

PORT GAMBLE ZONING AMENDMENTS (TITLE 17)



Kitsap County Commissioners

March 23, 2020

PURPOSE

To marry historic preservation on the townsite with 21st century environmental protection and open space preservation.



OVERVIEW

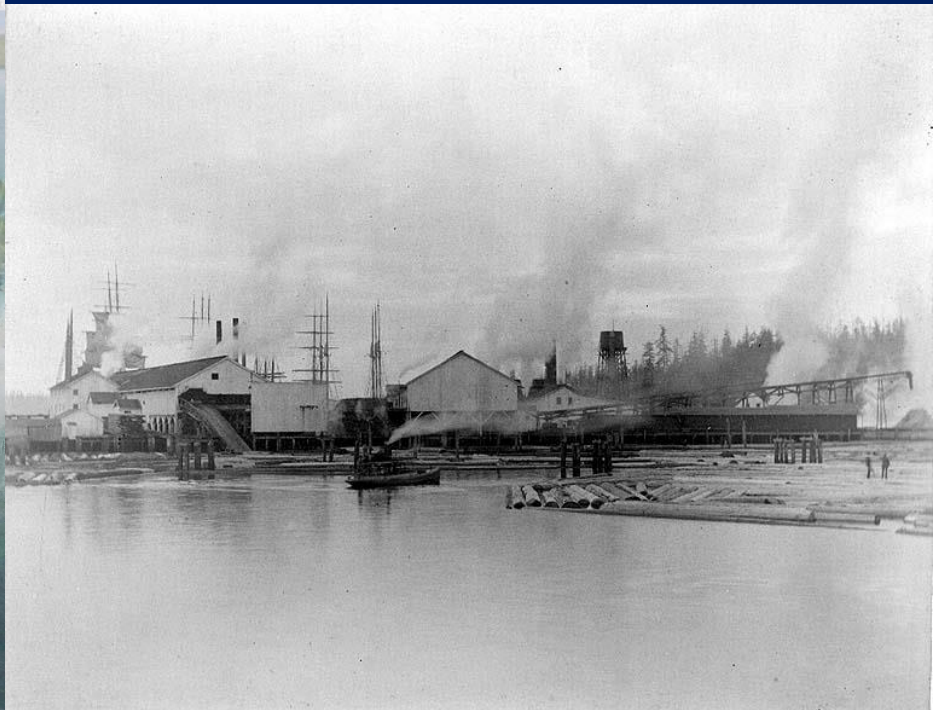
- **Amendments to Zoning Code**
- **Only applies to Port Gamble and immediate rural area**
- **No zone changes**
- **Revisions to development standards, allowed uses and permit process**



HISTORIC TOWN

- **Pope and Talbot Mill (Begun 1853)**
- **Previous Native American Settlement**
- **Robust Mill Town through 1980s**
- **Mill shut down in 1995**
- **Designated a Rural Historic Town in 2000**
- **LAMIRD (but not like others)**





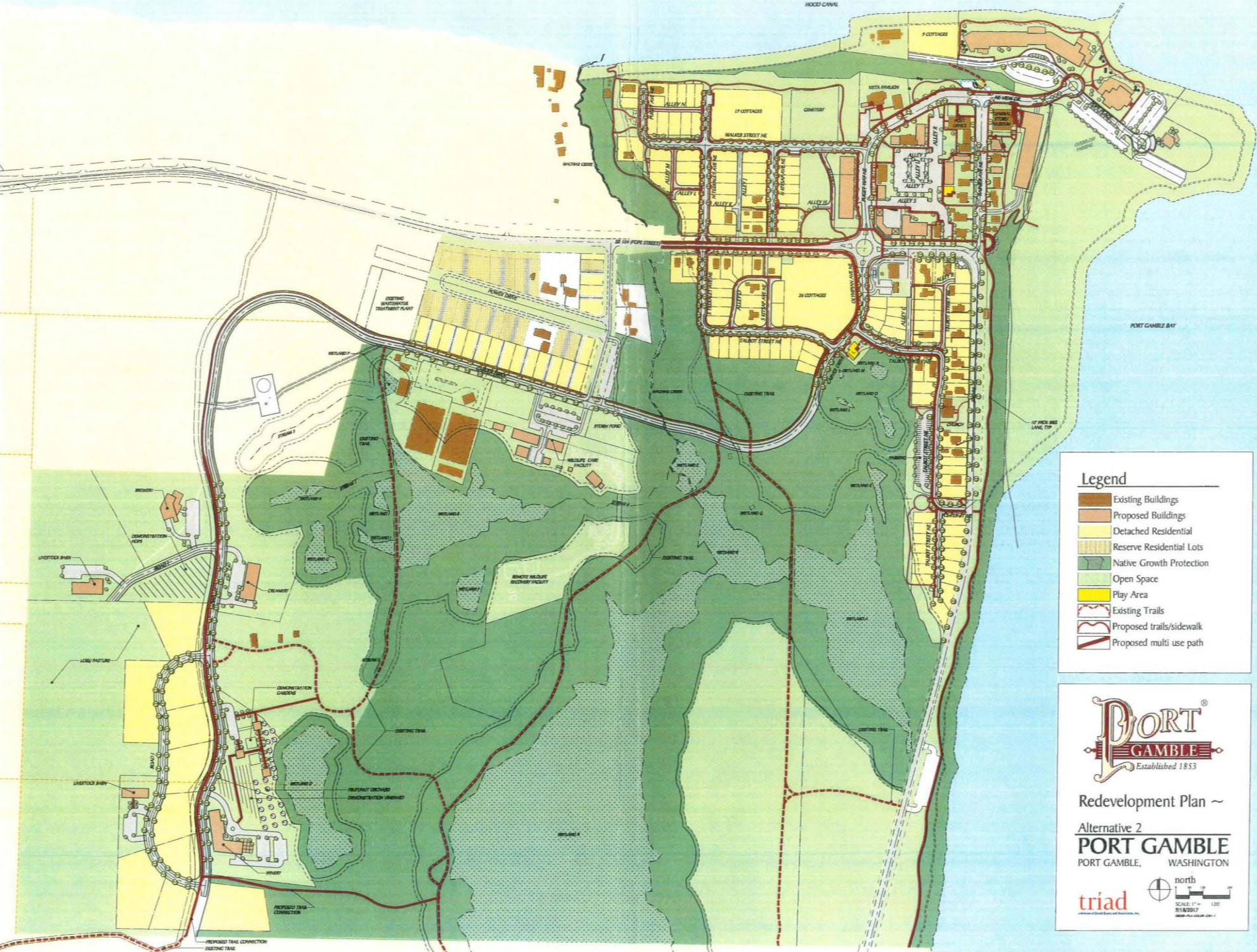
CURRENT ISSUES

- **Code developed in 2000. Piece-meal revisions since**
- **Use titles and definitions changed over time**
- **Town capped at total # of dwelling units divided amongst the three zones**
- **Waterfront zone held unit capacity but no real land for it**
- **Complimentary rural/ag uses wedged between Ride Park/Heritage Park and Town Site**

AMENDMENTS

- **Flexibility with Town Master Plan**
- **Definition and allowance of Wildlife Shelter**
- **Clarity on architectural and site design review**
- **Primacy of Town Development Objectives**
- **Parking Standards**
- **Signage**
- **Road Standards**
- **Noise**
- **Concept of Reserve Tracts**





Legend

- Existing Buildings
- Proposed Buildings
- Detached Residential
- Reserve Residential Lots
- Native Growth Protection
- Open Space
- Play Area
- Existing Trails
- Proposed trails/sidewalk
- Proposed multi use path



Redevelopment Plan ~

Alternative 2
PORT GAMBLE
 PORT GAMBLE, WASHINGTON



AMENDMENTS

- **Allowed Uses in Historic Town**
- **Rural uses and Limitations**
- **Tribal Notification**
- **Density Flexibility**
- **Clarity on Equestrian Events and Riding Arenas**
- **Agricultural Setbacks**



CONCURRENT PROCESSES

- **Master Plan/PBD Application and Draft Environmental Impact Statement**
- **Development Agreement Requesting Extended Vesting**

Recommendation by Hearing Examiner and Approval by Board of Commissioners

QUESTIONS?

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