identify Vacant Parcels	Determines which parcels are vacant. Maintain basic approach, but add clarity around mixed use split and planned developments. Consider rural capacity as appropriate.	Maintain 50/50 commercial and residential split. Identify planned developments with final land use approval, not preliminary approval.

Kitsap County Commercial Buildable Lands Methods

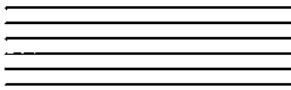
Topic	Description of Current Approach and Options	Kitsap County Direction
Identify Underutilized Parcels	Determines which parcels are redevelopable. Can continue basic assumptions. Consider analyzing improvement to land value ratio. Consider addressing commercial and industrial lands with single family development or partially developed lands. However, this may be market dependent and UGA specific.	No changes to basic method. Analyze additional options to see if location specific options are appropriate.
Deduct Area Impacted by Critical Areas	Removes critical area acres from buildable parcels.	No changes.
Deduct Future Roads/ROW Needs	Applies 20% reduction factor to buildable land supply.	No changes
Deduct Future Public Facilities Needs	Original method applies 15% reduction factor to buildable land supply. Remand documented 22-25% deduction in plats, and short plats were more variable as is stormwater deductions on smaller properties. A deduction of 20% was used for residential land capacity in the Remand. Consider applying Remand deduction of 20%. Alternatively consider what regional facilities may need to be deducted and apply a parcel deduction based on trends.	Generally, apply results of Remand which increased the factor based on trends. In particular locations, the County can remove known regional needs identified in comprehensive plans.
Deduct Capacity for Unavailable Lands	Current method applies 5% reduction factor to vacant land and 15% reduction factor as well as a safety factor (combined total deduction is: vacant industrial land has a combined unavailability/safety factor of 40% while the underdeveloped industrial land would have a combined factor of 50%. For commercial land, the combined unavailability/safety factor is 15% for vacant and 25% for underdeveloped lands.	Remove or reduce the safety reduction factors in demand calculations, and increase market factor assumptions to be in line with other jurisdictions. For example, the market factor for vacant lands could be 20% and the market factor for redevelopable lands could be 25%.
Convert Net Acres to Employment Capacity	Converts net acres to jobs. Consider using FAR and employment density assumptions.	FAR should be added; areas with greater than one story should be limited to particular locations where the market supports that level of development.
Vacancy Rate Adjustment	Consider using 5% reduction factor to square feet capacity figures	Include adjustment.
Factoring in Vacant Employment Capacity	Consider factoring in vacant employment capacity due to job loss from recession starting in 2008	Include adjustment.

Kitsap County Commercial Buildable Lands Methods

Topic	Description of Current Approach and Options	Kitsap County Direction
Land Demand Estimates		
Splitting Employment Estimates into Commercial and Industrial Jobs	Breaks employment projections into broad commercial and industrial categories – continue current approach.	No changes.
Converting Employment to Square Feet Demanded	Converts employment projections to square feet needed to accommodate jobs. Apply on supply-side.	Include method.
Converting Square Feet to Gross Acres	Converts square feet to gross acres of land needed. Apply on supply-side and use FARs	Include method.
Converting Gross Acres to Net Acres	Applies reduction factors to gross acres. Apply on supply-side.	Include method.
Safety Factor	Consider removing safety factors and increasing the market factors for unavailable land used in the supply-side capacity estimates. See above.	See above.



PLANNING DEPARTMENT



MEMO

To: Katrina Knutson, Senior Planner
From: Alyse Nelson, Associate Planner
Subject: City of Poulsbo's 2014 Buildable Lands Report – Commercial Land Capacity Assumptions
Date: May 30, 2014

The City of Poulsbo has determined to run the analysis for Commercial Land Capacity with several variations to the assumptions from the Kitsap County approach. The purpose of this memo is to document these variations. Unless specifically mentioned within, the City followed the Land Capacity methodology laid out in the BERK memorandum prepared to review Kitsap County Commercial Buildable Lands Methods (dated March 24, 2014).

I. Underutilized Parcels (Step 2)

In the BERK memorandum, the authors discuss appropriate ratios to determine whether a parcel is likely to redevelop in the planning period. Redevelopable properties typically include parcels where the land value is higher than the improvement value. In Kitsap County, parcels with an improvement value to land value ratio of less than 0.5 are considered underutilized and likely to redevelop. The BERK memo noted that jurisdictions across Washington State use ratios ranging from 0.25 to 1.5 to identify redevelopment opportunities, depending on the local market conditions.

The City performed a GIS analysis of all commercial and business properties (Commercial, Business Park, Office Commercial Industrial, and Light Industrial zones) in the city limits and urban growth area (UGA) to consider what an appropriate redevelopable ratio would be in Poulsbo. Throughout Poulsbo and the UGA, the average

improvement value/land value ratio (excluding public properties and properties with an improvement value of \$0) was 3.4. In more developed areas of the City, like the C-1 and C-3 zoning districts, the average was over 4.5.

The GIS analysis revealed that most properties were either not underutilized (high improvement/land value) or clearly underutilized with a ratio of less than 0.5. However, there were several properties clustered mainly around Viking Avenue where the improvement value/land value ratio was between 0.5 and 1.0. The Viking Avenue corridor lost several key businesses during the recession, including RV and vehicle sales businesses. Many of the properties with a ratio between 0.5 and 1.0 are vacant car/sales lots where there were small or no physical structures. Some properties were either single-family residences or homes that had been converted to commercial use.

The City has adopted incentives for the Viking Avenue corridor with its latest zoning code update (adopted in 2013) that should spur further redevelopment of the corridor. Based on the City's local knowledge of vacant developed properties and the adoption of incentives for the corridor, the City decided to utilize a 1.0 ratio for all commercial and industrial properties along the Viking corridor.

There were just a handful of parcels outside of the Viking corridor that had improvement/land value ratios between 0.5 and 1.0. These included converted single-family residences being used for business and a couple of small commercial buildings in the C-1 and C-3 zones. The City determined to apply the 1.0 ratio to these properties as well because these zoning districts have an average improvement/land value ratio greater than 4.5, which is higher than the City's overall average ratio of 3.4.

The City determined that the 0.5 ratio would remain in effect along the City's shoreline properties due to reduced redevelopment potential because of shoreline regulations. The properties with a ratio between 0.5 and 1.0 along the shoreline are all located within the Urban Conservancy shoreline designation.

II. Critical Area Reduction Factor (Step 3)

The City conducted a GIS parcel-by-parcel analysis to determine an accurate percentage of critical areas for the city and urban growth area. This calculation was completed in 2008 during the Comprehensive Plan update. Since the City is still operating under the same Critical Areas Ordinance and buffer widths have not changed, no further analysis is contemplated with this update. The 26.5% critical area reduction factor is appropriate within the Poulsbo city limits and urban growth area.

III. Floor Area Ratio (FAR) Analysis (Step 8)

The County's updated land capacity methodology had utilized a percent of lot coverage calculation to convert net buildable acres to employment capacity. The lot coverage percentage was 38% for industrial zones and 32% for commercial zones. BERK noted that a key limitation to lot coverage was that it assumed buildings would be one-story, which is not always the case, particularly in office zoning areas. BERK recommended that the County consider utilizing the FAR approach rather than lot coverage, particularly where buildings were expected to be over one story.

In order to determine the appropriate methodology for the City, Planning staff reviewed the existing building stock in the commercial and industrial zones to determine the average Floor Area Ratios within Poulso. Using GIS, the City analyzed the FAR for parcels that were considered "not underutilized." Most of the City's commercial/business zoning districts had an average FAR/lot coverage percentage near the County's assumed lot coverage of 32% or 38%.

The C-1 Downtown/Front Street zoning district had a higher FAR than the lot coverage ratio assumption. The average FAR for non-underutilized properties in the C-1 district is 0.75. In this zoning district, the City allows up to 100% lot coverage, and buildings can be up to 35 feet in height. It is likely that most new buildings in the zoning district will attempt to maximize the development potential by achieving FAR greater than 1. After reviewing development trends, the City determined that a 1.5 FAR is an appropriate assumption for future development in the C-1 zoning district.

The C-3 SR 305 Corridor zoning district also had a higher FAR when reviewing buildings built since the late-1990s. The average FAR for buildings built during that time period was 0.37. In the C-3 zoning district, the City allows up to 50% lot coverage. New buildings built in the C-3 zoning district are typically office structures with more than 1 story. Based on this trend, the City decided to utilize the 38% lot coverage percentage for the C-3 zoning district.

IV. Olhava Master Plan Area (Step 2-Step 8)

There are two Business & Employment District zones that fall entirely within the Olhava Master Plan area – C-4 College MarketPlace Commercial and Business Park. In these zoning districts, there is a recorded development agreement that documents the overall square footage of development approved with the master plan. The land within the master

plan boundaries has already had critical areas, road rights-of-way, and public facilities reductions taken out during the planning process. The development agreement places a limit on commercial and business park building square footage, which is more appropriate to apply to this area than using gross acreage and applying the reduction factor steps 2-7.

The developers' agreement set limit on commercial (C-4) square footage of 840,000 square feet. To date, 395,917 square feet has been built and 6,004 square feet is under construction. That leaves 438,079 square feet left to develop.

In the business park zoning area, there is 325,000 square feet approved for development. To date, 120,350 square feet has been built. There is 204,650 square feet left to build in the Business Park area.

Rather than using a lot coverage calculation assumption to determine building square footage in these zoning districts (Step 8), the City used the remaining square footage left to build in calculations. The "Building Square Footage" field on the City's tables is based on the total development approved as part of the development agreement after subtracting existing approved and developed square footage.

V. Roads and Right-of-Way Reduction

The City performed a GIS analysis to determine an appropriate road and right-of-way reduction factor for the City's commercial land capacity analysis. This involved a two-step process. First, the Transportation Element Future Roads Map of the City's Comprehensive Plan was analyzed for future roads located within the commercial/business zoning districts. The City's street grid is well developed, and there are only a few planned future roads within the commercial/business zoning areas.

Next, the commercial/business zoned underutilized and vacant parcels were analyzed for frontage improvements. This involved measuring frontage length of properties along vacant and underutilized properties in the commercial/business zoning districts (including the UGA and city limits). While not all new developments will require additional right-of-way dedication, the City determined it would be conservative to assume that each frontage would require a 10-foot right-of-way dedication.

Adding together the planned future roads length along with the 10-foot right-of-way width dedications along vacant and underutilized properties, there was approximately 355,000 square feet of planned future roads and right-of-way. Out of a total of approximately 9,312,300 square feet of Business and Employment vacant and

underutilized parcels, this accounts for approximately 3.8% of the total vacant and underutilized land.

The City decided to apply a 5% road and right-of-way reduction factor in the city limits and urban growth area after completing this analysis.

VI. Public Facilities Reduction

The City performed an analysis to determine an appropriate public facilities reduction factor for the City's commercial/business zoning districts. The public facilities reduction factor is meant to capture land needed for a variety of public and quasi-public facilities, including parks, utilities, stormwater management facilities, schools, government buildings, and churches. In the 2005 ULCA, the County applied a 15% public facilities reduction factor. In the 2014 BERK memo, the County decided to apply a 20% reduction factor based on its trends.

In order to determine an appropriate number for the City of Poulsbo, the City approached the analysis by 1) reviewing commercial/business zoning district projects for stormwater facilities, 2) analyzing the overall percentage of public facilities placed within the Business and Employment District zoned land within the urban growth area and city limits, and 3) reviewing the Comprehensive Plan's Capital Facilities Plan for anticipated future public facilities.

First, the City reviewed recent projects within the commercial/business zoning districts, looking in particular for projects where stormwater management occurred above ground. Many commercial and light industrial projects manage stormwater completely in underground facilities, such as stormwater vaults. Others utilize direct discharge to Liberty Bay. Some have the majority of their stormwater system below ground with small above-ground water quality features. Most above-ground facilities are incorporated within the site's landscape areas and in required yard setbacks.

The overall percentage of land taken up by above-ground facilities based on the average of 15 projects with above ground facilities was 1.9%. The other 9 surveyed commercial and light industrial projects had no above-ground stormwater facilities.

Second, the City considered what an appropriate deduction for the other public and quasi-public facilities should be. This was approached from two angles: by looking at the current land uses in the commercial/business zones and by reviewing the City's Capital Facilities Plan.

Utilizing the Kitsap County Assessor's Property Class codes, the City used GIS to analyze the overall percentage of public facilities within the City's commercial/business zoning districts (including the UGA and city limits). The City removed the old City Hall and Police Station site from this analysis since both properties are for sale and will have commercial uses. Approximately 10.3% of all commercial/business land within the city and UGA is devoted to public facilities currently.

Third, the staff reviewed the City's Capital Facility Plan (CFP) to determine what an appropriate future trend will be with regard to public facilities. The City expects to see a reduction of public facilities as an overall percentage of the commercial/business zones based on a review of the Comprehensive Plan's Capital Facility Plan (CFP). The CFP does not identify a need for additional libraries, police or fire stations, or regional stormwater facilities. New schools are not anticipated; the North Kitsap School District recently closed a school and schools are typically within residential areas due to land price and access to students. The City is also seeing a decline in new church building. Churches have been moving into existing commercial storefronts, but not building new structures in the commercial/business zones. Any new church structures built in Poulsbo have been within the City's residential zones.

Based on a review of the existing facilities currently in place and an analysis of future public facility needs based on the CFP, the City doesn't anticipate growth of public facilities within the commercial/business zones in the city limits or urban growth area.

Based on the lack of new facilities planned within the 20-year CFP horizon, the City has decided a 10% public facility deduction adequately addresses the City's trends and future need for public facilities.

VII. Miscellaneous Methodology Notes

- City Hall & Police Station were kept in the analysis even though they are public properties because they are currently listed for sale. Although the improvement value/land value ratio would have defined them as non-underutilized (ratios of approximately 1.5 for each property), it was determined that they qualified as underutilized because their past public use would make it more difficult to transition to a private retail/service use and demolition will likely be necessary to develop.
- Private parking lots (Assessor's code 460) were left in the analysis where they were private and not part of an approved site plan.

- The Business Park and Office Commercial Industrial zoning districts are considered “Commercial” areas for purposes of lot coverage and employee square footage ratios.
- The smaller employee/square foot ratio for commercial zones was utilized in the C-1 zoning district due to the prevalence of small-scale retail stores in the downtown district.
- The acreage of approved planned developments were removed from the underutilized and vacant analysis and added back into the analysis as “Planned Developments” with their specific approved square footage amounts. The planned projects were selected because they either had a binding site plan, development agreement, or were clearing and grading the site with building permit review underway. The planned developments included in the analysis were:
 - Liberty Bay LLC Binding Site Plan (4,144 square feet in the C-2 zoning district)
 - Edward Rose Master Plan commercial square footage (12,975 square feet in the C-3 zoning district)
 - Safeway (59,285 square feet in the C-3 zoning district)
 - Eagle Harbor Light Industrial Buildings (22,800 square feet in the LI zoning district).
- The Poulsbo Place Master Plan commercial square footage was not included as planned development square footage because the development of Poulsbo Place has been largely residential and it is unlikely that the approved “maximum” square footage for commercial can be accommodated in the remaining property. The vacant commercial area in Poulsbo Place remained in the analysis as “vacant” property in the C-1 zone.



Procedures for Data Collection

Issued Permits 2006 - 2012 KITSAP COUNTY Washington

Legend

Commercial/Industrial Permits

- Commercial
- Industrial
- ▲ Mixed Use

Residential Permits

- ▽ Multi Residential (3+ units)
- ▽ Duplex
- Single Family Residence
- ◆ Mobile Home
- ☆ Accessory Dwelling Unit

Tenant Improvements/Demolition Permits

- Tenant Improvements
- Demolition (Commercial/Road/Industrial)

- Urban Growth Area Boundary
- Incorporated City Boundary
- Limited Area of Non-Intensive Rural Development (LAMIRD)
- Military

- Tax Parishes

Street Center Lines

- State Highway
- Major Road
- Collector / Arterial
- Local Access / Local Road

Watercourses (defined in WAC 222-46-030)

Fish Habitat Water Type Code

- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, Unmodified hydrographic feature.

- Lake, Pond, Reservoir, Gravel or quarry & bed with water
- Salt Water


JEFFERSON COUNTY

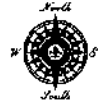
MASON COUNTY

MASON COUNTY

PIERCE COUNTY

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 Kitsap County Department of Community Development
801 Division Street, MS-26 Port Orchard, Washington 98366
Phone: 360-871-1111 Fax: 360-871-1144
http://www.kitsapcountygov.com



Data Collection Methodology: 2014 Kitsap County Buildable Lands Report

Below is the recommended methodology for collecting data pertinent to the Kitsap County Buildable Lands Update and identifies a preferred approach to the reporting and collection of selected permit data in support of that effort.

This document provides definitions and procedures to collect data and analyze development activity consistent with the requirements of RCW 36.70A.215. The intent is to outline *how* the data will be reported for buildable lands purposes—to the maximum extent practicable.

1) Residential Permit Data Reporting Formats

Single-Family Residential Subdivisions—The recommended approach to residential plat data collection and display is outlined below. The data will be reported in a table format and include all residential subdivision plats recorded from January 1, 2006-December 31, 2012, inclusive. Include long plats, short plats and large lot subdivisions. Each line in the table should contain data for an individual plat. Instructions for each column in the table are shown below:

- Zone—Zoning district that governed approval of the plat.
- TAZ—Transportation Analysis Zone in which the approved plat is located.
- Planned Density—Minimum and maximum allowed (net) density, where applicable, in the zoning district.
- Project Name—Name of plat or file number.
- Gross Plat Area—Total gross acreage of the site platted prior to subdivision.
- Common Areas—Tracts or acreage dedicated for purposes other than single-family house lots, to include:
 - Critical Areas—Acreage of tract created and precluded from development due to the presence of environmentally sensitive or critical areas (e.g., wetlands, steep slopes, stream corridors, wildlife habitat areas, etc.).
 - Rights-of-Way—Acreage deeded to local jurisdictions for public ROWs (both for newly created streets and expansion of existing streets) as well as privately owned tracts created for the purpose of



providing access to lots within subdivisions. Private access easements (which remain within house lots) may also be counted as ROWs, especially where easements are the primary means for providing access to lots in short plats.

- Public Purpose Lands—Acreage of tracts created for retention/detention /drainage facilities, open space and parks, or other on-site public facilities. Do not include public utilities easements within house lots.
- Net Plat Area—Gross plat area minus common areas.
- Number of Lots—Total lots in the plat.
- Achieved Density—Number of lots divided by net plat area. Compare with “planned density” as indicator of consistency of actual development with that envisioned in the Comprehensive Plan.

Single-Family Residential Building Permits—The recommended approach to single-family residential building permit data collection and display is outlined below and will be reported in table format. Include data for all single-family building permits issued from January 1, 2006-December 31, 2012, inclusive. Include permits issued for manufactured homes, if they occupy individually platted building lots in residential subdivisions. Each line in the table should contain data for all permits issued in a given zoning district, by UGA and Rural zoning classification. If possible, identify data separately for building permits that represent demolition of existing homes on lots not recently platted. Instructions for each column in the table are shown below:

- Zone—Zoning district within which the permit was issued.
- TAZ—Traffic Analysis Zone within which the permit was issued.
- Planned Density—Minimum and maximum allowed (net) density, where applicable, in the zoning district.
- Total Land Area—Sum of acreage of all lots for which permits were issued.
- Total Units—Sum of permitted units.
- Achieved Density—Total units divided by total land area. Compare with “planned density” as indicator of consistency of actual development with that envisioned in the Comprehensive Plan.

Multi-Family Residential Building Permits—The recommended approach to multi-family residential building permit data collection and display is outlined below and will be shown in table format. Include data for all multi-family building permits issued from



January 1, 2006-December 31, 2012, inclusive. Do not include permits for multi-family residential buildings that are mixed-use projects (i.e., ones that include commercial space along with residential units). These will be reported separately.

- Zone—Zoning district within which the permit was issued.
- TAZ—Traffic Analysis Zone within which the permit was issued.
- Planned Density—Minimum and maximum allowed (net) density, where applicable, in the zoning district.
- Project Name—Name of project or file number.
- Gross Land Area—Total gross acreage of the site prior to any public dedications.
- Common Areas—Acreage of the site dedicated for purposes other than multi-family building lots, to include:
 - Critical Areas—Acreage of site precluded from development due to the presence of environmentally sensitive or critical areas (e.g., wetlands, steep slopes, stream corridors, wildlife habitat areas, etc.).
 - Rights-of-Way— Acreage deeded to local jurisdictions for public ROWs (both for newly created streets and expansion of existing streets). Do not include private access easements or private roadways internal to housing complexes.
 - Public Purpose Lands— Acreage of site dedicated to retention/detention /drainage facilities, open space and parks, or other on-site public facilities. Do not include public utilities easements or landscaping.
- Net Land Area—Gross land area minus common areas.
- Units Permitted—Sum of units in project permitted during given year.
- Achieved Density—Sum of units divided by net land area. Compare with “planned density” as indicator of consistency of actual development with that envisioned in the Comprehensive Plan.

Miscellaneous Residential Permit Data—Additional data collection needs could include (but are not necessarily limited to):

- Accessory Dwelling Units—Total ADUs for which permits were issued from January 1, 2006-December 31, 2012, inclusive.



- **Units Permitted (Other)**—Sum of units added to existing multi-family buildings from January 1, 2006-December 31, 2012, inclusive.
- **SF Units Demolished**—Total single-family units for which demolition permits were issued from January 1, 2006-December 31, 2012, inclusive.
- **MF Units Demolished**—Total multi-family units for which demolition permits were issued from January 1, 2006-December 31, 2012, inclusive.

Determination of achieved densities on sites that have more than one existing or permitted structure on them may be more problematic (e.g., on-site infill, phased development, multiple structure projects, etc.). More specific methodology may be developed to address these sites if permit data identifies them as a significant issue.

2) Commercial/Industrial Permit Data Reporting Formats

Non-Residential Building Permits—The recommended approach to non-residential (commercial and industrial) building permit data collection and display is outlined below and will be shown in table format. Include data for all non-residential building permits issued from January 1, 2006-December 31, 2012, inclusive. Each line in the table should show data for an individual project (which may entail one or more structures, each with their own building permit). Instructions for each column in the table are shown below:

- **Zone**—Zoning district within which the permit was issued.
- **TAZ**—Traffic Analysis Zone within which the permit was issued.
- **Project Name**—Name of project, address or file number.
- **Gross Land Area**—Total gross acreage of the site prior to any public dedications.
- **Common Areas**—Acreage of the site dedicated for purposes other than commercial or industrial building lots, to include:
 - **Critical Areas**—Acreage of site precluded from development due to the presence of environmentally sensitive or critical areas (e.g., wetlands, steep slopes, stream corridors, wildlife habitat areas, etc.).
 - **Rights-of-Way**— Acreage deeded to local jurisdictions for public ROWs (both for newly created streets and expansion of existing streets). Do not include private access easements or private roadways internal to commercial and industrial complexes.
 - **Public Purpose Lands**— Acreage of site dedicated to retention/detention /drainage facilities, open space and parks, or



other on-site public facilities. Do not include public utilities easements or landscaping.

- Net Land Area (Acres and Square Feet)—Gross land area minus common areas.
- Floor Area—Gross square feet of floor area in the project.
- Floor Area Ratio (FAR)—Floor area divided by net land area (in square feet).

Mixed Use (Residential and Commercial) Building Permits—The recommended approach to mixed use (residential and commercial) building permit data collection and display is outlined below. It will be reported in table format and include data for all mixed use (residential and commercial) building permits issued from January 1, 2006-December 31, 2012, inclusive. Each line in the table should show data for an individual project (which may entail one or more structures, each with their own building permit). Instructions for each column in the table are shown below:

- Zone—Zoning district within which the permit was issued.
- TAZ—Traffic Analysis Zone within which the permit was issued.
- Project Name—Name of project, address or file number.
- Gross Land Area—Total gross acreage of the site prior to any public dedications.
- Common Areas—Acreage of the site dedicated for purposes other than building lots, to include:
 - Critical Areas—Acreage of site precluded from development due to the presence of environmentally sensitive or critical areas (e.g., wetlands, steep slopes, stream corridors, wildlife habitat areas, etc.).
 - Rights-of-Way— Acreage deeded to local jurisdictions for public ROWs (both for newly created streets and expansion of existing streets). Do not include private access easements or private roadways internal to mixed use complexes.
 - Public Purpose Lands— Acreage of site dedicated to retention/detention /drainage facilities, open space and parks, or other on-site public facilities. Do not include public utilities easements or landscaping.
- Net Land Area (Acres and Square Feet)—Gross land area minus common areas.



7

- **Percentage of Project Floor Area Residential**—Measure or estimate the percentage of the total floor area of the project that is intended for residential use.
- **Units Permitted**—Sum of units in project permitted during given year.
- **Residential Density**—Sum of units divided by net land area (acres) multiplied by percent of floor area devoted to residential.
- **Percentage of Project Floor Area Commercial**—Measure or estimate the percentage of the total floor area of the project that is intended for commercial use.
- **Commercial Floor Area**—Gross square feet of commercial floor area in the project.
- **Floor Area Ratio (FAR)**—Commercial floor area divided by net land area (in square feet) multiplied by percent of floor area devoted to commercial use.

Miscellaneous Non-Residential Permit Data—Total square feet of commercial and industrial space additions to existing structures is not required for Buildable Lands reporting purposes.



Appendix E (Amended): Kitsap County Buildable Lands Report Identification of Potential Reasonable Measures

ID	Brief Name	Brief Description	Inconsistency Addressed
1.	Encourage Infill in UGA with Dry Sewer Policy	Properties too far from sewer to develop with dry sewer with mandatory sewer hook-up requirement once sewer is available.	Urban density Urban share of growth
2.	Reduced Regulatory Fees in UGA	Encourage density and infill in UGAs by reducing costs such as reduced impact fees, streamlined review process, reduced permitting fees in targeted areas.	Urban density Urban share of growth
3.	Tax Incentives for Infill/Redevelopment	Encourage infill and redevelopment through tax incentives if possible.	Urban density Urban share of growth
4.	Smaller lot Sizes Allowed for Infill	Reduce or remove minimum lot size to encourage infill.	Urban density Urban share of growth
5.	Streamline Short Plat Process in UGA	Streamline and reduce regulatory costs on short plats within the UGA to encourage the division of large lots.	Urban density Urban share of growth
6.	Increased Heights Allowed in UGA	Increase height allowances in UGA where high density residential is allowed.	Urban density Urban share of growth
7.	Infrastructure Investment in UGA.	Target infrastructure development to support other reasonable measures. For example, combine incentives for building in certain areas of a UGA with increased infrastructure development in the same area.	Urban density Urban share of growth
8.	Lot Size Averaging in UGA	Allow for developments to have averaged lot sizes but not a set min/max within a plat. This allows for the best use of the available/buildable land.	Urban density Urban share of growth

ID	Brief Name	Brief Description	Inconsistency Addressed
9.	Remove minimum lot widths in UGAs	Excessive lot width requirements are a barrier to density and make infill more difficult. Remove minimum lot widths and encourage infill and high density development within UGAs.	Urban density Urban share of growth
10.	Transfer of Development Rights	Updated Transfer of Development Rights Code Language	Urban share of growth Rural Legacy lots
11.	Footnote 39	Address language in footnote 39	Legacy lots
12.	Maximum Urban Lot Size	New maximum urban lot size	Urban density Urban share of growth
13.	Silverdale Centers Plan	New Goals and Policies in Comp. Plan New Regional Center Zone. For parcels within the Silverdale Regional Center Boundary zoned Regional Center and Urban High residential: Proposed maximum allowed density increase from 30 to 60 dwelling units per acre. Proposed maximum height allowance increased from existing Silverdale Design Districts.	Urban density Urban share of growth
14.	Monitoring and tracking	Improvements to parcel data base (correcting land codes, etc.) underway. Automate tracking and monitoring parcel data. Ensure compatibility of assessor and planning and zoning data. Conduct ongoing continuous process improvement.	

Appendix F: Kitsap County Reasonable Measures Monitoring Report

January 1, 2006 - December 31, 2012
 Kitsap County Dept. of Community Development
 June 23, 2016



The Growth Management Act (GMA) requires that counties and cities plan for a 20-year period to accommodate projected population growth. A “buildable lands” review and evaluation program (BLR) was added to the GMA in 1997 through RCW 36.70A.215. The program requires certain counties and cities to determine if land is being used efficiently in urban growth areas (UGAs), and to determine if growth is occurring consistent with adopted comprehensive plans. If the buildable lands review demonstrates inconsistencies between actual growth and planning policies, the jurisdiction is required to identify reasonable measures that could be taken to improve consistency other than adjusting UGA boundaries. Reasonable measures designed to increase consistency are required to be monitored annually.

Thirty-five reasonable measures were utilized by Kitsap County (the County) to encourage improvements in urban densities and decrease growth in the rural area. These 35 reasonable measure were designed and approved through the Kitsap Regional Coordinating Council (KRCC) in 2005 and subsequently implemented by the County. In January 2016, the Central Puget Sound Growth Management Hearings Board¹ found that, while Kitsap County had previously adopted reasonable measures, the County has not written a report reflecting the annual monitoring. Although a reasonable measures report was not prepared previously, data had been collected for the majority of measures. As directed by the Growth Hearings Board this report has been prepared to reflect the annual reporting requirements detailing the monitoring efforts that are required by the GMA.

The 2015 BLR demonstrated considerable improvement in all areas since the first BLR was completed in 2002. The share of growth occurring in the urban areas has been increasing, while the share in the rural areas has been steadily decreasing. On a whole, the County has been making progress in achieving consistency between its GMA comprehensive plan and development regulations and the actual development occurring.

This report provides a review of the 35 adopted measures as well an additional measure regarding sewer. Each reasonable measure reviewed includes an overview under the *Comments* section, related *Supporting Policy Statements and/or Policies*, associated *Title 17* (Kitsap County Code) and a *Data and Analysis* section.

¹ *Jerry Harless and Suquamish Tribe (Intervenor) v. Kitsap County*, CPSGMHB No. 15-3-0005, Final Decision & Order (1/22/2016).

Table of Contents

1. Encourage Accessory Dwelling Units (ADUs) in single-family zones	4
2. Allow clustered residential development	4
3. Allow duplexes	5
4. Allowing townhouses and condominiums in single-family zone	6
6. Encourage Mixed Use Development	8
7. Create annexation plan	9
8. Allow manufactured housing development	11
9. Urban amenities	12
10. Targeted capital facilities investments	12
11. Master planning large parcel developments	12
12. Interim development standards	12
13. Encourage transportation-efficient land use	12
14. Density bonuses in UGAs Specifically in the Poulsbo Urban Transition Area	13
15. Increase allowable residential densities	13
16. Urban growth management agreements	14
17. Locate critical public services near homes, jobs and transit	14
18. Transit-oriented development	15
19. Increase residential densities within existing UGA boundaries	15
20. Permit plats of up to nine lots through an administrative short plat process	15
21. Allow for and monitor alternative sanitary sewer systems in unincorporated UGAs ..	15
22. Remove pre-planning allowances in UGAs	16
23. Provide for regional stormwater facilities in unincorporated UGAs	16
24. Strengthen and amend policies to promote low impact development (LID)	17
25. Consolidated Comprehensive Plan land use designations	19
26. Adopt a new Mixed Use zone	19
27. Mandate minimum densities for new subdivisions	19
28. Increased building height limits through incentives	19
29. Proposed design guidelines for Silverdale	19
30. State Environmental Policy Act (SEPA) categorical exemptions for mixed use and infill development for Silverdale	21
31. Increased thresholds for SEPA categorical exemptions countywide	22
32. Adopt Transfer of Development Rights (TDR) policies/implementing regulations	22

Data contained in this report are subject to revision. Draft Page 2 of 23

33. Adopt allowances for density bonuses in policies 22
34. Adopt policies addressing and promoting reasonable measures..... 22
35. Adopt policies addressing association and UGA Mgmt. Agreements (UGAMAs) 23
Other Measures: Code Provisions Regarding Sewer Provision. 23

1. Encourage Accessory Dwelling Units (ADUs) in single-family zones

KRCC Guide Measure No. 17

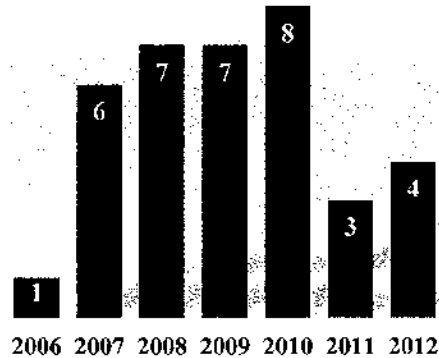
Comments - Kitsap County Code currently allows ADUs, duplexes, manufactured housing, and attached single-family dwelling units (commonly known as townhomes or condominiums) in all single-family residential zones.

Supporting Policy Statements and/or Policies

- Policy HS-11 Permit and encourage the development of residential accessory dwelling units (mother-in-law apartments) in all residential zones with sufficient public facilities to support such development. Subject accessory dwelling units to development standards and design guidance that facilitates their compatibility with existing neighborhood character.
- Policy King-39 The zoning code shall allow for the approval of accessory dwellings within each residential zone.

Title 17 - 17.110.020 Accessory dwelling unit. "Accessory dwelling unit" means separate living quarters detached from the primary residence. No mobile home or recreational vehicle shall be considered an accessory dwelling unit. This definition excludes guest houses. ADUs are permitted outright in Urban Low-Density Residential and Urban Medium Density Residential, and allowed in Urban Town Center with restrictions.

ADUs Completed by Year



Data and Analysis
Please see graph.

2. Allow clustered residential development

KRCC Guide Measure No. 18

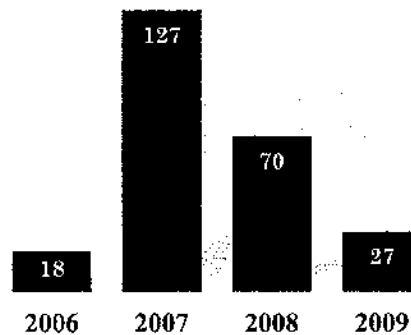
Comments - In 2006 the County adopted the Urban Cluster Residential (UCR) Zone, intended to apply to areas that have large contiguous ownership parcels and can therefore be more easily developed through a master plan. The zone allows for, and encourages, additional flexibility related to site planning to enable clustering in areas most suitable for residential development.

In 2006, the County lowered the minimum allowable density in single-family zones (Urban Low and Urban Cluster) from five dwelling units per acre (dua) to four dua. That minimum density reverted to five dua. Additionally, in 2006 the maximum density for the Urban High zone was raised from 24 to 30 dua. Also in 2006, minimum residential densities were applied to several commercial and mixed use zones.

Supporting Policy Statements and/or Policies

- Policy King-7 Encourage innovation and variety in housing and site design. Support unique and sustainable housing development such as co-housing, openspace based cluster development, live-work mixed use buildings and small-lot urban cottages.
- Policy King-10 Encourage contextually-based, clustered single and multi-family residential development as a means of preserving open spaces and natural areas.
- Policy King-40 Possible approaches may include a variety of regulatory, incentive and program strategies. Guidelines should address the following issues: a) preservation of historic and natural characteristics of neighborhoods and sites; b) provision of community space, pedestrian mobility and safety; c) creation of usable open spaces, community facilities and nonmotorized access; d) design variety through lot clustering, flexible setback requirements and mixed attached and detached housing types; and e) design variations in multi-family buildings such as variations in facades, roof lines and other building design features.
- Policy Sil-54 Create development standards that promote innovation in housing, such as small lots, flexible setbacks, “attached” single family style development, clustering and other measures.

**Cluster Development
Locations by Year**



Title 17 - 17.110.572 Performance based development (PBD). “Performance based development” (or “PBD”) means a property development characterized by comprehensive planning of the total project, though it may contain a variety of individual lots and/or uses. Typically, such a project may include clustering of structures and preservation of open space with a number of flexible and customized design features specific to the natural features of the property and the uses sought to be implemented. Specific lot area, dimension and setback requirements may be reduced or deleted in order to allow flexibility and innovation in building design or placement, to facilitate allowed densities and to increase open space, critical areas protection and similar components of the project. (Ord. 415 (2008) § 57, 2008)

17.110.667 Rural cluster. “Rural cluster” means site development that avoids sensitive areas while preserving forested land, steep slopes, wetlands, prairies and other ecologically or visually valuable landscape features while still obtaining residential density. Typically a percentage of a site area is preserved in its existing natural or farmed state, with individual house lots occupying the remaining acreage.

Data and Analysis - Data are not available to determine whether development in the UCR zone was implemented in a cluster design. However County permit data indicate that 233 units were permitted in UCR zones between 2006 and 2009, with a peak of 127 units in 2007.

3. Allow duplexes

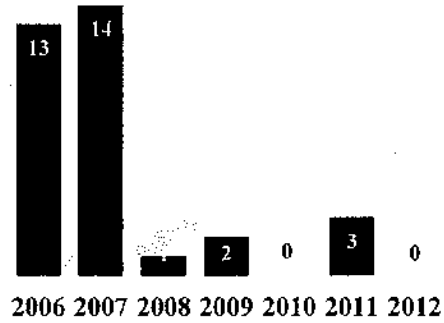
KRCC Guide Measure No. 19

Comments - Kitsap County Code currently allows ADUs, duplexes, manufactured housing, and attached single-family dwelling units (commonly known as townhomes or condominiums) in all single-family residential zones.

Supporting Policy Statements and/or Policies

- Policy LU-51 Provide development standards that allow for a range of housing types such as single-family, clustered, duplexes, townhouses, zero lot-line, condominiums, and manufactured homes.

Duplex Permit Applications by Year



Title 17 - Duplexes are permitted outright, in Urban Reserve, in Urban Low-Density Residential, and in Urban Medium Residential.

Data and Analysis
Please see graph.

4. Allowing townhouses and condominiums in single-family zone

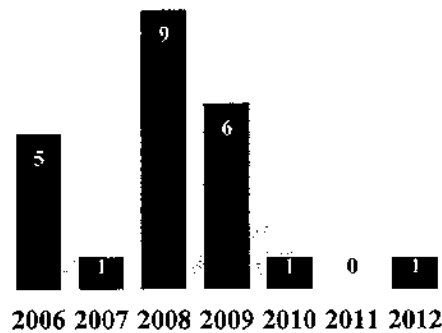
KRCC Guide Measure No. 19

Comments - Kitsap County Code currently allows ADUs, duplexes, manufactured housing, and attached single-family dwelling units (commonly known as townhomes or condominiums) in all single-family residential zones.

Supporting Policy Statements and/or Policies

- Policy LU-51 Provide development standards that allow for a range of housing types such as single-family, clustered, duplexes, townhouses, zero lot-line, condominiums, and manufactured homes.

Multi-family Developments Completed by Year



Title 17 - Condominiums and townhomes are included under the terms multi-family and cottage housing, and are allowed conditionally or outright in all Urban Residential zones.

Data and Analysis

Please see graph.

5. Encourage development of Urban Centers and Villages

KRCC Guide Measure No. 27

Comments - Use urban centers and urban villages to encourage mixed uses, higher densities, inter-connected neighborhoods, and a variety of housing types that can serve different income levels.

Supporting Policy Statements and/or Policies

- Policy King-4 Implement the Urban Village Center (UVC) to accommodate a central gathering site.
- Policy King-13 Encourage well-designed residential infill development and redevelopment that protects and enhances community character in established residential areas. Specific design and development standards for the UVC designation considers the following:
 - buffering for infill and re-development
 - view protection
 - lot size and setbacks
 - landscaping
 - architectural characteristics and building scale.
- Policy King-22 Within the UVC create places that have pedestrian emphasis, connectivity, mixed use, and centralized public spaces.
- Goal 41. Encourage mixed use development to include but not limited to retail, professional offices, personal services and high-density residential in the UVC within the urban area.

Title 17 - 17.353.010 - The Urban Village Center (UVC) zone provides for a compatible mix of small-scale commercial uses and mixed-density housing, typically in multistory buildings. Development within the zone should promote neighborhood identity, by providing a range of commercial retail and service opportunities in close proximity to housing. The UVC zone is intended to encourage flexible land uses, recognizing that the exact configuration of uses must be responsive to community needs and market conditions. Accordingly, commercial and residential uses may be mixed either vertically or horizontally in the UVC zone, though the more common configuration locates commercial uses on the lower floors of multi-story structures, with residential units located above. Residential densities within this zone may not exceed 18 units per net acre. Development within the UVC zone must occur in a manner that results in the design and construction of an interconnected system of pedestrian and bicycle trails and facilities linking the development in the UVC zone to surrounding residential neighborhoods, open spaces, recreational areas, and transportation corridors.

Data and Analysis – Please see analysis for reasonable measure 2.

6. Encourage Mixed Use Development

KRCC Guide Measure No. 24

Comments - Mixed-use development is allowed in several commercial zones, but, there have been only two mixed-use permits within UGAs during the analysis period. Some developers believe the code is too constraining with regard to minimum density and the need for ground-floor retail.

Supporting Policy Statements and/or Policies

- Policy LU-29 Encourage development patterns in UGAs that support and encourage transit use, such as in and around more intensive nodes of mixed use development along major transportation corridors, and major employment centers.
- Policy LU-69 Create a new Mixed Use zone, which focuses on pedestrian-friendly urban development, to be applied within UGAs.
- Policy LU-70 Encourage a mix of uses in either a horizontal or vertical configuration in the new Mixed Use zone. Allow for phasing in of the mix of uses over time.
- Policy LU-71 Allow residential unit densities of 10–30 du/ac in the Mixed Use zone.
- Policy LU-72 Allow structure height that accommodates higher density construction in the Mixed Use zone.
- Policy LU-73 Allow flexibility in design and development standards in the new Mixed Use zone, depending on area-specific design guidelines or standards.
- Policy LU-78 Encourage mixed use development in UGAs along portions of Silverdale Loop Road NW, Frontier Place NW, SR 303 (Wheaton Way), Perry Avenue, Bethel Road, and National Avenue.
- Goal 17. Encourage and facilitate mixed use development in commercial designations.
- Policy LU-80 Provide development standards that allow for attractive, integrated, mixed use development within planned commercial centers to provide affordable housing and reduce auto trips.
- Policy LU-81 Provide flexible development standards that facilitate permitting of new mixed use developments.
- Policy LU-82 Ensure adequate infrastructure is in place for new mixed use development.
- Policy LU-83 Provide a regional approach to stormwater management facilities in order to facilitate mixed use development.
- Policy LU-84 Use the Mixed Use zone to promote pedestrian-friendly development.
- Policy King-7 Encourage innovation and variety in housing and site design. Support unique and sustainable housing development such as co-housing, openspace based cluster development, live-work mixed use buildings and small-lot urban cottages.
- Policy King-22 Within the UVC create places that have pedestrian emphasis, connectivity, mixed use, and centralized public spaces.

Title 17 - 17.354.070 Building design – Commercial and mixed use. [Establishes design standards for commercial and mixed use development.]

Data and Analysis - Only five residential permits have been submitted for projects involving residential development in mixed-use zones over the 2007-2012 period. These were for projects in the Silverdale and Port Orchard UGAs. None of the permits were for mixed-used projects. Instead, they included two single-family permits, a duplex permit, and two manufactured home permits. During the same period, six commercial permits were issued in mixed-use zones. Among the five permits for which built area data are available, these

permits totaled 59,912 square feet and averaged nearly 12,000 square feet in size. Mixed-use projects are allowed in other zones. Four mixed-use permits have been issued by the County, three of which were for rural projects outside of UGAs. Two rural permits were inside the Manchester Village Commercial (LAMVRD) zone and included 18 units each. One rural permit was in an industrial zone and included an unknown number of units. The UGA permit was in an Urban Village Center and also included an unknown number of units. There were no commercial mixed use permits during the analysis period.

7. Create annexation plan

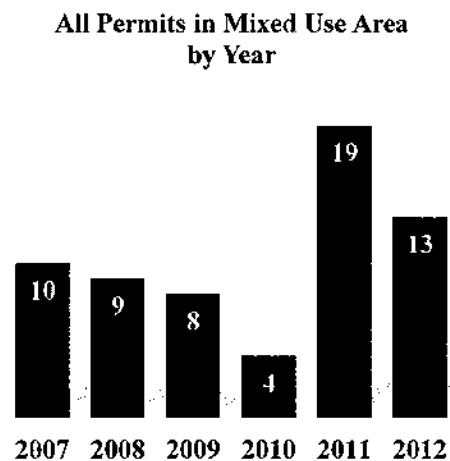
KRCC Guide Measure No. 1

Comments - Annexations have occurred in the past several years by Bremerton, Poulsbo, and Port Orchard. In addition, Bremerton has conducted annexation studies and the County has conducted joint planning with cities in some UGAs.

Supporting Policy Statements and/or Policies

The City of Bremerton, through its adopted comprehensive plan, has shown interest in the future annexation of associated UGAs. A map with anticipated annexation areas shows East Bremerton and West Bremerton UGAs including areas such as Rocky Point West Hills and the Gorst area is available on the City of Bremerton website. (As many issues remain about the provision of urban services, revenue sharing, and coordinated annexation of the area, the County will pursue association of the Central Kitsap UGA to the City of Bremerton concurrently with the negotiation of a UGAMA. As encouraged under the CPPs, the development of this agreement shall be consistent with policies LU-26 through LU-30 in 2007/2008.

- Goal 4. Accommodate the 20-year projected population growth, consistent with the County's adopted population targets, within designated urban areas.
- Policy LU-13 Designate and associate unincorporated UGAs by allocating population according to the factors and priorities identified in the GMA: 1) currently urbanized areas with existing service capacity to accommodate future growth; 2) currently urbanized areas where a combination of existing and planned services provide capacity to accommodate future growth; and 3) lands adjacent to such currently urbanized and serviced areas. To the extent possible, define UGAs (in concert with cities) as urban areas within which the majority of future growth will be encouraged to occur.
- Policy LU-14 Reallocate and resolve any significant population growth target not accommodated by a UGA boundary or zoning within the UGA, when a UGA is in close proximity to an incorporated jurisdiction and logical upzoning or UGA expansions are not available, based on the following:



- The County will enter into discussions with the incorporated jurisdiction and, through an UGAMA (see LU-26 through LU-30), distribute the remaining population growth target in a manner that serves the public interest and facilitates future annexation of the area; or
- The remaining population growth target will be redistributed to another unincorporated UGA through discussions at the KRCC and a subsequent amendment to the CPP.
- Goal 7. Recognize and support current and prior sub-area planning processes and adopted sub-area plans.
- Policy LU-30 incorporate goals and policies from adopted sub-area plans and on-going subarea planning processes as chapters of this Plan.
- Policy LU-31 Use background data contained in former stand-alone sub-area plan documents for reference purposes only.
- Policy LU-15 Resolve the oversizing of the ULID #3/McCormick UGA before allocating any new population to the South Kitsap area through the KRCC.
- Goal 8. Facilitate and encourage incorporation or annexation with associated cities of urban areas over the 20-year planning period and ensure compatibility of development with future planned uses within the unincorporated UGA consistent with the UGAMA process called for in the CPPs.
- Policy LU-32 Address the issues related to the association of unincorporated UGAs with their corresponding incorporated cities, consistent with CPP. The following unincorporated UGAs are currently associated: Poulsbo (City of Poulsbo), East Bremerton (City of Bremerton), West Bremerton (City of Bremerton), Gorst UGA (City of Bremerton), South Kitsap Industrial Area UGA (City of Bremerton), ULID #6/McCormick UGA (City of Port Orchard) and South Kitsap/Port Orchard (City of Port Orchard).
- Policy LU-33 Establish a planning process, concurrent with the determination of UGA association, within each unincorporated UGA that abuts an incorporated area, with the goal of improving consistency between city and County plans, zoning and development regulations, as well as providing efficient delivery of urban services. The goals and procedures of the process should be described in an UGAMA between the County and the city associated with the UGA.
- Policy LU-34 Include the following components in each UGAMA:
 - Specification that the city's zoning code; densities; development, subdivision, environmental and construction standards; and levels of service shall apply to the entire UGA unless mutually agreed otherwise by the city and the County.
 - Confirmation that the city's comprehensive plan should reflect land use and capital facilities planning for the entire UGA. This should include agreement regarding the operation and maintenance of County-owned public facilities such as parks and other community buildings.
 - Identification of the responsibility and mechanisms for comprehensive plan amendments, zoning changes and development applications within the UGA.
 - Identification of the services to be provided, the service provider and the terms of services. All service providers should be included in UGA planning.
 - Provisions on revenue sharing.
 - Description of the city's pre-annexation planning to ensure logical and coordinated boundaries which shall include: conditioning city service extensions upon annexation for properties contiguous to the city boundary; agreements of no protest to future annexation for properties that are not contiguous; offering pre-annexation agreements to property owners

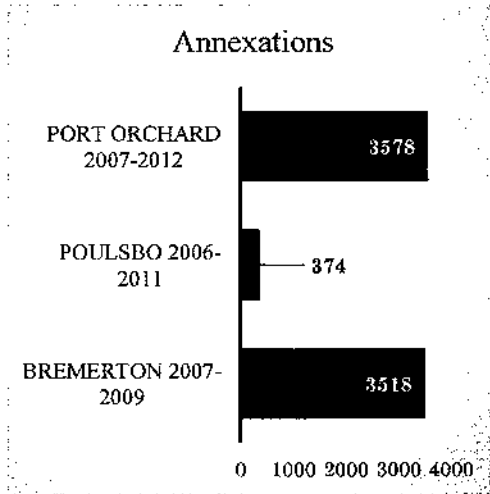
interested in annexation and needing assurances for the city about services, planning or other issues; and other mechanisms.

- o Other issues as appropriate for specific UGAMAs.
- Policy LU-35 Enter into discussions with any newly incorporated areas to address the logical transfer of jurisdiction, including the issues of infrastructure provision, ownership and maintenance; revenue sharing; and regional planning.

Title 17 - 17.318.010 - recognize the adoption of the Poulsbo Sub-Area Plan and designation of the Poulsbo Urban Growth Area (UGA), and to provide for development within the UGA that is consistent with the City of Poulsbo's existing development standards, thereby allowing for a smooth transition of the UGA into the city's corporate limits through future annexations

Data and Analysis - Annexations have proceeded as follows in accordance with annexation procedures though formal UGAMAs and annexation agreements were not developed; in some cases joint planning has occurred as described further below.

- Bremerton 2007-2009: 3518 acres annexed
- Poulsbo 2006-2011: 374 acres annexed
- Port Orchard 2007-2012: 3578 acres annexed



In 2007, the KRCC coordinated a study of transition of governance using Central Kitsap as a case study and developing a template.

8. Allow manufactured housing development

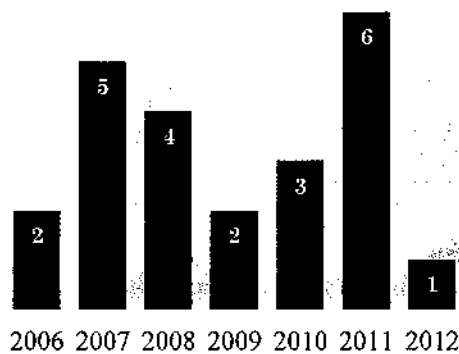
KRCC Guide Measure No. 35

Comments - Manufactured homes are allowed in all residential zones with the exception of Urban High. Between 2006 and 2012 there were few permits for manufactured homes inside UGAs, indicating this measure has had little impact.

Supporting Policy Statements and/or Policies

- Policy LU-51 Provide development standards that allow for a range of housing types such as single-family,

Manufactured Home Permits



clustered, duplexes, townhouses, zero lot-line, condominiums, and manufactured homes.

Title 17 - Use table demonstrates permissible locations. Where a family member is in need of special, frequent and routine care and assistance by reason of advanced age or ill health, a manufactured home or mobile home may be placed upon the same lot as a single-family dwelling for occupancy by the individual requiring or providing such special care subject to limitations.

Data and Analysis - Between 2002 and 2012, 570 manufactured home units were permitted in unincorporated Kitsap County, nearly 8 percent of all units permitted during the period. Eighty-eight percent of manufactured homes permitted were for lots outside of UGAs. However the total number of non-UGA units permitted has declined significantly since 2004 when this measure was adopted. Manufactured homes make up 3 percent of the single-family permits in UGAs and 11 percent in rural areas over the 2002-2012 period; thus they are not a high percentage of new single-family home permits in either location.

9. Urban amenities

KRCC Guide Measure No. 41

Comments - Amenities contribute to the overall design vision of the community and promote livability in UGAs. This measure however could be made more measurable by providing specific standards for each type of urban amenity in areas targeted for high density residential development.

10. Targeted capital facilities investments

KRCC Guide Measure No. 5

Comments - This covers giving priority to capital facility projects (e.g. regional storm water facilities and sanitary sewers) that most support urban growth at urban densities. Provide urban services to help reduce sprawl development and maintain the edge of the urban growth boundary. Details of this impact are captured in reasonable measures 21, 23, and 24.

11. Master planning large parcel developments

See reasonable measure 2

12. Interim development standards

KRCC Guide Measure No. 43

Comments - This includes use of low intensity zoning in certain areas adjacent to or within the UGA where municipal services will not be available within the near future. No impact has been seen from this reasonable measure.

13. Encourage transportation-efficient land use

KRCC Guide Measure No. 2

Comments - Permitted residential density within one half mile of bus stops has slowly but steadily increased during the period of analysis, indicating some progress.

Supporting Policy Statements and/or Policies

- Policy LU-29 Encourage development patterns in UGAs that support and encourage transit use, such as in and around more intensive nodes of mixed use development along major transportation corridors, and major employment centers.

Title 17 - Urban Medium/High-Density Residential. These designations primarily focus on multifamily residential units and innovative housing types but may also include single-family housing. These designations encourage development at densities that make efficient use of public investments in infrastructure, facilitate public transit, and promote pedestrian and other nonmotorized transportation. Zones that implement the Urban Medium/High-Density Residential designation include: Urban Medium Residential and Urban High Residential. Urban Medium Residential. This zone allows duplexes, townhouses, and multiple-family, dwelling and small lot single-family residences. (10–18 du/ac) Urban High Residential. This zone provides for higher density dwellings, and allows mix of land uses, including residential and professional offices. It is applied in areas on or near major transportation corridors and/or ferry terminals. (19–30 du/ac)

Data and Analysis - Data shows that between 2007 and 2012, 75 percent of permits for residential units were for parcels located within .5 miles of a transit stop.

14. Density bonuses in UGAs Specifically in the Poulsbo Urban Transition Area.

KRCC Guide Measure No. 20

To date there have been no identified permits that have taken advantage of either the density or height bonus programs established by the County. Therefore no impact has been seen from this reasonable measure. Table 17.378.080(B) – Public Benefit and Incentives shows examples of how density bonuses may be achieved, including specific projects involving habitat, stormwater, and access improvements.

15. Increase allowable residential densities

KRCC Guide Measure No. 21

Comments – The overall objective is - where appropriate and supported by companion planning techniques, allow more housing units per acre. (Resolution 158-2004). The County has taken actions to increase minimum densities and rezone parcels to allow for higher density residential development. This measure appears effective at the minimum density level for subdivisions. The County has encouraged higher density and mixed use development, though market forces have not led to that form of development to date.

Supporting Policy Statements and/or Policies

- Mandate minimum densities for new subdivisions. See 17.382.037 for additional details.
- Policy LU-54 Provide density incentives in the UGA to encourage affordable housing.
- Policy LU-55 Increase the allowed structure height to accommodate higher density construction in the Urban Medium Residential and Urban High Residential zones.
- Policy LU-57 Establish specific development standards for medium- and high-density developments to ensure compatibility with existing low-density neighborhoods

- Policy LU-64 Provide density incentives in the UGA to encourage the provision of significant open space, community amenities, transportation-oriented planning and high quality design.
- Policy LU-72 Allow structure height that accommodates higher density construction in the Mixed Use zone.
- Policy Sil-50 Encourage density bonuses for development of affordable housing.
- Policy Sil-95 Provide incentives, such as density bonuses, increased height or similar measures, for development projects that incorporate trails, public open space or trail connections into the project design.

Title 17 - Section 17.340.020 and Section 17.350.020 As a conditional use, UM and UH zones adjacent to a commercial zone may allow coordinated projects that include commercial uses within their boundaries. Such projects must meet the following conditions:

- a. The project must include a combination of UM and/or UH and commercially zoned land;
- b. The overall project must meet the density required for the net acreage of the UM or UH zoned land included in the project 17.382.020

Also, except as provided in **Section 17.382.110(A)(18)**, density shall be calculated as follows: In all zones where a maximum or base density is identified, maximum or base density is calculated on gross acreage of the site. In all zones where a minimum density is required, minimum density is calculated on net developable acreage.

Data and Analysis – Comparing urban residential densities before and after 2006 via Kitsap County permit data, reveals an overall increase since reasonable measures were adopted in the 2006 Comprehensive Plan. Average permitted gross residential density from 2002 to 2006 was 3.89 units per acre. From 2007 to 2012 the average density was 4.95 units per acre. This increase in gross density is an indicator that reasonable measures have been successful in accommodating more single-family housing growth within UGAs on a per-acre basis because from 2002 to 2006 the average gross density of these permitted units was 3.91 units per acre, compared to 7.79 units per acre from 2007 to 2012.

16. Urban growth management agreements

KRCC Guide Measure No. 4

Please see reasonable measure 7.

Comments - An Urban Growth Area Management Agreement (UGAMA) is a mechanism to identify and address efficient and cost-effective urban-service delivery (parks/open space, sewer, transportation, stormwater, etc.), logical transfer of jurisdiction, ownership and maintenance; revenue sharing; and regional planning.

17. Locate critical public services near homes, jobs and transit

KRCC Guide Measure No. 40

Comments - This measure requires that critical facilities and services (e.g. fire, police, and hospital) be located in areas that are accessible by all people.

Supporting Policy Statements and/or Policies – Please see current **Capital Facilities Plan**.

Title 17 - N/A

Data and Analysis - Fire stations in Kitsap County are spaced in relation to population served and access. The Washington Survey and Rating Bureau (WSRB) ratings consider an appropriate spacing in urban areas at 1.5 miles and in rural areas at 4 miles. Most of the County is served in an urban spacing. Police stations are located in strategic urban locations and are in less frequent locations compared to fire stations. The County's primary station locations are Port Orchard and Silverdale. A sheriff substation was closed in Kingston in 2010.

18. Transit-oriented development**KRCC Guide Measure No.26**

A transit-oriented development (TOD) is a mixed-use residential and commercial area designed to maximize access to public transport, and often incorporates features to encourage transit ridership. For information about this topic please see reasonable measure No. 13

19. Increase residential densities within existing UGA boundaries

Urban Growth Area is an area where urban growth will be encouraged. Counties establish UGAs under the Washington State Growth Management Act (GMA). Consistent with the GMA, all growth outside of UGAs must be rural in nature. Please see Reasonable Measure No. 15 for additional information.

20. Permit plats of up to nine lots through an administrative short plat process

Comments - The County has adopted a short plat subdivision process that is less stringent than the long plat subdivision process. Prior to 2007, the short plat process could be used for a maximum of 4 lots. Following the Comprehensive Plan adoption in December 2006, the County amended its subdivision code [KCC 16.48.010] to allow up to 9 lots to be created through the short plat process in UGAs. This change promotes short subdivisions in UGAs. Though the evidence is anecdotal, staff presume that this additional flexibility in the short plat process through lowering the maximum number necessary has resulted in additional subdivisions within the UGAs.

Supporting Policy Statements and/or Policies – N/A

Data and Analysis – Please see graph.

21. Allow for and monitor alternative sanitary sewer systems in unincorporated UGAs

Comments - The 2006 Comprehensive Plan proposed to allow alternative systems such as package plants, membrane systems and community drain fields in areas where other sewer provision is not financially feasible. In addition, in 2006 the Kitsap County Code was changed to prohibit individual septic systems in UGAs. (KCC 17.381.050(48)). As of 2010, the Code also requires connection to sewer in UGAs where a line is available within 200 feet. (KCC 17.383.020).

Supporting Policy Statements and/or Policies N/A

Data contained in this report are subject to revision. Draft Page 15 of 23

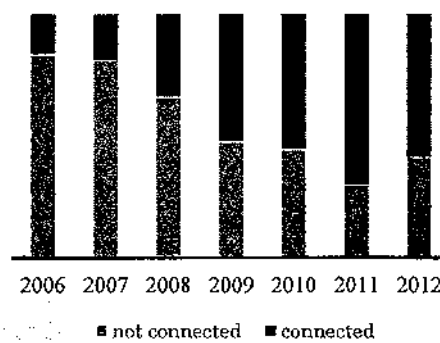
Title 17 - Within urban growth areas, all new residential subdivisions, single-family or multifamily developments are required to provide an urban level of sanitary sewer service for all proposed dwelling units.

Data and Analysis - The trend in UGA areas since 2006 has been an increase in the ratio of permitted single-family residences that are connected to sewer systems.

22. Remove pre-planning allowances in UGAs

Comments - Development regulations previously allowed “shadow platting” for subdivisions to show how urban densities could be achieved at a future date and how sanitary sewer could be used to serve all lots at that future date when the plat was fully developed. In the interim period, portions of the “shadow plat” could have been developed with on-site septic systems. In an effort to reach higher urban densities, this program was not continued by the County between 2006 and 2012 because pre-planning appeared to allow lower density development inside the urban area.

Sewer Connection to Residential Single-Family Permits in UGA Areas est.



23. Provide for regional stormwater facilities in unincorporated UGAs

KRCC Guide Measure No. 5

Comments - During the 2006 to 2012 time period, the County did not build any large-scale regional stormwater facilities.

Supporting Policy Statements and/or Policies

- Policy CF-1 Public facilities include the capital improvements and systems of each of the following: Stormwater management.
- Policy LU-68 Limit commercial centers within the Highway Tourist Commercial zone to a maximum of twenty acres in size unless a larger site is needed to accommodate requirements of permit approval such as stormwater facilities.
- Policy LU-83 Provide a regional approach to stormwater management facilities in order to facilitate mixed use development.
- Policy LU-129 Consider cumulative impacts of stormwater quantity and quality in any long range planning activity. Through zoning and other development regulations, avoid and minimize impacts; mitigate unavoidable impacts.
- Policy LU-130 Implement development regulations to manage stormwater to: a) protect human life and health; b) protect private and public property and infrastructure; c) protect resources such as shellfish beds, eelgrass beds, kelp, marine and freshwater

habitat and other resources; d) prevent the contamination of sediments from urban runoff; and e) achieve standards for water and sediment quality by reducing and eventually eliminating harm from pollutant discharges.

- Policy LU-132 Implement development regulations to control stormwater runoff that meet or exceed the state's minimum stormwater technical requirements. Require stormwater facilities concurrent with development. Emphasize source control for stormwater and nonpoint pollutants. Emphasize water quantity and quality protection of natural drainage s, fish and wildlife habitat and wetlands. Utilize infiltration to the fullest extent practicable to minimize downstream impacts and maximize groundwater resources.
- Policy LU-139 Require individuals and groups responsible for operation and maintenance of stormwater facilities to operate and maintain their facilities in accordance with the requirements of Title 12 of the KCC, Stormwater Management Ordinance and Design Manual.

Data and Analysis – Please see Title 12.

24. Strengthen and amend policies to promote low impact development (LID)

Comments – In 2012, Kitsap County adopted new subdivision standards that encourage low impact development and provide incentives for it. Currently, it is unclear if LID has led to development of more units than would be possible with traditional stormwater features.

Supporting Policy Statements and/or Policies

- Goal 32. Encourage the development of low-impact development standards for stormwater mitigation and to maximize groundwater resources
- Policy LU-157 Utilize infiltration to the fullest extent practicable, as part of stream bank erosion BMPs.
- Policy LU-158 Provide incentives for the use of LID practices to minimize the need for traditional stormwater facilities.
- Policy LU-159 Develop a system of fair flow credits for the use of LID practices.
- Policy LU-160 Use LID standards to encourage the preservation of natural drainage systems and historic hydrology.
- Policy LU-161 Monitor the effectiveness of LID techniques when they are implemented as stormwater control BMPs.

Title 17 - 17.378.040 Standards and requirements.

A. For commercial and mixed use zones, lot requirements shall be in accordance with Chapter 17.382.B. New development or redevelopment in the LIC zone shall remove existing impervious area at a rate of 1.25:1 within two hundred feet of the Sinclair Inlet shoreline. If stormwater incentives are provided consistent with Section 17.378.080 this shall not apply.

For the purposes of this section, "new development or redevelopment" refers to proposals that result in two thousand square feet, or greater, of new, replaced, or new plus replaced hard surface area, or land disturbing activity of seven thousand square feet or greater.

C. All development within the Gorst UGA must be consistent with the Gorst Subarea Plan Design Guidelines as adopted in the Gorst Subarea Plan.

D. Stormwater.

1. Inclusion of Low Impact Development (LID) and Feasibility Determination. All development in Gorst shall be consistent with Kitsap County Code Title 12 (Storm Water Drainage) and incorporate LID to the maximum extent a. Site Evaluation – Dispersion. A site

evaluation shall assess the feasibility for dispersion, including topography, sensitive slopes and required setbacks. Where dispersion is feasible for all or part of the site, this method shall be used. In areas where dispersion is not feasible, infiltration shall be used if feasible.

b. **Site Evaluation – Infiltration.** The evaluation shall assess the feasibility of infiltration, including a soils reconnaissance and pilot infiltration test (PII) for any outwash soils identified where infiltration may be possible. Where infiltration is feasible for all or part of the site, it shall be implemented.

c. **Where Full Infiltration Is Not Feasible.** In areas where full infiltration is not feasible, LID BMPs per subsection (D)(3)(b) of this section shall be used for all water quality treatment and partial flow control. Projects shall meet water quality treatment needs with LID best management practices (BMPs) if feasible. d. **Site Soils.** Site soils in landscaped areas shall be amended pursuant to manuals described in subsection (D)(2)(a) of this section.

e. **Limit Impervious Surfaces.** Impervious surfaces shall be limited to the greatest extent feasible and shall comply with the provisions of the Gorst Subarea Plan.

2. LID Design.

a. **Design of LID facilities** such as bioretention, pervious pavements, and others shall be in accordance with the design criteria in Kitsap County Code Title 12 (Storm Water Drainage). Further guidance can be found in the Puget Sound Partnership's Low Impact Development Technical Manual for Puget Sound ("the LID Manual") and the Stormwater Management Manual for Western Washington ("the Stormwater Manual"), except as provided in this subsection.

b. **Conceptual Bioretention Facility Design.** Preference shall be given to facility designs that fully infiltrate all stormwater on site. Refer to Kitsap County Code Title 12 (Storm Water Drainage) for the most current diagrammatic drawings.

3. LID Implementation Standards.

a. Projects shall implement a comprehensive stormwater management plan for the project that manages all rainfall on site, incorporates soil amendments in landscaped areas, utilizes permeable pavement for all pedestrian areas and uses feasible LID techniques, consistent with subsection (D)(2) of this section.

b. Projects shall implement a stormwater management plan that uses LID BMPs for all required water quality treatment from pollution generating surfaces (PGS), e.g., bioretention and pervious pavement.

c. All existing storm drains or inlets shall be clearly labeled to indicate the drain or inlet leads to a stream or groundwater and that dumping in the drain or inlet is prohibited. No additional storm drains shall be installed that lead to streams or to Sinclair Inlet, nor shall new drain systems that connect directly to existing drains that flow to a stream or Sinclair Inlet be allowed.

d. If additional impervious area is required for development in the low intensity waterfront designation, removal or infiltration capacity of stormwater shall be required at one hundred twenty-five percent of projected runoff based on the one-hundred-year storm event.

16.24.060 Low impact development.

A. To encourage and facilitate the use of low impact development (LID) techniques for storm water management, developments that fully incorporate LID techniques may be allowed flexibility in road geometrics, parking requirements, density and side yard building setbacks. Such flexibility shall not increase the allowed density by more than fifteen percent and must demonstrate adequate emergency services access. These bonuses are available only for sites where commitment to maximum site and environmental protection through use of site assessment and planning, integrated site design, minimized site disturbance, and low impact development standards is successfully demonstrated.

B. Only land segregations submitted concurrently with a performance based development (PBD) application under Chapter 17.425 may be considered for LID flexibility under this section. The PBD standards of Chapter 17.425 shall be applied except that additional flexibility may be permitted as follows:

1. Reduction of required parking spaces per residential unit, from two and one-half to two;
2. Allowance of zero lot line side yard setback for subdivisions and short subdivisions;
3. Reduction of side yard setback to fifteen feet for large lot subdivisions;
4. Application of very low volume road standards to low volume local and local cul-de-sac road classifications, where safety can be demonstrated to the satisfaction of the fire marshal;
5. Increase in lot density by a maximum of fifteen percent, subject to successful demonstration of compliance with this section.

C. In addition, all applications for LID PBDs will require a pre-application meeting with Kitsap County department of community development and a joint site visit with county staff prior to application submittal. The applicant shall also conduct thorough site assessment and planning as required under the Kitsap County Low Impact Development Standards as now or hereafter adopted with the Kitsap County Storm Water Manual. Demonstration of preservation of native vegetation, protection of environmental resources and critical areas, ground water recharge and compliance with Title 12 shall be required.

Data and Analysis - Data on use of low impact development (LID) techniques was not available for this analysis. It is unclear if LID has led to development of more units than would be possible with traditional stormwater features.

25. Consolidated Comprehensive Plan land use designations

Comments - This relates to measures taken to make it easier to rezone urban parcels without the additional time and expense of a comprehensive plan amendment process while this occurred within land use designations, since the 2006 Comprehensive Plan Update, the acres of upzones have been relatively small.

26. Adopt a new Mixed Use zone

KRCC Guide Measure No. 24
See Reasonable Measure No. 6.

27. Mandate minimum densities for new subdivisions

KRCC Guide Measure No. 23
See Reasonable Measure No. 15.

28. Increased building height limits through incentives

KRCC Guide Measure No. 16
To date there have been no identified permits that have taken advantage of either the density or height bonus programs established by the County, therefore no impact has been seen from this reasonable measure.

29. Proposed design guidelines for Silverdale

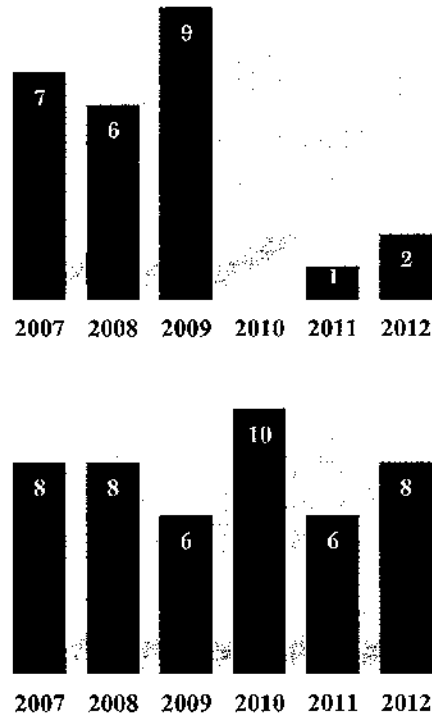
KRCC Guide Measure 13

Comments - In May 2007 Kitsap County adopted Silverdale Design Standards as part of the development code for certain areas within the Silverdale UGA. These standards were amended in 2008 and again in 2014. The standards include 9 distinct districts, each with unique guidelines.

Supporting Policy Statements and/or Policies Within the UGA, Silverdale has a mix of residential development, commercial centers and light industrial areas that serve the housing and employment needs of the community. These areas are integrated with the natural amenities of the landscape, including the striking views of mountains and water, and access to open space, maintaining Silverdale’s high quality of life. Community gathering places, which provide local shopping, services and opportunities for recreation, are interspersed throughout the area and are connected through pedestrian-friendly trail and path systems. Through the application of urban design guidelines, the unique characteristics of existing districts are preserved and identities for new development are fostered.

- Policy Sil-9 In areas where vehicular transportation will continue to be the predominate mode of travel, ensure that access to rights-of-way and site design guidelines provide for safe and convenient access by the traveling public.
- Policy Sil-18 Support design guidelines that encourage provision of plazas, greens or other informal public meeting spaces with new development.
- Goal 7. Enhance the character of the downtown commercial core.
- Policy Sil-23 Establish design districts that reflect the varied and discrete character of different areas of the downtown core.
- Policy Sil-24 Establish design guidelines that promote the future vision for downtown Silverdale.
- Policy Sil-47 Establish and exercise design guidelines that are compatible with Goal 7 and with the needs of individual businesses.
- Policy Sil-61 Develop requirements for streetscape and design guidelines applicable to the individual core districts and which reflect the overall character of Silverdale.
- Policy Sil-71 Develop design guidelines for establishing pedestrian and non-motorized access in the core districts and surrounding areas.
- Policy Sil- 106 Provide guidance in the form of design guidelines and/or regulatory requirements for development of stormwater facilities to ensure that design compatibility with the surrounding area, public safety, habitat value, and recreational value are considered.

Commercial permits in Design Districts



Title 17 - All development within the Silverdale Design District boundaries must be consistent with the Silverdale Design Standards.

Data and Analysis - Not all guidelines are mandatory, and no data is available to determine the percentage of permits in these areas that were for projects that opted into the voluntary standards. All permits issued after 2007 would have had to comply with the mandatory standards. Please see graphs.

30. State Environmental Policy Act (SEPA) categorical exemptions for mixed use and infill development for Silverdale

Comments - In 2006 and again in 2012 the County adopted an ordinance pursuant to SEPA to encourage infill residential and mixed use development in the Silverdale Urban Center. It established a SEPA exemption to streamline the development review process and encourage more efficient development within existing UGA boundaries.

Title 17 - 18.04.100 Categorical exemptions for infill development.

A. In order to accommodate infill development in the Silverdale Infill Area, except for in the Urban Low Residential (UL) and Urban Restricted (UR) zones, the county establishes the following exempt levels for construction of residential developments, mixed use, and commercial nonretail developments under RCW 43.21C.229.

1. For residential developments in the Urban Medium Residential (UM) and Urban High Residential (UH) zones, up to the maximum total number of available trips in the Silverdale Mixed Use Infill Trip Bank, as established by the department of public works; or
2. For (a) mixed use developments or (b) commercial (nonretail) developments in the Neighborhood Commercial (NC), Highway/Tourist Commercial (HTC), Regional Commercial (RC), and Mixed Use (MU) zones, up to the maximum total number of available trips in the Silverdale Mixed Use Infill Trip Bank, as established in subsection (A)(3) of this section. The exemption does not apply to stand-alone nonretail commercial development that exceeds sixty-five thousand square feet in size.
3. The Silverdale Mixed Use Infill Trip Bank is as follows:
 - a. The residential and mixed use trip bank equals seven hundred seventy-five new trips between 2010 and 2025.
 - b. The commercial (nonretail) trip bank equals six thousand two hundred eighty new trips between 2010 and 2025.

B. In determining whether or not a proposal is exempt, the department shall consider a traffic analysis based on the quantity of development units and the related applicable trip generation. The traffic analysis shall be filed by the applicant at the same time as an application for a permit, license, certificate or other approval. Traffic analysis will follow Traffic Impact Analysis guidelines as set forth in Chapter 20.04. Developments that qualify for this SEPA exemption would still be subject to the Transportation Facilities Concurrency Ordinance (Chapter 20.04). Development will be allowed under this exemption up to the point that all the trips in the trip bank have been taken, unless denied by concurrency.

C. Upon approval of the proposal according to the provisions of Title 21, the department shall document the change in total available trips in accordance with adopted administrative guidelines. These exempt levels are not applicable once the total available trips have been utilized.

D. The department of public works will monitor the total number of trips taken from the Silverdale Mixed Use Infill Trip Bank as part of the development approval process.

Data and Analysis - The Silverdale infill exemption has not been used to date.

31. Increased thresholds for SEPA categorical exemptions countywide

Comments - The County's use of the residential exemption for 9 units or more in UGAs would mirror the results of the Short Plat discussion therefore for additional detail please refer to text and data in reasonable measure 20.

32. Adopt Transfer of Development Rights (TDR) policies/implementing regulations

KRCC Guide Measure No. 11

The County commissioned studies of its TDR program and an updated code prepared by Forterra and Heartland (March 2015). A proposed code amendment is under consideration with the 2016 Comprehensive Plan Update. However, no impact had been seen from this reasonable measure during the monitoring period.

33. Adopt allowances for density bonuses in policies

KRCC Guide Measure No. 20

To date there have been no identified permits that have taken advantage of either the density or height bonus programs established by the Count, therefore no impact had been seen from this reasonable measure during the monitoring period.

34. Adopt policies addressing and promoting reasonable measures

Comments - In 2006 the County committed to adopting and implementing adequate reasonable measures. The County introduced several *new and or enhanced* reasonable measures as part of the Comprehensive Plan 10-Year Update to increase urban growth, increase efficiency in the delivery of public services in urban areas, and to address the imbalance in urban and rural growth.

Supporting Policy Statements and/or Policies

- Goal 3. Enact and implement reasonable measures to ensure that growth in urban areas is consistent with Plan growth targets.
- Policy LU-8 Use the Buildable Lands Program to help track the type, location, amount, and rate of growth in the urban and rural areas. Growth will be evaluated to ensure that it is consistent with Plan assumptions and policies.
- Policy LU-9 Consider the need, based on the findings of the Buildable Lands Program, to further evaluate or increase the amount or rate of growth in urban areas, or to modify the County's development regulations to ensure that urban growth does not occur in the rural area.
- Policy LU-10 Adopt and implement reasonable measures if Plan policies result in inconsistencies between achieved and planned densities.
- Policy LU-11 Monitor the effectiveness of adopted reasonable measures annually. Document the effectiveness of reasonable measures in 5-year intervals with the publication of the BLR.
- Policy LU-12 Kitsap County should monitor, along with its Buildable Lands Program, the rate of new wastewater infrastructure expansion within its UGAs.

Title 17 note part of County Code - Many parts of Title 17 related to Reasonable Measure implementation as noted under each related topic in this brief.

Data and Analysis - The Buildable Lands Report was completed in 2015 and it recorded and analyzed the some of the topics noted in the policies above. Appendix G in the 2016 Draft Supplemental Environmental Impact Statement includes detailed analysis of the reasonable measures. This report complies with the statutory requirement for monitoring.

35. Adopt policies addressing association and UGA Mgmt. Agreements (UGAMAs)

KRCC Guide Measure No. 4

In an Annexation Plan, cities identify outlying areas that are likely to be eligible for annexation. The Plan identifies probable timing of annexation, needed urban services, effects of annexation on current service providers, and other likely impacts of annexation. For additional detail please refer to text and data in reasonable measure 7.

Other Measures: Code Provisions Regarding Sewer Provision.

Comments - In 2010 and 2012, Kitsap County adopted code restrictions on community septic systems in rural areas. Chapters 13.12 and 17.383 of the Kitsap County Code. The restriction precludes the development of undersized parcels that might otherwise develop utilizing an offsite community drainfield, or Large On-Site Septic System (LOSS). Kitsap County also adopted code provisions further requiring urban development to connect to public sewer.

Data and Analysis - The restrictions on larger septic systems in the rural area precludes the issuance of building permits on undersized lots that cannot accommodate an onsite septic system because they would not have an approved sewage disposal system. The code provisions that require connection in urban areas added force to preexisting state health laws. The effects of these provisions are not quantifiable, but nevertheless may have been effective as protecting rural areas and promoting urban services.