

# City of Port Orchard

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Land Use Committee  
February 10, 2020 4:30 pm

Remote access only

Zoom Link: <https://us02web.zoom.us/j/86311570901?pwd=MTdBbTJhMEwwaDBvU1IJYnNsVHE3Zz09>

Meeting ID: 863 1157 0901  
Passcode: 109060

Dial-in: 1 253 215 8782

## AGENDA

1. Election of 2021 Committee Chair
2. Discussion: WRIA 15 Watershed Plan (Holt)
3. Discussion: 2021 Comprehensive Plan Amendments (Bond)
4. Discussion: Countywide Planning Policies (Bond)
5. Discussion: 2021 Shoreline Master Program Periodic Update (Bond)
6. Discussion: Parks Plan Update (Bond)

## WRIA 15 Watershed Plan Status, Review Process and Alternative Pathway

*Current as of February 4, 2021*

*Contact: Stacy Vynne McKinstry, 425-516-4385 or [stacy.vynnemckinstry@ecy.wa.gov](mailto:stacy.vynnemckinstry@ecy.wa.gov)*

### **What is the status of WRIA 15 watershed planning under streamflow restoration, RCW 90.94.030?**

The Committee established within WRIA 15 under RCW 90.94.030 is still hard at work finalizing their watershed restoration and enhancement plan. Ecology's plan adoption deadline is June 30, 2021. The Committee has come a long way since it was formed 2 ½ years ago, but there is still work needed to see if agreement can be reached among the tribes, local and state governments, and other organizations that participate on the Committee.

The WRIA 15 Committee has developed a draft plan that appears to accomplish the requirements of the law and goals set by the Committee: offsetting impacts from consumptive use from new permit exempt wells and achieving a net ecological benefit for WRIA 15. The WRIA 15 Final Draft Plan was released on February 1, 2021 for local review by the entities participating on the Committee. The Committee is scheduled to meet on April 15 to vote on final plan approval.

It remains Ecology's intent to support the Committee in any way we can to ensure the preferable outcome of a locally developed and locally approved watershed plan. With so much time and work remaining, Ecology is not in a position to predict if the watershed plan will be locally approved or adopted.

### **What happens once the watershed restoration and enhancement plan is submitted to Ecology?**

The plan must be approved by all members of the WRIA 15 Committee in order to be submitted to Ecology for review and considered for adoption. Once the watershed plan is submitted to Ecology, we will undertake the following steps:

- SEPA Review: This is a non-project programmatic plan review, with an anticipated 30 day public comment period.
- Technical Review: Ecology's technical staff evaluate whether the plan meets a Net Ecological Benefit as described in the law, Ecology's guidance, and Ecology's policy and interpretative statement (see below for links to references).
- Ecology Management Review. The Water Resources Program reviews the plan and prepares a recommendation to the Director.
- Ecology Director Review and Determination. The Director reviews all materials and makes a determination by June 30 on whether to adopt the plan.

### **What happens after June 30, 2021?**

The Streamflow Restoration law has a June 30, 2021 deadline for adoption by the Director of Ecology. If the Director signs adoption orders by June 30, 2021, the planning process is completed. After adoption

of a watershed restoration and enhancement plan, Ecology shall evaluate the plan recommendations and initiate rule making, if necessary, to incorporate recommendations into rules adopted under this chapter or under chapter [90.22](#) or [90.54](#) RCW.

If the plan is not adopted by June 30, Ecology must prepare a final draft plan and submit to the Salmon Recovery Funding Board (SRFB) for technical review. Ecology will then consider the SRFB review, prior to finalizing and adopting the plan. After adoption, the Director shall initiate rulemaking.

There is no timeline identified in the legislation for Ecology to complete the final plan if not adopted by June 30. Ecology will determine the timeline for plan completion after evaluating the workload (based on plans not adopted and recommendation in plans for rulemaking).

After plan adoption, the Director shall initiate rulemaking within six months to incorporate recommendations into rules adopted under this chapter or under chapter [90.22](#) or [90.54](#) RCW, and shall adopt amended rules within two years of initiation of rulemaking.

There is no role identified in the law for the Committee after June 30, 2021.

### **What is the status of the next streamflow restoration competitive grant round?**

Ecology will determine the timing for the next grant round after the Washington State Legislature approves a budget for the next biennium. Ecology has not developed grant guidance for the next grant round. As written in the 2020 grant guidance, projects must be in an adopted plan or rule supporting documents to receive priority points.

## **Materials and References**

[WRIA 15 Committee Webpage](#)

[Streamflow Restoration Competitive Grant Program](#)

### **Final Draft WRIA 15 Watershed Plan Review**

- [WRIA 15 Final Draft Plan](#)
- [WRIA 15 Review Memo](#)
- [WRIA 15 Plan Template Presentation](#)
- [Intro Language Compendium](#)
- [Committee Brochure](#)
- [Final NEB Guidance](#)
- [Streamflow Interpretative Statement](#)



CITY OF PORT ORCHARD  
Permit Center

**MASTER PERMIT APPLICATION FORM**

For Title 20 permit types. Check the boxes on page 2 for all permits applied for at this time.

**AN INCOMPLETE APPLICATION WILL NOT BE ACCEPTED**

<b>1. PROJECT INFORMATION:</b>	
<b>Project Name:</b>	<b>Parcel Size:</b>
<b>Site Address/ Location:</b>	
<b>Tax Parcel Number(s):</b>	
<b>Existing Use of Property:</b>	
<b>Project Description / Scope of Work:</b>	
<b>List any permits or decisions previously obtained for this project:</b>	
<b>Is your project served by public water and/or public sanitary sewer systems?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <b>If yes:</b> Sewer Provider: _____ Water Provider: _____ <b>If no:</b> Kitsap Public Health District approval documentation must be submitted with this application.	
<b>Is the project within the floodplain?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Is the project within 200' of the shoreline?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Zoning Designation:</b>	<b>Overlay District Designation:</b>
<b>These surface waterbodies are on or adjacent to the property:</b> <i>(check all that apply)</i> <input type="checkbox"/> Saltwater <input type="checkbox"/> Creek <input type="checkbox"/> Pond <input type="checkbox"/> Wetland <input type="checkbox"/> None	
<b>Does the project include new construction within 200' of a geologically hazardous area?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Was there a Pre-Application meeting with Staff for this project?</b> <input type="checkbox"/> No <input type="checkbox"/> Yes: date _____	
<b>2. WATER, SEWER, AND TRANSPORTATION CAPACITY VERIFICATION.</b>	
<i>Check the box below that applies:</i>	
<input type="checkbox"/> Concurrency is not required. This permit type is exempt per POMC 20.180.004(1)(a – t). <i>List the code reference letter (a – t) and the permit type:</i> _____	
<input type="checkbox"/> An application for a Capacity Reservation Certificate (CRC) for water, sewer and transportation is included with this submission.	
<input type="checkbox"/> A previously issued and unexpired city-issued CRC for Water, Sewer, and Transportation is included with this submission. <i>(Provide two copies.)</i>	
<input type="checkbox"/> A combination of documents which in total verifies and/or is an application for water, sewer, and transportation capacity is included with this submission: <i>(Check all document types that apply.)</i> <input type="checkbox"/> City document(s) <input type="checkbox"/> from other Utility District(s) <input type="checkbox"/> from the Health District	
<input type="checkbox"/> Demolition of an existing building or termination of previous use was within the last five years. There is no net impact increase by the proposed new structure or land use on city's water, sewer, or road facilities. <i>(A copy of the Demolition permit or prior use records are required.)</i>	



<b>3. PERMIT TYPES.</b> Check all types that you are applying for <u>at this time.</u>		
<b>Land Use / Planning:</b>		
<input type="checkbox"/> Accessory Dwelling Unit	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Shoreline (check all that apply):
<input type="checkbox"/> Administrative Interpretation	<input type="checkbox"/> Final Plat, Alteration	<input type="checkbox"/> Substantial Development, Hearing
<input type="checkbox"/> Binding Site Plan, Preliminary	<input type="checkbox"/> Final Plat, Vacation	<input type="checkbox"/> Substantial Development, Admin.
<input type="checkbox"/> Binding Site Plan, Alteration of Prelim.	<input type="checkbox"/> Non-conforming Use	<input type="checkbox"/> Conditional Use Permit, Hearing
<input type="checkbox"/> Binding Site Plan, Final	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Conditional Use Permit, Admin.
<input type="checkbox"/> Binding Site Plan, Alteration of Final	<input type="checkbox"/> Preliminary Plat, Minor Modifications	<input type="checkbox"/> Variance, Hearing
<input type="checkbox"/> Binding Site Plan, Vacation of Final	<input type="checkbox"/> Preliminary Plat, Major Modifications	<input type="checkbox"/> Short Plat, Preliminary
<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Pre-submittal Design Review	<input type="checkbox"/> Short Plat, Alteration to Preliminary
<input type="checkbox"/> Comprehensive Plan Map Amend.	<input type="checkbox"/> Rezone	<input type="checkbox"/> Short Plat, Final
<input type="checkbox"/> Comprehensive Plan Text Amend.	<input type="checkbox"/> SEPA	<input type="checkbox"/> Short Plat, Alteration of Final
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Shoreline Exemption	<input type="checkbox"/> Short Plat, Vacation of Final
<input type="checkbox"/> Critical Areas Review	<input type="checkbox"/> Sign (Land Use regulations)	<input type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> Design Review Board Project Review	<input type="checkbox"/> Sign, Master Sign Plan	<input type="checkbox"/> Temporary Use Permit Extension
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Sign Variance	<input type="checkbox"/> Variance, Administrative
	<input type="checkbox"/> Statement of Restrictions	<input type="checkbox"/> Variance, Hearing
<b>Public Works:</b>		
<input type="checkbox"/> Capacity Reservation Certificate	<input type="checkbox"/> Right-of-Way Permit	<input type="checkbox"/> Tree Cutting Permit (Minor LDAP)
<input type="checkbox"/> Land Disturbing Activity Permit, Major	<input type="checkbox"/> Stormwater Drainage Permit	<input type="checkbox"/> Variation from Engineering Standards
<input type="checkbox"/> Land Disturbing Activity Permit, Minor	<input type="checkbox"/> Street Use Permit	<input type="checkbox"/> Water and/or Sewer Connection
<b>Building:</b>		
<input type="checkbox"/> Commercial, New building / Addition	<input type="checkbox"/> Demolition	<input type="checkbox"/> Residential Plumbing
<input type="checkbox"/> Commercial, Alteration / Repairs	<input type="checkbox"/> Manufactured Home	<input type="checkbox"/> Residential Mechanical
<input type="checkbox"/> Commercial Tenant Improvement	<input type="checkbox"/> Multi-family (3 units or more)	<input type="checkbox"/> Re-roof
<input type="checkbox"/> Commercial Plumbing	<input type="checkbox"/> Residential, New	<input type="checkbox"/> Sign (Construction of)
<input type="checkbox"/> Commercial Mechanical	<input type="checkbox"/> Residential, Addition / Alteration	<input type="checkbox"/> Siding, Windows and/or Doors
<b>Fire Code:</b>		
<input type="checkbox"/> Fire Sprinkler	<input type="checkbox"/> Fireworks Display	<input type="checkbox"/> Standpipe System
<input type="checkbox"/> Fire Alarm	<input type="checkbox"/> Fireworks Sales	<input type="checkbox"/> Temporary Tent / Membrane Structure
<input type="checkbox"/> Fire Suppression System	<input type="checkbox"/> High Pile Storage	<input type="checkbox"/> Tank Install / Decommission
<b>Other:</b>		
<input type="checkbox"/> Address Request	<input type="checkbox"/> Floodplain Development Permit	<input type="checkbox"/> Site Plan Checklist
<input type="checkbox"/> Design Standards Departure Request	<input type="checkbox"/> Road Name Request	
<input type="checkbox"/> Other: (list)		

**4. CONTACT INFORMATION.** Use additional sheets if needed to list more contacts.

**Applicant** (Company and contact name): \_\_\_\_\_

**Relationship to the Property:**  Owner  Authorized agent

**Mailing Address** (street, city, state, zip): \_\_\_\_\_

**Phone:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Property Owner** (if different than Applicant): \_\_\_\_\_

**Mailing Address** (street, city, state, zip): \_\_\_\_\_

**Phone:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Engineer** (Company and contact name): \_\_\_\_\_

**Mailing Address** (street, city, state, zip): \_\_\_\_\_

**Phone:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Note:** Both the Surveyor and the Engineer must be listed for plats.

**Surveyor** (Company and contact name): \_\_\_\_\_

**Mailing Address** (street, city, state, zip): \_\_\_\_\_

**Phone:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Contractor:** \_\_\_\_\_ **Contact Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Contractor's Mailing Address:** \_\_\_\_\_

**Contractor's License/Registration #:** \_\_\_\_\_ **Expiration Date:** \_\_\_\_\_

**City Business License:**  Yes  No (Apply online at: [bls.dor.wa.gov](http://bls.dor.wa.gov)) **Revenue Tax# (UBI):** \_\_\_\_\_

I certify that the contractor(s) (general or specialty) who will perform any of the services for which this permit is issued, is registered with the State of Washington, Department of Labor & Industries, in compliance with chapter 18.27 RCW (law of 1963) under certificate number. \_\_\_\_\_  
Applicant initial here

**Authorized Agent Signature:** The Authorized Agent, either the Property Owner or the Applicant as listed above, is the primary contact for all project-related questions and correspondence. The Permit Center will email or call the Authorized Agent with requests and/or information about the application. The Authorized Agent is responsible for communicating information to all parties involved with the application. It is the responsibility of the Authorized Agent to ensure their contact information is accurate and that their email account accepts email from the Permit Center.

I affirm that all answers, statements, and information submitted with this application are correct to the best of my knowledge.

**OWNER or AGENT:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**PRINT NAME:** \_\_\_\_\_

**Property Owner Signature (select one):**

- The legal owner of the property is submitting this application, acting as the Agent/Contact for this Project.  
Sign and date below.
- The legal owner of the property authorizes the Applicant to act on his/her behalf as the Agent/Contact for this Project.  
Sign and date below, or submit a separate signed and dated authorization letter with this application.

By signing this application and applying for approvals under Port Orchard Municipal Code Title 20, the property owner hereby permits free access to the land subject to the application to all agencies with jurisdiction considering the proposal for the period of time extending from the date of application to the time of final action.

**OWNER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**PRINT NAME:** \_\_\_\_\_



# CITY OF PORT ORCHARD

## Permit Center

Office located at 720 Prospect Street  
Mailing address: 216 Prospect Street  
Port Orchard, WA 98366  
(360) 874-5533 • permitcenter@cityofportorchard.us

### COMPREHENSIVE PLAN AMENDMENT

<b>FEES:</b>	Comp Plan Map Amendment: <i>(with or without Rezone)</i>	\$1,875.00
	Comp Plan Text Amendment:	\$500.00
	Technology fee:	\$10.00
	SEPA Review:	\$300.00
	Public Notice sign fee* <i>(each)</i> :	\$40.20
	Fire District Review fee:	\$250.00
	<b>Total Due with Submittal:</b>	<b>\$</b>

<b>STAFF USE ONLY</b>	
Received by:	_____
Receipt #:	_____
File #:	_____

*\*Public Notice sign fee only required for Map Amendment*

#### INCOMPLETE APPLICATION WILL NOT BE ACCEPTED.

<b>TYPE OF COMPREHENSIVE PLAN AMENDMENT:</b> <i>(Check the box that applies)</i>	
<input type="checkbox"/> <b>For a Comprehensive Plan Text Amendment:</b> <i>(Complete information below)</i>	
This proposed amendment is for Comprehensive Plan section: _____	
Provide a brief description of your proposal: _____	
_____	
_____	
<input type="checkbox"/> <b>For a Comprehensive Plan Map Amendment:</b> <i>(select)</i> <input type="checkbox"/> <b>with Rezone</b> <input type="checkbox"/> <b>without Rezone</b> <i>(Complete information below)</i>	
General location of property and/or address: _____	
_____	
Location:    Section(s) _____ Township _____ Range _____	
Current Zoning: _____ Proposed Zoning: _____	
Current Comp Plan Designation: _____ Proposed Comp Plan Designation: _____	
Proposed Use of the Property: _____	
_____	

*Submittal requirements are listed on page 2.*

**SUBMITTAL REQUIREMENTS**

This application shall include the following, unless specifically waived by DCD:  
(Check the box for each item included with this application)

- THE MASTER PERMIT APPLICATION FORM** with original signature(s).  
*One Master covers all applications that are included with this submittal. No additional copies are required.*
- SEVEN** copies of the completed Comprehensive Plan Amendment application form: This includes the original plus six (6) copies.
- SEVEN** copies of the letter sent by DCD after the Pre-Application meeting, if there was one.
- SEVEN** copies of a project narrative with a detailed explanation of why the proposed text or map amendment is necessary and/or desirable for the community, and how, if a map amendment, the proposed use fits in with the uses permitted in the surrounding zone. The narrative must include a statement addressing the decision criteria listed in POMC 20.04.040(2), as applicable to either a text or map amendment.
- A SEPA Checklist Submittal:** *(use Form 012 for complete submittal requirements.)*
- A SEPA Checklist Supplemental Sheet D Submittal:** *(use Form 013 for complete submittal requirements.)*
- ONE Electronic copy** of all submitted documents, in high resolution Adobe PDF format, including the items listed below, as applicable. The decision criteria statement for either a text amendment or a map amendment must be in Microsoft Word format.

**If application is for a Map Amendment, also include:**

- SEVEN plan sets total:**  
**THREE sets:** 18" x 24" or larger, and **FOUR sets:** 11" x 17", with north arrow and map scale, showing:
  - Existing natural features, including critical areas and buffers.
  - Existing and proposed grades.
  - Existing and proposed uses and improvements, including utilities, easements, structures, access and parking.
- SEVEN copies** of a vicinity map, 8 ½" x 11" or larger, with site clearly marked, shown in relation to the nearest major streets, roads and waterways in the area, and identifying the zoning of the surrounding property.
- SEVEN copies** of complete legal description of the property, including tax parcel number(s).
- SEVEN copies** of a list of other permits that are or may be required for development of the property (issued by the City or by other government agencies), insofar as they are known to the applicant.
- To verify water and sewer availability and transportation capacity, submit one of the following options: *(Check the box that applies to your project and include the documentation with this submittal)*
  - 1.** Capacity Reservation Certificate (CRC) application for Water, Sewer and Transportation.  
*Use CRC Application form for submittal requirements.*
  - 2.** Water and/or Sewer availability letters issued by the appropriate Utility District, or Building Clearance Approval from the Health District and # 1. above for Transportation.

*Other documentation may be required in addition to what is listed above.*

**OWNER:**

**For a map amendment, select the appropriate statement:**

- I affirm that the property affected by this application is in my exclusive ownership.
- I affirm that the property affected by this application is not in my exclusive ownership. This application is submitted with the consent of all owners of the affected property.

**IF AN AGENT IS SUBMITTING THIS APPLICATION ON YOUR BEHALF**, complete this verification statement:

As the record owner of the property listed above, I authorize \_\_\_\_\_, as my Authorized Agent to submit this application on my behalf.

The application as completed is true and correct to the best of my knowledge.

\_\_\_\_\_  
Signature of Owner (Must be notarized)

\_\_\_\_\_  
Print Name of Owner

\_\_\_\_\_  
Date

STATE OF WASHINGTON     )  
   ) SS  
 COUNTY OF KITSAP        )

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS MY HAND AND OFFICIAL SEAL this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC in and for the  
State of Washington, residing at

\_\_\_\_\_  
My appointment expires:  
\_\_\_\_\_

# Chapter 9. Capital Facilities – Amended Redline 2021

## 9.1. Introduction

This Capital Facilities Element of the 2016 Comprehensive Plan provides information about the City's existing public facilities, and the need for future facilities to address the requirements of a growing population. The Capital Facilities Element, in conjunction with the City's Capital Facilities Plan (CFP) and

Capital Improvements Program (CIP), provide guidance for the City to achieve its goals of providing the appropriate public facilities and desirable levels of public services to its residents and businesses.

### ***Capital Facilities Vision***

***Provide outstanding community facilities that serve the needs of a growing and changing city. Maintain existing community facilities and develop additional facilities to address the city's growth and evolving needs. New facilities should address multiple objectives, such as creating new open space and enhancing neighborhood character, even as they serve basic functional requirements.***

Ensuring that public facilities are available when growth occurs is critical to the quality of life for Port Orchard's residents. The implementation of the Capital Facilities Element and related plans will help realize the community's vision for outstanding community facilities, as well as the vision and goals of the Land Use Element. This Element also functions in coordination with the Comprehensive Plan's Utilities, Parks and Transportation elements and functional system plans for water, wastewater and stormwater. These are discussed in more detail in Section 9.3.

The state requires the City to demonstrate that all capital facilities serving its population have been considered and that planning is done in a coordinated and comprehensive fashion. The Public Facilities and Services Goal of the Growth Management Act (GMA) requires that the level of service ("LOS") of public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use, without decreasing current service levels below locally established minimum standards ("the concurrency requirement"). Kitsap County's Countywide Planning Policies also require the City to ensure that its growth plans are consistent with the CIP and that adequate public facilities and services are or will be available to serve the City's population allocation through the planning period. If limited funding or other circumstances would prevent the city from providing adequate facilities and services, the Growth Management Act requires the city to re-evaluate the Land Use Element and make sure that capital facilities plans and land use plans are consistent.

The City of Port Orchard owns and manages a variety of capital facilities, including roads, parks, utility systems, police facilities, and administrative buildings. In addition to the facilities owned and managed by the City, there are publicly-owned capital facilities managed by other entities which meet some of Port Orchard's capital facility needs. These include, but are not limited to, schools, library, sewage treatment, and public transit. Privately owned utilities (electrical, natural gas, and telecommunications)

conduct their own planning processes and maintain their own system plans. The City influences private system planning through its authority to regulate land uses and its obligation to develop and maintain a Comprehensive Plan.

The City uses its capital facilities and functional plans, with guidance from the Comprehensive Plan, to make planning and budgetary decisions about the need and timing for construction of new facilities, improvements to existing facilities, the levels of service provided by those facilities, and how to fund and maintain these needs. Planning decisions should also address the evolving and adaptive role of technology in the provision of capital facilities.

The complete list of capital facility improvements planned in the next seven years is provided in the City's Capital Improvements Program (CIP), which is described in Section 9.3. The CIP and the functional plans provide a complete facility inventory, as well as needs, projected costs, and funding sources.

## 9.2. Inventory and Identified Needs

### 9.2.1 Administration and Service Facilities

Facility	Location	Size (sq ft)
City Hall (includes Police Station and Municipal Court)	216 Prospect Street	28,370
Public Works Shop	1535 Vivian Court	6,000
South Shed	2051 Sidney Avenue	3,811
Active Club	1026 Tacoma Avenue	7,500
Police Shooting Range	1278 Lloyd Parkway	N/A
Library	87 Sidney Avenue	8,586
Community Development Department Building	720 Prospect Street	2,925

The City's Capital Facilities Plan provides a detailed description and analysis of the City's current capital facilities, as summarized below:

#### City Hall

The primary municipal building is the City Hall, which was built in 1999. It contains all of the City's departments and staff, except for the Public Works crew.

The CFP established the level of service for administrative space (including police and courts) at



2,408 sq ft per 1,000 residents. The state's Office of Financial Management estimated the City's 2015 population at 9,950. The City's 2036 target population allocation is 20,558. City Hall also requires some maintenance and improvements, as identified in the CFP. ~~Therefore, the City should assess the current conditions, adequacy and capacity of the existing City Hall building square footage and its internal configuration, make interim or short-term changes as appropriate, and plan for approximately 25,500 additional square feet of administrative space to be provided by the end of the 2036 20-year planning period. In 2016, the City contracted with Rice Fergus Miller, Inc to prepare a facilities space analysis for the City Hall. This analysis, which has been included in Appendix B of the City's Comprehensive Plan (Plans Adopted by Reference), found that the Port Orchard City Hall's net usable area was approximately 64% of the area provided in the city halls for Gig Harbor and Poulsbo, which are smaller cities. The analysis recommended that approximately 10,592 gross square feet be added to City Hall through 2025, based on the City's projected population growth, in order to maintain and improve work space and customer service. Parking should also be provided for an expansion.~~

The Police Department currently occupies approximately 5,500 sq ft on the ground floor of City Hall. The Police Department has indicated that it requires approximately 10,000-15,000 additional square feet of office space with 3,000-5,000 sq ft of storage to meet its needs for the next 20 years. The City should review options for providing the additional space needed to maintain an appropriate level of police services.

### **Public Works – Shop and South Shed**

The Public Works shop houses this department's foreman and crew and a majority of the City's maintenance vehicles and equipment.

The shop has sufficient capacity to support staff throughout the capital facilities planning period. There is a current level of service for enclosed maintenance facilities of 833 sq ft per 1,000 residents. However, there is not enough covered parking for City vehicles and equipment, and the City has identified the need for a second four-bay carport to cover and protect City vehicles and equipment from the elements.

The south shed is anticipated to continue being used as a storage facility and staging area through the planning period. No construction, remodeling or expansion need is anticipated.



### **Active Club**

The Active Club is the only community recreational building owned by the City. It provides space for a number of recreational, sports and civic organizations to conduct activities.

### **Police Shooting Range**

The police shooting range provides a convenient and safe location for officers to train and practice with firearms.



## Library

The library building is owned by the City and houses the local branch of the Kitsap Public Library.

### **9.2.2 Parks and Recreational Facilities**

The City has a number of parks and recreational facilities, listed below.

#### **Current Parks Facilities**

Park Name	Size	Facilities
Van Zee	8.3 Acres	Picnic Areas and shelters, trails, two baseball diamonds, playground, sports field, lighted tennis courts, horseshoe court, restroom
Clayton Park	1.4 Acres	Picnic tables, playground, sports field, basketball court, picnic shelter
Givens Field	6.7 Acres	2 Baseball Diamonds (under lease, not available for public use), lighted tennis courts, lighted horseshoe courts, restrooms, picnic area, playground, Active Club
Lundberg Park	4.8 Acres	Not open to the public, no facilities
Paul Powers, Jr. Park	3.75 Acres	Field, playground, basketball court
Boat Ramp	0.3 Acres	Municipal boat ramp, restroom, parking
DeKalb Pedestrian Pier	4.1 Acres	169 feet of pier, 359 feet of floats, picnic tables
Etta Turner Park	0.6 Acres	Gazebo, benches, view of Sinclair Inlet, trail connection
McCormick Village Park	28.6 Acres	Trails, restrooms
Seattle Ave Waterway Property	1.88 Acres *tidelands included	Trail connection
Waterfront Park	1.9 Acres	Sidewalks, picnic table, bench, viewing platform
Westbay Easements	N/A	Trail connection, beach access
Bethel South Property	5.3 Acres	Not open to the public, no facilities; a portion planned for construction of dog park

In addition to the properties in the above table, which are owned and operated by the City, Port Orchard residents also have a number of non-City parks and private facilities that are available for public recreational use.

The City's Parks Plan provides a comparison of current recreational facilities and services within the City against the recommended levels of service used by the state's Interagency Council for Outdoor Recreation and by Kitsap County. This comparison is used to establish the LOS for recreational needs



of the City's existing and future population. City-owned, non-City publicly owned, and private recreational facilities are all considered by the City when determining levels of service.

In general, the City has adequate park and recreational facilities to serve the population during the planning period, with existing deficits in bike paths, boat launches and pedestrian trails, and projected deficits in community and neighborhood parks. Additional information on the City's parks and more detailed planning strategies can be found in the City's Parks Plan and in the Parks Element of

this Comprehensive Plan.

### **9.2.3 Utilities and Transportation**

The City owns, maintains and manages its water system and wastewater collection system. It is also responsible for City roads and other aspects of the City's transportation system. More information on these facilities is provided in the City's functional plans and other Elements of the Comprehensive Plan (Utilities, Transportation).

## **9.3. Planning and Policy Connections**

A complete list of capital facility improvements planned in the next seven years is included in the city's Capital Improvements Program (CIP), which is described in this section. The CIP and the functional plans listed in the following table identify facility inventories, needs, projected costs, and funding sources.

Capital improvement recommendations are drawn primarily from functional plans specific to each capital facility or City department. Utilities such as water, sewer, and stormwater have specific requirements according to state and federal law. Each City department forecasts needed improvements for at least a twenty-year. Each plan contains an inventory of the system and a forecast of system demand and capacity based on population and regulatory mandates. The functional plans identify capital investments required to meet future demand and to replace or maintain existing facilities for continued service. The plans also define the customer service level for each facility provide and system-specific operating policies.

The CIP uses many revenue sources to fund the capital improvement projects identified in the plan, including sales tax, business and occupation tax, utility rates, state revenues, bonds, and grants. Impact



fees<sup>1</sup> and other specific revenues allowed under the Growth Management Act also offer potential funding sources.

### Coordinating City Functional Plans and Capital Improvements Program

<p><b><u>Capital Improvements Program</u></b></p> <p>This is the city’s seven-year financing and implementation plan in which needed capital improvements to the city’s public facilities and infrastructure are identified and prioritized.</p>	<p><b>Funding:</b> plan updated biennially.</p>
<p><b><u>Water System Plan</u></b></p> <p>This plan provides a basis for capital improvement planning for six years and forecasts anticipated needs to a 20-year planning horizon.</p>	<p><b>Functional Plan:</b> updated on a 6-10 year cycle, as needed.</p>
<p><b><u>Wastewater System Plan</u></b></p> <p>This plan addresses aging infrastructure, system expansion to accommodate development, revised policies and practices, data, finances, revised growth forecasting, and recommended improvements.</p>	<p><b>Functional Plan:</b> updated on a 6-10 year cycle, as needed.</p>
<p><b><u>Storm and Surface Water System Plan</u></b></p> <p>This plan establishes the city’s storm and surface water policy.</p>	<p><b>Functional Plan:</b> updated on a 6-10 year cycle, as needed.</p>
<p><b><u>Parks Plan</u></b></p> <p>This plan is the primary tool to guide the long-term growth and development of Bellevue’s parks and open space system. The core of the plan is a set of 20-year capital project recommendations, which are reviewed and updated approximately every six years.</p>	<p><b>Functional Plan:</b> updated on a 6-10 year cycle, as needed.</p>
<p><b><u>Transportation Plan</u></b></p> <p>This six-year plan indicates needs for maintenance and improvement of the City’s transportation network.</p>	<p><b>Functional Plan:</b> updated every two years.</p>

## 9.4. Future Needs

A key feature of the capital facilities planning process is asset management, which continually monitors the condition of existing facilities and infrastructure, identifies the levels of maintenance needed, and determines when facilities need to be replaced. The city’s capital facilities policies ensure that the city plans in advance for maintenance and infrastructure replacement to maintain levels of service. These policies also tie capital facilities planning to land use, making sure that assumptions about future growth are consistent.

The City of Port Orchard owns, operates, and maintains over \$3.5 billion of infrastructure to provide drinking water, wastewater, and stormwater and surface water services to its residents and

businesses. Continued investment in this infrastructure is necessary for continued delivery of utility services that are critical for human health and safety, economic development, as well as supporting a sustainable, healthy environment. Capital facility investment helps to ensure that the City can continue to deliver the high quality municipal utility services customers expect.

The City of Port Orchard has a rapidly growing population. To provide adequate capital facilities, the City is working to address substandard infrastructure and comply with new regulations.

While there are unique challenges to specific capital facility services, several issues apply broadly to Port Orchard:

**Accommodating Increased Demand.** Increased demand will require investment for building and maintaining facilities for services like water, wastewater, stormwater, parks, fire, police, transportation, and municipal buildings. Non-city providers, such as school districts, libraries and solid waste processors, will also experience increased demand for services and will need to plan for new or improved facilities.

**Aging Infrastructure.** Some of Port Orchard's capital facilities are aging or inadequate for current service needs, and will require repairs and replacement over the next twenty years. The costs of replacing utility infrastructure and roads are substantial and take years for planning and implementation. Likewise, facilities such as parks and municipal buildings require ongoing maintenance, improvements, or replacement. City departments maintain plans and strategies for funding and building necessary improvements, which are scheduled and assigned funding in the city's seven-year CIP.

**Compliance with New Laws and Regulations.** Changing state and federal mandates governing capital facilities systems require the city to monitor and review its systems to ensure compliance. For example, compliance with the city's National Pollutant Discharge Elimination System Municipal Stormwater Permit (NPDES), a Federal Clean Water Act mandate that affects programs citywide, will have significant long-term impacts on the way the city does business, on city expenses, and on private development costs. In February 2010, stormwater regulations were significantly expanded under the NPDES Phase II permit. These new regulations, along with associated stormwater requirements that must be incorporated into City code by 2017, places significant additional requirements on the City's planning and regulatory functions.

The City of Port Orchard benefits from its proximity to centers for recreation, open space, and sports fields outside City Limits and/or held by other agencies or groups, such as the South Kitsap School District and Kitsap County. Creating and strengthening regional partnerships will enable Port Orchard and its partners to provide greater facilities and opportunities than would be possible alone. The City of Port Orchard is already working with Kitsap County and other nearby jurisdiction to create and expand a regional water trail including shoreline access with launch points, rest areas, parking facilities.

## 9.5. Goals and Policies

**Goal 1. Provide an efficient distribution and mixture of public facilities, including parks, parking areas, non-motorized transportation connections, and other facilities and services.**

- Policy CF-1 The City should explore opportunities for acquisition of surface parking areas within the downtown core to serve the general public and municipal purposes.
- Policy CF-2 The City should consider development of multi-use facilities that can serve more than one public need. The City should coordinate with other jurisdictions and agencies that also provide public facilities, such as Kitsap County, Kitsap Transit and the Port of Bremerton, to encourage cooperative planning of future facilities and reduce redundancy. The City should also explore opportunities for public/private partnerships and funding sources that could provide a mix of public facilities and other uses such as commercial and residential within the same development, where appropriate.
- Policy CF-3 Encourage public awareness and consider public input when considering the need for and proposed locations of new public facilities. Develop public facilities according to the specific needs, locations and levels of service identified in the City's functional plans and capital improvements program.
- Policy CF-4 Encourage the joint use of utility corridors for open space and non-motorized pathways and trails, provided that such joint use is consistent with limitations prescribed by applicable law and prudent utility practice.
- Policy CF-5 Encourage private property owners and developers to donate public trail access and parcels for park development in areas identified for future municipal parks and trail connections.

**Goal 2. The City shall establish minimum levels of service for provision of urban services (i.e. fire, police, garbage disposal, parks, library, and other appropriate services).**

- Policy CF-6 It is the City's intent that adequate school facilities be provided for the community. Individual school levels of service should be maintained as adopted and funded by the South Kitsap School District School Board.

**Goal 3. Ensure that infrastructure, facilities, and services are adequate to serve new projects at the time buildings are available for occupancy and use, without decreasing service levels below locally established minimum standards.**

- Policy CF-7 Require that urban level facilities and services are provided prior to or concurrent with development. These services include, but are not limited to, transportation

infrastructure, parks, potable water supply, sewage disposal, stormwater and surface water management, and solid waste management.

- Policy CF-8 Facilitate adequate planning for services and facilities by coordinating with utility providers on annual updates of population, employment and development projections.
- Policy CF-9 Regularly monitor and update LOS standards for public facilities to reflect community preferences for quality of service delivery.
- Policy CF-10 Encourage providers to improve accessibility to public services by making information available, convenient and complete.
- Policy CF-11 Maintain an inventory of existing capital facilities owned by public entities.
- Policy CF-12 The City should acquire property sufficient to provide capital facility services at established levels of service, according to the identified deficiencies and future needs for such services as provided in the City's functional plans.

**Goal 4. Ensure that the provision of capital facilities meets the needs of the present without compromising the ability of future generations to meet their own needs.**

- Policy CF-13 Provide public facilities and services conveniently and equitably throughout the community and do not unduly affect any one group of people or geographic area by the siting or expansion of essential public facilities.
- Policy CF-14 Ensure that the provision of capital facilities is environmentally sensitive, safe and reliable, aesthetically compatible with surrounding land uses, and economical to consumers.
- Policy CF-15 Ensure that new growth and development pay a fair, proportionate share of the cost of new facilities needed to serve such growth and development.
- Policy CF-16 Direct growth within the community where adequate public facilities exist or can be efficiently provided.
- Policy CF-17 Seek to reduce the per unit cost of public facilities and services by encouraging urban intensity development within the City and adjacent Urban Growth Areas.
- Policy CF-18 Coordinate the construction of public facility improvements such as utility and road improvements to help minimize project costs.

Policy CF-19 Ensure the efficient and equitable siting of capital facilities through cooperative and coordinated planning.

Policy CF-20 Coordinate and cooperate with other jurisdictions in the implementation of multijurisdictional utility facility expansions and improvements.

Policy CF-21 Provide meaningful opportunities for community involvement in the planning of capital facilities.

**Goal 5: Support provision of adequate, timely and efficient fire protection and emergency medical service within the City.**

Policy CF-22 Coordinate with South Kitsap Fire and Rescue on planning for the location of new fire stations to ensure that they are dispersed throughout the City and located near areas of high population concentration.

Policy CF-23 Encourage consolidation of duplicate services between Fire Districts to use resources more effectively.

**Goal 6: Reduce crime risks within the City.**

Policy CF-24 Design and locate capital facility improvements to optimize public safety through increased visibility at joint use facilities (e.g., streets, public buildings, etc.)

Policy CF-25 Ensure that there are enough commissioned officers and support staff to support the established LOS in the City.

**Goal 7. Coordinate land use and school district capital facilities planning.**

Policy CF-26 Recognize that schools provide a unifying social and physical amenity that are key foci for successful neighborhoods. Encourage elementary schools to be located in or near neighborhood centers and middle schools, junior high schools and senior high schools to be located near community centers.

Policy CF-27 Coordinate with the South Kitsap School District to develop strategies to ensure that students are not forced to attend a school outside their neighborhood.

Policy CF-28 Coordinate with the South Kitsap School District to develop strategies to provide and enhance safe multi-modal access to the schools.

Policy CF-29 Review and update school impact fees at least every 4 years.



Policy CF-30 Explore opportunities to develop joint use facilities with the South Kitsap School District, such as recreational and community center facilities.

**Goal 8: Develop and maintain adequate and convenient parks, recreation, and open space areas and facilities for all age groups to serve both the existing and future population of Port Orchard and surrounding areas.**

Policy CF-31 Preserve open space considered scenic in value by :

- a. enhancing and expanding park facilities.
- b. discouraging obstructions of scenic views.

Policy CF-32 Increase the size and number of parks and open spaces by:

- a. establishing partnerships with other agencies to jointly utilize public facilities.
- b. promoting through public and private investments, the acquisition of open space facilities and assuring proper maintenance thereof.
- c. providing for public input when developing plans for public parks.
- d. providing for a mixture of active and passive open spaces within residential and commercial areas with consideration of nearby public facilities.
- e. providing input on development plans for public parks within Port Orchard's Urban Growth Boundary.

Policy CF-33 Monitor and maintain the LOS for park facilities as established in the City's comprehensive Parks Plan.

Policy CF-34 The Active Club should continue to be maintained and improved.

Policy CF-35 Reevaluate the City's established park impact fee at least every four years to ensure that the fee is appropriate based on the City's LOS for parks acquisition, improvement and maintenance.

Policy CF-36 Correct LOS deficiencies in park facilities through capital improvements.

Policy CF-37 Collaborate with Kitsap County to explore formation of a Municipal Parks District to help fund and develop community and neighborhood scale parks throughout the city and the Urban Growth Area.



- Policy CF-38 Develop neighborhood parks adjacent to school sites whenever possible in order to promote facility sharing. Facilities on the neighborhood park site should supplement uses that the school does not provide such as trails, open space, picnic areas, playground equipment, and multi-purpose paved sport courts.
- Policy CF-39 Encourage implementation of the County's Greenways Plan that outlines a citywide system of trails that will serve park, recreation, and open space needs. Link a system of trails between neighborhoods and parks, school sites, and other public property. Utilize public lands and existing rights-of-way for trail purposes whenever feasible.
- Policy CF-40 Place interpretive signs along trails to encourage community, historical, and environmental awareness and place distance markers along the trail for walkers and runners.
- Policy CF-41 The City should maximize the use of state and federal grants for future parks improvements whenever possible.
- Policy CF-42 Create new parks in recently annexed areas or update existing parks within newly annexed portions of the City.

Policy CF-43 In conjunction with partners, develop the South Kitsap Community Events Center as a recreational and civic amenities hub for Port Orchard and the South Kitsap region.

**Goal 9. Ensure that an adequate water supply is available to support the level of population growth and land development projected within the City.**

- Policy CF-44 Maintain drinking water quality in accordance with State and Federal standards to ensure the quality of drinking water delivered to customers of the water system.
- Policy CF-45 Provide high quality domestic and fire protection service to all areas within the retail service area.
- Policy CF-46 Utilize City-owned and operated sources of supply to maximize efficiency and cost effectiveness of the water system.
- Policy CF-47 Maintain water system facilities to ensure a high level of service is provided to all customers and maximize the life of facilities to protect the investment of ratepayers.
- Policy CF-48 Construct new facilities as required to serve the existing and future populations of the established water service area and South Kitsap Urban Growth Area.

- Policy CF-49** Interconnect the City’s main water system with the independent facilities serving the City’s 580 and 660 Pressure Zones (McCormick Woods System). This will allow for combining the two existing systems under one water system identification number.
- Policy CF-50** Implement and maintain water use efficiency and conservation programs to discourage water waste, promote the prudent use of water resources and support protection of habitat and the environment.
- Policy CF-51** Work with neighboring water utilities, participate in regional water planning efforts to establish common goals of uniform water system standards and facilitate coordination of efforts toward the adequate provision of water service throughout the region.
- Policy CF-52** Conduct water system operations in a manner that insures high quality service in accordance with all applicable rules and regulations, at the lowest reasonable cost.
- Policy CF-53** Encourage land uses and programs that promote water conservation.
- Policy CF-54** Revise water service boundaries in cases where the designated water service provider cannot provide timely or reasonable service.
- Policy CF-55** Ensure that land uses permitted in aquifer recharge areas do not lead to contamination of water resources.
- Policy CF-56** Encourage new developments adjacent to properties with private wells or existing septic systems to connect to the City’s water system or, if not feasible, ensure that adverse impacts to existing wells or septic systems from new development is avoided or mitigated.

**Goal 10. Provide safe, reliable and timely sewer service to consumers at a fair and reasonable price.**

- Policy CF-57** Coordinate construction of sewage improvements with other utilities.

The City shall require all new development to connect to public sewer and water systems, unless physically or financially infeasible.

**Goal 11. Ensure that all utility infrastructure expansion provides an adequate level of public service to support new development consistent with the City’s policies, criteria, and standards. In addition, utility expansion should also be consistent with current land use plans and development regulations of the State of Washington, Kitsap County, and appropriate local planning agencies.**

**Policy CF-58** Utilize best construction methods and practices and innovative techniques in the design and construction of utilities.

**Policy CF-59** Whenever possible, utility construction should be scheduled to minimize disruption of access to area residences and businesses.

**Policy CF-60** Schedule utility construction activities to avoid sensitive times in the lifecycle of fish and wildlife, such as spawning, nesting, and migration.

**Goal 12. Minimize development related impacts to existing hydrologic conditions and functions, and strive to correct current deficiencies resulting from past development practices such as stormwater-related flooding.**

**Policy CF-61** Identify areas within and adjacent to the City and its UGA which are highly sensitive to changes in hydrologic conditions and functions. Within these highly sensitive areas, establish standards that provide for near zero change in hydraulic and hydrologic function on a property, such as no net increase in the peak flow or volume of runoff or erosion products leaving a site post- development.

**Policy CF-62** Ensure development regulations adequately prevent new development from increasing flooding and minimize the possibility of damage from flooding events.

**Policy CF-63** Encourage Low Impact Development (LID) strategies for stormwater management through incentives and flexibility in application of regulatory requirements.

**Policy CF-64** Utilize new inventories of flood hazard-prone properties in the decision making process to prioritize stormwater system improvements.

**Policy CF-65** Coordinate the basin planning process with the community planning process to address surface water runoff and flooding issues.

**Policy CF-66** Integrate public regional stormwater detention and retention facilities into the natural environment.

**Policy CF-67** Recognize that regional facilities can provide aesthetics, recreation, and fish and wildlife habitat in a community park-like or open space setting.

**Policy CF-68** Implement planned activities and continue current activities in the 2014 Stormwater Management Plan.

DRAFT

Port Orchard, Washington  
Parks, Recreation, & Open Space (PROS) Plan



January 2021

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# Chapter 1: Introduction

Port Orchard has grown since the last Park & Recreation Element was adopted in the Comprehensive Plan in 2014.

The choices that confront Port Orchard at the present time are significant and could alter the character and quality of open space, trail, and park facilities, and recreation programs and services if not adequately planned.

This document outlines the choices that are available and the means for implementing preferred actions found to be beneficial to Port Orchard residents.

## Objectives

The specific objectives of this planning effort were to:

**Define the setting** - within Port Orchard including climate, environment, wildlife habitat, history, culture, population changes, and current development conditions.

**Inventory assets** - existing public and private park facilities and recreational services that have been developed to-date within Port Orchard by the city, Port of Bremerton, Kitsap County, South Kitsap School District, Washington State Parks & Recreation Commission, and private non-profit and for-profit organizations.

**Forecast demand** - for future open space, trails, and park facilities and recreation services that may be provided by the city or other agencies.

**Identify appropriate roles and responsibilities** - that should be undertaken by Port Orchard to meet critical open space, trail, and park facilities and recreation program needs.

**Develop the elements of a citywide plan** - for open space, trails, and park facilities and recreation programs including wildlife habitat and conservation areas, open spaces and natural resource

areas, trails, athletic fields and facilities, indoor community and recreation centers, and other special purpose facilities.

**Determine the costs** - involved in maintaining and/or improving open space, trails, and park facilities and recreation program levels-of-service (LOS), particularly the possible use of innovative financing tools or methods.

**Define an implementation program** - outlining the actions necessary to realize the plan including supporting actions necessary to update agreements with Kitsap County, Port or Bremerton, South Kitsap School District, Washington State, and private non-profit and for-profit organization.

**Determine public opinion** - through a series of public participation events and resolve final project, plan, and financing components based on the results of public input.

## Approach

This study analyzed the supply, demand, and need for public and private open space, trail, and park facilities and recreation services within Port Orchard on a citywide basis and in the city's urban growth area.

The proposed implementation strategies are the result of this comprehensive or holistic analysis. Generally, the proposed strategies recommend the city focus its resources where open space, trail, and park facilities and recreation needs are most critical and the most effective.

## Public involvement

The Port Orchard Community Development Department oversaw this planning process. During the course of the planning program, the Department conducted a series of:



**On-line surveys** - conducted of city adult residents at the beginning and end of the process to determine their current park utilization practices, condition assessments, and recommendations.

The proposals contained within this document represent the opinions developed from these public participation events.

## **Documentation**

This report is organized into 6 chapters outlining goals and objectives, plan and program elements, and implementation measures.

Separate technical appendices detailing the city setting, facility inventories, park opportunities, land and facility demands, finances, and public opinion are available from the Port Orchard Community Development Department.

## Chapter 2: Goals and objectives

Goals and objectives form the framework for the Parks, Recreation, and Open Space (PROS) Plan. A goal is a general statement describing an outcome the City wishes to provide.

**Goals** - typically do not change over time unless community values or economic conditions make it necessary.

**Objectives** - are more specific statements that describe a means to achieving goals, are measurable, and may change over time.

### Goal 1: Recreation programs

Promote healthy and active lifestyle programs and outreach activities of special interest and lifestyle benefit for city residents with an emphasis on social equity. Promote, and work with other public, nonprofit, and for-profit agencies, organizations, and vendors including Kitsap County, Port of Bremerton, South Kitsap School District, Washington State, and other public, nonprofit, and for-profit agencies.

Such programs may include athletic leagues and sport groups (like youth soccer, little league, lacrosse, and football), youth, teen, and senior age groups, and special needs population where these activities are of major interest and benefit to city residents of all ages, skills, incomes, and cultures.

#### **Policy 1.1: Healthy lifestyle**

Promote healthy and active lifestyle programs including education, awareness, and developmental partnerships for youth, teen, and senior age groups, and special needs populations where these activities are of major interest and benefit to city residents of all ages, skills, incomes, and cultures.

#### **Policy 1.2: Active lifestyle**

Facilitate development of a network of parks, trails, facilities, and programs that encourage an active lifestyle involving walking, hiking, biking, playing, swimming, exercising, and other pursuits

that help regulate weight and physical condition, and mental and physical health and well being for all age, skills, income, and cultural groups.

#### **Policy 1.3: Environmental**

Promote the operation of environmental, historical, cultural, and recreational programs providing instruction, volunteerism, and participation in habitat restoration, water-based recreation, trail development and security, interpretive and outdoor programs, summer and day camps, maintenance, and other site-specific activities at park sites and properties in Port Orchard.

#### **Policy 1.4: Historical**

Support historical and cultural initiatives to develop and display artifacts, reports, and exhibits; and conduct lectures, classes, and other programs that document and develop awareness of Port Orchard's heritage at park sites and properties.

#### **Policy 1.5: Art and culture**

Promote programs for enrichment, physical conditioning and health care, meeting facilities, daycare, after school, and other program activities for all age, developmental ability, income, and cultural groups in Port Orchard by all agencies and vendors as appropriate.

#### **Policy 1.6: Athletics**

Designate and preserve appropriate sites, and facilitate agreements with user and league organizations to operate basketball, volleyball, tennis, soccer, baseball, softball, and other instruction and participatory programs for all age, skill level, income, and cultural groups in the city.

### Goal 2: Cultural arts

Promote development of high quality, diversified cultural arts facilities and programs that increase awareness, attendance, and participation opportunities at parks and properties in Port Orchard.

### **Policy 2.1: Programs**

Support successful collaborations between Port Orchard and Kitsap County, Port of Bremerton, South Kitsap School District, and other public agencies, service groups, schools, arts patrons, and artists that optimally utilize artistic resources and talents at parks and properties in Port Orchard.

### **Policy 2.2: Artworks**

Where appropriate, incorporate public artworks including paintings, sculptures, exhibits, and other media for indoor and outdoor display to expand resident access and appropriately furnish public places in parks and properties in Port Orchard.

## **Goal 3: Resource conservancies**

Assume a major responsibility for the planning, coordination, and preservation of unique environmental areas, wetlands, wildlife habitat, open spaces, forestlands, and scenic areas.

Work with other public and mission related non-profit and private agencies, such as Kitsap County, Port of Bremerton, Washington State Departments of Fish & Wildlife (WDFW), Natural Resources (DNR), Parks & Recreation Commission (P&RC), and others to create an effective approach to the following conservation issues.

### **Policy 3.1: Wildlife habitat**

Identify and conserve critical wildlife habitat including nesting sites, foraging areas, and migration corridors within or adjacent to natural areas, open spaces, and the developing urban areas – especially around Sinclair Inlet, Blackjack Creek, and Square and Long Lakes.

### **Policy 3.2: Natural areas**

Preserve and protect significant environmental features including unique wetlands, open spaces, woodlands, shorelines, waterfronts and other characteristics that support wildlife and reflect the city's resource heritage – especially Veterans Memorial, South Kitsap, and Square Lake Parks.

### **Policy 3.3: Public access**

Provide non-intrusive public access to environmentally sensitive areas and sites that are especially unique to the city and surrounding area – including Blackjack Creek and Old Clifton Wetlands.

### **Policy 3.4: Forestlands**

Conserve and restore forest cover and the scenic attributes woodlands provide – especially the remaining wooded hillsides defining the northwestern bluffs of the city overlooking Sinclair Inlet and Blackjack Creek.

### **Policy 3.5: Open spaces**

Define and conserve a system of open space corridors or separators to provide definition between natural areas and urban land uses in the city – especially the open spaces in and around McCormick Village and other homeowner association (HOA) developments.

### **Policy 3.6: Linkages**

Increase natural area and open space linkages within the developed urban areas as well including along Blackjack and the other numerous creeks draining into Sinclair Inlet.

### **Policy 3.7: Urban growth preserves**

Cooperate with other public and private agencies including Kitsap County, Port of Bremerton, Washington State Departments of Fish & Wildlife (WDFW), Natural Resources (DNR), Parks & Recreation Commission (P&RC), and with private landowners to set-aside land and resources necessary to provide high quality, convenient open space, trail, and park facilities before the most suitable sites are lost to development.

### **Policy 3.8: Set aside**

Preserve unique environmental features or areas in future land developments and increase public use and access. Cooperate with other public and private agencies, and with private landowners to set aside unique features or areas as publicly accessible resources.

## Goal 4: Historical resources

Assist where appropriate in the planning, coordination, and preservation of unique archaeological, historical, cultural, scenic, and man-made places, sites, landmarks, and vistas.

Work when appropriate with other public and private agencies, such as the Port Orchard Historical Society, Washington State Historical Societies, Suquamish Tribes, and others, to create an effective approach to the following resource conservation issues and proposals.

### **Policy 4.1: Historical features and interests**

Identify, preserve, and enhance the city's heritage, traditions, and cultural features including historical sites, buildings, artworks, views, and monuments within park sites and historical areas - especially Port Orchard's historic downtown.

### **Policy 4.2: Significant lands and sites**

Identify and incorporate significant historical and cultural lands, sites, artifacts, and facilities into the open space, trail, and park system to preserve these interests and provide a balanced social experience - especially including important Native American, homestead sites, and other places of interest in the city.

### **Policy 4.3: Incorporate into parks**

Work with the Port Orchard Historical Society, Washington State Historical Society, and other archaeological and cultural groups to incorporate historical and cultural activities into park developments and recreational programs.

### **Policy 4.4: Manmade environments**

Incorporate appropriate manmade environments, structures, activities, and areas into the open space, trail, and park system to preserve these features and provide a balanced recreational experience.

### **Policy 4.5: Public access**

Work with property and facility owners to increase public access and utilization of these special sites and features.

## Goal 5: Trail systems

Assume a major responsibility for the planning, development, and operation of a variety of trails including water trails, off-road hike and bike that are directly related to environmental resources that are of most interest to city residents.

Work with other public and private agencies, including Kitsap County, Port of Bremerton, and Washington State Departments of Fish & Wildlife (WDFW), Natural Resources (DNR), and Parks & Recreation Commission (P&RC) to develop and maintain an integrated system of trails.

### **Policy 5.1: Water access**

Support a system of kayak, canoe, and other hand carry boat access landings and other improvements for appropriate access to Sinclair Inlet, and Square and Long Lakes.

### **Policy 5.2: Water trails**

Where feasible designate a water trail network for hand-carry or car-top craft including canoes and kayaks incorporating the South Kitsap and Cascade Marine Trail sites and routes.

### **Policy 5.3: Scenic routes and vistas**

Develop where practical viewpoints and interpretive exhibits that integrate scenic routes with specific historical, cultural, environmental, and scenic points of interest - especially including the historic downtown and the bluffs overlooking Sinclair Inlet.

### **Policy 5.4: Artworks**

Integrate as feasible artworks into trails, parks, park facilities, and historical sites - especially within the historic downtown district, residential neighborhoods, and at the gateways to the city.

### **Policy 5.5: On and off-road trail systems**

Support a comprehensive system of hike and bike trails that access scenic, environmental, historic, and open space attributes in and around the city expanding and linking existing trail systems to create city and area-wide networks - especially the shoreline access from Bay Street Pedestrian Path.

**Policy 5.6: Trailheads**

Develop a series of trailheads, trailside rest stops, viewpoints, interpretive exhibits, and trail signage systems that integrate hike and bike trails with specific historical, cultural, environmental, and scenic points of interest.

**Policy 5.7: Local connections**

Integrate continuous trail corridors and local spur or loop routes with parks, schools, other public facilities, historical sites, and Port Orchard’s historic downtown district and residential neighborhoods.

**Policy 5.8: Furnishings**

Furnish trails with appropriate supporting trailhead improvements that include interpretive and directory signage systems, rest stops, restrooms, parking and loading areas, water, and other services.

**Policy 5.9: Joint locations**

Where appropriate, locate trailheads at or in conjunction with park sites, schools, and other community facilities to increase local area access to citywide trail systems and reduce duplication of supporting improvements.

**Policy 5.10: Standards**

Develop trail improvements following design and development standards that make it easy to maintain and access by maintenance, security, and other appropriate personnel, equipment, and vehicles.

**Policy 5.11: Ste6ardship**

Where appropriate and economically feasible, develop and support an Adopt-A-Trail program for citizens and organizations to help provide trail maintenance and litter pick-up activities.

**Policy 5.12: On and off-leash dog areas**

Designate a system of on and off-leash dog areas that provide controlled and convenient exercise opportunities for dog owners including appropriate segments of the proposed multipurpose trail system and parks.

**Policy 5.13: Dog parks**

Where appropriate, designate and develop off-leash dog parks that provide controlled and convenient exercise and social area opportunities for dog owners in convenient service areas of the city.

**Goal 6: Resource parks**

Plan, develop, and operate a variety of resource-oriented facilities. These facilities may include fishing sites, hand-carry boat access, swimming beaches, and picnicking areas that are directly related to environmental resources that are of most interest to city residents.

Work with other public and private agencies, particularly Kitsap County, Port of Bremerton, and Washington State Department of Fish & Wildlife (WDFW), Natural Resources (DNR), and Parks & Recreation Commission (P&RC) to develop and operate the following appropriate resource park facilities.

**Policy 6.1: Waterfront access and facilities**

Acquire and support additional shoreline access for waterfront fishing, wading, swimming, and other related recreational activities and pursuits along Sinclair Inlet, Square, and Long Lake shorelines.

**Policy 6.2: Picnicking and day-use activities**

Acquire and develop additional citywide picnic sites, shelters, and day-use group picnic grounds at major resource parks and along major off-road trail corridors in and around the city.

**Goal 7: Playgrounds and fields**

Develop an integrated system of local neighborhood playgrounds, courts, and fields that are of most interest to city residents. Assume responsibility for the planning of a system of local and regional athletic park facilities including competitive soccer, lacrosse, softball, and baseball and multiuse fields that are of interest to city residents and league participants.

Coordinate and assist as appropriate other public and private agencies including Kitsap County, South Kitsap School District, and city youth sports league organizations. Site and sponsor the development of major competitive outdoor and indoor athletic facilities for all age, skill, income, and cultural groups that are within reasonable geographic service areas of local neighborhoods in the city.

**Policy 7.1: Playgrounds and tot lots**

Develop and designate a network of local play sites and facilities that meet playing standards and requirements for all age, skill, income, and cultural groups within convenient walking distances of residents.

**Policy 7.2: Recreational courts**

Develop and designate a network of local park sites that provide a variety of recreational sports courts (such as basketball, sand volleyball, bike polo, pickleball, and tennis courts) that meet the highest quality pick-up and competitive practice and playing standards and requirements for all age, skill, income, and cultural groups and recreational interests within convenient walking distances of residents.

**Policy 7.3: Skateboard parks, pump tracks, disc golf and challenge courses**

Develop park sites that provide specialized activities (such as skateboard, in-line skating, pump tracks, disc golf, climbing walls, and challenge courses) that meet the highest quality recreation practice and playing standards and requirements for all age, skill, income, and cultural groups and recreational interests.

**Policy 7.4: Athletic fields**

Designate a network of sites that can be developed for organized sports leagues (such as soccer, lacrosse, softball, and baseball fields) to meet the highest quality recreation practice and playing standards and requirements for all age, skill, income, and cultural groups and recreational interests - including competition field sites at Givens Field, Van Zee, Veterans Memorial, South Kitsap Regional, and Bill Bloomquist Rotary Parks as well as potential joint ventures with South Kitsap School District.

**Goal 8: Recreation facilities**

Coordinate the planning, development, and operation of specialized indoor facilities including aquatic facilities, gymnasiums, arts and crafts, classrooms, meeting rooms for special populations, children, teens, seniors, and the general population that are of major interest to city residents of all ages, skills, incomes, and cultures.

Seek cooperation from other public and private agencies including Kitsap County, South Kitsap School District, and related nonprofits, among others, to realize the following effective facilities and services within reasonable geographic service areas of neighborhoods.

**Policy 8.1: Aquatics centers**

Develop and maintain indoor aquatics facility that provides instruction, aerobics, recreation, and competition facilities for all age, skill, income, and cultural groups and aquatics interests on a seasonal or year-round basis - working with groups such as South Kitsap School District, Boys & Girls Club, and YMCA.

**Policy 8.2: Recreation centers**

Develop and designate multiple use indoor recreational centers that provide gymnasiums, physical conditioning, recreational courts, and other athletic spaces for all age, skill, income, and cultural groups and community interests on a year-round basis - working with groups such as Kitsap County, South Kitsap School District, YMCA, and other nonprofit and private groups.

**Policy 8.3: Community centers**

Develop and designate a system of multipurpose community centers and facilities that can provide arts and crafts, music, video, classroom instruction, meeting facilities, eating and health care, daycare, latch key, and other spaces for all age, skill, income, and cultural groups including preschool, youth, teens, and seniors on a year-round basis like Givens Community Center.

**Policy 8.4: Meeting facilities**

Support the continued development of relationships with the Kitsap Public Facilities District (KPF), Port of Bremerton, South Kitsap

School District, Boys & Girls Club, YMCA, and other organizations of special meeting, assembly, and other community facilities that provide general support to school age populations and community-at-large functions like the Community Events Center (CEC).

**Policy 8.5: Arts centers**

Develop and maintain special indoor and outdoor cultural and performing arts facilities that enhance and expand music, dance, drama, cultural and historical interpretations, and other audience and participatory opportunities for the city-at-large including special summer farmers' markets and festival events in the city like the Community Events Center (CEC).

**Goal 9: Special purpose facilities**

If practical and economically feasible, coordinate and assist other public and private agencies including the Port Orchard Historical Society, Washington State Historical Society, and the South Kitsap School District, among others, with special purpose facilities.

**Policy 9.1: Special enterprises**

Where appropriate and economically feasible, support the development and operation of specialized and special interest recreational facilities, like Boys & Girls Club of South Puget Sound, Sidney Museum, Log Cabin Museum, Veteran's Living History Museum, Peninsula Indoor BMX, Westcoast Fitness, Crossfit NWNW, Olympic Fitness Club, Clover Valley Riding Center, Riding Place, Kitsap Saddle Club.

**Policy 9.2: Joint planning**

Where appropriate and economically feasible, participate in joint planning and operating programs with other public and private agencies for special activities like the farmers' market and other activities in the city.

**Goal 10: Design standards**

Design and develop Port Orchard facilities that are accessible, safe, and easy to maintain, with life cycle features that account for long-

term costs and benefits.

**Policy 10.1: Outdoor accessibility**

Design outdoor picnic areas, trails, playgrounds, courts, fields, parking lots, restrooms, and other active and supporting facilities to be accessible to individuals and organized groups of all physical capabilities, skill levels, age groups, income, and cultural interests.

**Policy 10.2: Indoor accessibility**

Design indoor facility spaces, activity rooms, restrooms, hallways, parking lots, and other active and supporting spaces and improvements to be accessible to individuals and organized groups of all physical capabilities, skill levels, age groups, income, and cultural interests.

**Policy 10.3: Maintenance**

Design, retrofit, and develop facilities that are sustainable, of low maintenance, and high capacity design to reduce overall facility maintenance and operation requirements and costs. Where appropriate, incorporate low maintenance materials, settings or other value engineering considerations that reduce care and security requirements, and retain natural conditions and experiences.

**Policy 10.4: Volunteers**

Where practical and appropriate, implement an Adopt-a-Trail and Adopt-a-Park programs where volunteer users and citizens can help perform maintenance, collect litter, and other support activities.

**Policy 10.5: Pest management**

Integrate pest management principles in the management of park landscape resources by utilizing a holistic approach to managing pests using biological, cultural, mechanical, and herbicide tools.

**Policy 10.6: Security and safety standards**

Implement the provisions and requirements of the Americans with Disabilities Act (ADA), Washington State Building Codes, and other design and development standards that improve park facility safety and security features for park users, department personnel, and the public-at-large.



**Policy 10.7: Safety procedures**

Develop and implement safety standards, procedures, and programs that provide proper training and awareness for department personnel.

**Policy 10.8: Safety regulations**

Define and enforce rules and regulations concerning park activities and operations that protect user groups, department personnel, and the general public-at-large.

**Goal 11: Financial resources**

Create effective and efficient methods of operating, maintaining, acquiring, and developing facilities and programs that accurately distribute costs and benefits to public and private interests.

**Policy 11.1: Finance**

Investigate innovative available methods, such as impact fees, land set-a-side or fee-in-lieu-of-donation ordinances, and inter-local agreements, for the financing of facility development, maintenance, and operating needs in order to reduce costs, retain financial flexibility, match user benefits and interests, and increase services.

**Policy 11.2: Joint ventures**

Consider joint ventures with other public, nonprofit, and private agencies including Kitsap County, Port of Bremerton, South Kitsap School District, Washington State, and other regional, state, federal, public, and private agencies including for-profit concessionaires, where feasible and desirable.

**Policy 11.3: Public and private resource coordination**

Create a comprehensive, balanced open space, trail, park, and recreation system that integrates Port Orchard facilities and services with resources and funding available from the county, nonprofit organizations, school districts, and other regional, state, federal, and private park and recreational lands and facilities in a manner that will best serve and provide for Port Orchard resident interests.

**Policy 11.4: Joint planning**

Cooperate with Kitsap County, Port of Bremerton, South Kitsap School District, Washington State, and other regional, state, and federal, public, nonprofit organizations, and private organizations to avoid duplication, improve facility quality and availability, reduce costs, and represent resident area interests through joint planning and development efforts.

**Policy 11.5: Cost/benefit assessment**

Define existing and proposed land and facility levels-of-service (ELOS/PLOS) standards that differentiate requirements due to population growth impacts, improved facility standards, and regional and local nexus of benefits. Differentiate Port Orchard standards compared to composite standards that include the city, county, school districts, state, and other public and private provider agency efforts in order to effectively plan and program open space, trails, parks, and recreation needs in the city.

**Policy 11.6: Public/private benefits**

Create effective and efficient methods of acquiring, developing, operating, and maintaining open space, trail, park, and recreational facilities in manners that accurately distribute costs and benefits to public and private user interests - such as the application of impact fees where new urban developments impact potential level-of-service (ELOS) standards.

**Policy 11.7: Cost recovery**

Develop and operate recreational programs that serve the broadest needs of the population, recovering program and operating costs with a combination of registration fees, user fees, grants, sponsorships, donations, scholarships, volunteer efforts, and the use of general funding.

**Policy 11.8: Sponsorships**

Where appropriate, provide recreational programs, like retreats and conferences for those interested groups who are willing to finance the cost through user fees, registration fees, volunteer efforts, or other means and methods.



## Goal 12: Human resources

Develop, hire, train, and support a professional parks and recreation staff that effectively serves Port Orchard in the realization of the above listed goals and objectives.

### **Policy 12.1: Personnel**

Employ a diverse, well-trained work force that is motivated to achieve citywide goals. Encourage teamwork through

communications, creativity, positive image, sharing of resources, and cooperation toward common goals.

### **Policy 12.2: Staff development**

Where appropriate, provide staff with education, training, technology, equipment and supplies to increase personal productivity, efficiency, and pride.

## Chapter 3: Program elements

The following proposals concerning elements of the recreational programs approach are based on the results of demand analysis, workshop planning sessions, and the survey of resident households.

The proposals outline the vision developed for recreational programs within Port Orchard for the next 6-20 years. The program proposals are **CONCEPTUAL**, in some instances, subject to further study and coordination with public and private participants that may modify the eventual program particulars.

### Population projections

**Kitsap County's population** - in 1900 was 6,767 persons located primarily along Sinclair Inlet waterfront in Bremerton. The county's population increased to 17,647 persons by 1910 or by an annual rate of growth of 10.4% as railroads extended into Kitsap County and the area's logging, agriculture, and fishing industries grew in importance.

Kitsap County population increased over the decades due to the development of the ship building industry, the advent of World War 1 and 2, and the location of military installations in the county. Recent growth rates, however, have been gradual averaging 0.8% between 2000-2010 and 0.7% between 2010-2015 due largely to the impact of the economic recession on area industries.

Washington State's Office of Financial Management (OFM) expects Kitsap County's rate of growth will gradually decline from 1.3% on an annual average basis between 2015 and 2020 to 0.6% by 2050 due to the aging of the population.

**Population components** - OFM expects the number of deaths in Kitsap County will increase from 9,912 between 2010-2015 to 19,990 by 2035-2040 due to the aging of the county population while births will only slightly increase from 15,401 between 2010-

2015 to 18,637 by 2035-2040 due to a declining proportion of the population in child-bearing ages and a stable and low birth rate. Net migration will increase from 5,410 in-migrating persons in 2010-2015 to 10,091 persons by 2035-2040 contributing to Pierce County's continued resident population growth.

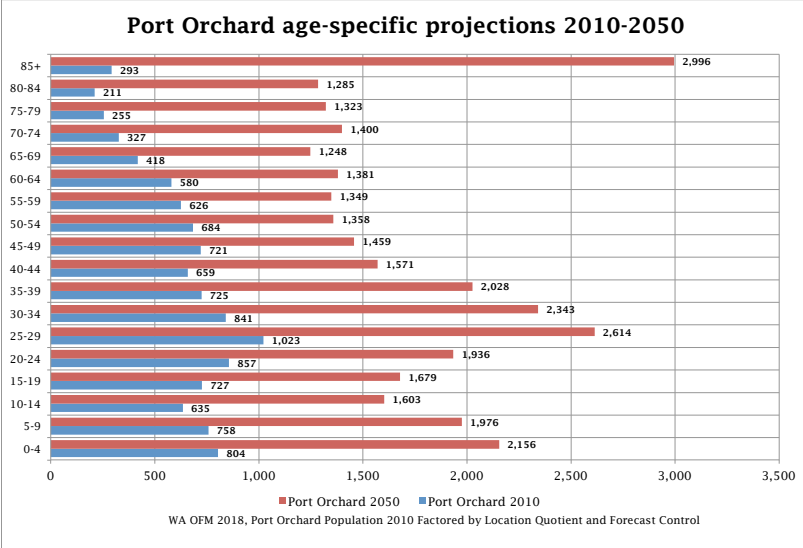
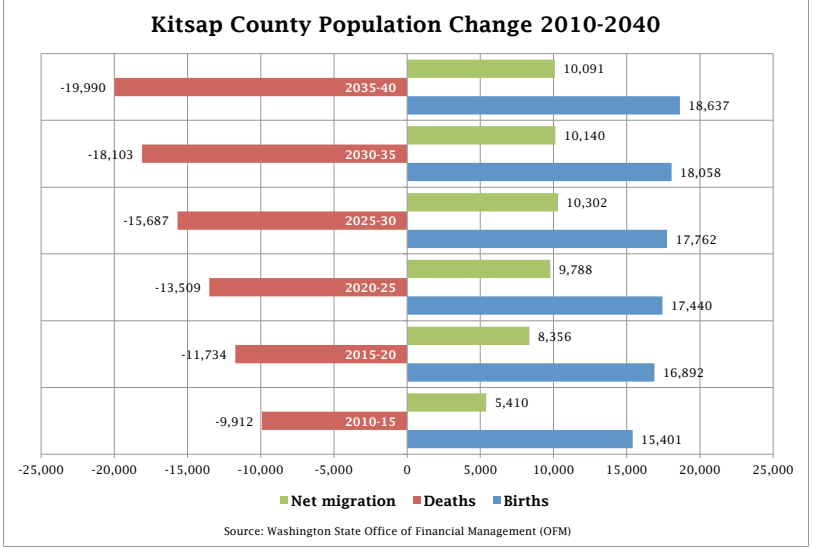
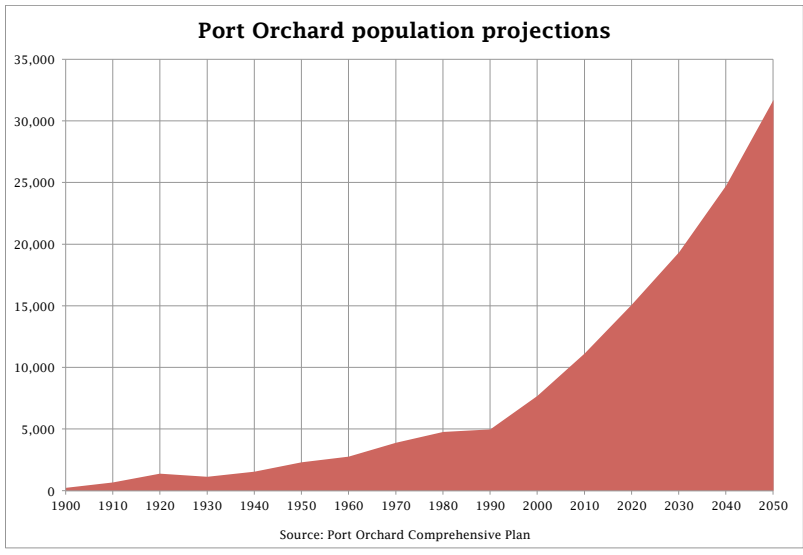
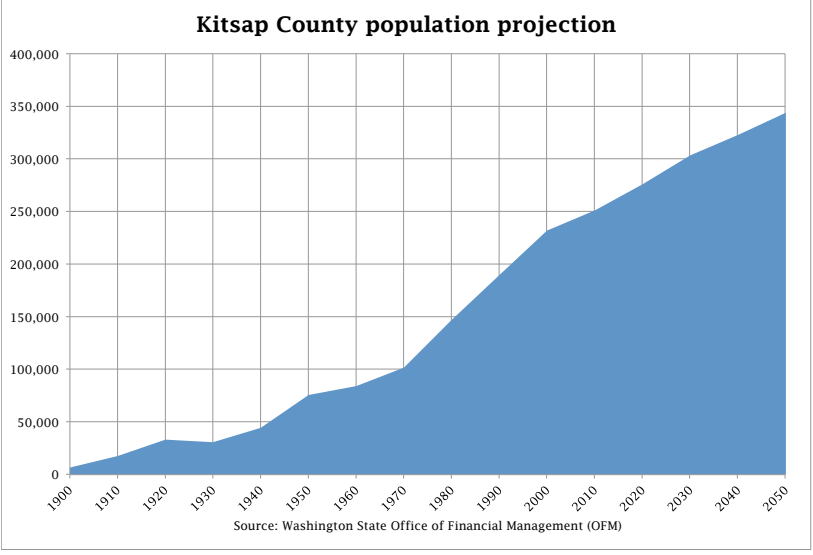
**Age distribution** - within Kitsap County will shift with a slightly less proportion of the population in child ages 0-19 of 12.1% in 2020 versus 11.5% by 2050 and more in senior ages 65+ of 20.1% in 2020 versus 24.2% by 2050 reflecting the continued aging of the population in the county similar to the trends nationally.

**Port Orchard's population** - in 1900 was 254 persons located along the Sinclair Inlet waterfront. Port Orchard's population increased to 1,393 by 1920 or by an annual average rate of 8.7% as the city attracted agriculture, logging, and fishing industries as a result of steam shipping.

Port Orchard's population totals and rate of growth increased gradually from 1920 to 2000 as the city's natural resource industries stabilized and retailing increased, and more significantly from 2000 to 2020 as the area attracted housing developers particularly of the McCormick Woods planned community.

The city's future population and annual average rate of growth, however, are expected to increase significantly from 15,117 persons by 2020 to a potential high of 31,704 persons by the year 2050 or by 210% due to the area's urban densification under GMA allocations and an assumption that the city will gradually annex the residential developments within its unincorporated urban growth area (UGA).

**Population components** - most of Port Orchard's growth is expected to be due to births and in-migration from households seeking to live in Port Orchard's emerging urban center.



**Age distribution** - Port Orchard’s age distribution is generated by determining the percent Port Orchard has attracted of each Pierce County age group then factoring the attraction rate forward through the projection years and reducing the resulting combined age group totals to match the city’s total population allocation for each year.

Port Orchard’s age distribution will gradually shift with an increasing population in child ages 0-19 of 3,719 persons in 2020 to 5,793 by 2050 or by 156% and a significantly increasing proportion of the population concentrated in senior ages 65+ of 3,030 persons in 2020 to 6,676 persons by 2050 or by 220% similar to what will occur in Pierce County.

## Recreation demand

Washington State’s Recreation & Conservation Office (RCO) develops a Statewide Comprehensive Outdoor Recreation Plan (SCORP) every 6 years to help decision-makers better understand recreation issues statewide and to maintain Washington’s eligibility for federal Land and Water Conservation Fund (LWCF) funds.

RCO conducted a series of 12-month diary surveys of a random sample of Washington State residents in 2000 and 2006, and an annual survey in 2012 to determine the type of indoor and outdoor recreation activities residents engaged in over the year including the resident’s age, gender, ethnicity, income, and regional place of residence.

The RCO SCORP surveys recorded what residents participated in of 140 different indoor and outdoor activities and special spectator events including the participation rate and number of occasions per year by season, month, week, and type of environment (urban, rural, mountain). The surveys did not record the location of the activity.

**The 2006 RCO diary based survey is used in this analysis because it was the most comprehensive and age-specific of the RCO surveys** and used computer-assisted telephone interviews of randomly sampled persons (with no more than 1 person per

household) during each month of the 12-month survey period from each of the 10 tourism regions.

Kitsap County is located in the Peninsula Region that extends from Kitsap and Mason west through Jefferson and Clallam Counties. For projection purposes, however, Port Orchard recreation behaviors are likely more representative of the Seattle-King County Region given Port Orchard’s level of urbanization and age distributed population groups.

The 2006 statewide survey was completed by 2,135 persons and collated and weighted by age, gender, region, race, and income of which 300 were completed from the Seattle-King County region and weighted accordingly. The survey is within a +/-2.5% statewide and +/-6.0% by region. Response by age, gender, region, race/ethnicity, and income varies.

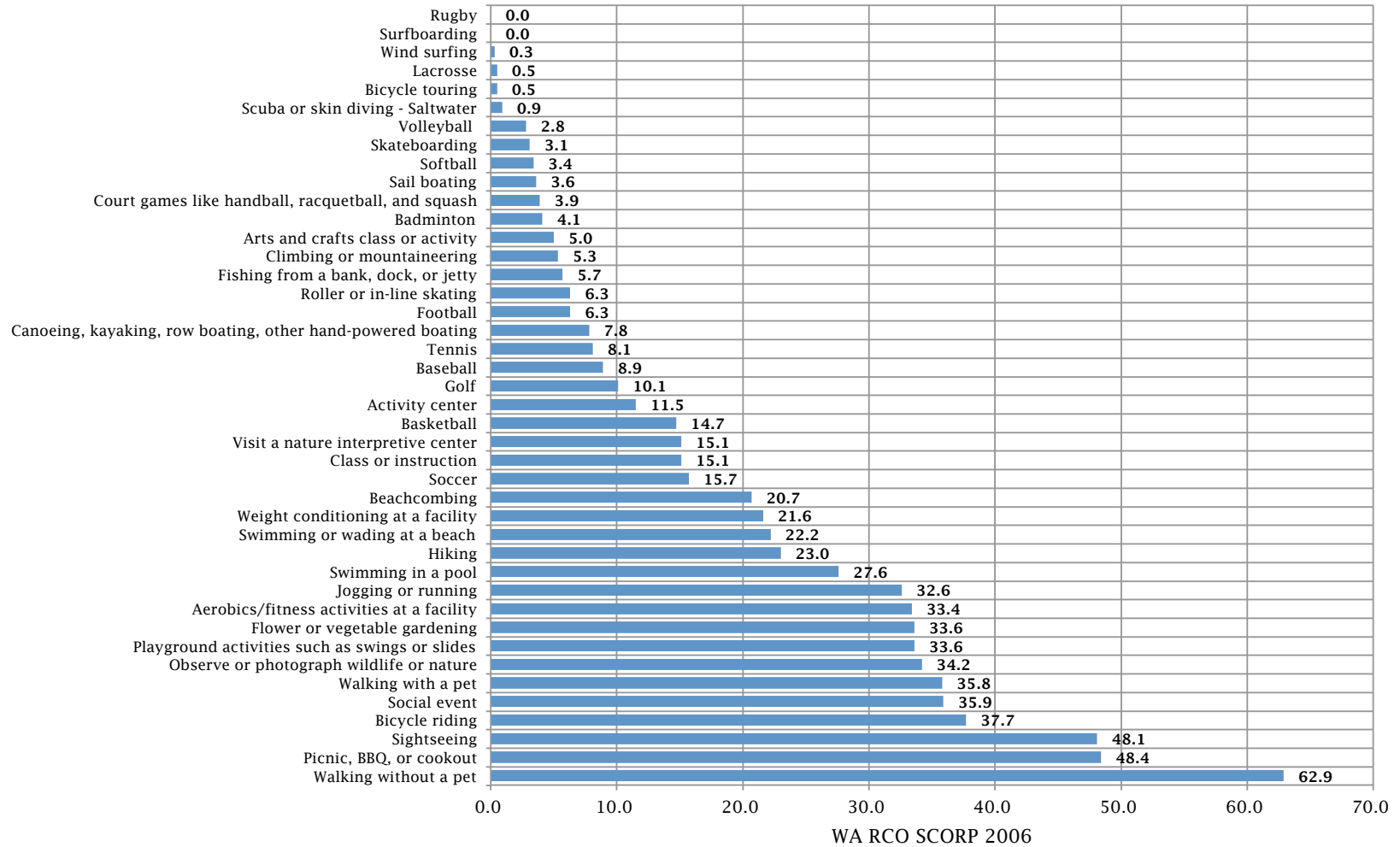
The 2006 RCO survey elicited what participants did for recreational activities but not where the activity occurred. Survey participants from Pierce County may engage in activities but possibly outside of Pierce County, and conversely participants from other regions may travel to engage in activities in Pierce County. The survey did not control for user transpositions between regions.

Since the survey was taken in 2006, the survey may not completely reflect recent regional activity trends in some select and emerging activities such as skateboard parks, dog parks, lacrosse, or other niche behaviors.

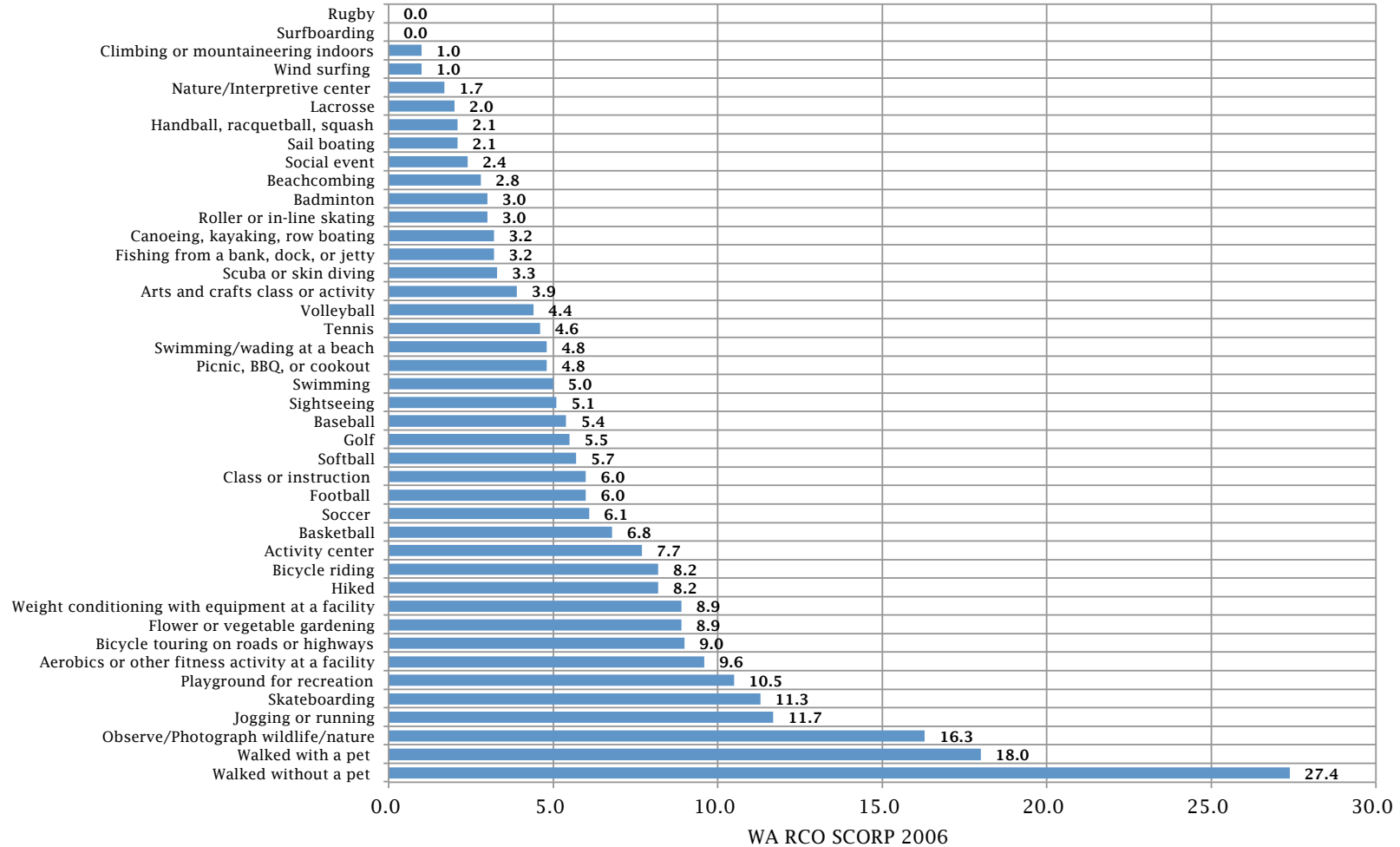
### Port Orchard (Seattle-King County region)

Annual participation rates	Participation	Frequency
Walking without a pet	62.9%	27.4
Picnic, BBQ, or cookout	48.4%	4.8
Sightseeing	48.1%	5.1
Bicycle riding	37.7%	8.2
Social event indoors	35.9%	2.4
Walking with a pet	35.8%	18.0
Observe/photograph wildlife	34.2%	16.3
Playground activities	33.6%	10.5

## Participation rate - percent of the population



## Frequency - number of times per year by participant



<b>Annual participation rates</b>	<b>Participation</b>	<b>Frequency</b>
Flower or vegetable gardening	33.6%	8.9
Aerobics/fitness activities	33.4%	9.6
Jogging or running	32.6%	11.7
Swimming in a pool	27.6%	5.0
Hiking	23.0%	8.2
Swimming or wading at a beach	22.2%	4.8
Weight conditioning at a facility	21.6%	8.9
Beachcombing	20.7%	2.8
Soccer	15.7%	6.1
Class or instruction	15.1%	6.0
Visit a nature center	15.1%	1.7
Basketball	14.7%	6.8
Activity center indoors	11.5%	7.7
Golf	10.1%	5.5
Baseball	8.9%	5.4
Tennis	8.1%	4.6
Canoeing, kayaking, row boat	7.8%	3.2
Football	6.3%	6.0
Roller or in-line skating	6.3%	3.0
Fishing from a bank, dock, jetty	5.7%	3.2
Climbing or mountaineering	5.3%	1.0
Arts and crafts class or activity	5.0%	3.9
Badminton	4.1%	3.0
Handball, racquetball, squash	3.9%	2.1
Sail boating	3.6%	2.1
Softball	3.4%	5.7
Skateboarding	3.1%	11.3
Volleyball	2.8%	4.4
Scuba or skin diving - Saltwater	0.9%	3.3
Bicycle touring	0.5%	9.0
Lacrosse	0.5%	2.0
Wind surfing	0.3%	1.0
Surfboarding	0.0%	0.0
Rugby	0.0%	0.0

**Participation rate - the percent of the population that participates in a recreational activity**

**Frequency - the number of times per year those that participate engage in the activity**

**Source: 2006 SCORP RCO Diary Based Survey**

**Participation rates**

The 2006 RCO survey found significant differences in the statewide population’s participation in recreation activities including distinctions for Port Orchard (Seattle-King County) participants.

**Top 5 activities with the highest percent of the population participating**

- in Port Orchard (Seattle-King County) included walking without a pet, picnicking, barbequing, or cooking out, sightseeing, bicycle riding, and social event indoors.

**Bottom 5 activities with the lowest percent of the population participating**

- in Port Orchard (Seattle-King County) included rugby, surfboarding, wind surfing, lacrosse, and bicycle touring.

**Organized team sports** - involved lesser percentages of the population of the Port Orchard (Seattle-King County) ranging from the highest for soccer (15.7%) to the lowest for rugby (0.0%).

**Indoor community center activities** - involved a varying range of percentages of the population participating from a social event indoors (35.9%), aerobics/fitness activities (33.9%), swimming in a pool (27.6%), weight conditioning at a facility (21.6%), class or instruction (15.1%), activity center (11.5%), and arts and crafts class or activity (5.0%). Generally, indoor or community center related activities engage the population in greater percentages than organized team sports.

**Environmental or cultural activities** - involved a varying range of percentages of the population participating from sightseeing (48.1%), observe or photograph wildlife or nature (34.2%), beachcombing (20.7%), and visit a nature interpretive center (15.1%). Generally, environmental or cultural related activities engage the population in greater percentages than indoor or community centers as well as organized team sports.

### **Annual frequencies**

The 2006 RCO survey determined the number of times or the annual frequency that an average participant would engage in each activity. The frequency averages are for all kinds of participants. Enthusiasts or organized team players may engage more frequently than the average indicates but are included within the averaging nonetheless.

### **Activities with the highest annual frequencies of over 10.0 occasions**

- in Port Orchard (Seattle-King County) were for walking without a pet (27.4 times per year), walking with a pet (18.0), observing and photographing wildlife (16.3), jogging or running (11.7), skateboarding (11.3), and playgrounds (10.5).

### **Activities with the lowest annual frequencies of less than 2.0 occasions**

- in Port Orchard (Seattle-King County) were for rugby (0.0 times per year), surfboarding (0.0), climbing or mountaineering indoors (1.0), windsurfing (1.0), and visiting a nature or interpretive center (1.7).

**Organized team sports** - in Port Orchard (Seattle-King County) ranged from the highest for basketball (6.8 times) to the lowest for rugby (0.0).

**Indoor community center activities** - in Port Orchard (Seattle-King County) were activity center (7.7 times per year), class or instruction (6.0), swimming in a pool (5.0), arts and crafts (3.9), and social event (2.4). Generally, indoor or community center frequencies are similar to the range of organized team sports.

**Environmental or cultural activities** - in Port Orchard (Seattle-King County) were observing or photographing wildlife (16.3 times per year), sightseeing (5.1), beachcombing (2.8), and visiting a nature or interpretive center (1.7). Generally, environmental or cultural related activities that involve observing or photographing wildlife occur in greater numbers per year than indoor or community centers as well as organized team sports.

### **Port Orchard's annual volumes 2020-2040**

Port Orchard's total volume of annual recreation activity is

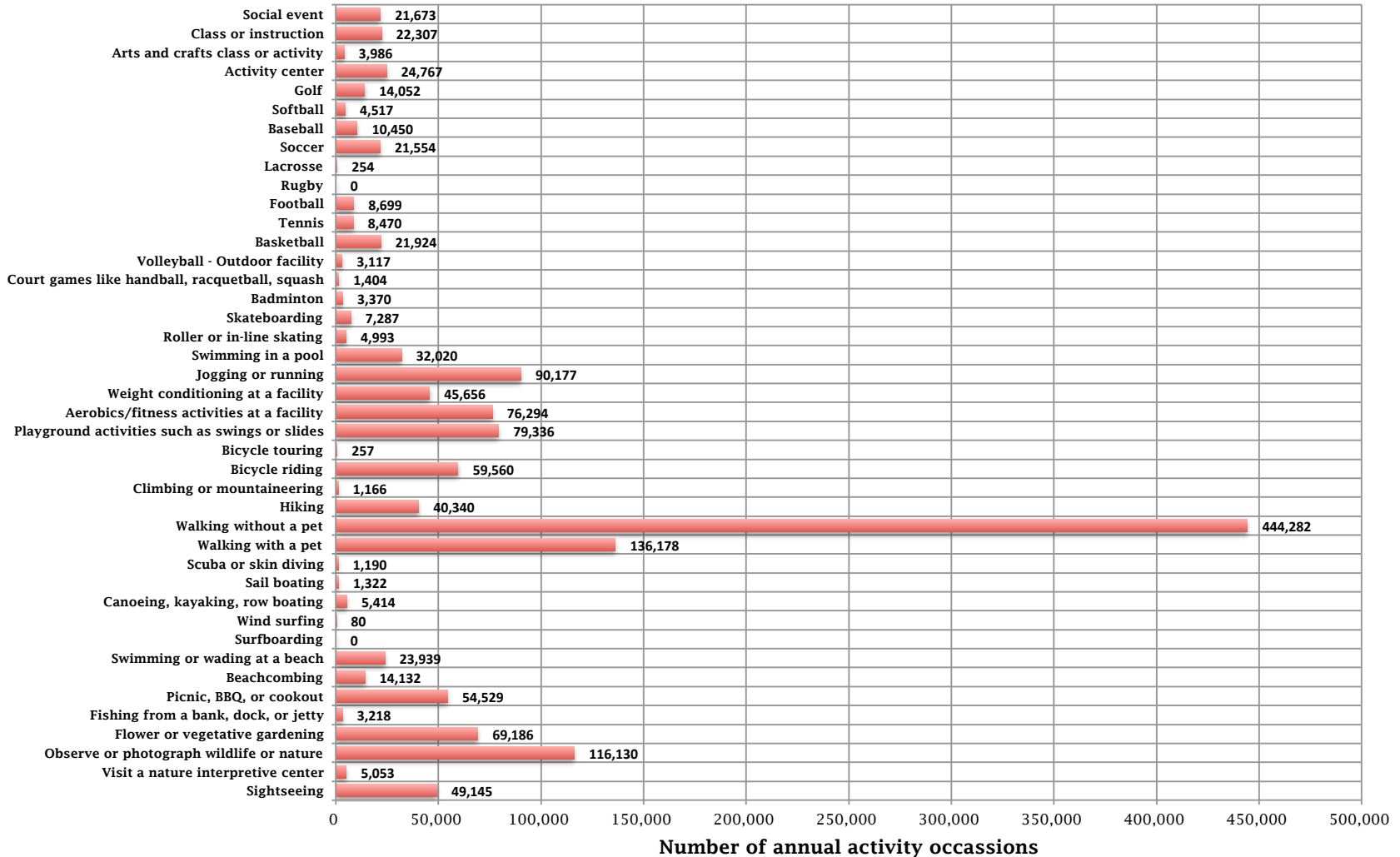
determined by multiplying the age-specific participation and frequency or occurrence rates by the number of persons projected to be in each age-specific category for the projection years.

The following table itemizes the projected total annual volume in 2020, 2040, and the amount and percent of volume increase that will occur between 2020-2040.

Activity	2020	2040	Addnl	Pct
Sightseeing	29,762	49,145	19,383	65%
Visit nature interpretive cntr	3,162	5,053	1,891	60%
Observe/photograph wildlife	72,817	116,130	43,313	59%
Flower or vegetative gardening	41,396	69,186	27,790	67%
Fishing from bank, dock, jetty	2,017	3,218	1,200	59%
Picnic, BBQ, or cookout	34,411	54,529	20,118	58%
Beachcombing	8,391	14,132	5,741	68%
Swimming/wading at a beach	15,207	23,939	8,732	57%
Surfboarding	0	0	0	0%
Wind surfing	48	80	32	68%
Canoeing, kayaking, rowboat	3,544	5,414	1,870	53%
Sail boating	866	1,322	456	53%
Scuba or skin diving	795	1,190	395	50%
Walking with a pet	84,438	136,178	51,739	61%
Walking without a pet	272,908	444,282	171,374	63%
Hiking	24,716	40,340	15,624	63%
Climbing or mountaineering	772	1,166	394	51%
Bicycle riding	37,998	59,560	21,562	57%
Bicycle touring	166	257	92	55%
Playground swings or slides	51,848	79,336	27,488	53%
Aerobics/fitness at a facility	47,372	76,294	28,922	61%
Weight conditioning at facility	28,763	45,656	16,893	59%
Jogging or running	57,358	90,177	32,818	57%
Swimming in a pool	20,007	32,020	12,013	60%
Roller or in-line skating	3,185	4,993	1,808	57%
Skateboarding	4,585	7,287	2,703	59%
Badminton	2,140	3,370	1,230	58%
Handball, racquetball, squash	883	1,404	521	59%
Volleyball - Outdoor facility	2,004	3,117	1,113	56%



## Port Orchard activity volumes 2040



Basketball	13,906	21,924	8,018	58%
Tennis	5,174	8,470	3,295	64%
Football	5,622	8,699	3,076	55%
Rugby	0	0	0	0%
Lacrosse	167	254	87	52%
Soccer	13,863	21,554	7,691	55%
Baseball	6,767	10,450	3,683	54%
Softball	2,907	4,517	1,610	55%
Golf	8,659	14,052	5,393	62%
Activity center	15,131	24,767	9,635	64%
Arts and crafts class/activity	2,505	3,986	1,481	59%
Class or instruction	14,017	22,307	8,290	59%
Social event	12,700	21,673	8,974	71%

**2040 - the total volume that will occur in 2040, Additional - the volume increase in volume over 2020 by 2040, Pct - the percent increase the additional volume between 2020-2040 represents**

**Source: RCO SCORP Survey 2006**

- **Greatest annual volume in 2040** - will be walking without a pet (444,282 occurrences) due to the high percentage of the population that engage in the activity and the high number of times or frequencies that they train per year.
- **Significant but substantially less volumes in 2040** - will be walking with a pet in a park or trail setting (136,178 occurrences) and observing or photographing wildlife or nature plants (116,130 occurrences), and jogging or running (90,177 occurrences).
- **Lowest annual volume in 2040** - will be for rugby (0 occurrences), surfboarding (0 occurrences), and windsurfing (80 occurrences) due to the low percentage of the population that engages in the activity and the low annual frequency.

**Percent would like to do more**

In addition to participation and frequency, the 2006 survey also asked respondents to indicate their preferences to engage in activities they did not participate in or to engage more frequently in activities that they did. Survey results were collated on a statewide per person basis only due to the smaller respondent sample size.

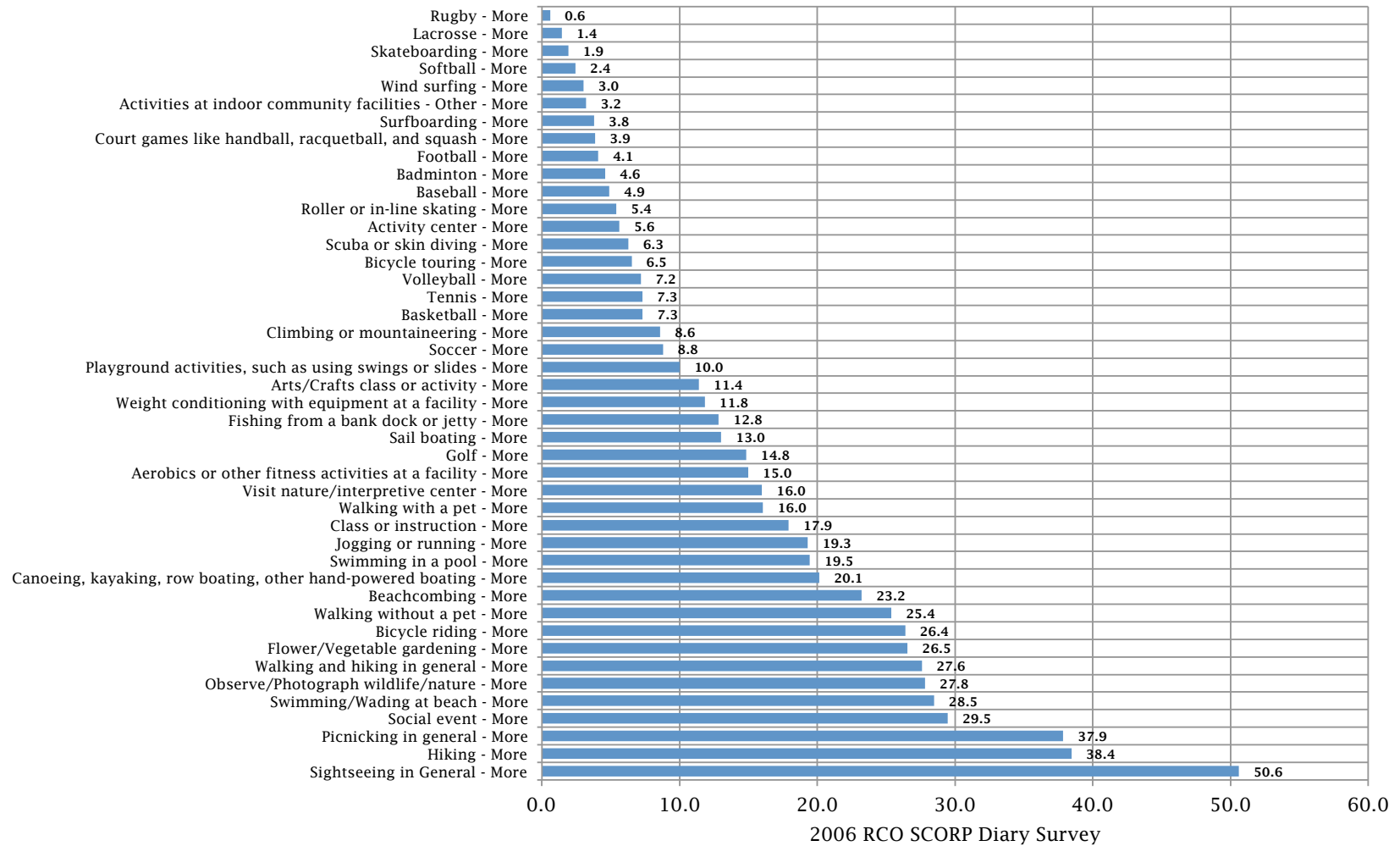
**Washington State**

**Percent would like to do/do more**

**WA**

Sightseeing	50.6%
Hiking	38.4%
Picnicking	37.9%
Social event	29.5%
Swimming/wading at beach	28.5%
Observe/photograph wildlife/nature	27.8%
Walking and hiking	27.6%
Flower/vegetable gardening	26.5%
Bicycle riding	26.4%
Walking without a pet	25.4%
Beachcombing	23.2%
Canoeing, kayaking, row boating	20.1%
Swimming in a pool	19.5%
Jogging or running	19.3%
Class or instruction	17.9%
Walking with a pet	16.0%
Visit nature/interpretive center	16.0%
Aerobics or other fitness activities	15.0%
Golf	14.8%
Sail boating	13.0%
Fishing from a bank dock or jetty	12.8%
Weight conditioning with equipment	11.8%
Arts/Crafts class or activity	11.4%
Playground activities	10.0%
Soccer	8.8%
Climbing or mountaineering	8.6%
Basketball	7.3%
Tennis	7.3%
Volleyball	7.2%
Bicycle touring	6.5%
Scuba or skin diving	6.3%
Activity center	5.6%
Roller or in-line skating	5.4%
Baseball	4.9%
Badminton	4.6%
Football	4.1%

## Percent of the population that would like to do more



Handball, racquetball, and squash	3.9%
Surfboarding	3.8%
Activities at indoor community	3.2%
Wind surfing	3.0%
Softball	2.4%
Skateboarding	1.9%
Lacrosse	1.4%
Rugby	0.6%

Source: 2006 SCORP RCO Diary Based Survey

Generally, survey participants would like to do and if already participating in, would like to do more of activities with the highest participation rates already including sightseeing (50.6% do and do more), hiking (38.4%), picnicking (37.9%), and so on.

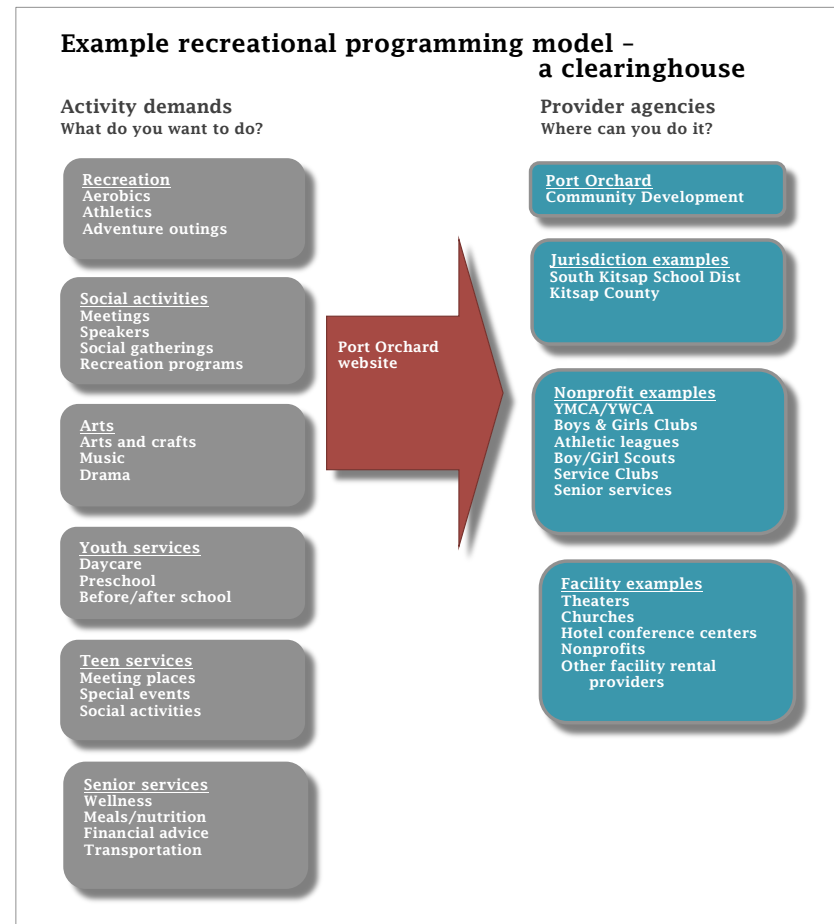
Were survey participants to engage in activities and to engage more in activities they are already participating in they could increase the volume of activity but not change the overall rank order of activity participation.

## Recreational clearinghouse

Port Orchard could seek to operate a web-based recreational clearinghouse coordinating recreational program offerings that include as wide a variety of activities as there is an interest by city residents and tourists, regardless of age, skill level, income - or program provider.

Recreational program offerings offered through the clearinghouse should include activities providing health, education, social, recreational, and other welfare activities for children, teens, adults, seniors, and special populations.

Community Development staff or contractors could conduct programs to the extent possible, practical, and consistent with the city's mission. However, depending on demand, cost, and feasibility, the clearinghouse can also coordinate programs to be conducted by other public, non-profit, or for-profit organizations and even vendors.



To the extent possible and practical, program offerings should include activities that will be conducted in Port Orchard parks, community centers, and trail facilities. However, depending on demand, the clearinghouse may also include program offerings that may be conducted in schools and other public facilities inside or out of the city, as well as at non-profit sites and facilities.

### Vision

The web-based recreational clearinghouse may be realized through the coordination of:

- **Port Orchard programs** - where there is sufficient demand to meet the city's park and recreation mission and pricing and delivery objectives;
- **Other jurisdictions** - including Kitsap County and South Kitsap School District;
- **Non-profit organizations** - such as YMCA, Boy and Girl Scouts, Campfire USA, Port Orchard athletic leagues, Lions, Rotary, and Kiwanis Clubs, among others.

## Pricing and delivery criteria

Port Orchard will continuously assess the mission criteria illustrated in the program formula for all program offerings the city is considering of providing with staff, contract instructors, or vendors:

### 1: Is the program consistent with the city's park and recreation mission and level of service proposals?

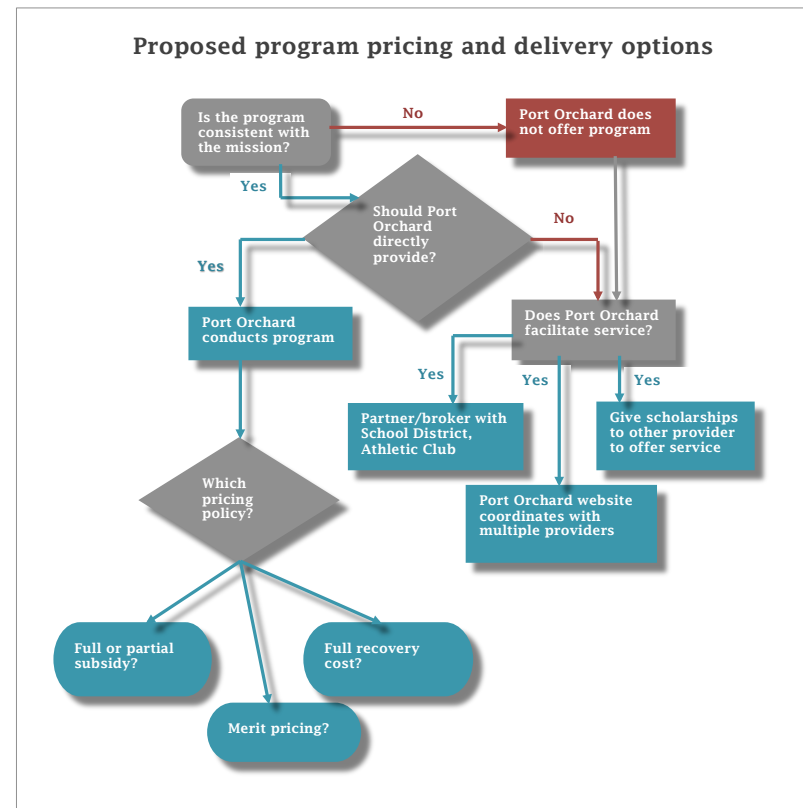
**If not** - the city does not offer the program, but may facilitate the program to be offered by other providers including the option of partnering or brokering the program, and/or offering scholarships or other services, and/or publishing the program offering on the clearinghouse.

### 2: If yes - should the city directly provide the program?

**If not** - the city does not offer the program, but may facilitate the program to be offered by other providers including the option of partnering or brokering the program, and/or offering scholarships or other services, and/or publishing the program offering on the clearinghouse.

### 3: If yes - what pricing policy or goal should the city establish for the program on a public good or benefit versus private good or benefit scale - full cost recovery, merit pricing, or full subsidy?

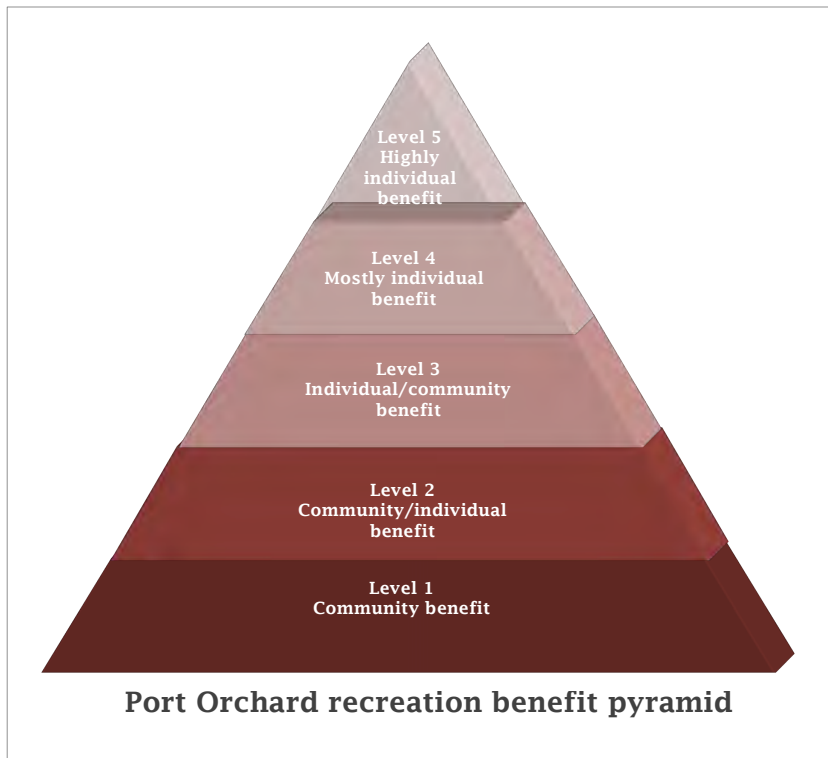
- **Full cost recovery programs** - will recover all direct costs (including full and part-time staff, supplies, materials, maintenance,



and utilities) and indirect costs (including department overhead for staff benefits).

Generally, full cost recovery programs will include services that primarily provide private goods or benefits to a specialized user group, such as golf courses, marinas, RV parks, gun and rifle ranges, equestrian facilities, elite adult sports field rentals, and classes.

In some instances, the city may add a surcharge to recover a slight profit or return on investment with which to defray long-term life cycle costs for maintenance and repair, and/or to reinvest in similar facilities elsewhere in the system.



- **Merit pricing (partial cost recovery) programs** - will partially recover direct and indirect costs based on a policy decision about the degree to which each program provides public versus private goods or benefits. Merit pricing programs may also include the providing of scholarships to eligible user individuals or user groups that would prevent the program from realizing full cost recovery.

Merit pricing program determinations will consider the degree to which the program provides a public benefit to the public at large or to special users within the general population (such as teens or seniors); whether the program can or is able to be offered by other providers at a reasonable cost; and the practicality of collecting fees for service.

Generally, merit price programs may include boat launches, facility rentals, day camps and field activities, youth sports field rentals, senior health and nutrition programs, and safety and instruction programs of all kinds.

- **Subsidy (no or very low cost recovery) programs** - will not attempt to recover costs as a fee, although it may ask for donations or grants from using individuals, groups, or organizations who benefit or are likely sponsors.

Generally, subsidy programs benefit the population at large sufficiently to justify the use of public funding and/or include activities that are not practical to effectively recover a fee or charge, such as special events or festivals, special need programs and playgrounds, interpretive exhibits, parks, and trail related activities.

### Park service gaps

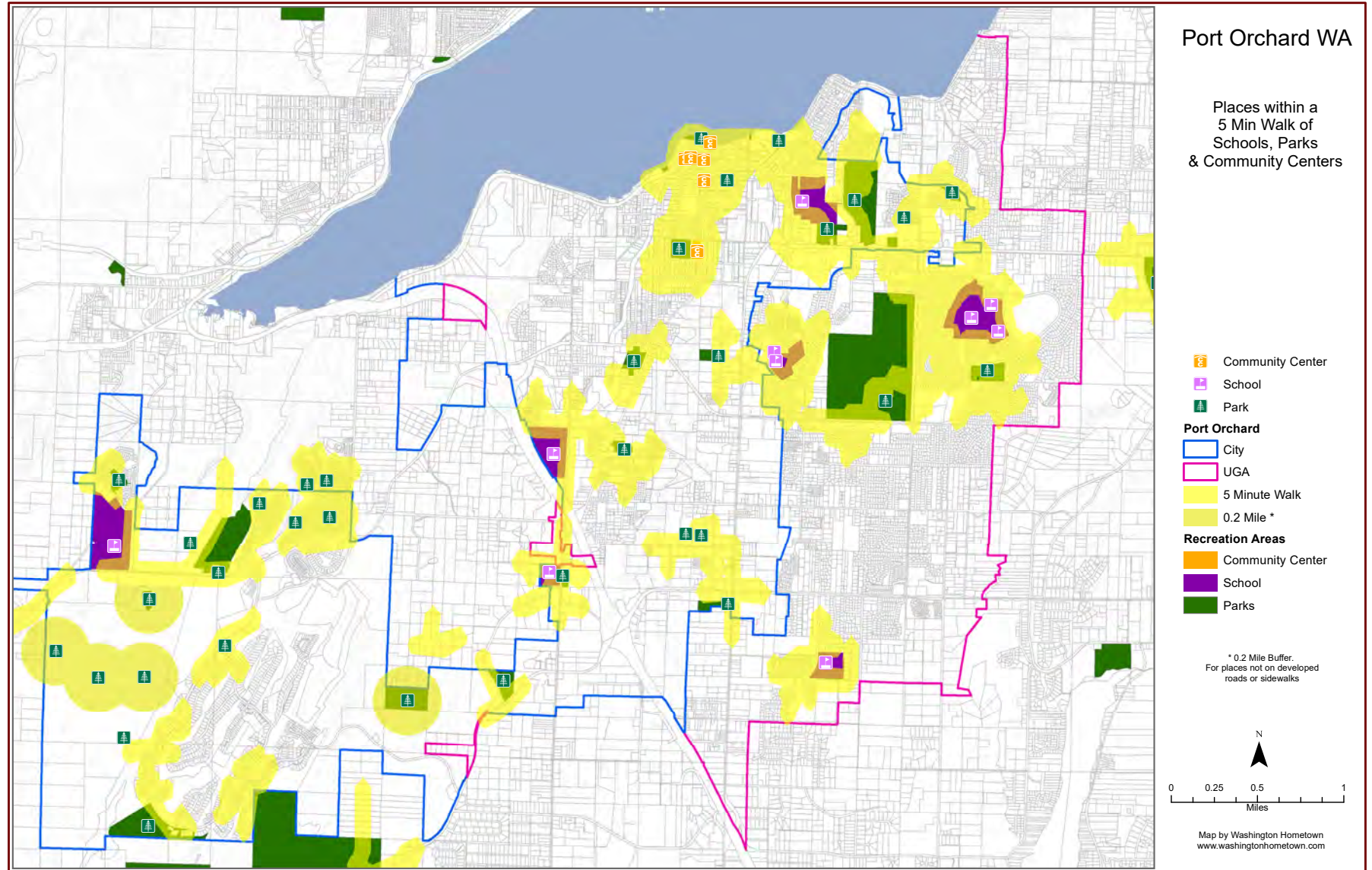
An effective park system should provide a park, trail, playground, community center, or other recreation facility within a 5-minute walk of any residential area measured by actual walking routes on trails, paths, sidewalks, or other routes.

Natural features such as steep hillsides, water bodies, and other obstacles as well as manmade obstacles like limited access highways or major traffic corridors or the lack of safe paths, trails, sidewalk improvements affect a 5-minute walk measurement.

Walkability maps are generated by Geographic Information Systems (GIS) that calculate 5-minute walk distances using roads, sidewalks, paths, and trails that account for natural and manmade obstacles from existing park, recreation, school, and other community facilities.

Service gaps are areas that are beyond the 5-minute walk distances of residential developments indicating residents of these areas have to walk further time-distances or commute by bike or vehicle or are





blocked by natural or manmade obstacles from or in order to engage in a recreational activity.

A walkability map generated around existing city, Kitsap County, Port of Bremerton, South Kitsap School District, and Homeowner Association (HOA) facilities indicates there significant developed areas of the city and UGA that lack effective park and recreational services:

- **Port Orchard Centers** - including portions of designated Anapolis, Sedgewick Bethdl, Bethel Lund, South Bethel, and Old Clifton
- **Undeveloped lands** - in the northwest at Ross Point,
- **McCormick Woods** - in the northeast areas where residential developments are providing open space but not picnicking, playgrounds, sports courts, or other park amenities.

The plan proposes trail, parks, and recreation facilities to fill these service gaps.

## Social equity

An effective park system should also ensure that park and recreational services and facilities, including those that provide health, nutrition, childcare, education, employment, and socialization as well as recreational activities are provided residents in areas of the city that are less advantaged than the general population due to:

- **Poverty** - particularly for families with children under age 18
- **Single parent households** - headed by a male or female with children with no other spouse present
- **Non-English speaking** - defined by immigrants households were members do not speak English very well or not at all
- **Housing cost stressed** - of households paying more than 35% of gross income for rent or mortgage payments

GIS maps generated for the city using the US Census Bureau's 2019 American Community Survey (ACS) Block Groups indicate:














- **Households with high housing costs** - are more than 40% of all households located in the northeast neighborhoods of the city, along south Sidney Avenue, and northeast of Lund Avenue
- **Households headed by single parents** - are more than 40% of all households located east of South Kitsap Regional Park, along Blackjack Creek, Ross Point, east of SR-16, and the north portions of McCormick Woods
- **Households with incomes below poverty lines** - are more than 20% of all households located along south Sidney and Lund Avenues
- **Households of non-English speaking** - are more than 2% of all households located east of Bill Bloomquist Rotary Park

The plan proposes to increase trail, parks, and recreation amenities in these areas to provide for social equity.

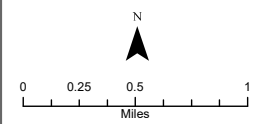


# Port Orchard WA 2019 ACS Survey

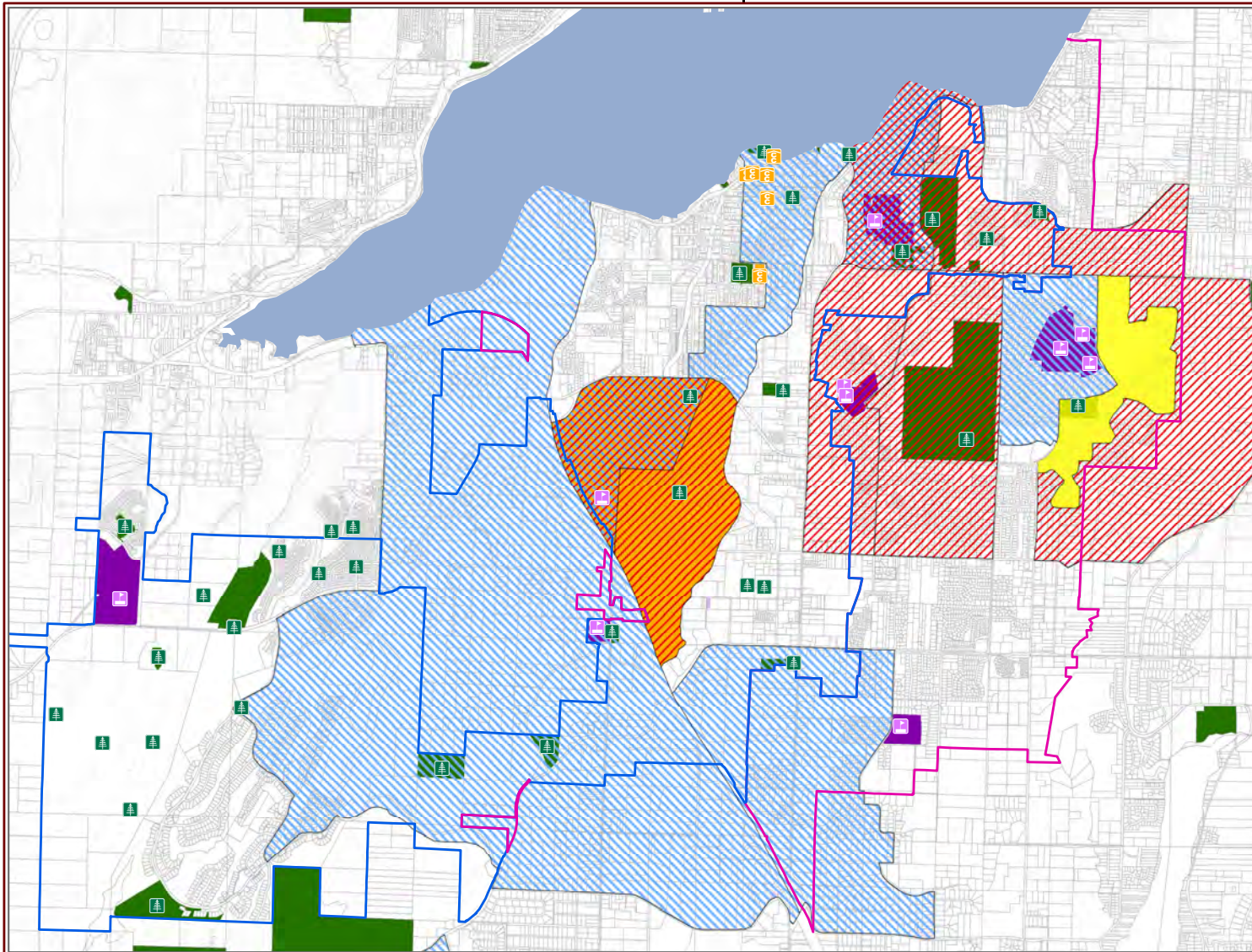
## Overlap of Poverty Indicators

-  Community Center
-  School
-  Park
-  parcels
- Port Orchard**
-  City
-  UGA
-  > 40% High housing costs \*
-  > 40% Single Parent
-  >20% Below Poverty Line
-  > 2% Non-English Speaking
- Recreation Areas**
-  Community Center
-  School
-  Parks

\* Households spending over 35% of their income on rent.



Map by Washington Hometown  
www.washingtonhometown.com



# Chapter 4: Public opinion

An on-line with mail-back option survey was conducted of all Port Orchard households within the city zip codes using USPS's Every Door Direct Mail (EDDM) postcard notification. The zip code boundaries are imperfect matches to city limits with some extending beyond and some not completely covering corporate boundaries. As shown below, 38% of the respondents indicated, or believe, they live outside of Port Orchard city limits.

Survey questions sought to obtain information on park and recreation behavior, use of programs and parks, and opinions and priorities for potential future improvements. 188 persons completed the survey.

Following is a summary of the findings - detailed results including comments are available in the Appendix and from the Community Development Department. In most instances, the results have been statistically weighted and ranked as noted to provide meaningful findings.

## Respondent characteristics

### How did you find out about this survey?

Answered: 179 Skipped: 9

Email blast	69%
Mailed postcard	40%
City Facebook	24%
City website	14%

### Where do you live - inside or outside of city limits (based on a reference map included in the survey)?

Answered: 185 Skipped: 3

Outside city limits	38%	Inside city limits	62%
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### How many years have you lived in Port Orchard?

Answered: 183 Skipped: 5

16+	46%
11-15	14%
6-10	9%
2-5	18%
0-2	13%

### How many people are in your household?

Answered: 185 Skipped: 3

1	13%
2	36%
3	23%
4	14%
5	9%
6	4%
7+	1%

### How many members in your household are in the following age groups? (Fill in a number for all that apply.)

Answered: 183 Skipped: 5

0-5	0.31
6-10	0.44
11-14	0.44
15-18	0.43
19-25	0.41
26-40	1.07
41-55	0.94
56-65	0.54
65+	0.73

**What language do the members in your household speak at home?**

Answered: 185 Skipped: 3

English	99%
Spanish	0%
Vietnamese	0%
Chinese	0%
Japanese	0%
Korean	0%
Other Pacific Island	0%
Other (please specify)	1%

**What is your gender?**

Answered: 184 Skipped: 4

Female	63%
Male	33%
Other	0%
Prefer not to answer	4%

**What is your current housing situation?**

Answered: 181 Skipped: 7

Own	88%
Rent	12%

**Implications**

Adults who completed the outreach survey:

- Are informed primarily by email and postcard mailer with some by Facebook.
- Have lived in Port Orchard more than 16 years with some newcomers of 0-2 years.
- Live primarily in 2 and 3-person households.
- Are concentrated in ages 26-55 with a significant representation over age 65.
- Speak English almost exclusively.
- Were predominantly female.

- Are primarily owners though with a suitable representation of renters.

**Behaviors**

**How often do you utilize the following Port Orchard parks or improved open spaces (map included)?** Answers ranked in order of highest use.

Answered: 187 Skipped: 1

The survey priority results were numerically weighted for each option where lowest was 1, low 2, moderate 3, high 4, and highest 5 and then divided by the number of responses to determine an average or weighted score where 5.00 was the highest and 1.00 the lowest possible priority.

Port Orchard Parks	Weight
Waterfront Park	3.00
Bay Street Pedestrian Path	2.99
McCormick Village Park	2.13
DeKalb Pedestrian Pier	2.02
Port Orchard Boat Ramp	1.98
Rockwell Park	1.97
Etta Turner Park	1.95
Van Zee Park	1.77
Westbay Easements	1.70
Givens Field/Active Club	1.65
Seattle Avenue Property	1.50
Central/Clayton park	1.49
Mitchell Park	1.38
Paul Powers Junior Park	1.26
Sage Park	1.23

**Implications**

- Except for McCormick Village Park, the most frequently used parks are located along Sinclair Inlet.

**How often do you utilize the following Kitsap County and Washington State Parks or improved open spaces (map included)?** Answers ranked in order of highest use.

Answered: 187 Skipped: 1

<b>Kitsap County and Washington State Parks</b>	<b>Weight</b>
South Kitsap Regional park	2.56
Banner Forest Heritage Park	2.01
Long Lake County Park	1.84
Howe Farm County Park	1.80
Veterans Memorial Park	1.75
Long Lake Boat Launch	1.70
Givens Community & Senior Center	1.61
Waterman Point Wetland Tidelands	1.46
Coulter Creek Heritage Park	1.43
Sinclair Inlet Wildlife Restoration Area	1.43
Village Greens Golf Course	1.42
South Kitsap Western Little League	1.41
Square Lake State Park	1.38
Bill Bloomquist Rotary Park	1.32
Wicks Lake Park	1.23
Barker Creek Corridor	1.18

**Implications**

- Kitsap County and Washington State Parks are frequented but not as much as Port Orchard Parks even though some are located within city limits.

**What recreational groups or programs have you participated in?**

Answers ranked in order of use.

Answered: 380 Skipped: 1

<b>Activity by organization</b>	<b>Number</b>
Library programs	113
Kitsap County Parks & Recreation	104
Specialized centers (aquatic, fitness, other)	102
Club organization (YMCA, Boys & Girls, Scouts, etc.)	100
Private instruction or classes	101
Sports groups or leagues	101

School programs or sports	100
Church groups	84

**Implications**

- Recreation participants are using programs provided by a variety of organizations.

**If you did not participate in any Port Orchard Parks & Recreation programs in the last year, why not?** Answers ranked by response.

Answered: 137 Skipped: 51

<b>Reason</b>	<b>Weight</b>
Unaware of programs	1.17
Schedule conflicts	0.91
Cost of participating	0.76
Not interested in programs	0.73
Family challenges to attending	0.56
Transportation challenges	0.36

**Implications**

- Other than not being aware of programs that are available, there are no specific reasons why residents are not using available programs.

**If you have participated in a recreation program with any group in Port Orchard, how satisfied were you?** Answers ranked by response.

Answered: 125 Skipped: 63

<b>Satisfaction level</b>	<b>Weight</b>
Happy	54%
Neutral	30%
Very happy	14%
Unhappy	2%

**Implications**

- Generally, program participants seem happy to very happy (68%) with the programs they participated in.



**If you were unhappy with the program, what were the reasons?** Answers ranked by response.

Answered: 35 Skipped: 153

Reason	Weight
Other (specify)	34%
Inadequate facilities	23%
Inconvenient hours	20%
Customer service	9%
Too many enrolled	6%
Inadequate equipment	6%
Class content	3%
Instruction knowledge	0%
Instructional materials	0%

**Implications**

- The small number of participants who were unhappy with recreation programs listed inadequate facilities or inconvenient hours as reasons.

**If you have not attended any special events in Port Orchard, what are the reasons?** Ranked in order of priority.

Answered: 138 Skipped: 50

Reason	Weight
Unaware of events	1.20
Not interested in events	0.94
Schedule conflicts	0.76
Family challenges to attending	0.51
Cost of attending	0.47
Transportation to event	0.21

**Implications**

- Other than not being aware of special events that are programmed, there are no specific reasons why residents are not attending.

**Assessments**

**What level of satisfaction do you have with the existing park and trail levels of service (LOS)?** Answers ranked in order of priority.

Answered: 180 Skipped: 8

Levels of service	Weight
Park maintenance	3.46
Trails and open space maintenance	3.43
Graffiti response	3.27
Vandalism response	3.26
Playground maintenance	3.23
Picnic shelter maintenance	3.18
Safety and security measures	3.18
Athletic courts and field maintenance	3.09
Restroom maintenance	3.01

**Implications**

- Survey respondents indicated high levels of satisfaction with existing maintenance, graffiti, vandalism, and safety and security measures.

**Priorities**

**What priority would you give to having the following types of ADA accessible outdoor facilities increased or added to Port Orchard?** Answers ranked in order of priority.

Answered: 184 Skipped: 4

Outdoor facility priority	Weight
Playgrounds and play areas	3.77
Picnic facilities and shelters	3.70
Trails and open spaces	3.68
Shoreline and beach access	3.58
Community gardens	3.44
Spray and splash parks	3.28
Dog parks	3.21
Soccer, baseball, and softball fields	3.12

Basketball, tennis, and volleyball courts	3.01
Skate parks	2.61

**Implications**

- Survey respondents indicated high to moderate priorities to increasing or adding the list of outdoor facilities to the park system.

**What priority would you give to having the following types of ADA accessible indoor facilities increased or added to Port Orchard?** Answers ranked in order of priority.

Answered: 184 Skipped: 4

Indoor facility priority	Weight
Youth activity center	3.76
Public library with reading and classrooms	3.74
Leisure swimming pool	3.54
Lap swimming pool	3.48
Fitness facility (weights, aerobics, other)	3.48
Indoor walking/running track	3.47
Indoor gymnasium (basketball, volleyball)	3.41
Childcare	3.33
Indoor playground	3.31
Classrooms (yoga, pilates, tai chi, karate, etc.)	3.27
Theatre and performing arts space (under 250 seats)	3.27
Computer/IT media classroom	3.20
Small-medium meeting rooms and rental space	3.08
Large event rooms and rental space	3.08
Spray/splash feature	3.07
Commercial kitchen (cooking classes and rental)	3.06
Nonprofit space (city sponsored option)	2.95
Climbing wall or structure	2.85
Rental/lease space (business revenue generating)	2.85
Nonprofit space (leased option)	2.79
Juice, tea, and coffee latte bar	2.63

**Implications**

- Survey respondents indicated high to moderate priorities to increasing or adding the list of indoor facilities to the park system.

**What priority would you give to have the following recreational programs provided by some organization in Port Orchard by age group?** Answer ranked by priority.

Answered: 182 Skipped: 6

Recreation program priority by age group	Weight
Teen-young adult programs (11-21)	4.15
Programs for those with disabilities	3.90
Youth programs (0-11)	3.79
Senior programs (55-70)	3.77
Elder programs (71+)	3.65
Adult programs (30-55)	3.31
Young adult programs (21-30)	3.26

**Implications**

- Survey respondents indicated high to moderate priorities to having the list of programs provided by some organization in Port Orchard particularly for teen-young adults and those with disabilities.

**What priority would you give to have some organization in Port Orchard to provide the following types of outdoor recreational programs?** Answer ranked by priority.

Answered: 183 Skipped: 5

Outdoor recreation program priority	Weight
Environmental (park and trail maintenance, habitat restoration, etc.)	3.82
Outdoor recreation (skiing, hiking, camping, rafting, golf, etc.)	3.72
Aquatics classes/programs	3.67
Extracurricular (non-school) sports play	3.63
Fitness (aerobics, cross-fit, weights, personal training)	3.61
Sports league or competition play	3.43
Landscape and gardening classes or botanical arrangement	3.37
Travel (local trips to museums, exhibitions, parks, etc.)	3.24

**Implications**

- Survey respondents indicated high to moderate priorities to having the list of programs provided by some organization in Port Orchard including environmental maintenance and restoration activities.

**What priority would you give to have some organization in Port Orchard to provide the following types of indoor programs?** Answer ranked by priority.

Answered: 183 Skipped: 5

Indoor recreation program priority	Weight
After-school programs	3.79
Education	3.70
Athletics (basketball, handball, volleyball, etc.)	3.68
Health, wellness, and nutrition	3.62
Dance, music, or drama	3.47
Fitness (yoga, pilate, aerobics, etc.)	3.46
Preschool childcare	3.44
Art or textile	3.41
Media	3.05

**Implications**

- Survey respondents indicated high to moderate priorities to having the list of programs provided by some organization in Port Orchard.

**What priority would you give to attend the following types of events in Port Orchard?** Ranked in order of priority.

Answered: 183 Skipped: 5

Special event priority	Weight
Farmers' Market Port Orchard	4.17
Festival of Chimes & Lights	3.67
Taste of Port Orchard	3.66
4th of July	3.48
Night Market	3.45
Festival by the Bay	3.44

Summer Festival Weekend & Parade	3.37
Fathoms O'Fun Festival Fall Follies	3.33
Laying of Wreaths at Retsil	3.25
The Cruz	3.23
Jingle Bell Run	3.13
National Night Out	3.07
Seattle Children's for the Love of Children	3.07
Cruisin Sunday	3.03
Bay Street Boo Bash	2.96
Kitsap Mustangs on the Waterfront	2.91
Vintage Artisan Market	2.90
MCW Turkey Trot	2.78
Seagull Splat Pirates & Crew Regata	2.75
Shift into Summer	2.70
Yukon Summer Marathon	2.63
Scouts BSA Club Day Camp	2.61
Seagull Calling Festival	2.61
DECA Fun Run	2.60
Yukon Winter Marathon	2.58
Corn Hole Classic Kitsap County	2.51
KCSO Open House	2.44
Tool Kit	2.38
Information Reservation Forms	2.16
Forms	2.14

**Implications**

- Generally, survey respondents indicated high to moderate priorities to a wide variety of special events including the Farmers' Market in particular. Some activities, however, did not rank very high on the priorities possibly due to appeals to specific and limited population interests.

**If it were possible, what priority would you give to have some organization in Port Orchard to provide the following types of volunteer opportunities?** Ranked in order of priority.

Answered: 181 Skipped: 7

<b>Volunteer interest priority</b>	<b>Weight</b>
Volunteer program - recreation (youth, adult, senior)	3.68
Volunteer program - parks	3.63
Volunteer program - trails	3.54
Volunteer program - cultural services (special event)	3.25

**Implications**

- Survey respondents indicated high to moderate priorities to participate in all volunteer program opportunities.

**Which of the following is the best way to communicate with you?** Ranked in order of priority.

Answered: 179 Skipped: 9

<b>Communication method priority</b>	<b>Weight</b>
Email	1.56
Mailer or newsletter	1.14
City Facebook	0.73
City website	0.67

**Implications**

- Direct email and newsletter mailers appear to be the preferred methods of communicating.

**Do you have any suggestions or recommendations concerning the development of parks, recreation, and open space in Port Orchard?**

Answered: 82 Skipped: 106

The complete survey response is provided in the Appendix and available from the Community Development Department.





## Chapter 5: Plan elements

The following proposals concerning elements of the parks, recreation, and open space plan are based on the results of environmental inventories, field analysis, demand analysis, workshop planning sessions, and surveys of resident households. The proposals outline the vision developed for parks, recreation, and open spaces in Port Orchard for the next 20 years.

The proposals are **CONCEPTUAL**, in some instances, subject to further study and coordination with public and private participants that may modify the eventual project components.

The proposals refer to a site or property that may provide a major type of park, recreation, or open space activity. Any particular site or property may include one or all of the described plan features. The proposals in each section describe the improvements that will be accomplished under each major type of plan element.

### Conservancies

Resource conservancies or open spaces protect, preserve, and conserve lands that have environmental features of critical area significance (floodplains and landslide hazard), ecological importance (shorelines, wetlands and watersheds), forestland (old growth, woodland cover, and prime productive), wildlife habitat (threatened and endangered species), and open space.

To the extent possible and practical, resource conservancy lands will link preserved open spaces (even though these lands may not be publicly accessible) to greenways and open space networks. These linked areas will visually define the developed urban area in accordance with the objectives of the Washington State Growth Management Act (GMA).

Resource conservancy lands may provide nature and interpretive trails, exhibits, and interpretive facilities to increase public awareness and appreciation for significant and visually interesting environmental, wildlife, and forest features.

Resource conservancy activities may be located on independent properties or include portions of other sites that provide resource activities, trail corridors, or other public facilities. Conservancies may also be developed on other publicly owned lands subject to public use agreements or easements; or on lands acquired for other public purposes including storm water management, groundwater recharge, potable water storage, and wastewater treatment.

#### Vision

Conservancies may be realized through:

- **Acquisition of development rights and/or title of resource lands or historical sites** - that would otherwise be developed or used for other urban land uses;
- **Provision for public access and interpretive use** - that would not be possible if the lands remained in private ownership without such provisions.
- **Provisions for signing and interpretation** - subject to appropriate security measures and underlying property owner agreements,

### Conservancies - open space

#### Existing resource or open space conservancy sites

The following sites provide open space conservancy protection through easements, land use agreements, or acquisitions by Port Orchard, Kitsap County, Washington State, and Homeowner Associations (HOA). In most instances, the open spaces conserve wetlands, woodlands, steep slopes, and other features along Blackjack and other Creek riparian corridors and around residential developments in McCormick Woods and other subdivisions.

		Existing conservation acres*
<b>Port Orchard</b>		<b>76.47</b>
<b>1</b>	<b>Bethel South Property</b>	<b>5.31</b>
▪	Woodland area not open to the public, no facilities	



Square Lake State Park



McCormick Village Park

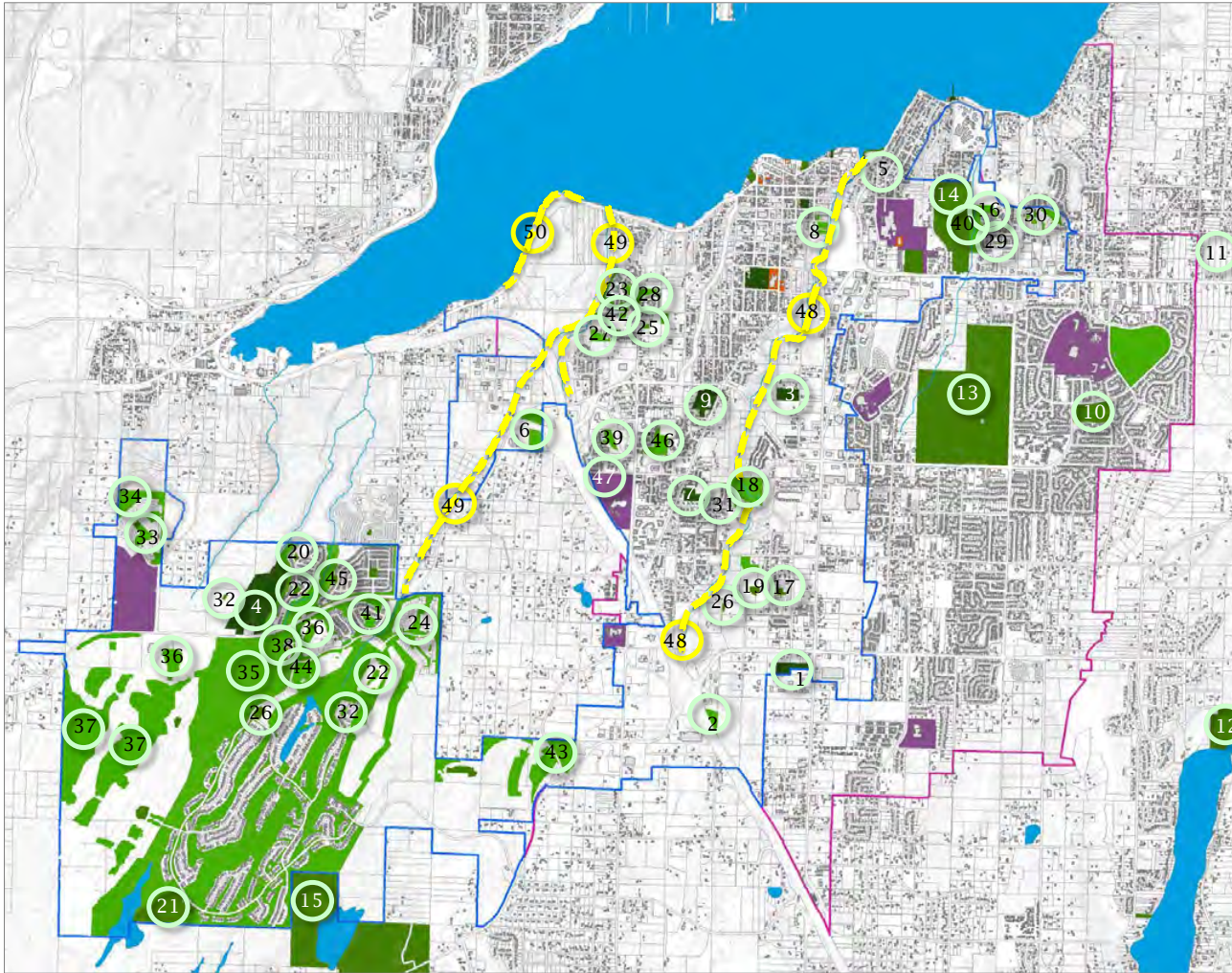


Blackjack Creek

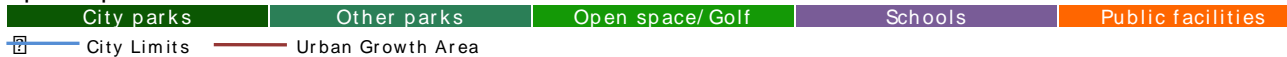


Howe Farm County Park





**Open space conservancies**



- Port Orchard**
  - 1 Bethel South Property
  - 2 Bravo Terrace Open Space
  - 3 Lundberg Park
  - 4 McCormick Village Park
  - 5 Mitchell Park
  - 6 Old Clifton Wetlands
  - 7 Paul Powers Junior Park
  - 8 Seattle Avenue Property
  - 9 Van Zee Park
- Kitsap County**
  - 10 Bill Bloomquist Rotary Park
  - 11 Howe Farm County Park
  - 12 Long Lake County Park
  - 13 South Kitsap Regional Park
  - 14 Veterans Memorial Park
- Washington State**
  - 15 Square Lake State Park
- Homeowner Associations (HOA)**
  - 16 Aiden Place
  - 17 Andasio Village
  - 18 Blackjack Terrace
  - 19 Blueberry Ridge
  - 20 Chanting Circle
  - 21 Deer Park
  - 22 Dunmore
  - 23 Eagle Crest
  - 24 Eldon Trails
  - 25 Falcon Ridge
  - 26 Geiger Plat
  - 27 Golden Pond
  - 28 Heron Ridge
  - 29 Highlands at Karcher Creek
  - 30 Horstman Heights
  - 31 Indigo Point
  - 32 McCormick North
  - 33 McCormick Meadows
  - 34 McCormick Meadows
  - 35 McCormick Woods
  - 36 McCormick Woods Parcel A
  - 37 McCormick Woods West
  - 38 Muirfield
  - 39 Pottery Heights
  - 40 Rockport
  - 41 Rutherford
  - 42 Sherman Ridge
  - 43 Stetson Heights
  - 44 Strathmore
  - 45 The Ridge
  - 46 Windfall
- South Kitsap School District**
  - 47 Cedar Heights Forest
- Possible open space**
  - 48 Blackjack Creek
  - 49 Bay Street Creek
  - 50 Ross Point

<b>2</b>	<b>Bravo Terrace Open Space</b>	<b>2.76</b>	
	▪ Wooded wetland area		
<b>3</b>	<b>Lundberg Park</b>	<b>4.81</b>	
	▪ Woodlands not open to the public, no facilities		
<b>4</b>	<b>McCormick Village Park</b>	<b>40.43</b>	
	▪ Woodland area		
<b>5</b>	<b>Mitchell Park</b>	<b>0.09</b>	
	▪ Woodland area		
<b>6</b>	<b>Old Clifton Wetlands</b>	<b>8.80</b>	
	▪ Wooded area along a drainage corridor, not open to public		
<b>7</b>	<b>Paul Powers Junior Park</b>	<b>3.75</b>	
	▪ Woodland area		
<b>8</b>	<b>Seattle Ave Open Space</b>	<b>2.27</b>	
	▪ Wooded, steep hillside along Blackjack Creek corridor		
<b>9</b>	<b>Van Zee Park</b>	<b>8.25</b>	
	▪ Woodland area		
	<b>Kitsap County</b>	<b>351.92</b>	
<b>10</b>	<b>Bill Bloomquist Rotary Park</b>	<b>12.00</b>	
	▪ Woodland area		
<b>11</b>	<b>Howe Farm County Park</b>	<b>78.39</b>	
	▪ Preserved farmland, woodlands, wetland		
<b>12</b>	<b>Long Lake County Park</b>	<b>20.57</b>	
	▪ Woodlands, lake frontage		
<b>13</b>	<b>South Kitsap Regional park</b>	<b>192.52</b>	
	▪ Extensive woodland area		
<b>14</b>	<b>Veterans Memorial Park</b>	<b>48.44</b>	
	▪ Extensive woodland area		
	<b>Washington State</b>	<b>203.39</b>	
<b>15</b>	<b>Square Lake State Park</b>	<b>203.39</b>	
	▪ Square Lake covers 7.9 surface acres with mostly shallow depths with lots of pads and ringed with reeds		
	▪ The lake has one private home on the shoreline with the rest still in a natural state		
	▪ Fish species include largemouth bass, bluegill, bullhead catfish, and reportedly yellow perch		
	▪ 3 beaver huts are located on the lake		
	<b>Homeowner Associations (HOA)</b>	<b>766.70</b>	
<b>16</b>	<b>Aiden Place HOA Open Space</b>	<b>6.76</b>	
	▪ Wooded, steep hillside on both sides of stream draining into Sinclair Inlet		
<b>17</b>	<b>Andasio Village HOA Open Space</b>	<b>1.47</b>	
	▪ Pocket park and open space		
<b>18</b>	<b>Blackjack Terrace HOA Open Space</b>	<b>14.30</b>	
	▪ Wooded, steep hillside on both sides of Blackjack Creek		
	▪ Interior wooded buffers between cottages		
<b>19</b>	<b>Blueberry Ridge HOA Open Space</b>	<b>1.01</b>	
	▪ Wooded buffer areas		
	▪ Sizable wetland on the north		
<b>20</b>	<b>Chanting Circle HOA Open Space</b>	<b>1.20</b>	
	▪ 2 wooded, steep hillsides along drainage corridors on both sides of development		
<b>21</b>	<b>Deer Park HOA Open Space</b>	<b>32.45</b>	
	▪ Extensive wooded area		
<b>22</b>	<b>Dunmore HOA Open Space</b>	<b>5.30</b>	
	▪ Wooded perimeter and interior area		
<b>23</b>	<b>Eaglecrest Rth WE Real Estate HOA Open Space</b>	<b>7.65</b>	
	▪ Wooded, steep hillside buffers with drainage corridors to Sinclair Inlet		
<b>24</b>	<b>Eldon Trails HOA Open Space</b>	<b>19.92</b>	
	▪ Wooded perimeter and interior buffers		
<b>25</b>	<b>Falcon Ridge HOA Open Space</b>	<b>0.38</b>	
	▪ Wooded buffer		
<b>26</b>	<b>Geiger Plat HOA Open Space</b>	<b>0.40</b>	
	▪ Wooded buffer area and pond		
<b>27</b>	<b>Golden Pond HOA Open Space</b>	<b>2.90</b>	
	▪ Wooded buffer to hillside and pond		
<b>28</b>	<b>Heron Ridge HOA Open Space</b>	<b>2.73</b>	
	▪ Wooded buffer to drainage corridor		
<b>29</b>	<b>Highlands Karcher Creek HOA Open Space</b>	<b>2.70</b>	
	▪ Buffer perimeter planting with storm drainage pond		
<b>30</b>	<b>Horstman Heights HOA Open Space</b>	<b>3.31</b>	
	▪ Wooded buffers		
<b>31</b>	<b>Indigo Point HOA Open Space</b>	<b>2.20</b>	
	▪ Wooded, steep hillside along Blackjack Creek		
<b>32</b>	<b>McCormick North HOA Open Space</b>	<b>0.37</b>	

▪ Wooded perimeter and interior buffers	
<b>33 McCormick Meadows HOA Open Space</b>	<b>21.42</b>
▪ Extensive woodland area	
<b>34 McCormick Meadows HOA Open Space</b>	<b>20.85</b>
▪ Wooded buffer area	
<b>35 McCormick Woods HOA Open Space</b>	<b>215.71</b>
▪ Wooded perimeter and interior buffers	
<b>36 McCormick Woods Parcel A HOA Open Space</b>	<b>7.41</b>
▪ Wooded perimeter and interior buffers	
<b>37 McCormick West HOA Open Space</b>	<b>329.70</b>
▪ Wooded buffers and wetlands	
<b>38 Muirfield HOA Open Space</b>	<b>3.15</b>
▪ Wooded perimeter buffers with golf course fairways	
<b>39 Pottery Heights HOA Open Space</b>	<b>2.67</b>
▪ Wooded buffer to wetlands	
<b>40 Rockport HOA Open Space</b>	<b>4.20</b>
▪ Wooded, steep hillside along stream draining into Sinclair Inlet	
<b>41 Rutherford HOA Open Space</b>	<b>9.74</b>
▪ Wooded perimeter buffer and interior wooded area	
<b>42 Sherman Ridge HOA Open Space</b>	<b>1.25</b>
▪ Grass open area with woodlands	
<b>43 Stetson Heights HOA Open Space</b>	<b>14.11</b>
▪ Wetland buffer areas	
<b>44 Strathmore HOA Open Space</b>	<b>6.34</b>
▪ Wooded perimeter buffers	
<b>45 The Ridge HOA Open Space</b>	<b>18.66</b>
▪ Wooded perimeter buffer around subdivision	
▪ Wooded, steep hillside along drainage stream corridor	
<b>46 Windfall Place HOA Open Space</b>	<b>6.44</b>
▪ Wooded, steep hillside along drainage corridor	
<b>South Kitsap School District</b>	<b>na</b>
<b>47 Cedar Heights Forest</b>	<b>na</b>
▪ Wooded area	
<b>Total existing conservancy acres</b>	<b>1,398.48*</b>
* Total site acreage may also provide for other resource or recreational activities.	

### Possible resource conservancy sites

The following sites may provide conservancy protection through easements, land use agreements, or acquisitions. Some properties are undevelopable and thus protected by the city's Critical Areas Ordinance (CAO). While protected, not all of these properties may be suitable or available for public access or use. The objective is to conserve more riparian habitat and protect steep wooded slopes along Blackjack and other unnamed creeks and the hillside defining Ross Point.

### Possible resource conservancy sites

#### Port Orchard with others

<b>48 Blackjack Creek Corridor</b>	<b>tbd</b>
▪ Conserve steep wooded hillsides the complete extent of the creek for greenway habitat	
<b>49 Bay Street Creek Corridor</b>	<b>tbd</b>
▪ Conserve wetland pond and steep wooded hillsides the complete extent of the creek for greenway habitat	
<b>50 Ross Point Hillsides</b>	<b>tbd</b>
▪ Conserve steep wooded hillsides along Bay Street around Ross Point to SR-16 for greenway habitat	

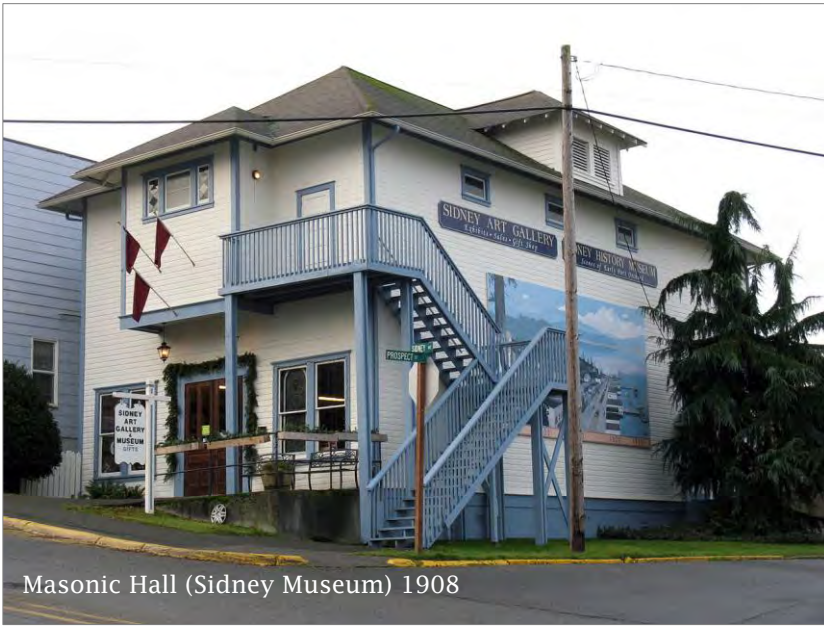
**Total possible conservancy acres** **tbd**

**Tbd - to be determined based on open space assets, property boundaries, and conservation method.**

### Conservancies - historical/cultural

Historical conservancies protect and preserve significant archaeological, historical, and cultural sites and facilities providing interpretive access to significant sites including Native American sites, original homesteads or prominent building sites, commercial or public buildings of unique architectural characteristics, locations of important industrial or resource oriented activities, and other culturally important areas. Lands may also be protected or acquired that conserve significant man-made constructions on the land including bridges, dikes, dams, and other features.





Masonic Hall (Sidney Museum) 1908



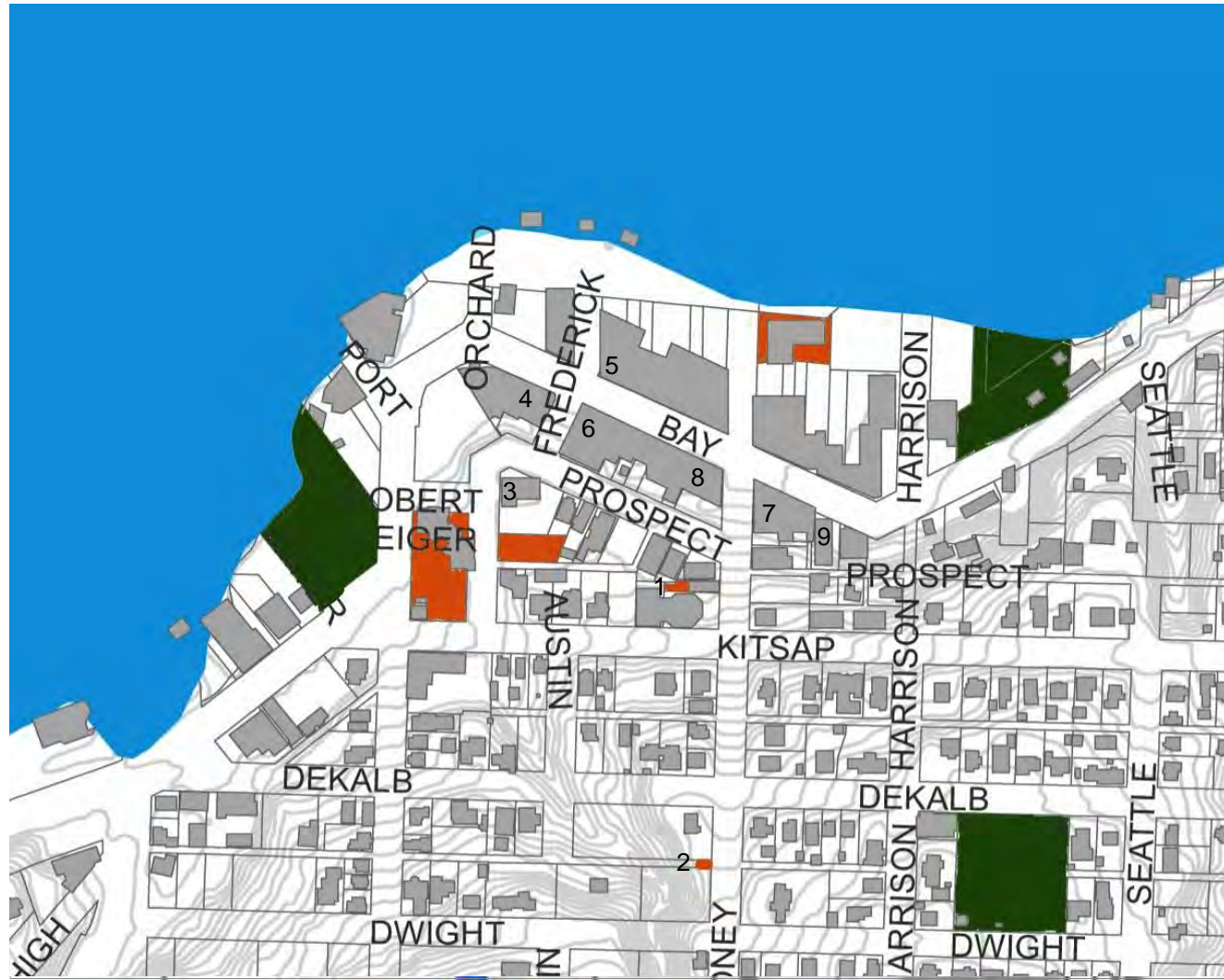
Knights of Pythias Lodge (Dragonfly Cinema) 1925



Blanchard Department Store (Wisteria Lane Antiques) 1940s

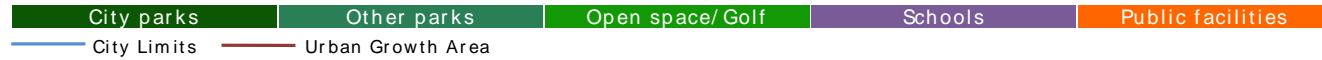


Howe Motor Company (Mainline Music) 1928



- 1 Masonic Hall
- 2 Log Cabin
- 3 Hotel Sidney
- 4 McNair General Store
- 5 Howe Brothers Hardware/Garage
- 6 Howe Motor Company
- 7 Blanchard Department Store
- 8 Rexall Drugs
- 9 Knights of Pythias Lodge

Historic and cultural sites





To the extent possible and practical, historical sites and buildings will be linked with other parklands to create activity centers or facilities that reflect the original cultural use.

To the extent possible and practical, historical buildings and structures may be conserved on their original sites. In some instances, however, the buildings or other improvements may be relocated to other public properties to better conserve, display, or provide interpretive access.

To the extent practical and protecting of archaeological significance, historical or archaeological sites may be marked or signed as part of the conservancy park element. Interpretive signs may be located off-site or in areas that do not risk exposure or possible vandalism of underlying archaeological resources (including private lands).

**Existing places of significance**

Port Orchard has a large but undesignated number of historic buildings located within the downtown district and on top of Sidney hill some dating from the 1880-190s, 1900-1920s, and even the 1930-1950s. Following is a brief summary of some known examples though an historic inventory should be completed along with the designation of a walking tour as a means of introducing Port Orchard’s historical heritage as a recreational activity.

	<b>Existing places of significance</b>	
<b>Port Orchard</b>		<b>1</b>
<b>1 Masonic Hall (Sidney Museum)</b>		<b>1</b>
▪ The 3,642 square foot Sidney Museum (Masonic Hall) is located at 202 Sidney Avenue in the downtown.		
▪ Built in 1908, the 2-story wood building was the first Masonic Temple building in Port Orchard and is listed in the National Register of Historic Places.		
<b>2 Log Cabin</b>		<b>1</b>
▪ The cabin is located on its original site, one of the original two Sidney town plots that measure 60 feet in width fronting on Sidney by 150 feet deep extending to the west.		
▪ The 2-story, one bedroom cabin was constructed from "log		

	boom" logs pulled up Sidney hill from Port Orchard bay by oxen and draft horses.	
<b>3 Hotel Sidney (Navy View Apartments)</b>		<b>1</b>
▪ The original Hotel Sidney was built in 1893. In 1910, a mudslide took out much of the foundation. Later that year the owner moved the 3-story wood building 2 blocks down Sidney Hill to the corner of Frederick and Prospect Streets. The building was listed on the National Register of Historic Places in 1973 but accidentally destroyed by fire in 1985. A replica was built on the original foundation.		
<b>4 McNair General Store/Modern Plumbing &amp; Supply (Fair Winds Café)</b>		<b>1</b>
▪ Canadian Alexander McNair built the 2-story wood store and annex on pilings at 632 Bay Street in 1891. McNair served a term on the Port Orchard Council in 1901.		
<b>5 Howe Brothers Hardware &amp; Garage (Josephine’s Mercantile)</b>		<b>1</b>
▪ Ford Motor Company granted the Howe Brothers Hardware the first car dealership franchise in Kitsap County in 1913. The Howe Brothers took over the meat market next door and expanded the dealership to include the entire 2-story wood building at 701 Bay Street.		
<b>6 Howe Motor Company (Mainline Music)</b>		<b>1</b>
▪ The Howe Motor Company moved their Ford dealership across the street in built this 2-story concrete block building in 1928 that occupies nearly a half block at 702 Bay Street. The dealership was located on the west end and the hardware store on the east end of the building’s first floor.		
<b>7 Blanchard Department Store (Wisteria Lane Antiques)</b>		<b>1</b>
▪ The Blanchard Department Store was located on the southeast corner of Bay and Sidney Streets at 804 Bay Street. The 2-story wood building dates from before the 1940s.		
<b>8 Rexall Drugs (Olympic Bike &amp; Skate)</b>		<b>1</b>
▪ Rexall Drugs was located on the southwest corner of Bay and Sidney Streets at 744 Bay Street. The 1-story brick building dates from before the 1940s.		

<b>9</b>	<b>Knights of Pythias Lodge (D&amp;R Theatre/Dragonfly Cinema)</b>	<b>1</b>
	<ul style="list-style-type: none"> <li>The Knights of Pythias built this 2-story lodge building in 1925 at 822 Bay Street. D&amp;R Theatre converted the building into one of the first movie houses in 1928 and operated it until 1965 when maintenance and competition from larger theaters forced it to close. The theater was reopened in 1980 as the Plaza Twin Theater in 1980 and is currently operated as Dragonfly Cinema.</li> </ul>	
	<b>Total existing (identified) significant places</b>	<b>9</b>

## Resource parks

Resource parkland will be conserved in Port Orchard that provides public access to significant environmental features including shorelines, woodlands, and scenic areas. Where appropriate, resource park sites will be improved with a variety of outdoor facilities including group and individual campsites and picnic facilities. Water-oriented resource park improvements will provide swimming and wading sites, fishing piers, docks, and boat launches. Supporting services will include parking lots, restrooms, and utilities.

Resource park activities may be located on independent properties or include portions of other sites provided for environmental conservancies, trail corridors, recreation, or other public facilities. Resource park activities may also be developed on other publicly owned lands subject to public use agreements or easements.

### Vision

As described herein, the resource park vision will be realized through:

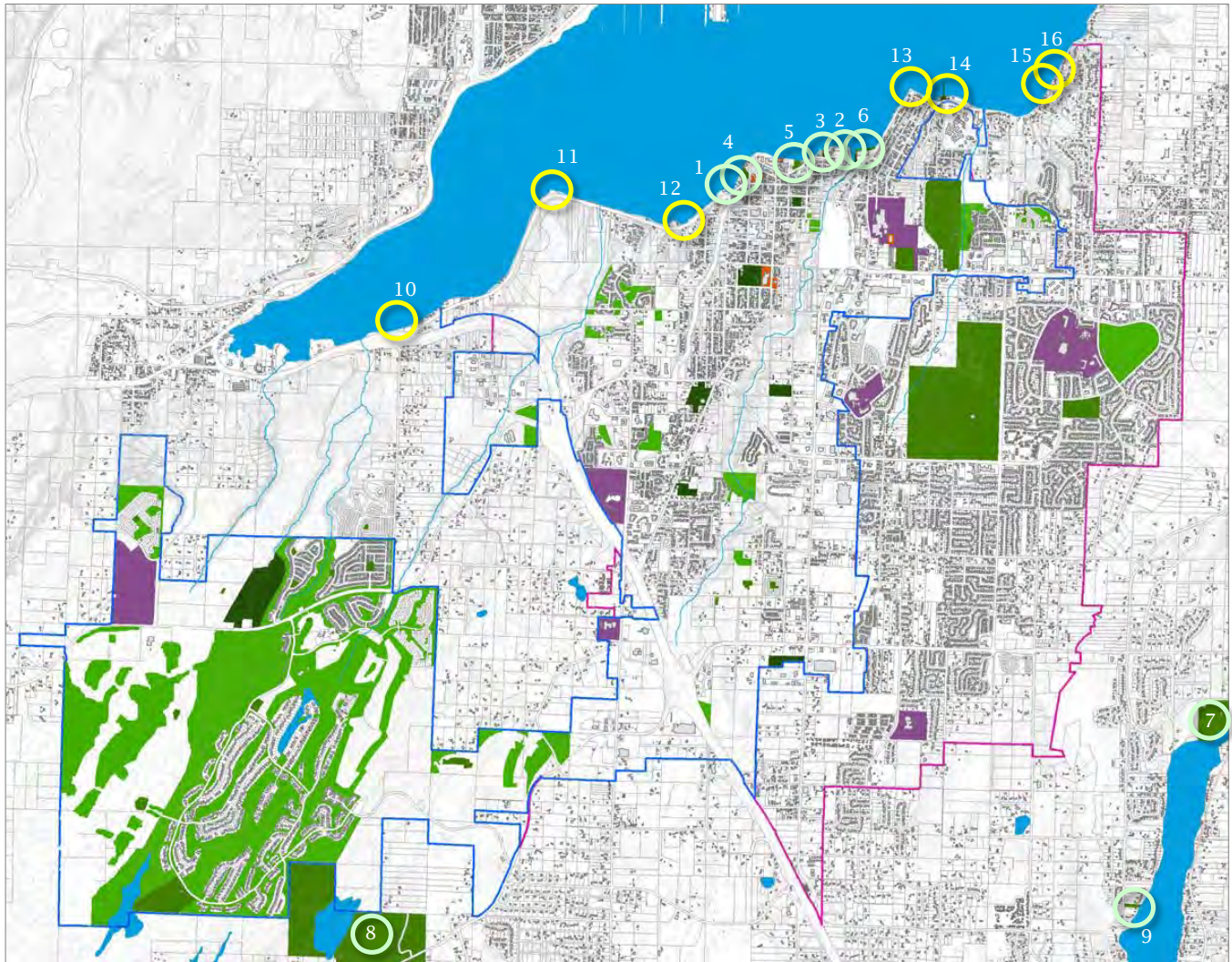
- **Acquisition of resource parklands** - that would otherwise be developed for other land uses;
- **Provision of public access** - and use of natural features which would not be possible if the lands remained in private ownership;
- **Conservation for public access** - and use of unique and available natural features that visually define and separate developing urban areas.

### Waterfront access points

#### Existing beach and hand-carry access sites

The following sites provide access to significant freshwater and saltwater access points in Port Orchard that include fishing, beach, boating, and other waterfront access activities on Sinclair Inlet, and Long and Square Lakes.

	Existing beach and hand-carry access sites
<b>Port Orchard</b>	<b>3</b>
<b>1 DeKalb Pier</b>	<b>1</b>
▪ 169 feet of lighted pier	
▪ 359 feet of floats	
<b>2 Etta Turner Park</b>	<b>1</b>
▪ Trail connection	
<b>3 Rockwell Park</b>	<b>1</b>
▪ Trail connection	
▪ Beach access	
▪ Hand-carry launch	
<b>Port of Bremerton</b>	<b>3</b>
<b>4 Port Orchard Boat ramp</b>	<b>1</b>
▪ Municipal boat ramp	
▪ Restroom	
<b>5 Waterfront Park</b>	<b>1</b>
▪ Beach access	
▪ Viewing platform	
<b>6 Westbay Easements</b>	<b>1</b>
▪ Beach access	
▪ Trail connection	
<b>Kitsap County</b>	<b>1</b>
<b>7 Long Lake County Park</b>	<b>1</b>
▪ Water access	
▪ Fishing access	
▪ Swimming beach	
▪ Boat launch	
▪ Restroom	
<b>Washington State</b>	<b>2</b>
<b>8 Square Lake State Park</b>	<b>1</b>
▪ 7.9 freshwater surface acres with mostly shallow depths with lots of pads and ringed with reeds	
▪ The lake has one private home on the shoreline with the rest still in a natural state	
▪ Rough boat launch area best suited for hand carried craft though small trailered boats can be launched by a 4 wheel drive tow vehicle	
▪ Pit toilet	



- 1 DeKalb Pier
- 2 Etta Turner Park
- 3 Rockwell Park
- 4 Port Orchard Boat Ramp
- 5 Waterfront Park
- 6 Westbay Easements
- 7 Long Lake County Park
- 8 Square Lake State Park
- 9 Long Lake Boat Launch
- Possible waterfront access
- 10 SR-16/Bay Street
- 11 Ross Point
- 12 Short Avenue
- 13 Mitchell Point
- 14 Annapolis Ferry Terminal
- 15 Beach Drive 1 @ Bancroft Road
- 16 Beach Drive 2 east Bancroft Road

**Waterfront access**

City parks	Other parks	Open space/ Golf	Schools	Public facilities
City Limits	Urban Growth Area			



<b>9</b>	<b>Long Lake Boat Launch</b>	<b>1</b>
	▪ Access along the western shore with a boat ramp launch, dock, and hand-carry access	
	<b>Total existing waterfront access sites</b>	<b>9</b>
	<b>Total existing hand carry launch sites</b>	<b>5</b>

**Possible beach and hand-carry access sites**

The following sites will increase waterfront access to Sinclair Inlet for beach access and hand-carry craft launches.

<b>Possible beach and hand-carry access sites</b>		
	<b>Port Orchard with others</b>	<b>7</b>
<b>10</b>	<b>SR-16/Bay Street</b>	<b>1</b>
	▪ Sinclair Inlet beach access and hand-carry launch from the access from Bay Street under the SR-16 flyover	
<b>11</b>	<b>Ross Point</b>	<b>1</b>
	▪ Sinclair Inlet beach access and hand-carry boat launch from the access off Bay Street	
<b>12</b>	<b>Short/Grant Avenues</b>	<b>1</b>
	▪ Sinclair Inlet beach access and hand-carry boat launch between Yachtfish Marine and Port Orchard Yacht Club from the parking lot between Short/Grant Avenues on the south side of Bay Street	
<b>13</b>	<b>Mitchell Point</b>	<b>1</b>
	▪ Sinclair Inlet beach access and hand-carry boat launch from the pull-off land on Bay Street on Mitchell Point	
<b>14</b>	<b>Annapolis Foot Ferry Terminal</b>	<b>1</b>
	▪ Sinclair Inlet beach access and hand-carry boat launch from the parking lot for the Kitsap Transit ferry on Bay Street	
<b>15</b>	<b>Beach Drive 1 @ Bancroft Road</b>	<b>1</b>
	▪ Sinclair Inlet beach access and hand-carry boat launch from the pull-off lane on Beach Drive East north of Bancroft Road	
<b>16</b>	<b>Beach Drive 2 @ east of Bancroft Road</b>	<b>1</b>
	▪ Sinclair Inlet beach access and hand-carry boat launch from the pull-off lane on Beach Drive East further north of Bancroft Road	
	<b>Total possible waterfront access sites</b>	<b>7</b>
	<b>Total possible hand carry launch sites</b>	<b>7</b>

## Downtown waterfront viewpoints

**Existing downtown waterfront viewpoints**

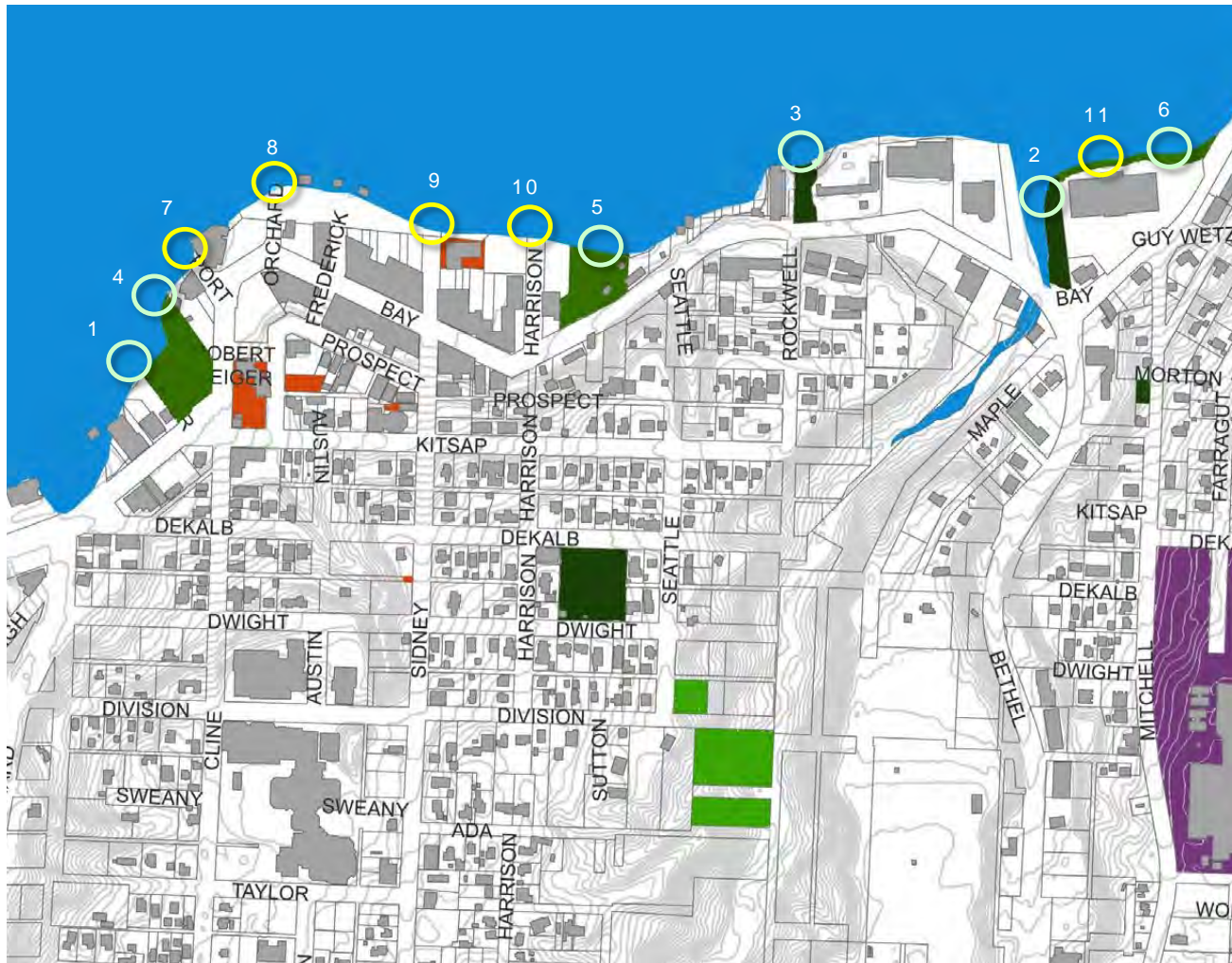
The following sites provide saltwater access and viewpoints within downtown Port Orchard of the numerous marinas, launch sites, and passenger ferry activities.

<b>Existing downtown waterfront viewpoints</b>		
<b>Port Orchard</b>		<b>3</b>
<b>1</b>	<b>DeKalb Pier</b>	<b>1</b>
	▪ 169 feet of lighted pier	
<b>2</b>	<b>Etta Turner Park</b>	<b>1</b>
	▪ Trail connection	
<b>3</b>	<b>Rockwell Park</b>	<b>1</b>
	▪ Trail connection	
	▪ Beach access	
<b>Port of Bremerton</b>		<b>3</b>
<b>4</b>	<b>Port Orchard Boat ramp</b>	<b>1*</b>
	▪ Floating pier and dock	
<b>5</b>	<b>Waterfront Park</b>	<b>1</b>
	▪ Beach access	
	▪ Viewing platform	
<b>6</b>	<b>Westbay Easement</b>	<b>1</b>
	▪ Beach access	
	▪ Trail connection	
	<b>Total existing waterfront viewpoints</b>	<b>6</b>

**Possible downtown waterfront viewpoints**

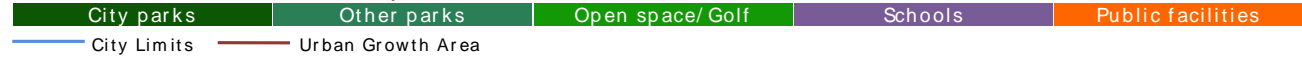
The following sites will increase waterfront access and viewpoints of Sinclair Inlet from street-ends and Bay Street Pedestrian Path.

<b>Possible downtown waterfront viewpoints</b>		
<b>Port Orchard</b>		<b>5</b>
<b>7</b>	<b>Port Street Plaza</b>	<b>1</b>
	▪ Viewing plaza of Sinclair Inlet and trail connection	
<b>8</b>	<b>Orchard Avenue</b>	<b>1</b>
	▪ Viewpoint of Port marina and trail connection	



- 1 DeKalb Pier
- 2 Etta Turner Park
- 3 Rockwell Park
- 4 Port Orchard Boat Ramp
- 5 Waterfront Park
- 6 Westbay Easement
- Possible downtown viewpoints
- 7 Port Street Plaza
- 8 Orchard Avenue
- 9 Sidney Avenue
- 10 Harrison Avenue
- 11 Mitchell Avenue extension

**Downtown waterfront viewpoints**



<b>9</b>	<b>Sidney Avenue</b>	<b>1</b>
▪	Viewpoint of marina and Port Orchard-Bremerton Foot Ferry and trail connection	
<b>10</b>	<b>Harrison Avenue</b>	<b>1</b>
▪	Viewpoint of marina and Port Orchard-Bremerton Foot Ferry and trail connection	
<b>11</b>	<b>Mitchell Extension</b>	<b>1</b>
▪	Viewpoint and trail connection to the proposed Mitchell Avenue extension through the redevelopment of Westbay Center	
<b>Total possible waterfront viewpoints</b>		<b>5</b>

## Picnic shelters

### Existing picnic shelters

The following sites provide day-use picnic shelter facilities for group activities in existing parks.

		Existing picnic shelters
<b>Port Orchard</b>		<b>3</b>
<b>1</b>	<b>Central/Clayton Park</b>	<b>1</b>
▪	Picnic shelter	
<b>2</b>	<b>Etta Turner Park</b>	<b>1</b>
▪	Gazebo	
<b>3</b>	<b>Van Zee Park</b>	<b>1</b>
▪	Picnic shelter	
▪	Restroom	
<b>Total existing picnic shelters</b>		<b>3</b>

### Possible picnicking shelters

The following sites will increase day-use group picnic shelter facilities in existing and proposed future parks.

		Possible picnic shelters
<b>Port Orchard with others</b>		<b>13</b>
<b>4</b>	<b>Bethel South Property</b>	<b>1</b>
▪	Develop group picnic facility/shelter	
<b>5</b>	<b>Givens Field/Active Club</b>	<b>1</b>
▪	Add group picnic facility/shelter to field activities	

<b>6</b>	<b>Lundberg Park</b>	<b>1</b>
▪	Develop group picnic facility/shelter	
<b>7</b>	<b>McCormick Village Park</b>	<b>1</b>
▪	Add group picnic facility/shelter to park activities	
<b>8</b>	<b>Paul Powers Junior Park</b>	<b>1</b>
▪	Develop group picnic facility/shelter	
<b>9</b>	<b>Waterfront Park</b>	<b>1</b>
▪	Add group picnic facility/shelter to waterfront uses	
<b>10</b>	<b>Long Lake County Park</b>	<b>1</b>
▪	Add group picnic facility/shelter to park activities	
<b>11</b>	<b>South Kitsap Regional Park</b>	<b>1</b>
▪	Add group picnic facility/shelter to park activities	
<b>12</b>	<b>Veterans Memorial Park</b>	<b>1</b>
▪	Add group picnic facility/shelter to park activities	
<b>13</b>	<b>Bill Bloomquist Rotary park</b>	<b>1</b>
▪	Add group picnic facility/shelter to park activities	
<b>14</b>	<b>Howe Farm County Park</b>	<b>1</b>
▪	Add group picnic facility/shelter to farm activities	
<b>15</b>	<b>Deer Park</b>	<b>1</b>
▪	Add group picnic facility/shelter to park activities	
<b>16</b>	<b>Salmonberry Road</b>	<b>1</b>
▪	Develop group picnic facility/shelter in this future park	
<b>Total Possible picnic shelters</b>		<b>13</b>

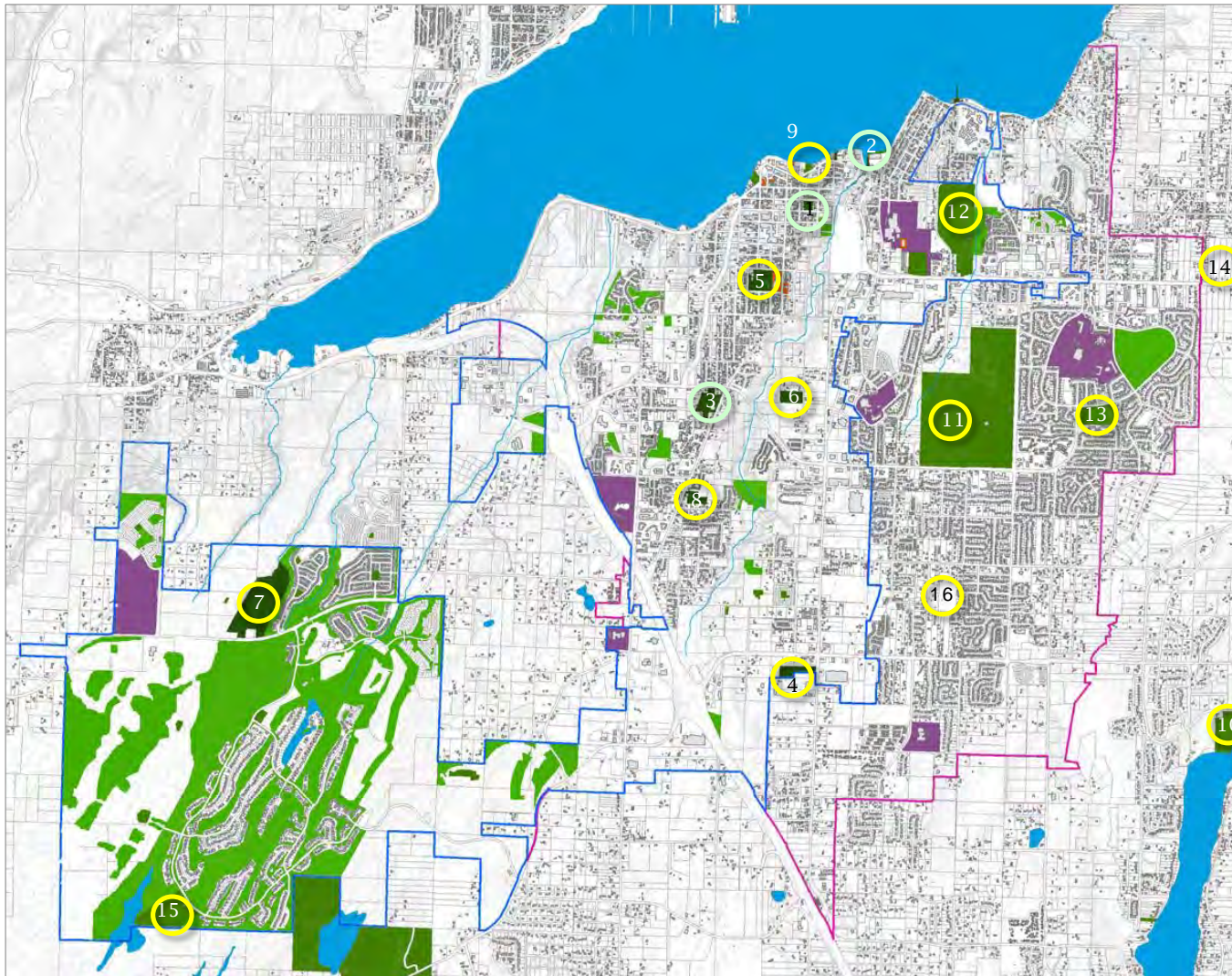
## Picnic tables

### Existing picnic tables

The following sites provide day-use picnicking tables for individual, family, and group use in existing parks.

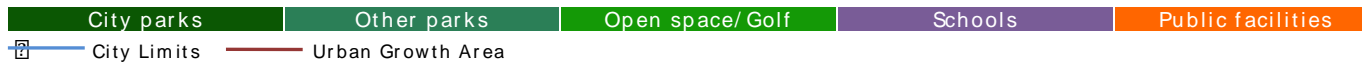
		Existing picnic tables
<b>Port Orchard</b>		<b>13</b>
<b>1</b>	<b>Central/Clayton Park</b>	<b>5</b>
▪	Picnic tables	
<b>2</b>	<b>DeKalb Pier</b>	<b>1</b>
▪	Picnic tables	



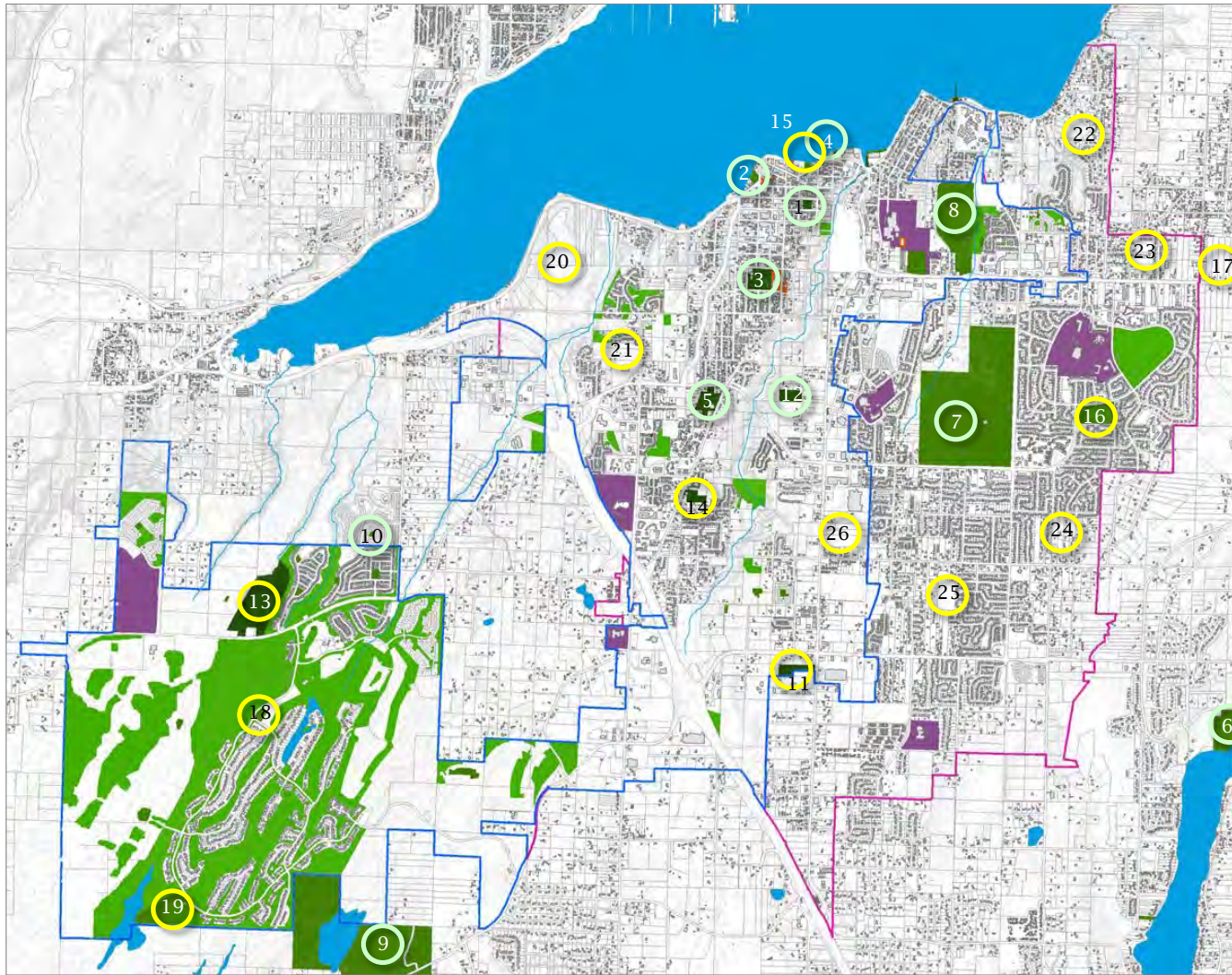


- 1 Central/Clayton Park
- 2 Etta Turner Park
- 3 Van Zee Park
- Possible picnic shelters
- 4 Bethel South Property
- 5 Givens Field/Active Club
- 6 Lundberg Park
- 7 McCormick Village Park
- 8 Paul Powers Jr Park
- 9 Waterfront Park
- 10 Long Lake County Park
- 11 South Kitsap Regional Park
- 12 Veterans Memorial Park
- 13 Bill Bloomquist Rotary Park
- 14 Howe Farm County Park
- 15 Deer Park
- 16 Salmonberry Road

**Picnic shelters**







- 1 Central/Clayton Park
- 2 DeKalb Pier
- 3 Givens Field/Active Club
- 4 McCormick Village Park
- 5 Rockwell Park
- 6 Van Zee Park
  
- 7 Long Lake County Park
- 8 South Kitsap Regional Park
- 9 Veterans Memorial Park
  
- 10 Square Lake State Park
  
- 11 Freestone at Bayside
- Possible picnic facilities
- 12 Bethel South Property
- 13 Lundberg Park
- 14 Paul Powers Jr Park
- 15 Waterfront Park
- 16 Bill Bloomquist Rotary Park
- 17 Howe Farm County Park
- 18 Mary McCormick Memorial Park
- 19 Deer Park
- 20 @ Ross Point
- 21 @ Pottery Avenue
- 22 @ Lidstrom Road
- 23 @ Warner Avenue
- 24 @ Creek View Court
- 25 @ Salmonberry Road
- 26 @ Ramsey Road



**Picnic tables**

City parks	Other parks	Open space/ Golf	Schools	Public facilities
City Limits		Urban Growth Area		

<b>3</b>	<b>Givens Field/Active Club</b>	<b>2</b>
	▪ Picnic area	
	▪ Restroom	
<b>4</b>	<b>McCormick Village Park</b>	<b>2</b>
	▪ Picnic tables	
	▪ Restroom	
<b>5</b>	<b>Rockwell Park</b>	<b>1</b>
	▪ Picnic area	
<b>6</b>	<b>Van Zee Park</b>	<b>2</b>
	▪ Picnic tables	
	▪ Restroom	
	<b>Kitsap County</b>	<b>5</b>
<b>7</b>	<b>Long Lake County Park</b>	<b>2</b>
	▪ Picnic areas	
	▪ Restroom	
<b>8</b>	<b>South Kitsap Regional Park</b>	<b>2</b>
	▪ Picnic area	
<b>9</b>	<b>Veterans Memorial Park</b>	<b>1</b>
	▪ Picnic area	
	<b>Washington State</b>	<b>1</b>
<b>10</b>	<b>Square Lake State Park</b>	<b>1</b>
	▪ Picnic tables and barbecues	
	▪ Pit toilet	
	<b>Homeowner Association (HOA)</b>	<b>3</b>
<b>11</b>	<b>Freestone at Bayside Pocket Park</b>	<b>3</b>
	▪ 3 picnic tables	
	<b>Total existing picnic tables</b>	<b>22</b>

**Possible picnicking areas**

The following sites will increase day-use picnicking opportunities for individual, family, and group use in existing and proposed parks within a 5-10 minute walk of all residential neighborhoods.

		<b>Possible picnic tables</b>
	<b>Port Orchard with others</b>	<b>36</b>
<b>12</b>	<b>Bethel South Property</b>	<b>2</b>
	▪ Develop picnicking area	
<b>13</b>	<b>Lundberg Park</b>	<b>2</b>
	▪ Develop picnicking area	

<b>14</b>	<b>Paul Powers Junior Park</b>	<b>2</b>
	▪ Develop picnicking area	
<b>15</b>	<b>Waterfront Park</b>	<b>2</b>
	▪ Add picnicking area to park activities	
<b>16</b>	<b>Bill Bloomquist Rotary Park</b>	<b>4</b>
	▪ Add picnicking area to park activities	
<b>17</b>	<b>Howe Farm County Park</b>	<b>4</b>
	▪ Add picnicking area to park activities	
<b>18</b>	<b>Mary McCormick Memorial Park</b>	<b>2</b>
	▪ Add picnicking area to park activities	
<b>19</b>	<b>Deer Park</b>	<b>4</b>
	▪ Add picnicking area to park activities	
<b>20</b>	<b>@ Ross Point</b>	<b>2</b>
	▪ Develop picnicking area in this proposed park area	
<b>21</b>	<b>@ Pottery Avenue</b>	<b>2</b>
	▪ Develop picnicking area in this proposed park area	
<b>22</b>	<b>@ Lidstrom Road</b>	<b>2</b>
	▪ Develop picnicking area in this proposed park area	
<b>23</b>	<b>@ Warner Avenue</b>	<b>2</b>
	▪ Develop picnicking area in this proposed park area	
<b>24</b>	<b>@ Creek View Court</b>	<b>2</b>
	▪ Develop picnicking area in this proposed park area	
<b>25</b>	<b>@ Salmonberry Road</b>	<b>2</b>
	▪ Develop picnicking area in this proposed park area	
<b>26</b>	<b>@ Ramsey Road</b>	<b>2</b>
	▪ Develop picnicking area in this proposed park area	
	<b>Total possible picnic tables</b>	<b>36</b>

## Trails

Trail systems will be developed to link major environmental assets, park and recreational facilities, schools, community centers, and historical features thorough out Port Orchard. Generally, trails will provide for several modes of recreational and commuters use including bicycles and pedestrians where appropriate.

### Multipurpose trails

Multipurpose on and off-road trails will be developed within corridors separate from vehicular or other motorized forms of transportation such as utility easements or in separate property alignments. In some instances, an on-road trail may be developed as improvements within the right-of-way of established vehicular or other transportation corridors.

Multipurpose trails will be developed to Washington State Department of Transportation (WSDOT) and American Association of State Highway & Transportation Officials (AASHTO) trail standards. The trails will be concrete, asphalt or very fine crushed rock base, handicap accessible, and usable by all age and skill groups.

Trail corridors will be improved with trailhead services including rest stops, parking lots, restrooms, water, and air utilities. Where the trail is located in association with another park and recreational improvement or public facility, the trailhead will be improved with active picnic, playgrounds, and play areas.

Multipurpose trail corridors will be independent properties or include portions of other sites provided for resource conservancies, resource activities, athletic facilities, and other park and recreational or public facility properties.

#### Vision

As described, the multipurpose trails vision may be realized by providing recreational trail opportunities that:

- Access natural features - that may not be available otherwise,
- Link open spaces - and other conservation areas into a greenway system,
- Serve persons - with varied physical abilities and skills,
- Establish high visibility and volume pedestrian routes - through the most developed urban areas and park sites,
- Expand roadway corridors - to provide recreational and commuter trail opportunities,

#### Existing off-road multipurpose trails

The following multipurpose trail systems have been developed to provide combined hike and bike trail opportunities along the shoreline of Sinclair Inlet and within the buffer areas and golf course of McCormick Woods.

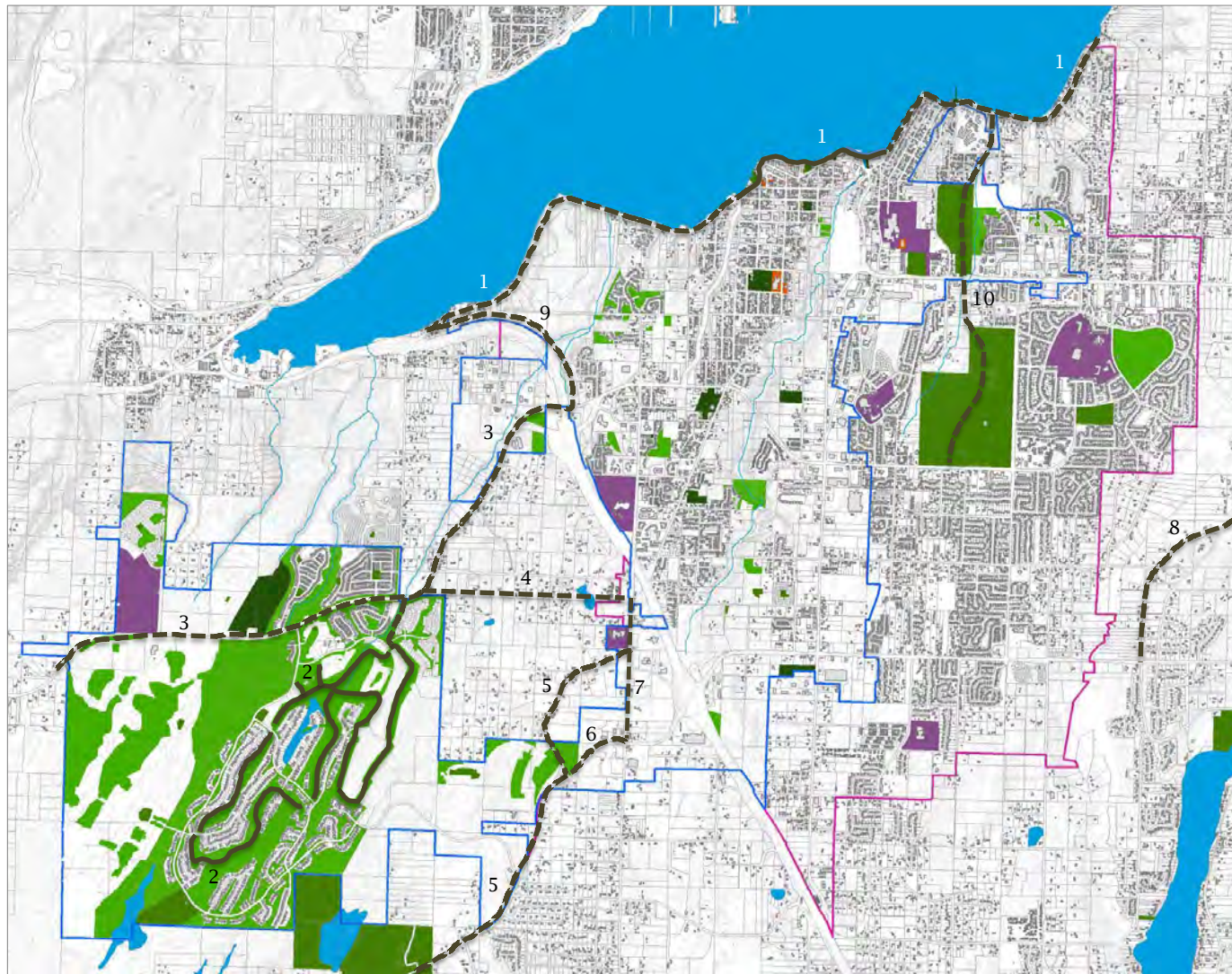
		<b>Multipurpose off-road trail miles</b>
<b>Port Orchard</b>		<b>1.04</b>
<b>1</b>	<b>Bay Street Pedestrian Path</b>	<b>1.04</b>
▪	Paved off-road multipurpose trail	
<b>Homeowners Association (HOA)</b>		<b>2.60</b>
<b>2</b>	<b>McCormick Woods Trail</b>	<b>2.60</b>
▪	Paved off-road multipurpose trail	
<b>Total existing multipurpose trail miles</b>		<b>3.64</b>

#### Possible off-road multipurpose trails

The following multipurpose trail system will be developed to provide combined hike and bike trail opportunities linking the Bay Street Pedestrian Path along Sinclair Inlet shoreline and McCormick Woods into an integrated network accessing conservancies, parks, schools, and Port Orchard commercial districts.

		<b>Multipurpose off-road trails</b>
<b>Port Orchard with others</b>		<b>9.70</b>
<b>1</b>	<b>Bay Street Pedestrian Path Extension</b>	<b>1.70</b>
▪	Extend off-road multipurpose trail east to Olney Avenue and west to SR-16	
<b>3</b>	<b>Old Clifton Road</b>	<b>1.70</b>
▪	Develop off-road multipurpose trail from SR-16 west to Fiegley Road to access McCormick Woods Trail	



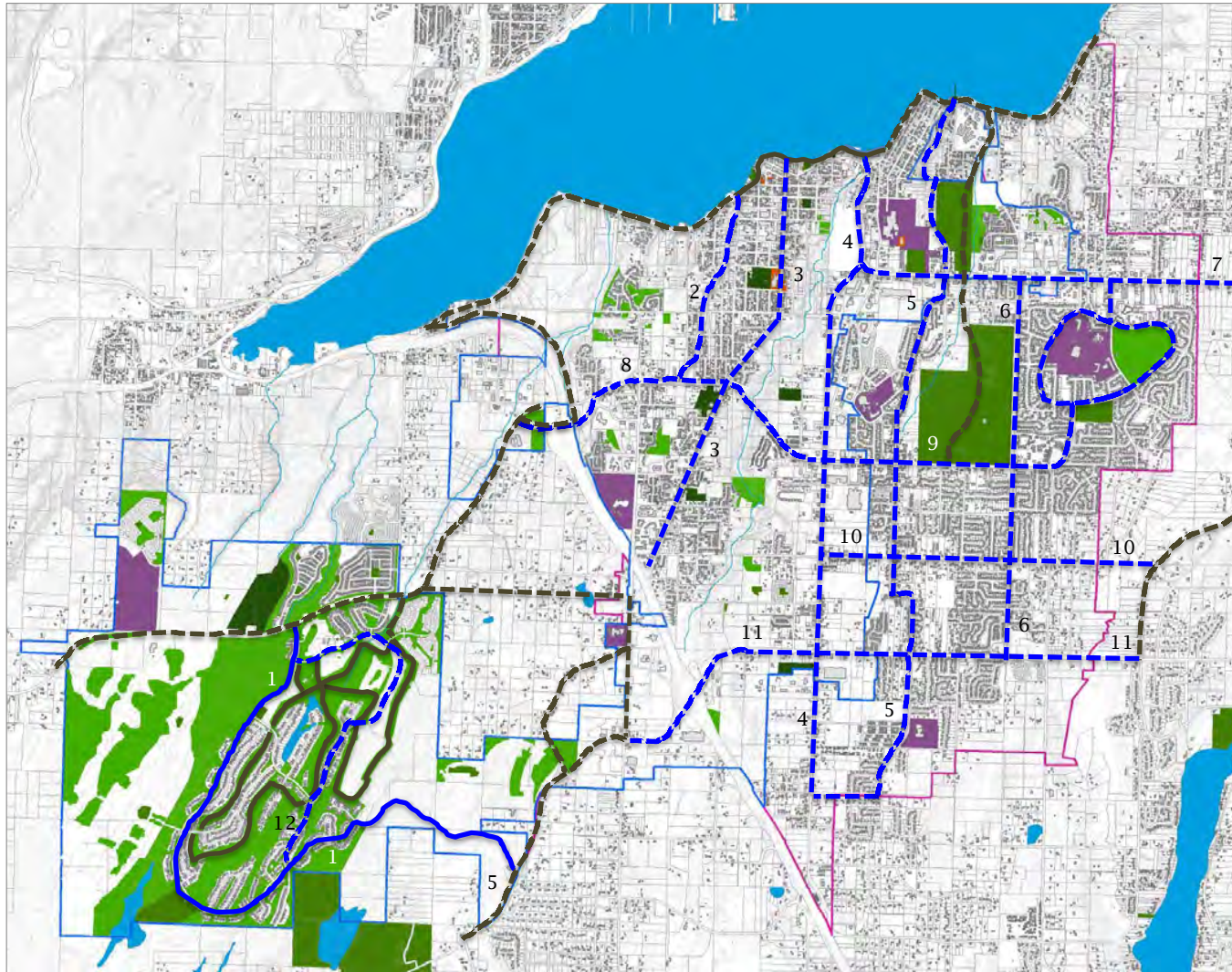


- Port Orchard Parks**
- 1 Bay Street Pedestrian Path
- Homeowners Association (HOA)**
- 2 McCormick Woods Trail
- Possible off-road trails**
- 1 Bay Street Path extensions
- 3 Old Clifton Road
- 4 Blueberry Lake Road
- 5 Glenwood Road
- 6 Sedgwick Road
- 7 Sidney Road
- 8 Long Lake Road
- 9 SR-16 Trail
- 10 Bay Street to South Kitsap Rg Pk

### Off-road trails

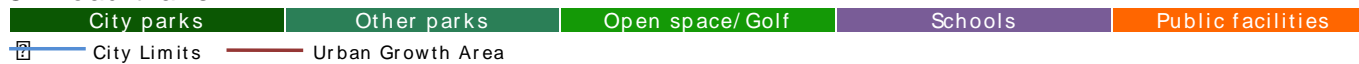
- City parks
- Other parks
- Open space/ Golf
- Schools
- Public facilities
- City Limits
- Urban Growth Area





Homeowner Associations (HOA)	
1	McCormick Woods Drive
2	Port Orchard Boulevard
3	Sidney Avenue
4	Bethel Avenue
5	Retsil/Lincoln/Harris
6	Jackson Avenue
7	Mile Hill Drive
8	Tremont Street
9	Lund Avenue
10	Salmonberry Road
11	Sedgwick Road
12	Hawkstone/St Andrews Drive

**On-road trails**



<b>4</b>	<b>SW Berry Lake Road</b>	<b>0.57</b>
▪	Develop off-road multipurpose trail from Sidney Road west to Old Clifton Road	
<b>5</b>	<b>Glenwood Road</b>	<b>1.28</b>
▪	Develop off-road multipurpose trail from Sidney Road to Square Lake State Park	
<b>6</b>	<b>Sedgwick Road</b>	<b>0.19</b>
▪	Develop off-road multipurpose trail from Sidney Road to Sedgwick Road Trail	
<b>7</b>	<b>Sidney Road</b>	<b>0.38</b>
▪	Develop off-road multipurpose trail from Blueberry Lake Road to Sedgwick Road Trail	
<b>8</b>	<b>Long Lake Road</b>	<b>1.33</b>
▪	Develop off-road multipurpose trail from Howe Farm County Park to Sedgwick Road	
<b>9</b>	<b>SR-16 Trail</b>	<b>0.66</b>
▪	Develop off-road multipurpose trail edge of SR-16 right-of-way from Old Clifton Road Trail to Bay Street Pedestrian Path	
<b>10</b>	<b>Bay Street to South Kitsap Regional Park</b>	<b>1.89</b>
▪	Develop off-road multipurpose trail from Bay Street south through Veterans Memorial Park to South Kitsap Regional Park	
<b>Total possible multipurpose trails</b>		<b>9.70</b>

**Existing on-road paths and sidewalks**

The following on-road paths and sidewalks have been developed to provide a grid of walking trail opportunities.

**On-road paths and sidewalk miles**

**Homeowners Association (HOA)**

<b>1</b>	<b>McCormick Woods Drive</b>	
▪	Paved walkway	
<b>Total existing multipurpose trail miles</b>		

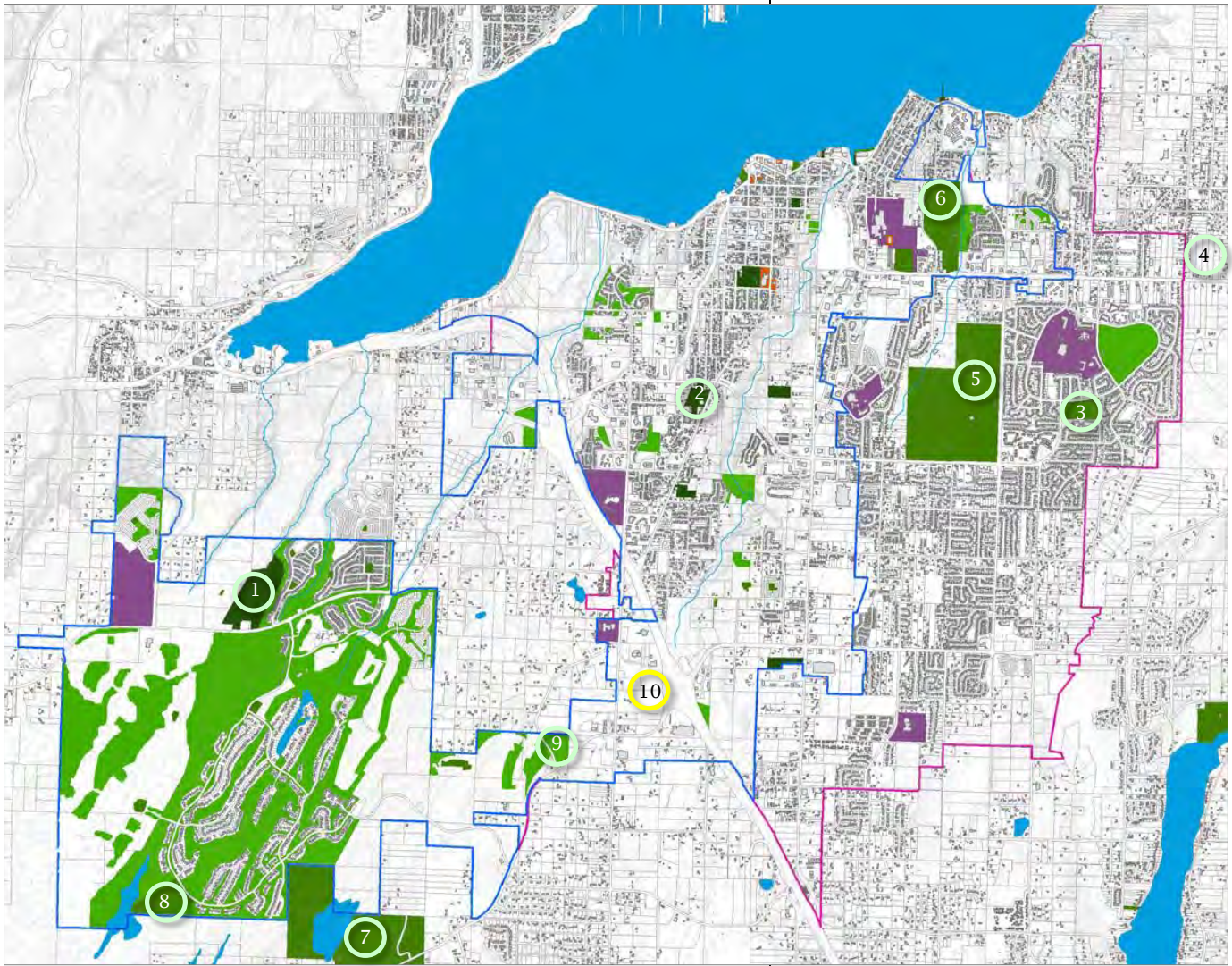
**Possible on-road paths and sidewalks**

The following on-road paths and sidewalks will be developed to complete a grid of walking trail opportunities connecting the Bay Street Pedestrian Path and McCormick Woods Trail with parks, schools, downtown, commercial districts, and off-road trails.

**On-road path and sidewalk miles**

<b>Port Orchard with others</b>		<b>15.26</b>
<b>2</b>	<b>Port Orchard Boulevard</b>	<b>0.57</b>
▪	Develop sidewalk on Port Orchard Boulevard south from Bay Street to Tremont Street.	
<b>3</b>	<b>Sidney Avenue</b>	<b>1.31</b>
▪	Develop sidewalk on Sidney Avenue south from Bay Street to SR-16.	
<b>4</b>	<b>Bethel Avenue</b>	<b>1.95</b>
▪	sidewalk	
<b>5</b>	<b>Retsil/Lincoln/Harris</b>	<b>2.33</b>
▪	Develop sidewalk on Retsil Road from Beach Drive south to Mile Hill Drive then south on Karcher Road to Lincoln Avenue then south to Harris Road then south to Salmonberry Road.	
<b>6</b>	<b>Jackson Avenue</b>	<b>1.14</b>
▪	Develop sidewalk on Jackson Avenue from Mile Hill Drive south to Sedgewick Road.	
<b>7</b>	<b>Mile Hill Drive</b>	<b>1.14</b>
▪	Develop sidewalk on Mile Hill Drive from Bethel Road east to Long Lake Road.	
<b>8</b>	<b>Tremont Street</b>	<b>0.93</b>
▪	Develop sidewalk on Tremont Street from Old Clifton Road across SR-16 east to Lund Avenue.	
<b>9</b>	<b>Lund Avenue/Madrona Drive</b>	<b>2.20</b>
▪	Develop sidewalk on Lund Avenue from SR-16 east to Madrona Drive then around the loop road to Mile Hill Drive.	
<b>10</b>	<b>Salmonberry Road</b>	<b>0.98</b>
▪	Develop sidewalk on Salmonberry Road from Bethel Road east to Long Lake Road.	
<b>11</b>	<b>Sedgwick Road</b>	<b>1.63</b>
▪	Develop pathways on both sides of Sedgwick Road from Sidney Road across SR-16 east to Long Lake Road.	
<b>12</b>	<b>Hawkstone/St Andrews Drive</b>	<b>1.08</b>
▪	Develop sidewalk loop on Hawkstone Avenue from McCormick Woods Drive north to St Andrews Drive and west to McCormick Woods Drive.	
<b>Total possible path and sidewalk miles</b>		<b>15.26</b>





- 1 McCormick Village Park
- 2 Van Zee Park
- 3 Bill Bloomquist Rotary Park
- 4 Howe Farm County Park
- 5 South Kitsap Regional Park
- 6 Veterans Memorial Park
- 7 Square Lake State Park
- 8 Deer Park
- 9 Stetson Heights
- Possible park walking trails
- 10 Ruby Creek



**Park walking trails**

City parks	Other parks	Open space/ Golf	Schools	Public facilities
City Limits		Urban Growth Area		

## Park walking trails

Walking and hiking trails will be developed within major parks to provide internal access to wetlands, woodlands, picnic areas, courts, and fields with site parking lots, restrooms, and other supporting facilities as well as adjacent residential neighborhoods throughout Port Orchard and the surrounding area.

Walking and hiking trails will be developed to Washington State Department of Transportation (WSDOT) or US Forest Service (USFS) walking trail standards with a crushed rock, bark, or compacted dirt base. Most trail segments will be ADA accessible and usable by all age and skill groups. Walking trails will be developed in urban park sites with an asphalt or concrete surface, ADA accessible, and usable by all age and skill groups.

### Vision

The walking and hiking trails vision will be realized by providing recreational trail opportunities in Port Orchard and the surrounding area that:

- **Access natural features** - within major park sites,
- **Serve persons** - with varied physical abilities and skills,
- **Establish high visibility and volume pedestrian routes** - through the most developed urban areas and park sites,

### Existing park trails

The following park trails have been developed within major park sites in the city that access wetlands, ponds, lakes, woodlands, and other park activities.

	Existing park trail miles
<b>Port Orchard</b>	<b>0.48</b>
<b>1 McCormick Village Park</b>	<b>0.38</b>
▪ Trails extend from parking lot through the north wooded area.	
<b>2 Van Zee Park</b>	<b>0.10</b>
▪ Trails extend around the park and through the woodland.	
<b>Kitsap County</b>	<b>3.22</b>
<b>3 Bill Bloomquist Rotary Park</b>	<b>0.21</b>
▪ Trails extend around the park and through the woodland.	

<b>4 Howe Farm County Park</b>	<b>0.23</b>
▪ Trails extend around the farm, wetland, and woodlands.	
<b>5 South Kitsap Regional Park</b>	<b>2.21</b>
▪ Trails extend from the fields and playground through the north and west wooded areas.	
<b>6 Veterans Memorial Park</b>	<b>0.57</b>
▪ Trails extend from the ballfield and playground to the north wooded areas.	
<b>Washington State</b>	<b>0.64</b>
<b>7 Square Lake State Park</b>	<b>0.64</b>
▪ Trails extend from the trailhead parking area throughout the wooded park to McCormick Woods.	
<b>Homeowner Association (HOA)</b>	<b>0.86</b>
<b>8 Deer Park</b>	<b>0.16</b>
▪ Trails extend from the field and parking area into the wooded and wetland areas.	
<b>9 Stetson Heights</b>	<b>0.76</b>
▪ Trails extend around the perimeter buffer areas.	
<b>Total existing park trail miles</b>	<b>5.20</b>

### Possible park trails

The following sites will be improved with park walking trails to provide access to wetlands and other natural features.

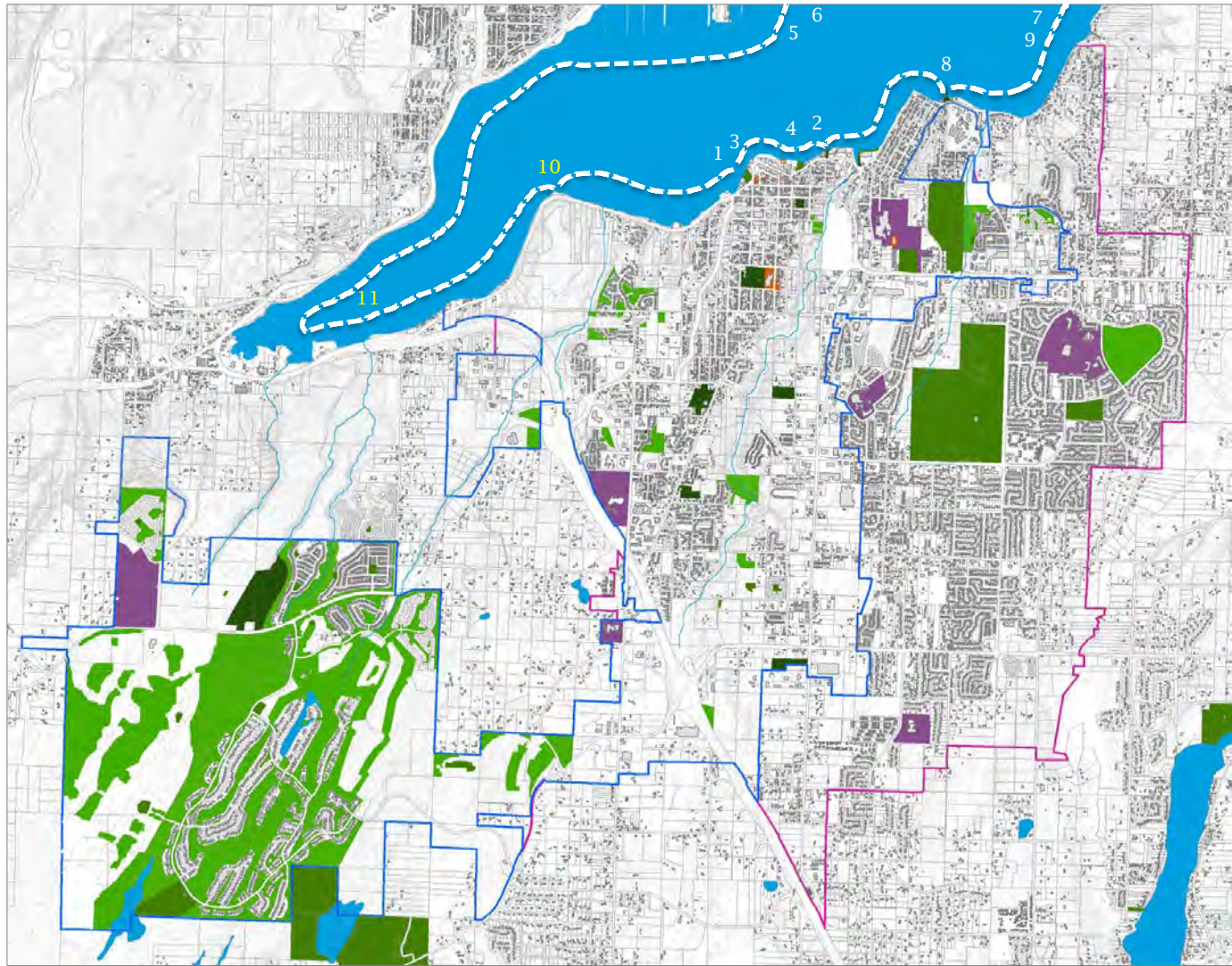
#### Possible park trail miles

<b>Port Orchard</b>	
<b>10 Ruby Creek</b>	<b>Tbd</b>
▪ Develop an interpretive trail along Ruby and Blackjack Creeks and wetlands.	
<b>Total possible park trail miles</b>	<b>Tbd</b>

## Water trails

A water access system will be developed to provide day-use and overnight kayak, canoe, dory, and other hand-carry watercraft trail excursions. Where possible, water trailheads will be located to coincide with and use other trail corridors and park services including parking lots, restrooms, and utilities.





- Port Orchard Parks**
- 1 Dekalb Pier
- 2 Rockwell Park
- Port of Bremerton**
- 3 Port Orchard Boat Ramp
- 4 Port Orchard Marina
- 5 Bremerton Marina
- Washington State**
- 6 Manchester State Park
- Other public**
- 7 Annapolis Terminal
- 8 Port of Waterman Pier
- Possible water trail access**
- 9 Ross Point
- 10 Bay Street/SR-16

**Water trail**

City parks	Other parks	Open space/ Golf	Schools	Public facilities
City Limits		Urban Growth Area		

When provided on separate sites, water trailheads will be improved with launch ramps or landings, tent sites, picnic tables, shelters, restrooms, and other services.

Water trail development projects will use cooperative, joint venture approaches to formally designate and improve launch sites and trailheads and/or to develop new launch sites, rest stops, and other water trail services.

**Vision**

As described, the water trail vision will:

- **Increase and promote public access** - to the area's significant freshwater and saltwater resources particularly for hand-carry boating enthusiasts,
- **To scenic natural areas and features** - of interest that can not be accessed from other trail systems,
- **For boating enthusiasts** - of all skill levels,
- **For extended boating duration** - including overnight trips.

**Existing Sinclair Inlet**

The following sites provide put-in water trail access for hand-carry craft on Sinclair Inlet, and Long and Square Lakes.

<b>Existing Sinclair Inlet trailheads/put-ins</b>	
<b>Port Orchard</b>	<b>2</b>
<b>1 DeKalb Pier</b>	<b>1</b>
▪ Hand-carry launch from 169 feet of lighted pier	
<b>2 Rockwell Park</b>	<b>1</b>
▪ Hand-carry boat launch from park beach	
<b>Port of Bremerton</b>	<b>4</b>
<b>3 Port Orchard Boat ramp</b>	<b>1</b>
▪ Hand-carry launch from public boat ramp	
<b>4 Port Orchard Marina</b>	<b>1</b>
▪ Hand-carry launch from floating docks	
<b>5 Bremerton Marina</b>	<b>1</b>
▪ Hand-carry launch from floating outer dock	
<b>Washington State</b>	<b>1</b>
<b>6 Manchester State Park</b>	<b>1</b>
▪ Hand-carry launch from beach adjacent to pier	

<b>Other public</b>	<b>2</b>
<b>7 Annapolis Terminal</b>	<b>1</b>
▪ Hand-carry launch from beach adjacent to terminal pier	
<b>8 Port of Waterman Pier</b>	<b>1</b>
▪ Hand-carry lunch from beach adjacent to pier	
<b>Total existing trailhead/put-ins</b>	<b>9</b>

**Possible Sinclair Inlet trailheads**

The following sites will be designated to provide put-in hand-carry water trail access to Sinclair Inlet to support the South Kitsap and Cascadia Marine Trails.

		<b>Possible trailheads/put-ins</b>
<b>Port Orchard</b>		<b>2</b>
<b>10 Ross Point</b>		<b>1</b>
▪ Designate hand-carry launch from beach at Ross Point next to Bay Street pull-off		
<b>11 Bay Street/SR-16</b>		<b>1</b>
▪ Develop trailhead parking and designate hand-carry launch from beach next to access road under SR-16 flyover		
<b>Total possible trailhead/put-ins</b>		<b>2</b>

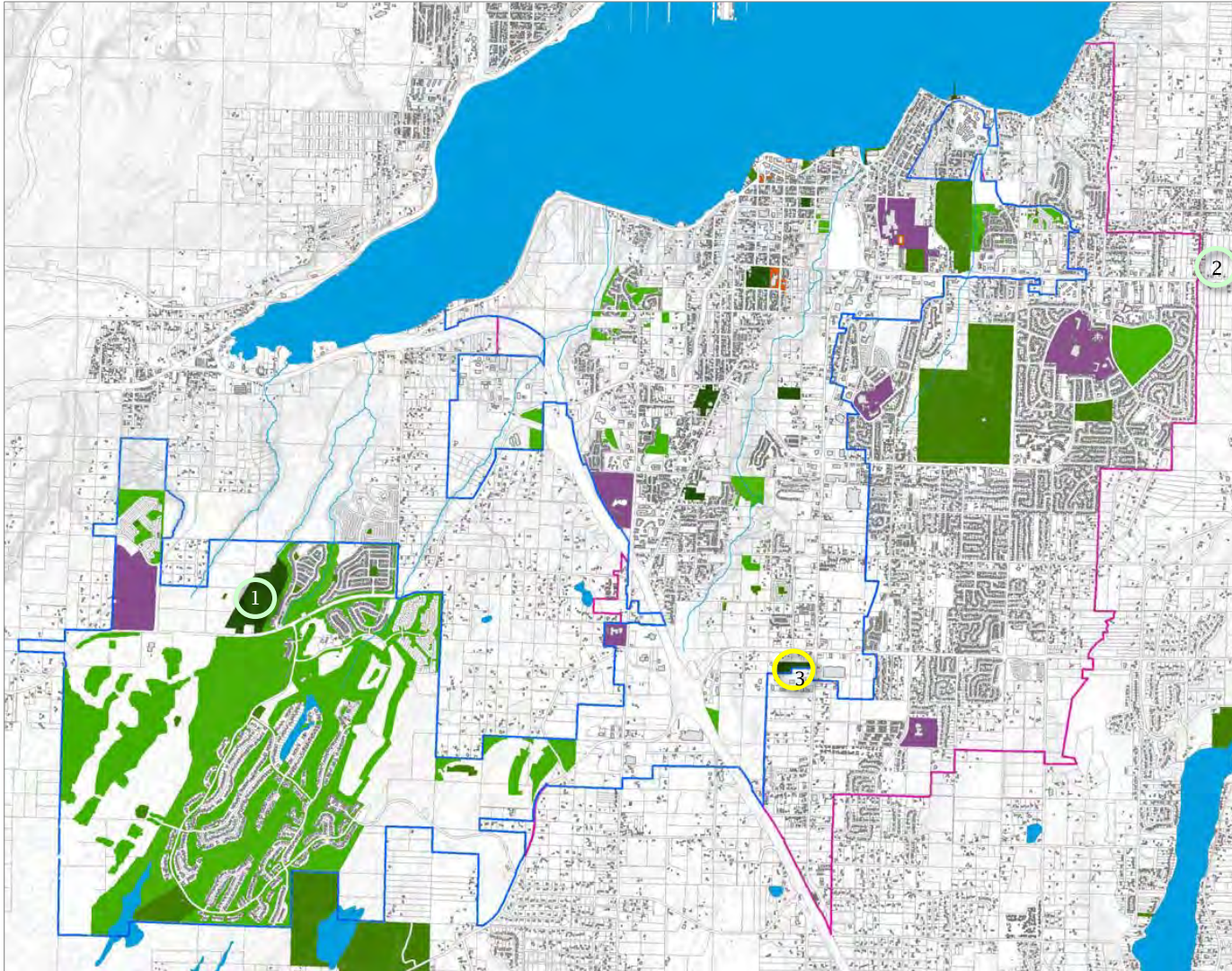
**On and off-leash dog trails/parks**

A system of off-leash dog trails, areas, and park enclosures will be developed to provide access to select and appropriate parks and recreational facilities in Port Orchard.

Subject to city code in some locations, off-leash dog trails will parallel or coincide with other multipurpose trail corridors or within separate routes and other alignments of interest to the dog owner population.

Future public off-leash development projects may use cooperative, joint venture approaches with other partners to formally designate and improve off-leash dog areas or trails.

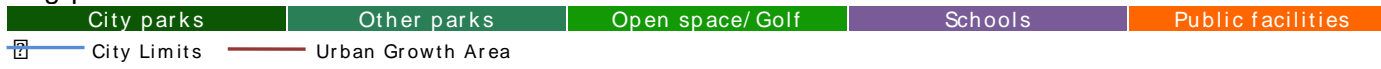




- 1 McCormick Village Park
- 2 Howe Farm County Park
- Possible dog parks
- 3 Bethel South Property



**Dog parks**



**Vision**

As described, the dog areas vision will provide:

- **For designated on and off-leash access** - to scenic features and other features of interest,
- **For off-leash dog areas**- for social and exercise activities,
- **For dogs of all size** - and training levels,
- **With user amenities** - including water fountains, restrooms, benches, and covered seating areas

**Existing off-leash dog areas/parks**

The following off-leash dog trails and parks have been developed in existing parks with potential limitations on volume and time of use.

		<b>Existing off-leash dog areas</b>
<b>Port Orchard</b>		<b>1</b>
<b>1</b>	<b>McCormick Village Park</b>	<b>1</b>
▪	Off-leash dog area located north of playground next to woodlands	
<b>Kitsap County</b>		<b>1</b>
<b>2</b>	<b>Howe Farm County Park</b>	<b>1</b>
▪	Off-leash dog trails located along farm and wetland areas	
<b>Existing off-leash dog areas</b>		<b>2</b>

**Possible off-leash dog areas/parks**

The following will be developed for off-leash trails or dog parks subject to potential limitations on volume and time of use.

		<b>Possible off-leash dog areas</b>
<b>Port Orchard</b>		<b>1</b>
<b>3</b>	<b>Bethel South Property</b>	<b>1</b>
▪	Develop dog park with active social areas, trails, and amenities	
<b>Total possible off-leash dog areas</b>		<b>1</b>



## Athletic parks

**Local or neighborhood parks** - will be developed with playgrounds, basketball, volleyball, grass play fields, and other facilities that provide pickup games, youth sports, and leagues of interest to neighborhood children and families. These local park improvements will be combined with picnic shelters and tables, trail systems, natural areas, local schools, and other facilities to create an accessible neighborhood park system in Port Orchard.

Local or neighborhood parks will be sited as independent properties or portions of other sites that include trail corridors, resource parks, multi-use indoor centers or other public facilities. Where practical, local or neighborhood playgrounds will be co-located with elementary schools. Where feasible and appropriate, neighborhood parks will be sited on lands that are owned and operated for other public purposes.

Local or neighborhood parks will be located at sites serviced by trails and local bicycling routes that are within a 5-10 minute walk convenient to younger age neighborhood youth and families.

Local or neighborhood parks will be developed to provide flexible play capabilities - typically providing 1 to 2 dirt or grass rectangular fields with portable goal and backstop stanchions to allow for varied age groups and activities.

**Community or regional parks** - will be developed with competitive athletic court and field facilities to provide the highest quality competitive playing standards and requirements. The competitive regional athletic park complexes will include field activities that satisfy the largest number of organized and older age recreational league participants including skateboard, soccer, football, rugby, lacrosse, softball, and baseball facilities.

Regional athletic parks will be developed for older youth and adult league tournaments and other peak competition days, events, and schedules thereby freeing fields located at elementary schools, neighborhood parks, and other local sites for younger age clinics,

practices, neighborhood pickup play, and some youth league participant games.

Regional recreational parks will be located on sites that can accommodate relatively high traffic volumes, evening lighted field use, noise, and other activities without adversely impacting adjoining land uses.

Regional competitive recreational areas will be developed to provide sustained, high capacity play capabilities typically providing 3 to 5 full-size competition fields at a location. Most sites will be designed to provide high capacity, rectangular field configurations that include turf or all-weather fields with permanent soccer goals and baseball diamond backstops at the field ends with moveable perimeter fencing, spectator seating, and night-lighting systems.

When practical and feasible, regional athletic parks will include middle or high school facilities, particularly where the facilities are located with other competition fields or when the facilities can be used for recreational league tournaments or special events.

**Local and regional athletic parks** - will be improved with restrooms, concessions, and parking lots including grass overflow parking areas to accommodate peak events or schedules. Depending on the location, some sites will include tennis, basketball, volleyball courts, and other recreational facilities. Where appropriate, some regionally competitive recreational sites will also be furnished with group picnic shelters and possibly even recreational vehicle overnight campsite services to support tournament events.

### Vision

**Local or neighborhood athletic parks** with playgrounds, courts, and fields will:

- Provide flexible informal activity areas,
- Suited to younger age and local neighborhood game activities,
- In sites convenient to neighborhood youth and families,
- At sites that may co-locate with elementary schools and facilities.

**Regional athletic parks** will:

- Provide the highest quality competitive play athletic facilities,
- Of the highest capacity facility improvement designs,
- Within convenient proximity to organized adult and older age recreational league playing populations,
- At sites that do not disrupt adjacent land uses,
- At sites that may co-locate with schools and/or utilize other major public facilities,
- To alleviate overcrowding on smaller, more local park and elementary school fields so local sites can be used for younger age league participant games, practice sessions, and neighborhood pickup games.

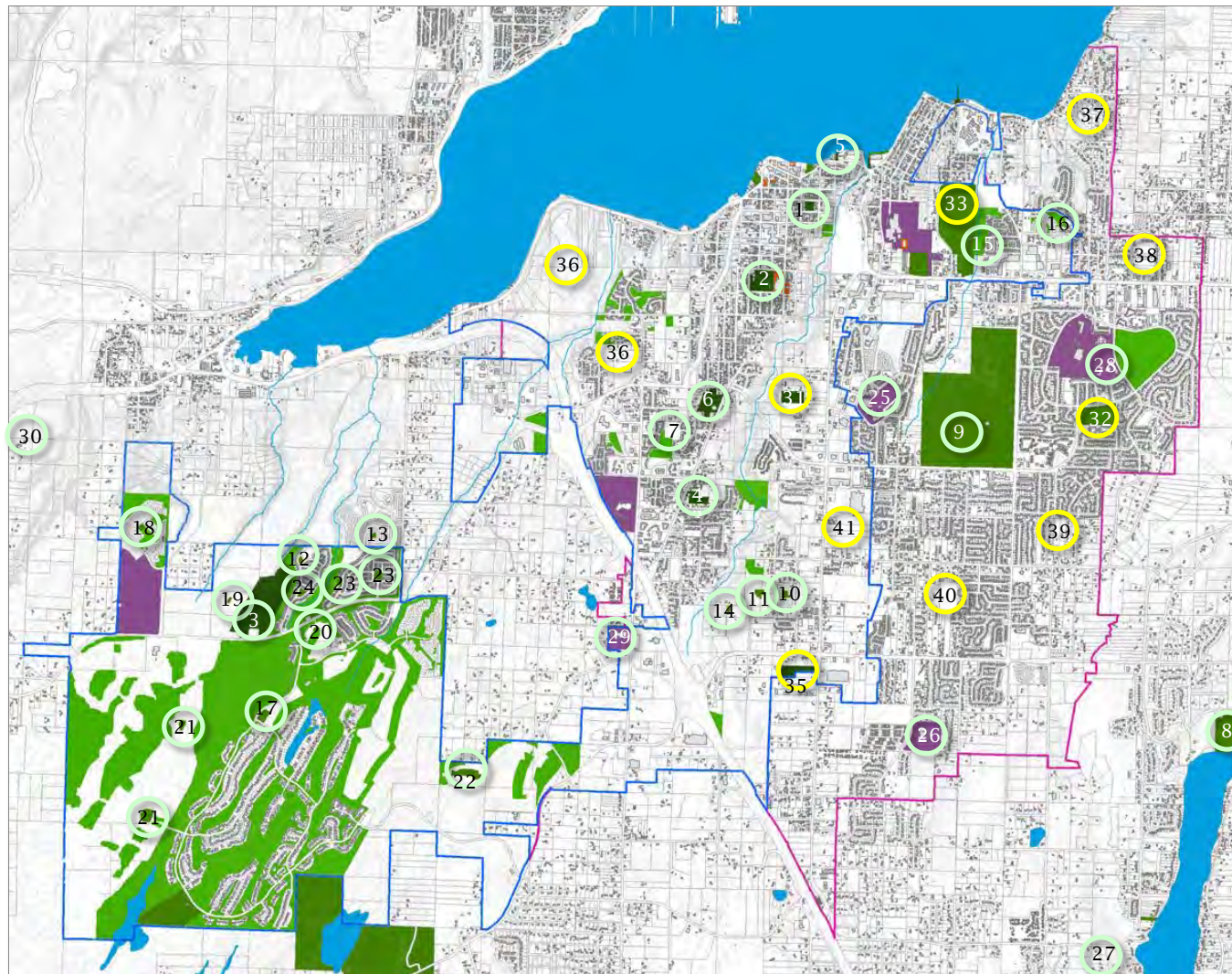
## Playgrounds

**Existing playgrounds/play areas**

The following covered and uncovered playground facilities and play areas have been developed in the city to support local neighborhood recreational activities. Some of the listed school facilities may not be available for public use during school hours.

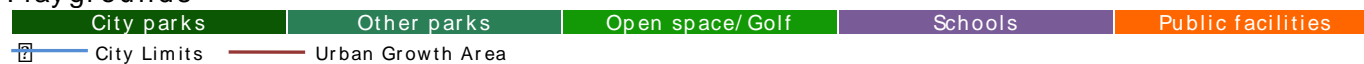
	Existing playground/play facilities
<b>Port Orchard</b>	<b>8</b>
<b>1 Central/Clayton Park</b>	<b>1</b>
▪ Playground	
<b>2 Givens Field/Active Club</b>	<b>1</b>
▪ Playground	
▪ Restroom	
<b>3 McCormick Village Park</b>	<b>2</b>
▪ 2 playgrounds	
▪ Splash pad	
▪ Restroom	
<b>4 Paul Powers Junior Park</b>	<b>1</b>
▪ Playground	
<b>5 Rockwell Park</b>	<b>1</b>
▪ Playground	
<b>6 Van Zee Park</b>	<b>1</b>
▪ Playground	
▪ Restroom	

<b>7 Windfall Place Tot Lot</b>	<b>1</b>
▪ Playground	
<b>Kitsap County</b>	<b>2</b>
<b>8 Long Lake County Park</b>	<b>1</b>
▪ Playground	
▪ Restroom	
<b>9 South Kitsap Regional Park</b>	<b>1</b>
▪ Playground	
<b>Homeowner Association (HOA)</b>	<b>18</b>
<b>10 Andasio Village</b>	<b>1</b>
▪ Grass play area	
▪ Playground	
<b>11 Blueberry Ridge</b>	<b>1</b>
▪ Playground	
<b>12 Chanting Circle</b>	<b>2</b>
▪ 2 playgrounds	
<b>13 Freestone at Bayside</b>	<b>1</b>
▪ Grass play area	
▪ Playground	
<b>14 Geiger Plat</b>	<b>1</b>
▪ Playground	
<b>15 Highlands at Karcher Creek</b>	<b>1</b>
▪ Playground	
<b>16 Horstman Heights</b>	<b>1</b>
▪ Playground	
<b>17 Mary McCormick Memorial Park</b>	<b>1</b>
▪ Playground	
<b>18 McCormick Meadows</b>	<b>1</b>
▪ Playground	
<b>19 McCormick North</b>	<b>1</b>
▪ Playground	
<b>20 McCormick Woods Parcel A</b>	<b>1</b>
▪ Playground	
<b>21 McCormick Woods West</b>	<b>2</b>
▪ 2 playgrounds	
<b>22 Stetson Heights</b>	<b>1</b>
▪ Playground	



- 1 Central/Clayton Park
- 2 Givens Field/Active Club
- 3 McCormick Village Park
- 4 Paul Powers Junior Park
- 5 Rockwell Park
- 6 Van Zee Park
- 7 Windfall Place Tot Lot
  
- 8 Long Lake County Park
- 9 South Kitsap Regional Park
  
- 10 Andasio Village
- 11 Blueberry Ridge
- 12 Chanting Circle
- 13 Freestone at Bayside
- 14 Geiger Plat
- 15 Highlands at Karcher Creek
- 16 Horstman Heights
- 17 Mary McCormick Memorial Park
- 18 McCormick North
- 19 McCormick Meadows
- 20 McCormick Woods Parcel A
- 21 McCormick Woods West
- 22 Stetson Heights
- 23 The Ridge Pocket Parks
- 24 The Ridge Small Playgrounds
  
- 25 East Port Orchard Elementary
- 26 Hidden Creek Elementary
- 27 Mullenix Ridge Elementary
- 28 Orchard Heights Elementary
- 29 Sidney Glen Elementary
- 30 Sunnyslope Elementary
- Possible playgrounds
- 31 Lundberg Park
- 32 Bill Bloomquist Rotary Park
- 33 Veterans Memorial Park
- 34 Bethell South Property
- 35 @ Ross Point
- 36 @ Pottery Avenue
- 37 @ Lidstrom Road
- 38 @ Warner Avenue
- 39 @ Creek View Court
- 40 @ Salmonberry Road
- 41 @ Ramsey Road

### Playgrounds





<b>23</b>	<b>The Ridge Pocket Parks</b>	<b>2</b>
	▪ 2 playgrounds	
<b>24</b>	<b>The Ridge Small Playgrounds</b>	<b>1</b>
	▪ Grass play area	
	▪ Playground	
	<b>South Kitsap School District</b>	<b>6</b>
<b>25</b>	<b>East Port Orchard Elementary</b>	<b>1</b>
	▪ Playground	
	▪ 2 covered play sheds	
<b>26</b>	<b>Hidden Creek Elementary</b>	<b>1</b>
	▪ Playground	
	▪ 2 covered play sheds	
<b>27</b>	<b>Mullenix Ridge Elementary School</b>	<b>1</b>
	▪ Playground	
<b>28</b>	<b>Orchard Heights Elementary</b>	<b>1</b>
	▪ Playground	
	▪ Covered play shed	
<b>29</b>	<b>Sidney Glen Elementary School</b>	<b>1</b>
	▪ Playground	
<b>30</b>	<b>Sunnyslope Elementary School</b>	<b>1</b>
	▪ Playground	
	<b>Total existing playgrounds</b>	<b>32</b>

**Possible playgrounds/play areas**

The following playgrounds will be developed in existing parks and proposed future park sites to provide access within a 5-10 minute walk of all residential neighborhoods within the city and urban growth area.

	Possible playground/play facilities	
<b>Port Orchard with others</b>		<b>11</b>
<b>31</b>	<b>Lundberg Park</b>	<b>1</b>
	▪ Develop playground in this neighborhood park site	
<b>32</b>	<b>Bill Bloomquist Rotary Park</b>	<b>1</b>
	▪ Develop playground next to fields	
<b>33</b>	<b>Veterans Memorial Park</b>	<b>1</b>
	▪ Develop playground next to fields	

<b>34</b>	<b>Bethel South Property</b>	<b>1</b>
	▪ Develop playground in this neighborhood park site	
<b>35</b>	<b>@ Ross Point</b>	<b>1</b>
	▪ Develop playground in this neighborhood park site	
<b>36</b>	<b>@ Pottery Avenue</b>	<b>1</b>
	▪ Develop playground in this neighborhood park site	
<b>37</b>	<b>@ Lidstrom Road</b>	<b>1</b>
	▪ Develop playground in this neighborhood park site	
<b>38</b>	<b>@ Warner Avenue</b>	<b>1</b>
	▪ Develop playground in this neighborhood park site	
<b>39</b>	<b>@ Creek View Court</b>	<b>1</b>
	▪ Develop playground in this neighborhood park site	
<b>40</b>	<b>@ Salmonberry Road</b>	<b>1</b>
	▪ Develop playground in this neighborhood park site	
<b>41</b>	<b>@ Ramsey Road</b>	<b>1</b>
	▪ Develop playground in this neighborhood park site	
	<b>Total possible playgrounds</b>	<b>11</b>

**Skateboard/pump track facilities**

**Existing skateboard courts**

The following skateboard court facilities have been developed to support skateboarding activities in the city and surrounding area.

	Existing skateboard/BMX court
<b>Kitsap County</b>	<b>1</b>
<b>5</b>	<b>South Kitsap Regional Park</b>
	▪ Skatepark
<b>Private</b>	<b>1</b>
<b>1</b>	<b>Peninsula Indoor BMX</b>
	▪ 24,201 square foot indoor dirt BMX/pump track
	<b>Total existing skateboard/BMX</b>
	<b>2</b>

**Possible skate dots and pump tracks**

Skate dots - single pieces of skateboard equipment such as quarter and half-pipes, rails, stairs, and concrete bowls will be distributed throughout city parks to provide skateboard activity for younger age groups within a convenient distance of residential



Skate dot in Seattle



Skate dot in Seattle



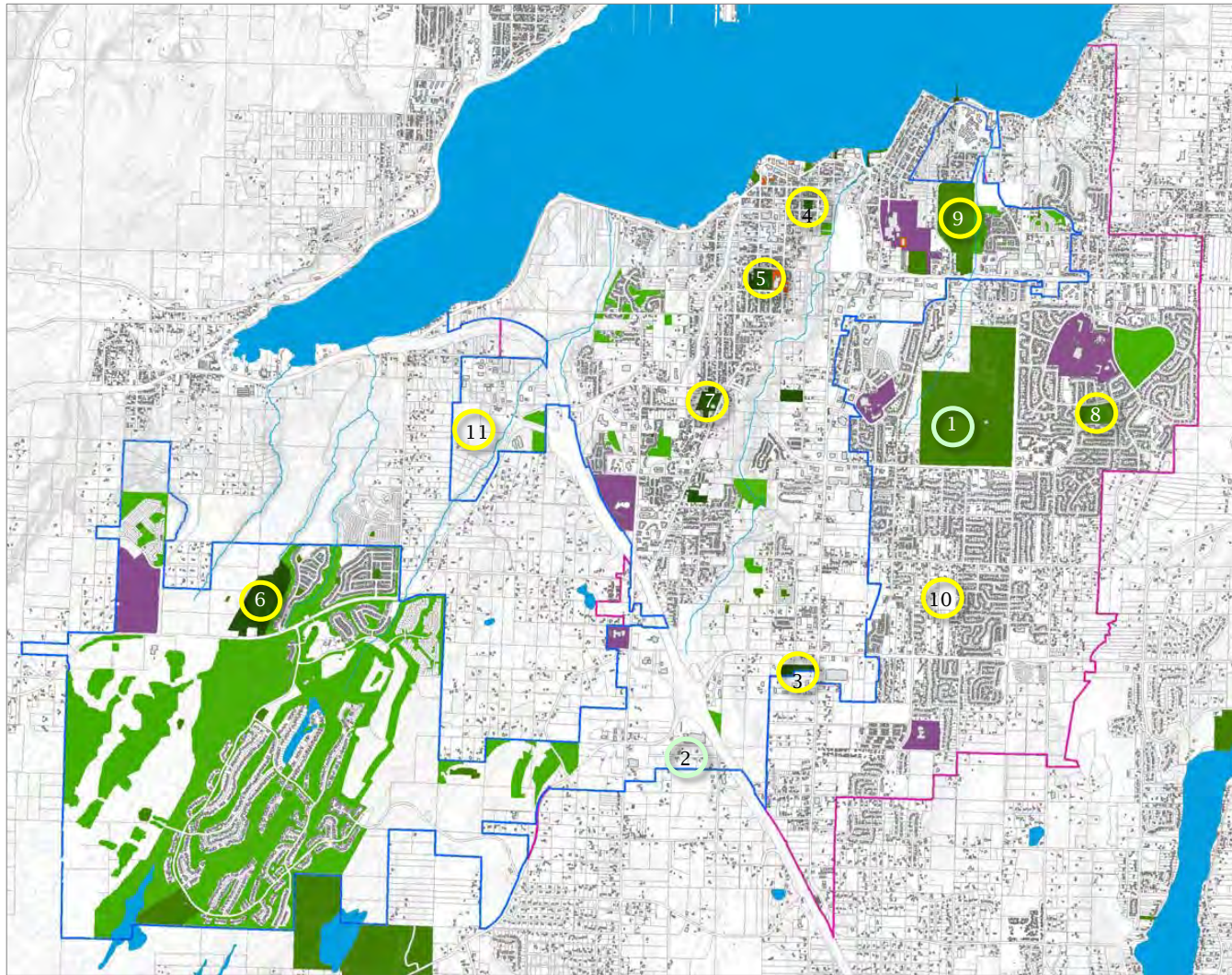
Dirt pump track in Bellingham

PT (OT) BRUCE SHIRBACH



Paved pump track in Lake Chelan

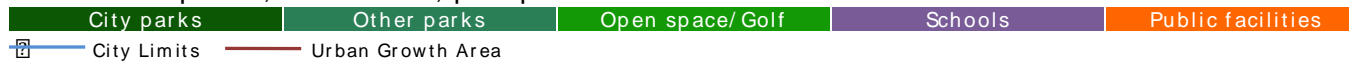




- 1 South Kitsap Regional Park
- 2 Peninsula Indoor BMX
- Possible skate dots
- 3 Bethel South Property
- 4 Central/Clayton Park
- 5 Givens Field/Active Club
- 6 McCormick Village Park
- 7 Van Zee Park
- 8 Bill Bloomquist Rotary Park
- 9 Veterans Memorial Park
- 10 @ Salmonberry Road
- Possible pump track
- 11 Water Tank/Juvenile Court



Skateboard parks, skate dots, pump tracks



neighborhood. A pump track composed of mounds and jumps for manually pumped bicycles will be developed to support this growing recreational activity.

<b>Possible skateboard dots/pump tracks</b>	
<b>Port Orchard</b>	<b>9</b>
<b>3 Bethel South Property</b>	<b>1</b>
▪ Install skateboard element in this neighborhood park site	
<b>4 Central/Clayton Park</b>	<b>1</b>
▪ Install skateboard element in this neighborhood park	
<b>5 Givens Field/Active Club</b>	<b>1</b>
▪ Install skateboard element in this neighborhood park	
<b>6 McCormick Village Park</b>	<b>1</b>
▪ Install skateboard element in this neighborhood park	
<b>7 Van Zee Park</b>	<b>1</b>
▪ Install skateboard element in this neighborhood park	
<b>8 Bill Bloomquist Rotary Park</b>	<b>1</b>
▪ Install skateboard element in this neighborhood park	
<b>9 Veterans Memorial Park</b>	<b>1</b>
▪ Install skateboard element in this neighborhood park	
<b>10 @ Salmonberry Road</b>	<b>1</b>
▪ Install skateboard element in this neighborhood park site	
<b>11 Water Tank/Juvenile &amp; Family Court</b>	<b>1</b>
▪ Develop a pump track on the water tank property located across Old Clifton Road from the Kitsap County Juvenile & Family Court	
<b>Total possible skate dots</b>	<b>8</b>
<b>Total possible pump tracks</b>	<b>1</b>

### Sports courts - basketball/volleyball/pickleball

Sports or multi-use courts combine basketball, volleyball, pickleball, and tennis as well as a variety of other activities in half (25x50 feet) or full court (up to 50x100 feet) flexible layouts.

#### Existing sports courts

The following basketball and volleyball courts have been developed in the city to support local neighborhood recreational activities.

#### Existing courts

<b>Port Orchard</b>	<b>2</b>
<b>1 Central/Clayton Park</b>	<b>1</b>
▪ Basketball court	
<b>2 Paul Powers Junior Park</b>	<b>1</b>
▪ Basketball court	
<b>Kitsap County</b>	<b>1</b>
<b>3 Long Lake County Park</b>	<b>1</b>
▪ Volleyball court	
<b>Homeowner Association (HOA)</b>	<b>2</b>
<b>4 Chanting Circle Pocket Parks</b>	<b>0.5</b>
▪ 0.5 court basketball	
<b>5 Deer Park</b>	<b>0.5</b>
▪ 0.5 court basketball	
<b>6 Mary McCormick Memorial Park</b>	<b>1</b>
▪ Basketball court	
<b>South Kitsap School District</b>	<b>2</b>
<b>7 Mullenix Ridge Elementary School</b>	<b>1</b>
▪ 2 half-court basketball courts	
<b>8 Sunnyslope Elementary School</b>	<b>1</b>
▪ 1 basketball court	
<b>Total existing courts</b>	<b>7</b>

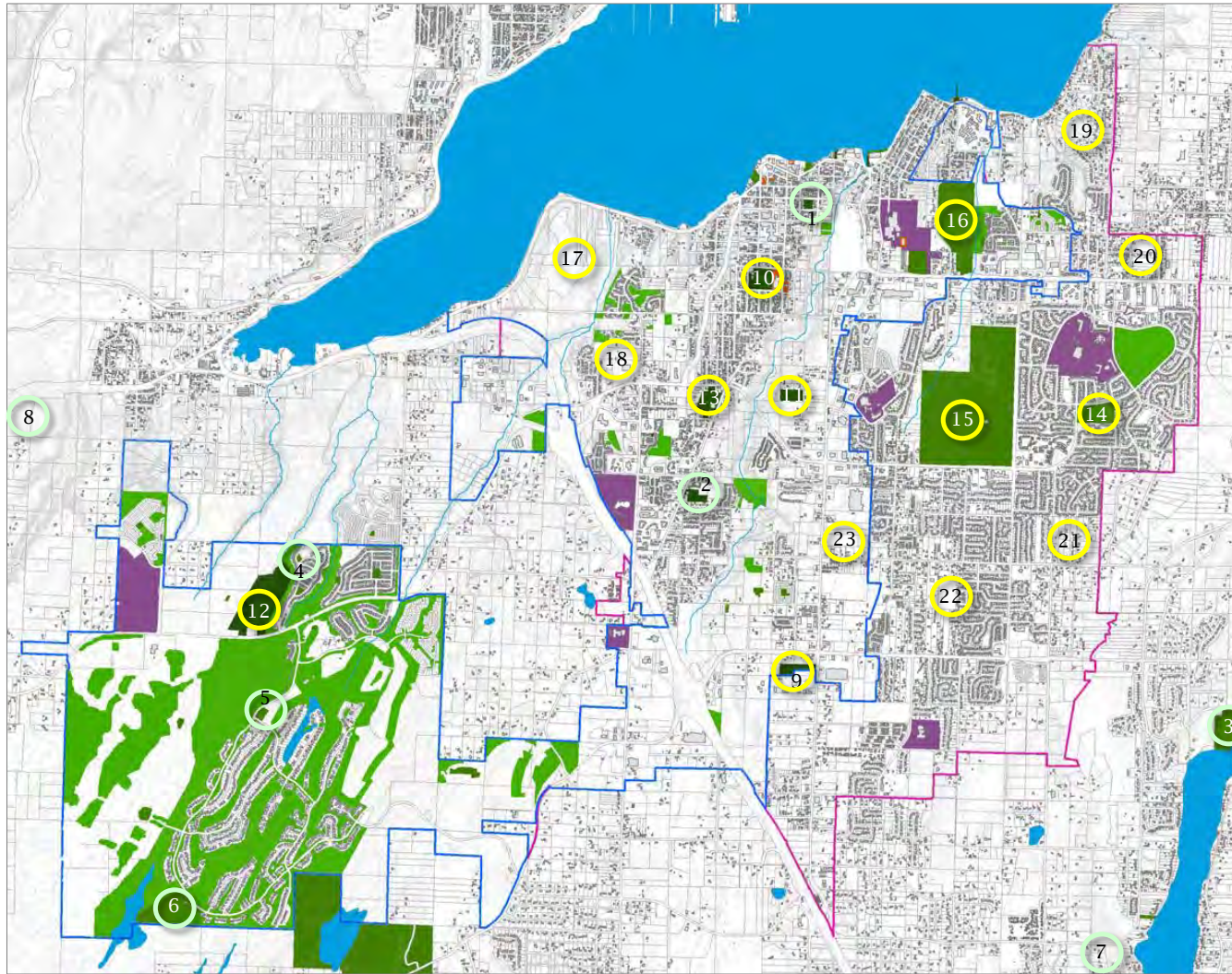
#### Possible sports courts

The following outdoor sports courts - that are designed to support basketball (50x84 feet), volleyball (30x60 feet), and pickleball (30x60 feet) play on a single court surface will be developed to support local recreational activities within a 5-10 minute walk of residential neighborhoods. Some existing basketball courts may be adapted to support volleyball and pickleball play.

#### Possible sports courts

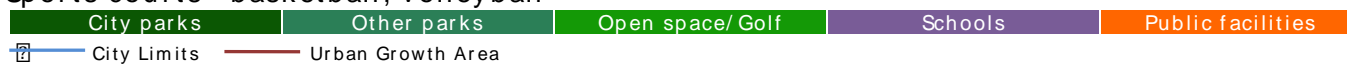
<b>Port Orchard</b>	
<b>9 Bethel South Property</b>	<b>1</b>
▪ Develop sports court in this neighborhood park site	
<b>10 Givens Field/Civic Club</b>	<b>1</b>
▪ Develop sports court in this neighborhood park	
<b>11 Lundbery Park</b>	<b>1</b>
▪ Develop sports court in this neighborhood park site	



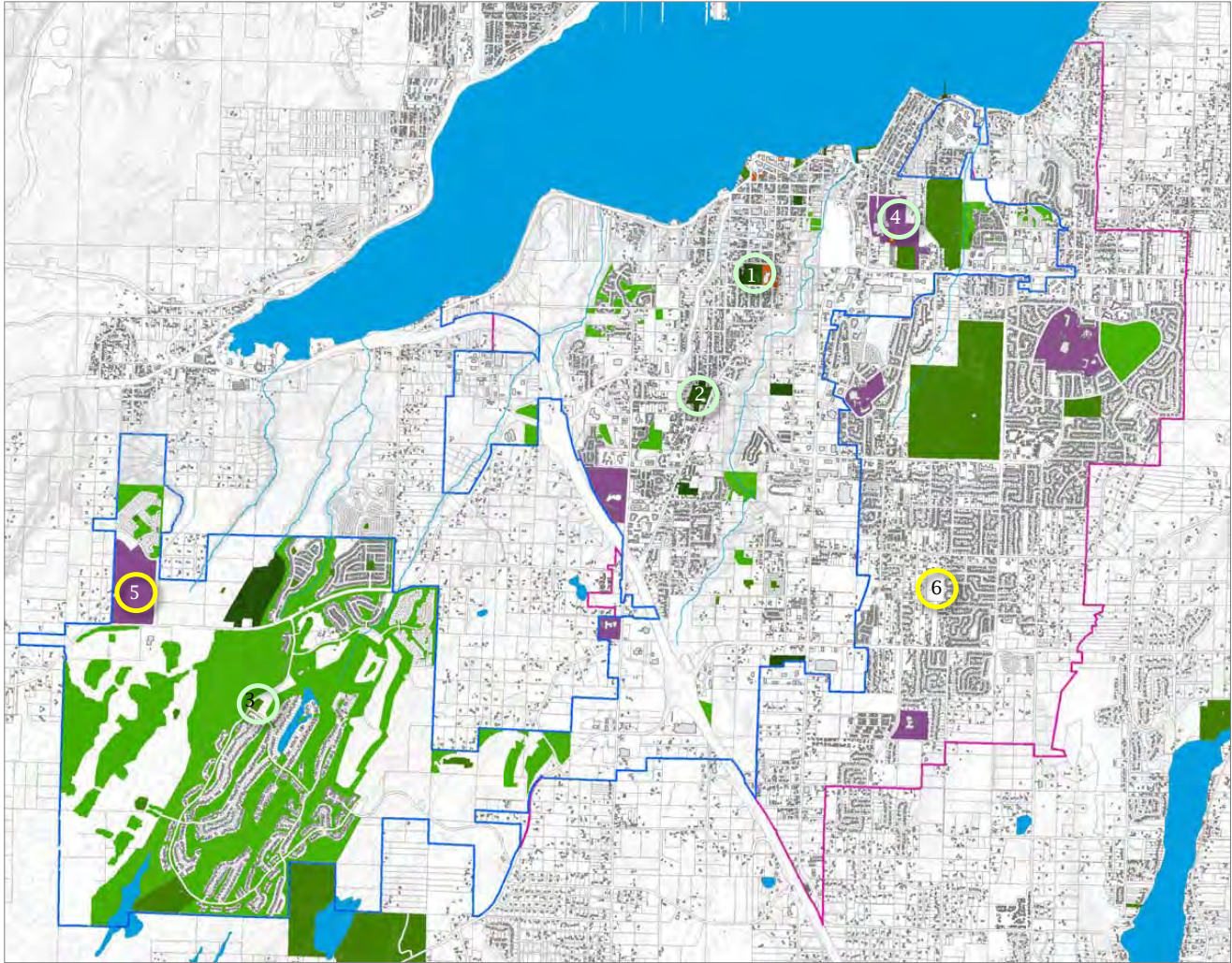


- 1 Central/Clayton Park
- 2 Paul Powers Junior Park
- 3 Long Lake County Park
- 4 Chanting Circle Pocket Parks
- 5 Mary McCormick Memorial Park
- 6 Deer Park
- 7 Mullenix Ridge Elementary
- 8 Sunnyslope Elementary
- Possible sports courts
- 9 Bethel South Property
- 10 Givens Field/Civic Club
- 11 Lundberg Park
- 12 McCormick Village Park
- 13 Van Zee Park
- 14 Bill Bloomquist Rotary Park
- 15 South Kitsap Regional Park
- 16 Veterans Memorial Park
- 17 @ Ross Point
- 18 @ Pottery Avenue
- 19 @ Lidstrom Road
- 20 @ Warner Avenue
- 21 @ Creek View Court
- 22 @ Salmonberry Road
- 23 @ Ramsey Road

**Sports courts - basketball, volleyball**

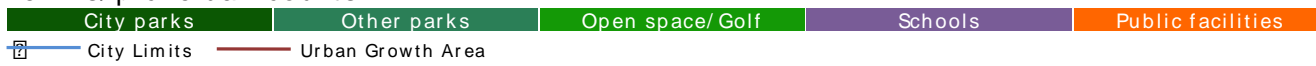






- 1 Givens Field/Active Club
- 2 Van Zee Park
- 3 Mary McCormick Memorial Park
- 4 South Kitsap High School
- Possible tennis/pickleball courts
- 5 Proposed schools site
- 6 @ Salmonberry Road

Tennis/pickleball courts



<b>12</b>	<b>McCormick Village Park</b>	<b>1</b>
▪	Develop sports court in this neighborhood park	
<b>13</b>	<b>Van Zee Park</b>	<b>1</b>
▪	Develop sports court in this neighborhood park	
<b>14</b>	<b>Billbloomquist Rotary Park</b>	<b>1</b>
▪	Develop sports court in this community park	
<b>15</b>	<b>South Kitsap Regional Park</b>	<b>1</b>
▪	Develop sports court in this community park	
<b>16</b>	<b>Veterans Memorial Park</b>	<b>1</b>
▪	Develop sports court in this community park	
<b>17</b>	<b>@ Ross Point</b>	<b>1</b>
▪	Develop sports court in this future neighborhood park site	
<b>18</b>	<b>@ Pottery Avenue</b>	<b>1</b>
▪	Develop sports court in this future neighborhood park site	
<b>19</b>	<b>@ Lidstrom Road</b>	<b>1</b>
▪	Develop sports court in this future neighborhood park site	
<b>20</b>	<b>@ Warner Avenue</b>	<b>1</b>
▪	Develop sports court in this future neighborhood park site	
<b>21</b>	<b>@ Creek View Court</b>	<b>1</b>
▪	Develop sports court in this future neighborhood park site	
<b>22</b>	<b>@ Salmonberry Road</b>	<b>1</b>
▪	Develop sports court in this future neighborhood park site	
<b>23</b>	<b>@ Ramsey Road</b>	<b>1</b>
▪	Develop sports court in this future neighborhood park site	
<b>Total possible courts</b>		<b>15</b>

## Courts - tennis/pickleball

### Existing tennis/pickleball courts

The following tennis/pickleball courts have been developed in the city to support community recreational activities. Some of the listed school facilities may not be available for public use during school hours. Some existing tennis courts may be overlaid with 1 or 2 pickleball courts to increase recreation capacity.

		<b>Existing tennis/pickleball courts</b>
<b>Port Orchard</b>		
<b>1</b>	<b>Givens Field/Active Club</b>	<b>2</b>
▪	2 lighted tennis courts - overlay pickleball courts	
▪	Restroom	
<b>2</b>	<b>Van Zee Park</b>	<b>2</b>
▪	2 lighted tennis courts - overlap pickleball courts	
▪	Restroom	
<b>Homeowner Association (HOA)</b>		<b>1</b>
<b>4</b>	<b>Mary McCormick Memorial Park</b>	<b>1</b>
▪	1 tennis court	
<b>South Kitsap School District</b>		<b>8</b>
<b>5</b>	<b>South Kitsap High School</b>	<b>8</b>
▪	8 tennis courts	
<b>Total existing courts</b>		<b>13</b>

### Possible tennis/pickleball courts

The following courts will be developed to support tennis (60x120 feet) and 2 pickleball (30x60 feet) community recreational activities with a 10-minute commuting time of most residential neighborhoods. Pickleball courts may also be overlaid existing tennis courts to increase play activity.

### Possible tennis/pickleball courts

<b>6</b>	<b>Future school site</b>	<b>4</b>
▪	Develop lighted tennis courts at this future school site	
<b>7</b>	<b>@ Salmonberry Road</b>	<b>2</b>
▪	Develop lighted tennis/pickleball courts in this future neighborhood park	
<b>Total possible courts</b>		<b>6</b>

## Fields - soccer

### Existing soccer fields

Rectangular grass fields support regulation (330x360 feet), youth age 12-13 (300x330 feet), youth age 10-11 (180x240 feet), youth age 8-9 (90x150 feet) and youth age 6-7 (75x120 feet) soccer activities. The larger field areas can be subdivided to support younger age players practice and games. For example, a regulation field of





Sport court - half-court basketball/pickleball/tennis



Sport court - multiple basketball/tennis

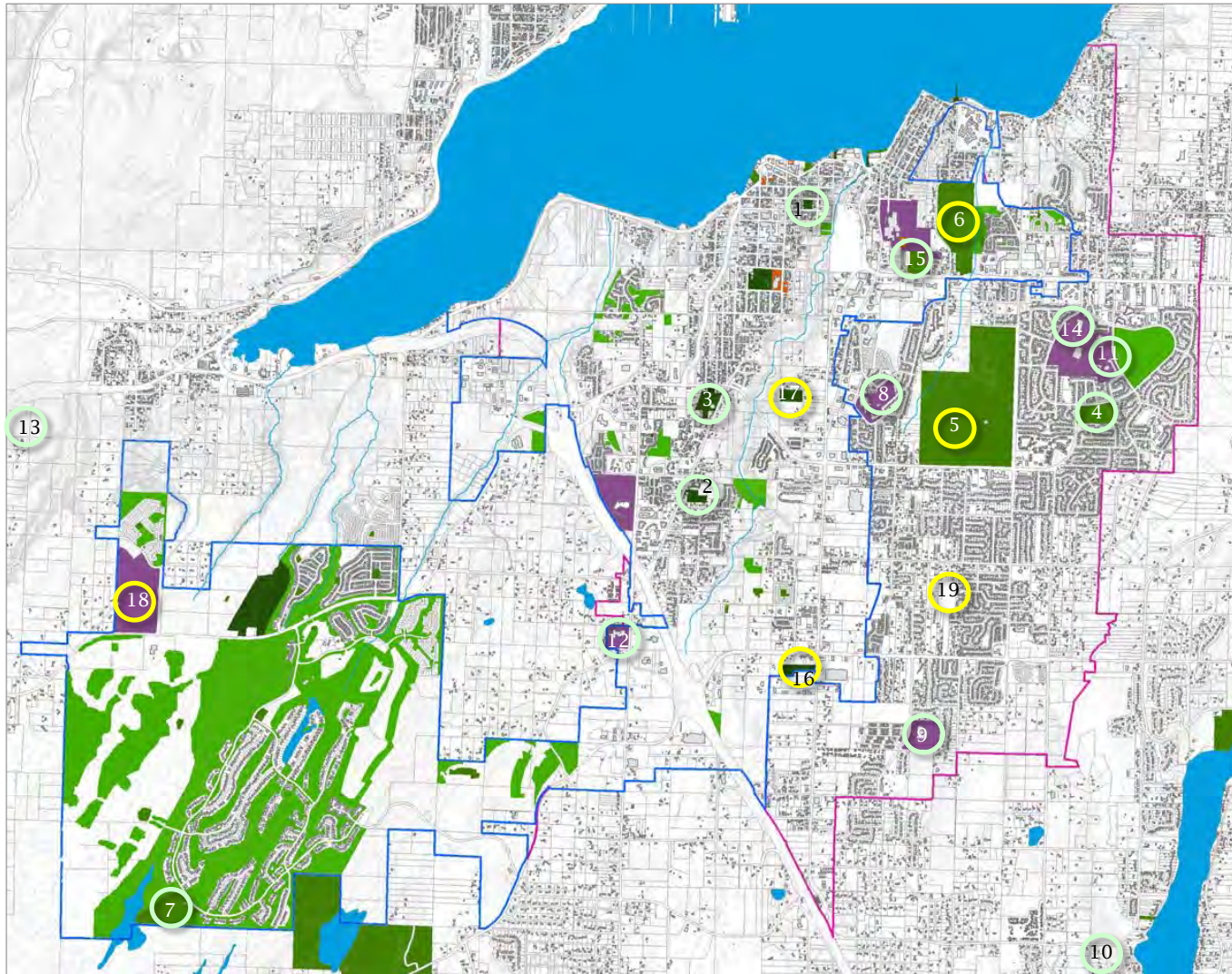


Rectangular field - soccer/2 baseball fields



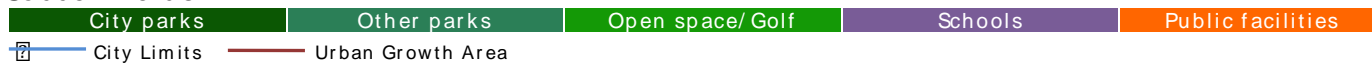
Rectangular field - soccer/baseball/track





- 1 Central/Clayton Park
- 2 Paul Powers Junior Park
- 3 Van Zee Park
- 4 Bill Bloomquist Rotary Park
- 5 South Kitsap Regional Park
- 6 Veterans Memorial Park
- 7 Deer Park
- 8 East Port Orchard Elementary
- 9 Hidden Creek Elementary
- 10 Mullenix Ridge Elementary
- 11 Orchard Heights Elementary
- 12 Sidney Glen Elementary
- 13 Sunnyslope Elementary
- 14 Marcus Whitman Middle School
- 15 Explorer & Hope Academy
- Possible fields**
- 16 Bethel South Property
- 17 Lundberg Park
- 18 Proposed schools site
- 19 @ Salmonberry Road

**Soccer fields**



330x360 feet can be subdivided to support 12 age 6-7 fields of 75x120 feet. Consequently, while the fields are counted by regulation size the actual playing capacity of the fields can increase exponentially depending on the age of the soccer players and thereby their playing field requirements.

The following rectangular soccer or multipurpose grass fields have been developed to support local school and after school pickup games, youth clinics, and youth leagues. Some fields have soccer goals though most use temporary moveable goal fixtures. Some fields have grass baseball backstops or baseball diamonds installed at the end corners of the grass rectangular fields. Some of the listed school facilities may not be available for public use during school hours or suitable for competitive or league game play.

	<b>Existing soccer fields</b>
<b>Port Orchard</b>	<b>3</b>
<b>1 Central/Clayton Park</b>	<b>1</b>
▪ 1 grass rectangular youth field 250x300 feet	
<b>2 Paul Powers Junior Park</b>	<b>1</b>
▪ 1 grass rectangular youth field 240x500 feet	
<b>3 Van Zee Park</b>	<b>1</b>
▪ 1 grass rectangular lighted regulation field 350x600 feet with baseball backstop	
▪ Restroom	
<b>Kitsap County</b>	<b>12</b>
<b>4 Bill Bloomquist Rotary Park</b>	<b>1</b>
▪ 1 grass rectangular regulation field 400x500 feet between 300 foot baseball diamonds	
<b>5 South Kitsap Regional Park</b>	<b>5</b>
▪ 3 grass rectangular regulation fields 350x600 feet	
▪ 1 grass rectangular youth field adjacent to 250 foot baseball diamond	
▪ 1 grass rectangular youth field in outfield of 300 foot baseball diamonds	
<b>6 Veterans Memorial Park</b>	<b>5</b>
▪ 1 grass rectangular regulation field	
▪ 3 grass rectangular youth fields	
▪ 1 grass rectangular youth field in outfield of 300 foot baseball	

diamonds	
<b>Homeowner Association (HOA)</b>	<b>1</b>
<b>7 Deer Park</b>	<b>1</b>
▪ 1 grass rectangular regulation field 300x400 feet with baseball backstop	
<b>South Kitsap School District</b>	<b>12</b>
<b>8 East Port Orchard Elementary</b>	<b>2</b>
▪ 1 grass rectangular regulation field 300x500 feet with 2 baseball backstops	
▪ 1 grass rectangular regulation field 400x550 feet	
<b>9 Hidden Creek Elementary</b>	<b>3</b>
▪ 1 grass rectangular youth field 150x250 feet with baseball backstop	
▪ 1 grass rectangular youth field 150x400 feet	
▪ 1 grass rectangular regulation field 250x350 feet with baseball backstop	
<b>10 Mullenix Ridge Elementary School</b>	<b>2</b>
▪ 1 grass rectangular field 350x400 feet with baseball backstop	
▪ 1 grass rectangular field 450x500 feet with baseball backstop	
<b>11 Orchard Heights Elementary</b>	<b>2</b>
▪ 1 grass rectangular field 450x400 feet with baseball backstop	
▪ 1 grass rectangular regulation field 300x500 feet	
<b>12 Sidney Glen Elementary School</b>	<b>1</b>
▪ 1 grass rectangular regulation field 350x500 feet with baseball backstop	
<b>13 Sunnyslope Elementary School</b>	<b>1</b>
▪ 1 grass rectangular regulation field 300x600 feet with baseball backstop	
<b>14 Marcus Whitman Middle School</b>	<b>1</b>
▪ 1 grass rectangular regulation field 300x450 feet with baseball backstop and football overlay	
<b>15 Explorer Academy &amp; Hope Academy</b>	<b>1</b>
▪ 1 grass rectangular youth field 210x400 feet	
<b>Total youth soccer fields based on size</b>	<b>10</b>
<b>Total regulation soccer fields based on largest size</b>	<b>17</b>

#### Possible soccer fields

The following rectangular grass fields will be developed to support regulation (330x360 feet) and sub-dividable youth age 12-13

(300x330 feet), youth age 10-11 (180x240 feet), youth age 8-9 (90x150 feet) and youth age 6-7 (75x120 feet) soccer activities within a 10-minute commute of residential neighborhoods.

<b>Possible soccer/lacrosse fields</b>	
<b>Port Orchard with others</b>	<b>8</b>
<b>16 Bethel South Property</b>	<b>1</b>
▪ Develop 1 grass rectangular field 330x360	
<b>17 Lundburg Park</b>	<b>1</b>
▪ Develop 1 grass rectangular adult field 330x360	
<b>18 Future schools site</b>	<b>3</b>
▪ Develop 2 grass rectangular regulation fields 330x360 feet	
▪ Develop 1 grass rectangular youth field 300x330 feet	
<b>19 @ Salmonberry Road</b>	<b>3</b>
▪ Develop 3 grass rectangular regulation fields 300x330 feet	
<b>Total possible youth soccer fields</b>	<b>4</b>
<b>Total possible regulation soccer fields</b>	<b>3</b>

## Fields – football and track

### Existing football fields

The following football fields (160x360 feet) and field tracks have been developed to support school sports leagues. Some of the listed school facilities may not be available for public use during school or team hours.

<b>Existing sites</b>	
<b>South Kitsap School District</b>	<b>3</b>
<b>1 Cedar Heights Middle School</b>	<b>1</b>
▪ 1 grass football field	
▪ 1 cinder surface field track	
<b>1 Marcus Whitman Middle School</b>	<b>1</b>
▪ 1 grass football field	
<b>1 South Kitsap High School</b>	<b>1</b>
▪ 1 grass football field with bleachers, concessions	
▪ 1 rubber surface field track	
<b>Total existing football fields</b>	<b>3</b>
<b>Total existing field tracks</b>	<b>2</b>

### Possible football fields and tracks

The following fields and tracks will be developed to support future school recreation activities.

<b>Possible sites</b>	
<b>South Kitsap School District</b>	<b>1</b>
<b>2 Future high school</b>	<b>1</b>
▪ 1 grass football field with bleachers, concessions	
▪ 1 rubber surface field track	
<b>Total possible football fields</b>	<b>1</b>
<b>Total possible field tracks</b>	<b>1</b>

## Fields – baseball/softball

### Existing baseball/softball fields

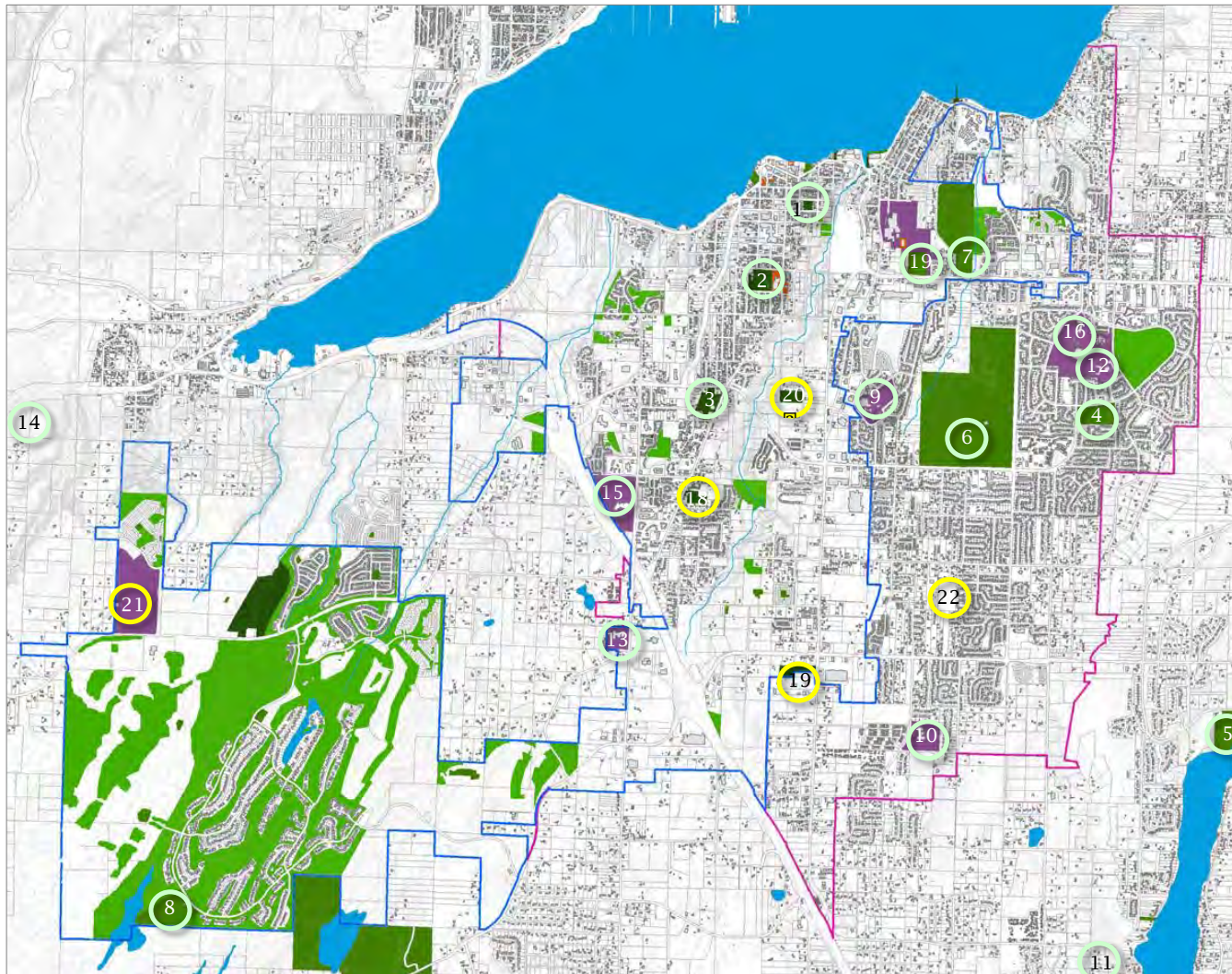
Baseball and softball field dimensions vary considerably by age and league for baseline, infield, pitchers mound, and distance to left and center field fences. The field-defining dimension, however, is the distance to center field as the infield dimensions can be modified to fit the player's ages and league for baseball and softball.

Center field baseball distances for Pinto and Little League are 200-250 feet, Bonco 250 feet, Pony 300 feet, and high school and college 350-400 feet. Softball center field distances are proportionately less for youth age 10 and under are 175 feet, high school 225 feet, college and adult 220-250 feet, and adult slow pitch 315 feet.

Baseball/softball fields may be dedicated with fixed skinned infield diamonds and outfield fences or located at the ends of rectangular fields where soccer fields can be overlaid the grass outfield areas.

The following dedicated and rectangular baseball/softball fields have been developed to support various age group leagues in the city. Some of the listed school facilities may not suitable or available for public competitive game play during school or school team use.





- 1 Central/Clayton Park
- 2 Givens Field/Active Club
- 3 Van Zee Park
  
- 4 Bill Bloomquist Rotary Park
- 5 Long Lake County Park
- 6 South Kitsap Regional Park
- 7 Veterans Memorial Park
  
- 8 Deer Park
  
- 9 East Port Orchard Elementary
- 10 Hidden Creek Elementary
- 11 Mullenix Ridge Elementary
- 12 Orchard Heights Elementary
- 13 Sidney Glen Elementary
- 14 Sunnyslope Elementary
- 15 Cedar Heights Middle School
- 16 Marcus Whitman Middle School
- 17 Explorer & Hope Academies
- Possible fields
- 18 Paul Powers Junior Park
- 19 Bethel South Property
- 20 Lundberg Park
- 21 Future school site
- 22 @ Salmonberry Road

**Baseball and softball fields**





<b>Existing baseball/softball fields</b>	
<b>Port Orchard</b>	<b>5</b>
<b>1 Central/Clayton Park</b>	<b>1</b>
▪ 1 grass field usable for T-ball	
<b>2 Givens Field/Active Club</b>	<b>3</b>
▪ 1 grass 300-foot baseball diamonds (leased, not available for public use)	
▪ 1 grass 200-foot youth field	
▪ 1 grass T-ball field	
▪ Restroom	
<b>3 Van Zee Park</b>	<b>1</b>
▪ 1 grass 250-foot baseball backstop on rectangular field	
▪ Restroom	
<b>Kitsap County</b>	<b>7</b>
<b>4 Bill Bloomquist Rotary Park</b>	<b>2</b>
▪ 2 grass 250+foot baseball diamonds on rectangular field with bleachers	
<b>5 Long Lake County Park</b>	<b>1</b>
▪ 1 grass 250+foot baseball backstop on rectangular field	
▪ Restroom	
<b>6 South Kitsap Regional Park</b>	<b>2</b>
▪ 1 grass 300-foot baseball field	
▪ 1 grass 250-300-foot baseball field	
▪ Batting cages (run by Casey's Batting Range)	
<b>7 Veterans Memorial Park</b>	<b>2</b>
▪ 1 grass 300-foot baseball field with dugouts, bleachers	
▪ 1 grass 250-foot baseball field with dugouts, bleachers	
<b>Homeowner Association (HOA)</b>	<b>1</b>
<b>8 Deer Park</b>	<b>1</b>
▪ 1 grass 250-foot baseball backstop on rectangular field	
<b>South Kitsap School District</b>	<b>14</b>
<b>9 East Port Orchard Elementary</b>	<b>2</b>
▪ 2 grass 200-foot baseball backstops on rectangular field	
<b>10 Hidden Creek Elementary</b>	<b>1</b>
▪ 1 grass 200-foot baseball backstop on rectangular field	
<b>11 Mullenix Ridge Elementary School</b>	<b>2</b>
▪ 1 grass 200-foot baseball backstop on rectangular field	
▪ 1 grass 250-300-foot baseball backstop on rectangular field	
<b>12 Orchard Heights Elementary</b>	<b>1</b>

▪ 1 grass 250-foot+ baseball backstop on north rectangular field	
<b>13 Sidney Glen Elementary School</b>	<b>1</b>
▪ 1 grass 200+foot baseball backstop on rectangular field	
<b>14 Sunnyslope Elementary School</b>	<b>2</b>
▪ 1 grass 200-foot baseball field	
▪ 1 grass 200+foot baseball backstop on rectangular field	
<b>15 Cedar Heights Middle School</b>	<b>2</b>
▪ 1 grass 200+ foot grass baseball field	
▪ 1 grass 250+ foot grass baseball field	
<b>16 Marcus Whitman Middle School</b>	<b>2</b>
▪ 1 grass 300+ foot baseball field	
▪ 1 grass 250+ foot baseball diamond on rectangular field	
<b>17 Explorer Academy &amp; Hope Academy</b>	<b>2</b>
▪ 1 grass 300-foot baseball field with dugouts, bleachers	
▪ 1 grass 250-300-foot baseball field with dugouts, bleachers, concession	
<b>Total existing T-ball fields</b>	<b>2</b>
<b>Total existing 200-foot youth fields</b>	<b>8</b>
<b>Total existing 250-foot fields</b>	<b>12</b>
<b>Total existing 250-foot fields</b>	<b>5</b>

#### Possible baseball/softball fields

The following baseball/softball fields will be developed to support local pickup games, youth clinics, youth and adult league practices and games on rectangular fields in existing parks and proposed future parks within 5-10-minute walking and commuting distance of all residential neighborhoods.

<b>Possible baseball/softball fields</b>	
<b>Port Orchard with others</b>	<b>20</b>
<b>3 Van Zee Park</b>	<b>1</b>
▪ Develop 1 additional grass 250-foot baseball backstop on existing rectangular field	
<b>7 Deer Park</b>	<b>1</b>
▪ Develop 1 additional grass 250-foot baseball backstop on existing rectangular field	
<b>9 East Port Orchard Elementary</b>	<b>2</b>
▪ Develop 2 each additional grass 250-foot baseball diamonds on rectangular field with access from Harding Avenue	

<b>10</b>	<b>Hidden Creek Elementary</b>	<b>2</b>
	<ul style="list-style-type: none"> <li>Develop 1 grass 200-foot baseball backstop on existing rectangular field on southwest corner</li> <li>Develop 1 grass 250-foot baseball backstop on existing rectangular field on southeast corner</li> </ul>	
<b>11</b>	<b>Mullenix Ridge Elementary School</b>	<b>1</b>
	<ul style="list-style-type: none"> <li>Develop 1 grass 200-250-foot baseball backstop on east central portion of existing rectangular field</li> </ul>	
<b>12</b>	<b>Orchard Heights Elementary</b>	<b>2</b>
	<ul style="list-style-type: none"> <li>Develop 2 grass 250-foot+ baseball backstop on existing south rectangular field</li> </ul>	
<b>14</b>	<b>Sunnyslope Elementary School</b>	<b>1</b>
	<ul style="list-style-type: none"> <li>Develop 1 additional grass 200+-foot baseball backstop on existing rectangular field</li> </ul>	
<b>16</b>	<b>Marcus Whitman Middle School</b>	<b>1</b>
	<ul style="list-style-type: none"> <li>Develop 1 additional grass 250+ foot baseball diamond on existing rectangular field</li> </ul>	
<b>18</b>	<b>Paul Powers Junior Park</b>	<b>1</b>
	<ul style="list-style-type: none"> <li>Develop 1 grass 250-foot baseball backstop on existing rectangular field</li> </ul>	
<b>19</b>	<b>Bethel South Property</b>	<b>1</b>
	<ul style="list-style-type: none"> <li>Develop 1 grass 200-250-foot baseball backstop on proposed rectangular field on this park site</li> </ul>	
<b>20</b>	<b>Lundberg Park</b>	<b>1</b>
	<ul style="list-style-type: none"> <li>Develop 1 grass 200-250-foot baseball backstop on proposed rectangular field on this park site</li> </ul>	
<b>21</b>	<b>Future schools site</b>	<b>4</b>
	<ul style="list-style-type: none"> <li>Develop 1 grass 300-foot baseball field</li> <li>Develop 1 grass 250-foot baseball/softball field</li> <li>Develop 2 grass 250-foot baseball backstops on proposed rectangular field</li> </ul>	
<b>22</b>	<b>@ Salmonberry Road</b>	<b>2</b>
	<ul style="list-style-type: none"> <li>Develop 2 grass 200-250-foot baseball backstops on proposed rectangular field on this future park site</li> </ul>	
	<b>Total possible 200-foot youth fields</b>	<b>7</b>
	<b>Total possible 250-foot fields</b>	<b>12</b>
	<b>Total possible 250-foot fields</b>	<b>1</b>

## Community centers

Community centers provide indoor activities on a year-round basis centrally accessible to residents for day and evening use. The facilities may be developed within a market oriented service concept that protects the specialized investments that have already been made in these facilities by school districts and private organizations.

Community centers may not be developed where the using population will not be of sufficient size to realistically support an independent facility. In these circumstances, an existing center may be expanded within the next closest or supportable service area to provide facility requirements and programs.

Indoor community or recreation facilities may provide space for swimming pools (including outdoor facilities), gymnasiums, physical conditioning, arts and crafts, class and instruction rooms, meeting facilities, kitchens and dining, daycare and latch key, teen and senior center, and special population resource activities. Community centers may also incorporate historic museums, interpretive nature exhibits, and other buildings or constructions.

Independent community center buildings and sites may be developed to provide space and services for teen, adult, or senior center activities that occur during or conflict with school activities and sites. Generally, these facilities may provide space and services that are not suitably provided at school sites or that may not be duplicated by school facilities and programs.

When community and recreation centers are developed independent of school facilities, the buildings may be independent properties or portions of other sites that include trail corridors, resource activities, athletic facilities or other public facilities such as civic centers and libraries.

### Vision

As described, the community and recreation center vision will:

- Provide a variety of indoor activities,

- Within a convenient and serviceable proximity to using populations,
- Within a facility and services concept that recognizes and supports the investments that have already made in existing city, county, and school facilities and programs, and
- In cooperative ventures with other interested and participating public and private agencies.

## Aquatic facilities

### Existing swimming pool facilities

The following pool facility was developed within the city on the South Kitsap High School grounds to provide aquatic instruction and competitions for school leagues and leisure swims for community residents.

	Existing swimming pools
<b>South Kitsap School District</b>	<b>1</b>
<b>1 South Kitsap Memorial Pool</b>	<b>1</b>
<ul style="list-style-type: none"> <li>▪ Olympic sized 50 meter pool with shallow and deep water depths</li> <li>▪ Hosts swimming instruction, lap swims, and school swim team events</li> </ul>	
<b>Total existing swimming pools</b>	<b>1</b>

### Possible swimming pool facilities

The following pool facility may be developed to provide instruction, competition, and recreation aquatic activities for youth and adults to expand aquatic opportunities and/or to replace the aging Memorial Pool facility.

	Possible swim pools
<b>South Kitsap School District with others</b>	<b>1</b>
<b>2 Future school sites</b>	<b>1</b>
<ul style="list-style-type: none"> <li>▪ Develop Olympic sized 50 meter pool with 8-10 lanes, 7-9 foot depth for competitions</li> <li>▪ Add shallow, leisure, and therapy pools for health and public use</li> </ul>	
<b>Total possible swimming pools</b>	<b>1</b>

## Physical conditioning facilities

### Existing physical conditioning facilities

The following privately owned and operated physical conditioning facilities have been developed to provide instruction, aerobics, and condition training for youth and adults on a fee or membership basis.

		Existing physical conditioning facilities
<b>Private</b>		<b>35,388</b>
<b>1</b>	<b>Westcoast Fitness</b>	<b>10,494</b>
	<ul style="list-style-type: none"> <li>▪ 10,494 square foot 24 hour group classes, personal training, tanning, pro shop, and childcare</li> </ul>	
<b>2</b>	<b>Crossfit NXNW</b>	<b>4,854</b>
	<ul style="list-style-type: none"> <li>▪ 4,854 square foot cross fit, cardio, yoga, prenatal, postpartum classes for kids and adults</li> </ul>	
<b>3</b>	<b>Olympic Fitness Club</b>	<b>20,040</b>
	<ul style="list-style-type: none"> <li>▪ 20,040 square foot traditional health club offering group fitness classes, massage therapy and round-the-clock access</li> <li>▪ Gymnasium</li> </ul>	
<b>Total existing fitness facilities</b>		<b>35,388</b>

### Possible physical conditioning facilities

The following physical conditioning facility will be developed to provide physical condition conditioning in conjunction with a larger community center facility.

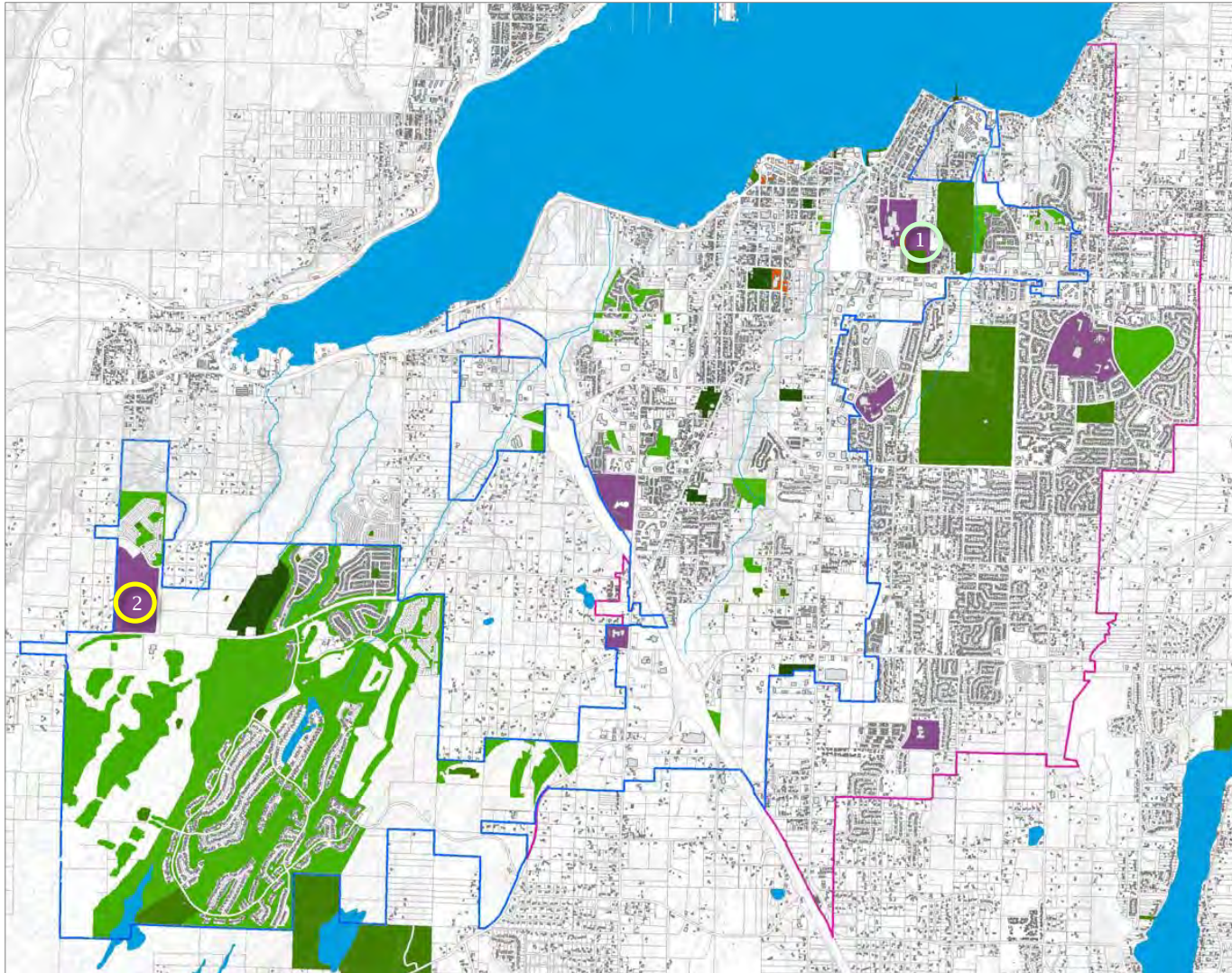
		Possible physical conditioning facilities
<b>Port Orchard</b>		<b>600</b>
<b>1</b>	<b>KPFD Community Events Center</b>	<b>600</b>
	<ul style="list-style-type: none"> <li>▪ Includes 600 square foot fitness room for 8-10 users</li> </ul>	
<b>Possible physical conditioning facilities</b>		<b>600</b>

## Gymnasiums

### Existing gymnasiums

Indoor basketball courts vary in dimensions depending on the players age and league play where college courts are 50x94 feet,

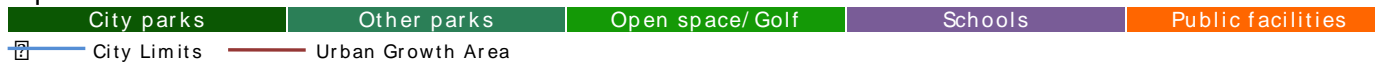




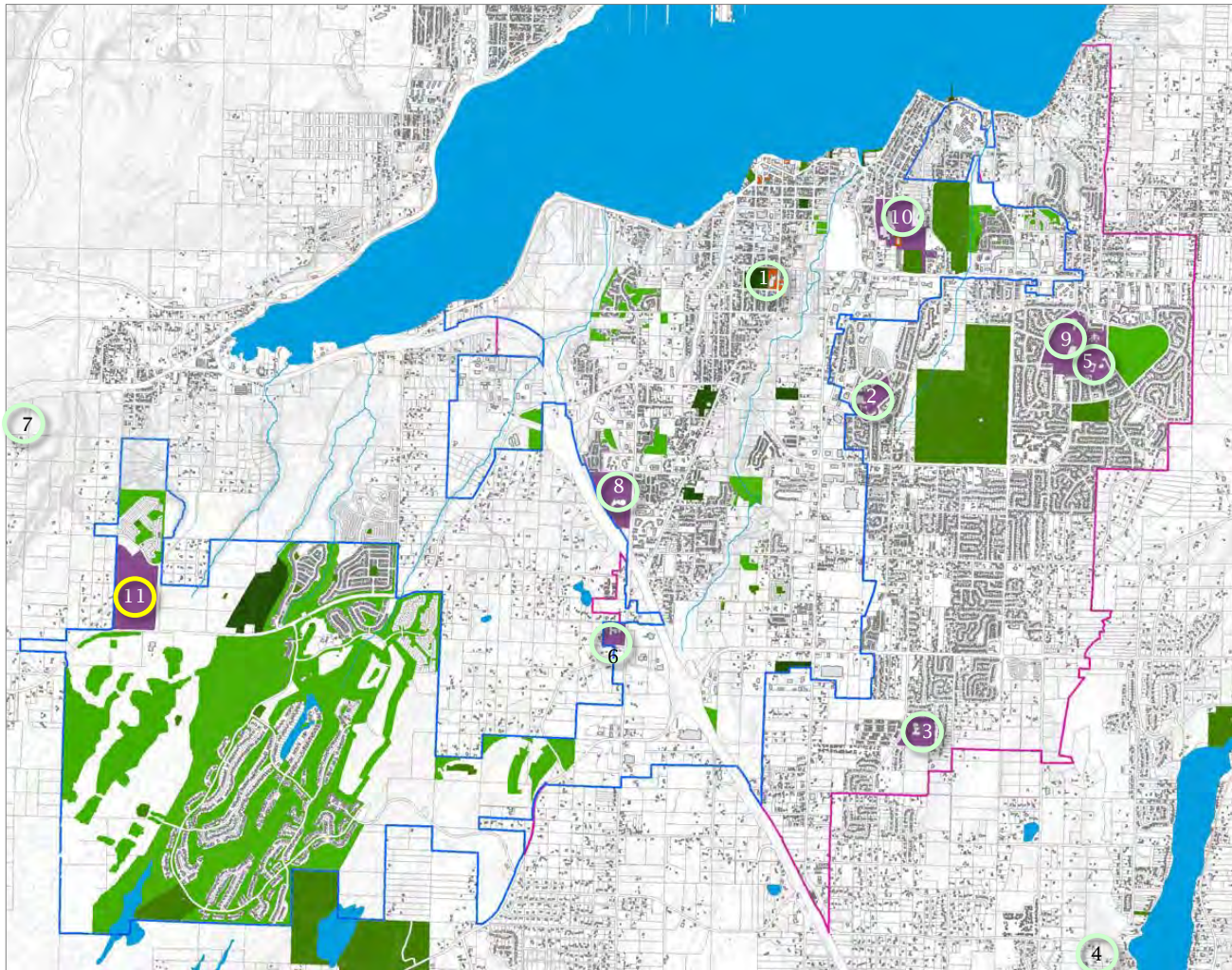
1 South Kitsap Memorial Pool  
 Possible aquatics facility  
 2 Future schools site



**Aquatic facilities**







- 1 Givens Community/Senior Center
- 2 East Port Orchard Elementary
- 3 Hidden Creek Elementary
- 4 Mullenix Ridge Elementary
- 5 Orchard Heights Elementary
- 6 Sidney Glen Elementary
- 7 Sunnyslope Elementary
- 8 Cedar Heights Middle School
- 9 Marcus Whiteman Middle School
- 10 South Kitsap High School
- Possible gymnasiums
- 11 Future schools site

**Gymnasiums**

City parks	Other parks	Open space/Golf	Schools	Public facilities
<span style="border-bottom: 1px solid blue; width: 20px; display: inline-block;"></span> City Limits		<span style="border-bottom: 1px solid red; width: 20px; display: inline-block;"></span> Urban Growth Area		



high school 50x84 feet, and middle school 42x74 feet not including team benches, referee and game clock tables, bleachers, lockers, showers, and restrooms. Gymnasium sizes can increase the overall interior size from 6,000 square feet or less in elementary schools to 8,400 to 14,100 square feet in middle and high schools depending on locker and shower accommodations.

Middle school and older ages play on hardwood floors while elementary school students may play on a variety of surfaces in multipurpose assembly rooms or in middle or high school gymnasiums in subdivided courts with lowered backboards.

Full size basketball courts can be subdivided to provide backboards along the sidelines to support 4 half courts for practice or for younger age group including elementary school games. The courts can also be subdivided to support 1-2 volleyball (30x60 feet) or 4 badminton courts (20x44 feet).

The following gymnasiums have been developed within the city and South Kitsap School District to support elementary to high school players and leagues. Some of the listed facilities may not be available for public use during school hours or school team activities.

	Existing gymnasiums
<b>Kitsap County</b>	<b>8,400</b>
<b>1 Givens Community &amp; Senior Center</b>	<b>8,400</b>
▪ Multipurpose gymnasium	
<b>South Kitsap School District</b>	<b>66,900</b>
<b>2 East Port Orchard Elementary</b>	<b>6,000</b>
▪ Multipurpose gymnasium	
<b>3 Hidden Creek Elementary</b>	<b>6,000</b>
▪ Multipurpose gymnasium	
<b>4 Mullenix Ridge Elementary School</b>	<b>6,000</b>
▪ Multipurpose gymnasium	
<b>5 Orchard Heights Elementary</b>	<b>6,000</b>
▪ Multipurpose gymnasium	
<b>6 Sidney Glen Elementary School</b>	<b>6,000</b>
▪ Multipurpose gymnasium	

<b>7 Sunnyslope Elementary School</b>	<b>6,000</b>
▪ Multipurpose gymnasium	
<b>8 Cedar Heights Middle School</b>	<b>8,400</b>
▪ Gymnasium	
<b>9 Marcus Whitman Middle School</b>	<b>8,400</b>
▪ Gymnasium	
<b>10 South Kitsap High School</b>	<b>14,100</b>
▪ Gymnasium	
<b>Total existing youth gymnasiums</b>	<b>36,000</b>
<b>Total regulation gymnasiums</b>	<b>39,300</b>

### Possible gymnasiums/field houses

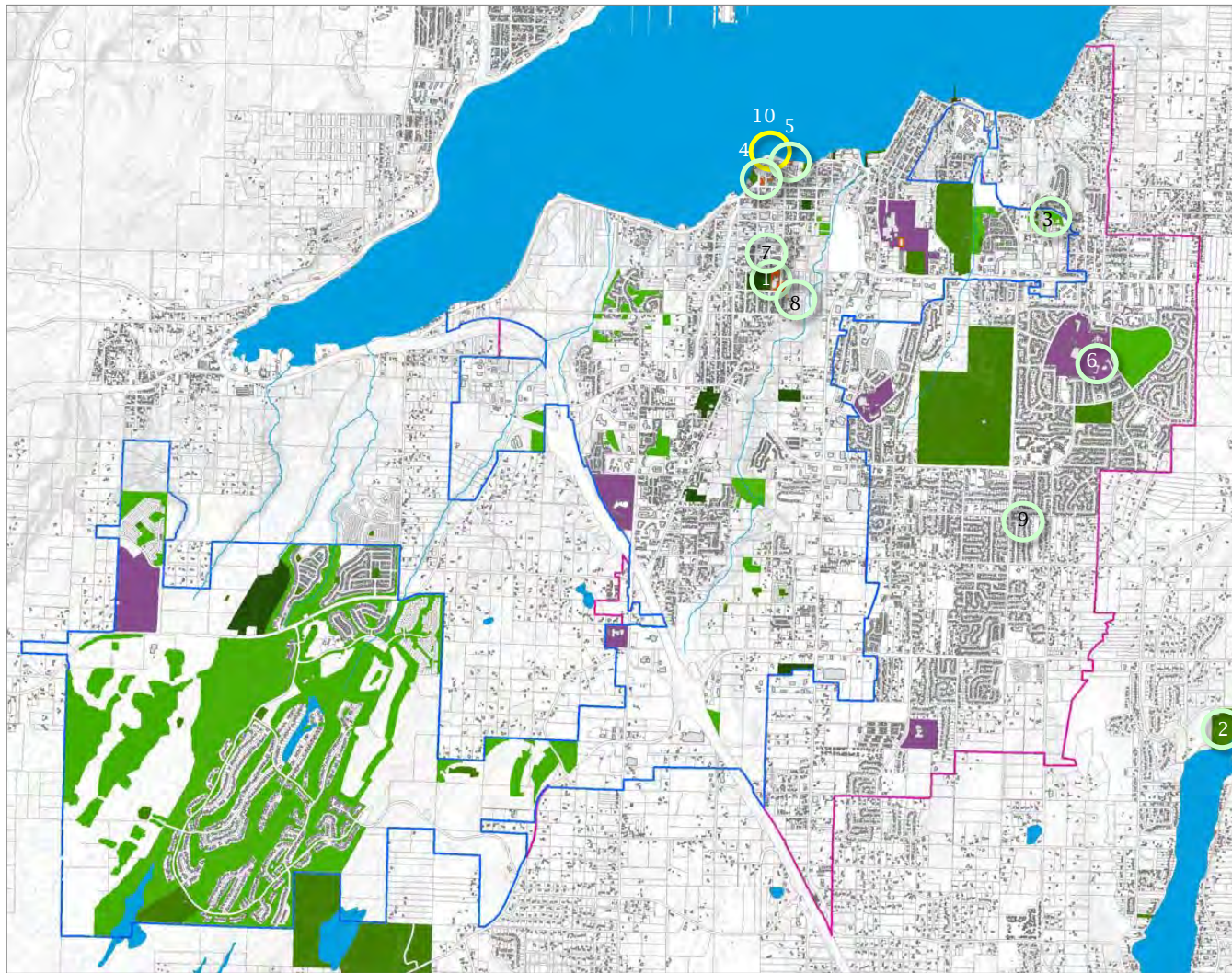
The following gymnasiums will be developed to provide multipurpose space that includes instruction, recreation, and competition basketball activities to meet increasing school student attendance.

	Possible gymnasium
<b>South Kitsap School District</b>	<b>22,500</b>
<b>11 Future schools site</b>	<b>22,500</b>
▪ Develop 14,100 square foot NCAA gymnasium with bleachers	
▪ Develop 8,400 square foot school gymnasium	
<b>Total possible gym/field houses</b>	<b>22,500</b>

## Meeting rooms

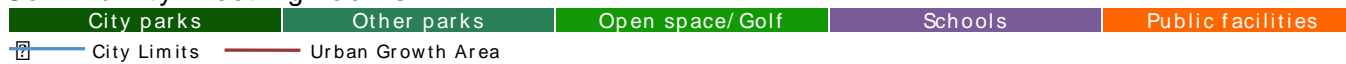
### Existing classroom, meeting rooms

Meeting facilities including conference rooms, classrooms, assembly rooms, and theaters support a variety of functions including nutrition and health programs, education classes, music and drama instruction, public presentations, and performances for youth, teens, seniors, adults, and other community members. The facilities may be dedicated spaces, as in theaters, or flexible and divisible spaces that can be subdivided for a variety of activities. The facilities may include kitchens or catering areas, dressing rooms, or audio/visual supporting equipment in multipurpose or independent buildings and ownerships.



- 1 Givens Community/Senior Center
- 2 Long Lake County Park
- 3 Horstman Heights
- 4 Port Orchard City Hall
- 5 Port Orchard Library
- 6 Boys & Girls Club of South PS
- 7 American Legion Post #30
- 8 Masonic Center
- 9 Eagles
- Possible meeting rooms
- 10 KPF Community Events Center

**Community meeting rooms**



A number of meeting facilities have been developed in the Port Orchard area in public parks or facilities and in nonprofit organization halls and lodges that are available on a rental basis.

The inventory does not include school classrooms and assembly halls that may also be used for meeting activities after hours or after other school hosted events.

		Existing meeting facilities
<b>Kitsap County</b>		<b>9,200</b>
<b>1</b>	<b>Givens Community &amp; Senior Center</b>	<b>8,000</b>
	<ul style="list-style-type: none"> <li>▪ Multipurpose gymnasium with separate kitchenette of 150 person capacity</li> <li>▪ Community meeting of 150 person capacity</li> </ul>	
<b>2</b>	<b>Long Lake County Park</b>	<b>1,200</b>
	<ul style="list-style-type: none"> <li>▪ Community building</li> </ul>	
<b>Homeowner Association (HOA)</b>		<b>800</b>
<b>3</b>	<b>Horstman Heights Pocket Park</b>	<b>800</b>
	<ul style="list-style-type: none"> <li>▪ Community building</li> </ul>	
<b>Other public and nonprofit</b>		<b>12,100</b>
<b>4</b>	<b>Port Orchard City Hall</b>	<b>1,200</b>
	<ul style="list-style-type: none"> <li>▪ 8,586 square foot facility including public access meeting and conference rooms</li> </ul>	
<b>5</b>	<b>Port Orchard Library</b>	<b>800</b>
	<ul style="list-style-type: none"> <li>▪ 28,370 square foot facility including public access meeting and conference rooms</li> </ul>	
<b>6</b>	<b>Boys &amp; Girls Club of South Puget Sound</b>	<b>600</b>
	<ul style="list-style-type: none"> <li>▪ The 1,848 square foot Boys &amp; Girls Club offers after school programming and all day summer camp for children ages 6-13</li> </ul>	
<b>7</b>	<b>Port Orchard American Legion Post #30</b>	<b>2,000</b>
	<ul style="list-style-type: none"> <li>▪ 4,944 square foot event venue with rental meeting room and kitchen</li> </ul>	
<b>8</b>	<b>Port Orchard Masonic Center</b>	<b>5,000</b>
	<ul style="list-style-type: none"> <li>▪ 11,124 square foot event venue with meeting/banquet room and fully equipped kitchen</li> </ul>	
<b>9</b>	<b>Port Orchard Eagles</b>	<b>2,500</b>
	<ul style="list-style-type: none"> <li>▪ 5,400 square foot event venue with meeting/banquet room and fully equipped kitchen</li> </ul>	
<b>Total existing meeting facility square footage</b>		<b>22,100</b>

### Possible meeting rooms

The following meeting facility will be developed to provide multipurpose space to support nutrition and health programs, recreational and social activities, and other supporting services for youth, teen, seniors, adults, and other community members as well as parties, weddings, lectures, presentations, performances, and other special events.

		Possible meeting facility
<b>Port Orchard</b>		<b>7,300</b>
<b>10</b>	<b>KPFD Community Events Center</b>	<b>7,300</b>
	<ul style="list-style-type: none"> <li>▪ Develop 4,000 square foot event space/theater with seating for 400 open floor or 300 banquet style</li> <li>▪ Include 1,200 square foot large meeting room for 50 seating classroom or 35 seating conference</li> <li>▪ Include 750 square foot medium meeting room for 30 seating classroom or 20 seating conference</li> <li>▪ Include 300 square foot conference room for 10 seats</li> <li>▪ Include 1,050 square foot restaurant for 100 seating</li> </ul>	
<b>Total possible meeting facility square footage</b>		<b>7,300</b>

## Community centers

### Existing community centers

The following facility has been converted to support youth, teen, and senior programs in a former elementary school by Kitsap County.

		Existing community centers
<b>Kitsap County</b>		
<b>1</b>	<b>Givens Community &amp; Senior Center</b>	
	<ul style="list-style-type: none"> <li>▪ Senior Center includes a branch of Connection Credit Union, Kitsap County Division of Aging &amp; Long Term Care, Discovery Montessori School, Head Start/ECEAP, and Holly Ridge Center</li> </ul>	
<b>Existing community center square footage</b>		

### Possible community centers

The following spaces in the KPFD Community Events Center will be developed to support the city's public library as well as

multipurpose space for youth, teen, and senior programs.

<b>Possible community center square footage</b>	
<b>Port Orchard</b>	<b>10,600</b>
<b>1 KPFD Community Events Center</b>	<b>10,600</b>
▪ Includes 9,000 square foot public library	
▪ Includes 1,000 square foot space for recreational programs	
▪ Includes 600 square foot fitness room for 8-10 users	
<b>Possible community centers square footage</b>	<b>10,600</b>



## Special use facilities

Special use facilities may be acquired or developed to provide activities or events for the general population on a limited or special occasion and/or for special interest populations at appropriate sites throughout Port Orchard. Special use facilities may include plazas and streetscapes, arts centers, historical museums, and similar special interest services.

Special use facilities may be independent properties or portions of other sites that include trail corridors, resource park activities, recreational areas or facilities, community facilities or centers or other public facilities.

Special use facilities may be sited on other publicly owned lands or under lease agreements with private landowners or organizations or on purchased properties.

## Community gardens

A community garden is a single piece of land gardened collectively by a group of people. Community gardens utilize individual or shared plots to produce vegetables, fruits, flowers, or other plants for the enjoyment of the gardeners including the option of selling the products at farmers' and other markets. Community gardens increase the availability of nutritious foods, strengthen community ties, reduce environmental hazards, reduce food miles, and create a more sustainable system.

Community gardens are part of the sharing economy making it possible for many people to enjoy a resource - in this case, land for gardening - that they couldn't afford on their own.

Community gardens provide individual rentable garden plots typically 10x20-40 feet with compost bins, a shed for storing tools, irrigation hookups, a common gathering area sometimes covered with benches or picnic tables, and a perimeter fence to control wildlife.

### Existing community gardens

Greenhouses were developed adjacent to Cedar Heights Middle School to provide students the opportunity to learn to plant and grow their own vegetables, fruits, flowers, and other plants.

		Existing gardens
<b>South Kitsap School District</b>		<b>1</b>
<b>1</b>	<b>Cedar Heights Middle School</b>	<b>1</b>
▪ Greenhouses		
<b>Existing community gardens</b>		<b>1</b>

### Possible community gardens

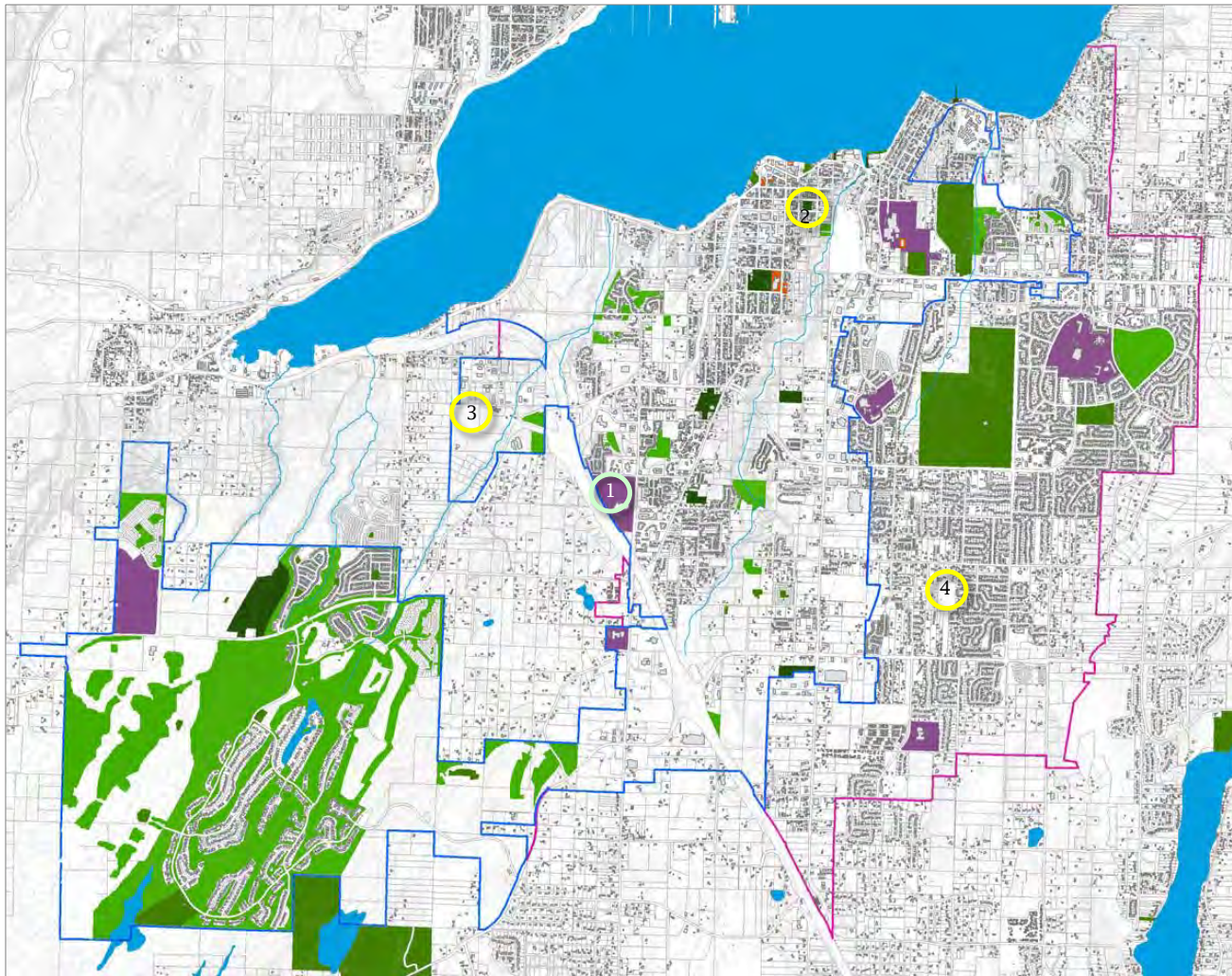
The following community garden sites will be developed to provide residents the opportunity of planting and growing their own vegetables, fruits, flowers, and other plants within a 10-minute commute of most residential neighborhoods.

		Possible gardens
<b>Port Orchard</b>		<b>3</b>
<b>2</b>	<b>Central/Clayton Park</b>	<b>1</b>
▪ Develop small "pea patch" garden plots in the park.		
<b>3</b>	<b>Water Tank Property</b>	<b>1</b>
▪ Develop "pea patch" community garden in this water tank property located across from Kitsap County Youth & Family Court.		
<b>4</b>	<b>@ Salmonberry Road</b>	<b>1</b>
▪ Develop "pea patch" community garden in this proposed park.		
<b>Total possible community gardens</b>		<b>3</b>

## Museums

Museums collect, house, and exhibit artworks, manuscripts, photos, clothes, tools, equipment, vehicles, and other artifacts to illustrate, interpret, and educate the public about the history and culture of a place, town, city, or region.

Museums may conserve and exhibit in or on the site of historic buildings or landmarks or in structures specifically built to collect, house, exhibit, and interpret artifacts.



- 1 Cedar Heights Middle School
- Possible gardens
- 2 Central/Clayton Park
- 3 Water Tank Property
- 4 @ Salmonberry Road

**Community gardens**

City parks	Other parks	Open space/ Golf	Schools	Public facilities
<span style="border-bottom: 1px solid blue; width: 20px; display: inline-block;"></span> City Limits		<span style="border-bottom: 1px solid red; width: 20px; display: inline-block;"></span> Urban Growth Area		

**Existing museums**

The following museum facilities have been developed in the city by nonprofit foundations to conserve historical buildings and exhibit historical artifacts of special interest to Port Orchard.

Other public and nonprofit		Existing museums
<b>4</b>	<b>Sidney Museum</b>	<b>3,642</b>
	<ul style="list-style-type: none"> <li>The 3,642 square foot Sidney Museum is located on the second floor of the Sidney Gallery building.</li> <li>Built in 1908, it was the first Masonic Temple building in Port Orchard</li> <li>The Sidney Museum exhibits includes a general store, school, doctor's office, and hardware store</li> </ul>	
<b>5</b>	<b>Log Cabin Museum</b>	<b>400</b>
	<ul style="list-style-type: none"> <li>The cabin is located on its original site, one of the original two of Sidney town plots that measure 60 feet in width fronting on Sidney by 150 feet deep extending to the west</li> <li>The two story, one bedroom cabin was constructed from "log boom" logs pulled up Sidney hill from Port Orchard bay by oxen and draft horses</li> <li>The museum exhibits home life in South Kitsap during the past 100 years as well as items that tell the ongoing story of the Orchards</li> </ul>	
<b>6</b>	<b>Veteran's Living History Museum</b>	<b>3,642</b>
	<ul style="list-style-type: none"> <li>A 3,642 square foot museum of military memorabilia and military history collection from the civil war to Afghanistan</li> </ul>	
<b>Existing museum square footage</b>		<b>7,684</b>

**Golf courses**

Golf is a club-and-ball sport in which players use various clubs to hit balls into a series of holes on a course in as few strokes as possible. Golf, unlike most ball games, cannot and does not utilize a standardized playing area, and coping with the varied terrains encountered on different courses is a key part of the game. The game at the usual level is played on a course with an arranged progression of 18 holes, though recreational courses can be smaller, often having 9 holes.

Each hole on the course must contain a teeing ground to start from, and a putting green containing the actual hole or cup 4 inches in diameter. There are other standard forms of terrain in between, such as the fairway, rough, bunkers, and various hazards but each hole on a course is unique in its specific layout and arrangement.

Golf courses may be improved with a variety of facilities including practice putting greens, driving ranges, pitch-n-put short golf courses, equipment stores, lockers and showers, restaurants, banquet rooms, and member lodges.

**Existing golf courses**

The following golf facilities have been developed in and around Port Orchard to meet the demand for golf activity.

Golf Courses		Existing golf courses holes
<b>1</b>	<b>Village Greens Golf Course</b>	<b>18</b>
	<ul style="list-style-type: none"> <li>18-hole, 3,255 yard golf course, par 58</li> <li>Pro-shop</li> <li>Covered driving range</li> <li>Practice putting green</li> <li>Practice chipping green</li> <li>Pull cart rentals</li> <li>1,873 square foot club rental</li> </ul>	
<b>2</b>	<b>McCormick Woods Golf Club</b>	<b>18</b>
	<ul style="list-style-type: none"> <li>18 hole, 7,040 yard, par 72 course</li> <li>Layout features natural lakes hidden among fir and cedar trees</li> <li>5 sets of tees for players of all skill levels</li> <li>Practice facility with a driving range, two putting greens, and an area devoted to chipping, pitching, and bunker play</li> <li>Multiple indoor and outdoor event spaces can accommodate up to 300 guests</li> <li>14,485 square feet of clubhouse and restaurant</li> </ul>	
<b>3</b>	<b>Gold Mountain Golf Club</b>	<b>36</b>
	<ul style="list-style-type: none"> <li>2 each 18 hole golf courses - the Olympic and Cascade courses 7,179 yards, par 72</li> <li>29,650 square feet of restaurant, driving range, shop, rental</li> </ul>	

	meeting, dining rooms	
▪	FootGolf - a combination of soccer and golf uses soccer balls on a traditional golf course with 21-inch diameter cups under rules largely corresponding to the rules of golf	
<b>4</b>	<b>Trophy Lake Golf &amp; Casting</b>	<b>18</b>
▪	18-hole 7,206 yards with 80 deep-faced, white-sand bunkers,	
▪	Trophy Lake - 2 of the on-course ponds are stocked with rainbow trout for fly-fishing	
▪	7,182 square foot lodge-style clubhouse with rental meeting rooms and café dining	
	<b>Existing golf course holes</b>	<b>90</b>

## Marinas

Marinas provide a series of docks for secure moorings for various sized commercial and pleasure boats and often offering fuel, sewage pump-out stations, supply, repair, showers and restrooms, laundry, cafes and coffee shops, and other facilities. Marinas may include buoys or designated slips for moorage by transients and dry dock areas or structures for storing boats out of water.

### Existing marinas

Public and private parties have developed the following marinas for mooring, supplying, and repairing boats in Sinclair Inlet along the shoreline of downtown Port Orchard.

		<b>Existing slips</b>
<b>Marinas</b>		<b>3</b>
<b>1</b>	<b>Port Orchard Marina - Port of Bremerton</b>	<b>32</b>
▪	32 slips including 5 covered, 6 open, and 21 side tie	
▪	Full-service fuel dock	
▪	Ample free parking	
▪	Free dockside pump out	
▪	Free water	
▪	Free showers, bathrooms, and laundry facilities onsite	
▪	Free dock carts	
▪	Metered electricity - 30 amp 120 volt and 50 amp 240 volt	
▪	Cable TV access (through Wave Cable)	
▪	Free Wi-Fi	

▪	Activity float with covered space and BBQ's for group activities	
▪	Live-aboard tenants with tenant incentives and short-term guests	
<b>2</b>	<b>Port Orchard Yacht Club</b>	<b>13</b>
▪	13 covered, open, side tie slips, and transient docks	
▪	1,500 square foot pier	
▪	30 amp power, water, garbage, pump out, restrooms, showers, ice, and telephone	
▪	2 full service marine repair facilities with haul-out, a marine store, and fuel nearby	
▪	4,280 square feet of rental meeting rooms and dining	
<b>3</b>	<b>Sinclair Inlet Marina</b>	
▪	Covered slips, open slips, and side ties	
▪	Diesel	
▪	Gated security	
▪	Picnic/grill area	
▪	2,025 square foot service/maintenance, ship store, laundry, showers, restrooms	
<b>4</b>	<b>Port Orchard Railway Marina</b>	<b>162</b>
▪	2 covered slip areas, 47 open slips, 23 side ties 30 amp, dual 30 amp, and 50 amp service	
▪	4,612 square feet of warehouse	
	<b>Total existing slips</b>	<b>207</b>

## Equestrian facilities

Equestrian facilities include grazing pastures, boarding stables, training and competition arenas for the therapy, instruction, and enjoyment of riding ponies, horses, and mules as well as the driving of pony, horse, or mule-drawn buggies, carts, carriages, and wagons.

Equestrian facilities may adjoin private or public trails and include barns, bleachers, judging stands, concessions, and other structures for competition games and events.

### Existing equestrian facilities

Private organizations have developed a number of significant equestrian facilities of interest within the Port Orchard area.

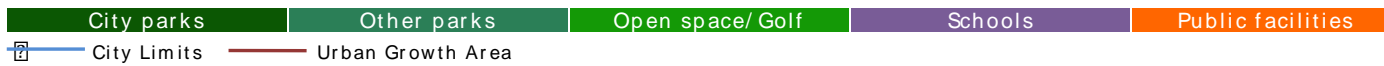




- 1 Port Orchard Marina
- 2 Port Orchard Yacht Club
- 3 Sinclair Inlet Marina
- 4 Port Orchard Railway Marina



**Marinas**



		<b>Existing equestrian facilities</b>
<b>Private</b>		<b>3</b>
<b>1</b>	<b>Clover Valley Riding Center</b>	<b>1</b>
	<ul style="list-style-type: none"> <li>▪ 19,176 square foot training, boarding, and therapy for horses</li> <li>▪ Theraplate, a two-piece mobile platform that helps regulate the horse's circulation</li> <li>▪ Indoor riding barn</li> <li>▪ Riding lessons beginning to advanced 7 days a week</li> <li>▪ Lease horses</li> </ul>	
<b>2</b>	<b>Riding Place</b>	<b>2</b>
	<ul style="list-style-type: none"> <li>▪ 23,072 square foot private equestrian facility</li> <li>▪ Boarding monthly with temporary board on availability</li> <li>▪ Training, lessons, and clinics</li> <li>▪ 60 foot round pen</li> </ul>	
<b>3</b>	<b>Kitsap Saddle Club</b>	<b>1</b>
	<ul style="list-style-type: none"> <li>▪ 8,371 square foot Outdoor riding arena with spectator seating and announcer booth</li> </ul>	
	<b>Existing equestrian facilities</b>	<b>3</b>

## Support facilities

Support facilities include maintenance yards, plant nurseries, and administrative activities necessary to support park, recreation, and open space programs and facilities.

Support facilities may be independent properties or portions of other sites that include other administrative offices, maintenance yards and shops, as well as trail corridors, resource activities, athletic facilities, indoor recreation centers or other park and recreation facilities.

### Vision

As described, the support facilities vision will:

- Provide facilities necessary to service park, recreation, and open space programs and activities for the general population,
- In a manner that is functional and cost effective.

## Administration offices/yard

### Existing support facilities

The following administration space has been developed to support park, recreation, and open space facilities within the Port Orchard park system.

		<b>Existing facilities square footage</b>
<b>Port Orchard</b>		<b>13,000</b>
<b>1</b>	<b>Port Orchard City Hall</b>	<b>1,000</b>
	<ul style="list-style-type: none"> <li>▪ The Community Development and Public Works Departments oversee park development and maintenance are housed in the 8,586 square foot facility with public access meeting and conference rooms houses</li> </ul>	
<b>2</b>	<b>Park Maintenance Yard</b>	<b>12,000</b>
	<ul style="list-style-type: none"> <li>▪ The Public Works Maintenance Yard is located on a 1.82-acre site at 1535 Vivian Court with 10,000 square feet of offices, warehouse, and garage</li> <li>▪ The South Shed Facility is located on a 3.77-acre site located at 2035 Sidney Avenue with 2,000 square feet of warehouse and yard for equipment storage</li> </ul>	
<b>Total existing facilities square footage</b>		<b>13,000</b>

## Chapter 6: Park plan exhibits

Following is an inventory of every public park, recreation, open space, and trail property within or adjacent to Port Orchard.

### Port Orchard Parks

Bethel South Property	94
Bravo Terrace Open Space	95
Central/Clayton Park	96
DeKalb Pier	97
Etta Turner Park	98
Givens Field/Active Club	99
Lundberg Park	100
McCormick Village Park	101
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Old Clifton Wetlands	103
Paul Powers Junior Park	104
Rockwell Park	105
Seattle Avenue Open Space	106
Van Zee Park	107
Windfall Place Tot Lot	108
Bay Street Pedestrian Path	109

### Port of Bremerton

Port Orchard Boat Ramp	110
Waterfront Park	111
Westbay Easements	112

### Kitsap County Parks

Bill Bloomquist Rotary Park	113
Givens Community/Senior Center	114
Howe Farm County Park	115
Long Lake County Park	116
South Kitsap Western Little League	117
South Kitsap Regional Park	118
Veterans Memorial Park	119

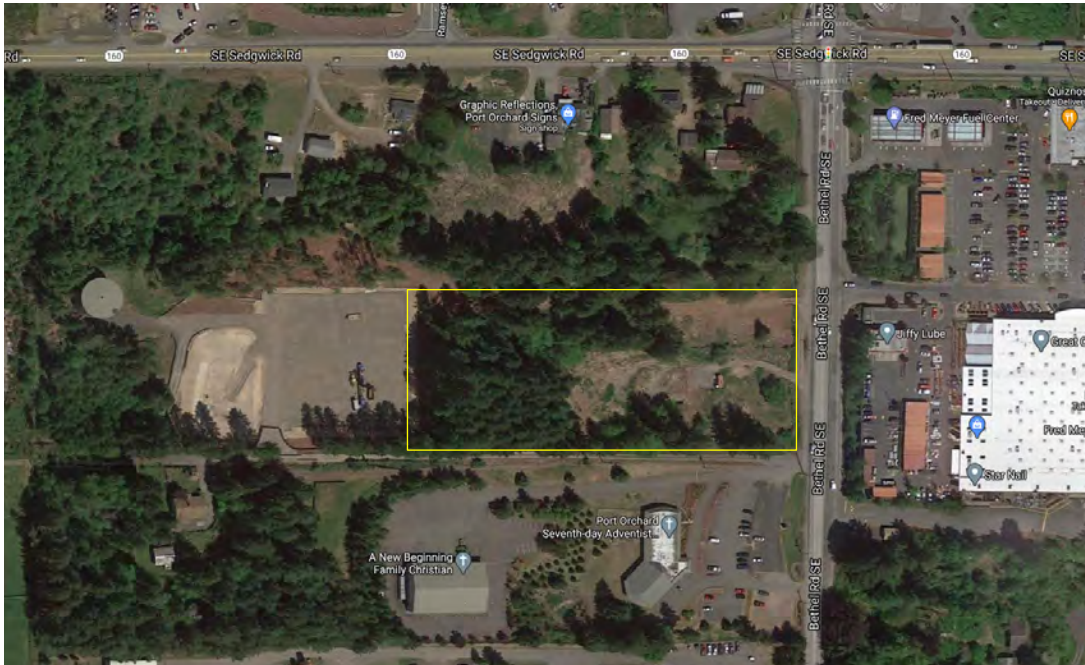
### Washington State Parks

Square Lake State Park	120
Long Lake Boat Launch	121

### Homeowners Association (HOA)

Mary McCormick Memorial Park	122
Deer Park	123





## City of Port Orchard Bethel South Property

This 5.3-acre property is located at 4940 Bethel Road.

### Existing improvements

- Undeveloped, wooded property is not open to the public

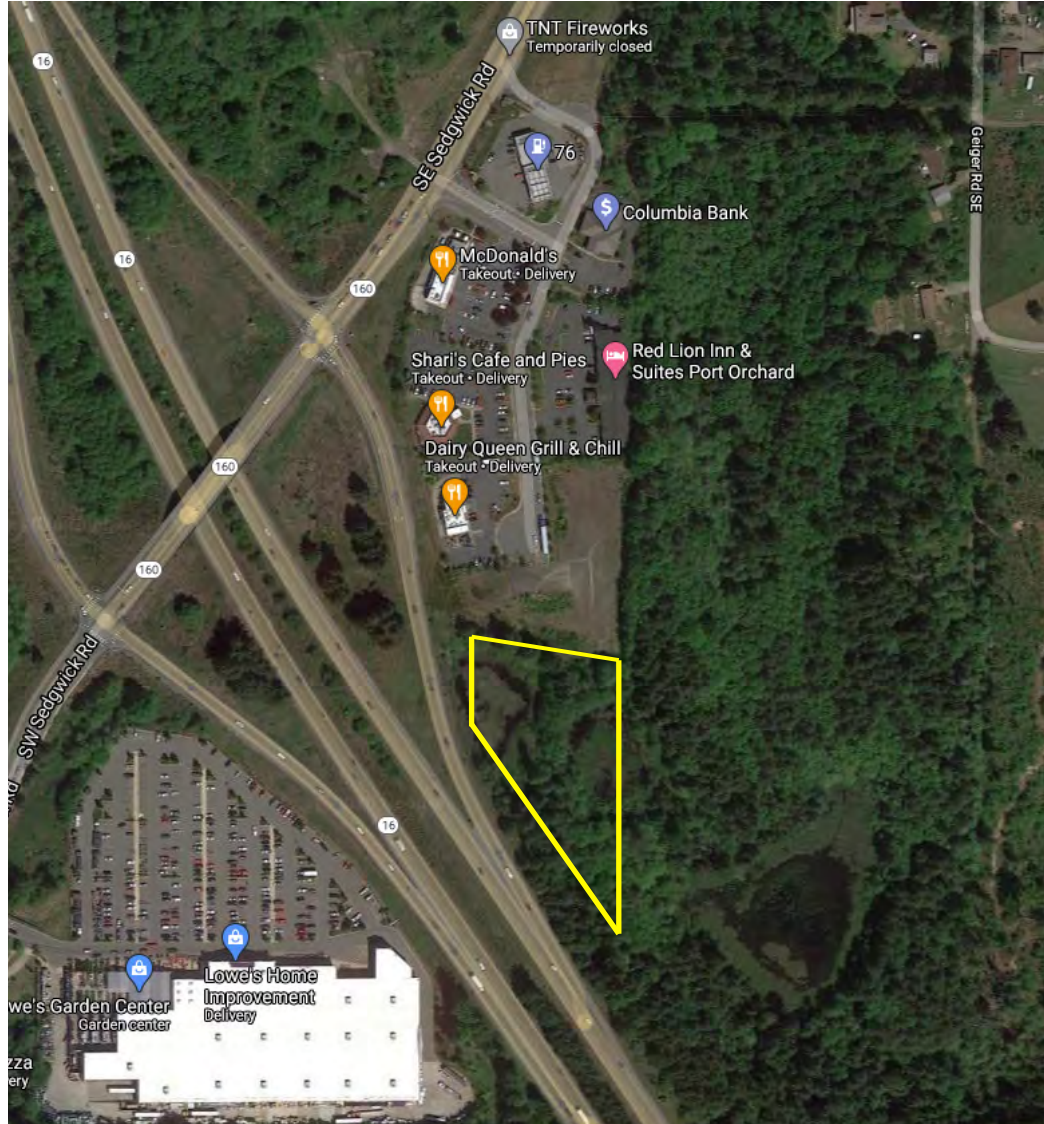
### Possible improvements

Develop a master plan for the property to assess the feasibility of providing:

- Picnic shelter and tables
- Playground
- Sports court with basketball/pickleball
- Skate dot
- Rectangular grass soccer/baseball field
- Dog park for socializing with amenities
- Restroom







## City of Port Orchard Bravo Terrace Open Space

This 2.76-acre property is located on the east side of SR-16 near Sedgwick Road at the end of Bravo Terrace Road south of Dairy Queen.

### Existing improvements

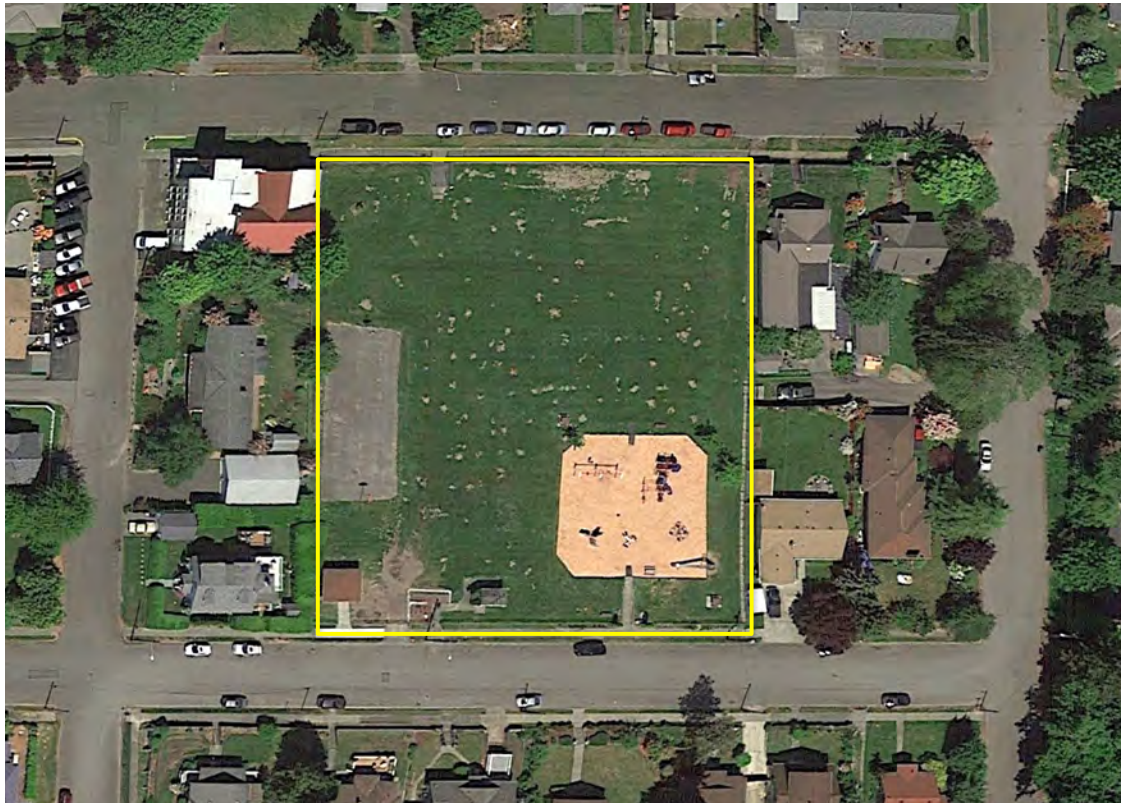
- Wooded wetland area with no improvements not open to the public

### Possible improvements

- Open space designation signage
- Possibly interpretive trailhead







## City of Port Orchard Central/Clayton Park

This 1.4-acre neighborhood park is located at 915 Dwight Street.

### Existing improvements

- Picnic tables
- Picnic shelter
- Playground
- Basketball court
- Grass multipurpose field

### Possible improvements

- Remove fencing along Dwight street frontage
- Renovate, upgrade grass area and install T-ball backstop on northeast corner
- ADA perimeter trail possibly with fitness stations
- Upgrade basketball court to sports court and move east away from residences
- Upgrade picnic shelter with water, power, grill and move away from residence to be closer to playground
- Move storage shed west to existing picnic shelter location
- Permanent restroom







**City of Port Orchard  
DeKalb Pier**

This 4.1-acre waterfront facility is located on Bay Street at DeKalb Street near the downtown.

**Existing improvements**

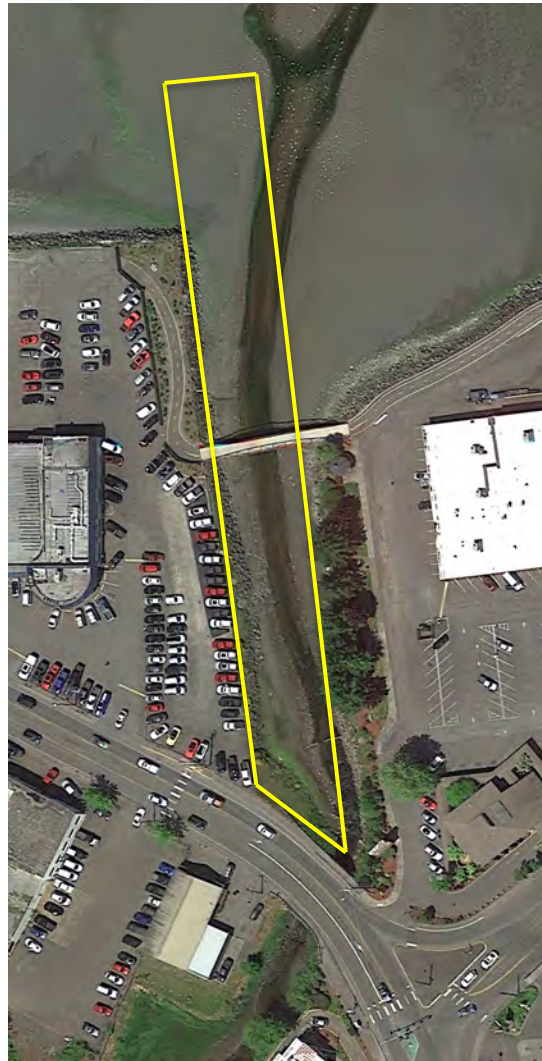
- 169 feet of lighted pier
- 359 feet of floats
- Hand-carry craft access
- Benches and picnic tables

**Possible improvements**

- Interpretive directories







**City of Port Orchard  
Etta Turner Park**

This 0.16-acre special use viewpoint on Sinclair Inlet is located on Bay Street at Black Jack Creek.

**Existing improvements**

- Shoreline access
- Bay Street Pedestrian Path connection
- Bridge crossing over Blackjack Creek
- Benches
- Gazebo

**Possible improvements**

- Interpretive signage







## City of Port Orchard Givens Field/Active Club

This 6.62-acre community park is located at 1025 Tacoma Avenue next to the Givens Community/Senior Center.

### Existing improvements

- Woodlands
- Picnic shelter and tables in wooded area
- Playground
- Lighted horseshoe pits
- 2 lighted tennis courts
- 1 grass lighted 300 foot baseball field (leased, not available for public use) with backstop, perimeter fence, dugouts, bleachers, announcer
- 1 grass lighted 200 foot baseball field (leased, not available for public use) with backstop, perimeter fence, dugouts, bleachers, and announcer
- 1 dirt T-ball field with backstop, bleachers
- Restroom

### Possible improvements

- Upgrade basketball to sports court
- Overlay tennis courts with pickleball courts



City of Port Orchard





## Lundberg Park

This 4.81-acre undeveloped site is located at 2676 Harold Drive SE near Lundberg Road.

### Existing improvements

- Heavily wooded site not open to the public

### Possible improvements

Develop a master plan for the property to assess the feasibility of providing:

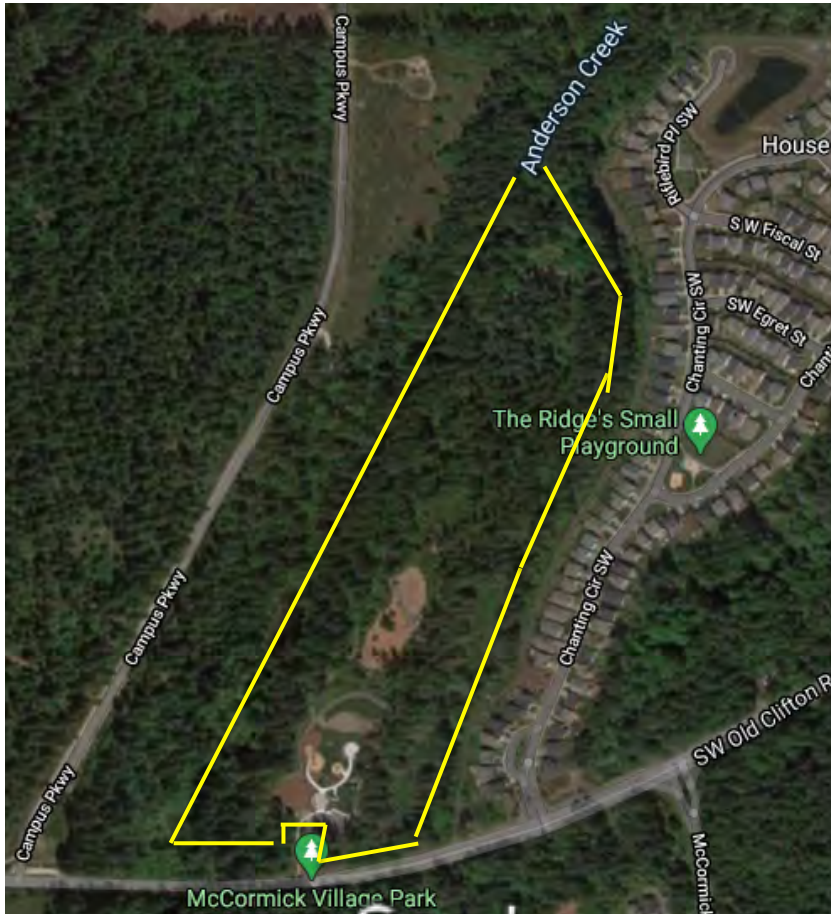
- Picnic shelter and tables
- Playground
- Sports court with basketball/pickleball
- Skate dot
- Rectangular grass soccer/baseball field
- Dog park for socializing with amenities
- Restroom





## City of Port Orchard McCormick Village Park

This 40.43-acre community park is located at 3201 SW Old Clifton Road north of McCormick Woods.



### Existing improvements

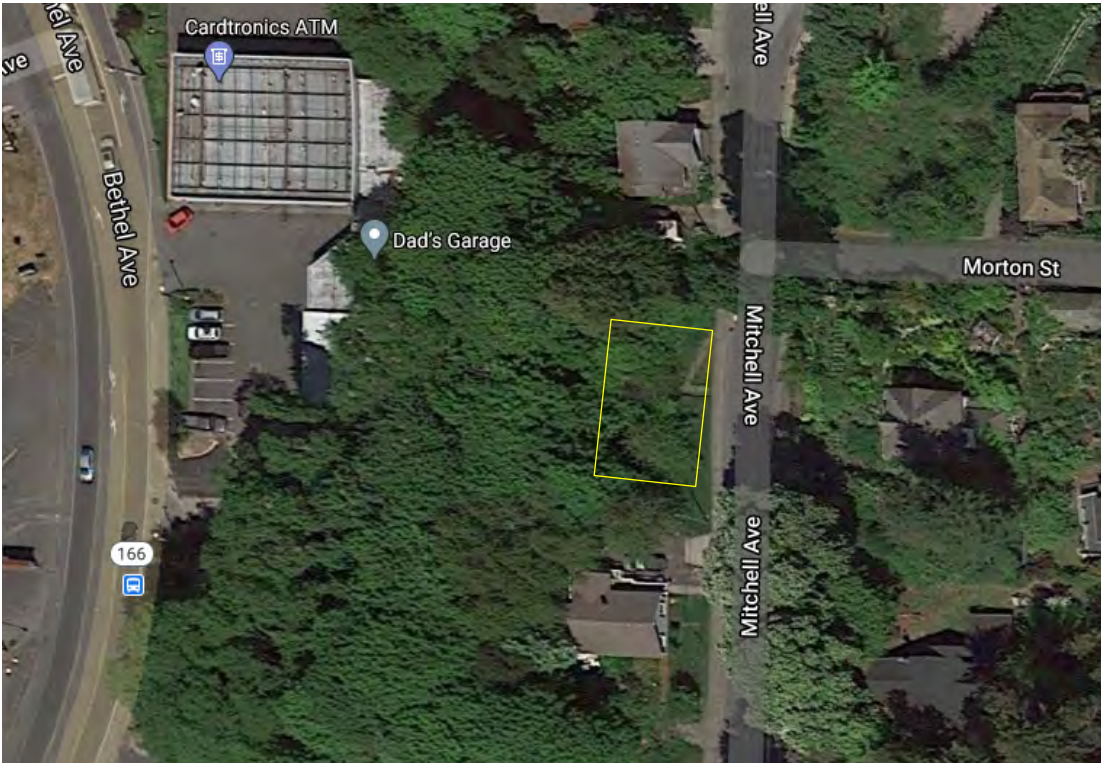
- Woodlands
- Trails around the perimeter
- Picnic tables
- 2 playgrounds
- Spray park
- Dog park social with amenities
- Restroom

### Possible improvements

- Picnic shelter
- Sport court
- Skate dot







### City of Port Orchard Mitchell Park

This 0.09-acre neighborhood park is located on Mitchell Avenue at Morton Street

**Existing improvements**

- Woodlands
- Bench

**Possible improvements**

- Remove invasive species
- Extend ADA path west into site and clear a viewpoint





## City of Port Orchard Old Clifton Wetlands

This 8.80-acre conservancy is located in SR-16 right-of-way at 1190 SW Old Clifton Road.

### Existing improvements

- Wooded, wetland area, not open to public

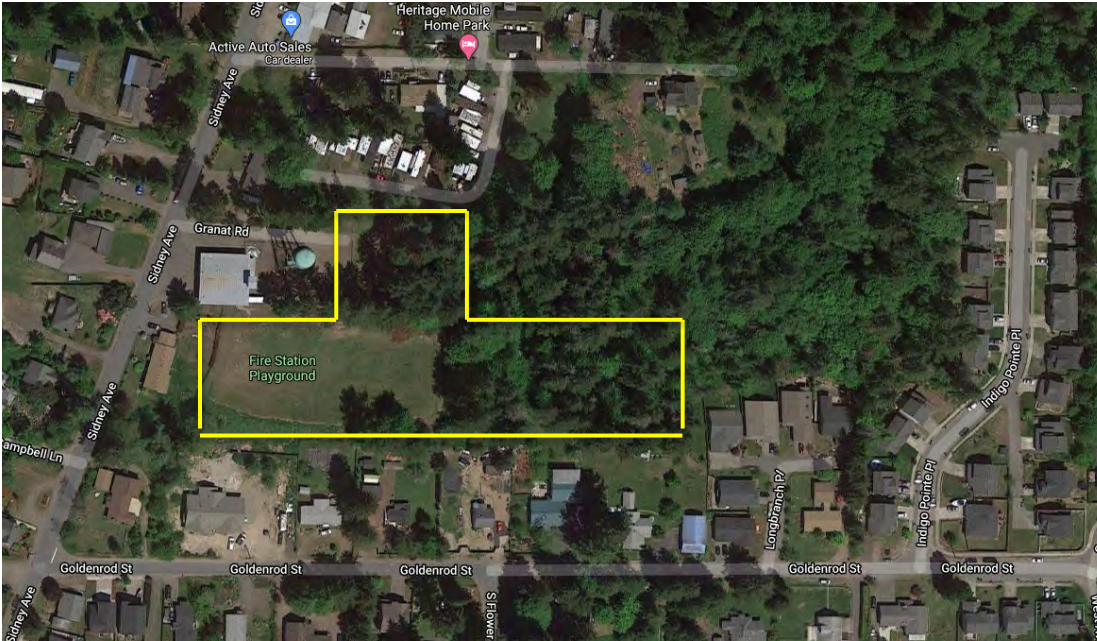
### Possible improvements

Assess whether the site can be improved for:

- Trailhead parking adjacent to the utility located on Old Clifton Road
- Interpretive trail to and around the wetland including an overlook







## City of Port Orchard Paul Powers Junior Park

This 3.75-acre neighborhood park is located at 2035 Sidney Avenue.

### Existing improvements

- Woodlands on the eastern site area
- Playground
- Basketball court
- Multipurpose grass field

### Possible improvements

Develop a master plan for the property to assess the feasibility of providing:

- Signage from Sidney Avenue
- Perimeter ADA trail
- Picnic shelter and tables
- Upgrade playground for ADA
- Upgrade basketball for sports court with basketball/pickleball
- Skate dot
- Upgrade field for rectangular grass soccer/baseball field
- Dog park for socializing with amenities
- Restroom



## City of Port Orchard Rockwell Park

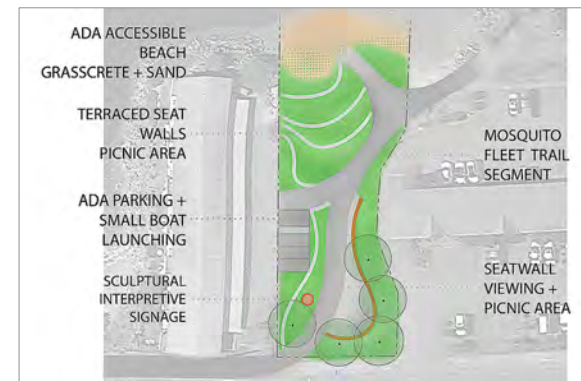
This 0.29-acre waterfront viewpoint is located on 1011 Bay Street in the downtown.

### Existing improvements

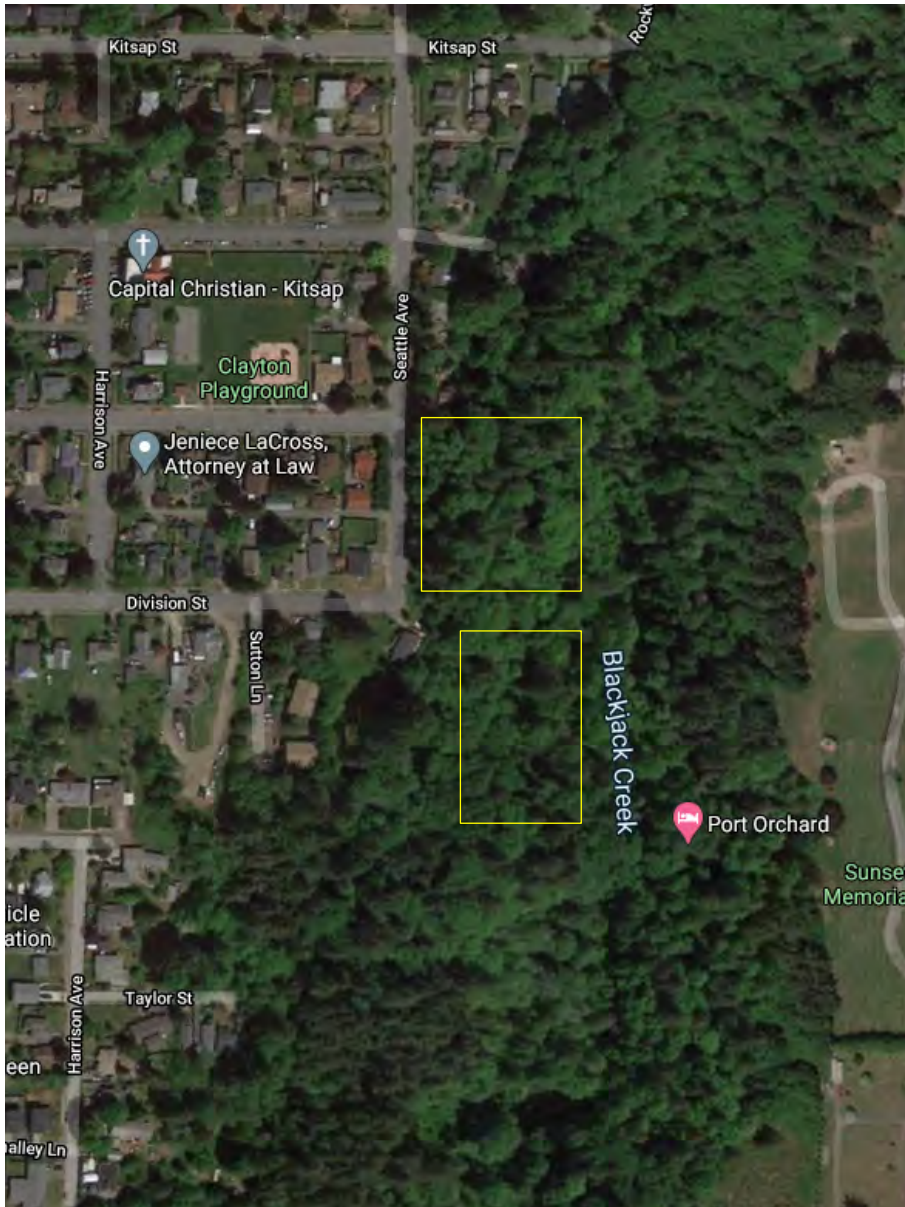
- Bay Street Pedestrian Path extension through park
  - ADA accessible beach
  - Terraced seat-wall picnic area
  - Sculptural interpretive signage
  - Small hand-carry boat launch
  - Picnic table
- \* Does not include tidelands

### Possible improvements

- None planned







## City of Port Orchard Seattle Avenue Property

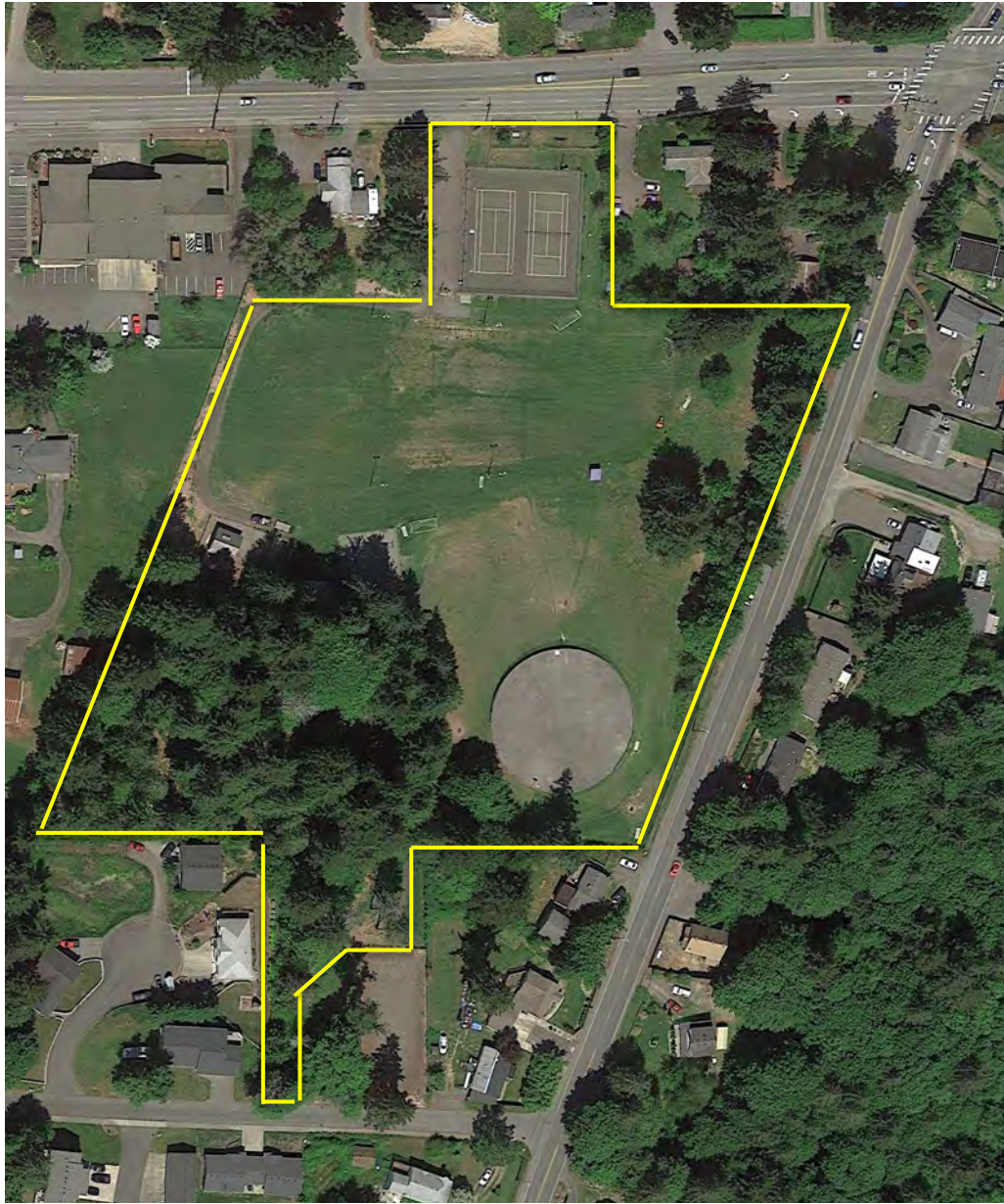
This 2.27-acre conservancy is located on Seattle Avenue and Division Street overlooking Blackjack Creek.

### Existing improvements

- Wooded, steep hillside along Blackjack Creek corridor

### Possible improvements

- Remove invasive species
- Open space designation signage
- Parking on Seattle Avenue
- Interpretive trail from Division Street to overlook of Blackjack Creek and loop both properties
- Benches



## City of Port Orchard Van Zee Park

This 8.25-acre community park is located on 300 Tremont Street.

### Existing improvements

- Woodlands
- Trails
- Picnic tables
- Picnic shelter
- Playground
- Horseshoe pits
- Disc golf course
- 2 lighted tennis courts
- 1 grass multipurpose soccer/ball field
- Restroom
- Lidded water reservoir

### Possible improvements

- Expand trail around perimeter
- Upgrade playground for ADA
- Stripe tennis courts for pickleball
- Improve rectangular field for soccer and 2 baseball/softball diamonds







## City of Port Orchard Windfall Place Tot Lot

This 0.15-acre park is located at 260 Sage Street.

### Existing improvements

- Tot Lot playground
- Picnic table

### Possible improvements

- Remove invasive species
- Improve grass/landscape
- Park signage
- ADA park access
- Upgrade playground ADA





## City of Port Orchard Bay Street Pedestrian Path

This multipurpose trail is located along Sinclair Inlet and will extend from the downtown ferry facility to the Annapolis ferry facility. When completed the trail will become part of the Mosquito Fleet Trail.

### Existing improvements

- 1.0 mile paved multipurpose trail
- Pedestrian bridge at Waterfront Park

### Possible improvements

- Segments 1 and 6-11 to be completed in 2021







## Port of Bremerton Port Orchard Boat Ramp

This 0.82-acre waterfront facility is located on 533 Bay Street in the downtown.

### Existing improvements

- Beach access
- Bay Street Pedestrian Path connection
- Pier and boat ties
- Concrete boat launch
- Boat trailer parking
- Restroom

Includes Kitsap Street right-of-way

### Possible improvements

- Street trees in/around parking lot







## Port of Bremerton Waterfront/Marina Park

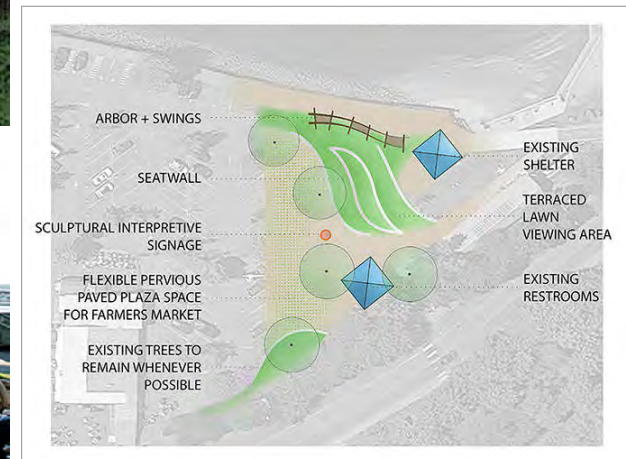
This 1.39-acre waterfront viewpoint is located at 933 Bay Street in the downtown.

### Existing improvements

- Connection to Bay Street Pedestrian Path
- Viewing platform and performance stage
- Playground
- Bench
- Picnic table

### Possible improvements

- Arbor and swings
- Seat-wall
- Sculptural interpretive signage
- Pervious paved area for farmers' market
- Terraced lawn viewing area
- Picnic area improvements







## Port of Bremerton Westbay Easements

This waterfront viewpoint is located behind Westbay on Bay Street from Etta Turner Park along the shoreline.

### Existing improvements

- Beach access
- Trail connection to Bay Street Pedestrian Path

### Possible improvements

- None planned







## Kitsap County Bill Bloomquist Rotary Park

This Kitsap County 12.00-acre partnership property is located at 3001-3099 Madrona Drive SE.

### Existing improvements

- Woodlands
- Trails
- 1 grass 200 baseball field
- 1 grass 250+ baseball field
- 1 grass soccer field overlay

### Possible improvements

- Picnic shelter and tables
- ADA playground
- Skate dot
- Sports court with basketball/pickleball







## Kitsap County Givens Community & Senior Center

This Kitsap County community/senior center facility is located in a former elementary school on 1026 Sidney Avenue.

### Existing improvements

- Open-daily Senior Center, a branch of Connection Credit Union, Kitsap County Division of Aging & Long Term Care, Discovery Montessori School, Head Start/ECEAP, and Holly Ridge Center.
- Multipurpose gymnasium with separate kitchenette of 150 person capacity
- Community meeting of 150 person capacity

### Possible improvements

- None planned







### Kitsap County Howe Farm County Park

This Kitsap County 78.39-acre legacy park is located east of Port Orchard on Long Lake Road SE and SE Mile Hill Drive.

**Existing improvements**

- Woodlands
- Preserved farmland
- Preserved barn and outbuilding
- Extensive trail system
- Off-leash dog area

**Possible improvements**

- Picnic shelter with tables





## Kitsap County Long Lake County Park

This Kitsap County 20.57-acre waterfront park is located southeast of Port Orchard on Long Lake Road SE east of the city.

### Existing improvements

- Water access
- Fishing pier
- Swimming beach
- Hand-carry boat launch
- Walking trails
- Picnic tables
- Volleyball court
- 1 grass 250+ baseball field
- Bob Oke meeting room
- Restroom

### Possible improvements

- Picnic shelter





## Kitsap County South Kitsap Regional Park

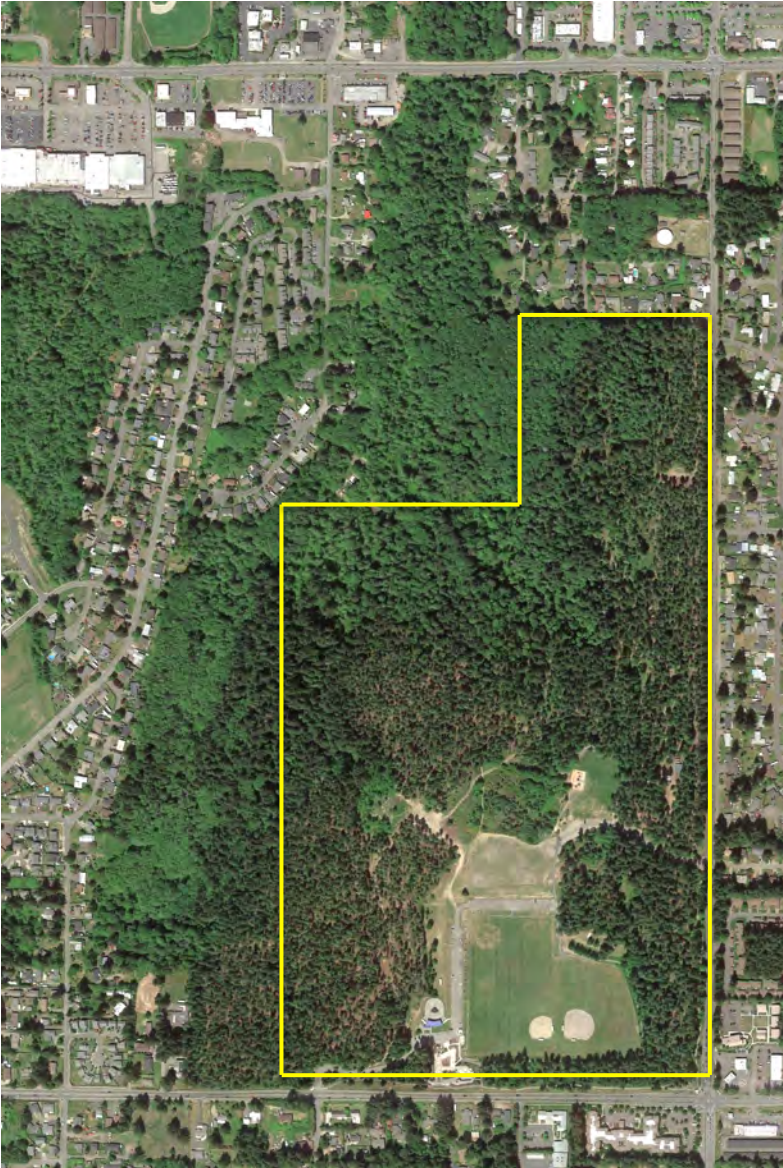
This 192.52-acre community recreation park is located east of Port Orchard on SE Lund Avenue and Jackson Avenue SE.

### Existing improvements

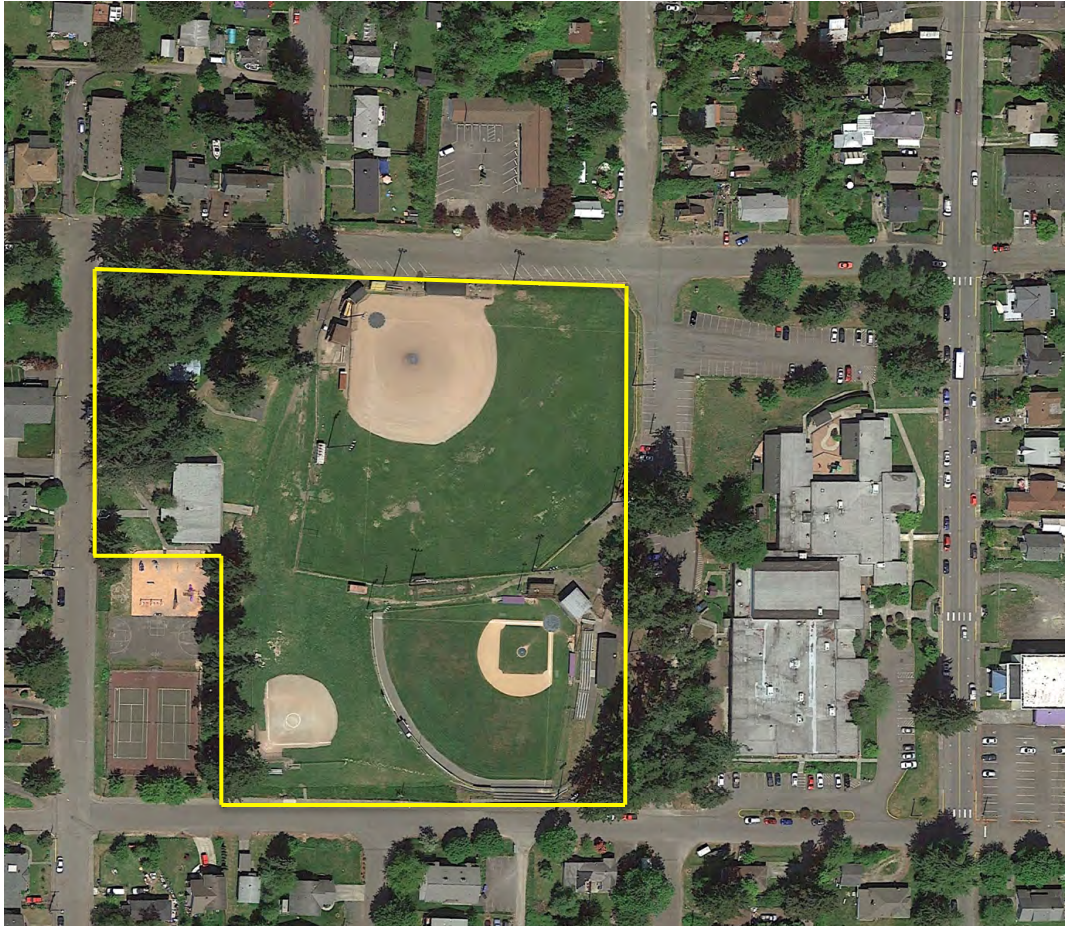
- Walking trails
- Picnic area
- Playground
- Skatepark
- 1 grass 250+ baseball field
- 1 grass 250+ baseball field
- 1 multipurpose soccer/ball field
- Outdoor small scale railroad (run by Kitsap Live Steamers)
- Batting cages (run by Casey's Batting Range)

### Possible improvements

- Master plan proposes reconfiguring site to provide 3 grass baseball fields and 4 grass soccer fields
- Picnic shelter
- Sports court for basketball/volleyball
- Overlay baseball fields with 2 soccer







## Kitsap County South Kitsap Western Little League & Peeewe League

This 2.06-acre partnership property is located south of Port Orchard on 701 Srouife Street next to Givens Field.

### Existing improvements

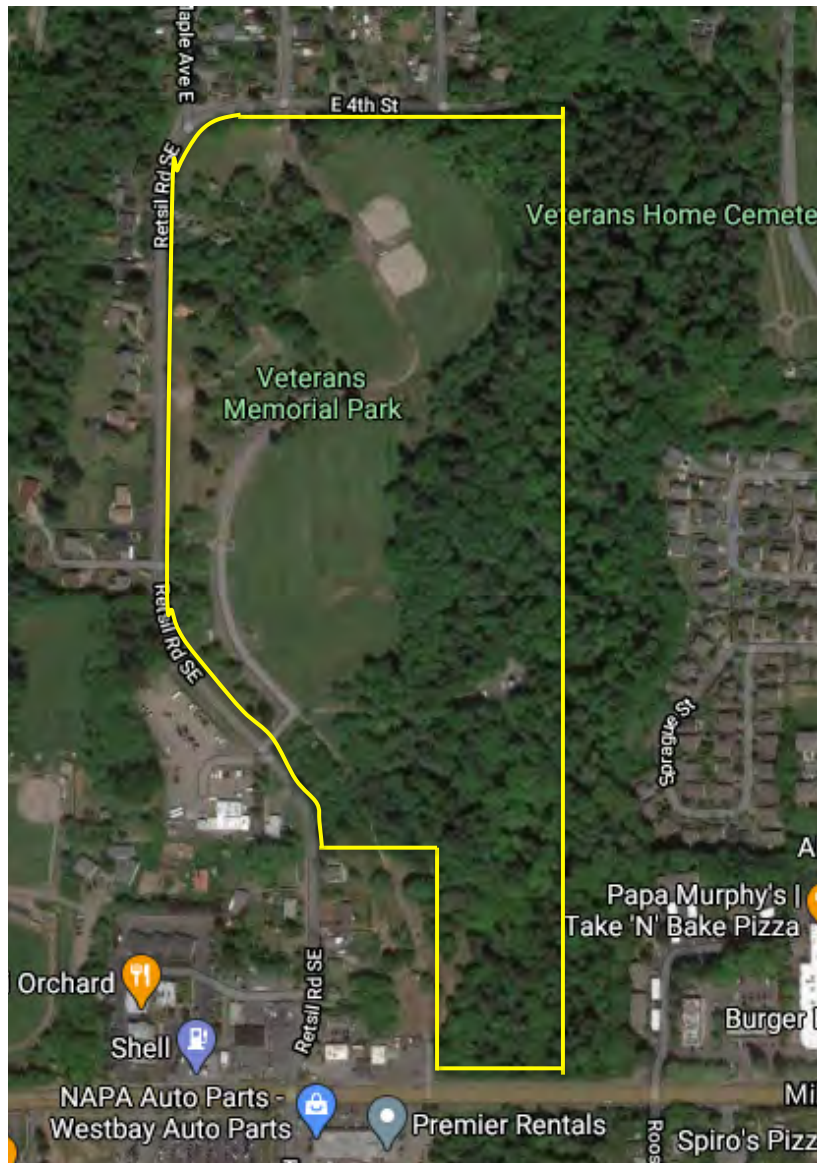
- 1 T-ball field
- 1 grass 200 youth baseball field
- South Kitsap Peeewe Association clubhouse/meeting building

### Possible improvements

- None planned







## Kitsap County Veterans Memorial Park

This 48.44-acre legacy park is located east of Port Orchard on 985 SE Retsil Road.

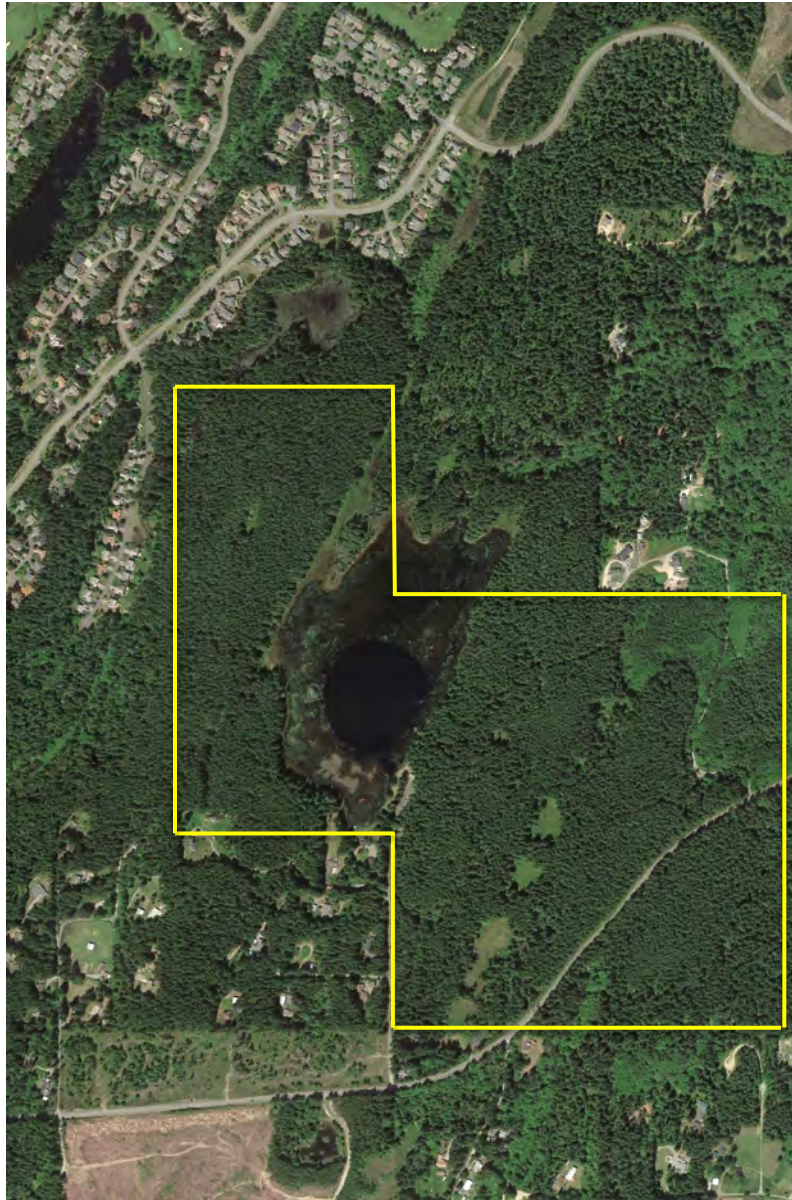
### Existing improvements

- Extensive woodlands
- Multipurpose trail
- Picnic area
- 1 grass 200+ baseball field
- 1 grass 250+ baseball field
- 1 multipurpose soccer field

### Possible improvements

- Picnic shelter
- Playground ADA
- Skate dot
- Sports court with basketball/pickleball
- Soccer field overlay on baseball outfield





## Washington State Square Lake State Park

This 203.39-acre park is located on 7800 Square Lake Road southwest of the city.

### Existing improvements

- Square Lake covers 7.9 surface acres with mostly shallow depths with lots of pads and ringed with reeds
- The lake has one private home on the shoreline with the rest still in a natural state
- Fish species include largemouth bass, bluegill, bullhead catfish and reportedly yellow perch
- 3 beaver huts are located on the lake
- Picnic tables and barbecues but no overnight camping
- Rough boat launch area best suited for hand carried craft though small trailered boats can be launched by a 4 wheel drive tow vehicle
- Pit toilet
- Public access provides very limited parking space
- Campground host lives on property
- Park removed from state park website because of too little use.)

### Possible improvements

- None planned





## Washington State Long Lake Boat Launch

This Washington State Fish & Wildlife site is located on the west shore of Long Lake southeast of the city.

### Existing improvements

- The WDFW access along the western shore has a boat ramp and boat dock
- Fishing is allowed on the lake by canoe, kayak or small boats with no motors at the WDFW boat launch
- Fishing is allowed on the lake only between April 1st and September 30th

### Possible improvements

- None planned





## Homeowner Association (HOA) Mary McCormick Memorial Park

This 1.77-acre HOA site is located on McCormick Woods Drive.

### Existing improvements

- Playground
- 2 pickle ball courts
- Basketball court
- Tennis court

### Possible improvements

- Picnic tables
- Pickleball over tennis courts





## Homeowner Association (HOA) Deer Park

This 32.45-acre HOA site is located on McCormick Woods Drive.

### Existing improvements

- Extensive wooded area
- Picnic tables
- Playground
- 0.5 basketball court
- Grass multipurpose soccer/softball field

### Possible improvements

- Interpretive trail looped around park and to wetlands overlook
- Picnic shelter with tables
- Permanent restroom









## Chapter 7: Implementation

Following is a summary description of the major tasks determined to be necessary to effectively implement the Port Orchard Park, Recreation, & Open Space (PROS) Plan. The tasks represent the general priorities established by neighborhood workshops, public open house participants, and the survey of adult and youth residents, parks and recreation users, and registered voters.

As shown, a number of parties may be responsible for the leadership and management, participation, and supporting aspects of each action - as described in the following summaries. The tasks are grouped according to subject matter and not priority.

### Adopt plan

#### **Task 1: Adopt Port Orchard PROS Plan as GMA element**

Port Orchard City Council will by resolution adopt the Port Orchard PROS Plan as a stand-alone planning document for compliance with the Washington State Recreation & Conservation Office (RCO) and as a complementary document of Port Orchard's Comprehensive Plan in accordance with Growth Management Act (GMA) provisions.

- **Participants** - Port Orchard City Council with the assistance of the Port Orchard Planning Commission, Community Development Department, and other stakeholders.

#### **Action**

- **Make Port Orchard PROS Plan available on Port Orchard website** - and distribute copies to appropriate public agencies and interested public and private parties in accordance with GMA adoption provisions.
- **Port Orchard Planning Commission reviews Port Orchard PROS Plan** - as necessary as part of Port Orchard annual comprehensive plan update, and provides for public hearing in conformance with GMA.
- **Port Orchard adopts Port Orchard PROS Plan** - as a component of the Port Orchard Comprehensive Plan.

- **Port Orchard adopts the Capital Improvement Plan (CIP) integrating the PROS Plan** - as an element of the Port Orchard comprehensive plan, thereby implementing the CIP in accordance with GMA provisions.

### Adopt program finance strategies

#### **Task 2: Expand clearinghouse function**

Port Orchard will continue development and operation of its website which provides recreation program offerings that include a wide variety of activities accommodating the interests of city residents regardless of age, skill level, income - or program provider.

The Port Orchard website will provide information related to recreation program activities providing health, education, social, recreational, and other welfare activities for youth, teens, adults, seniors, and special populations. The website will also provide other park provider information pertinent to the community as resources allow.

Port Orchard staff or contractors will conduct park and recreational programs. However, depending on demand, cost, and feasibility, and when practical and consistent with Port Orchard's mission statements, Port Orchard may also coordinate with programs conducted by other public, nonprofit, or for-profit organizations and vendors.

Port Orchard program offerings will include activities that will be conducted in Port Orchard parks, facilities, and trails. However, depending on demand, Port Orchard may also conduct programs in schools and other public facilities across the city, as well as in nonprofit and other facilities.

- **Participants** - Port Orchard Community Development Department, South Kitsap School District, YMCA, Port Orchard

Athletic Leagues and Clubs, and other nonprofit and private organizations.

**Action**

**Continue to operate a Port Orchard clearinghouse website** - for recreational activities.

**Task 3: Monitor user fee schedules**

Port Orchard staff will assess criteria for all prospective program offerings. If the program is consistent with Port Orchard’s mission and level-of-service proposals shown in this plan, and if resources exist, Port Orchard will offer the program under its recreational cost benefit policy that establishes a benefit scale under one of the following cost recovery scenarios:

- **Full cost recovery programs** - will recover all direct costs (including full and part-time staff, supplies, materials, maintenance, and utilities) and indirect costs (including department overhead for staff benefits).
- **Merit pricing (partial cost recovery) programs** - will partially recover direct and indirect costs based on a policy decision about the degree to which each program provides public versus private goods or benefits. Merit pricing programs may also include the providing of scholarships to eligible user individuals or user groups that would prevent the program from realizing full cost recovery.
- **Subsidy (no or very low cost recovery) programs** - will not attempt to recover costs as a fee, although it may ask for donations or grants from using individuals, groups, or organizations who benefit or are likely sponsors.
  
- **Participants** - Port Orchard Community Development Department, South Kitsap School District, and non-profit and for-profit organizations.

**Action**

▪ **Monitor user fee schedules to maintain a benefits scale for recreation activities** - collect user fees under a full, merit, or subsidy based cost recovery policy for recreation programs.

**Task 4: Recruit program vendors**

Port Orchard Community Development Department will assess the mission criteria for all prospective program offerings. If programs are not consistent with Port Orchard’s mission and level-of-service proposals shown in this plan, Port Orchard will not offer the program, but may consider a partnership with other providers. This could include offering scholarships or other services or publishing the program offering. Depending on the program activity, other vendors may include:

- **Other jurisdictions** - including Kitsap County, South Kitsap School District, and Washington State.
- **Nonprofit organizations** - such as the YMCA, Boys & Girls Clubs, Boy and Girl Scouts, Campfire USA, Lions, Rotary, and Kiwanis Clubs, among others.
- **Private for-profit entities and vendors** - such as Peninsula Indoor BMX, among others.
  
- **Participants** - Port Orchard Community Development Department, South Kitsap School District, Kitsap County, and non-profit and for-profit organizations.

**Action**

▪ **Work in conjunction with other sponsors and vendors** - to provide recreation activities as appropriate.

**Task 5: Resolve an inter-local agreement with school districts**

Port Orchard Community Development will initiate discussions with the South Kitsap School District for joint use and possibly development of shared facilities.

The inter-local agreement may resolve a coordinated method of scheduling courts, fields, gymnasiums, pools, classrooms, meeting rooms, and other facilities in order to make maximum effective use of the combined inventory in a method that is useful and equitable to all parties.

Depending on shared access, the inter-local agreement may include possible sharing of funds for improvement and maintenance of the jointly used and to be developed facilities.

As part of the discussion, an analysis of existing city, school, and league practice and game requirements will be conducted in order to determine a fair and efficient method of allocating the available capacity of the courts, fields, gymnasiums, pools, classrooms, meeting rooms, and other to be shared facilities.

- **Participants** - Port Orchard Community Development Department and South Kitsap School District.

#### **Action**

- **Implement an inter-local-agreement** - for sharing combined court, field, gymnasiums, pools, classrooms, meeting rooms, and other facilities possibly including joint development, maintenance, and operating funds.

### **Adopt project finance strategies**

#### **Task 6: Allocate capital facility funds as specified in the Capital Improvements Program (CIP)**

Port Orchard City Council will allocate an appropriate amount of the monies received from dedicated park, recreation, open space, and trails-oriented revenue programs to provide funds for PROS Plan acquisition and development projects that reflect the objectives of these programs.

The revenue programs to be coordinated may include Port Orchard property and sales tax fund proceeds, Port Orchard Real Estate Excise Taxes (REET), and grant applications to the Washington State Recreation & Conservation Office (RCO), among others.

#### **Action**

- **Allocate a proportional amount from existing park, recreation, open space, and trail-oriented revenue programs to fund the acquisition and development of PROS Plan projects** - designating monies from Port Orchard property tax levy, sales tax

proceeds, Port Orchard Real Estate Excise Taxes (REET), and RCO grants.

#### **Task 7: Develop GMA park impact fees**

Port Orchard City Council will adopt a coordinated GMA park impact fee system on a citywide basis for citywide facility acquisition and development.

The Washington State Growth Management Act (GMA) allows Port Orchard to impose a park impact fee on proposed residential, commercial, and industrial developments in the city as a means of maintaining existing park, recreation, and open space levels-of-service (ELOS).

The adopted ordinance for impact fees estimates the impact each development project has on parks, recreation, and open space facilities within a project benefit zone and makes provisions for setting aside the resources, including lands or monies, necessary to offset a project's citywide impacts.

The dollar value of a project's park, recreation, and open space impact may be offset by the project developer of an amount equal to the combined facility acquisition and development costs that Port Orchard and/or another providing agency would incur to maintain the same existing level-of-service (ELOS).

A developer may be allowed to choose any combination of land or cash mitigation measures including credit for any park or recreation facilities to be included within a project development. The park impact fee ordinance considers the following when determining the types of mitigation measures or development credits to be made available to the developer:

- **Will the facility** - be available to the public,
- **Will it have a designated owner** - responsible for continuing operation and maintenance (the owner may be a common property owner's association or other agency), and,
- **Will it correspond to and not exceed or vary from** - the types of park, recreation, and open space facilities that are being impacted (a developer could provide but should not be able to take



full credit value for facilities for which there is no shortage, impact or local interest).

Land contributions can be accepted in lieu of monies if the lands will be suitable sites for future facilities. Under GMA provisions, land and monies accumulated under the proposed ordinance must be invested within a reasonable time or returned to the contributing developer.

Port Orchard can conduct periodic program reviews with residents, user groups, the school district, and other agencies to decide the most efficient way to deliver the facilities mitigated by the ordinance. Alternative delivery methods could include:

- **Acquisition of suitable sites** - upon agreement with Port Orchard or in conjunction with other public or school facilities (including title transfer if other public or school agencies enter into special agreements assuming development, operation, and maintenance responsibilities).
- **Development of facilities** - on other public or school sites (if other public or school agencies enter into agreements assuming future operation and maintenance responsibilities and costs). Or
- **Any other alternative** - including development, operation or maintenance proposals by user groups or private concessionaires or non-profit organizations or, developers that provide a viable facility in accordance with park, recreation, and open space strategies.
- **Participants** - Port Orchard City Council and Planning Commission with the assistance of Port Orchard Community Development Department, South Kitsap School District, and non-profit and for-profit organizations.

#### **Action**

- **Continue with the GMA park impact fee on a citywide basis** - collecting a proportional fee based on the value of community facilities regardless of facility ownership, and allocating the fees for citywide acquisition and development in accordance with this plan regardless of agency sponsor.

#### **Task 8: Seek a citywide capital facility and O&M park levy**

Port Orchard City Council may place a limited duration property tax levy proposal for voter approval on a citywide basis for the acquisition, development, and operation of parks, recreation, and open space facilities throughout the city.

The funds collected from the levy will be allocated to the appropriate sponsoring agency, which may include the city, school districts, or non-profit organization, for the realization of park, recreation, and open space facilities identified within this plan.

Under Washington State enabling acts, Port Orchard may levy a property tax for general governmental purposes at a rate not to exceed \$3.60 per \$1,000 of the assessed value of all taxable property within the city. The total of all property taxes for all taxing authorities cannot exceed 1.0% of assessed valuation, or \$10.00 per \$1,000 of value. If the taxes of all districts exceed the 1.0% or \$10.00 amount, each is proportionately reduced until the total is at or below the 1.0% limit.

In 2001, Washington State law was amended by Proposition 747, a statutory provision limiting the growth of the regular property tax levy to 1.0% per year, after adjustments for new construction. Any proposed increases over this amount are subject to a referendum vote.

The statute was intended to control local governmental spending by controlling the annual rate of growth of property taxes. In practice, however, the statute can reduce the effective property tax yield to an annual level far below a city's levy authorization, particularly when property values are increasing rapidly.

Proposition 747, the statutory provision limiting the growth of regular property taxes to 1.0% per year, can be waived by referendum approval of a simple (50%) majority of Port Orchard's registered voters.

Port Orchard voters may be asked to approve a resetting of the property tax levy rate that will adjust the amount of revenue the city can generate. (The new total revenue that will be generated by a

resetting of the rate will be subject to the same 1.0% limitation, however, and the total amount of revenue and the resulting property tax rate will start to decline again in accordance with the Proposition.)

The adjusted rate and revenue will be used to finance the PROS facility proposals in this plan - or the projects and programs from this plan that involve construction, maintenance, and operations aspects that a majority of the voters are willing to pay for under the adjusted rate.

Port Orchard voters may be asked to reset the rate on a permanent basis with the new differential rate dedicated to citywide PROS proposals, subject to the provisions of Proposition 747. Or Port Orchard voters may be asked to reset the rate on a temporary basis, where the rate is adjusted until a specific amount of revenue has been generated to finance a specified number of PROS projects or programs - whereupon the rate reverts to the original or a specified amount defined in the referendum.

- **Participants** - Port Orchard City Council with the assistance of the Port Orchard Community Development Department, and other potential providers.

#### Action

- **Submit and approve a limited duration property tax levy or a property tax levy rate adjustment (on permanent or temporary basis) to acquire, develop, operate, and maintain facilities** - allocating the additional revenues for acquisition, development, and operation in accordance with this plan regardless of agency sponsor.

## Initiate PROS projects

### **Task 9: Protect open space and conservancies**

As appropriate, using funds generated from adjusted program fees and schedules, possible impact fees, and the possible limited duration levy or levy lid lift, Port Orchard will acquire fee or use agreements and conserve significant wildlife, forestland, and open

spaces indicated within this PROS Plan. Where appropriate, monies will be allocated to and/or combined with monies provided by the county, state agencies, and non-profit organizations for significant projects.

Depending on schedules and availabilities, initial acquisitions of development rights or fee title may include riverfront, community garden, on and off-road trails, dog parks, playgrounds, picnic sites and tables, group picnic shelters and parks, soccer fields, community facility upgrades, and others indicated in this PROS Plan.

- **Participants** - Port Orchard City Council, Port Orchard Community Development Department, and the participation of other public and non-profit organizations.

#### Action

- **Initiate the acquisition of fee title or use agreements and conservancy of significant open space and conservancy sites** - allocating revenues for significant properties in accordance with this Port Orchard PROS Plan regardless of agency sponsor.

### **Task 10: Acquire/develop parks**

Using funds generated from adjusted program fees and schedules, possible impact fees, and possible limited duration levy, or levy lid lift, Port Orchard City Council will acquire, develop, maintain, and operate parks indicated within this plan. Where appropriate, monies will be allocated and/or combined with monies provided by the school districts, county, state agencies, and non-profit organizations.

Depending on schedules and availability, initial acquisitions and developments may include waterfront access, community gardens, off-road trails, dog parks, playgrounds, picnic tables and shelters, athletic field improvements, and recreation/community center upgrades to be distributed across the city.

- **Participants** - Port Orchard City Council, Port Orchard Community Development Department, and the participation of other public and non-profit organizations.

### Action

- **Initiate the acquisition, development, maintenance, and operation of parks** - allocating revenues in accordance with this Port Orchard PROS Plan regardless of agency sponsor.

### **Task 11: Acquire/develop trail systems**

As appropriate, using funds generated from adjusted program fees and schedules, possible impact fees, the possible limited duration levy, or levy lid lift, Port Orchard City Council will acquire, develop, maintain, and operate the significant on and off-road trail systems indicated within this Port Orchard PROS Plan.

Where appropriate, monies will be allocated to and/or combined with monies provided by the county, state agencies, and non-profit organizations for significant projects. Generally, Port Orchard Public Works Department will develop and maintain non-motorized trail connections within public road rights-of-way.

Depending on schedules and availability, initial acquisitions and developments may include off-road hiking, biking, and multipurpose trails extending within and between environmental areas, parks, schools, community facilities, and neighborhoods across the city.

- **Participants** - Port Orchard City Council, Port Orchard Community Development and Public Works Departments, other public and non-profit organizations, and property owners.

### Action

- **Initiate the acquisition, development, maintenance, and operation of significant corridors and on and off-road trail systems** - allocating revenues for significant projects in accordance with this PROS Plan regardless of agency sponsor.

### **Task 12: Conserve/designate historic and cultural resources in parks**

As appropriate, Port Orchard City Council will designate and conserve significant historic and cultural resources indicated within

this PROS Plan where such landmarks are located within park properties. Where appropriate, wayfinding and historic signage, artworks, and streetscape development monies will be allocated to and/or combined with monies provided by county and state agencies as well as private developers for significant projects.

Depending on schedules and availability, initial designations may include the Port Orchard downtown district, streetscapes, and gateways, among others.

- **Participants** - Port Orchard City Council with the assistance of Port Orchard Community Development and Public Works Departments, and the participation of the Port Orchard Historic Society.

### Action

- **Initiate the designation, management, acquisition, development, maintenance, and operation of significant historic and cultural resources** - allocating revenues for significant projects in accordance with this plan regardless of agency sponsor.

### **Task 13: Develop recreation/community centers**

Using funds generated from adjusted program fees and schedules, possible impact fees, the possible limited duration levy, and possible the levy lid lift, Port Orchard City Council will develop the KPFD Community Event Center (CEC) expand Port Orchard Recreation Center (PRC) to provide a fitness center, meeting and classrooms, and juice/coffee bar to accommodate multi-generational activities in downtown Port Orchard.

Where appropriate, development and/or lease-to-own monies will be allocated to and/or combined with monies provided by other public, private, and non-profit organizations for significant projects.

- **Participants** - Port Orchard City Council, the Port Orchard Community Development Department, and other public agencies as well as private and non-profit organizations.



**Action**

- **Redevelop and purchase and development of multi-generational recreation/community center facilities** - allocating revenues for lease-to-own or purchase and development projects in accordance with this Port Orchard PROS Plan regardless of agency sponsor.

**Monitor progress**

**Task 14: Conduct progress assessments**

Port Orchard and other public agencies will conduct progress assessments reviewing action on the projects and programs identified above and improve methods, assign responsibilities, or take other measures necessary to ensure effective implementation.

- **Participants** - Port Orchard City Council, Port Orchard Planning Commission, Port Orchard Community Development and Public Works Departments, South Kitsap School District, Kitsap County, Washington State, public and non-profit organizations, private vendors, and citizens at large.

**Action**

- **Adjust parks, recreation, and open space vision, strategies, and implementing measures** - based on the results of the follow-up assessments.



**City of Port Orchard, WA**

**McCormick Village  
Subarea Plan**

**Draft: XXXXX**



## **Acknowledgements**

### **Mayor**

Robert Putaansuu

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Cindy Lucarelli  
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(Graphics and renderings)

Andy McKay

## Chapter 1. Introduction.

**1.1 Overview.** In 2016, the City of Port Orchard completed its periodic update to the Comprehensive Plan. This 2016 Plan included for the first time, a “centers” approach to planning (See section 2.7 of the Port Orchard Comprehensive Plan). The centers approach to planning is provided in Vision 2050, the regional plan completed by the Puget Sound Regional Council, and in the Countywide Planning Policies adopted by all jurisdictions in Kitsap County. In 2016, Port Orchard identified center locations, but did not have the resources to complete subarea plans for each center at that time, and instead identified goals for subarea planning to be completed in the future. This plan is the result of that goal.

In late 2020, Port Orchard set out to develop a subarea plan for the area located along Old Clifton Road between Campus Parkway and Feigley Road. The greater McCormick Village area of Port Orchard was based on a master plan that dates to the early 1980s. A series of approvals and plans has been adopted and implemented since that time and numerous project phases have been constructed. In 2009, the City of Port Orchard annexed this area into the City and became responsible for implementing previous plans and approvals. As of the end of 2020, XXXX lots have been created contained XX units of housing in this area. Up to this point, the commercial village portion of the project has not been realized. This plan is intended to facilitate the build out the McCormick Village neighborhood core including the commercial district.

The creation of this plan was a joint effort between McCormick Communities, LLC and the City of Port Orchard. McCormick Communities hired a consultant to develop conceptual plans for the subarea. After several iterations of this concept plan, the City agreed to consider the creation and adoption of a subarea plan to guide future development in the subarea. Early concepts [describe] fell far from the mark in terms of meeting the intent of existing city codes and policies. The preferred alternative met the intent of the city’s plans and policies and was sufficiently innovative to warrant consideration as an amendment to the City’s Comprehensive Plan.

[insert concept 1 drawing]

Concept 1 [insert date]. [describe pros and cons]

[insert concept 2 drawing]

Concept 2 [insert date]. [describe pros and cons]

[insert concept 2 drawing]

Concept 3 [insert date]. [describe pros and cons]

These concepts were continually refined until a preferred concept was selected to be advanced in a subarea plan. The preferred concept includes a neighborhood commercial core as was sought by the City’s leaders consistent with the original concept plans. Neighborhood connectivity and walkability were priorities for the concept as was providing a variety of housing types, especially missing middle housing types, consistent with the City’s Comprehensive Plan.

**1.2 Center vs. Subarea.** This plan uses the terms McCormick Village Center and McCormick Village Subarea. These two terms are not interchangeable. The center boundary is visually depicted on Figure 1. This plan is intended to show how the center complies with the PSRC requirements for a countywide

center. The center includes some existing development and entitlements in addition to the smaller subarea. The subarea, boundary shown in figure 2, is a smaller portion of the center and is what is being “planned,” meaning that aside from a few existing development agreements, these areas must go through a land use (subdivision) entitlement process. The areas outside of the subarea but within the center are within walking distance (approximately .25-.75 miles) of the neighborhood core and support the viability of the commercial core and some multi-family housing. These areas are also not being “planned” at this time as the areas are not intended to change beyond those changes which are already allowed by code or existing entitlements.



## **Chapter 2. Vision and Preferred Alternative.**

**2.1 Vision.** The McCormick Village Subarea is a thriving and attractive walkable neighborhood providing access to an assortment of goods and services, a variety of housing types, and convenient access to employment via Kitsap Transit and its proximity to SR-16 and SR-160. Residents can walk to a small commercial district containing shops, restaurants, and other businesses, as well to the future school sites to the northwest of the intersection of Old Clifton Road and Feigley Road. The McCormick Village Subarea commercial neighborhood core consists of walkable shopfronts along a new woonerf street. Natural environmental features are protected, and park and recreation amenities are provided in and around the core including a new western entrance to McCormick Village Park. Residents within the McCormick Village Center can easily walk or bike to this neighborhood core.

**2.2 Preferred Alternative.** The preferred concept requires shifts the existing commercially zoned area slightly to the north along Campus Parkway. [Insert existing vs. proposed maps including topo] This shift has the effect of connecting the new western McCormick Village Park entrance with the new commercial shopping area. It also minimizes that amount of grading required to accommodate commercial development. A new woonerf street provides for an intimate commercial shopping area that is pedestrian oriented and provides outdoor dining and gathering spaces. Storefronts line this new woonerf street with parking tucked behind the buildings. A new pedestrian and vehicle circulation network is provided exceeding the connectivity requirements of the city's design standards. Nearly all new residential units have vehicle parking and access from alleys to ensure that the streets are attractive and provide an exceptional feel and pedestrian experience. Residential units consist of detached homes, duplexes, attached houses, backyard cottages, cottage courts, four-plexes, townhomes, live/work units, and apartments. Some of these apartment units take the form of paseo housing or [insert other unique housing types]. Commercial areas consist of mixed-use shopfronts, single-story shopfronts, and live/work units. Existing trees are preserved adjacent to critical areas and along Old Clifton Road. The entire subarea is exceptionally landscaped and is well maintained by a homeowner's association. Pocket parks are located throughout the center.

**[insert preferred alternatives]**

**Figure XX: Preferred Alternative**

**2.3 Commercial Neighborhood Core.** [can we do a SketchUp rendering?]

**Figure XX: The heart of the Neighborhood as seen from the [west?].**

### **2.4 Centers. Countywide Center – PSRC Criteria**

The McCormick Village Center is planned as a Countywide Center as described in the Puget Sound Regional Council Regional Centers Framework. As a designated Countywide Center, the McCormick Village Center:

1. Is a local priority for investment. This plan identifies transportation, water (Port Orchard), water (City of Bremerton), sewer, stormwater, electrical, transportation, and park projects to support center development.

2. Is planned for more than 10 activity units (jobs + housing units) per acre. The center is planned to include XX activity units per acre.
3. Is planned for a mix of residential and employment uses. The center is planned to consist of XX% residential and XX% commercial at full buildout.
4. Has capacity for additional growth. The center has capacity for an estimated XX additional persons and XX additional jobs at full build out beyond 2020 OFM population estimates.
5. The center is supported by multimodal transportation (including pedestrians, bicycles, transit (planned), and automobiles).

### **Chapter 3. Land Use**

**3.1 Introduction.** The McCormick Village Subarea is located along the north side Old Clifton Road in the western portion of the City. Its boundaries are generally Old Clifton Road to the south, Feigley Road to the west, SW Yarrow Street to the north, and Campus Parkway to the east. [Is any of McCormick West (MF perhaps) in the subarea?] At the time this plan was written, the subarea was primarily designated as Residential on the Comprehensive Plan land use map with R3 Zoning but the neighborhood core was designated commercial and zoned Commercial Mixed Use (CMU). At the present time, the areas surrounding the subarea are undeveloped but entitled. Site development is underway to the NW of the subarea. Pursuant to this plan, the area is proposed to be subject to a new overlay district zoning code which aims to implement the preferred alternative as depicted in the maps and figures in Chapter 2.

This plan has the effect of amending the Comprehensive Plan Land Use Map (Figure 2-XX) as follows:

**[insert land use maps]**

#### **Figure 3: The Comprehensive Plan Land Use Designations for the McCormick Urban Village.**

This plan requires a zoning map amendment to implement. The zoning adopted in the subarea plan is as follows:

**[insert zoning map]**

#### **Figure 4: The Zoning Designations for the McCormick Urban Village.**

As of the writing of this plan, there are existing entitlements within the McCormick Village Subarea walkshed that are part of the center but are outside of the subarea. These entitlements are described as follows and are shown on the figure XX.

Existing preliminary plat approvals are as follows:

McCormick Woods: 250 lots approved but not yet constructed.

McCormick West: 1,550 lots approved but not constructed.

McCormick North (excluding subarea): XXX lots approved but not constructed.

**[insert figure XX]**

**Figure XX: Shows the locations of approved entitlements in the vicinity of the subarea. The subarea and center boundary are shown on this exhibit.**

This subarea plan focuses on the neighborhood commercial core and adjacent residential areas and does not seek to replan the areas that are already entitled. Those entitled areas are however part of the center for the purposes of meeting the requirements of PSRC related to countywide center designation.

**3.2 The McCormick Village Center.** The McCormick Village Center measures XXX acres in land area. It includes McCormick North, the future school site, McCormick Village Park, portions of McCormick Woods, and portions of McCormick West.

[insert center boundary map]

**Figure X. McCormick Village Center Boundary Map.**

**3.3 The McCormick Village Subarea.** The McCormick Village subarea measures XXX acres in land area. Of these XXX acres for the planning area, a small wetland and the associated buffers occupy approximately XX acres, leaving approximately XX acres of vacant undeveloped land.

[insert subarea boundary map]

**Figure X: Subarea Planning Area Map.**

**3.4 Development Potential.** To illustrate development potential in the McCormick Urban Village Center and the Subarea within that center, the map below (Figure 6) has been prepared to show existing, entitled, and proposed development activity. Each area has been assigned a letter identifier. Later in this plan, these letters as shown on this map will help to show the land capacity within the center for both employment and population.

[insert map]

**Figure 6: Existing, Entitled, and Planned Developable Areas Map.**

**3.5 Population and Employment.**

As of the end of 2020, the McCormick Urban Village Center contained XXX residents and XX jobs. (PSRC) This equates to XX activity units per acre under the PSRC Regional Centers Framework. Current population is accommodated in XXXX existing housing units within the center. Current employment is provided in approximately XXXXXX existing square feet of commercial space, mostly associated with the McCormick Woods Golf Course. The plan envisions adding XXX additional housing units and XX,XXX additional square feet of commercial space within the subarea. This growth is beyond that which is already entitled. The expected future level of activity units equates to XX activity units per acre, above the PSRC threshold of 10 activity units per acre.

$$(XXXX \text{ persons} + XXX \text{ jobs}) / XXXX \text{ acres} = XX \text{ activity units per acre}$$

McCormick Urban Village Center Population and Employment Capacity: With approximately XXX acres of unentitled land remaining in the neighborhood plus the existing not yet constructed entitled properties, it is estimated that the total population and employment capacity in the center is XXXXX persons and XXX jobs above 2020 numbers. Actual growth will vary depending on a variety of factors, including the types of commercial spaces that develop and the jobs per square footage yield of those uses. Additionally, the future school site will create significant employment, but an exact figure has not



been determined.

<b>Table 1: Activity Units – Population and Employment – Existing and Future</b>	
Existing Population (PSRC)	XXX
Estimated Future Population of Entitled Areas (2.51 PPH)	XXX
Estimate Future Population of Subarea	XXX
Total Population at Build Out	XXX
Existing Employment (PSRC)	XXX
Planned Future Employment in Subarea	XXX
Total Employment at Build Out	XXX
Existing % Activity Units Dedicated to Housing	XX%
Planned % Activity Units Dedicated to Housing	XX%

**3.3 Land Use Goals for the Urban Village Subarea** (these goals are in addition to existing goals found in other sections of the Comprehensive Plan):

Goal LU-1: Implement the McCormick Urban Village Subarea Concept Plan as shown in figure XX.

Policy LU-1: Allowed uses and building types consistent within the figure XX in a McCormick Urban Village Subarea Overlay District.

Goal LU-2: Encourage the development of a McCormick Urban Village Central Business District along a new Woonerf Street accessed via Campus Parkway.

Policy LU-2: Provide storefront uses on the ground floor in the form of a “Main Street” along Woonerf Street as shown in figure XX. Regulations for the McCormick Urban Village Overlay District shall ensure that buildings line the new Woonerf street without landscape setbacks and with pedestrian entrances oriented towards the street as shown in Figure XX below:

[Insert Edited Block Frontage Map]

**Figure XX: Block Frontage Map for McCormick Urban Village.**

Policy LU-3 Require a build-to-zone along the storefront area shown in Figure XX in accordance with the CMU zoning designations as shown on the Zoning Map (Figure XX), but provide exceptions for public plazas significant street corners.

Goal LU-4: Ensure that development in the McCormick Urban Village is attractive and provides variety and visual interest.

Policy LU-5: Designate high visibility street corners as defined in the City’s design guidelines in strategic locations along the new woonerf street and establish requirements in these locations to accentuate building or plaza design with special design features.

Policy LU-6: Require façade articulation when any proposed building exceeds 120 feet in length

in the center.

Policy LU-7: Ensure that there is at least 60% facade transparency on the ground floor of single-story shopfront and mixed-use shopfront buildings with a woonerf street facing facade.

**Chapter 4. Housing.**

**4.1 Introduction.** Existing housing in the McCormick Village Center consists of single family detached houses built over the past 30 years. There are XXX housing units in the McCormick village Center as of the end of 2020. Dwelling units in the center contain about XX residents per household (PSRC analysis). According to the Washington State Office of Financial Management, multifamily projects containing 5 or more units in Port Orchard contain on average 2.09 persons per household, whereas detached houses contain 2.68 persons per household. No other housing types currently exist in the center.

**4.2 McCormick Village Planned Housing.** For planning purposes, most future housing expected within the subarea would occur in the R3 [any R4/5?] and CMU zones. This plan encourages development of live/work, single-story shopfront, and mixed-use shopfront buildings in the CMU zone [add live-work]. Detached houses, backyard cottages, duplexes, attached houses, cottage courts, four-plexes, townhomes, and apartments are encouraged within the R3 zone. Estimated subarea housing development is provided in Table 2 below, based on parcel characteristics as shown in Figure XX in Section 3.2. The housing unit and population shown in table 2 is only an estimate and actual development yields may vary.

Table 2: Housing and Population Projections					
Property Grouping (See figure 12)	Zoning	Total Acreage	Developable Acres (Estimated)	Projected New Housing Units	Estimated New Population (2.09 PPH) Per OFM 2020
A	CMU	18.5	13.06	235	491
B	DMU/CMU	19.49	6.14	100	209
C	DMU/CC	4.58	1.61	0	0
D	DMU/CC	4.79	1.81	0	0
E	CC	5.14	1.82	0	0
F	CH	0.95	0.95	0	0
G	CC	1.82	1.8	54	113
H	CC	0.86	0.86	0	0
I	DMU/CMU	9.67	3.75	45	94
J	CMU	2.68	2.68	25	52

K	CMU	4.24	4.24	108	226
L	CI	8.97	8.97	0	0
M	PR	2.04	2.04	0	0
N	CMU	2.65	2.65	80	167
O	CI	4.54	4.54	0	0
P	CH	2.79	2.79	0	0
Q	CH	5.82	5.82	0	0
<b>Total</b>				<b>647</b>	<b>1352</b>

**4.3 Goals and Policies.** (Additional goals and policies beyond those already in the Comprehensive Plan)

Goal H-1: Provide for a mix of housing types including but not limited to detached houses, backyard cottages, duplexes, attached houses, cottage courts, four-plexes, townhomes, and apartments.

Policy H-1: Ensure that the development regulations allow the development of the building types described in Goal H-1 in the subarea, pursuant to the Zoning Map in Figure XX.

Goal H-2: Provide housing serving a mix of income levels that may be owner occupied or rental housing.

Policy H-2: Offer 12-year multifamily tax exemptions throughout the subarea in support of affordable housing.

**Chapter 5 Economic Development.**

**5.1 Introduction.** The McCormick Urban Village subarea is currently undeveloped. Employment opportunities within the center are limited to the McCormick woods Golf Course, the HOA, a Church, and construction jobs related to the build out of McCormick Woods. Currently, according to PSRC, the center contains XX jobs. That equals 1 job per XXX square feet of nonresidential space in the center. The assumption for new commercial square footage in the center is 1 job per 300 square feet, as the expected uses would be retail, restaurant, and bars, which have a higher number of jobs per square foot of space compared to the existing uses in the center. It is expected that future schools and a new fire station located in the center would employ approximately XXX people. The total expected employment for the center at build out is XXX jobs.

The McCormick Village plan envisions the establishment of a new central business district along adjacent to Campus Parkway along a new woonerf street. This new central business district is intended to take the form of a “Main Street” with shopfronts on the ground floor abutting this new woonerf featuring wide sidewalks and a shared street. Parking is to be provided on-street along the woonerf with supplemental parking behind or below these shopfronts, or as on-street parking in the planned neighborhood. It is critical to the success of a new business district to ensure that there are a sufficient



number of dwellings within walking distance to support these businesses. This will lower parking demands and increase activity in the area. Ultimately, this commercial district will be supported by a full center buildout of XXX housing units containing XXX residents. Other residential areas just beyond the center boundary along with nonmotorized improvements, transit, on- and off-street parking, gathering spaces, McCormick Village Park, and an active streetscape will all contribute to a vibrant business district.

**5.2 McCormick Urban Village Center Planned Employment.** For planning purposes, most future employment expected within the sub area would occur in the CMU zone. Expected employment per 1,000 square feet of future commercial square footage is shown in Table 3 below. The letters in the property group column correspond to the map (Figure XX) in section 3.2. The employment estimates shown in Table 3 below is only an estimate and actual development yields may vary.

<b>Table 3: Square Footage and Employment Projections</b>						
Property Grouping	Zoning	Total Acreage	Developable Acres (Estimated)	Acreage Designated CC, DMU, CH	Expected New Commercial Square Footage	New Jobs (1 Job Per 300 square feet)
A	CMU	18.5	13.06	0	1500	5
B	DMU/CMU	19.49	6.14	1.83	15500	52
C	DMU/CC	4.58	1.61	1.61	5800	19
D	DMU/CC	4.79	1.81	1.81	6200	21
E	CC	5.14	1.82	1.82	0	0
F	CH	0.95	0.95	0.95	0	0
G	CC	1.82	1.8	1.8	5000	17
H	CC	0.86	0.86	0.86	9000	30
I	DMU/CMU	9.67	3.75	1.07	14900	50
J	CMU	2.68	2.68	0	0	0
K	CMU	4.24	4.24	0	1500	5
L	CI	8.97	8.97	0	0	0
M	PR	2.04	2.04	0	0	0
N	CMU	2.65	2.65	0	1000	3
O	CI	4.54	4.54	0	0	0
P	CH	2.79	2.79	2.79	40000	80
Q	CH	5.82	5.82	5.82	0	0
<b>Total</b>		<b>99.53</b>	<b>65.53</b>	<b>20.36</b>	<b>100,400</b>	<b>281</b>

Total employment in the McCormick Urban Village Center is projected to be XXX (XX existing + XX new) jobs once the center is fully developed.

### **5.3 Goals and Policies.**

Goal ED-1: Provide zoning for ground floor shopfront development and retail, service, restaurant, and other compatible uses along a new woonerf street.

Policy ED-1. Require ground floor shopfront development along a new woonerf street running perpendicular to Campus Parkway, through either single-story shopfront or mixed-use shopfront building types.

Policy ED-2. Allow residential uses above shopfront development where shopfront development is required.

Policy ED-3. Allow urban plazas in areas where shopfront development is required.

Goal ED-2: Ensure that uses which are not compatible with building a walkable neighborhood center are prohibited.

Policy ED-4. Prohibit additional drive through businesses, gas stations, storage facilities, or other commercial uses that don't contribute to a walkable neighborhood center.

### **Chapter 6 Parks.**

**6.1 Introduction.** It is critical to consider the availability of parks and recreational amenities when planning countywide centers. Parks provide a gathering place for neighborhood residents, and recreational facilities contribute to public health and provide connections within the neighborhood. In 2016, the City complete construction on phase 2 of the McCormick Village Park, a regional park adjacent to the neighborhood core. This park will continue to function as a center piece for the neighborhood and will be complemented by the new neighborhood core.

The preferred alternative depicts a multiple pocket parks to be constructed within the subarea. These pocket parks and plazas are consistent with the requirements of the POMC for usable open space associated with multifamily development. [insert parks map]

Goal P-1: Encourage the development new pocket parks throughout the neighborhood.

Policy P-1: Allow public pocket parks to satisfy the requirements of POMC 20.127.350 for all development in the subarea.

Goal P-2: Encourage the development of public plazas and other gathering spaces in the commercial neighborhood core.

Policy P-2: Designate significant street corners on the block frontage standard maps as shown on Figure XX to encourage the development of public gathering spaces in the central business district.

Goal P-3: Provide public and private sidewalks, pathways, and bike lanes within the center.

Policy P-3: Provide bicycle lanes on Old Clifton Road through the center.

Policy P-4: Ensure that sidewalks are constructed along all public and private roads within the center.

## Chapter 7 Utilities.

**7.1 Introduction.** The McCormick Woods Subarea and Center is served by City of Port Orchard water, City of Bremerton water, City of Port Orchard sanitary sewer and stormwater, Puget Sound Energy (electric and gas), Xfinity, Wave, Century Link, and KPUD (cable, phone, and/or internet). In terms of City of Port Orchard provided services, some City of Port Orchard and City of Bremerton water system upgrades are needed in support of subarea development. Developers should coordinate with the City of Bremerton for water system requirements. In the City of Port Orchard, additional water storage (the 660 reservoir) and wells 11 and 12 are needed to support the buildout of the subarea and center.

[insert water system boundary map and location of projects]

Goal U-1: Ensure that adequate fire flow is available to support development in the McCormick Urban Village Subarea.

Policy U-1: Provide employment and population assumptions for the subarea to the City of Bremerton for inclusion in the next Bremerton water system plan update.

Goal U-2: Ensure that adequate stormwater facilities exist to serve the public streets and sidewalks in the McCormick Village Center.

Policy U-2: Build low impact development (LID) stormwater facilities to manage stormwater created by new public and private streets within the center where practical.



**Figure XX: Low Impact Development Stormwater Management Techniques incorporated into street design. This sort of design is encouraged in the McCormick Village Subarea.**

Goal U-3: Ensure that telecommunication facilities are adequate to support 21<sup>st</sup> century users.

Policy U-3: Ensure that KPUD has access to trenches as roads and utilities are installed.

Policy U-4: Provide for integration of 5G wireless facilities in the streetscape in the subarea.

## Chapter 8 Transportation.

**8.1 Introduction.** The McCormick Village Subarea is established along the Old Clifton Road corridor between Campus Parkway and Feigley Road. The Old Clifton Corridor provides an important link



between SR-16 and SR-3 and allows some motorists to bypass congestion in Gorst. At the present time, Kitsap Transit does not provide bus service in the area, but with future development this could change. Kitsap Transit does plan for future transit service once the area has grown enough to justify deployment of that service.

Old Clifton Road is classified as a Collector A. Pursuant to the City's Public Works and Engineering Standards, Old Clifton Road is planned to be improved as a complete street through the center though pedestrian connectivity could be rerouted to parallel road networks through some sections including through the subarea. To achieve Countywide Center requirements several road sections specific to the subarea have been created to improve walkability. These sections applicable in the center provide widened sidewalks, bicycle lanes, and low impact development landscape treatments. The woonerf section in the "main street" core of the center is designed to slow traffic, facilitating a safe walking and shopping environment as well as on-street parking. Finally, nearly all residential development in the subarea is served by alleys to ensure attractive streetscape that encourage walking. The subarea road section drawings are shown in Figures XX, XX, and XX.

**[insert figure]**

**Figure 17:**

**[insert figure]**

**Figure 18:**

**[insert figure]**

**Figure 19:**

The development of the McCormick holdings properties are subject to a development agreement for transportation approved on February 9, 2021. This agreement has provided concurrency approval and limits the extent of any offsite improvements that might be required. However, since the subarea remains unentitled, the contents of this plan related to onsite improvements would apply to future development.

Goal T-1: Develop local access roads in the subarea in accordance with figures XX, XX, and XX above. Serve the central neighborhood core with a woonerf street. Provide vehicular parking for most residential units via alleys.

Policy T-1: Provide pedestrian crossings at regular intervals through the subarea.

Policy T-2: Ensure that driveways and roads in the subarea are aligned to facilitate safe pedestrian crossings of Sidney Road SW.

Policy T-3: Provide on street parking through on most local access streets within the subarea.

Policy T-4: Minimize pedestrian crossing distances in the subarea using bulb-outs.

Policy T-5: Design roads in the subarea in a way to encourage reduced vehicle speed and increased pedestrian safety.

Policy T-6: Integrate urban low impact development stormwater management features in the roadway design, including landscaped infiltration galleries between the on-street parking lanes and sidewalks. Ensure that the infiltration galleries allow ample opportunities for access between parking areas and sidewalk. (See Figure XX.)

Goal T-2: Provide connectivity between the subarea and McCormick West, McCormick Woods, McCormick North, McCormick Village Park, the future school sites on Feigley, and other destinations within the western portions of Port Orchard.

Policy T-7: The City should develop a corridor plan for Old Clifton Road from Anderson Hill Road to the western City limits (west of Feigley).

Goal T-3: Provide for flexibility in parking quantity standards.

Policy T-8 Allow the private sector and free markets to determine parking quantities in the subarea.

Goal T-4: Encourage the development of storefronts along a new woonerf street as shown on Figure XX.

Policy T-8: Designate a new woonerf street as “storefront block frontage” in the city’s design standards and require a build-to-zone along this frontage.

Policy T-9: Remove block frontage standards in other areas of the subarea.

Goal T-5: Support the establishment of transit service in the subarea and center.

Policy T-10: Require the installation of transit pads during permitting and construction in consultant with Kitsap Transit.

Goal T-6: Support bicycle infrastructure and provide bicycle amenities in the subarea.

Policy T-11: Provide bike lanes or grade separated pathways running east/west and north/south through the subarea.

Policy T-12: Ensure that bicycle parking is provided in the subarea.

Goal T-7: Provide pedestrian Infrastructure throughout the subarea.

Policy T-13: Ensure that existing and proposed streets in the subarea are constructed with sidewalks on both sides of the street and landscape strips for pedestrian vehicle separation.

Policy T-14: Provide pedestrian connectivity between and within development projects in addition to that which is provided along public and private streets.

Goal T-8: Provide safe multimodal access to the future school site on Feigley Road.

Policy T-20: Ensure that sidewalks are provided between the subarea and the future school site on Feigley. Consider adding pedestrian crossings at SW Yarrow Street and Feigley road when the school develops.

Goal T-9: Ensure that new electrical service is installed underground within the subarea.

Policy T-21: Undergrounding of powerline distribution and service should be required through subarea.

## Appendix B: Plans Adopted by Reference

PLAN OR DOCUMENT
South Kitsap School District 2014-2019 Capital Facilities Plan
West Sound Utility District / Joint Wastewater Treatment Facility 2009 Capital Facilities Plan
West Sound Utility District 2007 Sewer Plan
West Sound Utility District 2013 Water Plan
Kitsap County 2003 South Kitsap UGA/ULID#6 Sub-Area Plan & EIS
Kitsap County 2012 Port Orchard/South Kitsap Sub-Area Plan
2016 Kitsap County Comprehensive Plan 10-Year Update
City of Port Orchard 1987 Blackjack Creek Comprehensive Management Plan
City of Port Orchard 1994 Ross Creek Comprehensive Management Plan
City of Port Orchard 2005 Economic Development Plan
City of Port Orchard 2010 McCormick Village Park Plan
City of Port Orchard <del>2012</del> <u>2021</u> Shoreline Master Program
City of Port Orchard 2013 Public Art Program
City of Port Orchard 2014 – <del>2021</del> <u>0</u> Capital Facilities Plan
City of Port Orchard <del>2020</del> <u>15</u> Water System Plan
City of Port Orchard <del>2020</del> <u>15</u> Comprehensive Sanitary Sewer Plan Update
City of Port Orchard 2016 Transportation Plan Update
City of Port Orchard 2016 Comprehensive Parks Plan
City of Port Orchard 2016 Transportation Impact Fee Project List
City of Port Orchard <del>2021</del> <u>2027</u> / <del>2028</del> <u>7</u> - <del>2041</del> <u>0</u> – 6 Year/20 Year Transportation Improvement Plan
City of Port Orchard Bethel/Sedgwick Corridor Plan and Appendices A-F
<b>City of Port Orchard 2020 City Hall Space Analysis</b>





# CITY OF PORT ORCHARD

## Permit Center

Office located at 720 Prospect Street  
Mailing address: 216 Prospect Street  
Port Orchard, WA 98366  
(360) 874-5533 • permitcenter@cityofportorchard.us

### COMPREHENSIVE PLAN AMENDMENT

<b>FEES:</b>	Comp Plan Map Amendment: <i>(with or without Rezone)</i>	\$1,875.00
	Comp Plan Text Amendment:	\$500.00
	Technology fee:	\$10.00
	SEPA Review:	\$300.00
	Public Notice sign fee* <i>(each)</i> :	\$40.20
	Fire District Review fee:	\$250.00
	<b>Total Due with Submittal:</b>	<b>\$</b>

<b>STAFF USE ONLY</b>	
Received by:	_____
Receipt #:	_____
File #:	_____

*\*Public Notice sign fee only required for Map Amendment*

#### INCOMPLETE APPLICATION WILL NOT BE ACCEPTED.

<b>TYPE OF COMPREHENSIVE PLAN AMENDMENT:</b> <i>(Check the box that applies)</i>	
<input type="checkbox"/> <b>For a Comprehensive Plan Text Amendment:</b> <i>(Complete information below)</i>	
This proposed amendment is for Comprehensive Plan section: _____	
Provide a brief description of your proposal: _____	
_____	
_____	
_____	
<input type="checkbox"/> <b>For a Comprehensive Plan Map Amendment:</b> <i>(select)</i> <input type="checkbox"/> <b>with Rezone</b> <input type="checkbox"/> <b>without Rezone</b> <i>(Complete information below)</i>	
General location of property and/or address: _____	
_____	
Location:    Section(s) _____ Township _____ Range _____	
Current Zoning: _____ Proposed Zoning: _____	
Current Comp Plan Designation: _____ Proposed Comp Plan Designation: _____	
Proposed Use of the Property: _____	
_____	

*Submittal requirements are listed on page 2.*

**SUBMITTAL REQUIREMENTS**

This application shall include the following, unless specifically waived by DCD:  
(Check the box for each item included with this application)

- THE MASTER PERMIT APPLICATION FORM** with original signature(s).  
*One Master covers all applications that are included with this submittal. No additional copies are required.*
- SEVEN** copies of the completed Comprehensive Plan Amendment application form: This includes the original plus six (6) copies.
- SEVEN** copies of the letter sent by DCD after the Pre-Application meeting, if there was one.
- SEVEN** copies of a project narrative with a detailed explanation of why the proposed text or map amendment is necessary and/or desirable for the community, and how, if a map amendment, the proposed use fits in with the uses permitted in the surrounding zone. The narrative must include a statement addressing the decision criteria listed in POMC 20.04.040(2), as applicable to either a text or map amendment.
- A SEPA Checklist Submittal:** *(use Form 012 for complete submittal requirements.)*
- A SEPA Checklist Supplemental Sheet D Submittal:** *(use Form 013 for complete submittal requirements.)*
- ONE Electronic copy** of all submitted documents, in high resolution Adobe PDF format, including the items listed below, as applicable. The decision criteria statement for either a text amendment or a map amendment must be in Microsoft Word format.

**If application is for a Map Amendment, also include:**

- SEVEN plan sets total:**  
**THREE sets:** 18" x 24" or larger, and **FOUR sets:** 11" x 17", with north arrow and map scale, showing:
  - Existing natural features, including critical areas and buffers.
  - Existing and proposed grades.
  - Existing and proposed uses and improvements, including utilities, easements, structures, access and parking.
- SEVEN copies** of a vicinity map, 8 ½" x 11" or larger, with site clearly marked, shown in relation to the nearest major streets, roads and waterways in the area, and identifying the zoning of the surrounding property.
- SEVEN copies** of complete legal description of the property, including tax parcel number(s).
- SEVEN copies** of a list of other permits that are or may be required for development of the property (issued by the City or by other government agencies), insofar as they are known to the applicant.
- To verify water and sewer availability and transportation capacity, submit one of the following options: *(Check the box that applies to your project and include the documentation with this submittal)*
  - 1.** Capacity Reservation Certificate (CRC) application for Water, Sewer and Transportation.  
*Use CRC Application form for submittal requirements.*
  - 2.** Water and/or Sewer availability letters issued by the appropriate Utility District, or Building Clearance Approval from the Health District and # 1. above for Transportation.

*Other documentation may be required in addition to what is listed above.*

**OWNER:**

**For a map amendment, select the appropriate statement:**

- I affirm that the property affected by this application is in my exclusive ownership.
- I affirm that the property affected by this application is not in my exclusive ownership. This application is submitted with the consent of all owners of the affected property.

**IF AN AGENT IS SUBMITTING THIS APPLICATION ON YOUR BEHALF**, complete this verification statement:

As the record owner of the property listed above, I authorize \_\_\_\_\_, as my Authorized Agent to submit this application on my behalf.

The application as completed is true and correct to the best of my knowledge.

\_\_\_\_\_  
Signature of Owner (Must be notarized)

\_\_\_\_\_  
Print Name of Owner

\_\_\_\_\_  
Date

STATE OF WASHINGTON     )  
  ) SS  
COUNTY OF KITSAP        )

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS MY HAND AND OFFICIAL SEAL this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC in and for the  
State of Washington, residing at

\_\_\_\_\_  
My appointment expires:  
\_\_\_\_\_



CITY OF PORT ORCHARD  
Permit Center

**MASTER PERMIT APPLICATION FORM**

For Title 20 permit types. Check the boxes on page 2 for all permits applied for at this time.

**AN INCOMPLETE APPLICATION WILL NOT BE ACCEPTED**

<b>1. PROJECT INFORMATION:</b>	
<b>Project Name:</b>	<b>Parcel Size:</b>
<b>Site Address/ Location:</b>	
<b>Tax Parcel Number(s):</b>	
<b>Existing Use of Property:</b>	
<b>Project Description / Scope of Work:</b>	
<b>List any permits or decisions previously obtained for this project:</b>	
<b>Is your project served by public water and/or public sanitary sewer systems?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <b>If yes:</b> Sewer Provider: _____ Water Provider: _____ <b>If no:</b> Kitsap Public Health District approval documentation must be submitted with this application.	
<b>Is the project within the floodplain?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Is the project within 200' of the shoreline?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Zoning Designation:</b>	<b>Overlay District Designation:</b>
<b>These surface waterbodies are on or adjacent to the property:</b> <i>(check all that apply)</i> <input type="checkbox"/> Saltwater <input type="checkbox"/> Creek <input type="checkbox"/> Pond <input type="checkbox"/> Wetland <input type="checkbox"/> None	
<b>Does the project include new construction within 200' of a geologically hazardous area?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Was there a Pre-Application meeting with Staff for this project?</b> <input type="checkbox"/> No <input type="checkbox"/> Yes: date _____	
<b>2. WATER, SEWER, AND TRANSPORTATION CAPACITY VERIFICATION.</b>	
<i>Check the box below that applies:</i>	
<input type="checkbox"/> Concurrency is not required. This permit type is exempt per POMC 20.180.004(1)(a – t). <i>List the code reference letter (a – t) and the permit type:</i> _____	
<input type="checkbox"/> An application for a Capacity Reservation Certificate (CRC) for water, sewer and transportation is included with this submission.	
<input type="checkbox"/> A previously issued and unexpired city-issued CRC for Water, Sewer, and Transportation is included with this submission. <i>(Provide two copies.)</i>	
<input type="checkbox"/> A combination of documents which in total verifies and/or is an application for water, sewer, and transportation capacity is included with this submission: <i>(Check all document types that apply.)</i> <input type="checkbox"/> City document(s) <input type="checkbox"/> from other Utility District(s) <input type="checkbox"/> from the Health District	
<input type="checkbox"/> Demolition of an existing building or termination of previous use was within the last five years. There is no net impact increase by the proposed new structure or land use on city's water, sewer, or road facilities. <i>(A copy of the Demolition permit or prior use records are required.)</i>	



<b>3. PERMIT TYPES.</b> Check all types that you are applying for <u>at this time.</u>		
<b>Land Use / Planning:</b>		
<input type="checkbox"/> Accessory Dwelling Unit	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Shoreline (check all that apply):
<input type="checkbox"/> Administrative Interpretation	<input type="checkbox"/> Final Plat, Alteration	<input type="checkbox"/> Substantial Development, Hearing
<input type="checkbox"/> Binding Site Plan, Preliminary	<input type="checkbox"/> Final Plat, Vacation	<input type="checkbox"/> Substantial Development, Admin.
<input type="checkbox"/> Binding Site Plan, Alteration of Prelim.	<input type="checkbox"/> Non-conforming Use	<input type="checkbox"/> Conditional Use Permit, Hearing
<input type="checkbox"/> Binding Site Plan, Final	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Conditional Use Permit, Admin.
<input type="checkbox"/> Binding Site Plan, Alteration of Final	<input type="checkbox"/> Preliminary Plat, Minor Modifications	<input type="checkbox"/> Variance, Hearing
<input type="checkbox"/> Binding Site Plan, Vacation of Final	<input type="checkbox"/> Preliminary Plat, Major Modifications	<input type="checkbox"/> Short Plat, Preliminary
<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Pre-submittal Design Review	<input type="checkbox"/> Short Plat, Alteration to Preliminary
<input type="checkbox"/> Comprehensive Plan Map Amend.	<input type="checkbox"/> Rezone	<input type="checkbox"/> Short Plat, Final
<input type="checkbox"/> Comprehensive Plan Text Amend.	<input type="checkbox"/> SEPA	<input type="checkbox"/> Short Plat, Alteration of Final
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Shoreline Exemption	<input type="checkbox"/> Short Plat, Vacation of Final
<input type="checkbox"/> Critical Areas Review	<input type="checkbox"/> Sign (Land Use regulations)	<input type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> Design Review Board Project Review	<input type="checkbox"/> Sign, Master Sign Plan	<input type="checkbox"/> Temporary Use Permit Extension
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Sign Variance	<input type="checkbox"/> Variance, Administrative
	<input type="checkbox"/> Statement of Restrictions	<input type="checkbox"/> Variance, Hearing
<b>Public Works:</b>		
<input type="checkbox"/> Capacity Reservation Certificate	<input type="checkbox"/> Right-of-Way Permit	<input type="checkbox"/> Tree Cutting Permit (Minor LDAP)
<input type="checkbox"/> Land Disturbing Activity Permit, Major	<input type="checkbox"/> Stormwater Drainage Permit	<input type="checkbox"/> Variation from Engineering Standards
<input type="checkbox"/> Land Disturbing Activity Permit, Minor	<input type="checkbox"/> Street Use Permit	<input type="checkbox"/> Water and/or Sewer Connection
<b>Building:</b>		
<input type="checkbox"/> Commercial, New building / Addition	<input type="checkbox"/> Demolition	<input type="checkbox"/> Residential Plumbing
<input type="checkbox"/> Commercial, Alteration / Repairs	<input type="checkbox"/> Manufactured Home	<input type="checkbox"/> Residential Mechanical
<input type="checkbox"/> Commercial Tenant Improvement	<input type="checkbox"/> Multi-family (3 units or more)	<input type="checkbox"/> Re-roof
<input type="checkbox"/> Commercial Plumbing	<input type="checkbox"/> Residential, New	<input type="checkbox"/> Sign (Construction of)
<input type="checkbox"/> Commercial Mechanical	<input type="checkbox"/> Residential, Addition / Alteration	<input type="checkbox"/> Siding, Windows and/or Doors
<b>Fire Code:</b>		
<input type="checkbox"/> Fire Sprinkler	<input type="checkbox"/> Fireworks Display	<input type="checkbox"/> Standpipe System
<input type="checkbox"/> Fire Alarm	<input type="checkbox"/> Fireworks Sales	<input type="checkbox"/> Temporary Tent / Membrane Structure
<input type="checkbox"/> Fire Suppression System	<input type="checkbox"/> High Pile Storage	<input type="checkbox"/> Tank Install / Decommission
<b>Other:</b>		
<input type="checkbox"/> Address Request	<input type="checkbox"/> Floodplain Development Permit	<input type="checkbox"/> Site Plan Checklist
<input type="checkbox"/> Design Standards Departure Request	<input type="checkbox"/> Road Name Request	
<input type="checkbox"/> Other: (list)		

**4. CONTACT INFORMATION.** Use additional sheets if needed to list more contacts.

**Applicant** (Company and contact name): \_\_\_\_\_

**Relationship to the Property:**  Owner  Authorized agent

**Mailing Address** (street, city, state, zip): \_\_\_\_\_

**Phone:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Property Owner** (if different than Applicant): \_\_\_\_\_

**Mailing Address** (street, city, state, zip): \_\_\_\_\_

**Phone:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Engineer** (Company and contact name): \_\_\_\_\_

**Mailing Address** (street, city, state, zip): \_\_\_\_\_

**Phone:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Note:** Both the Surveyor and the Engineer must be listed for plats.

**Surveyor** (Company and contact name): \_\_\_\_\_

**Mailing Address** (street, city, state, zip): \_\_\_\_\_

**Phone:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Contractor:** \_\_\_\_\_ **Contact Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Contractor's Mailing Address:** \_\_\_\_\_

**Contractor's License/Registration #:** \_\_\_\_\_ **Expiration Date:** \_\_\_\_\_

**City Business License:**  Yes  No (Apply online at: [bls.dor.wa.gov](http://bls.dor.wa.gov)) **Revenue Tax# (UBI):** \_\_\_\_\_

I certify that the contractor(s) (general or specialty) who will perform any of the services for which this permit is issued, is registered with the State of Washington, Department of Labor & Industries, in compliance with chapter 18.27 RCW (law of 1963) under certificate number. \_\_\_\_\_  
Applicant initial here

**Authorized Agent Signature:** The Authorized Agent, either the Property Owner or the Applicant as listed above, is the primary contact for all project-related questions and correspondence. The Permit Center will email or call the Authorized Agent with requests and/or information about the application. The Authorized Agent is responsible for communicating information to all parties involved with the application. It is the responsibility of the Authorized Agent to ensure their contact information is accurate and that their email account accepts email from the Permit Center.

I affirm that all answers, statements, and information submitted with this application are correct to the best of my knowledge.

**OWNER or AGENT:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**PRINT NAME:** \_\_\_\_\_

**Property Owner Signature (select one):**

- The legal owner of the property is submitting this application, acting as the Agent/Contact for this Project. Sign and date below.
- The legal owner of the property authorizes the Applicant to act on his/her behalf as the Agent/Contact for this Project. Sign and date below, or submit a separate signed and dated authorization letter with this application.

By signing this application and applying for approvals under Port Orchard Municipal Code Title 20, the property owner hereby permits free access to the land subject to the application to all agencies with jurisdiction considering the proposal for the period of time extending from the date of application to the time of final action.

**OWNER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**PRINT NAME:** \_\_\_\_\_

No. 16 - Shahbaz/Naftchi Property



Comments

\*\* This map is not a substitute for field survey \*\* Map Scale: 1 inch = 100 feet

Kitsap Co. Parcel Search Application

Parcel No: 4064-000-002-0003 TaxPayer: NAFTCHI SHAHBAZ & ELIZABETH Site Address: 719 SIDNEY AVE



## **2021 City-Sponsored Map Amendment (Naftchi) – Narrative**

In 2017, the City adopted new zoning classifications that replaced those previously shown on the adopted City Zoning Map. When preparing the new Zoning Map, the City also took the opportunity to make corresponding changes on the Comprehensive Plan's Land Use Map for certain properties, which more closely corresponded to the revised zoning, existing and adjacent development, intended land uses and site conditions (including the presence of critical areas). In 2020, staff noted that during this update of both the Zoning Map and the Land Use Map, the land use designation of some parcels was overlooked, and they did not receive the correct land use designation to correspond with their new zoning. As such, the Comp Plan/Zoning maps were inconsistent. To resolve these errors, in 2020 these parcels had Land Use Map changes to make the zoning and land use designations of these parcels consistent.

Although the City was the applicant for these revisions, all property owners were notified of the amendment application. However, the owners of the properties located at 719 and 807 Sidney Ave, Shabaz and Elizabeth Naftchi, subsequently requested that their properties be returned to the equivalent of their pre-2017 zoning and land use designations. At present, these properties are zoned and designated as Neighborhood Mixed Use/Commercial. The requested change is to Residential-2/Medium Density Residential. The City does not oppose this change. The Naftchis have provided written confirmation to allow the City to be their authorized agent to apply for this change (attached).

No development is proposed or associated with this map amendment.



**From:** [Naftchi Family](#)  
**To:** [Keri Sallee](#)  
**Cc:** [Nick Bond](#); ["Mitch Ptacek"](#); ["Naftchi Family"](#)  
**Subject:** RE: Naftchi properties - 2021 Comp Plan amendments  
**Date:** Tuesday, January 26, 2021 3:01:51 PM

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Hi Keri,

Thank you. We concur with the redesignation of our properties at 719 Sidney Avenue and 807 Sidney Avenue as Residential-2/Medium Density Residential.

We appreciate the hard work your organization does and the level of professionalism that your organization exhibited during this process. Thank you all

Respectfully yours,  
Shahbaz & Elizabeth Naftchi  
(360) 471-2208

---

**From:** Keri Sallee <kSallee@cityofportorchard.us>  
**Sent:** Tuesday, January 26, 2021 8:55 AM  
**To:** Naftchi Family <salnaftchi@gmail.com>  
**Cc:** Nick Bond <nbond@cityofportorchard.us>; Mitch Ptacek <MPtacek@GGLO.com>  
**Subject:** Naftchi properties - 2021 Comp Plan amendments

Mr. and Mrs. Naftchi,

I wanted to let you know that the City will be filing its 2021 Comprehensive Plan amendments package at the end of this week, and we will include the redesignation of your properties at 719 and 807 Sidney, as you have previously requested. These properties will be proposed to change from Neighborhood Mixed Use zone/Commercial land use designation to Residential-2/Medium Density Residential.

As you know, the Downtown and County Campus Subarea Plan is also in development, and we will request that the final plan show these properties as R2/MDR as well.

Please confirm that you agree to have the City redesignate your properties in the 2021 Comprehensive Plan amendments, as described above. I will keep you informed on the progress of the amendments and the Subarea Plan.

Best regards,  
Keri

*Keri Sallee, Long Range Planner  
City of Port Orchard  
Department of Community Development*

216 Prospect Street  
Port Orchard, WA 98366  
[www.cityofportorchard.us](http://www.cityofportorchard.us)  
Office: 360.874.5533 Cell: 360.801.6341

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Scanned by [McAfee](#) and confirmed virus-free.



**CITY OF PORT ORCHARD**  
Permit Center

**MASTER PERMIT APPLICATION FORM**

For Title 20 permit types. Check the boxes on page 2 for all permits applied for at this time.

AN INCOMPLETE APPLICATION WILL NOT BE ACCEPTED

<b>1. PROJECT INFORMATION:</b>	
Project Name: <b>He Development LLC</b>	Parcel Size: <b>1.94</b>
Site Address/ Location: <b>1932 SE Salmonberry Rd. Port Orchard, WA 98366</b>	
Tax Parcel Number(s): <b>012301-3-017-2002</b>	
Existing Use of Property: <b>111 Single Family Residence</b>	
Project Description / Scope of Work: <b>Potentially to construct 30 units, in 2, 3 story garden style apartments with parking.</b>	
List any permits or decisions previously obtained for this project: <b>None</b>	
Is your project served by public water and/or public sanitary sewer systems? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes: Sewer Provider: <b>West Sound Utility District</b> Water Provider: <b>West Sound Utility District</b> If no: Kitsap Public Health District approval documentation must be submitted with this application.	
Is the project within the floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project within 200' of the shoreline? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Zoning Designation: <b>R1</b>	Overlay District Designation: <b>Not in an overlay district</b>
These surface waterbodies are on or adjacent to the property: (check all that apply) <input type="checkbox"/> Saltwater <input type="checkbox"/> Creek <input type="checkbox"/> Pond <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> None	
Does the project include new construction within 200' of a geologically hazardous area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Was there a Pre-Application meeting with Staff for this project? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes: date _____	
<b>2. WATER, SEWER, AND TRANSPORTATION CAPACITY VERIFICATION.</b>	
Check the box below that applies:	
<input type="checkbox"/> Concurrency is not required. This permit type is exempt per POMC 20.180.004(1)(a – t). List the code reference letter (a – t) and the permit type: _____	
<input type="checkbox"/> Concurrency is not required: No increased impacts on road facilities and/or the City's water/sewer systems.	
<input type="checkbox"/> An application for a Capacity Reservation Certificate (CRC) was previously submitted for: <input type="checkbox"/> water <input type="checkbox"/> sewer <input type="checkbox"/> transportation	
<input type="checkbox"/> An application for a Capacity Reservation Certificate (CRC) is included with this submission for: <input type="checkbox"/> water <input type="checkbox"/> sewer <input type="checkbox"/> transportation	
<input type="checkbox"/> A previously issued and unexpired city-issued CRC for Water, Sewer, and Transportation is included with this submission. (Provide two copies.)	
<input type="checkbox"/> A combination of documents which in total verifies and/or is an application for water, sewer, and transportation capacity is included with this submission: (Check all document types that are included with this submission) <input type="checkbox"/> City document(s) <input type="checkbox"/> from other Utility District(s) <input type="checkbox"/> from the Health District	
<input type="checkbox"/> Demolition of an existing building or termination of previous use was within the last five years. There is no net impact increase by the proposed new structure or land use on city's water, sewer, or road facilities. (A copy of the Demolition permit or prior use records are required.)	

<b>3. PERMIT TYPES.</b> Check all types that you are applying for <u>at this time</u> .		
<b>Land Use / Planning:</b>		
<input type="checkbox"/> Accessory Dwelling Unit	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Shoreline (check all that apply):
<input type="checkbox"/> Administrative Interpretation	<input type="checkbox"/> Final Plat, Alteration	<input type="checkbox"/> Substantial Development, Hearing
<input type="checkbox"/> Binding Site Plan, Preliminary	<input type="checkbox"/> Final Plat, Vacation	<input type="checkbox"/> Substantial Development, Admin.
<input type="checkbox"/> Binding Site Plan, Alteration of Prelim.	<input type="checkbox"/> Non-conforming Use	<input type="checkbox"/> Conditional Use Permit, Hearing
<input type="checkbox"/> Binding Site Plan, Final	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Conditional Use Permit, Admin.
<input type="checkbox"/> Binding Site Plan, Alteration of Final	<input type="checkbox"/> Preliminary Plat, Minor Modifications	<input type="checkbox"/> Variance, Hearing
<input type="checkbox"/> Binding Site Plan, Vacation of Final	<input type="checkbox"/> Preliminary Plat, Major Modifications	<input type="checkbox"/> Short Plat, Preliminary
<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Pre-submittal Design Review	<input type="checkbox"/> Short Plat, Alteration to Preliminary
<input checked="" type="checkbox"/> Comprehensive Plan Map Amend.	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Short Plat, Final
<input type="checkbox"/> Comprehensive Plan Text Amend.	<input checked="" type="checkbox"/> SEPA	<input type="checkbox"/> Short Plat, Alteration of Final
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Shoreline Exemption	<input type="checkbox"/> Short Plat, Vacation of Final
<input type="checkbox"/> Critical Areas Review	<input type="checkbox"/> Sign (Land Use regulations)	<input type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> Design Review Board Project Review	<input type="checkbox"/> Sign, Master Sign Plan	<input type="checkbox"/> Temporary Use Permit Extension
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Sign Variance	<input type="checkbox"/> Variance, Administrative
	<input type="checkbox"/> Statement of Restrictions	<input type="checkbox"/> Variance, Hearing
<b>Public Works:</b>		
<input type="checkbox"/> Capacity Reservation Certificate	<input type="checkbox"/> Right-of-Way Permit	<input type="checkbox"/> Tree Cutting Permit (Minor LDAP)
<input type="checkbox"/> Land Disturbing Activity Permit, Major	<input type="checkbox"/> Stormwater Drainage Permit	<input type="checkbox"/> Variation from Engineering Standards
<input type="checkbox"/> Land Disturbing Activity Permit, Minor	<input type="checkbox"/> Street Use Permit	<input type="checkbox"/> Water and/or Sewer Connection
<b>Building:</b>		
<input type="checkbox"/> Commercial, New building / Addition	<input type="checkbox"/> Demolition	<input type="checkbox"/> Residential Plumbing
<input type="checkbox"/> Commercial, Alteration / Repairs	<input type="checkbox"/> Manufactured Home	<input type="checkbox"/> Residential Mechanical
<input type="checkbox"/> Commercial Tenant Improvement	<input type="checkbox"/> Multi-family (3 units or more)	<input type="checkbox"/> Re-roof
<input type="checkbox"/> Commercial Plumbing	<input type="checkbox"/> Residential, New	<input type="checkbox"/> Sign (Construction of)
<input type="checkbox"/> Commercial Mechanical	<input type="checkbox"/> Residential, Addition / Alteration	<input type="checkbox"/> Siding, Windows and/or Doors
<b>Fire Code:</b>		
<input type="checkbox"/> Fire Sprinkler	<input type="checkbox"/> Fireworks Display	<input type="checkbox"/> Standpipe System
<input type="checkbox"/> Fire Alarm	<input type="checkbox"/> Fireworks Sales	<input type="checkbox"/> Temporary Tent / Membrane Structure
<input type="checkbox"/> Fire Suppression System	<input type="checkbox"/> High Pile Storage	<input type="checkbox"/> Tank Install / Decommission
<b>Other:</b>		
<input type="checkbox"/> Address Request	<input type="checkbox"/> Floodplain Development Permit	<input type="checkbox"/> Site Plan Checklist
<input type="checkbox"/> Design Standards Departure Request	<input type="checkbox"/> Road Name Request	
<input type="checkbox"/> Other: (list)		



**4. CONTACT INFORMATION.** Use additional sheets if needed to list more contacts.

Applicant Name (Name of person to contact): Robert Baglio

Applicant Company Name: BJC Group Inc.

Mailing Address (street, city, state, zip): 3780 SE Mile Hill Dr. Port Orchard, WA 98366

Phone: 360-895-0896

E-mail: rbaglio@bjcgroup.com

Property Owner (if different than Applicant): Zhi He (He Development LLC)

Mailing Address (street, city, state, zip): 4331 Bethel Rd. SE Port Orchard, WA 98366

Phone: 360-874-9966

E-mail: zhilhe@gmail.com

Engineer (Company and contact name): \_\_\_\_\_

Mailing Address (street, city, state, zip): \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Note: Both the Surveyor and the Engineer must be listed for plats.

Surveyor (Company and contact name): \_\_\_\_\_

Mailing Address (street, city, state, zip): \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Contractor: BJC Group Inc.

Contact Name: Robert Baglio

Phone: 360-895-0896

E-mail: rbaglio@bjcgroup.com

Contractor's Mailing Address: 3780 SE Mile Hill Dr. Port Orchard, WA 98366

Contractor's License/Registration #: BJCGRI\*033BZ

Expiration Date: June 18, 2021

City Business License:  Yes  No (Apply online at: [bls.dor.wa.gov](http://bls.dor.wa.gov)) Revenue Tax# (UBI): 601-643-692

I certify that the contractor(s) (general or specialty) who will perform any of the services for which this permit is issued, is registered with the State of Washington, Department of Labor & Industries, in compliance with chapter 18.27 RCW (law of 1963) under certificate number. RE

Applicant initial here

**Authorized Agent Signature:** The Authorized Agent ("Agent"), either the Property Owner or the Applicant listed above, is the primary contact for all project-related questions and correspondence. The Permit Center will email or call the Agent with requests and/or information about the application. The Agent is responsible for communicating information to all parties involved with the application. The Agent must ensure their contact information is accurate and that their email account accepts Permit Center email.

I affirm that all answers, statements, and information submitted with this application are correct to the best of my knowledge.

AUTHORIZED AGENT: Robert Baglio

DATE: January 29, 2021

PRINT NAME: Robert Baglio

**Property Owner Signature (select one):**

The legal owner of the property is submitting this application, acting as the Agent/Contact for this Project. Sign and date below.

The legal owner of the property authorizes the Applicant to act on his/her behalf as the Agent/Contact for this Project. Sign and date below, or submit a signed and dated authorization letter with this application. The text below must be included.

By signing this application and applying for approvals under Port Orchard Municipal Code Title 20, the property owner hereby permits free access to the land subject to the application to all agencies with jurisdiction considering the proposal for the period of time extending from the date of application to the time of final action.

The information on this form is considered a public record and is subject to public disclosure laws in Chapter 42.56 RCW.

OWNER: Zhi He

DATE: January 29, 2021

PRINT NAME: Zhi He



# CITY OF PORT ORCHARD

## Permit Center

Office located at 720 Prospect Street  
Mailing address: 216 Prospect Street  
Port Orchard, WA 98366  
(360) 874-5533 • permitcenter@cityofportorchard.us

RECEIVED  
PERMIT CENTER  
JAN 29 2021  
CITY OF PORT ORCHARD  
COMMUNITY DEVELOPMENT

### COMPREHENSIVE PLAN AMENDMENT

<b>FEES:</b>	Comp Plan Map Amendment: <i>(with or without Rezone)</i>	\$1,875.00
	Comp Plan Text Amendment:	\$500.00
	Technology fee:	\$10.00
	SEPA Review:	\$300.00
	Public Notice sign fee* <i>(each)</i> :	\$40.20
	Fire District Review fee:	\$250.00
	<b>Total Due with Submittal:</b>	<b>\$</b>

\*Public Notice sign fee only required for Map Amendment

STAFF USE ONLY	
Received by:	Jackie Kewoff
Receipt #:	R00051831
File #:	L121-CPA map-01

Total Pd  
\$ 2475.20

#### INCOMPLETE APPLICATION WILL NOT BE ACCEPTED.

**TYPE OF COMPREHENSIVE PLAN AMENDMENT:** *(Check the box that applies)*

For a Comprehensive Plan Text Amendment: *(Complete information below)*

This proposed amendment is for Comprehensive Plan section: Chapter 3: Housing

Provide a brief description of your proposal: Potentially to construct 30 units, in 2, 3 story garden style apartments with parking.

For a Comprehensive Plan Map Amendment: *(select)*     with Rezone     without Rezone  
*(Complete information below)*

General location of property and/or address: 1932 SE Salmonberry Rd. Port Orchard, WA 98366

Location: Section(s) \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

Current Zoning: R1 Proposed Zoning: R3

Current Comp Plan Designation: Low Density Residential Proposed Comp Plan Designation: Medium Density Residential

Proposed Use of the Property: Potentially to construct 30 units, in 2, 3 story garden style apartments with parking.

Submittal requirements are listed on page 2.

**SUBMITTAL REQUIREMENTS**

This application shall include the following, unless specifically waived by DCD:

*(Check the box for each item included with this application)*

- THE MASTER PERMIT APPLICATION FORM** with original signature(s).  
*One Master covers all applications that are included with this submittal. No additional copies are required.*
- SEVEN** copies of the completed Comprehensive Plan Amendment application form: This includes the original plus six (6) copies.
- SEVEN** copies of the letter sent by DCD after the Pre-Application meeting, if there was one.
- SEVEN** copies of a project narrative with a detailed explanation of why the proposed text or map amendment is necessary and/or desirable for the community, and how, if a map amendment, the proposed use fits in with the uses permitted in the surrounding zone. The narrative must include a statement addressing the decision criteria listed in POMC 20.04.040(2), as applicable to either a text or map amendment.
- A SEPA Checklist Submittal:** *(use Form 012 for complete submittal requirements.)*
- A SEPA Checklist Supplemental Sheet D Submittal:** *(use Form 013 for complete submittal requirements.)*
- ONE Electronic copy** of all submitted documents, in high resolution Adobe PDF format, including the items listed below, as applicable. The decision criteria statement for either a text amendment or a map amendment must be in Microsoft Word format.

**If application is for a Map Amendment, also include:**

- SEVEN plan sets total:**  
**THREE sets:** 18" x 24" or larger, and **FOUR sets:** 11" x 17", with north arrow and map scale, showing:
  - Existing natural features, including critical areas and buffers.
  - Existing and proposed grades.
  - Existing and proposed uses and improvements, including utilities, easements, structures, access and parking.
- SEVEN copies** of a vicinity map, 8 ½" x 11" or larger, with site clearly marked, shown in relation to the nearest major streets, roads and waterways in the area, and identifying the zoning of the surrounding property.
- SEVEN copies** of complete legal description of the property, including tax parcel number(s).
- SEVEN copies** of a list of other permits that are or may be required for development of the property (issued by the City or by other government agencies), insofar as they are known to the applicant.
- To verify water and sewer availability and transportation capacity, submit one of the following options: *(Check the box that applies to your project and include the documentation with this submittal)*
  - 1. Capacity Reservation Certificate (CRC) application for Water, Sewer and Transportation. *Use CRC Application form for submittal requirements.*
  - 2. Water and/or Sewer availability letters issued by the appropriate Utility District, or Building Clearance Approval from the Health District and # 1. above for Transportation.

*Other documentation may be required in addition to what is listed above.*

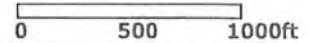


Map Scale: 1 : 10,000

Printed: Friday, Jan 29, 2021



\*\* This map is not a substitute for field survey \*\*



Comments



RECEIVED  
 PERMIT CENTER  
 JAN 29 2021  
 CITY OF PORT ORCHARD  
 COMMUNITY DEVELOPMENT



**Tax Parcel #:** 012301-3-017-2002

**Legal Description of Subject Property:**

01231E

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 1, TOWNSHIP 23 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS S89\*12'E 912.4 FEET FROM THE WEST QUARTER CORNER OF SECTION 1; THENCE S89\*12'E 208.2 FEET; THENCE S0\*36'W 425.31 FEET; THENCE N88\*31'W 208.2 FEET; THENCE N0\*36'E TO THE POINT OF BEGINNING; EXCEPT COUNTY ROAD (SE SALMONBERRY ROAD).

**Current Comprehensive Plan Map Designation:**

Residential 1 (R1)

**List of Other Permits Known by Applicant:**

None

**ID of Comprehensive Plan Policies & Map Addressing the Subject Property:**

See Attached

**Description of Proposed Development:**

Potential future development of 3 story multi-family project consisting of 30 units, in 2, 3 story garden style apartments with parking. Proposed Residential 3 (R3)/ Medium Density Residential.

**Explanation of Rationale:**

Reasoning for such application is to take under utilized parcel and ensure that it services a much-needed housing shortage within our community. Also, for personal financial gain.

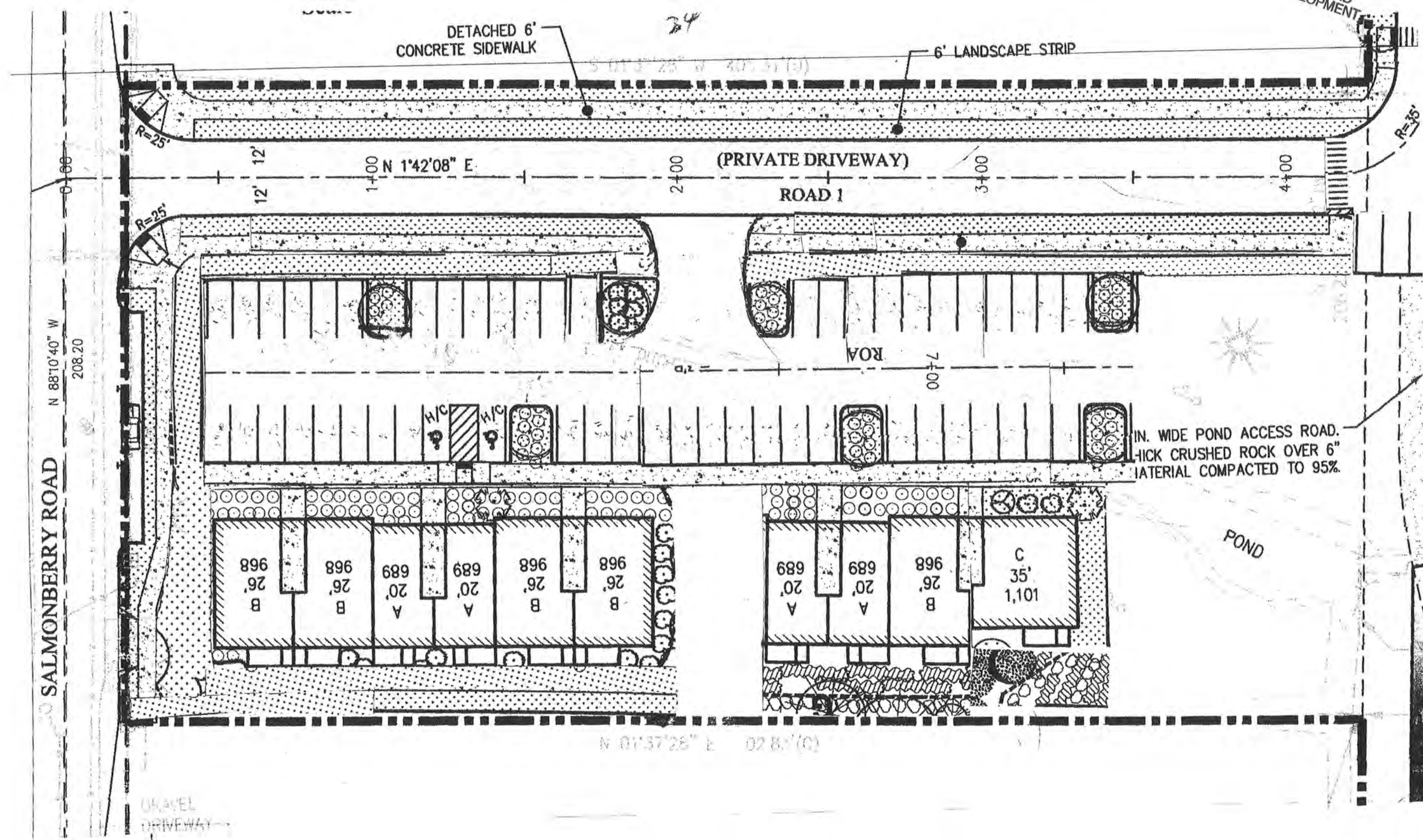
**Conformity to Surrounding Area:**

The transformation from R1 to R3 is keeping with surrounding area given properties to the North are zoned R3/ Medium Density, a long running corridor of commercial parcels running North to South on the to the West and the addition of my current development to the South a R3/ Medium Density multi-family project. This rezoning is without a doubt keeping to a conformity with its surrounding area.

**Summary Table of Project Stats:**

Site Area	1.94 Acres (approx. 84,506 SF)	
Building Area	22,000 SF	
Impervious Area	50,000 SF	
Proposed Parking Area	28,000 SF	
Pervious	34,506 SF	

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PERMIT CENTER  
FEB 01 2021  
CITY OF PORT ORCHARD  
COMMUNITY DEVELOPMENT



LU21-CPA map-01



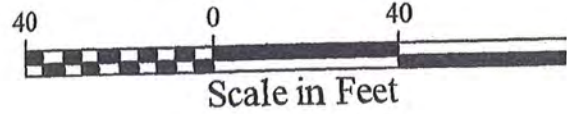
UNDERGROUND UTILITIES.

HOURS  
YOU DIG

1

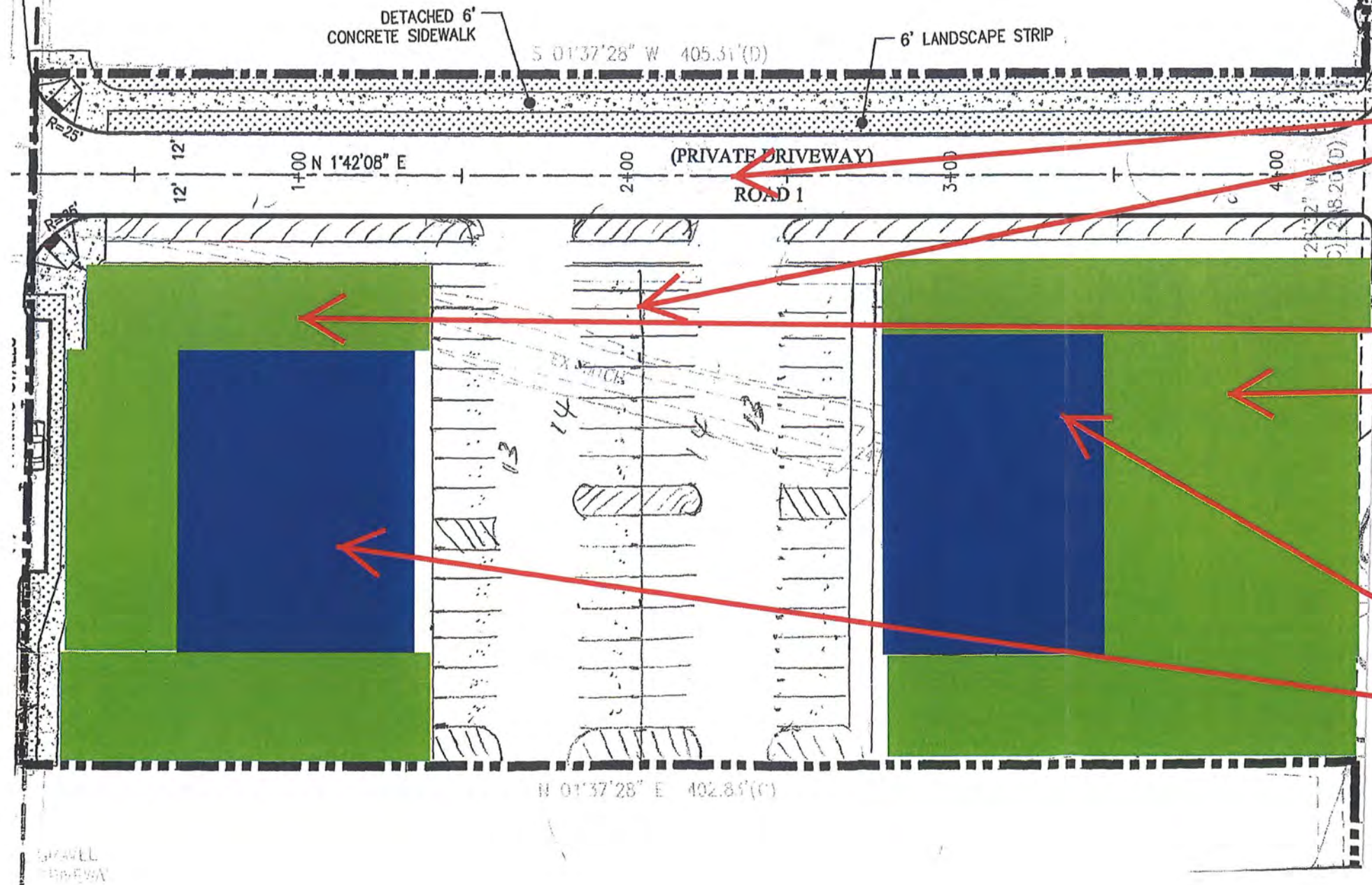


Scale: 1" = 40'



1932 SE Salmonberry Rd.  
Port Orchard, WA 98366

RECEIVED  
PERMIT CENTER  
JAN 29 2021  
CITY OF PORT ORCHARD  
COMMUNITY DEVELOPMENT



Parking/  
Street

Pervious  
Area

Buildings

LU21-CPA MAP-01






RECEIVED  
PERMIT CENTER  
JAN 29 2021  
CITY OF PORT ORCHARD  
COMMUNITY DEVELOPMENT

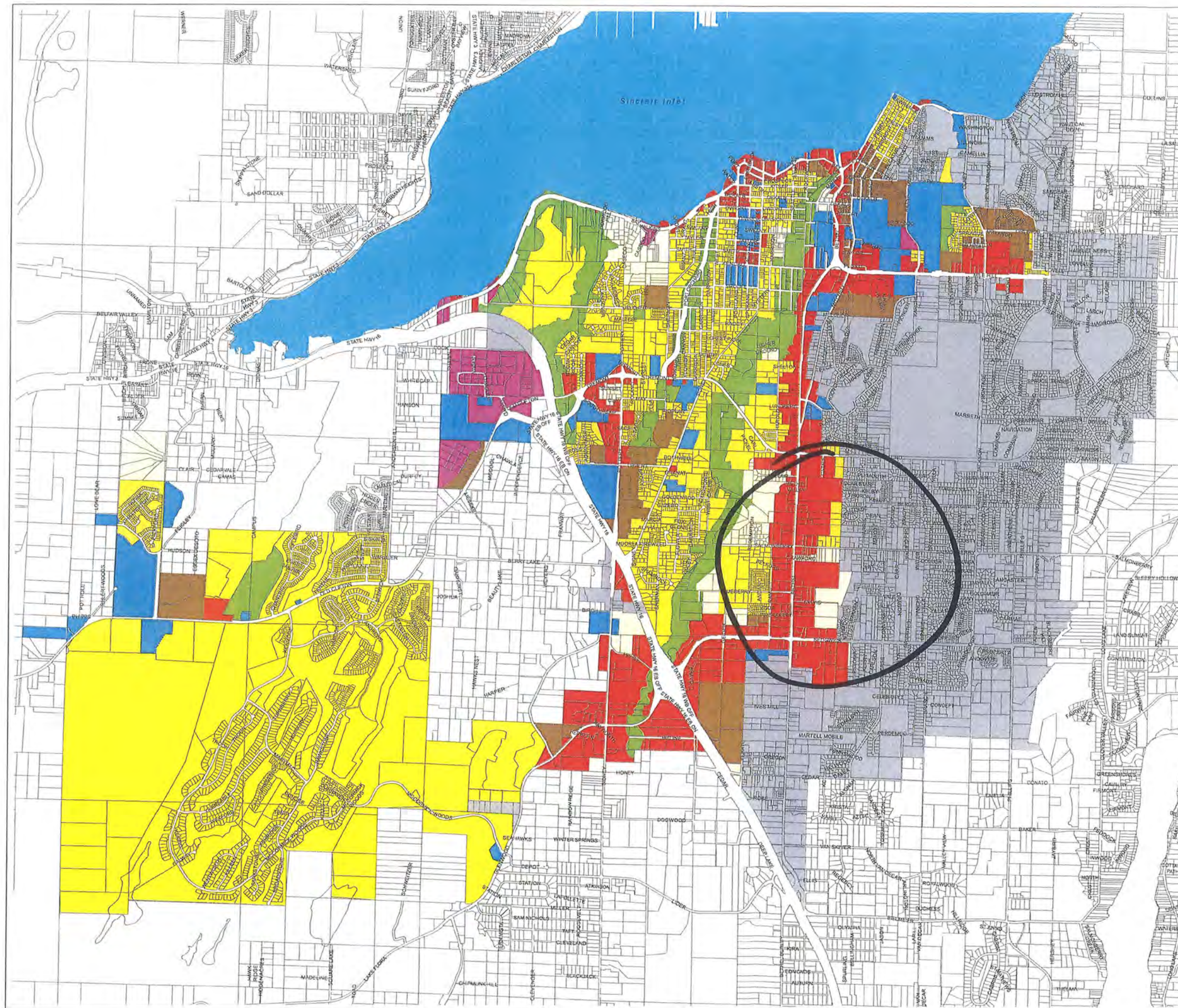
**CITY OF PORT ORCHARD  
2020 COMPREHENSIVE PLAN MAP**

**Comprehensive Plan Designations**

-  Commercial
-  Greenbelt
-  High Density Residential
-  Urban Industrial
-  Low Density Residential
-  Medium Density Residential
-  Public and Community Spaces

**Urban Growth Area**

 Port Orchard UGA



City of Port Orchard Department of Community Development  
216 Prospect Street, Port Orchard, WA 98366  
Phone: (360) 874-5533 Fax: (360) 876-4980  
www.cityofportorchard.us

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.

City of Port Orchard Official Zoning Map as amended by Ordinance 2018-04, 2019-01, 2019-02, 2019-03, 2019-04, 2019-05, 2019-06, 2019-07, 2019-08, 2019-09, 2019-10, 2019-11, 2019-12, 2020-01, 2020-02, 2020-03, 2020-04, 2020-05, 2020-06, 2020-07, 2020-08, 2020-09, 2020-10, 2020-11, 2020-12

Author: City of Port Orchard  
Editor: City of Port Orchard  
Date: 12/4/2020



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LU21-CPA MAP-01





# NON-WETLAND DETERMINATION REPORT

September 5, 2019



## Salmonberry Road Property Kitsap County, Washington

Prepared for  
**He Development**  
4631 SE Bakken Court  
Port Orchard, WA 98366  
(360) 649-8703

COUNTER COMPLETE  
PERMIT CENTER  
FEB 04 2021  
CITY OF PORT ORCHARD  
COMMUNITY DEVELOPMENT

Prepared by  
**Ecological Land Services, Inc.**  
1157 3rd Avenue, Suite 220A • Longview, WA 98632  
(360) 578-1371 • Project Number 3027.01

Lu 21-CPA map-01

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**APPENDIX A**

Wetland Determination Data Forms

## SIGNATURE PAGE

The information and data in this report were compiled and prepared under the supervision and direction of the undersigned.



Joanne Bartlett, PWS  
Senior Biologist

## **INTRODUCTION**

---

Ecological Land Services, Inc. (ELS) was contracted by He Development to complete a critical areas reconnaissance for the property located at 1932 SE Salmonberry Road, Kitsap County Tax Parcel No. 012301-3-017-2002 within a portion of Section 01, Township 23 North, Range 1 East of the Willamette Meridian, in Port Orchard, Washington (Figure 1). This report summarizes findings of the critical areas reconnaissance according to the Port Orchard Municipal Code (*POMC*), *Title 20, Chapter 20.162 Article II Definitions and Article III Wetlands*. The reconnaissance was conducted to document conditions on the property because hydric soils are mapped on the south half and there is an old ditch across the property.

## **METHODOLOGY**

---

The wetland determination followed the Routine Determination Method in the Western Mountains, Valleys, and Coast Region according to the U.S. Army Corps of Engineers, *Wetland Delineation Manual* (Environmental Laboratory 1987), and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region (Version 2.0)* (U.S. Army Engineer Research and Development Center, 2010).

The Routine Determination Method examines three parameters—vegetation, soils, and hydrology—to determine if wetlands exist in a given area. Hydrology is critical in determining what is wetland, but is often difficult to assess because hydrologic conditions can change periodically (hourly, daily, or seasonally). Consequently, it is necessary to determine if hydrophytic vegetation and hydric soils are present, which would indicate that water is present for long enough duration to support a wetland plant community. By definition, wetlands are those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands are regulated as “Waters of the United States” by the U.S. Army Corps of Engineers (USACE), as “Waters of the State” by the Washington Department of Ecology (DOE), and locally by the city of Port Orchard.

To determine the presence or absence of critical areas on this property, ELS biologists collected vegetation, hydrology, and soil data at seven test plots conducted across the property (Figure 2). The test plots were focused on the areas mapped as hydric soil (Figures 3 and 5) and revealed the absence of wetland conditions. The test plot locations were mapped using handheld GPS unit with submeter accuracy to show their locations on the site map (Figure 2). The data was recorded on the required data forms attached within Appendix A. The location of the ditch was not GPS'd by ELS because the biologists were able to accurately map out the ditch using aerial photos. Historic aerial photos were used to assess the conditions within the ditch and on the property overtime and provide an estimate of how long ago the ditch was created.

## **SITE DESCRIPTION**

---

The property is located on the south side of Salmonberry Road just east of Bethel Road in the city of Port Orchard, Kitsap County, Washington (Figure 1). It is a rectangular shaped property with a home and garage at the northwest corner (Figure 2; Photoplate 3). There is an area of field that is mowed for a lawn area around the house (Photoplate 3). The remainder of the property is composed of unmaintained fields with areas of dense blackberry (Photoplates 2, 6, 7, and 8) and forest groves



(Photoplates 7 and 8). A ditch enters the property near the northeast corner and crosses diagonally to near the southwest corner (Figure 2; Photoplate 1). There is a historic road that crosses the southern half of the ditch that provides access to the east side (Photoplate 4). The ditch has not been maintained since 2015 when the previous owner passed away and is thickly vegetated with reed canarygrass, yellow-flag iris, and creeping buttercup (Photoplates 1, 3, 4, 5). It ends at a small pond historically excavated at the end ditch. It is currently confined to the bottom because of steep slopes on all sides (Photoplate 5). There does not appear to be an outlet from the pond because of the depth of the depression.

## **VEGETATION**

---

Most of the property is composed of un-maintained fields with forested areas along the southern and eastern portions of the property. The fields were dominated by non-native species with a small percentage of native species occurring around the forest edge. The dominant vegetation included Himalayan blackberry (*Rubus armeniacus*, FAC), reed canarygrass (*Phalaris arundinacea*, FACW), sweet vernal grass (*Anthoxanthum odoratum*, FACU), creeping buttercup (*Ranunculus repens*, FAC), Kentucky bluegrass (*Poa pratensis*, FAC), and birds-foot trefoil (*Lotus corniculatus*, FAC). Lower percentages of Scot's broom (*Cytisus scoparius*, FACU), sheep sorrel (*Rumex acetosella*, FACU), soft rush (*Juncus effusus*, FACW), suckling clover (*Trifolium dubium*, FACU), narrowleaf plantain (*Plantago lanceolata*, FACU), dandelion (*Taraxacum officinale*, FACU), horsetail (*Equisetum arvense*, FAC), and orchard grass (*Dactylis glomerata*, FACU) were also present in the unmaintained fields. The tree species that occurred partially in the test plot areas included red alder (*Alnus rubra*, FAC) and Scouler's willow (*Salix scouleriana*, FAC). Sitka spruce trees (*Picea sitchensis*, FAC) were scattered along the ditch (Photoplate 4) and in the southeast corner forest.

Test Plot 4 was conducted at the forest edge in the southeast corner. This area was dominated by Sitka spruce, hardhack (*Spiraea douglasii*, FACW), Himalayan blackberry, and reed canarygrass. Lower percentages of salmonberry (*Rubus spectabilis*, FAC) and horsetail were also present in this area.

The dominant vegetation found onsite is recorded on the attached wetland determination data forms (Appendix A). The indicator status, following the common and scientific names, indicates how likely a species is to be found in wetlands. Listed from most likely to least likely to be found in wetlands, the indicator status categories are:

- **OBL** (obligate wetland) – Almost always occur in wetlands.
- **FACW** (facultative wetland) – Usually occur in wetlands but may occur in non-wetlands.
- **FAC** (facultative) – Occur in wetlands and non-wetlands.
- **FACU** (facultative upland) – Usually occur in non-wetlands but may occur in wetlands.
- **UPL** (obligate upland) – Almost never occur in wetlands.
- **NI** (no indicator) – Status not yet determined.

## **SOILS**

---

As referenced on the U.S.D.A. Natural Resources Conservation Service (NRCS 2019) website, Bellingham silty clay loam (6) is mapped diagonally across the property comprising most of the east half and Ragnar fine sandy loam, 0-6 percent slopes (44) across the west half of the property (Figure

3). The Bellingham unit is a deep, poorly drained soil on floodplains having formed in alluvium. The permeability of the soil is slow and there is a high-water table. Because Bellingham soils are deep, poorly drained, and they have high-water tables, it is classified as a hydric soil (NRCS 2016). Ragnar soils are deep, well drained soils that formed in glacial outwash on terraces and uplands. Permeability is moderately rapid and does not typically exhibit high water tables. Ragnar soils are not classified as hydric because they are well drained, and permeability is moderately rapid. Areas mapped as hydric soils do not necessarily mean that an area is or is not a wetland—hydrology, hydrophytic vegetation, and hydric soils must all be present to classify an area as a wetland.

Test Plots 1 through 6 were conducted within the Bellingham silty clay loam map unit and Test Plot 7 was conducted within the Ragnar map unit. The soil profiles within the Bellingham map unit consisted of sandy loam with dark brown (10YR 3/2 to 10YR 3/3) surface layers that ranged in depth from 3 inches to 14 inches. The subsurface sandy loam layers had dark brown to depleted (10YR 3/2 to 10YR 4/2) matrix chromas. Most of the profiles were underlain by a compacted layer of sandy or silt loam that was considered a restrictive layer. The soil profiles do not meet any of the hydric soil indicators because of high matrix chromas in all layers, thickness of layers that did not match criteria, the absence of depleted matrix chromas, and the low percentage of redoximorphic features.

## **HYDROLOGY**

Hydrology was not present in or around any of the seven test plots and there was no evidence of wetland hydrology. The amount of dense invasive vegetation growing within the ditch indicates that there has been very little flow in recent years. There was no water in the ditch during the August 2019 field visit, but water was present in the small pond that was about 3 to 4 inches deep (Photoplate 5).

## **NATIONAL WETLAND INVENTORY**

National Wetlands Inventory (NWI) maps no wetlands on the property or within 300 feet of the property boundaries (Figure 4). The absence of wetlands was confirmed by ELS biologists during the August 2019 field visit and by the non-hydric soil conditions observed throughout. NWI maps should be used with discretion because they are used to gather general wetland information about a regional area and therefore are limited in accuracy for smaller areas because of their large scale.

## **KITSAP COUNTY CRITICAL AREAS INVENTORY**

The Kitsap County Critical Areas map (KC 2019), which is the county tax parcel maps overlaid on the NRCS and the NWI maps (Figure 5), The KC map shows the area of hydric soil as shown on the NRCS map (Figure 3), which covers all but the northwest corner of the property. ELS biologists disagree with the KC map because no wetland conditions were revealed when data was collected. There are no streams mapped in the location and orientation of the existing ditch and no other water bodies within 300 feet. Critical area maps should be used with discretion because they are used to gather general wetland information about a regional area and therefore are limited in accuracy for smaller areas because of their large scale.

## **HISTORIC AERIAL PHOTO REVIEW**

---

A series of historic aerial photos were downloaded from the NETRONLINE (NETR 2019) and Google Earth (Google 2019) to review the conditions and property over time. Photos from as far back as 1969 show the ditch in its present location (Figure 6). The house also appears in the 1969 aerial photo and in its present location. The property also appears to be in a similar condition as observed during the 2019 site visit. There has been no change to the property or ditch between 1969 and 2018 except construction activities on both sides of the ditch are indicated on the 2009 and 2011 aerial photos (Figure 7). While not clear from the photos, the ditch was likely maintained between 1969 and 2015 when the previous owner passed away. The 2015 and 2018 aerial photos (Google 2019) show the property as it currently exists with no changes to the position or orientation of the ditch.

## **CONCLUSIONS**

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### **NON-WETLAND DETERMINATION**

Hydric soils are mapped across most of the property by the NRCS and KC maps. This determination involved data collection in the mapped hydric soil to document conditions and make a wetland determination. The data revealed that the hydrophytic vegetation criterion is met throughout because of the dominance by FAC and FACW species, which include several invasive species. The hydric soil criterion was not met because the soil holes revealed high matrix chroma soil profiles in several locations. The holes also revealed that while depleted matrix chromas were observed in some holes, the percentage of redoximorphic features and the depth to the depleted or redoximorphic features was not shallow enough to meet the criteria. There was no hydrology or evidence of wetland hydrology present around or within the soil profile. The density of vegetation within the test plot areas indicates that there is no standing water present during the growing season, which is supported by the lack of indicators within the soil profile. The only location that contained standing water is the small pond at the south end of the ditch. Based on the lack of indicators for two of the three wetland parameters, the area mapped as hydric soil does not meet the wetland criteria.

### **DITCH DETERMINATION**

The POMC define streams as “...those areas in the city of Port Orchard where the surface water flow is sufficient to produce a defined channel or bed. A defined channel or bed is an area which demonstrates clear evidence of the passage of water and includes but is not limited to bedrock channels, gravel beds, sand and silt beds and defined channel swales. The channel or bed need not contain water year-round. This definition is not meant to include irrigation ditches, canals, storm or surface water runoff devices or other artificial watercourses unless they are used by fish or used to convey streams naturally occurring prior to construction.”

The onsite ditch appears to have been created prior to 1969 (Figure 6; NETR 2019) and was likely created to drain areas that may have been wetland based on the mapping of hydric soils across a large portion of this property (Figure 3). The ditch has a narrow bottom and the top is about three times wider than the bottom due to moderately steep banks on both sides. It runs northeast to southwest across the property and conveys water from the roadside ditches as well as from a ditch north of Salmonberry Road. Research of this property indicates that the ditch has been maintained over the years and that there has been equipment usage on both sides using the historic road (Figures 6 and 7; NETR 2019). The ditch drops abruptly into a small pond along the south property line

(Figure 2). The pond does not appear to drain from this area because of the high slopes on all sides with no indication of an outlet channel. The dense vegetation and the pond preclude the use of the ditch by fish and the ditch does not convey a naturally occurring stream that existed prior to construction according to the research conducted. The research also revealed that there are no streams mapped in the ditch location including the maps and included with this report.

Based on the condition of the ditch through onsite observations, historic information provided by the client's representatives, and historic photos, this ditch does not meet the POMC definition of a stream. The aerial photo review and onsite observations revealed that the ditch has been in its present location and configuration at least since 1969. There is no indication on any of the critical areas maps that there was a stream on this property in the same configuration as the existing ditch. Because the research indicates that the ditch has been on this property since 1969 and that it does not meet the definition of a stream, it is not a regulated water and will not require a buffer.

### **LIMITATIONS**

ELS bases this report's determinations on standard scientific methodology and best professional judgment. In our opinion, local, state, and federal regulatory agencies should agree with our determinations. However, the information contained in this report should be considered preliminary and used at your own risk until it has been approved in writing by the appropriate regulatory agencies. ELS is not responsible for the impacts of any changes in environmental standards, practices, or regulations after the date of this report.



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- U.S. Fish & Wildlife Service (USFWS). *National Wetlands Inventory*. 2019. Online document <https://www.fws.gov/wetlands/Data/Mapper.html>. Website accessed August 2019.

**FIGURES AND PHOTOPLATES**

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**WASHINGTON**



47.5120° Latitude  
-122.6272° Longitude

**LOCATION MAP**

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6								1
T 23 N								
31								36

**PROJECT VICINITY MAP**



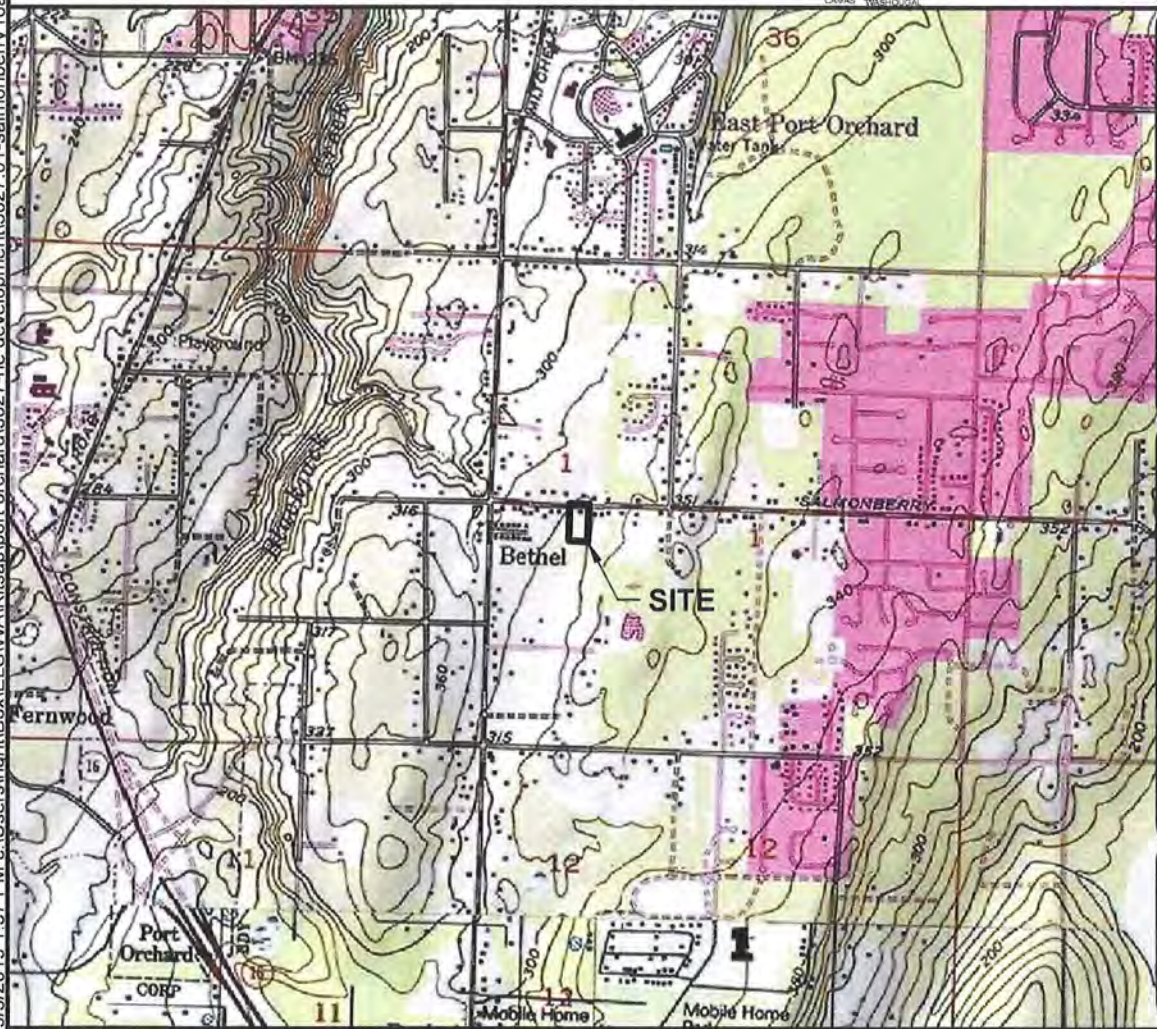
0 15 30  
SCALE IN MILES

Figure 1

**VICINITY MAP**  
Salmonberry Road Property  
He Development  
City of Port Orchard, Kitsap County, WA  
Section 1, Township 23N, Range 1E, W.M.

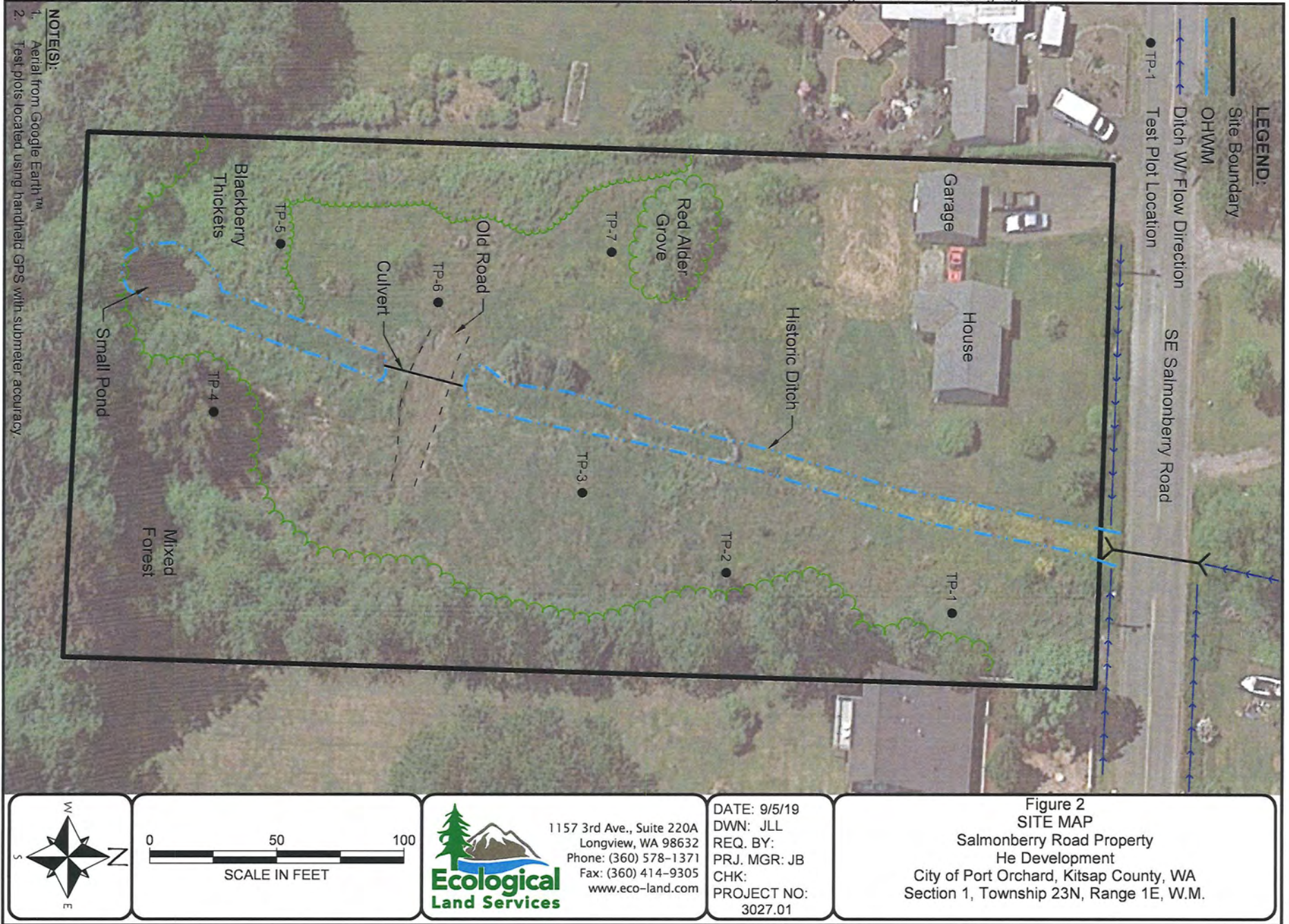
DATE: 9/5/19  
DWN: JLL  
REQ. BY:  
PRJ. MGR: JB  
CHK:  
PROJECT NO:  
3027.01

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Longview, WA 98632  
Phone: (360) 578-1371  
Fax: (360) 414-9305  
www.eco-land.com



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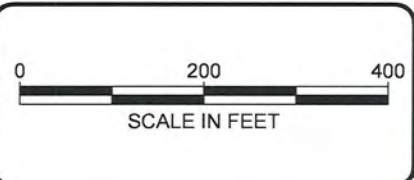


**LEGEND:**

- 6 Bellingham silty clay loam. Hydric.
- 44 Ragnar fine sandy loam, 0 to 6 percent slopes. Not hydric.

**NOTE(S):**

- 1. Map provided on-line by NRCS at web address:  
<http://websoilsurvey.nrcs.usda.gov/app/>



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Figure 3  
SOIL SURVEY MAP  
Salmonberry Road Property  
He Development  
City of Port Orchard, Kitsap County, WA  
Section 1, Township 23N, Range 1E, W.M.

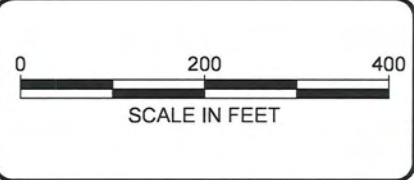




No mapped wetlands indicated onsite by US Fish & Wildlife Service.

- LEGEND:**
-  Freshwater Emergent Wetland
  -  Freshwater Forested/Shrub Wetland

**NOTE(S):**  
1. Map provided on-line by US Fish & Wildlife Service at web address: <http://www.fws.gov/wetlands/data/index.html>



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Figure 4  
**NATIONAL WETLANDS INVENTORY MAP**  
Salmonberry Road Property  
He Development  
City of Port Orchard, Kitsap County, WA  
Section 1, Township 23N, Range 1E, W.M.

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Figure 5  
**KITSAP COUNTY CRITICAL AREAS MAP**  
 Salmonberry Road Property  
 He Development  
 City of Port Orchard, Kitsap County, WA  
 Section 1, Township 23N, Range 1E, W.M.

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- Boundary Borders**
- Military Boundary
  - City Boundary
  - Reservation Boundary
  - UGA Boundary
  - LAMIRD Boundary
- Buildings**
- Building Footprints

- Critical Areas**
- Waterbodies
  - Wetlands
  - FEMA Flood Hazard Areas
  - Hydric Soils
  - Roads

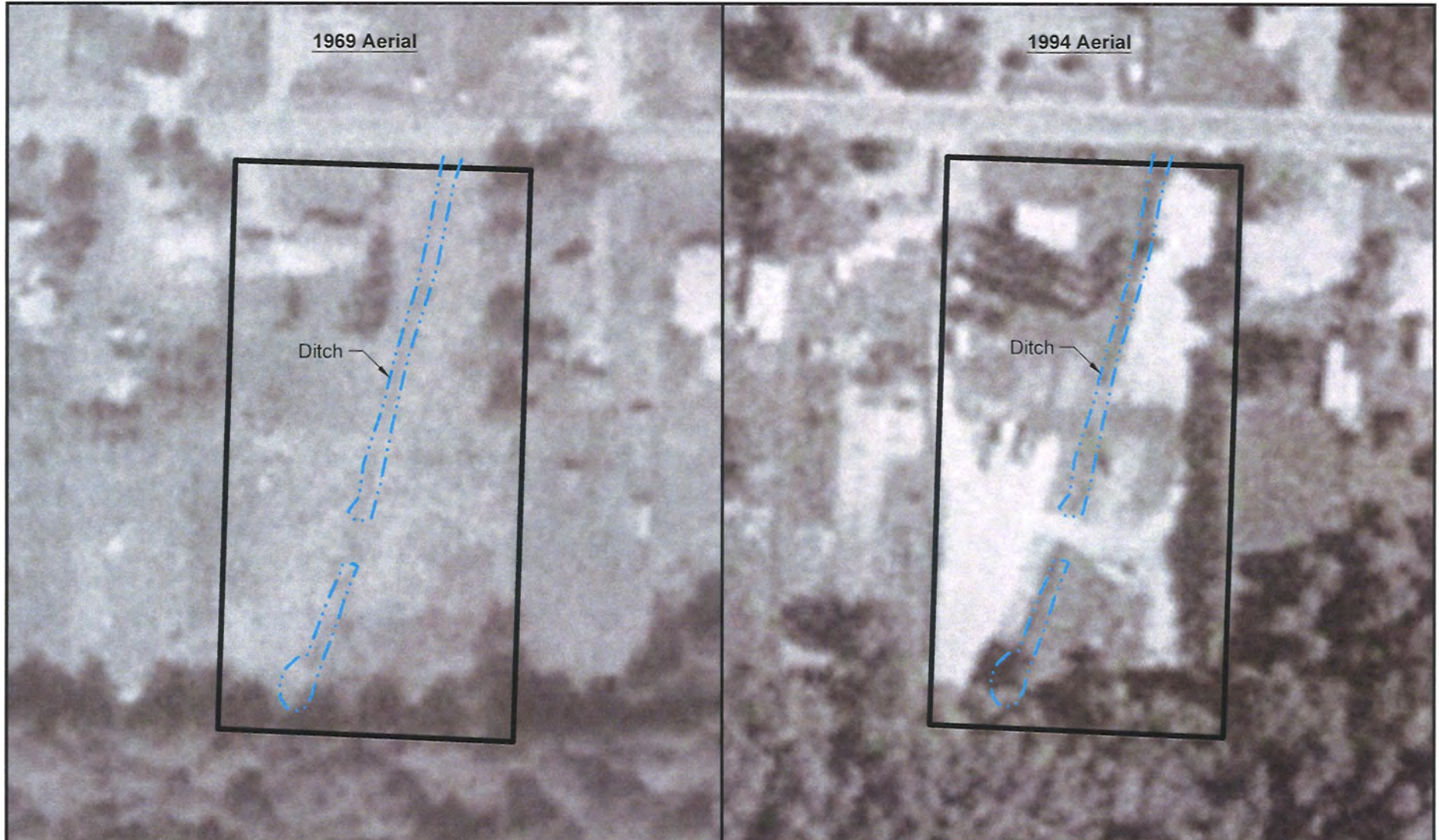
- Geologic Critical Areas**
- Seismic High Hazard Area
  - Landslide Hazard areas
  - Erosion Hazard Area
  - Seismic Moderate Hazard Area
  - Parcels

- Bald Eagle Nests**
- Bald Eagle Management
  - Eagle Buffers
  - Streams

**NOTE(S):**  
 1. Map provided on-line by Kitsap County at web address: <https://psearch.kitsapgov.com/webappa/>

600  
 300  
 0  
 SCALE IN FEET





**NOTE(S):**

1. Aerial from <https://www.netronline.com/>.

**NOTE(S):**

1. Aerial from <https://www.netronline.com/>  
Image U.S. Geological Survey

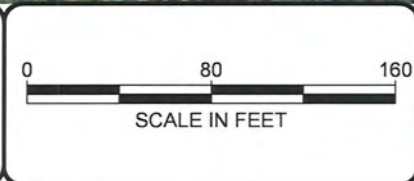


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Figure 6  
HISTORIC AERIAL PHOTOS 1969 & 1994  
Salmonberry Road Property  
He Development  
City of Port Orchard, Kitsap County, WA  
Section 1, Township 23N, Range 1E, W.M.





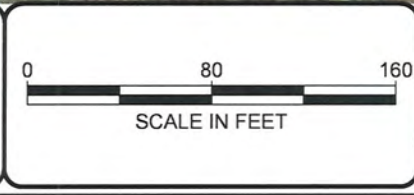
**Ecological  
Land Services**

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3027.01

Figure 7  
HISTORIC AERIAL PHOTOS 2009 & 2011  
Salmonberry Road Property  
He Development  
City of Port Orchard, Kitsap County, WA  
Section 1, Township 23N, Range 1E, W.M.





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Land Services**

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CHK:  
PROJECT NO:  
3027.01

Figure 8  
HISTORICAL AERIAL PHOTOS 2015 & 2018  
Salmonberry Road Property  
He Development  
City of Port Orchard, Kitsap County, WA  
Section 1, Township 23N, Range 1E, W.M.





**Photo 1** was taken from near the northeast corner and looks easterly down Salmonberry Road. The roadside ditch on the right side of the photo drains into the ditch that crosses southerly through this property.



**Photo 2** was taken from the same location as Photo 1. It looks southeasterly across the corner of the property. The area pictured is dominated by invasive species including Himalayan blackberry and reed canarygrass.



**Photo 3** was taken from the same location as Photos 1 and 2. It looks south through the ditch as it begins crossing southerly through this property.



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Fax: (360) 414-9305

DATE: 8/25/19  
DWN: JB  
PRJ. MGR JB  
PROJ. #: 3027.01

Photoplate 1  
Project Name: Salmonberry  
Road Property  
Client: He Development  
Kitsap County, Washington





**Photo 4** was taken from the photos on Photoplate 1. It looks southwesterly across the north half of the property toward the onsite home, which is behind the tree in the middle.



**Photo 5** was taken from the same location as Photos 1 through 4 and looks west along Salmonberry Road. The ditch on the left side drains into the ditch that crosses the property.



**Photo 6** was taken from near the middle of the property and looks northwest across the field. Test Plot 7 was conducted to the left of the alder trees in the middle background.



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Fax: (360) 414-9305

DATE: 8/25/19  
DWN: JB  
PRJ. MGR JB  
PROJ. #: 3027.01

Photoplate 2  
Project Name: Salmonberry  
Road Property  
Client: He Development  
Kitsap County, Washington



**Photo 7** was taken from just southeast of the existing home, which appears in the upper right corner.



**Photo 8** was taken from the same location as Photo 7 and looks northwest toward the onsite home.



**Photo 9** was taken from just west of the ditch and looks southeasterly across the ditch toward the forested community in the southeast corner.



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Photoplate 3  
Project Name: Salmonberry  
Road Property  
Client: He Development  
Kitsap County, Washington





**Photo 10** was taken from the same location as Photo 8 and looks northerly along the west side of the ditch. In this photo, reed canarygrass and yellow-flag iris are growing in the ditch.



**Photo 11** was taken from the same location as Photo 10 and looks southerly along the ditch. In this photo, the vegetation is dominated almost entirely by reed canarygrass.



**Photo 12** was taken from the old farm road that crosses the ditch near the center of the property. It looks northerly into the ditch, which is dominated by reed canarygrass.



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Photoplate 4  
Project Name: Salmonberry  
Road Property  
Client: He Development  
Kitsap County, Washington





**Photo 13** was taken from the old farm road looking south into the ditch. This area is also dominated by reed canarygrass.



**Photo 14** was taken from the end of the ditch near the south property line. It looks northerly into the ditch as it drops into the small pond.



**Photo 15** was taken from the same location as Photo 14. It looks south into the small pond that formed within the depressional area. There are steep slopes up to the south, east, and west. There does not appear to be an outlet.



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PROJ. #: 3027.01

Photoplate 5  
Project Name: Salmonberry  
Road Property  
Client: He Development  
Kitsap County, Washington





**Photo 16** was taken of the area where Test Plot 1 was conducted. It is located near the northeast corner of the property where the vegetation is dominated by reed canarygrass and Himalayan blackberry.



**Photo 17** was taken of the area where Test Plot 2 was conducted. It is located about midway along the east property line. There are a few willow trees but this area is mostly dominated by reed canarygrass with some Scot's broom also present.



**Photo 18** was taken of the area where Test Plot 3 was conducted. This area is entirely dominated by reed canarygrass.



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PRJ. MGR JB  
PROJ. #: 3027.01

Photoplate 6  
Project Name: Salmonberry  
Road Property  
Client: He Development  
Kitsap County, Washington





**Photo 19** was taken of the area where Test Plot 4 was conducted. It is positioned near the southeast corner at the edge of the small forested area.



**Photo 20** was taken in the area where Test Plot 5 was conducted. It is located west of the ditch at the edge of dense blackberry thickets near the southwest corner.



**Photo 21** was taken of the area where Test Plot 6 was conducted. It is located west of the ditch in an area dominated by pasture grasses and weeds and a single hardhack shrub.



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PRJ. MGR JB  
PROJ. #: 3027.01

Photoplate 7  
Project Name: Salmonberry  
Road Property  
Client: He Development  
Kitsap County, Washington





**Photo 22** was taken of the area where Test Plot 7 was conducted. It is west of the ditch and is just south of the red alder grove along the west line. This area is dominated by a mixture of pasture grasses and weeds.



**Photo 23** was taken of the forest within the southeast corner of the property where there is dominance by red alder and western red cedar.



**Photo 24** was taken from another location within the forest where the vegetation is dominated by red alder forest to the right and Himalayan blackberries. Bracken fern and trailing blackberry are also present indicating this area is upland.



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PRJ. MGR JB  
PROJ. #: 3027.01

Photoplate 8  
Project Name: Salmonberry  
Road Property  
Client: He Development  
Kitsap County, Washington

**APPENDIX A**

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## WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: Salmonberry Road Property City/County: Port Orchard/Kitsap Sampling Date: 8/20/19  
 Applicant/Owner: He Development State: WA Sampling Point: TP 1  
 Investigator(s): J. Bartlett Section, Township, Range: S 1 T 23 R 1 E, WM  
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0  
 Subregion (LRR): MLRA 2 Lat: 47.5119661193442 Long: -122.62699384174 Datum: NAD 83  
 Soil Map Unit Name: 6 Bellingham silty clay loam NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Wetland Hydrology Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Remarks: This property is located on the south side of Salmonberry Road and is composed mostly of an open field with treed areas and blackberry thickets also present. A historic ditch runs northeast to southwest near the center of the property and ends at the small pond near the south property line. Test Plot 1 is conducted near the northeast corner and east of the ditch. This area is nearly level and is dominated by a mixture of grasses, weeds, and scattered trees or shrubs.					

### VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
50% = _____, 20% = _____	_____	= Total Cover		<b>Prevalence Index worksheet:</b> Total % Cover of:                      Multiply by: OBL species                      _____ x1 = _____ FACW species                      _____ x2 = _____ FAC species <u>55</u> x3 = <u>165</u> FACU species <u>95</u> x4 = <u>380</u> UPL species                      _____ x5 = _____ Column Totals: <u>150</u> (A) <u>545</u> (B) Prevalence Index = B/A = <u>3.6</u>
<b>Sapling/Shrub Stratum (Plot size: 20' diameter)</b>				
1. <u>Rubus ameniacus</u>	<u>15</u>	<u>yes</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
50% = <u>7.5</u> , 20% = <u>3</u>	<u>15</u>	= Total Cover		
<b>Herb Stratum (Plot size: 15' diameter)</b>				
1. <u>Anthoxanthum odoratum</u>	<u>70</u>	<u>yes</u>	<u>FACU</u>	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> 1 – Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 – Dominance Test is >50% <input type="checkbox"/> 3 – Prevalence Index is <3.0 <sup>1</sup> <input type="checkbox"/> 4 – Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 – Wetland Non-Vascular Plants <sup>1</sup> <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u>Ranunculus repens</u>	<u>15</u>	<u>no</u>	<u>FAC</u>	
3. <u>Rumex acetosella</u>	<u>10</u>	<u>no</u>	<u>FACU</u>	
4. <u>Poa pratensis</u>	<u>10</u>	<u>no</u>	<u>FAC</u>	
5. <u>Phalaris arundinacea</u>	<u>10</u>	<u>no</u>	<u>FACW</u>	
6. <u>Taraxacum officinale</u>	<u>5</u>	<u>no</u>	<u>FACU</u>	
7. <u>Plantago lanceolata</u>	<u>5</u>	<u>no</u>	<u>FACU</u>	
8. <u>Lotus corniculatus</u>	<u>5</u>	<u>no</u>	<u>FAC</u>	
9. <u>Cytisus scoparius</u>	<u>5</u>	<u>no</u>	<u>FACU</u>	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
50% = <u>67.5</u> , 20% = <u>27</u>	<u>135</u>	= Total Cover		
<b>Woody Vine Stratum (Plot size: _____)</b>				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
50% = _____, 20% = _____	_____	= Total Cover		
% Bare Ground in Herb Stratum <u>0</u>				

Remarks: The hydrophytic vegetation criterion is not met because the prevalence index is greater than 3.0.



**SOIL**

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-8	10YR 3/3	100					sandy loam	
8-12	10YR 4/2	95	10YR 4/6	5	C	M	sandy loam	
12-14	10YR 3/3	100					sandy loam	compacted

<sup>1</sup>Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.    <sup>2</sup>Location: PL=Pore Lining, M=Matrix, RC=Root Channel

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) <b>(except MLRA 1)</b>	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if present):**

Type: \_\_\_\_\_

Depth (inches): \_\_\_\_\_

**Hydric Soils Present?**      Yes       No

Remarks: This soil profile meets none of sandy hydric soil criteria because the depth to the depleted layer is greater than 6 inches. This soil profile was very sandy so did not have a very well defined profiles and the soil colors and depth of each layer was estimated based on colors observed as the hole was being dug.

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Water-Stained Leaves (B9) <b>(MLRA 1, 2, 4A, and 4B)</b>
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Raised Ant Mounds (D6) <b>(LRR A)</b>
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	

**Field Observations:**

Surface Water Present?    Yes     No     Depth (inches): \_\_\_\_\_

Water Table Present?    Yes     No     Depth (inches): \_\_\_\_\_

Saturation Present? (includes capillary fringe)    Yes     No     Depth (inches): \_\_\_\_\_

**Wetland Hydrology Present?**      Yes       No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: There was no hydrology present during the field visit and there was no evidence of wetland hydrology.

## WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: Salmonberry Road Property City/County: Port Orchard/Kitsap Sampling Date: 8/20/19  
 Applicant/Owner: He Development State: WA Sampling Point: TP 2  
 Investigator(s): J. Bartlett Section, Township, Range: S 1 T 23 R 1 E WM  
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0  
 Subregion (LRR): MLRA 2 Lat: 47.5117205662989 Long: -122.62704988955 Datum: NAD 83  
 Soil Map Unit Name: 8 Bellingham silty clay loam NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b>
Hydric Soil Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Wetland Hydrology Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Remarks: This property is located on the south side of Salmonberry Road and is composed mostly of an open field with treed areas and blackberry thickets also present. A historic ditch runs northeast to southwest near the center of the property and ends at the small pond near the south property line. Test Plot 2 is east of the ditch near one of trees that lie along the east property line.			

### VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30' diameter)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:																
1. <u>Salix scouleriana</u>	10	yes	FAC	Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A)  Total Number of Dominant Species Across All Strata: <u>5</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>60</u> (A/B)																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
50% = 5, 20% = 2	10	= Total Cover																		
<b>Sapling/Shrub Stratum (Plot size: 20' diameter)</b>																				
1. <u>Cytisus scoparius</u>	10	yes	FACU	<b>Prevalence Index worksheet:</b>  <table style="width: 100%; border: none;"> <tr> <td style="text-align: right;">Total % Cover of:</td> <td style="text-align: right;">Multiply by:</td> </tr> <tr> <td>OBL species _____</td> <td>x1 = _____</td> </tr> <tr> <td>FACW species _____</td> <td>x2 = _____</td> </tr> <tr> <td>FAC species _____</td> <td>x3 = _____</td> </tr> <tr> <td>FACU species _____</td> <td>x4 = _____</td> </tr> <tr> <td>UPL species _____</td> <td>x5 = _____</td> </tr> <tr> <td>Column Totals: _____ (A)</td> <td>_____ (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = _____</td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species _____	x1 = _____	FACW species _____	x2 = _____	FAC species _____	x3 = _____	FACU species _____	x4 = _____	UPL species _____	x5 = _____	Column Totals: _____ (A)	_____ (B)	Prevalence Index = B/A = _____	
Total % Cover of:	Multiply by:																			
OBL species _____	x1 = _____																			
FACW species _____	x2 = _____																			
FAC species _____	x3 = _____																			
FACU species _____	x4 = _____																			
UPL species _____	x5 = _____																			
Column Totals: _____ (A)	_____ (B)																			
Prevalence Index = B/A = _____																				
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
50% = 5, 20% = 2	10	= Total Cover																		
<b>Herb Stratum (Plot size: 15' diameter)</b>																				
1. <u>Poa pratensis</u>	35	yes	FAC	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> 1 – Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is <3.0 <sup>1</sup> <input type="checkbox"/> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants <sup>1</sup> <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Anthoxanthum odoratum</u>	25	yes	FACU																	
3. <u>Ranunculus repens</u>	20	yes	FAC																	
4. <u>Phalaris arundinacea</u>	15	no	FACW																	
5. <u>Trifolium dubium</u>	10	no	FACU																	
6. <u>Rumex acetosella</u>	10	no	FACU																	
7. <u>Juncus effusus</u>	10	no	FACW																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
50% = 67.5, 20% = 25	125	= Total Cover																		
<b>Woody Vine Stratum (Plot size: _____)</b>																				
1. _____	_____	_____	_____	<b>Hydrophytic Vegetation Present?</b>																
2. _____	_____	_____	_____																	
50% = _____, 20% = _____	_____	= Total Cover																		
% Bare Ground in Herb Stratum <u>0</u>																				

Remarks: The hydrophytic vegetation criterion was met because there is greater than 50% dominance by FAC and FACW species.

**SOIL**

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-12	10YR 3/3	95	10YR 4/6	5	C	M	sandy loam	Starts at a depth of 7 inches
12	2.5Y 7/1	95	10YR 4/6	5	C	M	sandy loam	compacted layer

<sup>1</sup>Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. <sup>2</sup>Location: PL=Pore Lining, M=Matrix, RC=Root Channel

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1) (except MLRA 1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- 2 cm Muck (A10)
- Red Parent Material (TF2)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if present):**

Type: \_\_\_\_\_  
Depth (inches): \_\_\_\_\_

Hydric Soils Present? Yes  No

Remarks: This sandy loam soil profile meets none of the hydric soil indicators because the depth to the depleted layer is greater than 6 inches.

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
- Salt Crust (B11)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Stunted or Stresses Plants (D1) (LRR A)
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Saturation Visible on Aerial Imagery (C9)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)
- Raised Ant Mounds (D6) (LRR A)
- Frost-Heave Hummocks (D7)

**Field Observations:**

Surface Water Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Water Table Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Saturation Present? (includes capillary fringe) Yes  No  Depth (inches): \_\_\_\_\_

Wetland Hydrology Present? Yes  No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: There was no hydrology present during the field visit and there was no evidence of wetland hydrology.



## WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: Salmonberry Road Property City/County: Port Orchard/Kitsap Sampling Date: 8/20/19  
 Applicant/Owner: He Development State: WA Sampling Point: TP 3  
 Investigator(s): J. Bartlett Section, Township, Range: S 1 T 23 R 1 E WM  
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0  
 Subregion (LRR): MLRA 2 Lat: 47.5115625900439 Long: -122.62717220826 Datum: NAD 83  
 Soil Map Unit Name: 6 Bellingham silty clay loam NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation , Soil , or Hydrology , significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation , Soil , or Hydrology , naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Wetland Hydrology Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Remarks: This property is located on the south side of Salmonberry Road and is composed mostly of an open field with treed areas and blackberry thickets also present. A historic ditch runs northeast to southwest near the center of the property and ends at the small pond near the south property line. Test Plot 3 is located about midway across the east half of the property. The area is entirely dominated by reed canarygrass.					

**VEGETATION – Use scientific names of plants**

Tree Stratum (Plot size: 30' diameter)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	1 (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	1 (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	100 (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 20' diameter)				Prevalence Index worksheet:	
1. _____	_____	_____	_____	<u>Total % Cover of:</u>	
2. _____	_____	_____	_____	OBL species _____	Multiply by: x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 15' diameter)				Column Totals: _____ (A)	_____ (B)
1. <i>Phalaris arundinacea</i>	100	yes	FACW	Prevalence Index = B/A = _____	
2. _____	_____	_____	_____	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> 1 – Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is <3.0 <sup>1</sup> <input type="checkbox"/> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants <sup>1</sup> <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = 50, 20% = 20	100	= Total Cover			
Woody Vine Stratum (Plot size: _____)				<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
% Bare Ground in Herb Stratum @					

Remarks: The hydrophytic vegetation criterion was met because there is greater than 50% dominance by FACW species.

**SOIL**

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-4	10YR 3/1	100					sandy loam	
4-14	10YR 3/2	99	10YR 4/6	1	C	M	sandy loam	redox starts at a depth of 10 inches
14	10YR 4/2	95	10YR 4/6	5	C	M	sandy loam	compacted/restrictive layer
—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—

<sup>1</sup>Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.    <sup>2</sup>Location: PL=Pore Lining, M=Matrix, RC=Root Channel

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) <b>(except MLRA 1)</b>	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if present):**  
 Type: compacted sand  
 Depth (inches): 14

**Hydric Soils Present?**      Yes     No

Remarks: This soil profile meets none of the hydric soil indicators because the redox concentration is less than 2 percent with the depleted matrix and the redox concentration at greater than 2 percent begins at a depth of 14 inches.

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Water-Stained Leaves (B9) <b>(MLRA 1, 2, 4A, and 4B)</b>
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Salt Crust (B11)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Aquatic Invertebrates (B13)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Stunted or Stresses Plants (D1) <b>(LRR A)</b>
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Drainage Patterns (B10)
	<input type="checkbox"/> Dry-Season Water Table (C2)
	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
	<input type="checkbox"/> Geomorphic Position (D2)
	<input type="checkbox"/> Shallow Aquitard (D3)
	<input type="checkbox"/> FAC-Neutral Test (D5)
	<input type="checkbox"/> Raised Ant Mounds (D6) <b>(LRR A)</b>
	<input type="checkbox"/> Frost-Heave Hummocks (D7)

**Field Observations:**

Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____

**Wetland Hydrology Present?**      Yes     No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: There was no hydrology present during the field visit and there was no evidence of wetland hydrology.

## WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: Salmonberry Road Property City/County: Port Orchard/Kitsap Sampling Date: 8/20/19  
 Applicant/Owner: He Development State: WA Sampling Point: TP 4  
 Investigator(s): J. Bartlett Section, Township, Range: S 1 T 23 R 1 E, WM  
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0  
 Subregion (LRR): MLRA 2 Lat: 47.5111627101019 Long: -122.62728844391 Datum: NAD 83  
 Soil Map Unit Name: 6 Bellingham silty clay loam NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation , Soil , or Hydrology , significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation , Soil , or Hydrology , naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b>	
Hydric Soil Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Remarks: This property is located on the south side of Salmonberry Road and is composed mostly of an open field with treed areas and blackberry thickets also present. A historic ditch runs northeast to southwest near the center of the property and ends at the small pond near the south property line. Test Plot 4 is located along the forest edge in the southeast corner.			

### VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30' diameter)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:																
1. <i>Picea sitchensis</i>	15	yes	FAC	Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A)  Total Number of Dominant Species Across All Strata: <u>4</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
50% = <u>7.5</u> , 20% = <u>3</u>	<u>15</u>	= Total Cover																		
<b>Sapling/Shrub Stratum (Plot size: 20' diameter)</b>																				
1. <i>Spiraea douglasii</i>	25	yes	FACW	<b>Prevalence Index worksheet:</b>  <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Total % Cover of:</td> <td style="text-align: center;">Multiply by:</td> </tr> <tr> <td>OBL species _____</td> <td>x1 = _____</td> </tr> <tr> <td>FACW species _____</td> <td>x2 = _____</td> </tr> <tr> <td>FAC species _____</td> <td>x3 = _____</td> </tr> <tr> <td>FACU species _____</td> <td>x4 = _____</td> </tr> <tr> <td>UPL species _____</td> <td>x5 = _____</td> </tr> <tr> <td>Column Totals: _____ (A)</td> <td>_____ (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = _____</td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species _____	x1 = _____	FACW species _____	x2 = _____	FAC species _____	x3 = _____	FACU species _____	x4 = _____	UPL species _____	x5 = _____	Column Totals: _____ (A)	_____ (B)	Prevalence Index = B/A = _____	
Total % Cover of:	Multiply by:																			
OBL species _____	x1 = _____																			
FACW species _____	x2 = _____																			
FAC species _____	x3 = _____																			
FACU species _____	x4 = _____																			
UPL species _____	x5 = _____																			
Column Totals: _____ (A)	_____ (B)																			
Prevalence Index = B/A = _____																				
2. <i>Rubus armeniacus</i>	20	yes	FAC																	
3. <i>Rubus spectabilis</i>	10	no	FAC																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
50% = <u>27.5</u> , 20% = <u>11</u>	<u>55</u>	= Total Cover																		
<b>Herb Stratum (Plot size: 15' diameter)</b>																				
1. <i>Phalaris arundinacea</i>	35	yes	FACW	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> 1 – Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is <3.0 <sup>1</sup> <input type="checkbox"/> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants <sup>1</sup> <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <i>Equisetum arvense</i>	5	no	FAC																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
50% = <u>20</u> , 20% = <u>8</u>	<u>40</u>	= Total Cover																		
<b>Woody Vine Stratum (Plot size: _____)</b>																				
1. _____	_____	_____	_____	<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																
2. _____	_____	_____	_____																	
50% = _____, 20% = _____	_____	= Total Cover																		
% Bare Ground in Herb Stratum <u>80</u>																				

Remarks: The hydrophytic vegetation criterion was met because there is greater than 50% dominance by FAC and FACW species. The bare ground component lies beneath the spruce tree.



**SOIL**

Sampling Point: TP 4

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-3	10YR 3/3	100					sandy loam	
3-10	10YR 4/3	100					sandy loam	
10-16	10YR 3/3	95	10YR 4/6	5	C	M	sandy loam	slightly compacted
—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—

<sup>1</sup>Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. <sup>2</sup>Location: PL=Pore Lining, M=Matrix, RC=Root Channel

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1) **(except MLRA 1)**
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- 2 cm Muck (A10)
- Red Parent Material (TF2)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if present):**

Type: \_\_\_\_\_  
Depth (inches): \_\_\_\_\_

**Hydric Soils Present?** Yes  No

Remarks: The soil profile meets none of the hydric soil indicators because of the high matrix chroma of each layer.

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- Salt Crust (B11)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Stunted or Stresses Plants (D1) **(LRR A)**
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Saturation Visible on Aerial Imagery (C9)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)
- Raised Ant Mounds (D6) **(LRR A)**
- Frost-Heave Hummocks (D7)

**Field Observations:**

Surface Water Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Water Table Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Saturation Present? (includes capillary fringe) Yes  No  Depth (inches): \_\_\_\_\_

**Wetland Hydrology Present?** Yes  No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: There was no hydrology present during the field visit and there was no evidence of wetland hydrology.

**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project Site: Salmonberry Road Property City/County: Port Orchard/Kitsap Sampling Date: 8/20/19  
 Applicant/Owner: He Development State: WA Sampling Point: TP 5  
 Investigator(s): J. Bartlett Section, Township, Range: S 1 T 23 R 1 E WM  
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0  
 Subregion (LRR): MLRA 2 Lat: 47.511230016828 Long: -122.62756088676 Datum: NAD 83  
 Soil Map Unit Name: 6 Bellingham silty clay loam NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation , Soil , or Hydrology , significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation , Soil , or Hydrology , naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Remarks: This property is located on the south side of Salmonberry Road and is composed mostly of an open field with treed areas and blackberry thickets also present. A historic ditch runs northeast to southwest near the center of the property and ends at the small pond near the south property line. Test Plot 5 is located at the edge of dense blackberry thickets west of the ditch.			

**VEGETATION – Use scientific names of plants**

Tree Stratum (Plot size: 30' diameter)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>3</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>3</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100</u> (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 20' diameter)				Prevalence Index worksheet:	
1. <u>Rubus armeniacus</u>	<u>50</u>	<u>yes</u>	<u>FAC</u>	Total % Cover of:	Multiply by:
2. <u>Cytisus scoparius</u>	<u>10</u>	<u>no</u>	<u>FACU</u>	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = <u>30</u> , 20% = <u>12</u>	<u>60</u>	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 15' diameter)				Column Totals: _____ (A)	_____ (B)
1. <u>Poa pratensis</u>	<u>40</u>	<u>yes</u>	<u>FAC</u>	Prevalence Index = B/A = _____	
2. <u>Ranunculus repens</u>	<u>15</u>	<u>yes</u>	<u>FAC</u>		
3. <u>Phalaris arundinacea</u>	<u>10</u>	<u>no</u>	<u>FACW</u>		
4. <u>Anthoxanthum odoratum</u>	<u>5</u>	<u>no</u>	<u>FACU</u>		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = <u>35</u> , 20% = <u>14</u>	<u>70</u>	= Total Cover			
Woody Vine Stratum (Plot size: _____)				<b>Hydrophytic Vegetation Indicators:</b>	
1. _____	_____	_____	_____	<input type="checkbox"/> 1 – Rapid Test for Hydrophytic Vegetation	
2. _____	_____	_____	_____	<input checked="" type="checkbox"/> 2 - Dominance Test is >50%	
50% = _____, 20% = _____	_____	= Total Cover		<input type="checkbox"/> 3 - Prevalence Index is <3.0 <sup>1</sup>	
% Bare Ground in Herb Stratum <u>30</u>				<input type="checkbox"/> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)	
				<input type="checkbox"/> 5 - Wetland Non-Vascular Plants <sup>1</sup>	
				<input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)	
				<sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
				<b>Hydrophytic Vegetation Present?</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Remarks: The hydrophytic vegetation criterion was met because there is greater than 50% dominance by FAC and FACW species. The bare ground component lies beneath the blackberry thickets.

**SOIL**

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-9	10YR 3/3	100					sandy loam	
9-12	10YR 3/2	90	10YR 4/6	10	C	M	sandy loam	
12							sandy loam	compacted/restrictive layer

<sup>1</sup>Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. <sup>2</sup>Location: PL=Pore Lining, M=Matrix, RC=Root Channel

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if present):**

Type: sandy loam

Depth (inches): 12

Hydric Soils Present? Yes  No

Remarks: This soil profile meets none of the hydric soil indicators because there is no depleted matrix. There is redox present in the profile but is too deep and is less than 4 inches thick (F6 criteria).

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	
<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	
<input type="checkbox"/> Salt Crust (B11)	
<input type="checkbox"/> Aquatic Invertebrates (B13)	
<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	
<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	
<input type="checkbox"/> Presence of Reduced Iron (C4)	
<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	
<input type="checkbox"/> Stunted or Stresses Plants (D1) (LRR A)	
<input type="checkbox"/> Other (Explain in Remarks)	

**Field Observations:**

Surface Water Present? Yes  No  Depth (inches): \_\_\_\_\_

Water Table Present? Yes  No  Depth (inches): \_\_\_\_\_

Saturation Present? (includes capillary fringe) Yes  No  Depth (inches): \_\_\_\_\_

Wetland Hydrology Present? Yes  No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: There was no hydrology present during the field visit and there was no evidence of wetland hydrology.



## WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: Salmonberry Road Property City/County: Port Orchard/Kitsap Sampling Date: 8/20/19  
 Applicant/Owner: He Development State: WA Sampling Point: TP 6  
 Investigator(s): J. Bartlett Section, Township, Range: S 1 T 23 R 1 E, WM  
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0  
 Subregion (LRR): MLRA 2 Lat: 47.5114015418418 Long: -122.62747248450 Datum: NAD 83  
 Soil Map Unit Name: 6 Bellingham silty clay loam NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b>	
Hydric Soil Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Remarks: This property is located on the south side of Salmonberry Road and is composed mostly of an open field with treed areas and blackberry thickets also present. A historic ditch runs northeast to southwest near the center of the property and ends at the small pond near the south property line. Test Plot 6 is located west of the ditch about midway across that portion of the property. This area is composed of a field with a single hardhack shrub in the plot.			

### VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30' diameter)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:																
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A)  Total Number of Dominant Species Across All Strata: <u>4</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>75</u> (A/B)																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
50% = _____, 20% = _____	_____	= Total Cover		<b>Prevalence Index worksheet:</b> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 60%;">Total % Cover of:</th> <th style="width: 40%;">Multiply by:</th> </tr> <tr> <td>OBL species _____</td> <td>x1 = _____</td> </tr> <tr> <td>FACW species _____</td> <td>x2 = _____</td> </tr> <tr> <td>FAC species _____</td> <td>x3 = _____</td> </tr> <tr> <td>FACU species _____</td> <td>x4 = _____</td> </tr> <tr> <td>UPL species _____</td> <td>x5 = _____</td> </tr> <tr> <td>Column Totals: _____ (A)</td> <td>_____ (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = _____</td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species _____	x1 = _____	FACW species _____	x2 = _____	FAC species _____	x3 = _____	FACU species _____	x4 = _____	UPL species _____	x5 = _____	Column Totals: _____ (A)	_____ (B)	Prevalence Index = B/A = _____	
Total % Cover of:	Multiply by:																			
OBL species _____	x1 = _____																			
FACW species _____	x2 = _____																			
FAC species _____	x3 = _____																			
FACU species _____	x4 = _____																			
UPL species _____	x5 = _____																			
Column Totals: _____ (A)	_____ (B)																			
Prevalence Index = B/A = _____																				
<b>Sapling/Shrub Stratum (Plot size: 20' diameter)</b>																				
1. <u>Spiraea douglasii</u>	<u>10</u>	<u>yes</u>	<u>FACW</u>																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
50% = <u>5</u> , 20% = <u>2</u>	<u>10</u>	= Total Cover																		
<b>Herb Stratum (Plot size: 15' diameter)</b>																				
1. <u>Anthoxanthum odoratum</u>	<u>50</u>	<u>yes</u>	<u>FACU</u>																	
2. <u>Poa pratensis</u>	<u>35</u>	<u>yes</u>	<u>FAC</u>																	
3. <u>Ranunculus repens</u>	<u>25</u>	<u>yes</u>	<u>FAC</u>																	
4. <u>Rumex acetosella</u>	<u>15</u>	<u>no</u>	<u>FACU</u>																	
5. <u>Lotus corniculatus</u>	<u>5</u>	<u>no</u>	<u>FAC</u>																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
50% = <u>62.5</u> , 20% = <u>25</u>	<u>125</u>	= Total Cover																		
<b>Woody Vine Stratum (Plot size: _____)</b>																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
50% = _____, 20% = _____	_____	= Total Cover																		
<b>% Bare Ground in Herb Stratum <u>0</u></b>																				
<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																				
Remarks: The hydrophytic vegetation criterion was met because there is greater than 50% dominance by FAC and FACW species.																				

**SOIL**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-6	10YR 3/2	100					sandy loam	
6-10	10YR 4/3	90	10YR 4/6	10	C	M	silt loam	compacted
10							silt loam	compacted/restrictive layer

<sup>1</sup>Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. <sup>2</sup>Location: PL=Pore Lining, M=Matrix, RC=Root Channel

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- Histosol (A1)  Sandy Redox (S5)
- Histic Epipedon (A2)  Stripped Matrix (S6)
- Black Histic (A3)  Loamy Mucky Mineral (F1) (except MLRA 1)
- Hydrogen Sulfide (A4)  Loamy Gleyed Matrix (F2)
- Depleted Below Dark Surface (A11)  Depleted Matrix (F3)
- Thick Dark Surface (A12)  Redox Dark Surface (F6)
- Sandy Mucky Mineral (S1)  Depleted Dark Surface (F7)
- Sandy Gleyed Matrix (S4)  Redox Depressions (F8)

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- 2 cm Muck (A10)
- Red Parent Material (TF2)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if present):**

Type: silt loam  
 Depth (inches): 10

Hydric Soils Present? Yes  No

Remarks: The soil profile meets none of the hydric soil indicators because of the high matrix chromas.

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

Secondary Indicators (2 or more required)

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Surface Water (A1)                        | <input type="checkbox"/> Water-Stained Leaves (B9)                     | <input type="checkbox"/> Water-Stained Leaves (B9)                 |
| <input type="checkbox"/> High Water Table (A2)                     | <b>(except MLRA 1, 2, 4A, and 4B)</b>                                  | <b>(MLRA 1, 2, 4A, and 4B)</b>                                     |
| <input type="checkbox"/> Saturation (A3)                           | <input type="checkbox"/> Salt Crust (B11)                              | <input type="checkbox"/> Drainage Patterns (B10)                   |
| <input type="checkbox"/> Water Marks (B1)                          | <input type="checkbox"/> Aquatic Invertebrates (B13)                   | <input type="checkbox"/> Dry-Season Water Table (C2)               |
| <input type="checkbox"/> Sediment Deposits (B2)                    | <input type="checkbox"/> Hydrogen Sulfide Odor (C1)                    | <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) |
| <input type="checkbox"/> Drift Deposits (B3)                       | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) | <input type="checkbox"/> Geomorphic Position (D2)                  |
| <input type="checkbox"/> Algal Mat or Crust (B4)                   | <input type="checkbox"/> Presence of Reduced Iron (C4)                 | <input type="checkbox"/> Shallow Aquitard (D3)                     |
| <input type="checkbox"/> Iron Deposits (B5)                        | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)    | <input type="checkbox"/> FAC-Neutral Test (D5)                     |
| <input type="checkbox"/> Surface Soil Cracks (B6)                  | <input type="checkbox"/> Stunted or Stresses Plants (D1) (LRR A)       | <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)            |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Other (Explain in Remarks)                    | <input type="checkbox"/> Frost-Heave Hummocks (D7)                 |
| <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)   |  |  |

**Field Observations:**

Surface Water Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Water Table Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Saturation Present? (includes capillary fringe) Yes  No  Depth (inches): \_\_\_\_\_

Wetland Hydrology Present? Yes  No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: There was no hydrology present during the field visit and there was no evidence of wetland hydrology.

## WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: Salmonberry Road Property City/County: Port Orchard/Kitsap Sampling Date: 8/20/19  
 Applicant/Owner: He Development State: WA Sampling Point: TP 7  
 Investigator(s): J. Bartlett Section, Township, Range: S 1 T 23 R 1 E WM  
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0  
 Subregion (LRR): MLRA 2 Lat: 47.5115873623844 Long: -122.62756076428 Datum: NAD 83  
 Soil Map Unit Name: 44 Ragnar fine sandy loam, 0-6% slopes NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Wetland Hydrology Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Remarks: This property is located on the south side of Salmonberry Road and is composed mostly of an open field with treed areas and blackberry thickets also present. A historic ditch runs northeast to southwest near the center of the property and ends at the small pond near the south property line. Test Plot 7 is located west of the ditch near the red alder grove along the west line.					

### VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30' diameter)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:																
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A)  Total Number of Dominant Species Across All Strata: <u>4</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>75</u> (A/B)																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
50% = _____, 20% = _____	_____	= Total Cover		<b>Prevalence Index worksheet:</b>  <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;"><u>Total % Cover of:</u></td> <td style="text-align: center;"><u>Multiply by:</u></td> </tr> <tr> <td>OBL species _____</td> <td>x1 = _____</td> </tr> <tr> <td>FACW species _____</td> <td>x2 = _____</td> </tr> <tr> <td>FAC species _____</td> <td>x3 = _____</td> </tr> <tr> <td>FACU species _____</td> <td>x4 = _____</td> </tr> <tr> <td>UPL species _____</td> <td>x5 = _____</td> </tr> <tr> <td>Column Totals: _____ (A)</td> <td>_____ (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = _____</td> </tr> </table>	<u>Total % Cover of:</u>	<u>Multiply by:</u>	OBL species _____	x1 = _____	FACW species _____	x2 = _____	FAC species _____	x3 = _____	FACU species _____	x4 = _____	UPL species _____	x5 = _____	Column Totals: _____ (A)	_____ (B)	Prevalence Index = B/A = _____	
<u>Total % Cover of:</u>	<u>Multiply by:</u>																			
OBL species _____	x1 = _____																			
FACW species _____	x2 = _____																			
FAC species _____	x3 = _____																			
FACU species _____	x4 = _____																			
UPL species _____	x5 = _____																			
Column Totals: _____ (A)	_____ (B)																			
Prevalence Index = B/A = _____																				
<b>Sapling/Shrub Stratum (Plot size: 20' diameter)</b>																				
1. <u>Rubus armeniacus</u>	<u>5</u>	<u>yes</u>	<u>FAC</u>																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
50% = <u>2.5</u> , 20% = <u>1</u>	<u>5</u>	= Total Cover																		
<b>Herb Stratum (Plot size: 15' diameter)</b>																				
1. <u>Anthoxanthum odoratum</u>	<u>30</u>	<u>yes</u>	<u>FACU</u>																	
2. <u>Ranunculus repens</u>	<u>30</u>	<u>yes</u>	<u>FAC</u>																	
3. <u>Lotus corniculatus</u>	<u>30</u>	<u>yes</u>	<u>FAC</u>																	
4. <u>Juncus effusus</u>	<u>15</u>	<u>no</u>	<u>FACW</u>																	
5. <u>Dactylis glomerata</u>	<u>5</u>	<u>no</u>	<u>FACU</u>																	
6. <u>Rumex acetosella</u>	<u>5</u>	<u>no</u>	<u>FACU</u>																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
50% = <u>57.5</u> , 20% = <u>23</u>	<u>115</u>	= Total Cover																		
<b>Woody Vine Stratum (Plot size: _____)</b>																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
50% = _____, 20% = _____	_____	= Total Cover																		
<b>% Bare Ground in Herb Stratum <u>0</u></b>																				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;"><b>Hydrophytic Vegetation Present?</b></td> <td style="width: 10%;">Yes <input checked="" type="checkbox"/></td> <td style="width: 10%;">No <input type="checkbox"/></td> </tr> </table>				<b>Hydrophytic Vegetation Present?</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>														
<b>Hydrophytic Vegetation Present?</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>																		
Remarks: The hydrophytic vegetation criterion was met because there is greater than 50% dominance by FAC and FACW species.																				



**SOIL**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-16	10YR 3/3	100					sandy loam	
—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—

<sup>1</sup>Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.    <sup>2</sup>Location: PL=Pore Lining, M=Matrix, RC=Root Channel

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)				Indicators for Problematic Hydric Soils <sup>3</sup> :	
<input type="checkbox"/>	Histosol (A1)	<input type="checkbox"/>	Sandy Redox (S5)	<input type="checkbox"/>	2 cm Muck (A10)
<input type="checkbox"/>	Histic Epipedon (A2)	<input type="checkbox"/>	Stripped Matrix (S6)	<input type="checkbox"/>	Red Parent Material (TF2)
<input type="checkbox"/>	Black Histic (A3)	<input type="checkbox"/>	Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/>	Very Shallow Dark Surface (TF12)
<input type="checkbox"/>	Hydrogen Sulfide (A4)	<input type="checkbox"/>	Loamy Gleyed Matrix (F2)	<input type="checkbox"/>	Other (Explain in Remarks)
<input type="checkbox"/>	Depleted Below Dark Surface (A11)	<input type="checkbox"/>	Depleted Matrix (F3)		
<input type="checkbox"/>	Thick Dark Surface (A12)	<input type="checkbox"/>	Redox Dark Surface (F6)		
<input type="checkbox"/>	Sandy Mucky Mineral (S1)	<input type="checkbox"/>	Depleted Dark Surface (F7)		
<input type="checkbox"/>	Sandy Gleyed Matrix (S4)	<input type="checkbox"/>	Redox Depressions (F8)		

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<b>Restrictive Layer (if present):</b> Type: <u>silt loam</u> Depth (inches): <u>10</u>	Hydric Soils Present?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Remarks: The soil profile meets none of the hydric soil indicators because of the high matrix chromas.

**HYDROLOGY**

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one required, check all that apply)		Secondary Indicators (2 or more required)	
<input type="checkbox"/>	Surface Water (A1)	<input type="checkbox"/>	Water-Stained Leaves (B9)
<input type="checkbox"/>	High Water Table (A2)	<input type="checkbox"/>	(except MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/>	Saturation (A3)	<input type="checkbox"/>	Salt Crust (B11)
<input type="checkbox"/>	Water Marks (B1)	<input type="checkbox"/>	Aquatic Invertebrates (B13)
<input type="checkbox"/>	Sediment Deposits (B2)	<input type="checkbox"/>	Hydrogen Sulfide Odor (C1)
<input type="checkbox"/>	Drift Deposits (B3)	<input type="checkbox"/>	Oxidized Rhizospheres along Living Roots (C3)
<input type="checkbox"/>	Algal Mat or Crust (B4)	<input type="checkbox"/>	Presence of Reduced Iron (C4)
<input type="checkbox"/>	Iron Deposits (B5)	<input type="checkbox"/>	Recent Iron Reduction in Tilled Soils (C6)
<input type="checkbox"/>	Surface Soil Cracks (B6)	<input type="checkbox"/>	Stunted or Stresses Plants (D1) (LRR A)
<input type="checkbox"/>	Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/>	Other (Explain in Remarks)
<input type="checkbox"/>	Sparsely Vegetated Concave Surface (B8)		

<b>Field Observations:</b> Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present?        Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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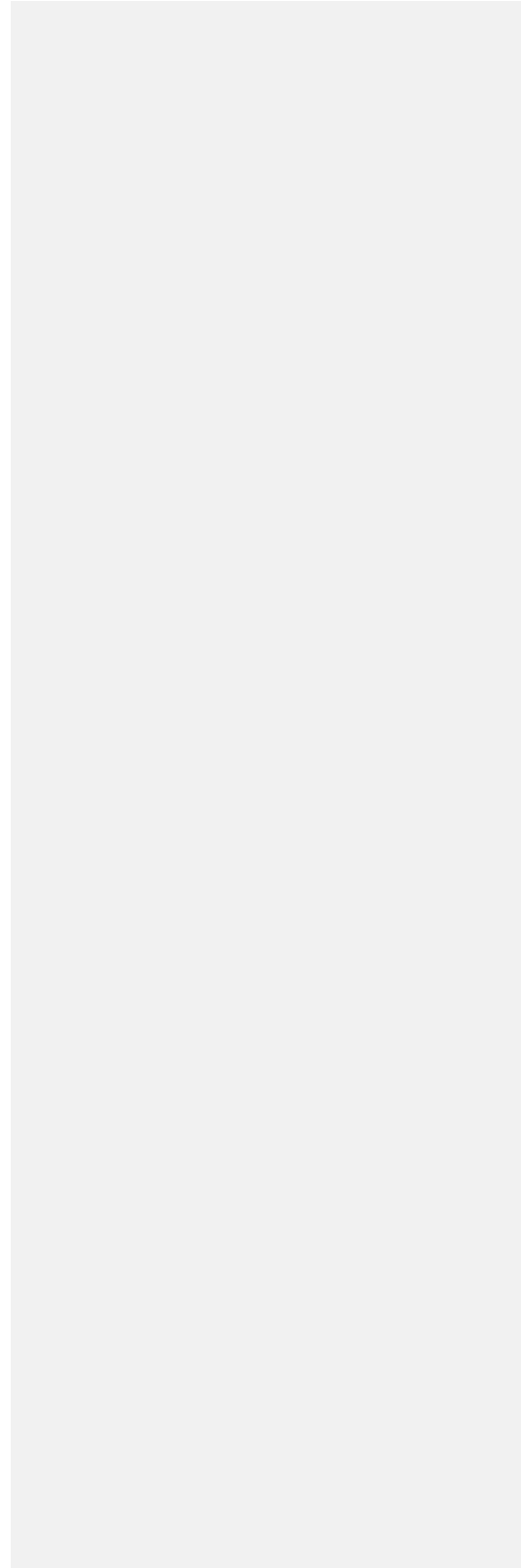
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: There was no hydrology present during the field visit and there was no evidence of wetland hydrology.

**Kitsap County  
Countywide Planning Policies**

**1/05/2021**

**Working Draft**



## **Adopted Kitsap Countywide Planning Policies**

*Amended and Adopted ~~5/11/15~~X*

Attached are the Kitsap Countywide Planning Policies as adopted by the Kitsap County Board of Commissioners by ordinance on May 11, 2015 (Ordinance 522-2015). The Countywide Planning Policies as revised are currently in effect in Kitsap County.

The Kitsap Countywide Planning Policies are the framework for growth management in Kitsap County. Under the Growth Management Act, the Puget Sound Region is defined as King, Kitsap, Snohomish and Pierce Counties. The Puget Sound Regional Council is responsible for developing the four-county regional transportation and land use vision. The Kitsap Countywide Planning Policies tailor 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 address 14 separate elements, ranging from urban growth areas to affordable housing.

The Countywide Planning Policies are required by the Growth Management Act and may be appealed (only) by Cities and the Governor of Washington. The original Kitsap Countywide Planning Policies (adopted by Kitsap County in 1992) and subsequent revisions (August 2001, December 2003, November 2004, November 2007, November 2011, November 2013, and May 2015) 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 & Poulsbo, the Suquamish & Port Gamble S'Klallam Tribes, the Navy, the Port of Bremerton, and Kitsap Transit.

Kitsap County is lead agency for its environmental review.

**Commented [CW1]:** Will be updated to recognize current update



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## INTRODUCTION (UR)

**Commented [CW2]:** Full non-substantive refresh of Introduction to be completed as part of document formatting

The Growth Management Act (GMA) is founded on the principle that it is in the best interest of the citizens of the State to foster coordination and cooperation among units of local and state government. Cities and counties must engage in a collaborative planning process under the requirements of the Act. Specifically, the Act states that, "*THE LEGISLATURE FINDS THAT UNCOORDINATED AND UNPLANNED GROWTH ... POSE A THREAT TO THE ENVIRONMENT, SUSTAINABLE ECONOMIC DEVELOPMENT, AND THE HEALTH, SAFETY, AND HIGH QUALITY OF LIFE ENJOYED BY RESIDENTS OF THE 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.*"

To guide the development of Comprehensive Plans and development regulations, the GMA sets forth planning goals ([RCW 36.70A.020](#)) in 13 areas:

1. Urban Growth
2. Reduce Sprawl
3. Transportation
4. Housing
5. Economic Development
6. Property Rights
7. Permits
8. Natural Resource Industries
9. Open Space and Recreation
10. Environment
11. Citizen Participation and Coordination
12. Public Facilities and Services
13. Historic Preservation.

The Growth Management Act ([RCW 36.70A.210](#)) states that "A COUNTYWIDE PLANNING POLICY IS A WRITTEN POLICY STATEMENT OR STATEMENTS USED SOLELY FOR ESTABLISHING A COUNTYWIDE FRAMEWORK FROM WHICH COUNTY AND CITY COMPREHENSIVE PLANS ARE DEVELOPED AND ADOPTED ... (TO) ENSURE THAT CITY AND COUNTY COMPREHENSIVE PLANS ARE CONSISTENT..." as required in [RCW 36.70A.100](#). "NOTHING IN THIS DOCUMENT SHALL BE CONSTRUED TO ALTER THE LAND USE POWERS OF CITIES." The Act requires that the countywide policy be collaboratively developed among Cities and the County. Further, "FEDERAL AGENCIES AND INDIAN TRIBES MAY PARTICIPATE IN AND COOPERATE WITH THE COUNTYWIDE PLANNING POLICY ADOPTION PROCESS." These policies may also be used for other purposes requiring collaboration and cooperation in addition to the development and adoption of comprehensive plans.

~~Vision 2040~~ [Vision 2050](#) (adopted by the Puget Sound Regional Council ~~during 2010~~ on October 29, 2020) serves as the long-range growth management, environmental, economic development, and transportation strategy for King, Kitsap, Pierce, and Snohomish Counties. ~~Vision 2040-2050~~ includes the Regional Growth Strategy, Multi-County Planning Policies ([RCW 36.70A.210](#)) and Implementation Actions.

**Commented [CW3]:** Recognizes adoption of Vision 2050

The 1992 Kitsap Countywide Planning Policies and subsequent revisions in 2001, 2003, 2007, 2011, 2013, ~~and~~ 2015, ~~and~~ 2021 were developed by a committee of planners representing Kitsap County, the City of Bremerton, the City of Port Orchard, the City of Poulsbo, the City of Bainbridge Island, the Port Gamble S'Klallam Tribe, the Suquamish Tribe, the Navy, and Kitsap Transit. At each point, the Kitsap Regional Coordinating Council conducted a public hearing and prepared a recommendation for adoption by the Kitsap County Board of Commissioners and ratification by Cities and Tribes. The process of review and discussion through the Kitsap Regional Coordinating Council forum is intended to foster consensus whenever possible. County and City

**Commented [CW4]:** CPP Revisions expected to be adopted in 2021

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Comprehensive Plans ~~must~~shall be consistent with the adopted Countywide Planning Policies.

**Kitsap Countywide Planning Policies Vision Statement**

Commented [CW5]: 1/14/21 - Inserted 2019 LUTAC approved CPP Vision Statement

The Kitsap Countywide vision continues the qualities of life that make our County a special place to live and work. We strive to protect our natural systems; preserve the village character of our smaller towns; respect community histories; diversify an economic base that supports good jobs and contributes to vibrant cities, efficient transportation, and affordable housing choices.

**Objectives:**

We work on strategies to achieve the following objectives:

a. Livable urban communities, that are centers for employment, civic activities, and homes:

- Attractive, livable urban neighborhoods that are bike/pedestrian-friendly and offer a range of services, housing, and transportation options.
- Cities that are centers for employment, affordable housing, and cultural activities.

b. A vital and diversified economy, that provides career pathways and living wage jobs for residents, supported by adequate buildable lands for a range of employment uses.

c. An efficient multi-modal transportation system: Accessible roads and highways, transit, ferries, airports, and nonmotorized travel – supporting our land use pattern while providing mobility for residents.

d. Natural systems protection: Respect the natural environment, including natural resource lands such as forests, wetlands, wildlife habitat, streams, and the Puget Sound – as well as the quality of our waters, land, and air. In addition, maintain a system of open space, trails, parks, and greenbelts providing opportunities to spend time outdoors and to learn about the environment.

e. Rural Character: Maintain the traditional appearance, economic and ecological functions of Kitsap’s rural communities, to include the production and distribution of locally grown food.

f. An Efficient and Responsive Government: An efficient and responsive government that partners with citizens and other governmental entities to meet collective needs fairly; while supporting education, environmental protection, and human services.

**Action:**

A key strategy to accomplish this vision is the intent to encourage future urban growth within incorporated cities and unincorporated areas already characterized by urban growth, with existing and planned services and facilities. These actions strengthen our environmental and rural assets, focus public expenditures, and encourage concentrated development where appropriate.

**How to read the Countywide Planning Policies**



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The policies within the Countywide Planning Policies (CPPs) have equal importance, and each one should be understood in the context of the entire document. The CPPs specify how directive a policy should be. Many of the policies utilize one of three different words to do this; shall, should, and may and are defined as follows:

- “*Shall*” means implementation of the policy is mandatory and imparts a higher degree of substantive direction than “should”. “Shall” is used for policies that repeat State of Washington requirements or where the intent is to mandate action. However, “shall” cannot be used when it is largely a subjective determination whether a policy’s objective has been met.
- “*Should*” means implementation of the policy is expected but its completion is not mandatory. The policy is directive with substantive meaning, although to a lesser degree than “shall” for two reasons. (1) “Should” policies recognize the policy might not be applicable or appropriate for all municipalities due to special circumstances. The decision to not implement a “should” policy is appropriate only if implementation of the policy is either inappropriate or not feasible. (2) Some “should” policies are subjective; hence, it is not possible to demonstrate that a jurisdiction has implemented it.
- “*May*” means the actions described in the policy are either advisable or are allowed. “May” gives permission and implies a preference. Because “may” does not have a directive meaning, there is no expectation the described action will be implemented.

**Commented [CW6]:** 1/14/21 – Definitions inserted upfront. Some of this language came from Snohomish County but the verbiage was reduced in length. Also, the definitions are useful as you review but will be reviewed by legal staff before the CPPs are passed.

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The policies in this chapter outline the timing of required updates and the process and procedures for adopting and ratifying changes to the Countywide Planning Policies (CPPs)

**Policies for Update and Ratification (UR):**

**UR-1. The Kitsap Countywide Planning Policies should be dynamic and regularly monitored for applicability and effectiveness.**

- a. ~~The adopted~~ Countywide Planning Policies should be reviewed through the Kitsap Regional Coordinating Council ~~prior to each required comprehensive plan update as required by RCW 36.70A.130. process at least every five years. Proposed Policy~~ revisions shall be reviewed for impacts according to the State Environmental ~~Protection Policy~~ Act (SEPA), ~~consistency with PSRCs VISION 2050 Multicounty Planning Policies (MPPs)~~, and ~~shall be consistent with~~ the State Growth Management Act (GMA).
- b. The County or a City may propose a policy amendment to the Countywide Planning Policies.

**UR-2. Proposed amendments should be considered on a regular basis and voting is subject to the Kitsap Regional Coordinating Council by-laws.**

- a. Kitsap County shall take action to consider and adopt amendments or revisions to the Countywide Planning Policies following recommendation from the Kitsap Regional Coordinating Council.
- b. The Kitsap Regional Coordinating Council will strive for ratification by all Cities and Tribes during the 90 days following the Board of County Commissioners' adoption of its subject ordinance. The adopted CPP will become effective upon ratification by three or more cities in Kitsap County.
- c. A City or Tribal Council that does not ratify the revised Countywide Planning Policies within 90 days of the Board of County Commissioners' adoption of its subject ordinance shall provide a written statement of its objections to the Kitsap Regional Coordinating Council, in order to facilitate further review. (See Appendix A for process flow chart).
- d. Once the ratified revisions to the Countywide Planning Policies take effect, a City or the Governor's office may appeal the revisions to the Growth Management Hearings Board within a further 60 day period.

**Commented [CW7]:** The five-year timeframe may have been put into the CPPs when comprehensive plans were required to be updated every ten years. This has now been changed to 8 years. Instead of tying a review to a specific timeframe, this ties it to the next comprehensive plan update.

The revisions also pull in consistency with Vision MPPs.

Note that UR-2 already allows the County or a City to propose CPP changes at any time so nothing would bar a periodic update.

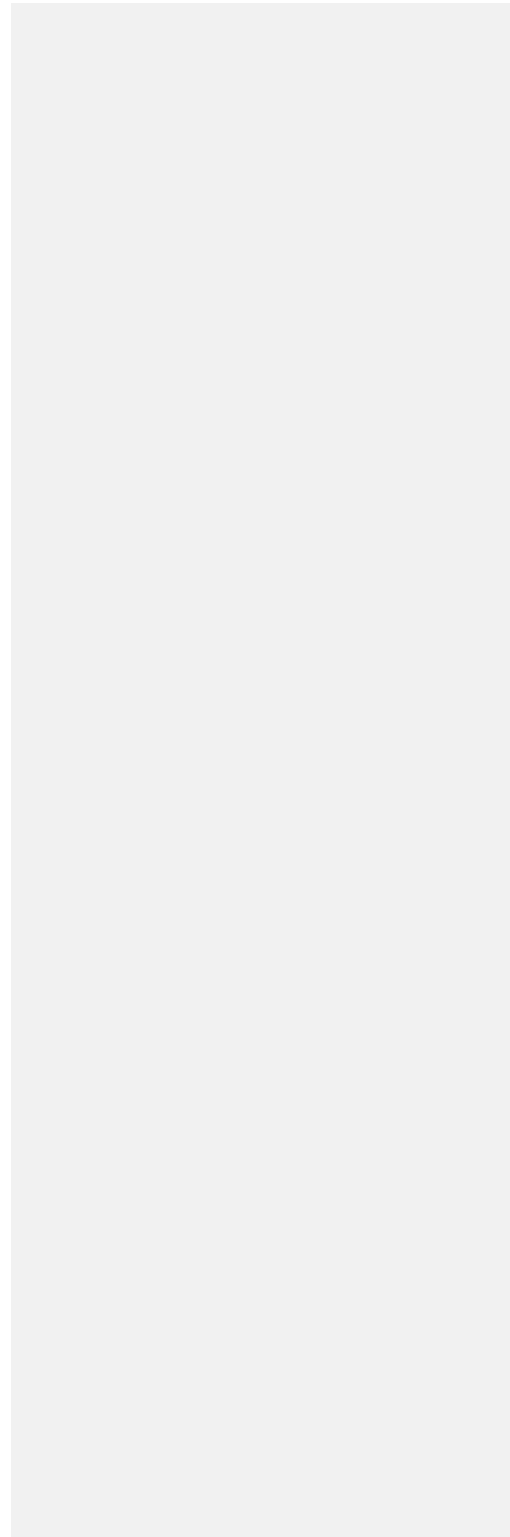
1/14/21 – Comment - Minor new edit to change the reference to SEPA (Protection to Policy)

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**Element A**  
**Countywide Growth Patterns**

Insert Photo Here



## Element A. Countywide Growth Pattern (CW)

The vision for the future of Kitsap County, “seeks to maintain and enhance the quality of life that makes our County a special place to live and work. The residents of Kitsap envision a future in which our natural systems are protected; the water quality in our lakes, streams and Puget Sound ~~is~~ are enhanced; the village character of some of our smaller towns is preserved; the historical nature of our communities is respected in order to preserve our heritage for future generations; a diversified economic base that supports good jobs, contributes to healthy downtowns in our Cities and affordable housing choices; the rural appearance of our county is perpetuated.

This vision of the future, shared by citizens and elected officials, includes the following elements:

- a. Livable urban communities and neighborhoods, centers for employment, civic activities, housing:
  - Attractive, well designed, bike/pedestrian-friendly and livable urban communities, enhanced by preserved historic properties and neighborhoods, that are supported by efficient and high quality services and facilities, and provide a range of housing choices.
  - Healthy cities that are the region’s centers for employment, affordable housing choices, and civic and cultural activities.
- b. Vital diversified economy: An economy that provides training, education, and living wage jobs for residents, supported by adequate buildable land for a range of employment uses and that encourages accomplishment of local economic development goals as articulated in the Kitsap Economic Development Alliance’s adopted plan, Kitsap 20/20: A Strategy for Sustainable Economic Prosperity.
- c. Efficient multi-modal transportation system: Creation of an efficient, clean, and sustainable multi- modal transportation system – including roads and highways, public transportation, ferries, airports, and opportunities for non-motorized travel – that provides efficient access and mobility for county residents, and supports our land use pattern.
- d. Natural systems protection:
  - Protection and enhancement of the natural environment, including wetlands, streams, wildlife habitat, shorelines, water quality, air, climate, and natural resource lands.
  - Creation of a system of open space, trails, parks, and greenbelts that provide opportunities for recreation and that give structure and separation to urban areas.
- e. Rural character: Maintenance of the traditional character, appearance, economic and ecological functions, and lifestyles of Kitsap County’s rural communities and areas

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to include the production and distribution of locally grown food.

- f. Responsive Government: An efficient and responsive government that works in partnership with citizens, governmental entities and Tribes to meet collective needs fairly; and that supports education, environmental protection and human services.

A key strategy to accomplish this vision is the intention to encourage future urban growth in areas within incorporated cities and in unincorporated areas that are already characterized by urban growth with existing and planned services and facilities. These actions will work to strengthen our natural environment and rural character and are geared to reduce taxpayer costs by focusing the expenditure of public funds, encouraging concentrated development where appropriate, and increasing our choices for housing and jobs.”

Balancing historical patterns of growth with a preferred vision of the future and legal requirements is an on-going challenge. Tradeoffs must be made to balance the costs with the gains; flexibility is necessary to adapt to changing conditions. These policies are intended to reflect the long-term goals of the people living, working and doing business here.

**Commented [NB8]:** Does this say that we are not going to comply with the law?

The policies in this chapter are focused on the important role of both urban and rural areas in Kitsap County as growth occurs. In addition, the policies outline how the KRCC member jurisdictions will work together to achieve common goals regarding the countywide growth pattern.

**Commented [CW9]:** 1/14/21 – addition of policy introduction

**Policies for Countywide Growth Pattern (CW):**

**CW-1. Roles of Cities and, unincorporated Urban Growth Areas (UGAs), and designated Centers /Urban Communities**

- a. The primary role of Kitsap’s ~~urban communities~~ Cities, unincorporated UGAs, and designated Centers is to encourage growth, through new development, re-development and in-fill. (See Appendix B for current and projected population distribution.) Population growth should be directed to Cities, urban growth areas and centers with a transportation system that connects people with jobs and housing.
- b. Each of Kitsap’s ~~urban communities~~ Cities, Unincorporated UGAs, and designated Centers should foster its unique vision as a high quality place to live and work, through urban design, historic preservation, and arts that improve the natural and human-made environments; promote healthy lifestyles; contribute to a prosperous economy; and, increase the region’s resiliency in adapting to changes or adverse events.
- b. ~~In Kitsap, urban communities are closely linked to water and natural amenities and provide open space links to the natural environment.~~
- c. For unincorporated UGAs, promote annexation into cities.

**Commented [CW10]:** 1/14/21 – Comment – the policy header as currently written does not align with the policy content. While the policy header is focuses on cities, unincorporated UGAs are also a place for urban growth as defined in the GMA.

In addition, I have removed references to the term “urban communities” because it adds another undefined term that is not necessary. Feedback on clarity these changes provide would be appreciated.

**Commented [CW11]:** 1/14/21 – Comment – this seems like an unnecessary policy. Consider removing.

**Commented [CW12]:** 1/14/21 – Comment – removed from below and added here. Makes more sense in this location.

**CW-2. Roles of ~~Kitsap County~~ areas outside of Cities, Unincorporated UGAs,**



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**and designated Centers:**

- a. Keep regional vision in mind when making local decisions.
- b. Promote stewardship of unincorporated urban areas ~~and promote annexation into cities or incorporation.~~
- c. Maintain/enhance natural systems and rural character.
- d. Include a variety of low density rural communities, densities, and uses.

**Commented [CW13]:** 1/14/21 – Comment – minor changes so CW-1 and CW-2 make sense as defining the purpose of urban and rural areas.

**Commented [NB14]:** These don't make sense under this heading "areas outside cities, UGAs, centers.". What is their purpose? Is the regional vision PSRC or KRCC? Why stewardship of unincorporated urban areas and what does this mean?

**CW-3. To achieve these goals, the Kitsap Regional Coordinating Council member jurisdictions should:**

- a. Make decisions together when needed.
- b. Coordinate and cooperate on land use policy, capital planning, infrastructure development, environmental issues, and cultural resource management/planning.
- c. ~~Establish and keep updated a Buildable Land Analysis Program. Work together to meet the Buildable Lands program requirements in RCW 36.70A.215.~~
- d. Develop a program for the Transfer of Development Rights to preserve lands with important public benefits.
- e. Maintain/preserve distinct urban identities with ~~green breaks~~ open space or other natural features.
- f. ~~Promote tiering and/or phasing of infrastructure development within Urban Growth Areas.~~
- ~~g.f.~~ Develop and implement land use policies, regulations and incentives to promote the efficient use of urban areas.

**Commented [NB15]:** The goals in this subsection, vision 2050, CWPPs?

**Commented [CW16]:** Suggested change – the word "participate" is utilized in UGA-1

**Commented [CW17R16]:** 1/14/21 – modified new language to remove the word participate. Participate is used in other policies but the term "Work together" covers what is needed and keeps policy tight.

**Commented [CW18]:** Suggested change – common terminology

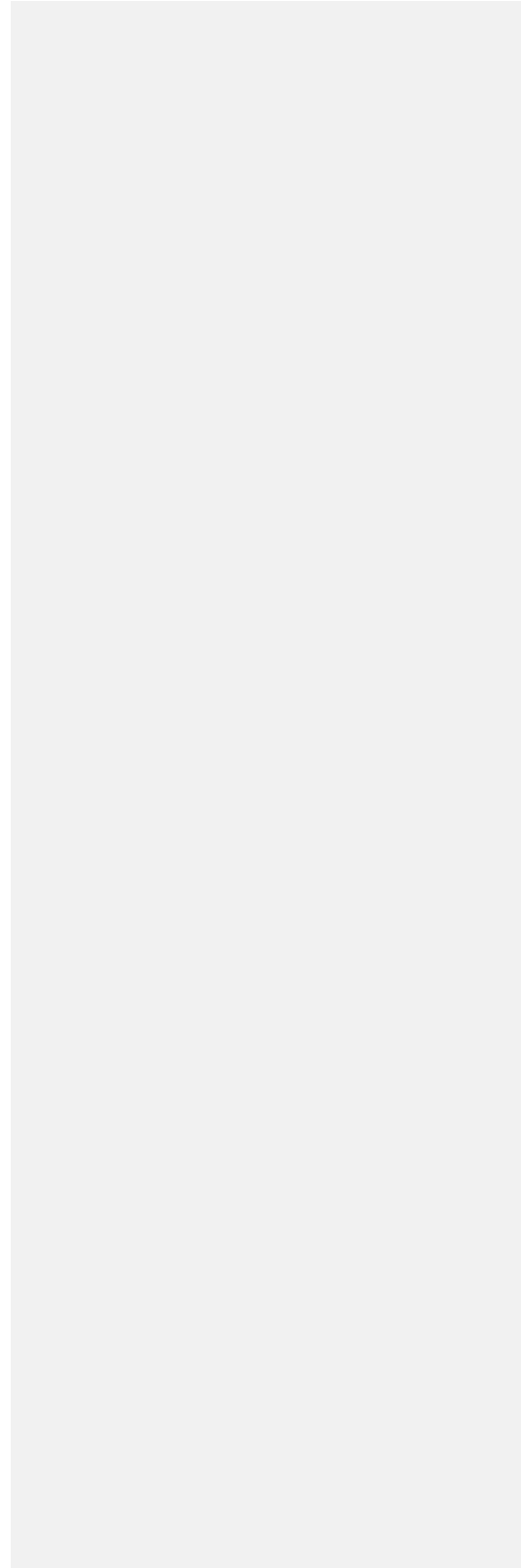
**Commented [CW19]:** 1/14/21 – Comment asking what tiering means. Response – tiering is not a GMA term but is used in the CPPs. I agree that this could be amended. Infrastructure was added to b. as an area where coordination could take place.

- h. ~~Incorporate provisions addressing community health, equity, and displacement into appropriate regional, countywide, and local plans. ning and decision making processes.~~

**Commented [CW20]:** h. Equity and displacement are two key themes added to Vision 2050. Including language here sets the stage for additional policies contained within the revised document. Further, community health is addressed with equity/displacement in Vision. Putting them together here could make sense. Also revised policy to just focus this at the policy level.

**Element B**  
**Urban Growth Areas (UGA)**

Insert Photo Here



## Element B. Urban Growth Areas (UGA)

The basic premise for designating Urban Growth Areas is to encourage the location of urban density residential, commercial, and industrial developments in areas where services can be most economically provided. The benefits of directing growth to designated urban areas include:

- Higher density residential development within walking or bicycling distance of jobs, transit, schools, and parks.
- Maximizing benefits of transportation investments
- Limiting urban expansion into rural and forested areas.
- Promotion of in-fill or redevelopment of existing urban areas.
- Preservation of open space, critical areas and lands designated for resource protection.
- Accommodation of employment growth in a concentrated pattern.
- More economical provision and maintenance of streets, sewer/water lines and other public facilities.
- Promotion of attractive residential neighborhoods and commercial districts which provide a sense of community.
- A harmonious relationship with regional planning as articulated by Vision 20540 and Transportation 20440, adopted by the Puget Sound Regional Council as the growth and transportation strategy for central Puget Sound.

The policies in this chapter are focused on Urban Growth Areas (UGAs) and limited circumstances when urban growth may take place outside of urban growth areas. This includes policies directing how the county and cities work together on Buildable Lands and Land Capacity efforts, the distribution of projected population and employment growth prior to updating comprehensive plans and the process, and criteria for expanding an UGA. Element B also outlines how the county and cities coordinate growth within unincorporated UGAs prior to land being annexed into cities, and policies focused on coordination for National Historic Towns and both Fully Contained Communities and Master Planned Resorts.

### Policies for Urban Growth Areas (UGA):

**UGA-1. Land Utilization Capacity (RCW 36.70A.115) & Monitoring Programs Review and Evaluation Program (Buildable Lands – RCW 36.70A.215):**

**Background:** The Growth Management Act was amended in 1997 requiring Kitsap County and Cities to monitor countywide development activities in five-year intervals in order to test their Comprehensive Plans' growth and land absorption assumptions. Two different analyses are used: (1) The Land Capacity Analysis, first conducted by Kitsap County in 2002, estimates the existing land supply based on a set of defined assumptions, e.g. market factor, speed of land absorption, critical areas exclusions, etc. It uses a consistent, agreed-upon methodology, with allowance for documented variations for individual jurisdiction's conditions. (2) The Buildable Land Analysis (as required by the State GMA) uses recorded permit activity to track and monitor residential, commercial, and industrial growth. It will be updated throughout Kitsap County in 2007. It is an adaptive management tool for comparing development assumptions, targets, and objectives with actual development. If inconsistencies are found, the County and Cities must then implement reasonable measures, other than adjusting Urban Growth Areas, that will be taken in order to comply with the GMA. The following countywide planning policies relate to this regional program to monitor the buildable land supply for future growth as forecasted by the State and distributed through the Kitsap Regional Coordinating Council

**Commented [NB21]:** Update text box.

**Commented [CW22]:** 1/14/21 – Comment – modified new language – changed transit to transportation.

**Commented [CW23]:** 1/14/21 – addition of policy introduction

**Commented [CW24]:** 1/14/21 – Comment – language modified to utilize correct terminology in the GMA.

One note – while often referred to as Buildable Lands, the statutory name is the Review and Evaluation Program. It gets confusing! To bring clarity, I have added the correct stator reference but put "Buildable Lands" in ( ) so we can refer to it as buildable lands in the rest of the policies. Hope this makes sense.



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Consistent with [RCW 36.70A.115](#), the County and Cities shall ensure that, taken collectively, adoption of and amendments to their comprehensive plans and/or development regulations provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their housing and employment growth (derived from population distribution), as adopted in the applicable Countywide Planning Policies and consistent with the 20-year population forecast from the WA [Office of Financial Management](#) and ~~Vision 2040-Vision 2050~~ guidance. ~~(Implements Multi-County Planning Policy DP Action 15).~~

- a. The County and the Cities shall maintain a Land Capacity Analysis Program a using consistent, agreed-upon methodology to estimate the land supply available to accommodate future residential, commercial, and industrial growth.
- b. The County and the Cities shall participate and work together to meet the Buildable Lands program requirements under RCW 36.70A.215 ~~in an agreed-upon Buildable Lands Analysis Program~~ to monitor and evaluate the effectiveness of their respective Comprehensive Plans.
- c. The County and Cities shall establish procedures for resolving disputes in collection and analysis of Land Capacity and Buildable Lands data. In the event a resolution cannot be achieved, the Kitsap Regional Coordinating Council shall be a forum to review and if possible, facilitate any disputes between parties.

**Commented [CW25]:** Syncing language with CW-3e. Current language may have been written prior to first BL report. This updates the policy.

**Commented [CW26]:** 1/14/21 – Comment received asking if this policy should be retained as it has not been implemented. I suggest retaining this policy. Should an issue arise, this simply lays out the process for addressing it.

**UGA-2.** ~~Each jurisdiction is responsible for implementing appropriate reasonable measures within its jurisdictional boundaries. If the Buildable Lands a Analysis shows that a jurisdiction’s Comprehensive Plan growth goals are not being met, that jurisdiction shall consider implementing additional reasonable measures to reduce the differences between growth and development assumptions and targets and actual development patterns in order to use its designated urban land more efficiently. Each jurisdiction is responsible for implementing appropriate reasonable measures within its jurisdictional boundaries.~~

**Commented [CW27]:** Reorganized policy. Language regarding reasonable measures to align with RCW 36.70A.215(1)(b) more closely.

**UGA-3. Process and criteria ~~for~~ to ensure regional coordination when establishing, expanding, and adjusting Urban Growth Areas in Kitsap County:**

- a. Urban Growth Areas are areas “within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature” ([RCW 36.70A.110\(1\)](#)) except under specific circumstances, as fully contained communities and master planned resorts as authorized by the Growth Management Act.
- b. Unincorporated Urban Growth Areas shall be associated with an existing or future city.
- c. All Urban Growth Areas shall be reflected in County and respective City comprehensive plans.
- d. Sufficient area capacity must be included in the Urban Growth Areas to accommodate the adopted 20-year population distribution and countywide employment as adopted by the Kitsap Regional Coordinating Council, and

**Commented [CW28R27]:** 1/14/21 – Comment asked for the word consider to be removed from first paragraph to make it clear that reasonable measure must be implemented. Change made.

**Commented [CW29]:** 1/14/21- Comment received asking for additional language noting that the policy is to ensure regional coordination, not usurp local planning processes.

**Commented [CW30]:** 1/14/21 – Comment received asking that the term area be replaced with capacity. This change seems to make good sense.

**Commented [CW31]:** Including employment

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- ~~consistent with WA Office of Financial Management projections.~~
- e. A jurisdiction may define growth tiers within its Urban Growth Area (RCW 36.70A.110(3)) to focus public and/or private investment where growth is desired. Utility development and/or expansion may be phased to support efficient and cost-effective growth and to prioritize investments.
  - f. The County, City, or interested citizens may initiate an amendment to an existing Urban Growth Area through the comprehensive plan amendment process as authorized by the Growth Management Act.
  - g. Any jurisdiction seeking to expand its expansion of an Urban Growth Area shall achieve result in zoning that will ensure densities and urban growth patterns and densities consistent with the Growth Management Act and be consistent with the City's adopted Comprehensive Plan and any inter-local agreement between the City and the County.
  - g-h. An expansion of the boundary of an individual Urban Growth Area (UGA) that results in a net increase of residential, commercial, or industrial land capacity is permitted when one of the following criteria is met:
    - i. The expansion is supported by a countywide land capacity analysis developed pursuant to RCW 36.70A.110.
    - ii. The expansion is a result of the review of a UGA's ability to accommodate the succeeding twenty years of projected growth, as projected by the State Office of Financial Management.
    - iii. The expansion will correct a demonstrated mapping error.
    - iv. The expansion will create a UGA with an identifiable physical boundary where one does not currently exist.
    - iv-v. The expansion is offset by a commensurate UGA reduction in another area of the county.
    - v-vi. Schools (including public, private, and parochial), churches, institutions and other community facilities that primarily serve urban populations within the urban growth area in locations where they will promote the local desired growth plans should be in an urban growth area. If it is demonstrated that no site within the UGA can reasonably or logically accommodate the proposed facilities, urban growth area expansions may take place to allow the development of these facilities provided that the expansion area is adjacent to an existing UGA.
    - vi-vii. The expansion is a response to a declaration by the Board of County Commissioners of a critical shortage of affordable housing which is uncurable in a timely manner by the implementation of reasonable measures or other instrumentality reasonably available to the jurisdiction, and the expansion is reasonably calculated to provide affordable housing.
  - h. If an adopted or proposed, 20-year projected population distribution requires the expansion of its Urban Growth Area, the respective jurisdiction shall conduct

**Commented [CW32]:** 1/14/21 – Comment – removed reference to OFM as it is not necessary for the policy. The policy is not directed at where info comes from, just that sufficient capacity should be provided.

**Commented [NB33]:** When initiating an amendment, it this a request to the City or the County or both or either?

**Commented [CW34]:** 1/14/21 – Comment received asking if interested citizens language should be retained. We suggest leaving this language in to affirm that interested parties may apply for a comprehensive plan change, include a UGA amendment as allowed by state law.

**Commented [CW35]:** Policy change provided for clarity only. Clarifies that any UGA expansion requires urban zoning to ensure urban growth patterns.

**Commented [CW36]:** 1-14-21 – Comment received – added language to make it clear that just one of the criteria must be met.

**Commented [NB37]:** This RCW does not address a land capacity analysis. Is this a countywide LCR vs. one city doing their own?

**Commented [NB38]:** Is this an individual UGA associated with a city or is it the countywide UGA? If Port Orchard reviews it's UGA and determines that it is too small, does the proposal meet the criteria?

**Commented [CW39]:** 1-14-21 – Comment received – new sub policy added to allow for UGA expansions that will provide for an identifiable physical boundary where one does not exist. I could add additional language to list examples such as roads, natural features but trying to keep policies tight.

**Commented [NB40R39]:** This needs clarification.

**Formatted:** Font:

**Commented [NB41]:** This should require concurrence of KRCC.

**Commented [CW42]:** Proposing full revision of policy h and i for several reasons. The language is borrowed from Snohomish County (although shortened substantially):

- Current policy is directed at jurisdictions when previous policies make it clear that the County, a City, or a citizen may apply for a change. Each should be required to make the same case.
- The revised policy explains in greater detail when a UGA expansion may be appropriate.
- The revised policy tries to sync up the amount of capacity created vs. how much growth is planned for.

**Commented [CW43R42]:** 1/14/21 – Comment received asking to remove proposed new language in first paragraph "of KCC 21.08.070 (criteria for recommendation or

**Commented [CW44R42]:**

**Commented [CW45]:** 1/14/21 – Comments received - propose removing vi. which contained draft language regarding allowance for County to expand UGA when

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~~planning and analysis, addressing the following conditions:~~

- ~~i. Update and confirm the capacity analysis for land within the existing Urban Growth Area for residential, commercial, and/or industrial lands, which takes into account all development approved within the overall UGA since the last UGA expansion. This shall be based upon updated Buildable Land and Land Capacity Analyses that follow the guidelines of RCW 36.70A.215 or other analysis determined appropriate for the particular UGA involved. To maximize consistency across jurisdictions, each jurisdiction shall use consistent methodology in calculating capacity.~~
- ~~ii. Review the planning and zoning regulations and any incentive programs in place to determine expected densities and urban growth patterns in the existing UGA consistent with the Growth Management Act and the jurisdiction's adopted Comprehensive Plan.~~
- ~~iii. Determine whether the adoption and implementation of suitable reasonable measures should be considered, if the Buildable Land Analysis shows that its Comprehensive Plan growth goals are not being met.~~
- ~~iv. Data collection and analysis for the Land Capacity Analysis should be done cooperatively. The County will be responsible for data describing growth and capacity in the unincorporated portion of the Urban Growth Area, and the City for the incorporated portion.~~

i. Expansion of Urban Growth Areas shall direct growth first to areas already characterized by urban growth that have adequate existing public facility and service capabilities to serve development; second to 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; and third to areas that are adjacent to incorporated cities or established Urban Growth Areas once the available land meeting the first or second priority has been designated. Areas which have existing public facilities or where public facilities can be reasonably extended and are not currently at urban densities should be considered first within this category.

~~j.i. A jurisdiction, as part of its Comprehensive Plan amendment or Subarea Plan process, that proposes an application for an expansion of the a UGA shall prepare or update a comparison of potential areas for expansion, including include:~~

- i. Planning and zoning regulations currently in place.
- ii. An evaluation of how a full range of urban-level infrastructure and services would be provided within potential expansion areas, including appropriate capital facility analysis.

Fire	Storm Water	Solid Waste
Police	Potable Water	Park & Recreation Facilities
Transportation	Sewer	Schools
Utilities: Power and Telecommunications, including Broadband		
Emergency Medical Services		

All service providers including special districts and adjacent jurisdictions should be included in the evaluation. Best available infrastructure

**Commented [CW46]:** 1/14/21 – Policy was originally proposed to be removed. Comments received asked for this policy to remain.

**Commented [CW47]:** Made for consistency given who may apply for a UGA expansion

**Commented [CW48R47]:** 1/14/21 – Comment – additional modifications made for readability purposes.

**Commented [NB49]:** This this an application to the county? To KRCC? To the City?



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technology may be used provided that it has been approved by the jurisdiction as part of a broader review of available technology.

- iii. ~~Although specific standards and criteria are not implied, other factors shall~~Other factors should be addressed in evaluating areas for Urban Growth Area expansion, including but not limited to: environmental constraints; creating a UGA boundary with identifiable physical boundaries; economic development; preservation of cultural, historical, and designated resource lands.

- j. The City and County shall conduct early and continuous public involvement when establishing, expanding, or adjusting Urban Growth Areas. Residents of unincorporated areas should be consulted and actively involved in the process affecting them.

**Commented [CW50]:** Updating policy language and adding reference to creating UGA boundaries with identifiable physical characteristics.

**UGA-4. Coordinated Growth Management in Urban Growth Areas:**

- a. Adopted City and County comprehensive plans shall reflect the intent that all land within unincorporated Urban Growth Areas will either annex to a city or incorporate within the 20-year planning horizon.

- b. ~~To maximize the efficient use of urban lands, subdivisions in Urban Growth Areas shall be consistent with the associated jurisdiction's Comprehensive Plan and underlying zoning densities.~~

- c. ~~As described in the Growth Management Act, e~~Cities are the primary provider of municipal services and facilities in their Urban Growth Areas, responsible for demonstrating within their Comprehensive Plans the capacity to provide all urban services within their associated Urban Growth Area(s). This may be accomplished through a collaborative process with Kitsap County and/or other service providers.

**Commented [CW51]:** 1/14/21 – We should consider removing this or modifying. I doubt the intent is that the County is required to adopt the zoning code for each city so zoning is consistent. Could consider modifying to encourage zoning consistent with what the city would like or at least t provide urban densities. Thoughts?

**Commented [NB52R51]:** We should instead be encouraging interlocal joint planning agreements.

**Commented [CW53]:** 1/14/21 – Comment – change made to simplify language.

- d. The County and Cities ~~shall~~should establish procedures to facilitate the smooth transfer of governance for associated Urban Growth Area(s) through the adoption of ~~Urban Growth Area Management Agreements (UGAMAs)~~interlocal agreements as per Appendix C: Urban Growth Area Management Agreements.

**Commented [CW54]:** 1/14/21 – Comment – it doesn't sound like the UGAMAs have really been implemented. The term interlocal agreement is the mechanism for agreements to address how governance is transitioned. Also made this a should policy as this is not a requirement. Feedback on change would be helpful.

- e. For Urban Growth Areas:

- i. The County should plan with associated cities and local communities to address land uses, infrastructure needs, level of service standards as identified in these policies, and other issues as needed. The results should be reflected in the County Comprehensive Plan.
- ii. The County should provide a level of urban facilities and services consistent with the County's ability and appropriateness to provide such services for those Urban Growth Areas that will be associated with a specific city or that will eventually incorporate.

**Commented [CW55]:** Delete repeated sentence

**UGA-5. Policies for distribution of ~~Distribution of 20-year population and employment growth~~ increments, as forecasted by the WA Office of Financial**

**Management VISION:**

a. The Kitsap Regional Coordinating Council shall coordinate the process for distributing the forecasted population ~~and employment growth for the period 2005-2025 2044 and every five years thereafter~~, consistent with the requirements of the Growth Management Act ~~and PSRC’s most recent Regional Growth Strategy (RGS)~~. Kitsap County shall adopt any revision to the population distribution as part of its next Comprehensive Plan amendment process and the Cities shall base their Comprehensive Plan amendments upon that distribution. The distribution process should consider countywide demographic analysis, the Land Capacity Analysis, the Regional Growth Strategy, and the OFM projections, and it shall promote a countywide development pattern targeting over three quarters (76%) of new population growth to the designated Urban Growth Areas. The County and the Cities recognize that the success of this development pattern requires not only the rigorous support of Kitsap County in the rural areas, but also Cities’ Comprehensive Plans being designed to attract substantial new population growth.

**Commented [CW56]:** Integrating the RGS so that it is considered as growth is distributed prior to comprehensive plan updates.

**Commented [CW57]:** Population distributions precede comprehensive plan updates, so the five-year reference was removed.  
1/14/21 – comment receive asking for the dates to be removed so the policy doesn’t have to be updated every time the CPPs are updated. Change made.

**Commented [CW58]:** Vision states that targeting should be 92% - MPP-RGS-14 focused on reducing the rural share. Could take out the target number here and replace with general policy that implements Vision but also provides flexibility to recognize local circumstances.

**Commented [CW59R58]:** 1/14/21 – Based upon comments received, we will leave this in the CPPs and address and changes when new growth targets are adopted.

~~a.b.~~ The Regional Growth Strategy (RGS) provides a framework for the Kitsap Regional Coordinating Council to consider as population growth is distributed. Population distributions should support the RGS while also recognizing countywide demographic information, jobs/housing balance, designated centers, transit service/access to high-capacity transit, and growth trends. In supporting the RGS, growth should be focused in metropolitan cities (Bremerton and the Bremerton UGA), Core cities (Silverdale), and High Capacity Transit Communities (Bainbridge Island, Kingston, Port Orchard and Port Orchard UGA, and Poulsbo and Poulsbo UGA).

**Commented [CW60]:** 1/14/21 – Comments received - additional language added

**Commented [CW61]:** Implements MPP-RGS-3 – The RGS should be considered but the policy makes it clear that there is flexibility is how targets are set. Local conditions should be considered.

MPP-RGS-12 - The policy also calls out where a majority of growth should be allocated under the RGS.

**Commented [CW62R61]:** 1/14/21 - Comment that this new policy should be switched with above policy, so it comes first. Will consider as other non-substantive policies changes are made.

**Commented [CW63]:** 1/14/21 – Kingston added to list

~~b.c.~~ Population ~~distribution and employment targets~~ will be reviewed through the Kitsap Regional Coordinating Council ~~process every five years~~. The review will include an analysis of the Cities’ and County’s progress in achieving target distributions. If the 76% UGA target mentioned above for new population growth and the overall population targets are met or exceeded, the target for new population will revert to five sixths (83%), as per the revised County-wide Planning Policies adopted by Kitsap County Ordinance #258-01 on August 20, 2001. Otherwise, the target may be reaffirmed or explicitly modified.

**Commented [CW64]:** 1/14/21 – Proposed to be removed but based upon comments this policy is proposed to remain. It will be reviewed again once growth targets are set. Still proposing removal of 5 year reference.

~~c.d.~~ The County and cities should work together to ~~Each jurisdiction with a designated Urban Growth Area shall~~ develop an estimate and/or range of the additional population ~~and employment~~ that it could accommodate and service during the ~~20-year~~ 20-year planning horizon, consistent with its vision for future community character. The estimate shall consider the need for increasing population density within the Urban Growth Areas to promote efficient service delivery, avoid sprawl, and preserve community character.

**Commented [CW65]:** 1/14/21 – comment – currently written as if the cities and county should work independently. This policy should emphasize working together on this important task.

~~c.e.~~ The population ~~and employment~~ estimates and/or ranges shall be provided to the Kitsap Regional Coordinating Council, with a statement of need concerning adjusted Urban Growth Area boundaries.

**Commented [CW66]:** 1/14/21 – Comments received – several polices modified to include employment.

~~e.~~ The Kitsap Regional Coordinating Council shall compile the jurisdictions’

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~~population estimates, including the estimate of additional population capacity for areas outside the Urban Growth Areas, and determine whether adjustments to the overall distribution are required in order to fit within the OFM projected range.~~

- f. The Kitsap Regional Coordinating Council, after conducting a public hearing, shall recommend the estimate and/or ranges of ~~20-year~~20-year population and employment distribution to Kitsap County for adoption as an amendment to the Countywide Planning Policies.
- g. Kitsap County should give substantial weight to the Kitsap Regional Coordinating Council's recommendation in adopting the 20-year population and employment distribution.
- h. Following adoption of the estimates and/or ranges, each jurisdiction should update its comprehensive plan, ~~so as to~~ arrive at a final ~~population targets~~ consistent with the estimate and/or within the original range.
- i. After each jurisdiction has completed its comprehensive plan update, the final adopted target should be compiled and reviewed through the Kitsap Regional Coordinating Council process and the revised population and employment distribution incorporated into the Countywide Planning Policies. A final distribution to Urban Growth Areas versus non-Urban Growth Areas within the range specified above should then be calculated. ~~In the case where adopted there is a discrepancy between initial population or employment distributions in Appendix B and adopted plans, the Kitsap Regional Coordinating Council (KRCC) will engage in a reconciliation process. The KRCC Executive Board shall review and recommend to the County Council a reconciled 20-year population and/or employment distribution. Substantial consideration shall be given to the plan of each jurisdiction. The Kitsap Board of Commissioners shall consider the recommendation of the KRCC Executive Board and shall replace Appendix B of the CPPs with a reconciled 20-year population and/or employment distribution.~~

**Commented [CW67]:** 1/14/21 Comment – this policy is redundant to the policy above and doesn't seem to have great purpose. This could be removed the policy flow is still in tact.

**Commented [CW68]:** Provide a bit more clarity into the reconciliation process.

Implements RGS-Action-9 to provide a reconciliation process if adopted population and employment targets to do align with those adopted in Appendix B when targets are initially set.

**Commented [CW69R68]:** 1/14/21 – Comments received that this proposed policy should not be included and that the existing policy should be retained. Change made.



**UGA-6. Policies for Growth Outside of Urban Growth Areas: Fully Contained Communities, National Historic Towns and Master Planned Resorts**

a. A Master Plan review process and decision criteria for fully contained communities, national historic towns, and master planned resorts should be incorporated in the County’s Comprehensive Plan, must reflect the standards and requirements in the GMA, and in addition must address the following:

- i. Provision of necessary public facilities, including but not limited to parks, schools, and public safety facilities should be provided within or along with the development, consistent with adopted capital facility and level of service standards;
- ii. Future assessment of adverse impacts to public infrastructure, nearby communities, adjacent rural areas, environmental resources, and designated resource lands. Such impacts should first be avoided, second minimized, and third mitigated;
- iii. Provisions for review of such developments through the Kitsap Regional Coordinating Council process, in addition to other procedural requirements.

Under the Growth Management Act ([RCW 36.70A.350](#)), fully contained communities (FCCs) may be considered, provided that a portion of the twenty-year population forecast is reserved for & subsequently distributed to the FCC. The GMA requires that FCCs provide for a mix of uses that would provide jobs, housing, & public facilities and services to support a long-term residential population.

The GMA ([RCW 36.70A.360](#)) also allows the consideration of proposed master planned resorts (MPR’s) outside of Urban Growth Areas for shorter-term residential uses. Master planned resorts are described as self-contained, fully integrated planned developments in areas with significant natural amenities.

The GMA allows for areas with a federal landmark designation to be developed as National Historic Towns ([RCW 36.70A.520](#)). The designation may allow urban services in rural areas dependent upon historic development pattern. Its boundaries and land uses must be consistent with those over the course of its history, but not specific to any point in time.

Vision 2040 policies state that new FCC’s are to be avoided.

b. Consistent with guidance provided in Vision 20540, the Kitsap Regional Coordinating Council shall avoid the establishment of a Fully Contained Community (FCC). Only if it is found necessary to accommodate future urban population growth may the Kitsap Regional Coordinating Council recommend the creation of an FCC and a corresponding new community reserve population. Any such designation shall be fully consistent with all Countywide Planning Policies establishing new Urban Growth Areas (Elements B3 and B5) and ([RCW 36.70A.350 \(2\)](#)), which, in part, requires that a new community reserve population be established no more than once every five years as a part of the designation or review of Urban Growth Areas and that the Urban Growth Areas shall be accordingly offset.

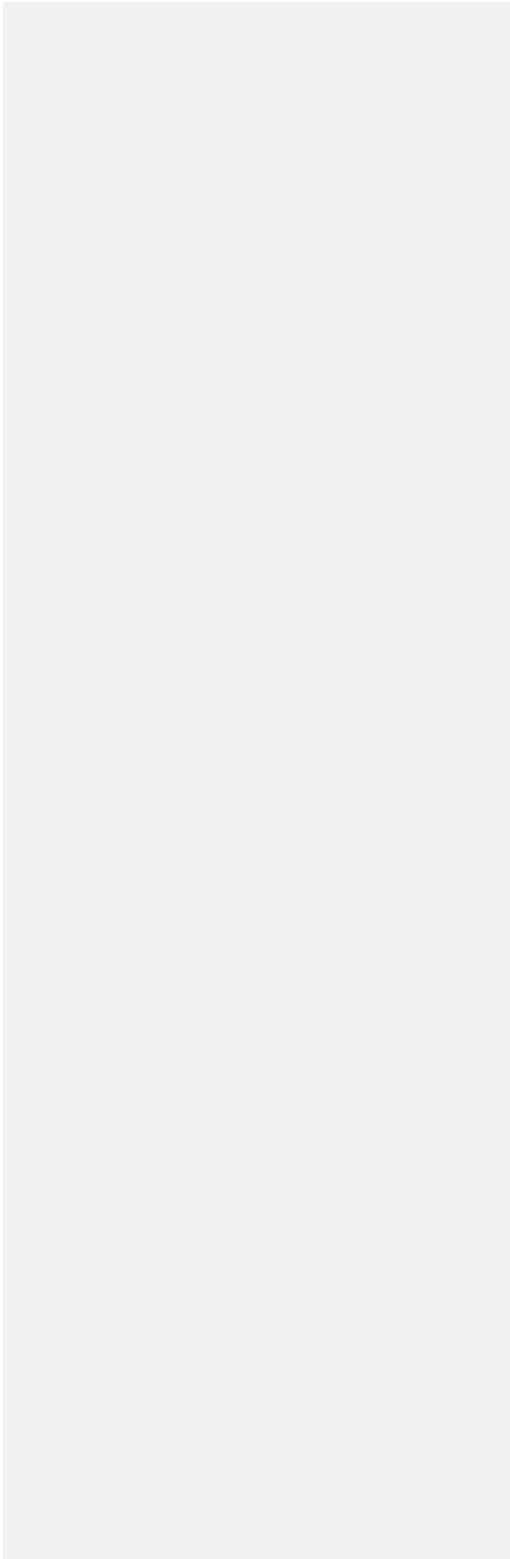
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In addition, the following shall be included in any County Comprehensive Plan requirements governing FCCs:

- i. a phasing plan that monitors and requires concurrent development of commercial and employment uses with residential development, to ensure that the community is fully contained;
  - ii. a mechanism to ensure that the timing of the development components will be fully regulated by the phasing plan;
  - iii. a substantial public benefit.
- c. As [Vision 20540](#) requires comprehensive review and consideration of the regional impacts of any proposed Fully Contained Community, the County shall forward the proposal to adjacent counties, the Puget Sound Regional Council, and the Kitsap Regional Coordinating Council for review at the earliest possible point in the process. The Kitsap Regional Coordinating Council shall review the proposal for regional impacts to the following:
- i. the regional growth strategy as included in [Vision 20540](#);
  - ii. the split in population growth between the countywide urban and rural areas;
  - iii. other elements of the Countywide Planning Policies.

**Element C**  
**Centers of Growth (C)**

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## **Element C: Centers of Growth (C)**

### **Overview and Purpose:**

Centers are the hallmark of Puget Sound Regional Council’s (PSRC) Regional Growth Framework. The region’s growth strategy identifies Centers as an integral feature for accommodating residential and employment growth. Centers guide regional growth allocations, advance local planning, inform transit service planning, and represent priority areas for PSRC’s federal transportation funding. Growth in Centers has significant regional benefits, including supporting multi-modal transportation options, compact growth, and housing choices near jobs, climate goals, and access to opportunity. As important focal points for investment and development, Centers represent a crucial opportunity to support equitable access to affordable housing, services, schools, health, quality transit service, and employment, as well as to build on the community assets currently present within centers.

Centers serve multiple and equally important purposes. First, the designation of Centers in the Kitsap Countywide Planning Policies demonstrates consistency with the multi-county planning policies adopted by PSRC. Further, within the Regional Geographies established by PSRC, it establishes a countywide planning policy to direct growth to all types of Centers, thereby implementing the regional center framework policies. Finally, by directing growth to Centers, Kitsap County will prioritize infrastructure investment to support growth and urban levels of development in Centers.

~~Centers are intended to be compact and centralized working, shopping and/or activity areas linked to other Centers by transit and non-motorized facilities. [See H-Transportation: 5-6] Centers and their boundaries are intended to be locally determined by the County and the Cities where a community-wide focal point can be provided, significant population and/or employment growth can be located, and the increased use of transit, walking and bicycling can be supported. Designated Centers are intended to define the pattern of future residential and commercial/industrial growth and incorporate opportunities for parks, civic, and public space development in Kitsap County. (See Appendix F for listing of Kitsap Designated Centers.)~~

### **Types of Centers:**

There are a variety of Center types and subtypes as defined in the March 22, 2018, Regional Centers Framework Update adopted by the Puget Sound Regional Council and are as follows:

- Regional Growth Centers (RGC)
  - Metro Growth Center
  - Urban Growth Center
- Manufacturing/Industrial Centers (MIC)
  - Industrial Growth Center
  - Industrial Employment Center
- Countywide Centers (CC)
  - Countywide Growth Center
  - Countywide Industrial Center
- Local Centers (LC)
- Military Installations (MI)

~~The Puget Sound Regional Council has defined several types of Centers within Urban Growth Areas in the four-county planning region, with planning guidelines (Vision 2040).~~

**Commented [CW70]:** 1/14/21 – Comment received to remove footnotes for this draft – footnotes have been removed.

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- [Major Installations](#)
- [Smaller Military Installation](#)

The policies in this chapter are solely focused Centers of Growth. This includes outlining the purpose of different Center designations and how they are officially designated, utilized to accommodate population and employment growth, and the relationship between Centers designations and transportation funding.

**Commented [CW71]:** 1/14/21 – addition of policy introduction

**Policies for Centers of Growth (C):**

**C-1. In decisions relating to population and employment growth and resource allocation supporting growth, Centers have a high priority.**

**C-2. Centers are focal points of growth within Kitsap County and areas where public investment is directed. Centers shall:**

- Promote housing opportunities in close proximity or easy access to employment.
- Support development of a multimodal transportation system which reduces the dependence on automobiles;
- Maximize the benefit of public investment in infrastructure and services.

**~~C-32. The Kitsap Countywide Planning Policies~~ Growth in Kitsap County encourage the development of Centers according to should be prioritized in Centers, consistent with the Regional Growth Strategy and the following typology:**

**a. Regional Growth Centers:**

Regional Growth Centers are locations of more compact, pedestrian-oriented development with a mix of housing, jobs, retail, services, and other destinations. Centers receive a significant share of the region’s population and employment growth compared with other parts of the urban areas while providing improved access and mobility – especially for walking, biking, and transit.

There are two types of Regional Growth Centers:

- i. Metro Growth Center – These Centers have a primary regional role, with dense existing housing and jobs, transit service and are planning for significant growth and will continue to serve as major transit hubs for the region. These Centers also provide regional services and serve as major civic and cultural centers.
- ii. Urban Growth Center – These Centers have an important regional role, with dense existing jobs and housing, transit service and planning for significant growth. These Centers may represent areas where major investments – such as high capacity transit – offer new opportunities for growth.

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- i. ~~Metropolitan Centers function as anchors within the region for a high density mix of business, residential, public, cultural and recreational uses, and day and night activity. They are characterized by their historic role as the central business districts of the major cities within the central Puget Sound region, providing services for and easily accessible to a population well beyond their city limits. Metro Centers may also serve national or international roles.” (Vision 2040)~~
- ii. ~~Urban Centers are areas with the comprehensive planning to support a wide range of commercial, housing, and cultural choices. All areas of the Urban Center are serviced by transit throughout the day and much of the area is within walking or bicycling distance. Significant in-fill opportunities exist with the highest residential, commercial, and employment densities expected. (Vision 2040)~~

### b. Manufacturing/Industrial Centers:

Manufacturing/Industrial Centers preserve lands for family-wage jobs in basic industries and trade and provide areas where employment may grow in the future. Manufacturing/Industrial Centers form a critical regional resource that provides economic diversity, supports national and international trade, generates substantial revenue, and offers higher than average wages.

There are two types of Manufacturing/Industrial Centers:

- i. Industrial Growth Center: These regional clusters of industrial lands have significant value to the region and the potential for job growth. These large areas of industrial land serve the region with international employers, industrial infrastructure, concentrations of industrial jobs, and evidence of long-term potential. The intent of this designation is to continue the growth of industrial employment and preserve the region’s industrial land base for long-term growth and retention. Jurisdictions and transit agencies should aim to serve with public transit.
- ii. Industrial Employment Center: These Centers are highly active industrial areas with significant existing jobs, core industrial activity, evidence of long-term demand, and regional role. They have a legacy of industrial employment and represent important long-term industrial areas, such as deep-water ports and major manufacturing. The intent of this designation is to, at a minimum, preserve existing industrial jobs and land use and to continue to grow industrial employment in these Centers where possible. Jurisdictions and transit agencies should aim to serve with transit.

~~Regional Manufacturing/Industrial Centers are major, existing regional employment areas of intensive, concentrated manufacturing and industrial land uses which cannot be easily mixed at higher densities with other incompatible uses. To preserve and maximize land at these centers for manufacturing, industry and related uses, large retail uses or non-related offices are discouraged. Provision of adequate public facilities and services, including good access to the region's-~~



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~~transportation system, is very important to the success of manufacturing/industrial centers." (Vision 2040)~~

### c. Countywide Centers:

There are two types of Countywide Centers – Growth Centers and Industrial Centers:

- i. Countywide Growth Centers serve important roles as places for concentrating jobs, housing, shopping, and recreational opportunities. These are often smaller downtowns, high-capacity transit station areas, or neighborhood centers that are linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment.
- ii. Countywide Industrial Centers serve as important local industrial areas. These areas support living wage jobs and serve a key role in the county's manufacturing/industrial economy.

### d. Local Centers:

Local Centers are central places that support communities. These places range from neighborhood centers to active crossroads and play an important role in the region. Local centers help define community character and usually provide local gathering places and community hubs; they also can be suitable for additional growth and focal points for services.

### e. Military Installations:

Military Installations are a vital part of the region, home to thousands of personnel and jobs, and a major contributor to the region's economy. While military installations are not subject to local, regional, or state plans and regulations, Kitsap local governments and Tribes recognize the relationship between regional growth patterns and military installations, and the importance of how military employment and personnel affect all aspects of regional planning.

Major Military installations are designated by the PSRC; smaller military installations may be recognized by KRCC as a type of countywide center or equivalent. As of 2007, Naval Base Kitsap – Bangor and Naval Base Kitsap – Bremerton is designated as Major Military Installations. As of 2017, two Kitsap County military bases met the criteria as a Smaller Military Installation, Naval Base Kitsap – Jackson Park and Naval Base Kitsap – Keyport.

### b. The following are other types of centers within Kitsap County:

- ~~i. Town or City Centers are usually the existing downtown core of a city or Urban Growth Area. There is an abundant mix of shopping, service, employment, and cultural opportunities. Multifamily housing may be intermixed, and single family housing may be within walking or bicycling distance. Infill should include mixed use and higher densities surrounding the Town Center.~~
- ~~ii. Mixed Use Centers are a generic category that can be described in terms of neighborhoods or districts within a city or Urban Growth Area. The~~

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~~designation represents a commitment to planning for Center development, with a planned mix of housing, commercial, service, and employment opportunities. Most shopping and commercial uses are within a short walking or bicycling distance of housing. There is a higher proportion of multi-family housing at relatively high densities. Navy facilities could be considered for this designation.~~

~~iii. Activity and Employment Centers are areas of concentrated employment and are a magnet for significant numbers of people usually during daytime hours because of business and/or manufacturing activities. They may be located outside of Urban Growth Areas, consistent with the Growth Management Act. Industrial and business parks and Navy employment centers are in this category. Within Urban Growth Areas, the opportunity to include a proportional residential element should be determined on a case-by-case basis, considering the unique geography and economics of the area.~~

~~iv.i. Transportation Hubs are locations of regional inter-modal connection that may be located outside of Urban Growth Areas. Examples are ferry terminals, the Bremerton National Airport, or certain transit stations.~~

**C-4 Center designations shall be consistent with the Puget Sound Regional Council's Regional Centers Framework dated March 22, 2018, and the following policies:**

**a. Designation of Centers General Policies**

i. Regional Centers must be designated by Puget Sound Regional Council and included in the Kitsap Countywide Planning Policies. Countywide Centers are designated by the Kitsap Regional Coordinating Council (KRCC) and included in the Kitsap Countywide Planning Policies. Local Centers are designated in local jurisdictions' comprehensive plan. Military Installations are recognized by PSRC and KRCC.

ii. Officially recognized Regional and Countywide Centers by PSRC and KRCC are identified and categorized in Appendix F. Candidate Centers (regional and countywide) may also be designated in Appendix F.

iii. Centers must be identified in the local jurisdiction's comprehensive plan with specific information about the type of Center and the specific geographic boundaries. The Comprehensive Plan shall include policies aimed at focusing growth within the Center consistent with the applicable criteria established by PSRC and the Kitsap Countywide Planning Policies. Center boundaries may expand or reconfigure over time but shall continue to meet the minimum criteria as set forth by PSRC Regional Centers Framework and Kitsap Countywide Planning Policies. Failure of a local jurisdiction's comprehensive plan to maintain a centers designation will result in its removal from Appendix F.

**Commented [CW72]:** 1/14/21 – A question was raised about why centers must be designated in the local comprehensive plan prior to coming to the KRCC. I tend to agree. Seems like a lot of work upfront with no assurance of approval. Could we modify so there is an application process but the comp plan amendments would occur after KRCC approval?

**Commented [NB73R72]:** To be a center, you must plan for certain thresholds A/Us per acre, etc. If it isn't in your comprehensive plan, you don't meet the criteria.

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- iv. The KRCC's land use technical advisory committee (LUTAC) shall review the requests for the Center and Candidate Center designation and supporting technical memorandum/documentation and provide a recommendation to the KRCC on the proposed designations.
- v. Every January 3<sup>rd</sup> (or first weekday) of a year preceding the PSRC transportation funding cycle, the KRCC shall invite jurisdictions to submit requests for designation of Centers or Candidate Centers. Initial requests for a Center or Candidate Center shall be processed as an amendment to the Countywide Planning Policies. KRCC shall establish procedures and timelines ensuring the amendment process is conducted within 180 days from the initial request invitation.

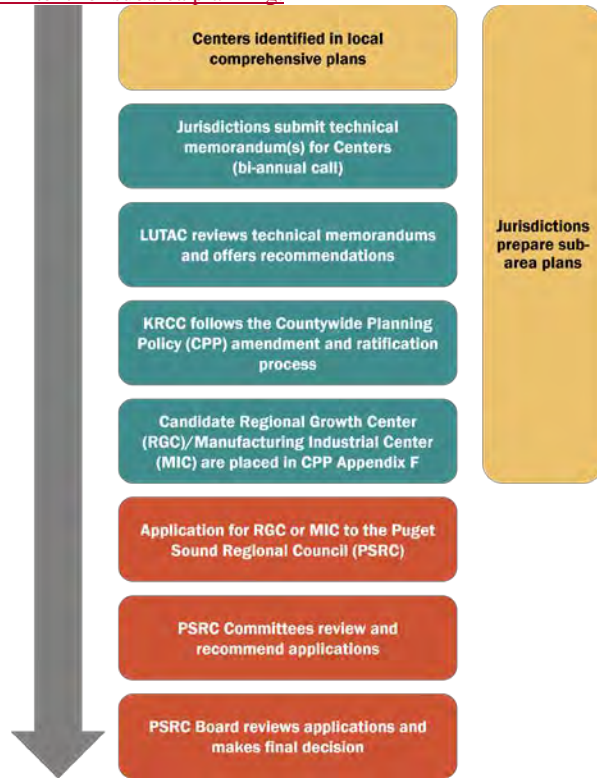
### **b. Regional Growth Centers and MIC Designation**

The designation of Regional Growth Centers (RGC) and Manufacturing/Industrial Centers (MIC) is made by Puget Sound Regional Council. However, prior to designation by PSRC, an RGC or MIC must be designated as a Candidate Regional Center in the Kitsap Countywide Planning Policies and local comprehensive plan.

- i. Jurisdictions seeking regional designation must follow the application designation process and criteria as set forth by PSRC in the Regional Centers Framework and Designation Procedures.
- ii. Prior to seeking RGC or MIC designation by PSRC, the Center shall be designated as a Candidate RGC or MIC in the Countywide Planning Policies. Each jurisdiction seeking initial designation of a Candidate RGC or MIC shall provide the KRCC with a technical memorandum containing the following information:
  - Map;
  - Discussion on how the Candidate RGC/MIC meets or is planned to meet the eligibility criteria as a new RGC or MIC as defined by PSRC. At a minimum, the following should be addressed:
    - Commitment as a local priority through investment as a livable center;
    - Intent for subarea planning that meets regional requirements;
    - General analysis of infrastructure and utility capacity or planned capacity;
    - General analysis existing land uses or planned mix of land uses;
    - General environmental review that the center is appropriate for dense development;
    - Planned or existing transit services;
  - Current count of activity units and planned activity units (activity units means the sum of population and jobs units per gross acre as defined by PSRC; calculation of activity units shall be completed by PSRC or other accepted methodology as set forth in the technical memorandum);
  - Land capacity evaluation.
  - Demonstrated mix of uses.
  - Information of available transit services;

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- Evidence the candidate center is priority for growth and infrastructure investment;
- Intent for subarea planning;



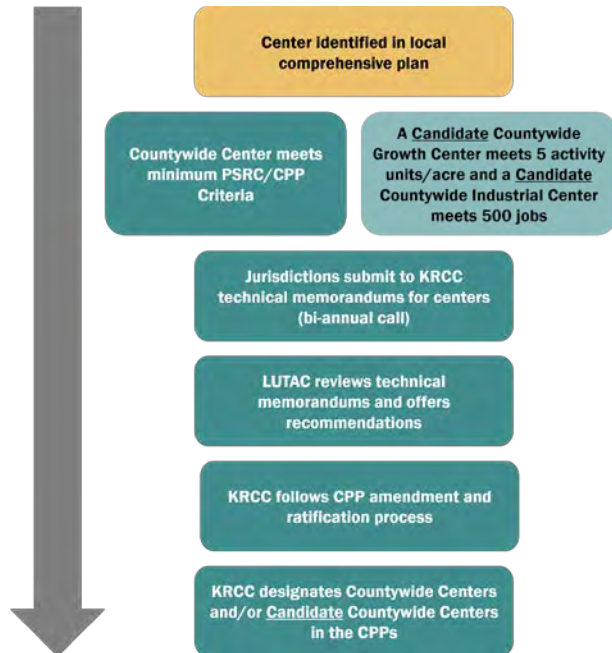
*Figure 1: RGC/MIC Center Process*

**c. Countywide Growth and Industrial Center and Candidate Designation**

Pursuant to the Regional Centers Framework, Countywide Centers are designated in the local comprehensive plan and by KRCC through the Kitsap Countywide Planning Policies. The Regional Centers Framework includes criteria for the designation of Countywide Centers; the KRCC must find that Countywide Centers meet this criterion prior to recognition in the countywide planning policies.



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*Figure 2: Countywide Center and Candidate Center Designation Process*

- i. Each jurisdiction seeking to designate a Countywide Center shall provide the KRCC with a technical memorandum demonstrating that the proposed Center:
  - Meets the basic standards as established in the Regional Centers Framework for designating countywide centers;
  - Is characterized and boundaries defined in the local Comprehensive Plan with supportive policies;
  - For growth countywide centers, the current count of at least 10 activity units (activity units mean the sum of population and jobs units per gross acre as defined by PSRC; calculation of activity units shall be completed by PSRC or other accepted methodology as set forth in the technical memorandum);
  - For the countywide industrial center, current county of at least 1,000 existing jobs and/or at least 500 acres of industrial land;
  - A mix of uses (does not apply to countywide industrial center);
  - Information of available multi-modal transportation serving the center.
- ii. Candidate Countywide Centers may be requested for inclusion in the Kitsap Countywide Planning Policies and shall provide the KRCC with a technical memorandum demonstrating that the Candidate Countywide Center:
  - Is identified in a local comprehensive plan;

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- Meets the basic criteria of a Countywide Center in the Regional Centers Framework or has planning place to meet basic criteria;
- For Growth Countywide Centers, has a minimum of 5 activity units and demonstration there is capacity and planning for additional growth: (activity units mean the sum of population and jobs units per gross acre as defined by PSRC; calculation of activity units shall be completed by PSRC or other accepted methodology as set forth in the technical memorandum).
- For Countywide Industrial Centers, has a minimum of 500 jobs with planned capacity for at least 1,000 jobs.

**d. Conversion of Candidate Centers**

Conversion of a Candidate Center to a full Center shall be processed as follows:

- Conversion of a Candidate Center to full Center can occur at any time;
- Demonstration through a technical memorandum that the Candidate Center now meets the full requirement(s) of the Center (RGC, MIC or Countywide) as set forth in PSRC's Regional Centers Framework and the Kitsap Countywide Policies;
- Recommendation of LUTAC to the KRCC Board;
- The KRCC Board will consider the request for candidate center conversion within 90 days of LUTAC's review and recommendation. The requesting jurisdiction shall present to the KRCC Board the candidate center and outline the technical memorandum to demonstrate that the candidate center now meets full center status;
- Upon a majority vote by the KRCC to change the candidate status to full center status on Appendix F, the conversion shall be complete, and no further amendment or ratification process is necessary.

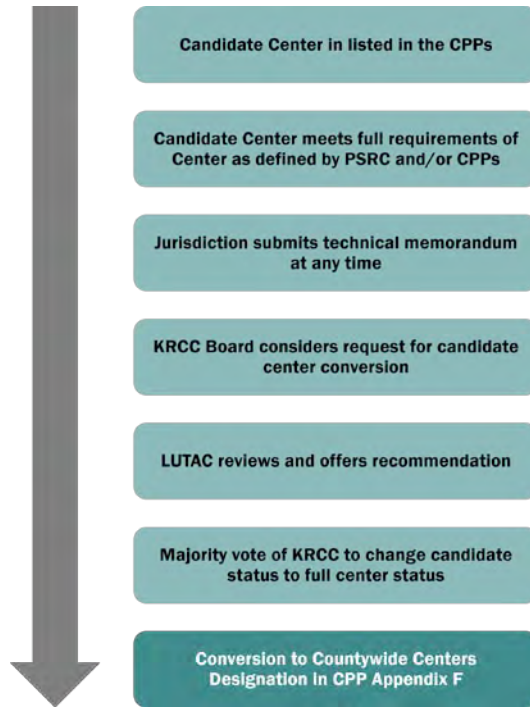


Figure 3: Conversion of Candidate Center to Full Center

**e. Local Centers**

PSRC’s local centers designation and criteria allow for local consideration of the unique characteristics of neighborhood centers and important crossroads of the Kitsap Peninsula. Local Centers are designated in local comprehensive plans and shall be consistent with the following:

- i. Be located within a city or, unincorporated urban growth area or rural community;
- ii. Local comprehensive plans include the local center boundaries, supportive policies, and evidence the area is a priority of investment – such as planning efforts or infrastructure.

Commented [NB74]: Local centers can't be rural.

**f. Military Installations (MI)**

Major Military Installations (MMI) are identified by PSRC and are defined as installations with more than 5,000 enlisted and service personnel. Smaller Military Installations (SMI) criteria are specified by RCW 36.70A.530 and identifies them as federal military installations, other than a reserve center, that employs 100 or more full-time personnel. There are two identified SMIs – Naval Base Kitsap Jackson Park and Naval Base Kitsap Keyport. All military installations are identified on Appendix F.

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The two SMIs-All Military Installations (both MMI and SMI) in Kitsap County shall be considered countywide centers, as allowed by PSRC’s Centers Framework, in order to ensure:

- i. Freight routing and mobility into and between the recognized military installations;
- ii. Accessibility and connectivity to transportation corridors;
- iii. Safety, accessibility, and mobility conditions where freight and passenger transportation systems interact.

The identification of SMI- Military Installations as countywide centers shall not be used as justification or support urban levels of densities if the MI is not located within an urban growth area.

Any Military Installation (MII or SMI) that meets the personnel criteria as defined above shall be considered a countywide center and may request inclusion in Appendix F following the same procedures for candidate countywide centers as described in Section 4.a.v. above.

**g. Prioritization of funding for centers**

Federal, state, regional, and countywide transportation and economic development funds should be prioritized to regionally-designated centers as well as transportation system linkages between regional growth centers. Subregional funding, especially countywide and local funds can also be prioritized to local centers.

**Commented [NB75]:** Regionally could be confused with regional centers.

**Commented [CW76]:** 1/14/21 – Comment received that this new policy was worded strangely. This new policy tries to provide a simple way of breaking down several MPPs into CPP language. No changes have been proposed but open to suggestions.

~~**C-3. Recognizing that communities evolve over time, a jurisdiction may request of the Kitsap Regional Coordinating Council an initial designation or a change in Center status. This request shall be considered, and a decision made during the next Countywide Planning Policies amendment cycle. A change in Center status may require action by the Puget Sound Regional Council.**~~

~~**C-4. In addition to meeting the applicable criteria above, a request for Center designation or a change in Center status should address the following: (See Appendix G)**~~

- ~~a. Current or programmed transportation~~



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- ~~resources (including roads, ferries, transit, airports, bicycle, pedestrian)~~
- ~~b. Balance of living wage employment opportunities with residential~~
- ~~e. Proximity and connectivity among jobs, housing, retail services~~
- ~~d. Types and density of residential uses~~
- ~~e. Inclusion of affordable housing~~
- ~~f. Provision of community gathering space, parks, and cultural opportunities~~
- ~~g. Impacts to ecological functions.~~

**Living wage** is the minimum hourly wage needed by a sole provider working full time (2080 hours per year) to cover the costs of food, shelter, clothing, and other basic necessities for their family. The assumption is that living wages vary across communities, based on differences in the cost of living and size of household. [Sources: Economic Policy Institute & KEDA]

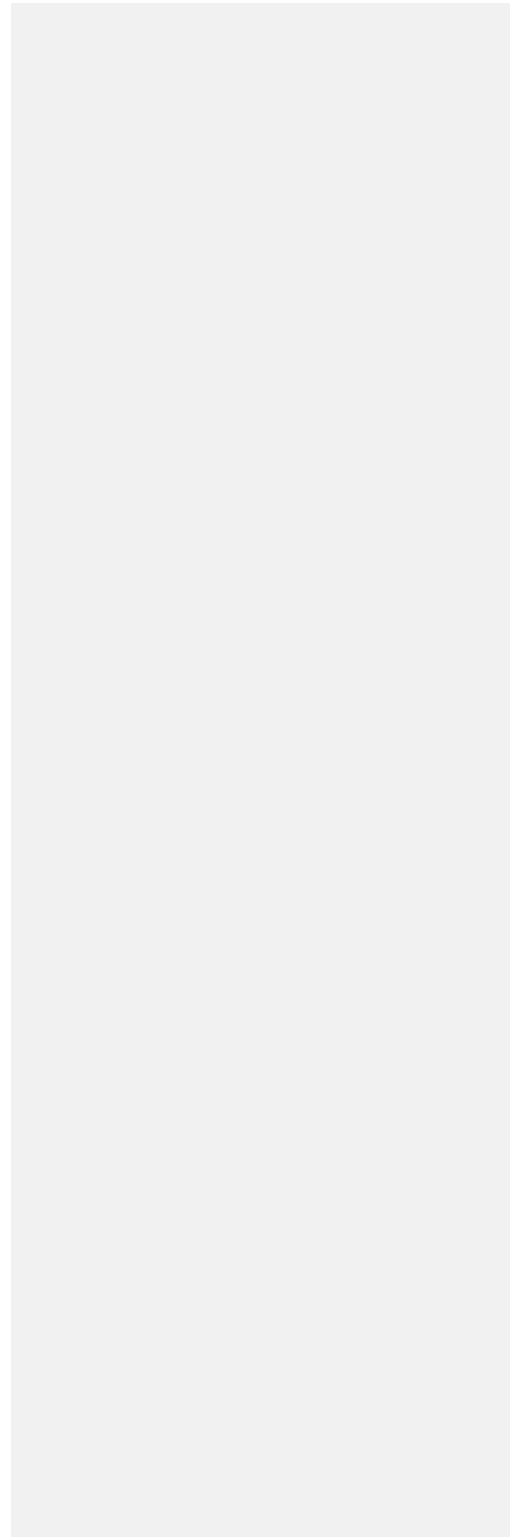
**Living Wage:** Living Wage Calculator for Kitsap County, Pennsylvania State University: <https://livingwage.mit.edu/>

**Minimum Wage:** WA State Dept of Labor & Industries: <http://www.lni.wa.gov/>

**Element D**

**Rural Land Uses and Development Patterns (R)**

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## Element D: Rural Land Uses and Development Patterns (R)

Rural areas of Kitsap County are characterized as having a variety of parcel sizes, with a diversity of land use activities. These areas also contain significant amounts of complex natural systems.

It is a high priority to preserve and enhance the rural character of these areas. Counties are responsible for designating and regulating rural areas through the comprehensive planning process. However, rural preservation is a regional issue, and it is important to coordinate these planning objectives with the Cities.

The policies in this chapter are focused on rural lands uses and development patterns. This includes policies focused on preserving rural character and the natural environment, development patterns including Limited Areas of More Intense Rural Development (LAMIRD), establishing and maintaining rural levels of service, and conservation and support for small-scale natural resource land uses in the rural area.

**Commented [CW77]:** 1/14/21 – Addition of policy introduction

### Policies for Rural Land Uses and Development Patterns (R):

#### **R-1. Preserving rural character and enhancing the natural environment.**

- a. Preserve the character of identified rural areas by protecting and enhancing the natural environment, open spaces, recreational opportunities, and scenic and historic areas. Support small scale farming and working resource land, promote locally grown food, forestry, eco- and heritage-tourism. Support low-density residential living and cluster development that provides for a mix of housing types, rural levels of service, cultural activities, and employment that services the needs of rural areas at a size and scale that is compatible with long-term character, productivity, and use of these lands.

- b. The County shall establish low intensities of development and uses in areas outside of Urban Growth Areas to preserve resource lands and protect rural areas from sprawling development

**Commented [CW78]:** Adds policy support for rural growth patterns. Responds to VISION 2050 Goals MPP-RGS-4 and MPP-RGS-13 and implements Growth Management Act.

- ~~b-c.~~ This policy is not intended to preclude the future designation of Urban Growth Areas.

**Commented [CW79]:** 1/14/21 – Comment – added “over time” to highlight that the reduction in rural growth is a process. This is consistent with RGS-14

- ~~e-d.~~ Manage and reduce rates of development in rural areas over time through continued and increased allocation of growth to Urban Growth Areas. This policy is not intended to preclude the future designation of Urban Growth Areas.

**Commented [CW80]:** Responds to new VISION 2050 Goal MPP-RGS-14

**Commented [CW81]:** 1/14/21 – Comment received asking if there are other measures that should be taken to reduce rural growth. Response – I believe these polices work as CPPs and broadly capture the GMA requirements which focuses on low density development. Kitsap could take measures beyond that which the GMA requires but I have not seen support for that as of yet.

#### **R-2. Preserving rural land use and development patterns:**

- a. ~~Rural Communities Centers~~ Communities are already-existing residential and commercial areas of more intensive rural development designated in the Kitsap County Comprehensive Plan under [RCW 36.70A.070\(5\)](#) In-fill is expected. Rural ~~Communities Centers~~ Communities should be serviced by transportation providers and other services consistent with the Levels of Service adopted by Kitsap County for roads

**Commented [NB82]:** We’ve discussed this at length and decided not to call these centers.

**Commented [NB83]:** Same comments.

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and by Kitsap Transit for transit upon their designation as an area of more intensive rural development. ~~These Centers~~ Communities include:

- a. Port Gamble
- b. Suquamish
- c. Keyport
- d. Manchester
- e. Type 3 LAMIRD

b. Rural Communities ~~Neighborhoods and Crossroads~~ are smaller developed areas with existing residential, commercial and/or industrial land uses where growth is not expected. These areas may include some LAMIRD characteristics but have not been found to meet the full set of LAMIRD criteria. They may include clear neighborhoods with limited services. Examples of such communities include, but are not limited to, Burley, Sunnyslope, Seabeck, Lake Symington, Indianola and Hansville.

~~a-c.~~ **Transportation Hubs** may be located within existing areas of more intensive development. Walking, bicycling, and transit are the major forms of travel. Transportation Hubs are locations of regional intermodal connection. Examples are ferry terminals and transit stations with convenience services.

d. The County shall develop criteria consistent with the Growth Management Act for designating future industrial and commercial development outside of Urban Growth Areas that protect rural character while encouraging vehicle trip reduction. The criteria should allow for industrial resource-based land use and recreation and for convenience commercial that is scaled to serve the daily needs of rural residents.

**R-3. Establishing and maintaining rural levels of service:**

- a. Rural level-of-service standards shall address sewage disposal, water, transportation, and other appropriate services. The standards shall be developed based upon levels of service typically delivered in rural areas consistent with [RCW 36.70A.030\(16\)](#).
- b. For purpose of trip reduction, develop a range of alternative modes of transportation consistent with rural levels of service to connect Rural Communities with urban Centers.
- c. When sewers need to be extended to solve isolated health, environmental, and sanitation problems, they shall be designed for limited access so as not to increase the development potential of the surrounding rural area.

**R-4. Conserving small-scale natural resource use in rural areas:**

- a. Rural land use designations in the County's Comprehensive Plan shall recognize ecological functions and support rural uses such as farming, forestry, mining, recreation, tourism, and other rural activities, and permit a variety of low-density residential uses ~~which that~~ preserve rural character and ecological functions, and can be sustained by rural service levels.
- b. The County's Comprehensive Plan policies shall promote clustering residential

**Commented [CW84]:** 1/14/21 – Added at the suggestion of the County but designating these in the CPPs may mean that the CPPs would need to be amended if the County ever wanted to designate a new Rural Center. Thoughts?

**Commented [NB85R84]:** There is little chance of a new rural community.

**Commented [CW86]:** 1/14/21 – Changes in response to LUTAC Element D proposed changes

**Commented [CW87]:** 1/14/21 – comment to recognize the importance of tourism.



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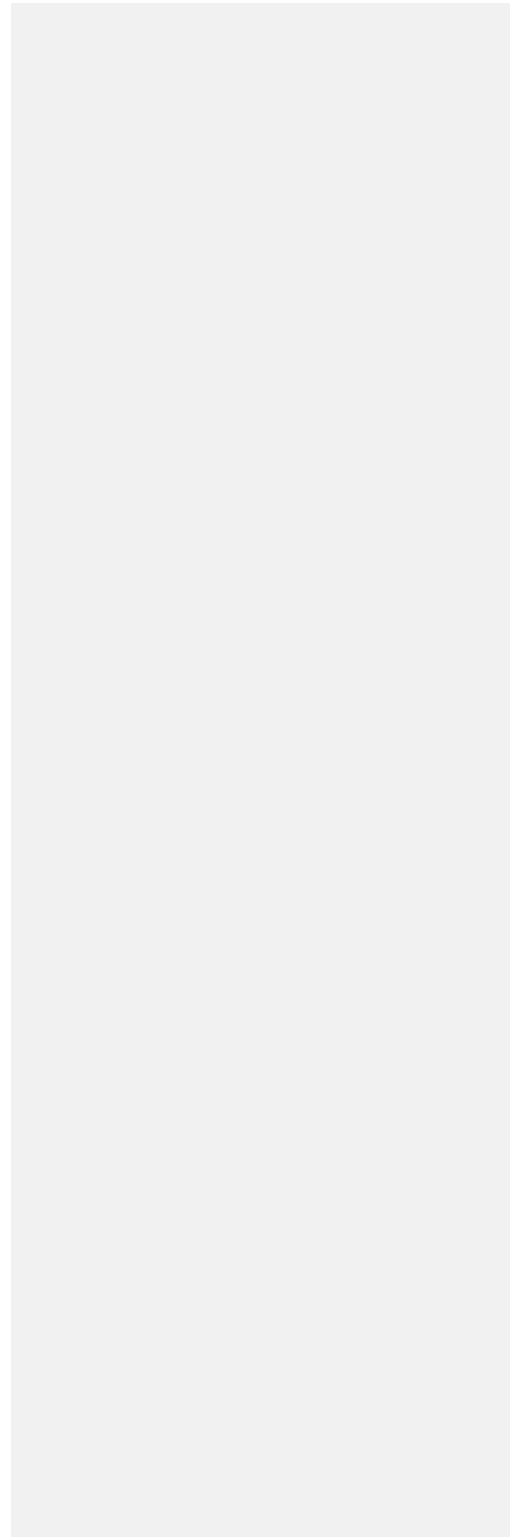
development and other techniques to protect and enhance significant open spaces, natural resources, cultural resources, and critical areas for more effective use of the land. Clustering should not increase residential housing units in the overall area designated as rural, consistent with designated rural densities. Development clusters shall be designed, scaled and sited in a manner- consistent with rural character and the provision of rural levels of service.

- c. The County's Comprehensive Plan policies shall support Rural Communities as locations of employment, a mix of housing types, and cultural activities for rural areas that primarily function as locations for service needs such as grocery stores, shopping, and community services, and small-scale cottage industries for the surrounding rural area.

**Element E**

**Countywide Strategies for the Natural Environment (NE)**

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## **Element E. ~~Countywide Strategies for Open Space Preservation, Resource Preservation, Critical Areas, Air Quality, and Water Quality/Quantity (PPCAAW)~~ Natural Environment (NE)**

~~Open space~~The natural environment is defined as land area consisting of open space, natural systems, resource lands and critical areas ~~that include building limitations for future development~~. These critical areas include wetlands, wildlife conservation areas, steep slopes, frequently flooded areas and areas with a critical recharging affect. These ~~open space~~ lands also include aesthetic functions such as view sheds of the water or ridgelines. Many of these natural systems are inter-connected and cross multi- jurisdictional boundaries within the County. The strategy is to conserve these areas and connect them to create a regional open space network to protect critical areas, conserve natural resources, and preserve lands and resources of countywide and local significance. The purpose of these strategies is to enhance the quality of countywide water, soil, and air resources ~~and, potentially, climate~~ and reduce and mitigate countywide effects on the changing climate.

**Commented [CW88]:** 1/14/21 – Comments received – small changes made to reflect that open space planning is its own piece of planning and may not represent all elements of the environment. These changes just provide clarity.

The policies in this chapter are focused on a variety of issues involving the natural environment. This includes coordination to protect and create open space corridors, critical areas, listed species and both air and water quality/quantity. In addition, these policies watershed and land use planning including policies that address impacts to Kitsap resulting from changes to our climate.

**Commented [CW89]:** Added to address new climate change chapter in Vision 2050. New policy section below.

**Commented [CW90]:** 1/14/21 policy introduction

### **Policies for Open Space Preservation, Resource Protection, Critical Areas, Air, and Water Quality/Quantity (NE):**

#### **NE-1. Creating a regional network of open space:**

- a. The County and the Cities shall implement the [Kitsap County Open Space Plan](#) and the ~~Kitsap County Consolidated Greenway Plan~~Non-Motorized Plan, which identify a countywide green space strategy that incorporates planning efforts of the County, Cities, state agencies, non-profit interest groups and land trusts in the County.
- b. The County and the Cities shall preserve and enhance, through inter-jurisdictional planning, significant networks and linkages of open space, regional parks and public/ private recreation areas, wildlife habitats, critical areas and resource lands; historic and cultural landscapes; water bodies and trails.
- c. The County and the Cities shall frame and separate urban areas by creating and preserving a permanent network of urban and rural open space, including parks, recreation areas, critical areas, and resource lands.
- d. The Kitsap County Open Space Plan should be reviewed for consistency, where appropriate, with the objectives of the Regional Open Space Plan.
- e-e. Planning and investment into parks and open space should consider the proximity of those amenities to urban areas and underserved communities.

**Commented [CW91]:** 1/14/21 – Comments indicate the Greenway Plan was replaced with the Open Space and Non-Motorized Plans. Change reflects this.

**Commented [CW92]:** Added in response to new Vision 2050 policy, En-Action-4. The language just calls for this review to occur in relevant comprehensive planning processes

**Commented [CW93]:** New policy – addresses MPP En-15. Goal is to raise the issue of equity and serving underserved communities when planning takes place.

**Commented [CW94R93]:** 1/14/21 – a comment was received that this proposed policy is a but unclear but I was not quite sure what changes were being sought.

**Commented [CW95R93]:** 1/14/21 – comment asked for more action in the policy. Added the term “investment” so jurisdictions considered including these issues when considering where to invest dollars.

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**NE-2. ~~The County and the cities will~~ shall conserving and enhancing enhance the County's natural resources, critical areas, water quality/quantity, and environmental amenities while planning for and accommodating sustainable growth by:**

- a. ~~The County and the Cities shall P~~rotecting critical areas (wetlands, aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, steep slopes, and geologically hazardous areas) and should consider other environmental amenities such as view corridors, canopy cover, and ridgelines.
- b. ~~The County and the Cities shall E~~stablishing and implementing Best Management Practices to protect the long-term integrity of the natural environment, adjacent land use, and the productivity of resource lands.
- c. ~~The County and the Cities shall E~~stablishing procedures to preserve significant historic, visual and cultural resources including views, landmarks, archaeological sites, and areas of special locational character.
- d. ~~The County and the Cities shall E~~ncouraging the use of environmentally sensitive development practices to minimize the impacts of growth on the County's natural resource systems.
- e. ~~The County and the Cities shall P~~rotecting and enhancing the public health and safety and the environment for all residents, regardless of social or economic status, by reducing pollutants, as defined by WA State and federal law.
- ~~e. Reduce impacts to vulnerable populations and areas that have been disproportionately affected by noise, air pollution, or other environmental impacts. The County and the Cities consider the impacts of industrial and commercial uses on vulnerable populations and areas that have been disproportionately affected by noise, air, and water pollution when evaluating the impacts of development.~~
- f. ~~The County and the Cities shall W~~orking together to identify, protect, and restore networks of natural habitat areas and functions that cross jurisdictional boundaries.
- g. ~~The County and Cities shall P~~rotecting-~~protect~~ and enhancing ecosystems that support Washington State's Priority Habitat and Species as identified by the Washington Department of Fish and Wildlife.
- g-h. Working together to support the recovery of Puget Sound, which is vital for our ecosystems and economy.

**Commented [CW96]:** Equity policy - Proposed addition based on MPP-En-8 from Vision 2050. This is consistent with new focus on equity and disproportionate impacts of development on vulnerable populations

**Commented [CW97R96]:** 1/14/21 – Comment – replaced proposed policy based upon comment. The new language directly reflects EN-8 within Vision.

**Commented [CW98]:** 1/14/21 – Comment – there was a question about which Vision policy this implements. Answer: The recovery of Puget Sound is mentioned in many areas in Vision. However, EN-16-19 highlight what is trying to be implemented here.

**NE-3. Protection of air quality is accomplished by reducing the levels of toxins, fine particles, and greenhouse gases released into the environment, especially through transportation activities.**

- a. The County and Cities, in their respective comprehensive plans, should include specific goals and policies to enhance air quality by reducing the release of toxins,



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fine particles, and greenhouse gases.

- b. The County and Cities should adopt and implement purchasing policies/programs for vehicles/equipment that use clean efficient fuels.

**NE-4. Protection of water quality and quantity is accomplished by reducing the amount of toxins and pathogens in our water supply.**

- a. The County and Cities should adopt policies in their Comprehensive Plans to reflect that surface and storm water and aquifer recharge areas should be treated as a resource.
- b. The County and Cities should continue to be models for low impact development and implement such programs whenever practical.
- c. The County and Cities should develop and implement a program, as funding allows and where feasible, to retrofit ~~infrastructure to current standards~~ ~~infrastructure that was developed prior to the implementation of best practices~~ in surface and storm water management programs.

~~The County and Cities should consider developing a critical areas regulatory framework for wellhead protection areas.~~

- e.d. ~~The County and Cities should develop and implement a program, as funding allows and where feasible, to incentivize voluntary wellhead protection activities on private land.~~

**Commented [CW99]:** 1/14/21 – Comment – change reflects that current infrastructure reflected best practices at the time. The policy is really focused on updating infrastructure to current standards where appropriate.

**Commented [CW100]:** Added policies related to wellhead protection in response to PSRC Vision 2050 MPP-En-10. Wellhead protection may already be considered by the county and the cities so these may not be needed. Should discuss with staff.

**Commented [CW101R100]:** 1/14/21 – Comments received – propose removing these policies – these could be issues for County to address in comprehensive plan.

**NE-5. Listed species recovery under the Endangered Species Act (ESA):**

- a. The County and the Cities shall preserve, protect, and where possible, restore the functions of natural habitat to support ESA-listed species, through the adoption of comprehensive plan policies, critical area ordinances, shoreline master programs and other development regulations that seek to protect, maintain or restore aquatic ecosystems associated habitats and aquifer through the use of management zones, development regulations, incentives for voluntary efforts of private landowners and developers, land use classifications or designations, habitat acquisition programs or habitat restoration projects.
- b. The County and the Cities shall provide incentive-based non-regulatory protection efforts such as acquisition of priority habitats through fee-simple and conservation easements from willing sellers.
- c. The County and the Cities shall jointly establish and implement monitoring and evaluation program to determine the effectiveness of restoration, enhancement, and recovery strategies for salmon including ESA-listed species. Each jurisdiction shall apply an adaptive management strategy to determine how well the objectives

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of listed species recovery and critical habitat preservation/restoration are being achieved.

**NE-6. Coordination of watershed and land use planning:**

- a. The County and the Cities shall participate in a planning program that determines changes in stream hydrology and water quality under different land use scenarios at full build-out of designated land use classifications.
- b. The County and the Cities shall coordinate land use planning using watersheds or natural drainage basins to implement strategies for restoration of aquatic habitat and to reduce impacts to other natural systems and participate in efforts to improve the health of our waterways.
- c. Kitsap County shall coordinate and maintain a regional database of best available science for the purpose of modifying Critical Areas Ordinances, if funding is available.
- d. Upon adoption of a state classification system, the Cities and the County shall establish a single system for stream typing.

**NE-7. Policies and actions to address climate change:**

- a. The County and the Cities should continue support for focusing growth in urban areas, centers, and high capacity transit areas located near transit options and proximity to jobs.
- b. The County and the Cities should update land use regulations, where appropriate, to allow electric vehicle infrastructure and businesses that promote climate change goals consistent with state requirements.
- c. The County and the Cities should establish and/or support programs to reduce greenhouse gas emissions and to increase energy conservation and alternative/clean energy among both public and private entities.
- d. The County and the Cities should provide continued support for using natural systems to reduce carbon in the atmosphere by establishing programs and policies that maintain and increase forests and vegetative cover.
- e. The County and the Cities should plan for and consider impacts from climate change including sea level rise, flooding, wildfire hazards, urban heat on both existing and new development.
- f. The County and the Cities should recognize state and regional targets to reduce greenhouse gas emissions as the County and cities they update local plans and regulations.

**Commented [CW102]:** 1/14/21 – language added to respond to comments. Provisions for electric vehicle infrastructure is already required for example. It is important to highlight those areas where you are already implementing standards that make a positive impact.

**Commented [CW103]:** These proposed policies were put together to address the new Climate Change chapter in Vision 2050. These policies attempt to broadly address those policies while also recognizing actions the County and cities are already taking to address climate change.

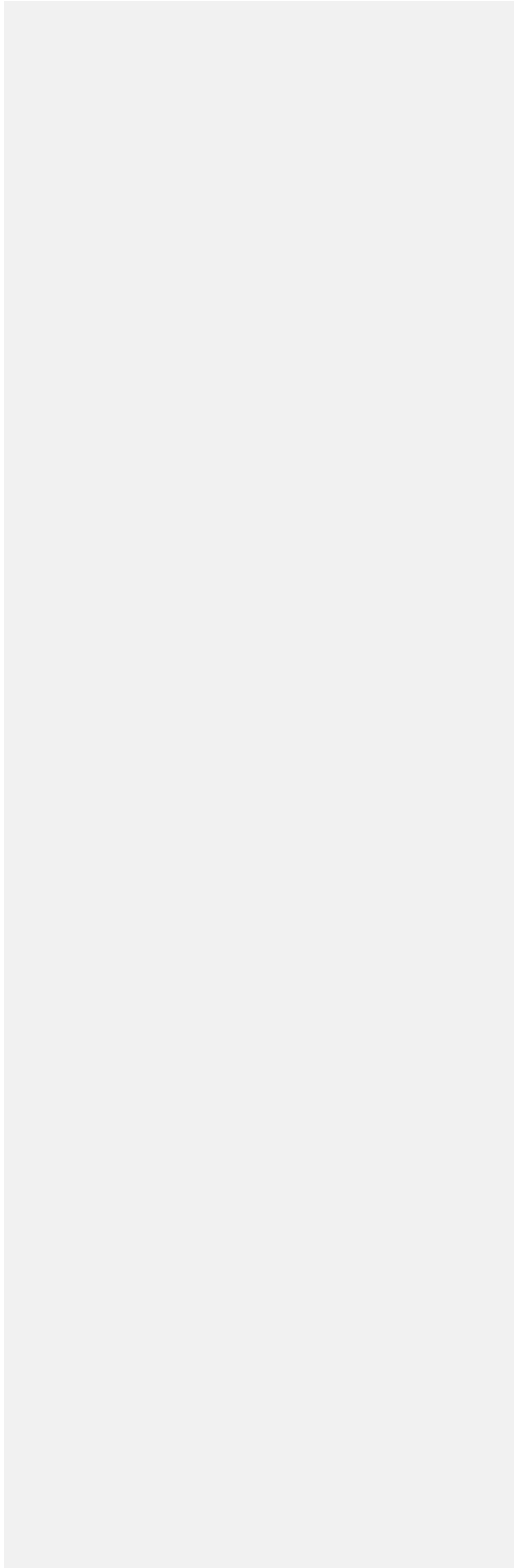
A few of these policies came from Snohomish County. The goal should be to provide policies that you can implement. These are all should policies to recognize that each jurisdiction can take further action as part of individual comp plans.

**Commented [CW104R103]:** 1/14/21 – Comment asked for an additional policy focused on pedestrian, bicycle, and other modes of transportation. I did not add another policy based upon the bulk of the comments received which asked for policies to be broad which can then be refined at the local level.

**Commented [CW105]:** 1/14/21 – Comment asked for additional language to recognize state and regional efforts.

**Commented [CW106]:** 1/14/21 – Overall comment – number of policies reduced and tightened up based upon comments. These policies implement the new climate change chapter in Vision.

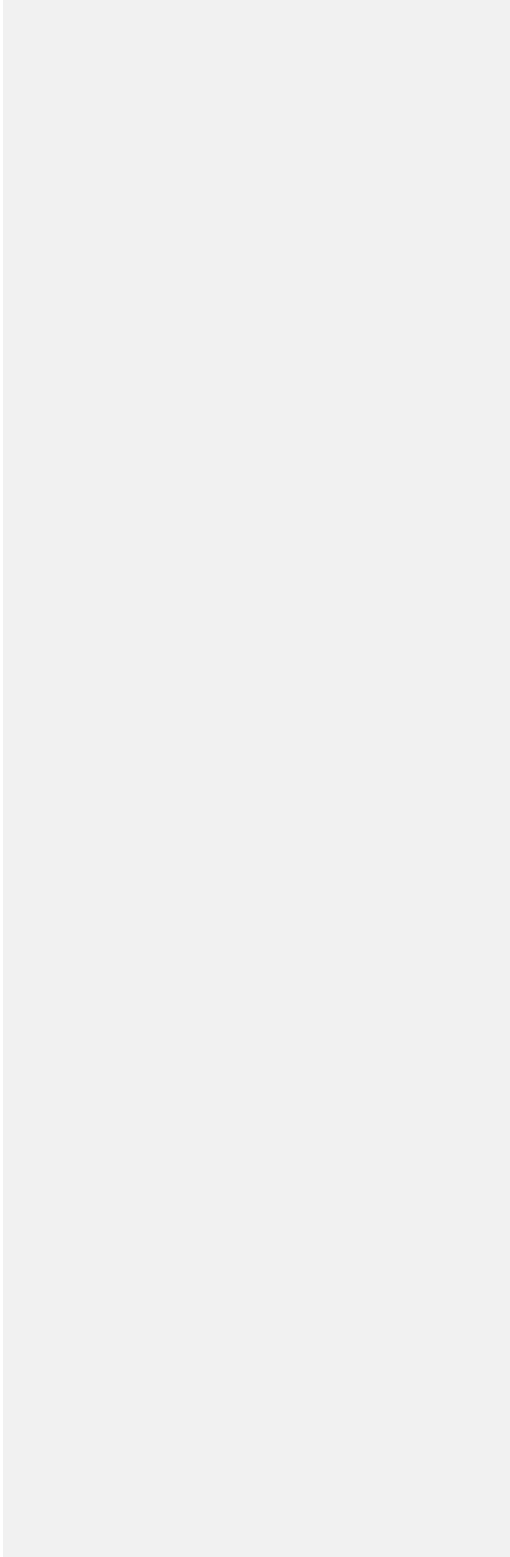
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**Element F.**

**Contiguous, Compatible, and Orderly Development (D)**

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## **Element F. Contiguous, Compatible, and Orderly Development (D)**

Upon designation of Urban Growth Areas, the County and Cities will need to develop consistent implementation measures to ensure that development occurs in an orderly and contiguous manner. The intent of the following countywide planning policies is to minimize differences in urban development regulations and standards between the County and the Cities and to facilitate the economical provision of urban services to development.

Coordination between KRCC members is vital to ensure contiguous, compatible, and orderly development in the county. The policies in this chapter not only outline the purpose for, and reasons why inter-jurisdictional planning is important at the federal, tribal, state, local, and special purpose government but how that coordination with take place at the KRCC. In addition, these policies focus on specific topics where coordination is essential. This includes but is not limited to land use, transportation, infrastructure planning and community design and development. Finally these policies outline measures to address displacement as growth occurs in Kitsap and how KRCC members can look at growth issues through an equity lens important decisions are made.

Commented [CW107]: 1/14/21 policy introduction

### **Policies for Contiguous, Compatible, and Orderly Development (CCOD):**

#### **D-1. Encouragement of cooperative inter-jurisdictional planning by federal, tribal, state, local, and special purpose government:**

- a. Inter-jurisdictional discussion, information exchange, and coordination of proposals shall be initiated as early and expeditiously as possible by the responsible agencies, to aid in the smooth transition of governance.
- b. Initial inventories and analyses of utilities and public services information are critical to the planning process and shall be made available as early and expeditiously as possible by the responsible agencies.
- c. The Kitsap Regional Coordinating Council may establish or designate on-going technical committee(s) comprised of representatives from utilities and service providers to investigate long-range regional needs for various facilities and services, including but not limited to those for transportation, sewer and storm drainage, availability and delivery of potable water, solid waste, broadband, parks and recreation, and open space.
- d. The Countywide Planning Policies will further the implementation of Vision ~~2040-2050~~ and Transportation ~~2040-2050~~ as adopted by the Puget Sound Regional Council.

#### **D-2. Inter-regional coordination of land use and transportation, environmental, and infrastructure planning:**

- a. The County and the Cities shall participate in the Puget Sound Regional

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Council and the Peninsula Regional Transportation Planning Organization.

- b. Locally-generated data shall be provided to the Puget Sound Regional Council and the Peninsula Regional Transportation Planning Organization for use in their coordination of population forecasts, land use, and transportation.
- c. The planning proposals of these regional organizations shall be monitored and adjustments recommended to insure that they accurately reflect local needs and plans.
- d. Recognize and work with corridors that cross jurisdictional boundaries (including natural systems, and transportation and infrastructure systems) in community planning, development, and design.

**~~D-3. Fiscal equity:~~**

- ~~a. It is recognized that fiscal disparities exist as a result of growth and changes in municipal boundaries. The Kitsap Regional Coordinating Council shall monitor the Revenue Sharing Inter-local Agreement among the County and Cities (shown as Appendix D) and seek additional ways to address fiscal disparities as they relate to promoting coordinated development and the implementation of the Growth Management Act.~~
- ~~b. The County and the Cities shall work together to insure that all fees associated with development approval are based upon the real cost of service and act to encourage development within designated Urban Growth Areas.~~
- ~~e.a. The Kitsap Regional Coordinating Council shall facilitate on going regional discussion on revenue equity issues.~~

**D-4. Community design and development:** Strategies should promote orderly development that reflects the unique character of a community and encourages healthy lifestyles through building and site design and transportation connectivity. In addition, sustainable economic and environmental development techniques should be utilized to enhance the quality of life:

- a. Utilize design strategies to ensure that changes in the built environment provide continuous and orderly development.
- b. Encourage development that reflects unique local qualities and provides an economic benefit to the community.
- c. Design mixed use developments and local street patterns to improve the environment for overall mobility and accessibility to and within the development through multi-modal transportation options that serve all users.

**Commented [CW108]:** 1/14/21 – consider removing as it does not appear this policy is being implemented.

**Commented [NB109R108]:** Appendix D should be deleted as well as this is the only reference to it.

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- d. Design of transportation networks should fit within the context of the built and natural environment, enhancing the community, connectivity, and physical activity in the area community wide and specifically in designated growth centers and high transit areas.
- e. Design schools, institutions, and public facilities to be compatible with the surrounding community character and needs.
- f. Use sustainable building techniques (such as rehabilitation/re-use, LEED [Leadership in Energy & Environmental Design], Low Impact Development, energy-efficient fixtures, etc.) in the design and development of the built environment.
- g. Support urban design, historic preservation, and arts to enhance quality of life.
- h. Promote solar, wind, tidal, wave generation, and other renewable energy generation where appropriate to serve the community.

D-5 . Equity: Services and access to opportunity for people of color, people with low incomes, and historically underserved communities is important. It ensures all people can attain the resources and opportunities to improve their quality of life. Policies focused on equity are contained throughout the Countywide Planning Policies.

- a. Support PSRC in the development of a Regional Equity Strategy that will provide tools, resources, and guidance to integrate this issue into planning processes.
- b. Planning for parks/open space, future growth, housing, transportation, public facilities, and services, and where uses are located all have an impact on our community. As comprehensive plans are updated, the County and cities should consider how these decisions impact historically underserved communities and coordinate on ways to address for those impacts together.

D-6 Displacement: As our region continues to grow, population and employment growth is focused within our urban areas. As redevelopment takes place, however, there is a potential for physical, economic, and cultural displacement of low- income households that may result from planning, public investments, private redevelopment, and market pressures. As important planning, transportation, and redevelopment takes place:

- a. Consider developing strategies and interjurisdictional processes between the County and cities to mitigate the impacts of displacement.
- a.b. Consider and implement strategies that will encourage development of affordable housing

**Commented [CW110]:** There are policies throughout the plan that provide an equity lens. However, it might be nice to have an overarching policy so that policies throughout the Plan can sync to this.

Suggestions on language and if this is the correct place for this policy would be helpful.

**Commented [CW111]:** 1/14/21 – received comment to remove this policy but would like additional feedback. This policy is really just meant to ensure equity, in some form, is looked at when land use decisions are made.

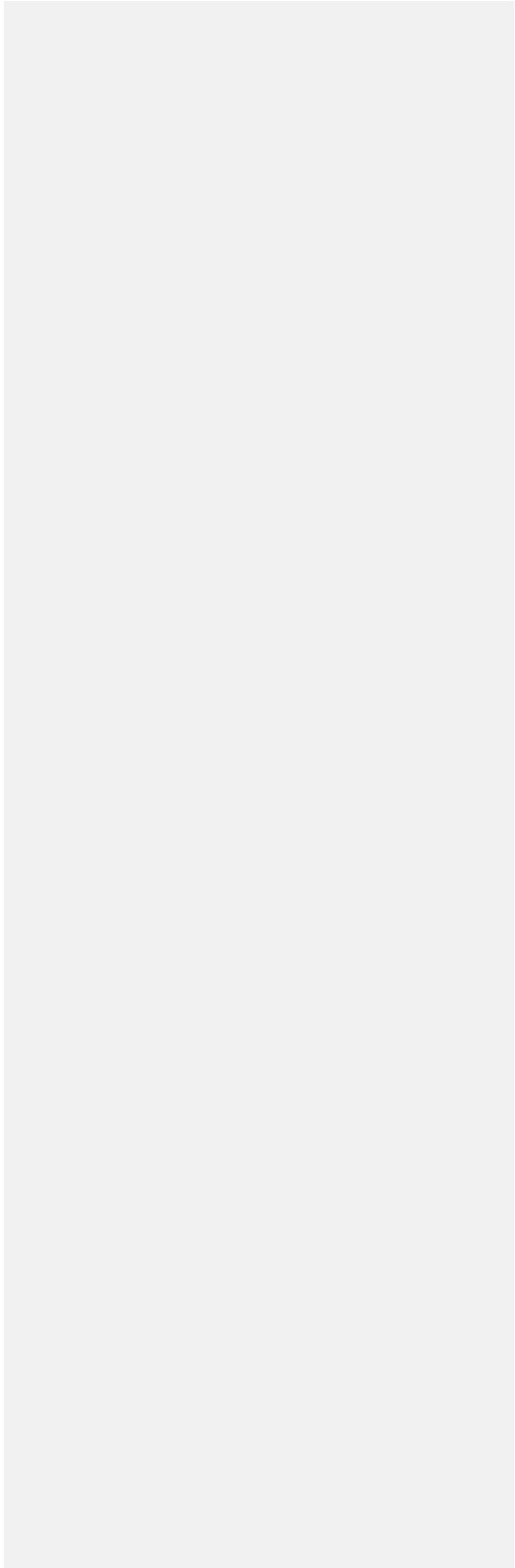
This is intended to be a general policy that implements a number of other policies in Vision

**Commented [CW112]:** Intended to provide broad policy support for consideration of displacement as redevelopment occurs. Implements several MPPs.

**Commented [CW113R112]:** 1/14/21 – Comments received. Removed reference to four county region and population growth.

Clay – comment from Poulsbo to remove this or rephrase to “support PSRC” in efforts. Not sure I agree but will look at other comments.

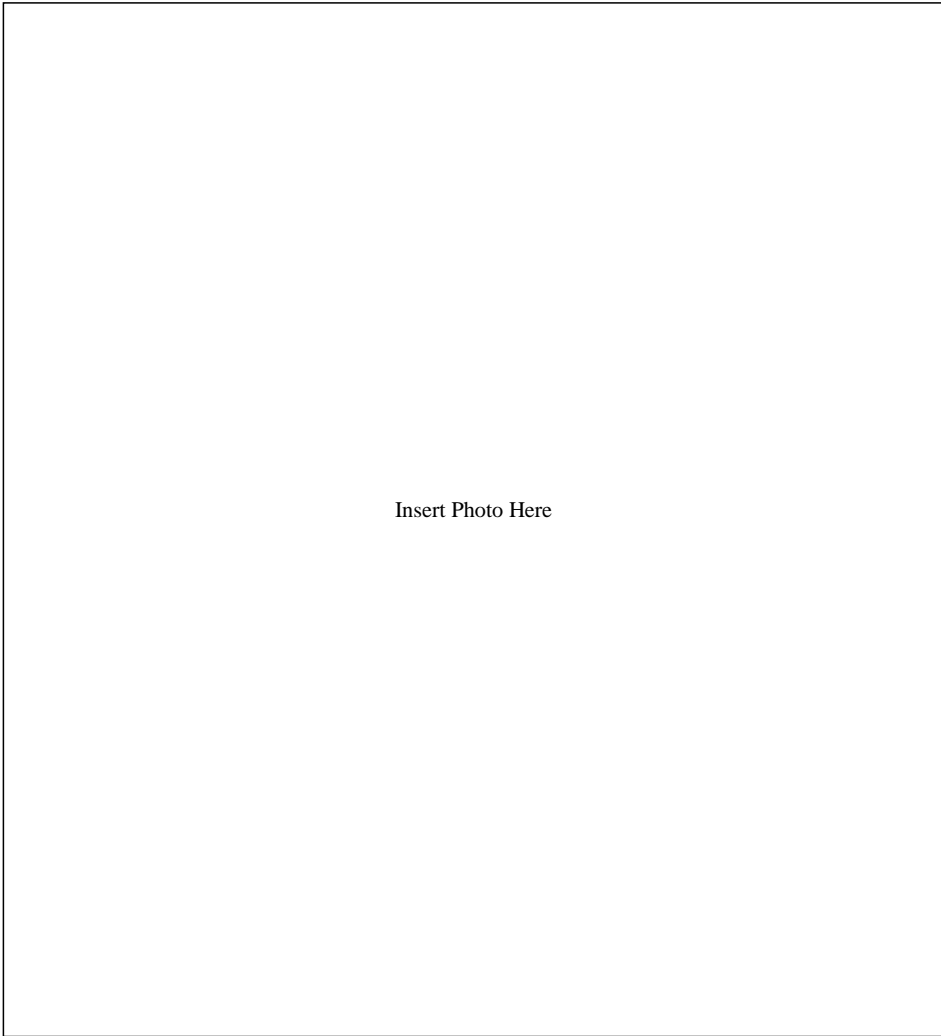
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**Element G.  
Siting Public Capital Facilities**



## Element G. Siting Public Capital Facilities (CF)

The Growth Management Act requires local governments to inventory existing capital facilities owned by public entities, to identify locations and to determine capacities to meet future demand for growth without decreasing levels of service. The Washington State Office of Financial Management is responsible for identifying and maintaining a list of essential state public facilities that are required or likely to be built within the next six years as required by the Growth Management Act. Counties and cities are also required to coordinate the siting of countywide and statewide capital facilities to mitigate potential adverse impacts from the location and development of these facilities.

The policies in this chapter are focused on areas where coordination is necessary for the siting of capital facilities of a countywide or statewide nature, -transportation facilities and services of statewide significance.

### **Policies for Siting Public Capital Facilities (CF):**

#### **CF-1. Identification of needed capital facilities:**

- a. ~~The County and the Cities shall each inventory their existing capital facilities and identify needed facility expansion and construction and provide that data to the Kitsap Regional Coordinating Council.~~
- b.a. The Kitsap Regional Coordinating Council shall develop and maintain a list of public capital facilities needed to serve Kitsap County as a whole, based upon the County and Cities' Comprehensive Plans, the Countywide Coordinated Water System Plan, and other appropriate system plans. These include, but are not limited to, solid and hazardous waste handling facilities and disposal sites, water and wastewater treatment facilities, regional water supply inter-tie facilities, education institutions, airports, local correctional facilities, in-patient facilities including hospitals and regional park and recreation facilities, and government buildings that serve Kitsap County as a whole, including those essential public facilities as defined in [RCW 36.70A.200](#).

**Commented [CW114]:** 1/14/21 – consider removing if this is not something you are doing or plan to do. If retained, this should be included on the annual work program and there should be a purpose outlined with what will be done with the information.

**Commented [CW115]:** 1/14/21 – consider removing if this is not something you are doing or plan to do. If retained, this should be included on the annual work program and there should be a purpose outlined with what will be done with the information.

**Commented [NB116R115]:** If this is not removed, what does this list look like and how is it prepared?

#### **CF-2. Location of capital and public facilities:**

- a. If the primary population served by the facility is urban, the facility should be located in a City or Urban Growth Area where feasible.

#### **CF-3. Establishing a process and review criteria for the siting of facilities that are of a countywide or statewide nature:**

- a. When essential public facility as defined in [RCW 36.70A.200](#) is proposed in Kitsap

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County, and its location has not been evaluated through a regional siting process pursuant to [WAC 365-196-550 \(3\) \(d\)](#), the Kitsap Regional Coordinating Council shall appoint a Facility Analysis and Site Evaluation Advisory Committee composed of citizen members selected by the member jurisdictions to represent a broad range of interest groups to evaluate proposed public facility siting. At a minimum, this evaluation shall consider:

- i. The impacts created by existing facilities;
  - ii. The potential for reshaping the economy, the environment and community character;
  - iii. The development of specific siting criteria for the proposed project, giving priority consideration to siting within Designated Centers;
  - iv. The identification, analysis and ranking of potential project sites;
  - v. Measures to first minimize and second mitigate potential physical impacts including, but not limited to, those relating to land use, transportation, utilities, noise, odor and public safety;
  - vi. Measures to first minimize and second mitigate potential fiscal impacts.
- b. ~~Certain public capital facilities such as schools and libraries that generate substantial travel demand. Zoning should direct these uses so they are located within unincorporated UGA and cities be located first in Designated Centers or, if not feasible to do so, along or near major transportation corridors and public transportation routes.~~
  - c. Some public capital facilities, such as those for waste handling, may be more appropriately located outside of Urban Growth Areas due to exceptional bulk or potentially dangerous or objectionable characteristics. Public facilities located beyond Urban Growth Areas should be self-contained or be served by urban governmental services in a manner that will not promote sprawl. Utility and service considerations must be incorporated into site planning and development.
  - d. Uses shall adhere to local health district or state agency rules regarding commercial and industrial use of on-site sewage systems.
  - e. The multiple use of corridors for major utilities, trails and transportation rights-of-way is encouraged.
  - f. County and City comprehensive plans and development regulations shall not preclude the siting of essential public facilities.
  - g. ~~Public facilities shall not be located in designated resource lands, critical areas, or other areas where the siting of such facilities would be incompatible.~~

**Commented [CW117]:** 1/14/21 – this policy could really limit where schools are sited. Have the county amended zoning codes to reflect this policy? Suggested changes seem more implementable.

**Commented [CW118]:** Consider removing. Zoning and critical area regulations already outline where uses can go. “Areas where the siting of such facilities would be incompatible” is undefined. In addition, there could be times where a water line, for example, may impact a critical area or buffer.

**Commented [NB119R118]:** Why not delete critical areas and leave the rest?

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**CF-4. Air transportation facilities in Kitsap County:**

- a. The Counties and the Cities shall recognize the importance of airports as essential public facilities and the preservation of access to the air transportation system.
- b. The County and the Cities shall ensure the safety of the community and airport users through compatible land use planning adjacent to airports and coordination of the airport with ground access. Examples would include not encouraging or supporting higher residential densities, schools, or hospitals near airports or airport approach corridors.
- e. ~~The County and the Cities shall plan for heliports throughout Kitsap County for emergency use.~~

**Commented [NB120]:** Can we add a policy to encourage coordination of airport safety requirements, FAR part 77. Bremerton safety zones extend over jurisdictional boundaries. Bremerton airport is likely to expand.

**Commented [CW121]:** 1/14/21 While the county and cities will certainly allow heliports as a use or incidental use, is this something you coordinate on? If not, I am not sure if a CPP is necessary.

**CF-5 Transportation facilities and services of statewide significance**

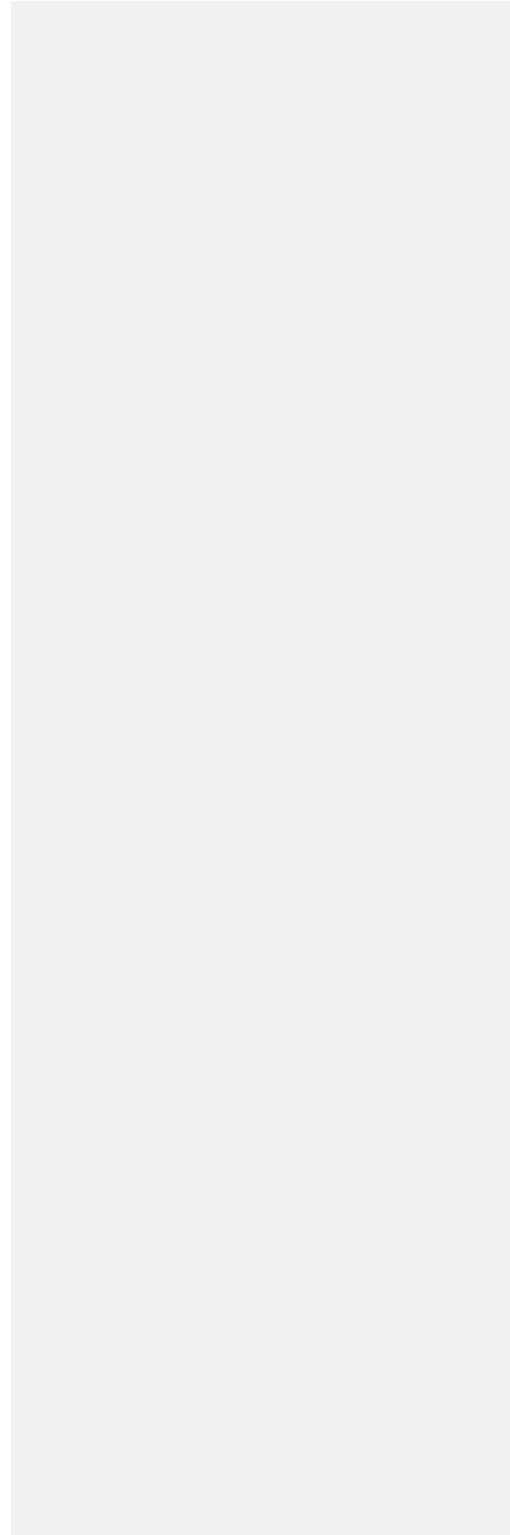
- a. When a transportation facility or service project meeting the requirements of RCW 47.06.140 is proposed, impacted jurisdictions should coordinate together when in consultation with the department of transportation .

**Commented [CW122]:** GMA CPP requirements require joint policies for transportation facilities and services of statewide significance.



**Element H.**  
**Transportation**

Insert Photo Here



## Element H. Transportation (T)

The Growth Management Act requires that transportation planning be coordinated among local and state jurisdictions. ~~The Growth Management Act further requires that transportation planning be coordinated with~~ along with the land use elements of local comprehensive plans. ~~In addition, transportation policies should be consistent with the polices contained within Puget Sound Regional Councils (PSRC) Transportation and Vision plans.~~ Coordination of land use and transportation plans ~~will allow~~allows Kitsap County and ~~the Kitsap~~ Cities to meet ~~three~~their inter-related transportation goals:

- ~~Serve Designated Centers~~Focus on urban areas, including designated Centers to reduce sprawl, conserve land and make more efficient use of infrastructure,
- Preserve the natural environment, including water and air quality and, potentially, climate.
- Provide a balanced system for the efficient, clean, safe movement of people, goods and services among urban areas, including designated Centers. ~~Designated Centers~~ within Kitsap County and the larger Puget Sound region.

**Commented [CW123]:** 1/14/21 – Changes made to include PSRC and modified language regarding designated Centers so focus is on UGAs including designated Centers.

The intent of the following policies is to define appropriate methods and strategies to achieve these goals through inter-regional and intra-regional coordination among transportation and land use planning agencies.

For the purpose of this Policy, the following transportation facilities are of countywide significance:

- a. state and federal highways;
- b. major arterials;
- c. public transit facilities and services;
- d. non-motorized facilities connecting designated centers;
- e. marine transportation facilities (ferries, shipping);
- f. airports and heliports (passenger and/or freight);
- g. rail facilities (passenger and/or freight)

The following facilities and system components should be included in the multi-modal network:

- a. roads, including major highways, arterials and collectors;
- b. public transit, including bus, rail, and park & ride lots;
- c. non-motorized facilities;
- d. vehicle and public or private passenger only ferries;
- e. airports;
- f. parking facilities that support the multi-modal network;
- g. facilities related to transportation demand management;
- h. intelligent transportation systems (ITS).

### **Policies for Transportation (T):**

**T-1. Strategies to optimize and manage the safe use of transportation facilities and services:**

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- a. The County and the Cities shall each emphasize the maintenance and preservation of their existing transportation network.
- b. Through the regular update of the Transportation Element of their Comprehensive Plan, the County and the Cities should each identify segment, intersection, and non-motorized Level of Service (LOS) standards and prioritize operational and safety deficiencies, with the goal of substantially reducing ~~achieving zero~~ deaths and serious injuries.
- c. The County and the Cities should utilize Transportation System Management strategies such as parking restrictions, traffic signal coordination, transit queue jumps (traffic signal modification equipment that allows busses to move ahead of other vehicles), ramp metering, striping non-motorized transportation facilities, traffic calming devices, and real time sensor adjustments for traffic signals.
- d. The County and the Cities should develop and implement access management regulations that provide standards for driveway spacing and delineation and encourage the joint use of access points where practical.
- e. The County and the Cities shall actively seek opportunities to share facilities, expertise, and transportation resources, such as multiple use park & ride/parking lots or shared traffic signal maintenance responsibility.

e.f. Jurisdictions should consider emergency management and disaster preparation as part of their transportation planning, including redundancy needs.

**Commented [CW124]:** 1/14/21. Language change is consistent with state policy regarding zero deaths. Implements Vision 2050 MPP-T-4.

**T-2. Reducing the rate of growth in auto traffic, including the number of vehicle trips, the number of miles traveled, and the length of vehicle trips taken, for both commute and non-commute trips:**

- a. The County and the Cities shall provide both infra-structure and policy incentives to increase the use of non- SOV modes of travel.
  - i. The range of infrastructure incentives to encourage the use of non-SOV modes of travel could include the following:

- Provide public transit, including preferential treatments for transit, such as queue by-pass lanes (dedicated bus lanes that allow for transit queue jumps), traffic signal modifications, and safe, transit stops.
- Provide integrated transfer points to facilitate seamless trips between transit and other modes of travel, particularly at ferry terminals,

The State of Washington has taken steps to reduce greenhouse gas emissions and vehicle miles traveled. Not only does reducing the overall amount of travel produce benefits for improving air quality and curbing emissions related to climate change, it also lessens traffic congestion. Developing a transportation system that provides more opportunities for walking, bicycling, or using transit also creates more choices and options for people.

The WA State Dept of Transportation and Vision 2050 policies identify telework (or tele-commuting) as a viable transportation alternative. The WSDOT-funded 2008 Kitsap Telework Pilot Project noted the particular importance of telework in rural areas, where citizens tend to drive greater distances.

**Commented [CW125]:** 1/14/21. Additional policy language addresses emergency planning. Implements MPP-T-31.

**Commented [NB126R125]:** It should be clear that this isn't suggesting more than is required in the IBC and IFC in terms of access to new development.

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including park & ride lots, bike storage facilities, carpool/vanpool and transit advantages to ease ingress/ egress, with proximity to actual connection points, and innovative transit-oriented development.

- Provide non-recreational bicycle and pedestrian facilities, including safe neighborhood walking and biking routes to school.
  - During the development of all state, county, and city highway capacity improvement projects, consider the market for non-SOV travel and the addition of High Occupancy Vehicle (HOV) lanes, park & ride lots, and appropriate infrastructure for both bicycling and walking.
- ii. The range of policy incentives to encourage the use of non-SOV modes of travel could include the following:
- Increased emphasis on the Commute Trip Reduction Program already in place (including ridesharing incentives), with Kitsap Transit designated as the lead agency, including program promotion and monitoring.
  - Managed parking demand at ferry terminals, employment, and retail centers to discourage SOV use through privileged parking for HOV users, fee structure and parking space allocations.
  - Encouraging telecommuting and home-based businesses as a viable work alternative.
  - Encouraging the shift of work and non-work trips to off-peak travel hours.
  - Congestion pricing.
  - Auto-restricted zones.
  - Promotion of driver awareness through educational efforts.



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- b. The County and the Cities shall develop standards for Complete Streets that address bicycle and pedestrian facilities for development of new streets and reconstruction of existing streets as appropriate, consistent with State law.
- c. In Designated Centers, the jurisdictions should complete missing vehicular and non-motorized links between key arterials to accommodate pedestrian and bicycle facilities, without compromising safety standards.
- d. The County and the Cities shall develop bicycle and pedestrian plans, which should be coordinated across jurisdictional boundaries with particular consideration to providing safe routes for children to walk and to bike to school.
- e. Kitsap Transit shall review and comment on development proposals where appropriate, to facilitate convenient use and operation of appropriate transit services.

Vision 2050 and Transportation 2050 emphasize Complete Streets, which ensure that transportation facilities serve all users and all ages and abilities. By designing and operating Complete Streets, local jurisdictions provide pedestrians, bicyclists, motorists, and transit riders with safer travel and can avoid expensive retrofits, encourage physical activity and help create walkable communities. There is no singular design prescription for Complete Streets; each one is unique and responds to its community context.

**Commented [NB127]:** Has the county done this? Urban areas of county only?

**T-3. Environmental and human health impacts of transportation policies:**

- a. Transportation improvements shall be located and constructed so as to discourage/minimize adverse impacts on water quality, human health and other environmental features.
- b. The County, the Cities, and Kitsap Transit shall consider programming capital improvements and transportation facilities that alleviate and mitigate impacts on air quality, greenhouse gas emissions and energy consumption, and promote human health, such as: high-occupancy vehicle lanes; public transit; vanpool/ carpool facilities; electric and other low emission vehicles including buses; charging stations for all types of electric vehicle, bicycle and pedestrian facilities that are designed for functional transportation, shared mobility options, and partnerships with the private sector.
- c. The County and the Cities shall ensure environmental protection, water quality, and conformance with ESA requirements through best management practices throughout the life of the transportation facilities, including:
  - i. ~~Facility design, and in particular low impact development strategies for the collection and treatment of storm water and surface run-off.~~
  - ii. ~~Avoiding construction during the rainy season.~~
  - iii. ~~Regular and routine maintenance of systems.~~
- d. The County, the Cities, and Kitsap Transit should support Puget Sound Clean Air Agency public education about anti-pollution measures.

**Commented [CW128]:** 1/14/21. Reinforces relationship between transportation system and human health. Implements MPP-T-5.

**Commented [CW129]:** 1/14/21. Reinforces relationship between transportation system and human health. Implements MPP-T-5.

**Commented [CW130]:** 1/14/21. Reinforces relationship between transportation system and human health. Implements MPP-T-5.

**Commented [CW131]:** 1/14/21. Adds language to further support electrification of the transportation system. Implements MPP-T-30.

**Commented [CW132]:** 1/14/21. Adds language to acknowledge shared mobility and partnerships with the private sector as options for reducing the environmental impacts of transportation. Implements MPP-T-33 and T-34.

**Commented [CW133]:** 1/14/21 Consider removing this portion of the policy. The policy already lists the goals and this gets very specific. Is the specificity really needed?

**Commented [NB134R133]:** I am okay deleting or keeping it. The rainy season provisions are helpful so that we can adopt local policies that are supported by the CWPPs.

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**T-4. Recognizing that the County and the Cities each encompass a range of development and density patterns, each jurisdiction shall designate its Centers consistent with the criteria set forth in Element C of the Countywide Planning Policies. The following policies relate to planning guidelines to support transit and pedestrian travel appropriate to each type of urban and rural development or re-development:**

- a. The County and the Cities shall each prepare development strategies for their Designated Centers that encourage focused ~~mixed-use~~mixed-use development and mixed type housing to achieve densities and development patterns that support multi-modal transportation. Transportation plans and programs should serve all users, address access to opportunities, and recognize and minimize negative impacts to people of color, people with low-incomes, and people with special transportation needs.
- b. In Urban Growth Areas, comprehensive plans should promote pedestrian- and transit- oriented development that includes access to alternative transportation and, in the interest of safety and convenience, includes features, such as lighting, pedestrian buffers, sidewalks, and access enhancements for physically challenged individuals.
- c. Rural Communities shall accommodate appropriate pedestrian/bicycle connections and transit service and facilities consistent with rural levels of service in order to minimize vehicle trips.

**Commented [CW135]:** 1/14/21. Additional language addresses equity in transportation plans and programs. Addresses MPP-T-9, T-10, and T-11.

**T-5. Transportation linkages between designated Countywide, Local and Regional Centers:**

- a. Regional corridors shall be designated for automobile, freight, transit, HOV facilities, rail, marine, bicycle, and pedestrian travel between centers as part of the countywide transportation plan.
- b. The transportation system linking Designated Centers within the county shall be transit- oriented and pedestrian and bicycle friendly.

**T-6. Freight transportation:**

- a. The freight system in Kitsap County should be developed, expanded, and maintained to support the efficient and reliable movement of goods for local, regional, and international trade.
- ~~a.b.~~ Preferred routes for the movement of freight shall be identified as part of the countywide transportation plan.
- ~~b.c.~~ The County and the Cities shall work to ensure that compatible land uses are applied along designated freight corridors; including, but not limited to, corridors for air, rail, road and marine traffic.
- ~~c.d.~~ The County and the Cities shall use appropriate roadway standards for designated

**Commented [CW136]:** 1/14/21. Clarifies the purpose of the freight system and the importance of its efficient functionality. Addresses MPP-T-25 and T-26.

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freight corridors.

**T-7. Transportation relationships with the Puget Sound Regional Council and the Peninsula Regional Transportation Planning Organization:**

- a. The Countywide Planning Policies should support adopted regional and state plans and policies.
- b. The County and the Cities shall actively participate in the Puget Sound Regional Council and the Peninsula Regional Transportation Planning Organization (RTPO) to assure that transportation planning in the two regions is consistent and accurately reflects local needs related to identified regional system components.
- ~~c. The Kitsap Regional Coordinating Council shall serve as the point of coordination to assure Puget Sound Regional Council and Peninsula RTPO planning programs are consistent and mutually beneficial to jurisdictions within Kitsap County.~~
- ~~c.~~ The Transportation Improvement Program (TIP) for Kitsap County shall continue to be a part of the regional TIP adopted by the Puget Sound Regional Council. Local review, comment and recommendations shall be coordinated through the Kitsap Regional Coordinating Council.

**Commented [CW137]:** 1/14/21 – propose removing. Currently KRCC relies on KRCC Board member(s) who serve on the Peninsula RPTO and PSRC to be aware of this coordination.

**T-8. Identification of needed transportation related facilities and services within Kitsap County:**

- a. ~~The Puget Sound Regional Council and the Peninsula RTPO shall identify regional system components and related improvements within Kitsap County with the concurrence of the Kitsap Regional Coordinating Council.~~
- b. ~~A countywide transportation plan developed by the Kitsap Regional Coordinating Council shall be prepared pursuant to the Growth Management Act to identify countywide transportation facility and service needs. A technical committee including transit and local, regional, and state transportation providers shall be used in this process.~~

**Commented [CW138]:** 1/14/21 – considering removing. PSRC and the Peninsula RPTO are respectively responsible for reaching out to Kitsap for their planning efforts (e.g. bicycle mobility plan, open space plan, etc.)

**Commented [CW139]:** 1/14/21 – consider removing. This perhaps was an old reference to Kitsap’s Multimodal Transportation Plan from approx. 2014? There is not current action on a countywide transportation plan.

**T-9. Coordination of intra-county transportation planning efforts:**

- a. The Puget Sound Regional Council reviews Cities’ and the County’s Comprehensive plans for consistency of land use and transportation elements.
- b. The County and the Cities shall address compatibility between land use and transportation facilities by:
  - i. Not using new road improvements to justify land use intensification.
  - ii. Managing access on new transportation facilities outside Urban Growth Areas.
  - iii. Allowing phased development of improvements including acquiring right of way.

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- iv. Using comprehensive plans and development regulations to ensure that development does not create demands exceeding the capacity of the transportation system, such as: density limits in areas outside of Urban Growth Areas; concurrency management and adequate public facility regulation; integrated multi-modal and non-motorized networks.
- c. The County and the Cities shall work together in a coordinated, iterative process to periodically reassess whether regional land use and transportation goals can realistically be met. If transportation adequacy and concurrency cannot be met, the following actions should be considered:
  - i. Adjust land use and/or level of service (LOS) standards and consider adopting multi-modal solutions.
  - ii. Make full use of all feasible local option transportation revenues authorized but not yet implemented.
  - iii. Work with Washington State Department of Transportation (including Washington State Ferries), Kitsap Transit, and the private sector to seek additional State transportation revenues, state and federal grants for infrastructure improvements, and local options to make system improvements necessary to accommodate projected population growth.
- d. Adjacent jurisdictions in Kitsap County shall develop consistent street classification system and street standards.
- e. Kitsap Regional Coordinating Council may establish a process for evaluating development impacts including those that may affect neighboring jurisdictions within the county.
- f. The Kitsap Regional Coordinating Council shall function to ensure that transportation planning, system management and improvements at local, regional, and state levels are coordinated, complementary, and consistent with adopted comprehensive land use plans.

**T-10. Coordinated and consistent level of service (LOS) standards:**

- a. The County and the Cities should develop comparable level of service standards among the County, Cities and the State of Washington for identified regional system components.
- b. The County and the Cities shall adopt roadway LOS standards. Urban growth management agreements shall designate level of service standards. Jurisdictions may also expand LOS standards to address multimodal concurrency, including non-motorized modes of transportation.
- c. The County and the Cities shall adopt transit LOS in the form of "Service Standards" adopted by the Kitsap Transit Board of Commissioners. The standards

**Commented [CW140]:** 1/14/21. Adds language to recognize options for multi-modal concurrency. Responds to DP-Action-5 (Regional).



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shall consider both frequency of service and bus capacity.

- d. Consistent with State law, the County and Cities shall recognize the Level of Service Standards for Highways of Statewide Significance, including principal arterial ferry routes, that have been adopted by the Washington State Department of Transportation, in their respective Comprehensive Plans.
- e. For State highways and facilities of regional significance, including the Southworth ferry route, the County and the Cities shall include the Level of Service Standards adopted for these routes by the Puget Sound Regional Council, the Peninsula RTPO, and the Washington State Department of Transportation, in their respective Comprehensive Plans.

f. The County and the Cities should coordinate with WSDOT to comprehensively evaluate Level of Service performance on State highways to ensure they are not disproportionately held responsible for correcting capacity deficiencies resulting from growth outside their jurisdictions.

~~f.g.~~ On highways and streets which are subject to concurrency requirements, the County and the Cities shall each identify capacity deficiencies and either address them in terms of identified funding, adjust the LOS standard on a temporary basis, or place a temporary moratorium on development.

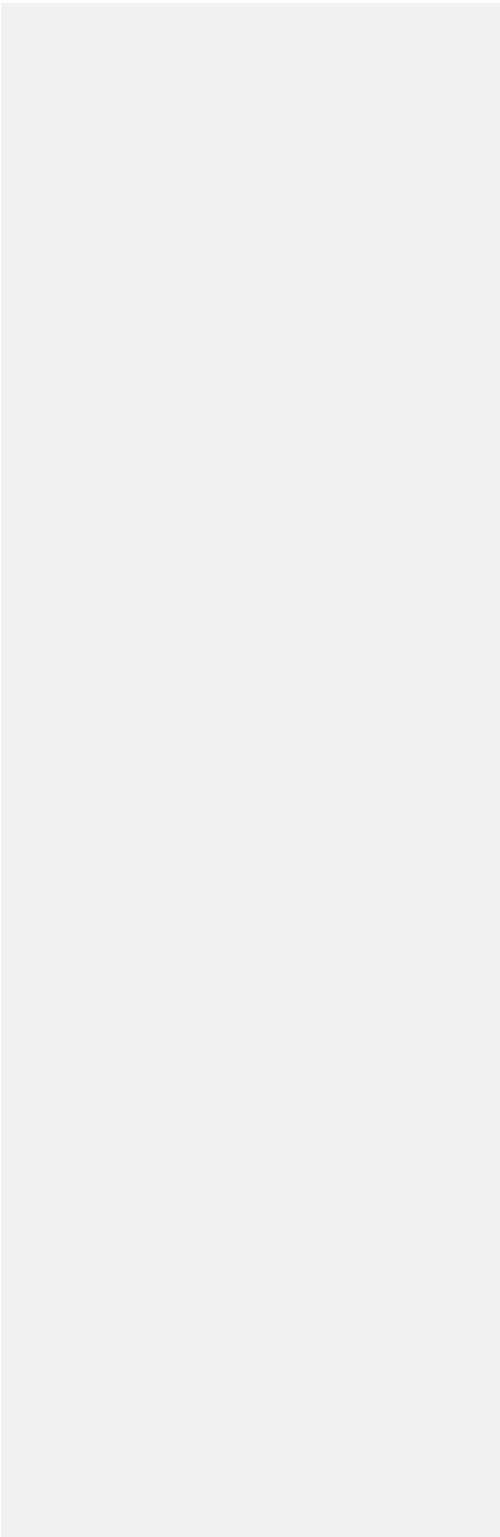
~~e.h.~~ On highways and streets which are subject to concurrency requirements, new development should not cause LOS to degrade to a level lower than the adopted standard, consistent with State law.

**Commented [CW141]:** 1/14/21. Added in response to comments received at 11/12 TransTAC meeting.

**Element I.**  
**Housing**



Insert Photo Here



## Element I. Housing (AH)

The Growth Management Act ([GMA](#)) requires cities and counties to encourage the availability of housing that is affordable for all income levels at a variety of housing densities. Local jurisdictions are also encouraged to preserve existing housing resources in their communities, and to provide an adequate supply of housing with good access to employment centers to support job creation and economic growth. ([WAC 365.196.410](#))

VISION 20540 [also](#) takes a comprehensive approach to addressing the range of housing needs. ~~Housing is addressed throughout GMA requirements and Vision policies are reflected within the Countywide Planning Policies. See box on right for specific references.~~

### Jobs-Housing Balance:

Jobs-housing balance refers to relationship of housing supply and the job base. There are transportation implications in terms of improving accessibility between where jobs are located and where people live, as well as access to goods, services and other amenities. Policies in Element C: Centers of Growth, Element F: Contiguous, Compatible and Orderly Development, and Element J: Countywide Economic Development are all part of the County’s overall approach to jobs-housing balance.

### Best Practices in Housing:

The County and the Cities recognize the value of housing practices that preserve existing neighborhoods and communities, use land more efficiently, make services more economical, and meet the diverse needs of our county’s changing demographics. The Community Design and Development Policies in Element F: Contiguous, Compatible and Orderly Development address key innovative practices and design principles for development and housing.

### Affordable Housing:

Housing affordability refers to the balance (or imbalance) between household income and housing costs. Affordable housing is a major challenge in Kitsap County. ~~It is defined as affordable to households earning up to 80 percent of the countywide medium income.~~

The following definitions relate to the Countywide Planning Policies: **Housing** shall mean housing intended for a full range of household incomes. These income levels are defined as follows ([WAC 365.196.410 \[2\]-e-i-C](#)):

- **Extremely low-income** shall mean those households that have incomes that are at or below 30% of the countywide median.
- **Very low-income** shall mean those households that have incomes that are within the range of 31 - 50% of the countywide median.
- **Low-income** shall mean those households that have incomes that are within the

Countywide Planning Policies Addressing Jobs-Housing Balance	
C:2/ C:4	Centers as areas of a mix of business, commercial and residential uses
CCOD:4-c	Mixed used development
ED:1-b	Employment for diverse segments of the community
ED:1-e	Economic Prosperity and increased job opportunities
ED:2	Promoting development of designed industrial and commercial areas
ED:3	Monitoring land supply

**Commented [CW142]:** 1/14/21 – important to define affordable housing. This is taken from RCW 36.130.010 – definitions for affordable housing developments section of state law

**Commented [NB143R142]:** This is the definition for low-income house, not affordable housing. This RCW refers to 25% of units as being affordable to low income households. (1) "Affordable housing development" means a housing development in which at least twenty-five percent of the dwelling units within the development are set aside for or are occupied by low-income households at a sales price or rent amount that is considered affordable by a federal, state, or local government housing program.

There is another definition of affordable housing in 84.14.010 related to MFTE:

(1) "Affordable housing" means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income. For the purposes of housing intended for owner occupancy, "affordable housing" means residential housing that is within the means of low or moderate-income households.

The above definition allows for up to 115% of median income.

Pierce County has defined 3 terms:

3.1.1 "Affordable housing" shall mean the housing affordable to households earning up to 80 percent of the countywide median income. 3.1.2 "Low income households" shall mean households earning 80 percent or less of the countywide median income. 3.1.3 "Moderate income households" shall mean households earning 80 to 120 percent of the countywide median income.

We should set a ceiling for what is considered affordable, but let jurisdictions adjust downward for local conditions.

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- range of 51 - 80% of the countywide median.
- **Moderate-income** shall mean those households that have incomes that are within the range 81-95% of the countywide median.
- **Middle-income** shall mean those households that have incomes that are within the range of 96-120% of the countywide median.
- **Upper-income** shall mean those households that have incomes above 120% of the countywide median.

**Policies for Affordable Housing (AH):**

**AH-1. Coordinated process among County, Cities, and housing agencies for determining and fulfilling housing needs, and the equitable distribution of affordable housing at all income levels in Kitsap County:**

- a. The County and the Cities should inventory the existing housing stock consistent with the Growth Management Act synchronized with County and Cities' respective Comprehensive Plan updates, and correlate with current population and economic conditions, past trends, and ~~ten-year~~ population and employment forecasts, to determine short and long range housing needs, including rental and home ownership. Navy personnel housing policy should also be considered.
- b. Local housing inventories ~~and~~ projections, ~~and equitable distribution strategies~~ should be compiled, updated, and monitored under the coordination of the Kitsap Regional Coordinating Council to identify countywide conditions and projected needs.
- c. Sufficient land supply for housing including various housing types shall be identified and monitored through regular updates to the countywide Buildable Lands Analysis [see Element B-1 Land Utilization and Monitoring Programs].
- d. The County and the Cities should each identify specific policies and implementation strategies in their Comprehensive Plans and should enact implementing regulations, - to provide a mix of housing types and costs to achieve identified goals for housing at all income levels, including easy access to employment centers.
- e. The County and the Cities shall incorporate a regular review of public health, safety, and development regulations pertaining to housing implementation strategies to assure that:
  - i. protection of the public health and safety remains the primary purpose for housing standards
  - ii. regulations are streamlined and flexible to minimize additional costs to housing.

**Commented [CW144]:** 1/14/21 – removed for clarity – not sure what an equitable distribution strategy is.

**Commented [CW145]:** 1/14/21 – Consider removing this unless you add a countywide goal for “various housing types”. Is this really happening in buildable lands? Given there is not a current goal for various housing types in the CPPs, how would the BLR identify housing deficiencies and what would you be required to do?

**AH-2. Recognizing that the ~~market place~~ marketplace makes adequate provision for those in the upper economic brackets, each jurisdiction should develop some**



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combination of appropriately zoned land, regulatory incentives, financial subsidies, and/or innovative planning techniques to make adequate provisions for the needs of middle and lower income persons.

- a. Where possible, expand areas zoned- for moderate density housing to bridge the gap between single-family and more intensive multifamily development.

**Commented [CW146]:** 1/14/21 – implements new language in MPP-H-9 to also focus on providing missing middle housing.

**AH-3. Recognizing the percentage share of the existing and forecasted countywide population and housing stock, as well as the distribution of existing housing for those households below 12080% countywide median income, the County and the Cities should develop coordinated strategies to disperse projected housing for those below 12080% countywide median income throughout Kitsap County, where they are specifically found to be appropriate, in consideration of existing development patterns and densities. These strategies should ~~promote the development of such housing in a dispersed pattern so as not to concentrate or geographically isolate low-income housing in a specific area or community~~; include:**

**Commented [CW147]:** 1/14/21 – we should discuss the 80% vs 120%.

- a. A goal for the County and each of the Cities to allocate at least 25% of the growth allocation to affordable housing.

**Commented [CW148]:** 1/14/21 – language seems redundant of language earlier in paragraph. Removed for readability.

**Commented [CW149]:** 1/14/21 – explanation for discussion.

**AH-4. Provision of affordable housing for households below 12080% countywide median income should include:**

Every jurisdiction under GMA (RCW 36.70A.070(2) must make "...adequate provisions for existing and projected needs of all economic segments of the community".

- a. Housing options located throughout Kitsap County in Urban Growth Areas and Rural Communities, as defined in Element D (2-a), in a manner to provide easy access to transportation, employment, and other services.
  - i. Designated Centers should include such housing options.
  - ii. Rural self- help housing programs should be encouraged first in UGA's and Rural Communities and then allowed in other appropriate areas as defined by the U.S. Department of Agriculture.
- b. Local comprehensive plan policies and development regulations that encourage and do not exclude such housing.
- c. Housing strategies that include:
  - i. preservation, rehabilitation and redevelopment of existing neighborhoods as appropriate, including programs to rehabilitate and/or energy retro-fit substandard housing;
  - ii. provision for a range of housing types such as multi-family, single family detached, single family attached, duplexes, accessory dwelling units, ~~cooperative housing~~, and manufactured housing on individual lots and in manufactured housing parks;

If the CPPs do not contain some sort of goal for affordable housing, how will you know if the goals for affordable housing are being met and whose responsibility it is to fulfill those obligations?

This is proposed as a very simple way of trying to account for affordable housing. If this was more complex, there would be specific allocations for all housing types.

Feedback and discussion appreciated. 25% consistent with Pierce County and RCW 36.130.010 regarding the percentage of housing needed in a development to qualify as affordable at 80% of medium income.

**Commented [NB150]:** Is multi-family 3 or more units on one lot?

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- iii. housing design and siting compatible with surrounding neighborhoods;
  - iv. mechanisms to help people purchase their own housing, such as low interest loan programs, "self-help" housing, and consumer education.
  - v. innovative regulatory strategies that provide incentives for the development of such housing, such as: reducing housing cost by subsidizing utility hook-up fees and rates, impact fees, and permit processing fees; density incentives; smaller lot sizes; zero lot line designs; inclusionary zoning techniques, such as requiring housing for specified income levels in new residential developments; multi-family tax exemptions, transfers of development rights and/or a priority permit review and approval process and/or other provisions as appropriate.
- d. Housing policies and programs that address the provision of diverse housing opportunities to accommodate the homeless, the elderly, physically or mentally challenged, and other segments of the population that have special needs.
  - e. Participation with housing authorities to facilitate the production of such housing. The County and the Cities shall also recognize and support other public and private not-for-profit housing agencies. Supporting housing agencies is encouraged through public land donations, guarantees, suitable design standards, tax incentives, fee waivers, providing access to funding sources and support for funding applications, or other provisions as appropriate.

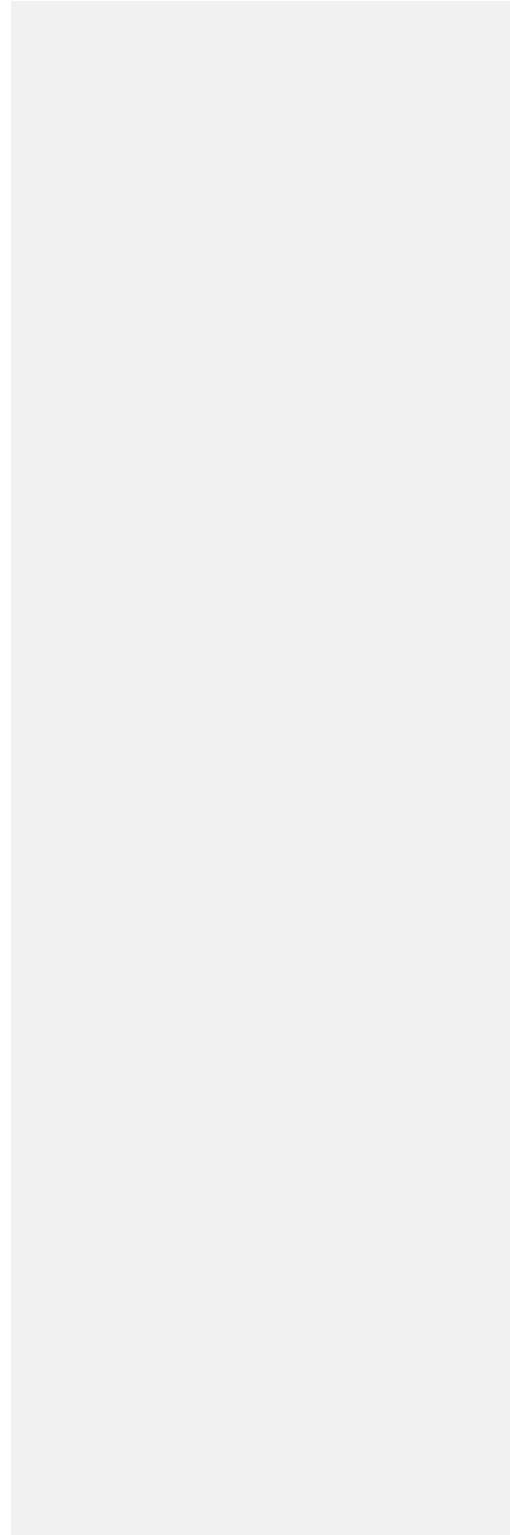
**Commented [NB151]:** These are complicated issues. A city can't waive an impact fee unless they cover the cost from their general fund. Is there legal authority to subsidize a "hook-up" fee? What about permit processing fees.

**AH-5. The County and the Cities shall collaborate with PSRC to evaluate availability of appropriate housing types to serve future residents and changing demographics.**

**Element J.**

**Countywide Economic Development**

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## Element J. Countywide Economic Development (ED)

Growth Management Act requires that general economic development policies be identified in the Countywide Planning Policies. Consistent with the goals of the Act, economic development planning must be coordinated with local comprehensive plans. The intent of the following policies is to encourage coordinated economic growth among all jurisdictions in Kitsap County and to add predictability and certainty to the private investment decision.

### **Policies for Countywide Economic Development (ED):**

#### **ED-1. A general strategy for enhancing economic development and employment:**

- a. The County and the Cities recognize that a healthy economy is important to the health of residents and quality of life in the county. Economic development strategies should be balanced with address environmental concerns, promote equity and access to opportunity, minimize displacement impacts to existing businesses, recognize the importance of existing and emerging technologies, and protect the quality of life.
- b. A healthy economy provides a spectrum of jobs including entry-level, living wage, and advanced wage earner employment that, raises family income levels and provides opportunities for diverse segments of the community.
- c. The County and the Cities recognize that the economy in Kitsap County is very dependent on the U.S. Navy and diversification is necessary. Diversification should be promoted through a multi-faceted strategy that includes broadening the customer bases of existing contracting industries, expanding the number of local businesses that benefit from defense contracting, and building the base of business activity that is not directly connected to the Department of Defense.
- d. The County and the Cities shall collaborate with ports, tribes, and other special districts to encourage economic growth and diversification that is consistent with comprehensive plans and policies for land use, transportation, public transit, regional water supply, capital facilities, urban governmental services and environmental quality.
- e. Local governments are encouraged to utilize the Kitsap Economic Development Alliance (KEDA) as a resource to provide advice on economic development needs, the potential for retaining and expanding existing industries, including the U.S. Dept. of Defense, and attracting new industries, especially those that would improve wage and salary levels, increase the variety of job opportunities, and utilize the resident labor force.
- f. The County and the Cities should cooperate / participate with the Puget Sound Regional Council's economic initiatives, including focus on identified industry clusters and clean industry and with the KEDA's adopted plan, Kitsap 20/20: A Strategy for Sustainable Economic Prosperity.

**Commented [CW152]:** 1/14/21. Meant to address MPP-Ec-12, Ec-13, Ec-14, and Ec-15.



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- g. The County and the Cities recognize that widespread access to broadband capability will enhance economic development in Kitsap County. Local governments are encouraged to collaborate with the KEDA to promote the expansion of telecommunications in Kitsap County and to coordinate telecommunications policy with regional and federal agencies, including public utility districts, Bonneville Power Administration, regional transportation planning organizations, and neighboring counties.
- h. Investments in our people, in particular, efforts of local educational institutions to provide, improve and expand vocational and post-secondary education programs, should be supported to assure a highly skilled, technically trained resident work force. Educational and training programs should be accessible to all and focus on skills that meet the current and forecast needs of the local, regional, and global economy.

**Commented [CW153]:** 1/14/21. Expands policy language associated with education and training to address accessibility and their purpose.

**ED-2. The role of government agencies in assuring coordinated, consistent efforts to promote economic vitality and equity throughout Kitsap County:**

- a. The County and the Cities shall promote Urban Growth Areas and existing industrial sites as centers for employment.
- b. The County and the Cities shall encourage the full utilization/development of designated industrial and commercial areas. The County and the Cities shall promote revitalization within existing developed industrial and commercial areas to take advantage of the significant investments in existing buildings and infrastructure.
- c. The County and the Cities shall cooperate with tribes, ports, other special districts, ~~and all economic development interests~~ to identify the capital facility needs to support economic development and should identify necessary funding sources.
- d. The County and the Cities shall collaborate with tribes, ports, and other special districts to identify innovative development methods such as public and private partnerships and community development assistance financing to increase economic vitality.
- e. The County and the Cities shall collaborate with the KEDA and the Ports to establish a common method to monitor the supply of designated commercial and industrial sites and to ensure adequate land supply for the expansion of existing enterprises and the establishment of new economic enterprises. The monitoring method shall indicate environmental constraints, infrastructure availability and capacity, and shall use the Kitsap County Geographic Information System and Land Capacity Analysis as a regional database for this information.

**Commented [CW154]:** 1/14/21 – Consider removing. This is a shall policy and “all economic development interests” is very broad. If you would like to retain, we should make this more specific.

~~f. The County and the Cities shall establish common infrastructure policy and standards, including telecommunications infrastructure.~~

**Commented [CW155]:** 1/14/21 – Consider removing – is this occurring? Does it need to occur?

~~g.f.~~ The County, Cities and KEDA shall collaborate to identify opportunities that favor local suppliers for goods and services.

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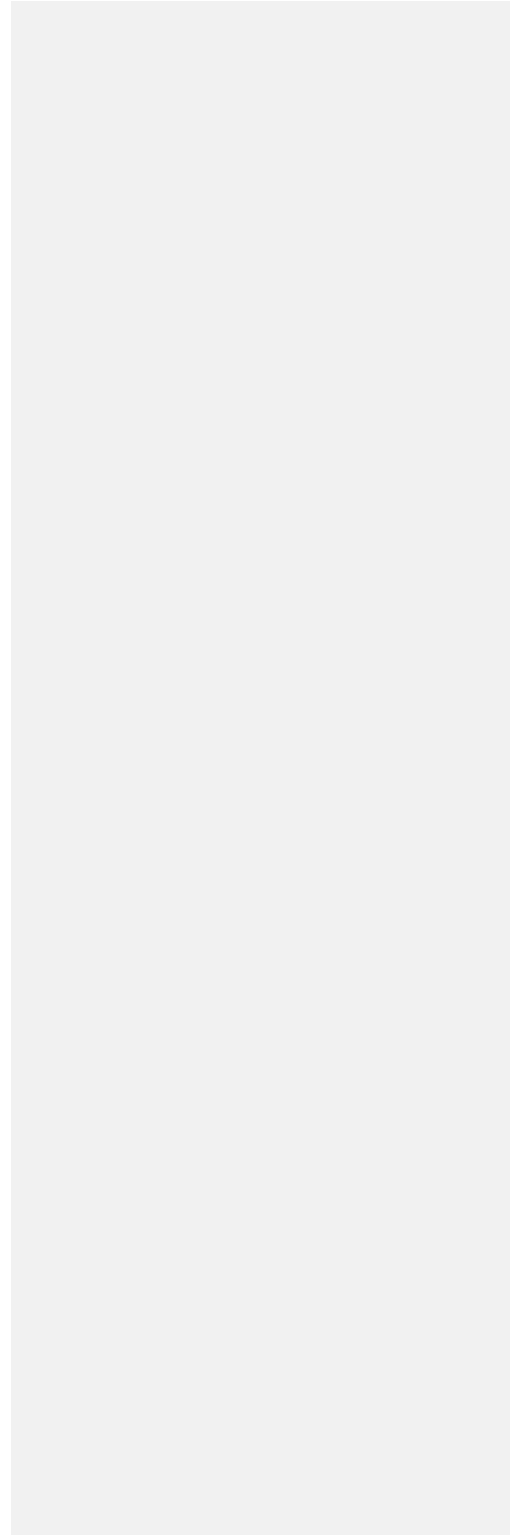
**ED-3. The Kitsap Regional Coordinating Council shall coordinate the development of land supply monitoring methods, common infrastructure policy and standards, and other strategies among the County, the Cities, Tribes, Ports, and other special districts to encourage economic development in Kitsap County:**

- a. The County and the Cities shall each establish and monitor a development review process that is timely, predictable, efficient, fair, and consistent.
- b. Where more than one jurisdiction is involved in planning and permitting a business development, the jurisdictions shall work collaboratively to provide consistent development regulations and permitting.
- c. The County and the Cities shall encourage small business enterprises and cottage industries, and women- and minority-owned businesses and allow appropriate and traditional home occupations as permitted by local regulations.

**Commented [CW156]:** 1/14/21. Minor amendment to address support for women- and minority-owned businesses.

**Element K.**  
**An Analysis of the Fiscal Impact**

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## Element K. An Analysis of the Fiscal Impact (FI)

~~In order to~~To preserve and maintain the community’s quality of life and level of government services, jurisdictions are expected to fully evaluate their financial capacity to provide the full range of urban services (as described in Element B – 3[j]) within designated Urban Growth Areas. The policies in this chapter are focused on the identification of opportunities for coordination which would have a positive fiscal impact, especially for infrastructure projects and service delivery.

### **Policies for Analysis of Fiscal Impact (FI):**

#### **FI-1. The Countywide Planning Policies recognize three opportunities for jurisdictions to consider and plan for urban-level infrastructure and services:**

- a. During each jurisdiction’s comprehensive plan amendments, through the Capital Facilities Plan, including sub-area plans, Urban Growth Area boundary changes, incorporations, partial dis-incorporations, proposed new fully contained communities and master planned resorts.
- b. At the point where a jurisdiction is comparing and analyzing geographic areas for possible expansion of its Urban Growth Area (as described in Element B – 3[j]).
- c. As part of the development of the Urban Growth Area Management Agreement (see Element B-4 [d] and Appendix C).

These analyses and plans should identify infrastructure and service costs as well as the anticipated revenues, including their sources, to support them. As part of these considerations, jurisdictions should review their financial analyses and plans to confirm their assumptions are achieving the desired effects.

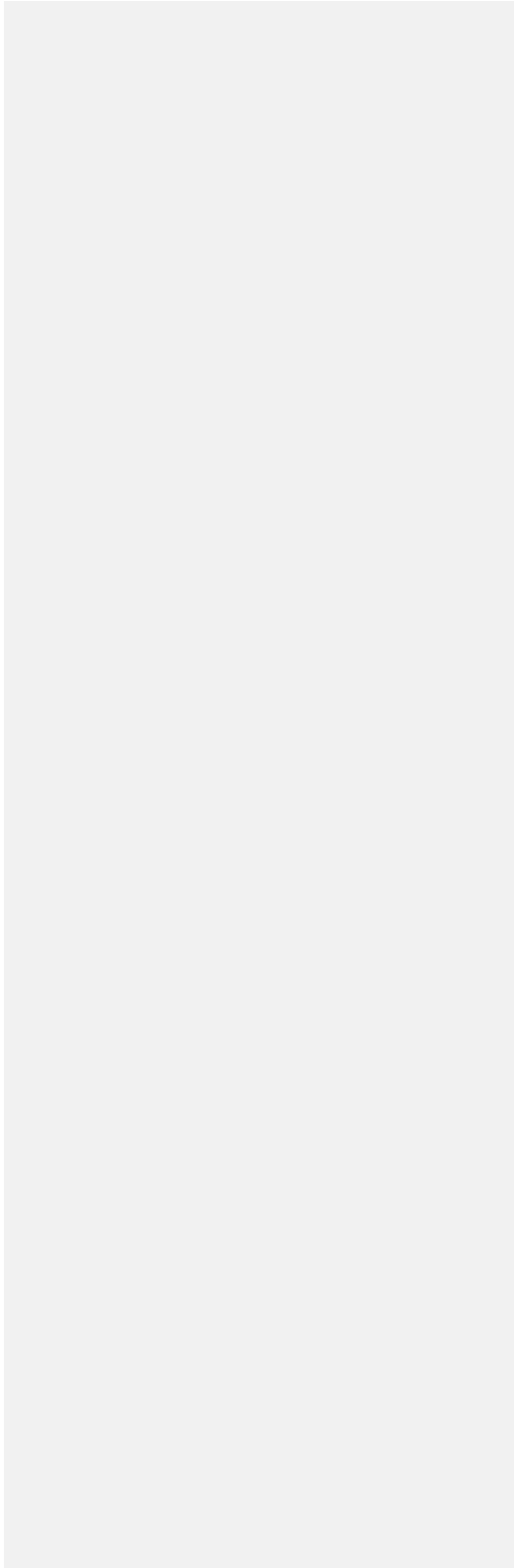
**FI-2. Special districts should be included in planning for the provision of urban level services in Urban Growth Areas and should include future population growth in their plans.**

**FI-3. The Kitsap Regional Coordinating Council shall facilitate on-going regional discussion of infrastructure and service delivery strategies (see Element F-1 [c]) and revenue equity issues (see Element F-3 [c]).**

**Commented [CW157]:** 1/14/21. Expands policy language to discuss funding sources and the efficacy of fiscal assumptions.



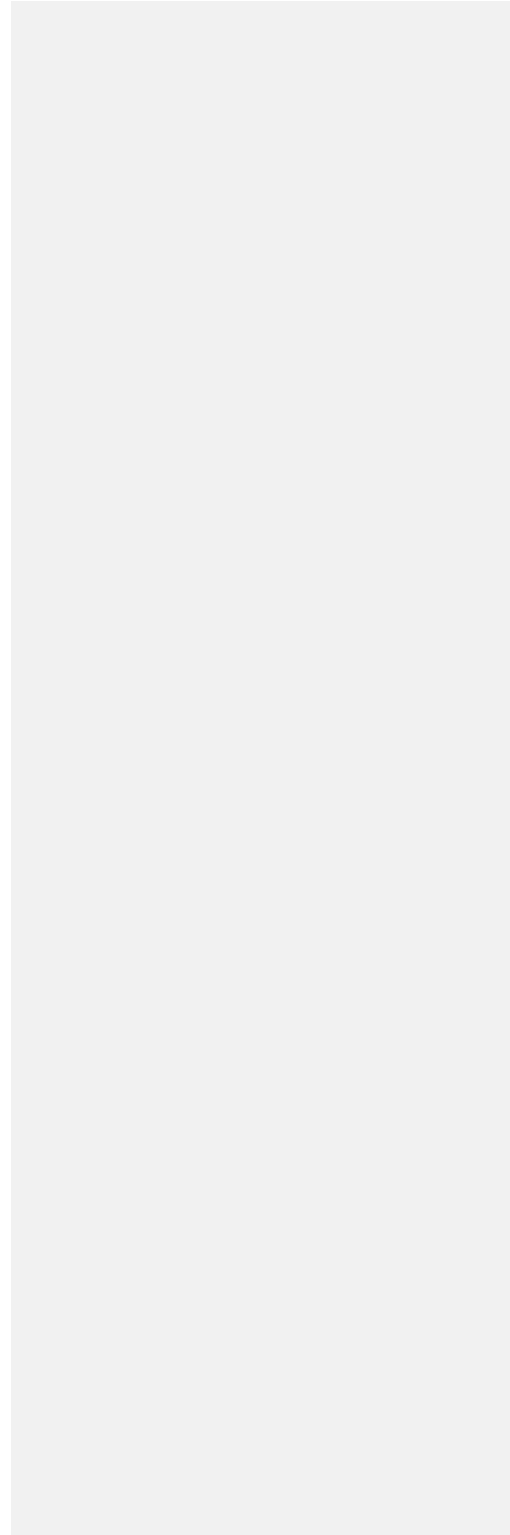
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**Element L.**

**Coordination with Tribal Government**

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## **Element L. Coordination with Tribal Governments (CT)**

**Commented [CW158]:** 1/14/21 – No changes are proposed at this time.

The Suquamish Tribe, the Port Gamble S’Klallam Tribe, and other federally recognized Indian tribes have reservations and/or trust resources within Kitsap County, Washington. These tribes are parties to treaties with the United States Government through which certain rights and privileges both on and off reservation were articulated and remain in effect. These tribes have authorities, responsibilities, interests and treaty rights within their respective reservation boundaries and Usual and Accustomed Areas. Since future growth and land use decisions in Kitsap County affect all governmental entities, governmental agencies must be well informed and continuously involved in regional and local planning.

### **Policies for Coordination with Tribal Governments (CT):**

**CT-1. Meaningful and substantial opportunities for early and continuous tribal government participation shall be incorporated into regional and local planning activities.**

**CT-2. Local jurisdictions should work with the tribes to develop agreements that provide for discussion on comprehensive planning issues among governments and ensure that the tribes are consulted on issues within their interest. The parties will jointly determine the appropriate contents of the agreements and a schedule for completing them.**

**CT-3. Tribal governments, federal agencies, and county and local governments are encouraged to coordinate plans among and between governments and agencies to address substantive areas of mutual interest especially where geographical areas overlay and promote complementary and cooperative efforts.**

**CT-4. City and County governments are encouraged to include Tribal governments in joint comprehensive planning and development activities for areas within the Tribes’ Usual and Accustomed areas. Activities include but are not limited to the establishment and revision of urban growth boundaries, distribution of forecasted population; regional transportation, capital facility, housing and utility plans; and policies that may affect natural and/or cultural resources.**

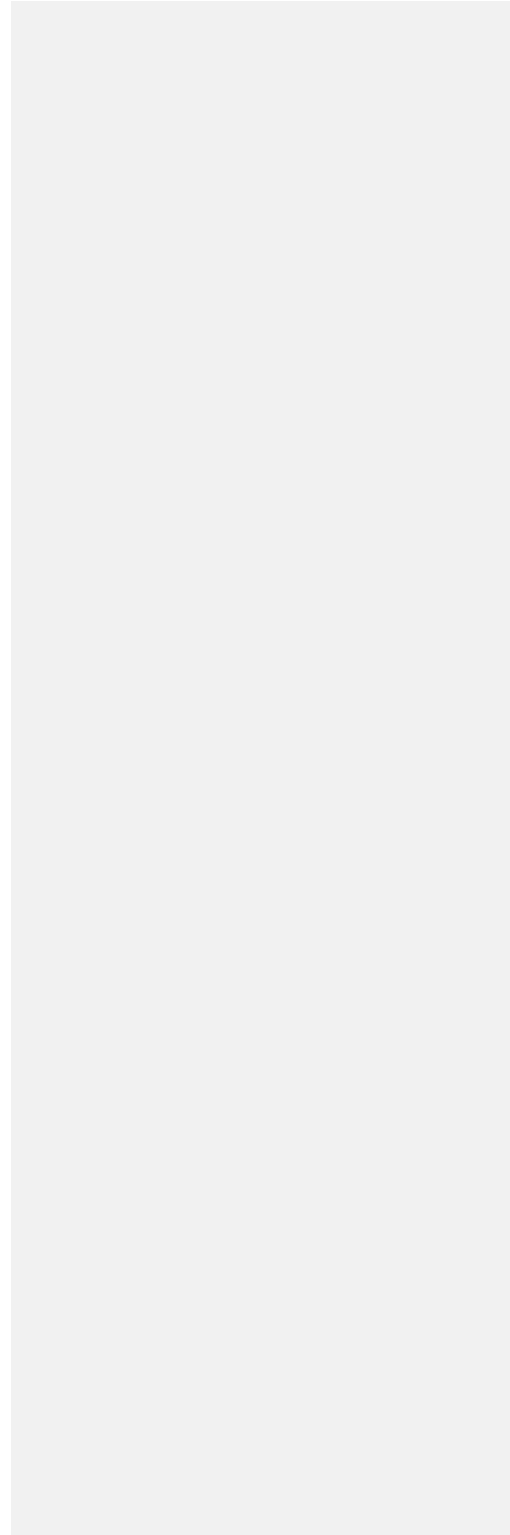
**CT-5. All County, City, and Tribal government agencies shall be included in the normal public notice and comment procedures of other agencies and kept informed of matters of interest to them.**

**CT-6. The County, the Cities, and Tribal governmental agencies are encouraged to keep one another informed about matters of local and regional interest by mutually agreeable means and schedule.**

**Element M.**

**Coordination with Federal Government Including Navy**

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## **Element M. Coordination with Federal Government including Navy (CF)**

The federal government has unique authorities, responsibilities, interests affecting land use and other activities. Military installations are of particular importance to the economic health of Washington State, as well as to national security. Since the impacts of future growth and development in Kitsap County affect all governmental entities, governmental agencies must be well informed and continuously involved in regional and local planning. [The policies in the chapter implement these important goals.](#)

### **Policies for Coordination with Federal Government (CF):**

**CF-1. Meaningful and substantial opportunities for early and continuous federal government participation shall be incorporated into regional and local planning activities.**

**CF-2. It is recognized that constitutional and statutory provisions may constrain federal government agencies from entering into local agreements and processes. However, when possible, the County, the Cities, and federal governments should establish intergovernmental cooperative agreements promoting coordination and involvement in activities that are of mutual interest.**

**CF-3. Federal agencies and county and local governments are encouraged to coordinate plans among and between governments and agencies to make plans as consistent and compatible as possible for properties over which they have authority or activities they authorize and the adjacent areas affected.**

**CF-4. Federal government agencies are encouraged to participate in City, County, and joint comprehensive planning and development activities that may affect them, including the establishment and revision of urban growth areas encompassing, adjacent to or within federally-owned lands; distribution of forecasted population; regional transportation, capital facility, housing and utility plans; and policies that may affect natural and/or cultural resources of interest.**

**CF-5. The following policies relate to promoting coordination among the Cities, County, and the federal government including the Navy:**

- a. All jurisdictions should promote planning that considers the impact of new growth to avoid the potential for encroachment on military readiness activities as described below when developing zoning ordinances or designating land uses affecting military facilities. Each jurisdiction and the Navy should coordinate to identify the types of development and areas of interest to the Navy, method of notice, and opportunities for comment.
- b. "Military readiness activities" mean all of the following:
  - i. Training, support, and operations that prepare the men and women of the military and Naval ships and submarines for combat.
  - ii. Operation, maintenance, and security of any military installation.
  - iii. Testing of military equipment, vehicles, weapons, and sensors for

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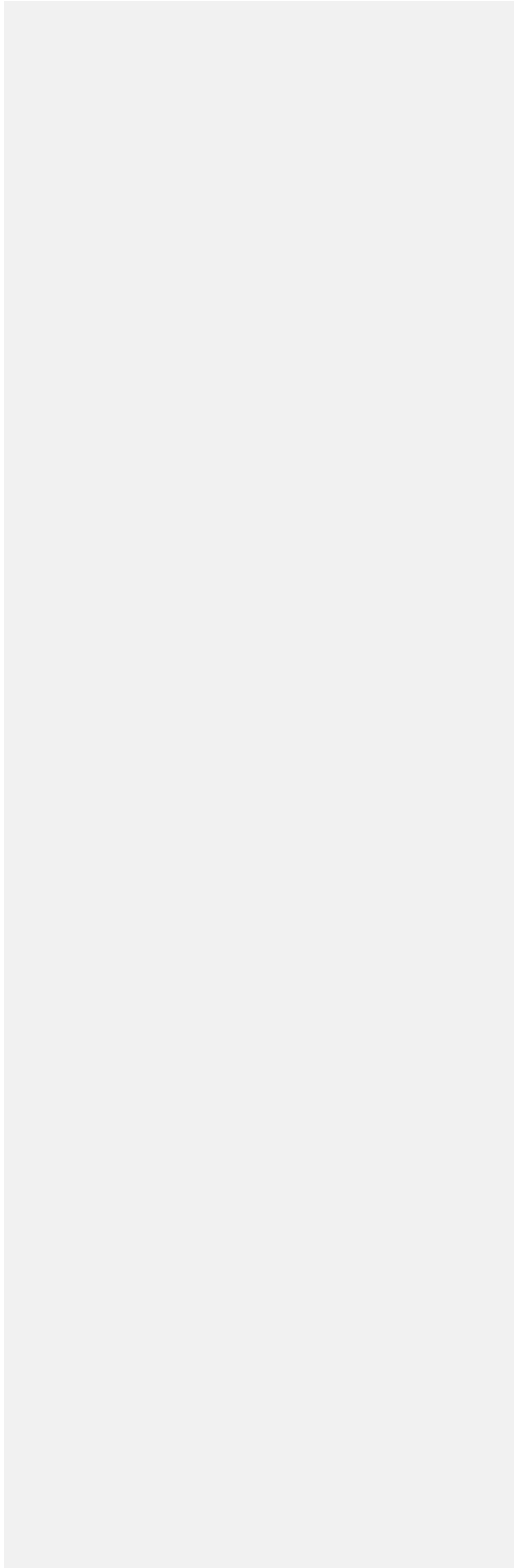
proper operation or suitability for combat use.

- c. “Impacts” include but are not limited to:
  - i. Aircraft, boat, and rail traffic.
  - ii. Incompatible adjacent land uses.
- d. Through the Kitsap Regional Coordinating Council, jurisdictions should monitor issues that arise in implementing these policies and should identify areas for improved coordination.

**CF-6. All County, City, and federal governmental agencies shall be included in the normal public notice and comment procedures of other agencies and kept informed of matters of interest to them. ([RCW 36.70A.530](#))**

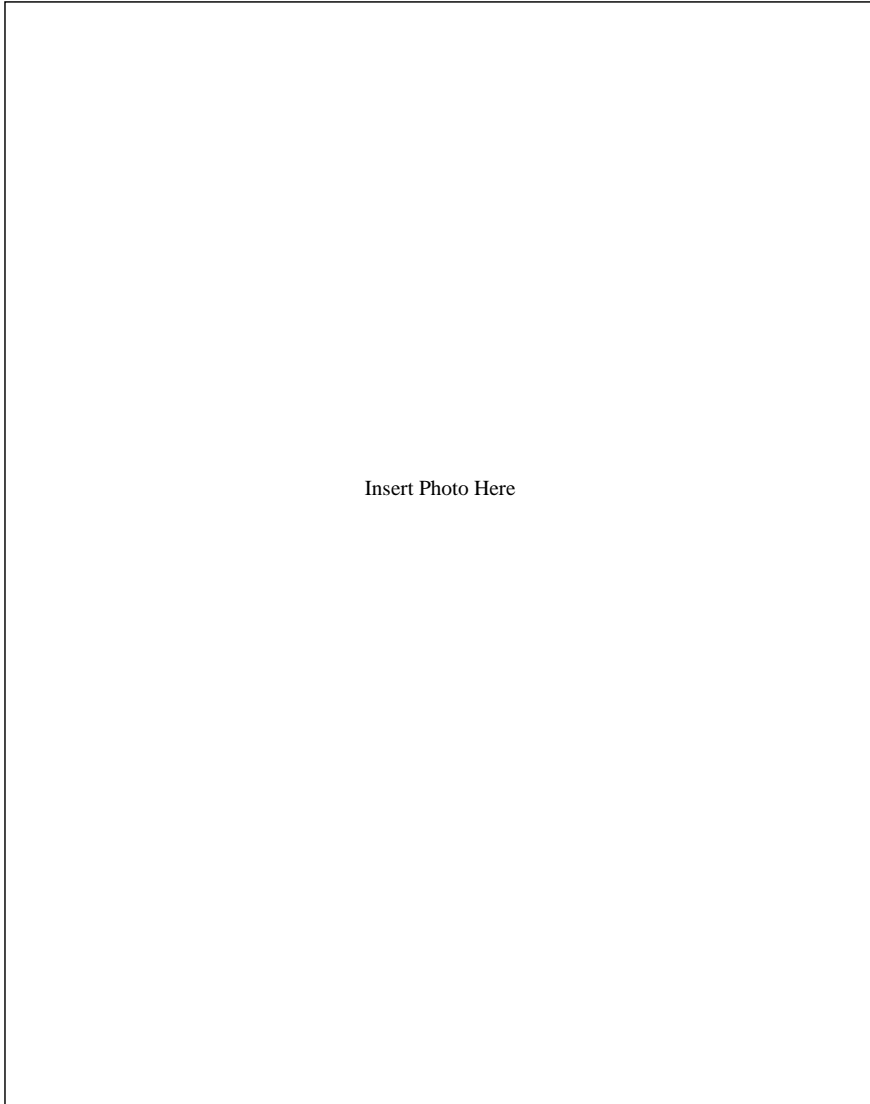
**CF-7. The County, the Cities, and federal governmental agencies are encouraged to keep one another informed of matters of local and regional interest by mutually agreeable means and schedule.**

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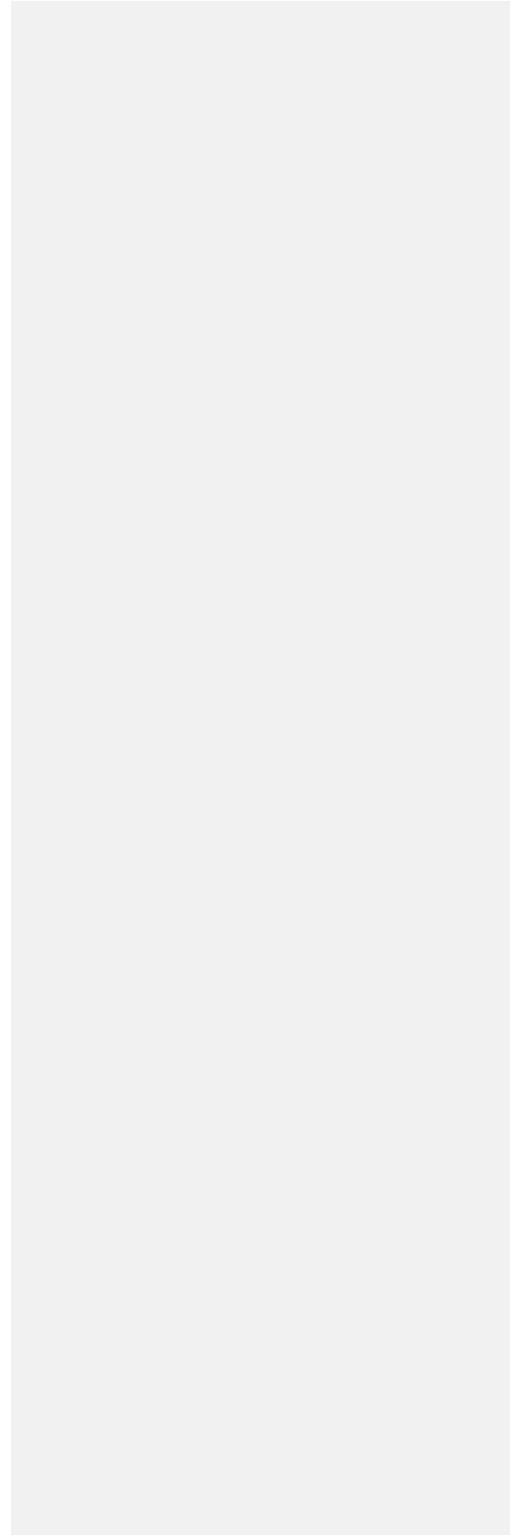


**Element N.**

**Roles and Responsibilities**



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## Element N. Roles and Responsibilities (RR)

The County, Cities, Tribal governments, and special districts are all involved in planning activities related to their statutory authority and responsibility. In addition to the responsibilities defined in previous countywide planning policies, this section further clarifies the planning roles and responsibilities of the Kitsap Regional Coordinating Council and member agencies.

### **Policies for Roles and Responsibilities (RR):**

**RR-1. The KITSAP REGIONAL COORDINATING COUNCIL was established by interlocal agreement (see Appendix E) to assure coordination, consensus, consistency, and compliance in the implementation of the Growth Management Act and comprehensive planning by County, city and tribal governments within Kitsap County. The Kitsap Regional Coordinating Council also provides a voice for all jurisdictions and opportunity for citizens and stakeholders to provide input to planning policies to be applied countywide. The interlocal agreement adopted by the County, the Cities and the Tribal governments declared that the Kitsap Regional Coordinating Council is necessary to maintain a regular intergovernmental communication network for all local and tribal governments within the county, facilitate compliance with the coordination and consistency requirements of the Growth Management Act, provide an effective vehicle to resolve conflict among and/or between jurisdictions with respect to urban growth boundaries or comprehensive plan consistency, and to build consensus on planning solutions for countywide growth management issues. The Kitsap Regional Coordinating Council shall:**

- a. Submit agreed-upon recommendations on behalf of member jurisdictions to multi-county regional agencies and State government on proposed changes to multi-county regional plans, State plans, and laws.
- b. Provide a forum, as necessary, for achieving coordination in the development of local plans and resolving planning and plan implementation issues that are common among jurisdictions.
- c. Promote coordination and consistency among local plans and between local plans and the Countywide Planning Policies and the Growth Management Act to the extent necessary to achieve regional policies and objectives. ~~Through the Kitsap Regional Coordinating Council forum, jurisdictions should establish a process to monitor and review individual comprehensive plans and associated implementation mechanisms to determine consistency with the Countywide Planning Policies.~~
- d. Serve as a forum ~~for resolving disputes locally. The process shall not preclude appeals to the Central Puget Sound Growth Planning Hearings Board if the local process has been exhausted without resolution of the dispute to amicably work together and resolve differences when they occur on important issues impacting our Kitsap County.~~
- e. Promote coordination of educational programs and the dissemination of planning-

**Commented [CW159]:** 1/15/21 – very light edits proposed. Please let me know if there are issues that should be addressed including coordination efforts not mentioned in the CPPs currently.

**Commented [CW160]:** 1/14/21 – consider removing. The typical process should be review of CPPs and then development of comp plans. Do you want their to be a mechanism beyond Buildable Lands for the KRCC to be reviewing individual plans?

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related information of regional interest.

- f. Coordinate the review, revision and monitoring of the Buildable Lands Report, Land Capacity Analysis that aides in developing comprehensive plans, and Countywide Planning Policies.
- g. Apply for grants and administer contracts relative to regional tasks and plans.
- h. Conduct the region-wide growth management planning consistent with these policies.
- i. Initiate and coordinate the development of other regional planning policies and implementation mechanisms that may improve the effectiveness of the comprehensive planning process.
- j. Define and implement procedures that assure opportunities for early and continuous public involvement in policy discussions facilitated by the Kitsap Regional Coordinating Council.

**Commented [CW161]:** 1/14/21 – Adding addition items that the County and cities work together on.

**RR-2. KITSAP COUNTY is the regional government within the county boundaries providing various services within unincorporated and incorporated areas as required and specified by law and by legal agreements. Kitsap County shall:**

- a. Be responsible for the development, adoption and implementation of comprehensive plans and development regulations and the processing of land use permits for the unincorporated portions of the county.
- b. Be responsible for coordinating water quality planning in multi-jurisdictional watersheds and for other environmental planning activities as agreed to by all affected and interested jurisdictions.
- c. Be responsible for coordinating the response on the listing for the federal Endangered Species Act in multi-jurisdictional watersheds as agreed by all affected and interested jurisdictions.
- d. Be responsible for being a regional sewer provider to the unincorporated areas of Kitsap County as needed to improve water quality consistent with levels of service outlined in the County Comprehensive Plan.
- e. Maintain a geographic information system to serve as a regional planning data base.
- f. Execute Urban Growth Area Management Agreements with each city to address joint issues identified in the Countywide Planning Policies and other matters agreed to be of mutual interest.
- g. Define and implement procedures that assure opportunities for early and continuous public involvement throughout short and long range development review and long range planning projects.

**Commented [CW162]:** 1/15/21 – updating language

**RR-3. CITIES within Kitsap County provide a variety of services primarily to residents within their respective municipal boundaries. Cities shall:**

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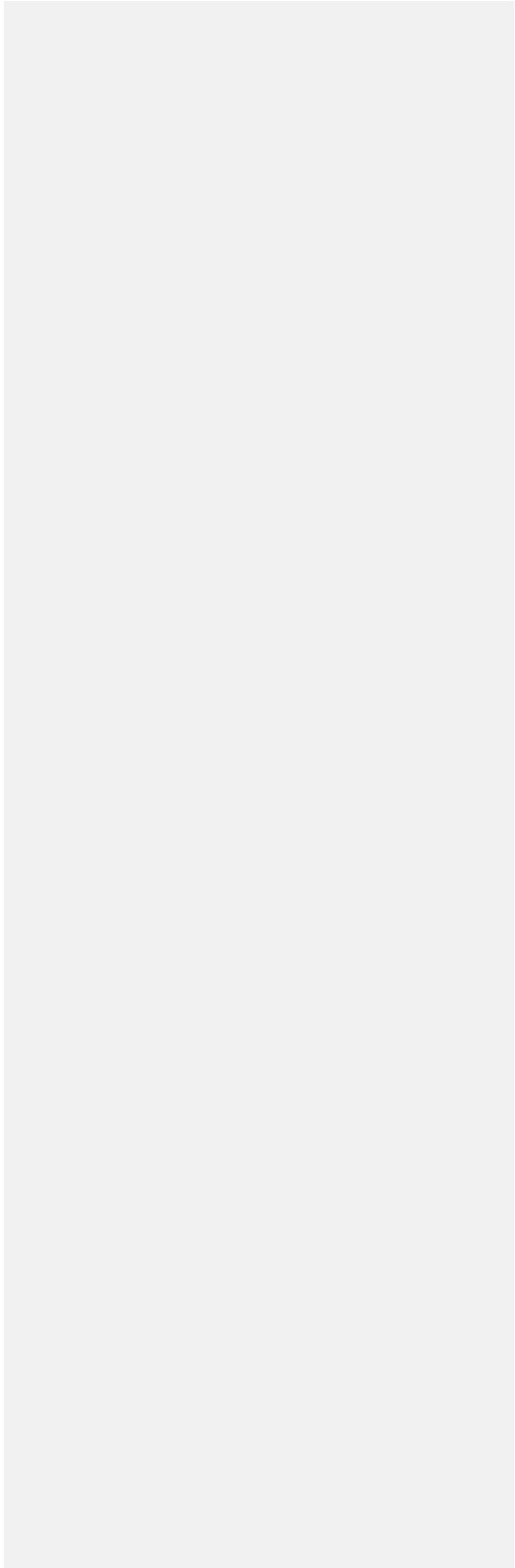
- a. Provide urban governmental services as identified in the Growth Management Act ([Chapter 36.70A RCW](#)) and adopted urban growth management agreements.
- b. Be responsible for the development, adoption and implementation of comprehensive plans and development regulations and the processing of land use permits within the incorporated portion of the respective city.
- c. Participate with other agencies in multi-jurisdictional planning activities including but not limited to environmental planning, e.g. water quality planning and coordinating the response on the listing for the Federal Endangered Species Act in multi-jurisdictional watersheds transportation planning, and growth management strategies.
- d. Execute a separate Urban Growth Area Management Agreement with Kitsap County to address joint issues identified in the Countywide Planning Policies and other matters agreed to be of mutual interest.
- e. Define and implement procedures that assure opportunities for early and continuous public involvement throughout short and long range planning projects.

**RR-4. SPECIAL DISTRICTS are governmental subdivisions of the county that are usually established to provide a defined scope of services. Special districts shall:**

- a. Be responsible for service provision, capital facility planning and other activities as authorized by law and legal agreements.
- b. Coordinate capital planning and implementation strategies with local governments to assure consistency with comprehensive plan policies, the Countywide Planning Policies, and the WA State Growth Management Act;
- c. Participate in service provision identification required in each urban growth management agreement;
- d. Coordinate with other agencies as appropriate in multi-jurisdictional planning activities;
- e. Provide technical assistance as appropriate to assist local governments in comprehensive plan development, adoption and implementation;
- f. Encourage cooperative agreements and consolidate when possible to formalize participation in local and regional processes;
- g. Define and implement procedures that assure opportunities for early and continuous public involvement throughout short and long range planning projects.
- h. Site and size facilities consistent with local plans.

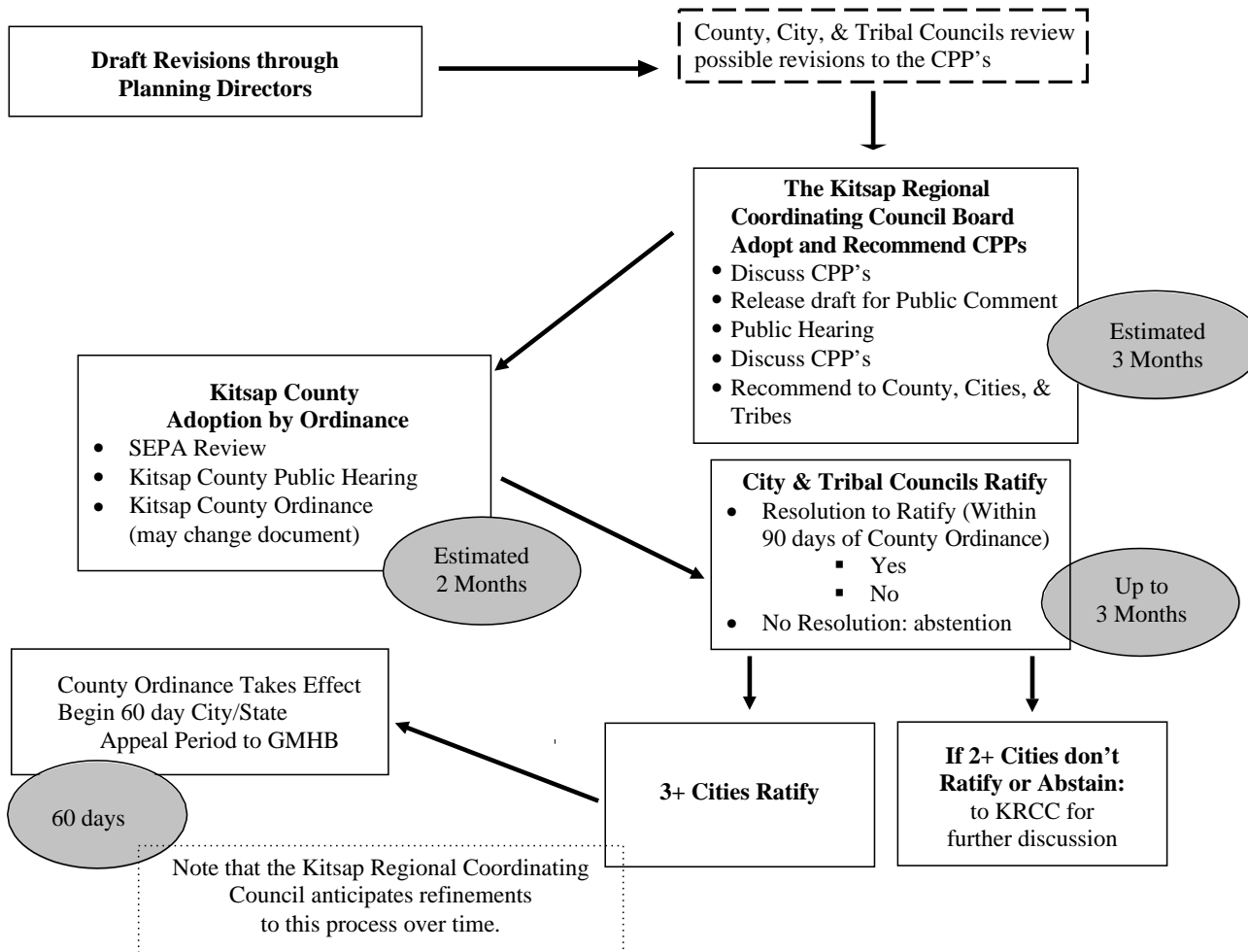
**RR-5. The County and Cities shall coordinate with the County Department of Emergency Management to ensure the integrity of the National Incident Management system and coordinated response in the event of disasters and other emergencies.**

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## Appendix A: Kitsap Countywide Planning Policy Ratification Process



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## **Appendix B-1: Population Distribution Through 2036**

Appendix B consists of scanned pages which will be included in the final draft of Kitsap Countywide Planning Policy Document as they need to be added as PDF pages.

## Appendix C: Urban Growth Area Management Agreements

**The intent of the Urban Growth Area Management Agreement is to facilitate and encourage annexation and/or incorporation of urban areas over the 20 year planning period and to ensure compatibility of development within the unincorporated Urban Growth Area. Each Urban Growth Area Management Agreement shall:**

1. Describe the goals and procedures of the joint planning process including roles and responsibilities for the unincorporated Urban Growth Area, with the goal of having compatible City and County plans, zoning, and development regulations. The following provisions should apply to the entire Urban Growth Area associated with the City unless mutually agreed otherwise by the City and County:
  - a. The City's zoning code, densities, and development, sub-division, environmental, and construction standards.
  - b. The City's Levels of Service.
  - c. The Comprehensive Plan of the City should reflect land use planning for the entire Urban Growth Area.
2. Identify responsibility and mechanisms for comprehensive plan amendments, zoning changes and development applications within unincorporated Urban Growth Areas. Significant weight should be given to City preferences.
3. Identify services to be provided in the Urban Growth Area, the responsible service purveyors, and the terms under which the services shall be provided, including:

Fire	Storm Water	Solid Waste
Police	Potable Water	Park & Recreation
Facilities	Transportation	Sewer Schools
Utilities: Power and Telecommunications, including broadband where available EMS		

All service providers, including special districts, and adjacent jurisdictions should be included in Urban Growth Area planning.
4. Reference the adopted Revenue Sharing Interlocal Agreement, as appropriate (see Appendix D).
5. Develop pre-annexation plans, which shall include:
  - a. 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.
  - b. Offering pre-annexation agreements to property owners interested in annexation and needing assurances from the City about services, planning, or other issues.
  - c. Plans for tiering and/or phasing of infrastructure development, appropriate

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to the individual Urban Growth Area.

- d. City priorities for City-led annexation efforts as appropriate.
6. Describe the development and implementation of a public involvement program that identifies roles and responsibilities for respective jurisdictions, including actions and timeline.
7. Be reflected in County and City Comprehensive plans.



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## **Appendix D. Revenue Sharing Interlocal Agreement (adopted December, 2001)**

### **Interlocal Agreement Between Kitsap County and the City of Bainbridge Island, City of Bremerton, City of Port Orchard and City of Poulsbo Concerning Revenue Sharing Upon Annexation and In Conjunction With Major Land Use Decisions Within a City's Urban Growth Area**

*Adopted by all parties in November-December, 2001.*

Effective November 24, 2010, the City of Port Orchard is officially withdrawn from this agreement. Effective November 29, 2011, the City of Bremerton is officially withdrawn from this agreement.

This Agreement, made pursuant to [Chapter 39.34 RCW](#), is between KITSAP COUNTY (hereinafter, the County), a political subdivision of the State of Washington, and the CITY OF BAINBRIDGE ISLAND, the CITY OF BREMERTON, the CITY OF PORT ORCHARD, and the CITY OF POULSBO, (hereinafter, the Cities), municipal subdivisions of the State of Washington.

WHEREAS, through the Kitsap Regional Coordinating Council, the County and the Cities have worked together constructively on revenue sharing issues that in the past have been adversarial; and

WHEREAS, the County and Cities sought a balanced set of revenue sharing provisions that would benefit both the County and the Cities and support the orderly evolution of logical land use patterns and jurisdictional boundaries; and

WHEREAS, the County and Cities reached accord on a set of Principles of Agreement for Revenue Sharing in Annexations and in Major Land Use Decisions; and

WHEREAS, the County and Cities desire to implement the Principles of Agreement through an interlocal agreement;

NOW, THEREFORE, in consideration of the mutual covenants, terms and conditions contained herein, the parties agree as follows:

#### **SECTION 1 ANNEXATIONS**

The purpose of this section is to provide a framework for logical and orderly annexations that are consistent with the Growth Management Act, [Chapter 36.70A RCW](#) (hereinafter GMA), and to mitigate the fiscal impact to the County of annexations initiated after the effective date of this agreement.

- 1.1** The Cities each confirm their willingness to eventually annex all land within their designated Urban Growth Area (hereinafter UGA) boundaries.
- 1.2** Each City shall encourage annexation of all lands equally, and will support

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logical and coordinated annexations, consistent with the intent of the GMA.

- 1.3 As part of the Kitsap Regional Coordinating Council's 2002 Work Program, the County and Cities will continue to address coordinated development within the UGAs, including infrastructure standards and funding.
- 1.4 Before the County constructs a major infrastructure improvement within a City's designated UGA, the County and the City will negotiate and execute an interlocal agreement that specifies the level at which the City shall reimburse the County for a portion of its investment in the infrastructure improvement if the area where the improvement is to be located is annexed within a specified period of time.
- 1.5 The County and the Cities anticipate that each specific proposed annexation will require negotiation of other issues particular to its time, place and geography. The Cities and the County commit to completing these negotiations and executing an interlocal agreement on such issues in a timely manner.
- 1.6 As part of this agreement, the County will not oppose annexations within that City's designated UGA or invite the Boundary Review Board to invoke jurisdiction.
- 1.7 The Cities agree to share with the County revenue lost to the County and gained by the annexing City as follows:
  - A. Revenue sharing payments shall be based on the following three sources of revenue:
    1. The County's portion of the local retail sales tax levied under [Chapter 82.14 RCW](#).
    2. The ad valorem property tax levied by the County pursuant to [RCW 36.82.040](#) for establishment and maintenance of county transportation systems.
    3. The admission tax levied by the County pursuant to [Chapter 36.38 RCW](#).
  - B. For purposes of this Section, "lost revenue" means an amount computed as follows:

The combined total of the County's collections from all three sources within the annexation area during the calendar year preceding annexation

minus

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The combined total of the County's collections from all three sources within the annexation area during the first full calendar year following annexation.

- C. The amount of the payment from the City to the County will be based on a three-year "soft landing" approach as follows:
  - 1. The Year 1 payment will be equal to 75% of the County's lost revenue.
  - 2. The Year 2 payment will be equal to 50% of the County's lost revenue.
  - 3. The Year 3 payment will be equal to 25% of the County's lost revenue.
- D. The calculation of lost revenue pursuant to subsection B of this Section requires revenue data for one full year following annexation. Therefore, the County shall initiate a request for payment under this Section by written notice to the annexing City within two years of the effective date of the annexation.

**SECTION 2 MAJOR LAND USE ACTIONS**

The purpose of this section is to recognize that retail development near jurisdictional boundaries has an impact on neighboring jurisdictions and, in particular, on existing businesses and the demand for public services and facilities. This Section is designed to mitigate these impacts by providing that sales tax revenues from new major business development within a City's designated UGA, or from the relocation of an existing major business from a City to a location within the City's designated UGA, will be shared with the affected City.

**2.1** For purposes of this Agreement, "major land use" means:

- A. A new development within a City's designated UGA that houses any single retail tenant greater than 40,000 square feet.
- B. The expansion of an existing retail business within the City's designated UGA if the expansion is greater than 40,000 square feet.
- C. A retail business greater than 25,000 square feet that is relocated from a City to the City's designated UGA. Or
- D. An automobile, truck, recreational vehicle, manufactured or mobile home, or boat dealership, regardless of the size of the building permitted, that is newly located within a City's designated UGA, or relocated from a City to the City's designated UGA.

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**2.2** The County agrees to share with the affected City revenue lost to the City and gained by the County due to a major land use, as follows:

- A. Revenue sharing payments will be required only for local retail sales tax revenues generated from major land uses. Because there are limitations, related to confidentiality, on using a figure based on actual sales tax collections from the new or relocated business, the revenue sharing payment will be based on estimated sales tax revenues derived by using industry standards, such as the Washington State Department of Revenue or the Urban Land Institute, for taxable retail sales per square foot for businesses.
- B. For purposes of this Section, “lost revenue” means an amount computed as follows:

$$\begin{aligned} & \text{Total gross enclosed building square footage of the major} \\ & \quad \text{land use} \times \\ & \text{Industry standard annual average retail sales per square foot} \\ & \quad \text{for category of business that most closely resembles the} \\ & \quad \text{major land use} \\ & \quad \times \\ & \text{Tax rate levied under } \a href="#">\text{Chapter 82.14 RCW} \end{aligned}$$

for the first full calendar year following the date on which the County issues a certificate of occupancy for the major land use.

- C. The County will make revenue sharing payments for the first full three years after the major land use receives a certificate of occupancy.
- D. The revenue sharing payment from the County to the affected City will be calculated according to the following formulas:
  - 1. For the relocation of a major retail business from a City to the City’s designated UGA:
    - a. The Year 1 payment will be equal to 75% of the City’s lost revenue;
    - b. The Year 2 payment will be equal to 50% of the City’s lost revenue; and
    - c. The Year 3 payment will be equal to 25% of the City’s lost revenue.
  - 2. For new development within a City’s designated UGA that houses any single retail tenant greater than 40,000 square feet, the payment amount will be 50% of the City’s estimated lost revenue each year for the first three years.

E. The calculation of lost revenue pursuant to subsection B of this Section



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requires revenue data for one full year following issuance of a certificate of occupancy. Therefore, the affected City shall initiate a request for payment under this Section by written notice to the County within two years of the date the major land use receives the County's permission to occupy the building.

**SECTION 3 MISCELLANEOUS**

- 3.1 Duration.** This Agreement will remain in effect until the terms of the Agreement are fulfilled. There is no other term agreed to by the parties
- 3.2 Reevaluation.** Any City or the County may request immediate reevaluation of this Agreement by the Kitsap Regional Coordinating Council Revenue Sharing Policy Committee. If the reevaluation fails to yield a resolution satisfactory to the requesting party within six months from the date the request for reevaluation was made, the requesting party may initiate the process for termination provided in this Agreement.
- 3.3 Termination.** After completion of the Reevaluation process required by this Agreement, a party may terminate this Agreement by 12 months' written notice to the other parties. Termination does not extinguish the obligations of the terminating party under this Agreement for annexations initiated, or major land uses for which an application is filed, prior to the effective date of termination.
- 3.4 Filing.** When fully executed, this Agreement shall be filed with the Kitsap County Auditor.
- 3.5 Notices.** Any notices required by this Agreement shall be delivered, or mailed postage prepaid, and addressed to:

<u>Kitsap County</u>	<u>City of Bainbridge Island</u>	<u>City of Bremerton</u>
Clerk to the Board	City Clerk	City Clerk
Office of the Kitsap County	City of Bainbridge Island	City of Bremerton
Board of Commissioners	280 Madison Avenue N.	345 6 <sup>th</sup> Street, Suite 600
614 Division Street	Bainbridge Island, WA 98110	
Bremerton, WA98337 Mail stop 4		
Port Orchard, WA98366		
<u>City of Port Orchard</u>	<u>City of Poulsbo</u>	<u>Kitsap Regional Coordinating Council</u>
City Clerk	Mayor	Chair
City of Port Orchard	City of Poulsbo	Kitsap Regional Coordinating Council
216 Prospect Street	200 NE Moe Street	P.O. Box 1934
Port Orchard, WA98366	Poulsbo, WA98370	Kingston, WA98346

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- 3.6 Administration.** As this Agreement contemplates no joint or cooperative undertaking, each party shall administer the Agreement as to its own responsibilities under the Agreement. The Kitsap Regional Coordinating Council shall oversee the revenue sharing process provided for in this Agreement.
- 3.7 Reporting.** The County and the Cities shall report to the Kitsap Regional Coordinating Council at the start of each calendar year any payments made or received by the reporting jurisdiction pursuant to this Agreement during the preceding calendar year.
- 3.8 Waiver.** The failure by the County or any City to enforce any term or condition of this Agreement shall not be construed to constitute a waiver of any other term or condition, or of any subsequent breach of any provision, of this Agreement.
- 3.9 Entire Agreement.** This Agreement includes the entire agreement of the parties with respect to any matter addressed in this Agreement
- 3.10 Amendment.** This Agreement may be amended only upon the written agreement of the parties made with the same formalities as those required for its original execution.
- 3.11. Countywide Planning Policy.** To the extent that anything in this Agreement may be found to be inconsistent with any part of the Kitsap County-wide Planning Policy, the County and City in 2002 will review the applicable parts of the County-wide Planning Policy and revise them in accordance with this Agreement.
- 3.12 Review.** The County and the Cities shall review this Agreement within the Kitsap Regional Coordinating Council in December of 2003, and every five years thereafter.
- 3.13 Effective Date.** This Agreement shall take effect retroactively to September 4, 2001, as this date has been expressly agreed upon by all the parties.

## **Appendix E. Current Organizational Interlocal Agreement (adopted December, 2001)**

Adopted by Kitsap County, all four Cities and the Port of Bremerton: 11/22/12 – 02/14/13.  
Amendments to the 2001 ILA that established KRCC were made in 2006 and 2007.

### **KITSAP REGIONAL COORDINATING COUNCIL INTERLOCAL AGREEMENT**

**THIS AGREEMENT** is made and entered into by and between the undersigned parties pursuant to provisions of the Interlocal Cooperation Act of 1967, [Chapter 39.34 RCW](#).

**WHEREAS**, the undersigned members recognize the need and desirability to participate in a forum for intergovernmental coordination, cooperation, and consultation among member agencies in order to bring about a continuous and comprehensive regional planning process and efficient service delivery; and

**WHEREAS**, the undersigned members desire jointly to undertake continuous, cooperative study and planning of regional and governmental issues of mutual interest, including but not limited to development, land use, housing, capital facilities, service, utilities, finances, public buildings, water supply, water distribution and drainage, air and water pollution, parks and recreation, transportation planning, and economic development; and

**WHEREAS**, it is the belief of the undersigned members that regional deliberations, planning, and review can best be achieved with the creation of a separate legal entity whose function and activities are subject to policy direction from the undersigned member agencies according to the provisions of this Agreement; and

**WHEREAS**, the State Growth Management Act (GMA) requires local jurisdictions to coordinate and ensure consistency when developing comprehensive land use plans and the undersigned members desire to establish the Kitsap Regional Coordinating Council as a separate legal entity to facilitate coordination and consistency of comprehensive land use plans as required by the GMA; and

**WHEREAS**, the undersigned members desire to use the Kitsap Regional Coordinating Council for developing County- wide Planning Policies (CPPs) under the GMA as a framework to guide Kitsap County and cities situated within the County in developing their comprehensive land use plans.

**THEREFORE**, in consideration of mutual promises and covenants herein it is hereby agreed:

#### **I. NAME**

This Agreement establishes the KITSAP REGIONAL COORDINATING COUNCIL (“Council”), a separate legal entity since 2001.

#### **II. DURATION**

The Agreement shall remain in force and effect perpetually or until terminated by majority vote of the member agencies.

#### **III. DEFINITIONS**

For the purpose of this Interlocal Agreement, the following terms have the meaning prescribed to them in this section unless the context of their use dictates otherwise:

A. “Member agency” means a voting and dues paying municipal or other government entity located within Kitsap County which is a party to this Agreement.

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- B. "State" means the State of Washington.
- C. "Region" means the territory physically lying within the boundaries of Kitsap County.
- D. "Kitsap Regional Coordinating Council" or "Council" means the separate legal entity established by this Agreement to represent member agencies to carry out those powers and managerial and administrative responsibilities delegated pursuant to the provisions of this Agreement.
- E. "Majority vote" means more than one-half of the votes cast when a quorum is present and must include a majority of votes from County commissioners and a majority of votes from the representatives of at least two separate cities.
- F. "Executive Board" shall mean the representatives of member agencies of the Kitsap Regional Coordinating Council identified in Article IV.B. of this Agreement.
- G. "Cost Allocation" means annual dues (the annual allocation among Member agencies of the cost of Council operations determined by the Executive Board for the purposes of calculating members' obligations to contribute to the funding of Council operations for the year, and for the purposes of calculating obligations and distributions in the event of withdrawal or termination).
- H. "Ex Officio Member" means a non-voting, non-dues paying member of the Council.
- I. "Two-thirds majority vote" means a majority vote and also requires a majority of votes from County commissioners and a majority of votes from the representatives from at least two separate cities.
- J. "Associate Member" means a member of the Council which is not a party to this Agreement and who enters into a separate agreement with the Council that establishes the Associate Member's level of participation in Council activities.

**IV. MEMBERSHIP AND REPRESENTATION**

- A. Membership. Membership (except for Associate Members and Ex Officio Members) is established by execution of this Agreement and payment of any required cost allocation as established by the Executive Board.
- B. Executive Board. The Executive Board is comprised of the following representatives of member agencies:
  - 1. County Government: three (3) members of the Kitsap County Board of Commissioners;
  - 2. City Governments:
    - a. The Mayor of each city having a population of 10,000 persons or less;
    - b. The Mayor and one (1) member of the City Council of each city having a population between 10,001 persons and 30,000 persons;
    - c. The Mayor and two (2) members of the City Council of each city having a population greater than 30,000 persons;
    - d. A city with a Council/Manager form of government may select one (1) member of the City Council instead of a Mayor. The number of additional City Council members representing the city shall be as described in 2(a-c) above.
  - 3. Port of Bremerton: one (1) representative consisting of a Port Commissioner.



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4. City Council, and Port of Bremerton representatives may be selected by whatever means established by each specific member agency for a two (2) year term.

C. The determination of the population of cities will be the most recent annual population estimate of cities and towns prepared by the Washington State Office of Financial Management.

D. A municipal or government entity or a federally recognized Indian Tribe that desires to become a member of the Council must obtain permission to do so by majority vote of the Executive Board. The required permission applies to any entity that wishes to become a Member or Ex Officio Member. A municipal or government entity or a federally recognized Indian tribe that wishes to become an Associate Member must obtain permission to do so by a majority vote of the Executive Board, and must present a draft agreement for the Executive Board's consideration, establishing the proposed terms, duties, powers and privileges for Associate Member status.

**V. POWER, AUTHORITY, AND PURPOSE**

This Agreement does not confer additional substantive powers or authorities on member agencies. The powers and authorities conferred herein are limited to the powers that each member agency is authorized by law to perform. The Council has the following power, authority, and purpose:

A. Provide a regional forum for regional deliberations and cooperative decision-making by the region's elected officials in order to bring about a continuous and comprehensive planning process, and foster cooperation and mediate differences among governments throughout the region.

B. Consistent with the GMA, coordinate and ensure consistency when developing comprehensive land use plans.

C. Consistent with the GMA, develop CPPs to be used as a framework to guide the County and the Cities in developing their comprehensive land use plans;

D. Coordinate actions to provide for the distribution of state and federal grant funds, including but not limited to federal transportation funding, community development block grants, and low income housing grants.

E. Undertake continuous, cooperative study and planning of regional and governmental problems of mutual interest, including but not limited to development, land use, housing, capital facilities, services, utilities, finances, public buildings, water supply, water distribution and drainage, air and water pollution, parks and recreation and transportation planning.

F. Coordinate actions to provide for a sustainable economy and environment for the region.

G. Carry out such other planning and coordinating activities authorized by majority vote of the Council including participation in other forums and organizations.

H. Establish Bylaws, to be amended from time to time, that govern the procedures of the Council. The Bylaws, as may be amended, are incorporated into this Agreement by this reference as if fully set forth herein.

I. Contract for administrative services and enter into other agreements as deemed appropriate and/or necessary to implement this Agreement.

J. Purchase, receive, lease, take by gift, or otherwise acquire, own, hold, improve, use and otherwise deal in and with real or personal property, or any interest therein, in the name of the Council.

K. Sell, convey, mortgage, pledge, lease, exchange, transfer, and otherwise dispose of its property and assets.

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L. Sue and be sued, complain and defend, in all courts of competent jurisdiction in the Council's name.

M. To engage in any other activity necessary to further the Council goals and purposes to the extent authorized by [chapter 39.34 RCW](#).

N. Apply for such federal, state, or private funding of any nature as may become available to assist the organization in carrying out its purposes and functions.

O. Identify and examine issues such as governance, growth policies, development standards, service provision, revenue-cost sharing and municipal annexations in urban growth areas.

P. Strive to represent the consensus of views on growth management and planning issues among member agencies. The Council makes recommendations on behalf of those jurisdictions to multi-county regional agencies and State government on behalf of member agencies, on proposed changes to multi-county regional plans, state plans and laws.

Q. Represent the views or position of member agencies within the County on issues of consistency or the resolution of conflicts related to the multi-county regional growth strategy and transportation plan.

R. Make appointments to committees and boards of multi-county regional organizations (e.g. Puget Sound Regional Council, Peninsula Regional Transportation Planning Organization) where appointments are requested to represent more than one member agency of the Council. Members appointed to such committees and boards shall represent the consensus of the views of the Council. If consensus is not reached on a particular issue, the members appointed to such committees and boards shall represent the majority and minority views of the Council, in order to accurately portray the status of discussions on that issue.

S. Review this Interlocal Agreement no fewer than every 10 years with the assistance of legal counsel.

**VI. FINANCING**

A. Cost Allocation. All members shall pay the annual cost allocation as described in the Bylaws. If payment by a member is not paid timely after notice of the cost allocation is received, the member is subject to having its membership status revoked by majority vote of the Executive Board.

B. Local Government Accounting. All services and transfers of property to the Kitsap Regional Coordinating Council shall be paid and accounted for in accordance with [RCW 43.09.210](#).

**VII. FISCAL YEAR AND BUDGET**

A. The Fiscal Year. The fiscal year shall coincide with the calendar year.

B. Adoption of Budget. By September of each year the Executive Board shall adopt a draft annual work program, budget, and cost allocation for the ensuing fiscal year that identifies anticipated activities, goals, revenues, and expenditures for completing the work program. The final work program, budget, and cost allocation for the ensuing year shall be adopted by the Executive Board no later than November of each year. No increase or decrease to the final budget shall occur without the approval of the Executive Board.

C. Notice of Budget. On or before September 30, the Executive Board shall provide written notice of the ensuing year's draft budget, work plan, and cost allocation to the designated representative(s) of each member agency. On or before November 30, the Executive Board shall provide written notice of the final budget, work plan, and cost allocation adopted for the ensuing fiscal year to the designated representative(s) of each member agency.

D. Accounting, Budgeting, and Reporting. The Council shall be subject to the Budgeting Accounting & Reporting System (BARS) applicable to Category 1 local governments.

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E. Fiscal Agent. The Council may retain a fiscal agent. The fiscal agent may be a member agency who shall serve, and be subject to removal, pursuant to the terms and conditions as established by agreement between the fiscal agent and the Council.

F. Contracting. All contracts made by or on behalf of the Council shall be in accordance with state law, including, but not limited to: [Chapter 39.04 RCW](#), and [Chapter 42.23 RCW](#), and [Chapter 42.24 RCW](#).

### VIII. WITHDRAWAL FROM AGREEMENT

Any member agency has the right to withdraw from this Interlocal Agreement by giving the Executive Board six (6) months prior written notice. Unless otherwise provided by future agreement, any member agency that withdraws shall remain responsible for its financial and other obligations with regard to Council activities until the effective date of withdrawal and with regard to agreements to which the Council is a party and which exist at the time of such notice of withdrawal. Withdrawal by one member agency to this Interlocal Agreement shall not terminate the Agreement as to any other remaining member agencies.

Except as provided in Article IX of this Agreement, any member agency that withdraws from this Agreement forfeits any rights it may have to the Council's assets; provided, however, such forfeiture shall not take effect if the Council dissolves within one (1) year of the date of the withdrawal notice.

### IX. DISPOSAL OF ASSETS

Upon dissolution of the Council, any Council assets, after payment of all liabilities, costs, expenses, and charges validly incurred under this Agreement, shall be distributed to member agencies which are members of the Council on the date of dissolution. Distribution of assets shall be in proportion to the funding formula for cost allocation as described in the Bylaws, in accordance with Article VI.B. of the Agreement, and existing at the time of dissolution. The debts, liabilities, and obligations of the Council shall not constitute a debt, liability, or obligation of any member agency. If assets cannot reasonably be distributed in proportion to the funding formula, the Council shall declare the assets to be surplus, and shall offer the assets for sale according to the requirements of [chapter 43.19 RCW](#), and shall distribute the proceeds from the sale in proportion to the funding formula established by the Executive Board in accordance with Article VI.B. of this Agreement.

### X. LIABILITY AND INSURANCE

A. Any loss or liability to third parties resulting from negligent acts, errors, or omissions of the Council, Member agencies (excluding Associate Members), Ex Officio Members, and/or employees while acting within the scope of their authority under this Agreement shall be borne by the Council exclusively, and the Council shall defend such parties, at its cost, upon request by the member agency, ex officio agency, and/or employee.

B. The Executive Board shall obtain commercial general liability, and auto liability insurance coverage for the Council, Executive Board, and any staff employed by the Council, at levels no less than \$1 million single occurrence and \$2 million aggregate for each type of liability that is insured. The policy shall name each member agency, and their respective elected officials, officers, agents, and employees as additional insured's. The Executive Board shall annually evaluate the adequacy of the Council's insurance coverage.

C. The Executive Board shall require that all contractors and subcontractors utilized by the Council obtain insurance coverage consistent with Article X.B.

### XI. LEGAL REPRESENTATION

The Council may retain legal counsel. Legal counsel may be an employee of a member agency, an outside entity, or an individual. In the event of a conflict of interest, the Council may retain substitute or additional legal

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counsel. Additionally, Council may retain outside legal counsel concerning any matter the Council deems appropriate. Retained counsel shall serve, and be subject to removal, pursuant to the terms and conditions established by agreement between legal counsel and the Council. An adjustment in cost allocation to Members will be made if the Council retains outside legal counsel.

**XII. ENTIRE AGREEMENT**

This Agreement supersedes all previous Kitsap Regional Coordinating Council interlocal agreements and all prior discussions, representations, contracts, and/or agreements between the parties relating to the subject matter of this Agreement and constitutes the entire contract between the parties.

**XIII. MODIFICATION**

Except as provided by Article XIX, the terms of this Agreement shall not be altered or modified unless agreed to in writing by all member agencies and such writing shall be executed with the same formalities as are required for the execution of this document.

**XIV. WAIVER**

The failure of any party to insist upon strict performance of any of the terms and conditions of this Agreement shall not be construed to be a waiver or relinquishment of same, but the same shall be and remain in full force and effect.

**XV. NOTICE**

Except as provided in Article XVIII of this Agreement, any notice required by this Agreement shall be made in writing to the representative(s) identified in Article IV.B. of this Agreement. Notice is effective on the third day following deposit with the U.S. Postal Service, regular mail.

**XVI. SEVERABILITY**

If any of the provisions of this Agreement are held illegal, invalid or unenforceable, the remaining provisions shall remain in full force and effect.

**XVII. CHOICE OF LAW AND VENUE**

This Agreement shall be governed by the laws of the State of Washington, both as to its interpretation and performance.

Any action at law, suit in equity, or other judicial proceeding arising in connection with this Agreement may be instituted and maintained only in a court of competent jurisdiction in Kitsap County, Washington.

**XVIII. CLAIMS**

A. Any claim for damages made under [chapter 4.96 RCW](#) shall be filed with the Chair of the Kitsap Regional Coordinating Council, c/o the Clerk of the Kitsap County Board of Commissioners, 614 Division Street, MS-4, Port Orchard, Washington, 98366.

B. Upon receipt of a claim for damages, or any other claim, a copy of the claim will be provided by the Clerk of the Board to each member of the Executive Board.

**XIX. EXECUTION AND FILING**

A. Counterparts. The parties agree that there shall be multiple original signature pages of this Agreement distributed for signature by the necessary officials of the parties. Upon execution, the executed original signature

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pages of this Agreement shall be returned to the Clerk of the Kitsap County Board of Commissioners, who shall file an executed original of this Agreement with the Kitsap County Auditor. The Clerk of the Board shall distribute duplicate conformed copies of the Agreement to each of the parties. Parties that sign on as Members at a later date will provide original signature pages of this Agreement to the Clerk of the Kitsap County Board of Commissioners, who shall file the signature pages provided with the Kitsap County Auditor. The Clerk of the Board shall distribute duplicate conformed copies of the signature pages filed later, to each of the parties. Addition of parties at a later date will not constitute a modification under Section XIII of this Agreement.

B. Later Approval and Filing. Later approval and filing of this Agreement by additional parties as set forth in Article IV, Section D, shall be deemed an authorized amendment to the Agreement already on file with the Kitsap County Auditor, without the need for reconsideration and approval by parties that have already approved and executed the Agreement.

**XX. EFFECTIVE DATE**

This Agreement shall go into effect among and between the parties upon its execution by all of the parties, as evidenced by the signatures and dates affixed below and upon its filing with the County Auditor as provided in Article XIX.

Adopted 2004

### Appendix F: Regional and Kitsap Designated Centers List

Regional (Adopted by PSRC)	City of Bremerton	Metro Center
	Silverdale Urban Core	Urban Center
	South Kitsap Industrial Area	Industrial/Employment Center
Jurisdiction	Jurisdiction's (Comp Plan) Designation	KRCC Center Designation
Kitsap County	Kingston	Town or City Center/Transportation Hub
Kitsap County	Southworth	Transportation Hub
Kitsap County	Suquamish	Activity/Employment Center- Transportation Hub
City of Bremerton	Harrison Employment Center	Activity/Employment Center
City of Bremerton	NW Corporate Campus Employment Center	Activity/Employment Center
City of Bremerton	Port Blakely Employment Center	Activity/Employment Center
City of Bremerton	Upper Wheaton District Center	Mixed Use Center/ Neighborhood
City of Bremerton	Lower Wheaton District Center	Mixed Use Center/ Neighborhood
City of Bremerton	Sylvan/Pine Neighborhood Center	Mixed Use Center/ Neighborhood
City of Bremerton	Perry Avenue Neighborhood Center	Mixed Use Center/ Neighborhood
City of Bremerton	Manette Neighborhood Center	Mixed Use Center/ Neighborhood
City of Bremerton	Charleston Neighborhood Center	Mixed Use Center/ Neighborhood
City of Bremerton	Haddon Neighborhood Center	Mixed Use Center/ Neighborhood
City of Bainbridge Island	Winslow Core	Town or City Center
City of Bainbridge Island	Day Road Light Manufacturing Area	Activity/Employment Center
City of Bainbridge Island	Lynnwood - Neighborhood Service Centers*	Mixed Use Center/ Neighborhood
City of Bainbridge Island	Rolling Bay - Neighborhood Service Centers*	Mixed Use Center/ Neighborhood
City of Bainbridge Island	Island Center - Neighborhood Service Centers*	Mixed Use Center/ Neighborhood
City of Poulsbo	Poulsbo Town Center	Town or City Center
City of Poulsbo	Olhava	Mixed Use Center/ Neighborhood
City of Port Orchard	City of Port Orchard	Town or City Center/ Transportation Hub
City of Port Orchard	Tremont Community Services	Activity/Employment Center
City of Port Orchard	South Kitsap Mall – Mixed Use Center	Mixed Use Center/ Neighborhood
Kitsap Transit	Historic Mosquito Fleet Terminals	Transportation Hub

\*- Special Planning Areas

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## Appendix G: Centers & Local Areas of More Intensive Rural Development (LAMIRD) Matrix

	Type of Growth	UGA Criteria Apply (per GMA)	Mixed Use: High Density Residential with Jobs	Federal Funding Cycles PSRC- managed Transportation Funding : Centers & Corridors *
Incorporated UGA	<b>Urban</b>	<b>Yes</b>	Yes	N/A
Unincorporated UGA	Urban	Yes	Yes	N/A
PSRC Centers: • Regional • Industrial/Employment	Urban	Yes	Yes	Regional Competitive & Countywide
<b>Kitsap Regional Coordinating Council Centers</b>				
Town/City Center	Urban	Yes	Yes	Countywide
Mixed Use/Neighborhood	Urban	Yes	Yes	
Employment/Activity	Urban if in UGA; Rural if outside UGA		Limited if not in UGA	
Transportation Hubs	Urban if in UGA; Rural if outside UGA			
Fully Contained Communities	Urban	Yes	Yes	Countywide if designated as Kitsap Center
Master Planned Resorts	Recreational	<b>No</b>	Limited	Rural set-aside **
LAMIRDS	In-fill Consistent with Existing Character	No	Limited to Existing density with no intensification of use	Rural set-aside **
Industrial in Rural	Employment/Activity Resource-based Industrial	No	No	Rural set-aside **
Rural	Non-urban Rural Character	No	No	Rural set-aside **
Resource Lands	No Residential Growth	Limited	No	Rural set-aside **

\* Non-motorized/Enhancement Transportation Funding can be used anywhere in Kitsap County.

\*\* 10% each funding cycle, set by federal statute (1991)



# CITY OF PORT ORCHARD

## DEPARTMENT OF COMMUNITY DEVELOPMENT

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### PLANNING COMMISSION STAFF REPORT

<b>Agenda Item No:</b> 6a	<b>Meeting Date:</b> 1/13/2021
<b>Subject:</b> 2021 Shoreline Master Program Periodic Update – Draft Document and Maps	<b>Prepared by:</b> Nick Bond, Development Director

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**Issue:** The City is currently reviewing and updating its Shoreline Master Program (SMP), according to the periodic update timeline and requirements of the Washington State Department of Ecology. In November 2020, the Planning Commission reviewed the study and recommendations prepared by Herrera Environmental Consultants to address the impacts of future sea level rise on the City's downtown shoreline, which were incorporated into proposed SMP policy and regulation updates. Staff have now completed the draft update of the complete SMP document, including the appendices and maps, for public review.

The major proposed updates to the SMP are summarized in the Periodic Review Checklist (Attachment 1) provided by Ecology, and provide a shorthand guide to reference each change by section, topic and page number. All of Ecology's required updates have been checked off on this list as well. The proposed updates are provided in the full document, in both redline (Attachment 2 and 3) and clean (Attachment 4) format. The updated maps in Appendix A – Shoreline Maps have also been provided (Attachment 5).

The Planning Commission is asked to review the draft documents and provide comments to staff. A public hearing and recommendation on the SMP update will be scheduled for the February 2021 Planning Commission meeting.

#### **Attachments:**

1. Dept. of Ecology SMP Periodic Review Checklist
2. Port Orchard SMP – redline version of proposed updates
3. Port Orchard SMP – clean version of proposed updates
4. SMP Appendix E (to become Appendix C) – proposed updates in redline
5. Appendix A – revised shoreline maps



## SHORELINE MASTER PROGRAM PERIODIC REVIEW

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### Periodic Review Checklist

This document is intended for use by counties, cities and towns subject to the Shoreline Management Act (SMA) to conduct the “periodic review” of their Shoreline Master Programs (SMPs). This review is intended to keep SMPs current with amendments to state laws or rules, changes to local plans and regulations, and changes to address local circumstances, new information or improved data. The review is required under the SMA at [RCW 90.58.080\(4\)](#). Ecology’s rule outlining procedures for conducting these reviews is at [WAC 173-26-090](#).

This checklist summarizes amendments to state law, rules and applicable updated guidance adopted between 2007 and 2019 that may trigger the need for local SMP amendments during periodic reviews.

#### How to use this checklist

See the associated *Periodic Review Checklist Guidance* for a description of each item, relevant links, review considerations, and example language.

At the **beginning of the periodic review**, use the review column to document review considerations and determine if local amendments are needed to maintain compliance. See WAC 173-26-090(3)(b)(i).

Ecology recommends reviewing all items on the checklist. Some items on the checklist prior to the local SMP adoption may be relevant.

**At the end of your review process**, use the checklist as a final summary identifying your final action, indicating where the SMP addresses applicable amended laws, or indicate where no action is needed. See WAC 173-26-090(3)(d)(ii)(D), and WAC 173-26-110(9)(b).

*Local governments should coordinate with their assigned [Ecology regional planner](#) for more information on how to use this checklist and conduct the periodic review.*

Prepared By	Jurisdiction	Date
Keri Sallee	City of Port Orchard	12/29/2020

Row	Summary of change	Review	Action
<b>2019</b>			
a.	OFM adjusted the <b>cost threshold for building freshwater docks</b>	Done	Revision to 8.3 Shoreline Exemption, p. 72 (redline) to reference current WAC 173-27-040(2), so that it will not need to be updated as OFM adjusts this threshold in future.
b.	The Legislature removed the requirement for a shoreline permit for <b>disposal of dredged materials at Dredged Material Management Program sites</b> ( <i>applies to 9 jurisdictions</i> )	N/A (does not apply to Port Orchard)	N/A
c.	The Legislature added <b>restoring native kelp, eelgrass beds and native oysters</b> as fish habitat enhancement projects.	Done	Definition of “Enhancement” now includes reference to RCW 77.55.181(1)(a)., which contains this language.
<b>2017</b>			
a.	OFM adjusted the <b>cost threshold for substantial development</b> to \$7,047.	Done	See response to 2019-a. The definition of “Substantial Development” is already consistent with this requirement. No action needed.
b.	Ecology permit rules clarified the <b>definition of “development”</b> does not include dismantling or removing structures.	Done	Added to definition of “Development”
c.	Ecology adopted rules clarifying <b>exceptions to local review under the SMA.</b>	Done	Added to 8.3 Shoreline Exemptions, pp. 72-73 (redline).
d.	Ecology amended rules clarifying <b>permit filing procedures</b> consistent with a 2011 statute.	Done	No action needed.
e.	Ecology amended <b>forestry use regulations</b> to clarify that forest practices that only involves timber cutting are not SMA “developments” and do not require SDPs.	Done.	Added to definition of “Forest Practices”.

<b>Row</b>	<b>Summary of change</b>	<b>Review</b>	<b>Action</b>
f.	Ecology clarified the SMA does not apply to lands under <b>exclusive federal jurisdiction</b>	Done	Added to 2.2 Port Orchard Shoreline Jurisdiction, p. 18 (redline).
g.	Ecology clarified “default” provisions for <b>nonconforming uses and development</b> .	Done	No action needed.
h.	Ecology adopted rule amendments to clarify the scope and process for conducting <b>periodic reviews</b> .	Done	Added language to 1.8 Periodic Review and Effective Date, pp. 18-19 (redline).
i.	Ecology adopted a new rule creating an <b>optional SMP amendment process</b> that allows for a shared local/state public comment period.	Done	No action needed.
j.	<b>Submittal</b> to Ecology of proposed SMP amendments.	Done	No action needed.
<b>2016</b>			
a.	The Legislature created a new shoreline permit exemption for retrofitting existing structure to comply with the <b>Americans with Disabilities Act</b> .	Done	Added reference to RCW 90.58.030(3)(e), which includes this exemption, to 8.3 Shoreline Exemptions, p. 72 (redline).
b.	Ecology updated <b>wetlands critical areas guidance</b> including implementation guidance for the 2014 wetlands rating system.	Done	Added cross-reference to POMC Chapter 20.162 Critical Areas Regulations, which contains these requirements.
<b>2015</b>			
a.	The Legislature adopted a <b>90-day target</b> for local review of Washington State Department of Transportation (WSDOT) projects.	Done	No action needed.
<b>2014</b>			
a.	The Legislature created a new definition and policy for <b>floating on-water residences</b> legally established before 7/1/2014.	N/A (none in Port Orchard)	N/A
<b>2012</b>			
a.	The Legislature amended the SMA to clarify <b>SMP appeal procedures</b> .	Done	No action needed.

Row	Summary of change	Review	Action
2011			
a.	Ecology adopted a rule requiring that wetlands be delineated in accordance with the approved <b>federal wetland delineation manual</b> .	Done	See response to 2016.b.
b.	Ecology adopted rules for new commercial <b>geoduck aquaculture</b> .	N/A (not applicable to Port Orchard)	N/A
c.	The Legislature created a new definition and policy for <b>floating homes</b> permitted or legally established prior to January 1, 2011.	N/A (none in Port Orchard)	N/A
d.	The Legislature authorizing a new <b>option to classify existing structures as conforming</b> .	Done	No action needed.
2010			
a.	The Legislature adopted <b>Growth Management Act – Shoreline Management Act clarifications</b> .	Done	Clarification added to 1.8 Periodic Review and Effective Date, p. 16 (redline). Added language on effective date of SMP which will be filled in when SMP is approved by Ecology.
2009			
a.	The Legislature created new “relief” procedures for instances in which a <b>shoreline restoration project within a UGA</b> creates a shift in Ordinary High Water Mark.	N/A (The City does not oversee shoreline projects in the unincorporated UGA)	N/A
b.	Ecology adopted a rule for certifying <b>wetland mitigation banks</b> .	N/A (none in Port Orchard)	N/A
c.	The Legislature added <b>moratoria authority</b> and procedures to the SMA.	Done	No action needed.
2007			
a.	The Legislature clarified <b>options for defining "floodway"</b> as either the area that has been established in FEMA maps, or the floodway criteria set in the SMA.	Done	Definition of “Floodway” added.



Row	Summary of change	Review	Action
b.	Ecology amended rules to clarify that <b>comprehensively updated SMPs shall include a list and map of streams and lakes</b> that are in shoreline jurisdiction.	Done	No action needed
c.	Ecology’s rule listing statutory exemptions from the requirement for an SDP was amended to include fish habitat enhancement projects that conform to the provisions of RCW 77.55.181.	Done	Definition of “Enhancement” now includes reference to RCW 77.55.181(1)(a), which defines fish enhancement projects. The exemption is also referenced in WAC 173-27-040(2) in 8.3 Shoreline Exemptions, p. 72 (redline).

### Additional significant amendments:

SMP section	Summary of change	Page <b>(REDLINE)</b>
<b>2013 SMP Reference Documents: Appendix B – Critical Areas Ordinance Appendix D – Adoption Resolution Attachment 1 – Public Participation Plan</b>	These reference documents have been removed, as they are outdated and no longer relevant to the updated 2021 SMP. The critical areas ordinance was updated in 2017 and is now located in POMC Title 20 (formerly Title 16); see below.	9
<b>1.6 References to Plans, Regulations or Information Sources. B. Critical Areas Ordinance (revised)</b>	1.6.B Critical Areas Ordinance has been revised to indicate that POMC Chapter 20.162 applies to critical areas in the shoreline jurisdiction, but the SMP is the controlling authority in case of any conflicts.	15
<b>4.2 Official Shoreline Map</b>	The series of Shoreline Maps (Appendix A) has been updated so that shoreline environments coincide with underlying current Comp Plan designations.	Appendix A
<b>Sea Level Rise/Climate Change: New Policy Section</b>	The City hired Herrera Environmental Consultants, Inc, to prepare an advisory study of the City’s downtown waterfront and the estuarine portion of Blackjack Creek, regarding potential issues from climate change and resulting sea level rise. Herrera made a number of recommendations which were	32

SMP section	Summary of change	Page (REDLINE)
<b>5.9 Flood Hazard Reduction (revised)</b>	<p>summarized and incorporated into new and revised policy sections, goals, and development regulations.</p> <p><b>Text of Changes Below:</b></p> <p>To protect public and private infrastructure and property from loss and damage created by flood events, including increased coastal flooding caused by sea level rise.</p>	
<b>5.10 Climate Change and Sea Level Rise (new)</b>	<p>To protect coastal resources, both natural and man-made, from the deleterious effects of sea level rise over time due to climate change, including but not limited to: increased coastal flooding, loss of shoreline habitat, saltwater intrusion, damage to public and private improvements and infrastructure, and mobilization of contaminated sediments.</p>	32
<b>6.4 Flood Hazard Reduction SMP-GP-14 (revised)</b>	<p>Discourage future non-water dependent development, including redevelopment and expansion of existing non-water dependent development in areas lying at or below the 100 year flood elevation, unless flood hazard is reduced by removing, moving, elevating, and/or building structures at new, higher elevations. Flood hazard reduction may also include adding freeboard to existing shoreline armor in areas that are frequently flooded (i.e. within a 100-year flood hazard area) landward of existing shoreline armor, in compliance with FEMA requirements for coastal flood protection structures.</p>	37-39
<b>SMP-GP-16 (revised)</b>	<p>When feasible, give preference to nonstructural flood hazard reduction measures over structural measures, except that in areas that are frequently flooded (i.e. within a 100-year flood hazard area) landward of existing shoreline armor, hazard reduction measures may include adding freeboard to existing shoreline armor.</p>	
<b>SMP-GP-18 (revised)</b>	<p>The creation of new lots or tracts that would be located entirely within a 100-year flood hazard area should not be allowed, unless the intent of the subdivision is for the lot or tract to remain</p>	

SMP section	Summary of change	Page (REDLINE)
	<p>undeveloped for the purposes of ecological restoration and/or development setback, consistent with the City's flood damage prevention and subdivision regulations (POMC Title 20).</p> <p>The City shall create and maintain for public reference and planning purposes a coastal flood risk map which shows the City's base 100 year coastal flood elevation areas at the time of map creation, and includes a future projection of any additional areas which have at least a 50% probability of being flooded within 20 years. This map shall be based on best available science provided by the State of Washington and shall be updated, at minimum, with each required periodic and comprehensive update of the City's shoreline master program.</p> <p>For each required periodic and comprehensive update to the City's shoreline master program, the City shall evaluate the program's coastal flood hazard reduction policies and development regulations, and coastal flood risk map, and shall revise them according to best available science provided by the State of Washington.</p> <p>The City should map all shoreline locations in which there are known contaminated sediments, and develop a long-term plan to evaluate and address those in need of attention due to risk of mobilization due to coastal flooding.</p> <p>New or expanded development or uses in the shoreline zone, including the subdivision of land, that would require structural flood control works within a 100 year flood hazard area, a stream, a channel migration zone and/or a floodway are prohibited.</p> <p>As part of the City's shoreline permit application review process, all proposed development and redevelopment activities in the City's shoreline requiring a permit shall determine and disclose whether any sediment material on the development site, including fill, is contaminated and requires remediation to prevent spread of contamination through mobilization due to coastal flooding events.</p>	

SMP section	Summary of change	Page (REDLINE)
	<p>This requirement applies whether or not the contaminated area on the site will be disturbed as part of the development process. If contaminated sediment at risk of mobilization is determined to be present, the City shall require a remediation plan as a condition of shoreline permit approval. The City may require independent review at the applicant's expense of findings and recommendations regarding contamination and remediation, by a hydrologist, geologist, engineer or other qualified professional.</p>	
<p><b>6.6 Shoreline Vegetation Conservation</b></p> <p><b>G-DR-37 (new)</b></p> <p><b>G-DR-38 (new)</b></p>	<p>The City shall require, where feasible, restoration of native shoreline and aquatic vegetation in mitigation and restoration plans and in stormwater management for redevelopment activities within the shoreline area.</p> <p>Redevelopment activities in the High Intensity (HI) shoreline environment designation shall comply with the shoreline vegetation conservation and restoration requirements of Appendix E of this plan, in addition to any other applicable City requirements and regulations.</p>	<p>44</p>
<p><b>6.7 Climate Change and Sea Level Rise</b></p> <p><b>SMP-GP-38 (new)</b></p> <p><b>G-DR-39 (new)</b></p>	<p>The City should create specific development and building design standards for the downtown shoreline that address issues related to coastal hazards and impacts from future sea level rise, including but not limited to: coastal flooding, earthquake liquefaction and tsunami risk, saltwater intrusion, mobilization of contaminated sediments, and impacts to geologic hazard areas.</p> <p>During each periodic review of the City's shoreline master program, the City will evaluate its development and building design standards and revise them as needed for the downtown shoreline to protect against risks from sea level rise and coastal hazards including but not limited to: coastal flooding, earthquake liquefaction and tsunami risk, saltwater</p>	<p>44</p>



SMP section	Summary of change	Page <b>(REDLINE)</b>
	intrusion, mobilization of contaminated sediments, and impacts to geologic hazard areas.	
<b>7.1 Shoreline Use Table</b>	Allowable uses have been updated to coincide with underlying zoning. Uses for water-enjoyment commercial, public use, non-single-family residential have been added. Mixed-use categories have been expanded.	46-47
<b>7.2 Shoreline Development Standards Matrix</b>	Buffers have been updated to reflect revised allowable uses and critical areas protection requirements.	48-50
<b>SU-DR-7 (new)</b>	Agricultural activities and uses are not permitted within the marine (saltwater) shoreline jurisdiction of Sinclair Inlet and the estuarine shoreline jurisdiction of Blackjack Creek. (This does not affect agricultural activities and uses that would otherwise be allowed along other jurisdictional stream and lake areas.)	51
<b>SMP-SU-25 (revised)</b>	Non-water-oriented industrial activities no longer allowed in the shoreline jurisdiction.	55
<b>SMP-SU-45 (new)</b>	No liveaboard vessels are allowed on waters of the state outside a marina.	59
<p data-bbox="203 1085 435 1115"><b>7.11 Parking (new)</b></p> <p data-bbox="203 1157 646 1255">Parking lots and parking structures were not specifically regulated in the existing SMP.</p> <p data-bbox="203 1297 342 1327"><b>SMP-SU-47</b></p> <p data-bbox="203 1440 342 1470"><b>SMP-SU-48</b></p> <p data-bbox="203 1688 321 1717"><b>SU-DR-53</b></p> <p data-bbox="203 1831 321 1860"><b>SU-DR-54</b></p>	<p data-bbox="703 1085 987 1115"><b>Text of changes below:</b></p> <p data-bbox="703 1297 1299 1396">Parking is not a preferred use in the shoreline jurisdiction, and should only be allowed where no feasible alternatives exist.</p> <p data-bbox="703 1440 1333 1644">The City should explore options for reducing and/or removing publicly-owned parking lots within the shoreline jurisdiction, including conversion to shoreline public access, public water-dependent and water-enjoyment uses, and shoreline recreation facilities such as beaches and fishing areas.</p> <p data-bbox="703 1671 1295 1770">New or redeveloped surface parking areas and parking lots shall be located outside the shoreline jurisdiction where feasible.</p> <p data-bbox="703 1831 1252 1890">Parking for redevelopment in the HI shoreline environment shall meet the requirements of</p>	61-62

SMP section	Summary of change	Page <b>(REDLINE)</b>
<p><b>SU-DR-55</b></p> <p><b>SU-DR-56</b></p>	<p>Appendix C, in addition to all other requirements of this master program.</p> <p>Surface parking as a principal use, including commercial (pay) parking and/or parking for offsite uses, is not allowed in the Natural, Urban Conservancy, or Shoreline Residential environments.</p> <p>Stand-alone structure parking is not allowed in the shoreline jurisdiction.</p>	
<b>SU-DR-83</b>	New utility mounting and transmission poles are limited to 35 feet in height, or the height limit provided for the zone by Title 20, whichever is less.	70
<b>8.4 Multiple Permits Required (new)</b>	The existing SMP did not provide regulatory guidance for development or uses requiring more than one type of permit. This section was added to specify that when more than one type of shoreline or land use permit is required, all permit applications will be processed and reviewed concurrently according to the highest permit type (Types I-V) as specified in POMC 20.20 and 90.58.140.	73
<p><b>8.5 Shoreline Substantial Development Permits (revised)</b></p> <p><b>8.5.1 Administrative</b></p> <p><b>8.5.2 Hearing Examiner</b></p>	The existing SMP allowed both administrative (decision made by Planning Director) and hearing examiner SSDPs, in theory, but did not contain a process for administrative permits to be reviewed and approved. This change provides the permit type, criteria, and review process for both types of SSDP.	78-80
<p><b>8.7 Shoreline Variances (revised)</b></p> <p><b>8.7.3.1 Administrative (new)</b></p> <p><b>8.7.4.1 Hearing Examiner (revised)</b></p>	The existing SMP did not provide for administrative variances. This is now allowed, and the section on hearing examiner variances has been updated and clarified with regard to permit type, criteria, and review process.	81-83
<b>8.8 Table of Permits and Procedures</b>	Outdated; deleted. Information on permit types, review and approval procedures are now found with each permit type.	84
<b>Chapter 10: Shoreline Enforcement and Penalties</b>	Removed. POMC Title 20.02 now has an Administration and Enforcement section that applies to all development. Therefore, a separate section is no longer necessary.	89-90
<b>Chapter 12 New/Revised Definitions:</b>	<b>Text of changes below:</b>	92-106

SMP section	Summary of change	Page <b>(REDLINE)</b>
<b>Boatyard (new)</b>	A service business that builds, repairs or maintains small vessels: <ul style="list-style-type: none"> <li>- At least 85 percent of which are 65 feet or less in length; or</li> <li>- More than 85 percent of the gross receipts come from working on vessels.</li> </ul>	
<b>Channel Migration Zone (new)</b>	An area in a floodplain where a stream or river channel can be expected to move naturally over time in response to gravity and topography.	
<b>Floodway (new)</b>	The area that has been established in effective federal emergency management agency flood insurance rate maps or floodway maps. The floodway does not include lands that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state.	
<b>Freeboard (<i>shoreline armor</i>) (new)</b>	For the purposes of this Master Plan, it is the difference between the height of a shoreline armor structure and the water depth at the ordinary high water mark, measured at the seaward toe of the structure.	
<b>Mixed-Use (revised)</b>	A mixed-use development contains a multi-family residential use, and commercial, public and/or recreational uses within the same building(s).	
<b>One-hundred Year Flood Elevation (new)</b>	The elevation in feet of the area which has a one percent chance or greater of being flooded in any given year.	
<b>One-hundred Year Flood Hazard Area (new)</b>	An area which has a one percent chance or greater of being flooded in any given year.	
<b>Single-family Residence (new)</b>	A detached dwelling unit designed for and occupied by one family, including those buildings, structures and developments within a contiguous ownership which are of a normal appurtenance (WAC 173-27-040(2)(g)). This definition does not prevent a single-family residence from containing an accessory dwelling unit provided that the requirements of POMC Title 20 for this use are met.	

SMP section	Summary of change	Page <b>(REDLINE)</b>
<p><b>Vessel (new)</b></p>	<p>Means ships, boats, barges or any other floating craft that are designed for navigation in order to transport people or goods over water, are used for or capable of being used for navigation, and do not interfere with the normal public use of the water. A vessel is considered capable of being used for navigation even if it is not used for navigation due to actions or inactions of the vessel owner(s) or due to conditions affecting the use of the vessel for navigation, which include, but are not limited to, broken engines, lack of an engine, hull damage, physical modifications, or missing sails. Vessel also means historic ships that do not have means of self-propulsion and steering equipment.</p>	
<p><b>Appendix E (now Appendix C): Mitigation and Restoration for Redevelopment Activities in the High Intensity Shoreline Environment Designation (revised)</b></p>	<p>Reiterates that new or surface parking areas and parking lots shall be located outside the shoreline setback where feasible. Parking in the shoreline setback for developments containing water-dependent, water-related and water-enjoyment uses may be allowed. Stand-alone structured parking is not allowed in the shoreline setback. Removes requirement that a variance be obtained to redevelop an appurtenant (accessory) structure within a shoreline buffer.</p>	<p>Appendix C</p>



DRAFT: CLEAN REVISED VERSION

# SHORELINE MASTER PROGRAM 2021

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*CITY OF PORT ORCHARD*



CITY OF PORT ORCHARD  
**REVISED FEBRUARY 2021**





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**Appendix C - Mitigation and Restoration for Redevelopment Activities in the High Intensity Shoreline Environment Designation**

# CHAPTER 1: INTRODUCTION

## 1.1 Requirements of the Shoreline Management Act

Washington's Shoreline Management Act (SMA) (Chapter 90.58 RCW, the Shoreline Management Act of 1971) was passed by the State Legislature in 1971 and adopted by the public in a referendum. The Act was created in response to a growing concern among residents of the state that serious and permanent damage was being to shorelines by unplanned and uncoordinated development. The goal of the Act was "to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines." While protecting shoreline resources by regulating development, the Act is also intended to provide for appropriate shoreline growth by encouraging land uses that enhance and conserve shoreline function and values.

The State shoreline guidelines (WAC 173-26), updated and adopted in 2003, emphasize the protection and restoration of shoreline natural resources, and give specific guidance to local jurisdictions. The guidelines refer to the protection of shoreline ecological processes (such as hydrology and sediment transport) and shoreline ecological functions (provided by water quality, vegetation, and habitat). A major concept in the protection of ecological functions is termed "no net loss."

The Washington Shoreline Management Act (SMA) has three broad policies:

- **Promote preferred shoreline uses:** "uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the state's shorelines..."
- **Promote public access:** "the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state shall be preserved to the greatest extent feasible consistent with the overall best interest of the state and the people generally."
- **Protect shoreline natural resources:** This includes "...the land and its vegetation and wildlife, and the water of the state and their aquatic life..."

In establishing preferred uses of the state's shorelines, the SMA defines "water-dependent," "water-related," and "water-enjoyment" uses. These terms are officially defined in Chapter 13 of the SMP. General descriptions and example are included below.

- **Water-dependent use** means a use that requires direct access to the water to accomplish its primary function. It is a use, or a portion of a use, which cannot exist in a location that is not adjacent to the water and which is dependent on the water by reason of the intrinsic nature of the operation. Example: marina, ferry terminal, boat launch.
- **Water-related use** means a use that does not require direct access to the water, but provides goods or services associated with water dependent uses. A uses or portion of a



use which is not intrinsically dependent on a waterfront location but whose economic viability is dependent upon a waterfront location. Example: boat repair, kayak rentals.

- **Water-enjoyment use** means a use that does not require access to the water, but is enhanced by a waterfront location. This includes uses that facilitate public access to the shoreline as a primary characteristic of the use; or uses that provide for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people. The use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment. Example: Restaurants, parks.
- **Water-oriented use** means a use that is water-dependent, water-related, or water-enjoyment, or a combination of such uses.

## 1.2 Purpose and Intent of the Shoreline Master Program

The primary purpose of the Act is to provide for the management and protection of the State’s shoreline resources by planning for reasonable and appropriate uses. The law provides a two-tier planning and regulatory program by the state and local government. By law, the City is responsible for the following:

- Preparation of a Master Program in accordance with the policies and requirements of the Act and the State Shoreline Guidelines (WAC 173-26).
- Development of a permit system in accordance with the requirements of the Act.

Further, the purposes of this Master Program are;

- To carry out the responsibilities imposed on the City of Port Orchard by the Washington State Shoreline Management Act (RCW 90.58).
- To promote uses and development of the Port Orchard shoreline consistent with the City of Port Orchard Comprehensive Plan while protecting and restoring environmental resources.
- To promote the public health, safety, and general welfare by providing a guide and regulation for the future development of the shoreline resources of the City of Port Orchard.

## 1.3 Authority

Authority for enactment and administration of the Shoreline Master Program is the Shoreline Management Act of 1971, RCW 90.58, Washington’s Shoreline Management Act, RCW 90.58, was adopted in 1972. The purpose of the Act is to “prevent the inherent harm in an uncoordinated and piecemeal development of the state’s shorelines.” It has three broad policies: encourage water-dependent uses on the shoreline; protect shoreline natural resources; and, promote public access.

The Act establishes the concepts of *preferred uses* and *priority uses* in shoreline areas. RCW 90.58.020 indicates that *preferred* uses are those “which are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the state’s shorelines.” This section further states that *priority uses* include single family residences, ports, shoreline recreational uses, water dependent industrial and commercial developments and other developments that provide opportunities for the public to access the shoreline environment. To the maximum extent possible, the shorelines should be reserved for "water-oriented" uses, including "water-dependent", "water-related" and "water-enjoyment" uses, as defined in the Act.

The overarching policy is that “the public’s opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state shall be preserved to the greatest extent feasible consistent with the overall best interest of the state and the people generally.

RCW 90.58.020 and .100 provide goal and policy direction for the SMP, including:

- Protect the natural character and the resources and ecology of the shoreline;
- Increase public access and recreational opportunities;
- Mitigate and restore for habitat impacts to ensure no net loss of habitat function;
- Maintain the public right of navigation;
- Prioritize water-dependent and single-family residential uses and development;
- Coordinate shoreline management with other relevant local, state and federal regulations;
- Prevent and minimize flood damage;
- Protect private property rights;
- Protect and restore sites with historic, cultural or educational value.

## 1.4 Public Trust Doctrine

The Shoreline Management Act also implements the common law Public Trust Doctrine. The Public Trust Doctrine is a legal principle derived from English Common Law. The essence of the doctrine is that the waters of the state are a public resource owned by and available to all citizens equally for the purposes of navigation, conducting commerce, fishing, recreation and similar uses and that this trust remains relevant even when the underlying land is in private ownership. The doctrine limits public and private use of tidelands and other shorelands to protect the public's right to use the waters of the state. The Public Trust Doctrine does not allow the public to trespass over privately owned uplands to access the tidelands. It does, however, protect public use of navigable water bodies below the ordinary high water mark.

## 1.5 Governing Principles and Legislative Findings

In the Shoreline Management Act of 1971, RCW 90.58.020, the legislature found the following:

*“The legislature finds that the shorelines of the state are among the most valuable and fragile of its natural resources and that there is great concern throughout the state relating to their utilization, protection, restoration, and preservation. In addition it finds that ever increasing pressures of additional uses are being placed on the shoreline necessitating increased coordination in the management and development of the shorelines of the state. The legislature further finds that much of the shorelines of the state and the uplands adjacent thereto are in private ownership; that unrestricted construction on*

*the privately owned or publicly owned shorelines of the state is not in the best public interest; and therefore, coordinated planning is necessary in order to protect the public interest associated with the shorelines of the state while, at the same time, recognizing and protecting private property rights consistent with the public interest. There is, therefore, a clear and urgent demand for a planned, rational, and concerted effort, jointly performed by federal, state, and local governments, to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines.*

*It is the policy of the state to provide for the management of the shorelines of the state by planning for and fostering all reasonable and appropriate uses. This policy is designed to insure the development of these shorelines in a manner which, while allowing for limited reduction of rights of the public in navigable waters, will promote and enhance the public interest. This policy contemplates protecting against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the state and their aquatic life, while protecting generally public rights of navigation and corollary rights incidental thereto.*

*The legislature declares that the interest of all of the people shall be paramount in the management of shorelines of statewide significance. The department, in adopting guidelines for shorelines of statewide significance, and local government, in developing master programs for shorelines of statewide significance, shall give preference to uses in the following order of preference which:*

- 1) Recognize and protect the statewide interest over local interest;*
- 2) Preserve the natural character of the shoreline;*
- 3) Result in long term over short term benefit;*
- 4) Protect the resources and ecology of the shoreline;*
- 5) Increase public access to publicly owned areas of the shorelines;*
- 6) Increase recreational opportunities for the public in the shoreline;*
- 7) Provide for any other element as defined in RCW 90.58.100 deemed appropriate or necessary.*

*In the implementation of this policy the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state shall be preserved to the greatest extent feasible consistent with the overall best interest of the state and the people generally. To this end uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the state's shoreline. Alterations of the natural condition of the shorelines of the state, in those limited instances when authorized, shall be given priority for single family residences and their appurtenant structures, ports, shoreline recreation uses including but not limited to parks, marinas, piers, and other improvements facilitating public access to shorelines of the state, industrial and commercial developments which are particularly dependent on their location on or use of the shorelines of the state and other development that will provide an opportunity for substantial numbers of the people to enjoy the shorelines of the state. Alterations of the natural condition of the shorelines and shorelands of the state shall be recognized by the department. Shorelines and shorelands of the state shall be appropriately classified and these classifications shall be revised when circumstances warrant regardless of whether the change in circumstances occurs through man-made causes or natural causes. Any areas resulting from alterations of the natural condition of the shorelines and shorelands of the state no longer meeting the definition of "shorelines of the state" shall not be subject to the provisions of chapter 90.58 RCW.*

*Permitted uses in the shorelines of the state shall be designed and conducted in a manner to minimize, insofar as practical, any resultant damage to the ecology and environment of the shoreline area and any interference with the public's use of the water.*

## **1.6 References to Plans, Regulations, or Information Sources**

A. **1973 Shoreline Master Program (Amended in 1994).** This SMP was originally adopted as Kitsap County's shoreline document. Port Orchard adopted it by reference. Changes were made in 1992, and again in 1994 that made it more specific to Port Orchard's shoreline.

B. **Critical Areas Ordinance.** Chapter 20.162 of the Port Orchard Municipal Code, Critical Areas Regulations (Ordinance 019-17, adopted June 23, 2017.) provides rules, setbacks, mitigation and other regulations for geologically hazardous areas, wetlands, streams, etc. For regulatory purposes, Chapter 20.162 applies to critical areas within the shoreline jurisdiction, , but this Master Program overrides the regulations in Chapter 20.162 within the shoreline jurisdiction if any conflict between the critical areas ordinance and the Master Program shall occur.

C. **2016 Comprehensive Plan.** The 2016 Comprehensive Plan, (Ordinance 014-16, adopted June 22, 2016) lays out a vision for the future of the City, including land use, housing, and parks needs.

D. **Blackjack Creek Watershed Assessment and Protection and Restoration Plan** (December 29, 2017). The Blackjack Creek plan includes watershed assessment findings, a set of strategies for addressing degraded watershed processes, and recommended actions for the protection and restoration of ecological processes and habitats.

## **1.7 Severability**

The Act and this Program, as adopted and amended, comprise the basic state and municipal law regulating use of shorelines in Port Orchard. In the event provisions of the Program conflict with other applicable city policies or regulations, the more restrictive shall apply. Should any section or provision of this Program be declared invalid, such decision shall not affect the validity of the Program as a whole

## **1.8 Periodic Review and Effective Date**

The most recent comprehensive update to this Program was approved by the Department of Ecology in March 2013. Subsequent City-initiated minor revisions were approved by Ecology in February 2018.

In accordance with the requirements of RCW 90.58.080, each local jurisdiction is required to review, and, if necessary, revise their Shoreline Master Program at least once every eight years. The purpose of the periodic review is to ensure that Program complies with applicable law and guidelines in effect at the time of the review, and to ensure that the Program is consistent with the local government's comprehensive plan and development regulations adopted under chapter 36.70A RCW, if applicable, and other local requirements. The periodic review process also the method for bringing shoreline master programs into compliance with the requirements of the act that have been added or changed since the last review.



The City of Port Orchard was required to complete its periodic review by June 30, 2021. This Program and all amendments thereto shall become effective fourteen (14) days after written notice of final action is issued by the Department of Ecology. The revisions adopted by the City in response to the periodic review requirement were approved by Ecology and are effective on \*\*, 2021.

## CHAPTER 2: SCOPE AND SHORELINE JURISDICTION

### 2.1 Applicability

Concepts and terms related to the City's shoreline jurisdiction are specific to those described in RCW 90.58.030, WAC 173-26-020, WAC 173-27-030, and WAC 173-22-030.

Under the SMA, the shoreline jurisdiction includes all water areas of the state, the lands underlying them, and areas that are 200 feet landward of the ordinary high water mark (OHWM) of waters that have been designated as "shorelines of statewide significance" or "shorelines of the state." These designations were established in 1971, and are described in RCW 90.58.030. Generally, "shorelines of statewide significance" include portions of Puget Sound and other marine waterbodies, rivers west of the Cascade Mountains that have a mean annual flow of 1,000 cubic feet per second (cfs) or greater, rivers east of the Cascade Range that have a mean annual flow of 200 cfs or greater, and freshwater lakes with a surface area of 1,000 acres or more. "Shorelines of the state" are generally described as all marine shorelines and shorelines of all streams or rivers having a mean annual flow of 20 cfs or greater and lakes with a surface area greater than 20 acres.

The City of Port Orchard and its associated urban growth area (UGA) contains marine shoreline, one stream, and two lakes that meet the criteria for shoreline jurisdiction.

Any person or party wishing to undertake activities constituting "development" (defined in Chapter 12) within the shoreline jurisdiction must conform to the Shoreline Management Act and this Master Program. All uses, even those not meeting the definition of development, are subject to the provisions and development regulations of this SMP, even if a permit is not required.

This Master Program shall apply to every individual, firm, partnership, association, organization, corporation, local, state or federal governmental agency, public or municipal corporation, or any other entity which develops, owns, leases, or administers lands, wetlands or waters that fall under the jurisdiction of the Shoreline Management Act.

The City shall regulate development within the shoreline jurisdiction under its general authority to regulate for the general health, safety, and welfare and its specific authority under the SMA. All uses within shoreline jurisdiction must be consistent with the policies and regulations of the Port Orchard SMP regardless of whether they require development or not. Furthermore, Shoreline Conditional Use and/or variance permits may still be required, even if a development activity is exempt from a shoreline substantial development permit. An exemption from a Shoreline Substantial Development Permit does not constitute an exemption from the policies and regulations of the Shoreline Management Act, this Master Program, or any other applicable city, state, or federal permit requirements.

*WAC 173-27-140(1): No authorization to undertake use or development on shorelines of the state shall be granted by local government unless upon review the use or development is determined to be consistent with the policy and provisions of the Shoreline Management Act and the Master Program.*

## 2.2 Port Orchard Shoreline Jurisdiction

Shorelines within the city of Port Orchard include those portions of Puget Sound lying within the city limits and all lands extending landward 200 feet in all directions as measured on a horizontal plane from the ordinary high water mark together with any associated wetlands, river deltas, and floodways associated with tidal waters that are subject to the provision of this chapter and whose locations have been designated by the Department of Ecology. However, the Shoreline Management Act does not apply to lands under exclusive federal jurisdiction.

The City also contains shorelines of statewide significance (SSWS). These SSWS are the marine shorelines from extreme low tide to the middle of Sinclair Inlet, which are adjacent to unincorporated Kitsap County and the City of Bremerton limits. In accordance with the State Shoreline Management Act, the uses of SSWS are in the following order of preference:

- 1) Recognize and protect the statewide interest over local interest;
- 2) Preserve the natural character of the shoreline;
- 3) Result in long term over short-term benefit;
- 4) Protect the resources and ecology of the shoreline;
- 5) Increase public access to publicly owned areas of the shorelines;
- 6) Increase recreational opportunities for the public in the shoreline;
- 7) Provide for any other element as defined in RCW 90.58.100 deemed appropriate or necessary.

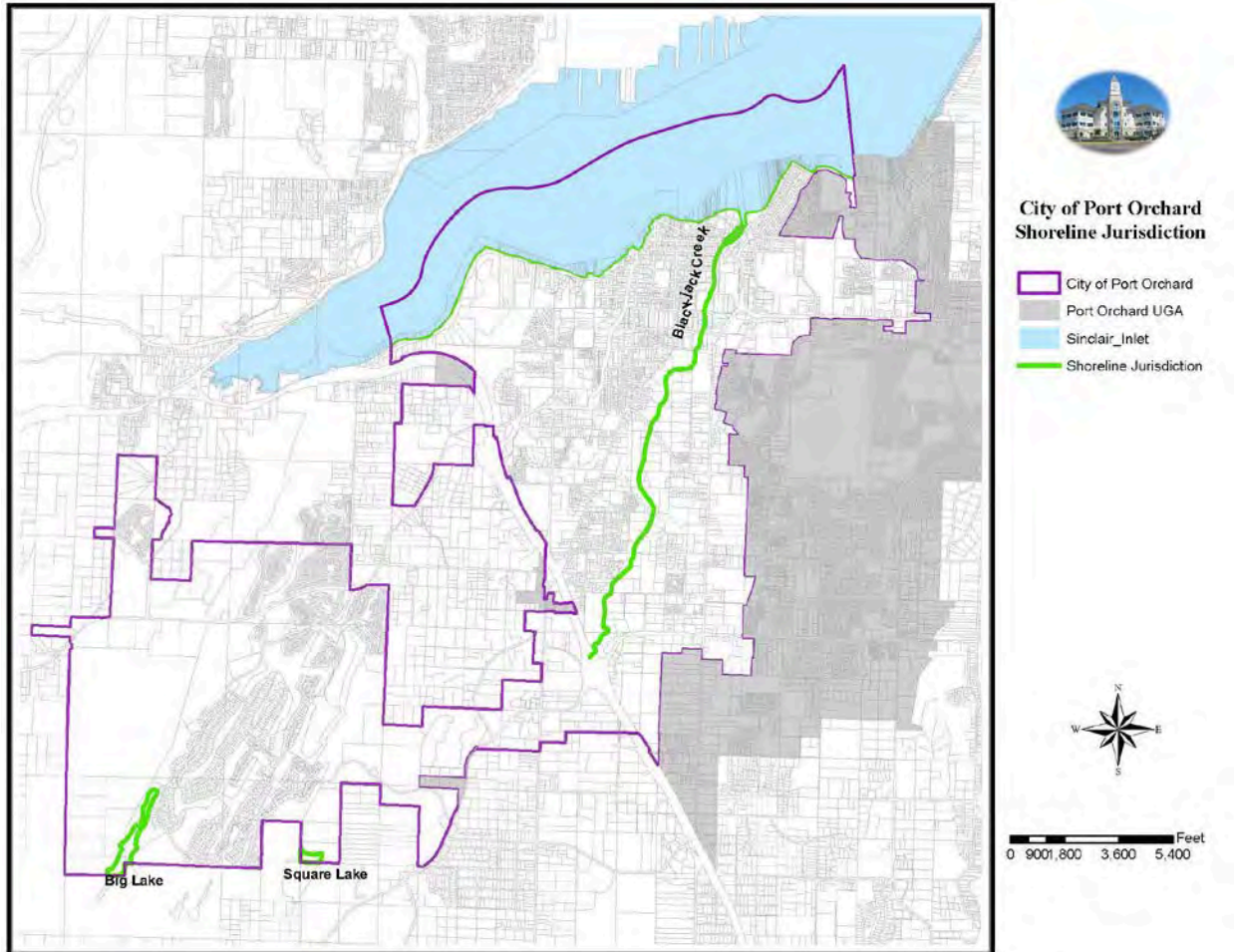
Additionally, Port Orchard shorelines also include Washington Department of Natural Resources Harbor Areas that are reserved for commerce and navigation.

In addition to the marine shorelines described above, the City contains one creek, Blackjack Creek, which meets the threshold of a shoreline of the state. According to information provided by the Kitsap Public Utilities District, which has a stream flow gauge in Blackjack Creek just downstream of the confluence of Ruby Creek, the average discharge for the years 2006 to 2009 was 18 cfs. To make an even breaking point for shoreline jurisdiction the confluence with the unnamed stream that merges underneath State Route 16 was selected as the end of shoreline jurisdiction for Blackjack Creek. The estuarine portion of Ross Creek is also a regulated shoreline of the state.

The City also has portions of two lakes that qualify as shorelines of the state. Big Lake, in the extreme southwest portion of the City, is approximately 22 acres, with four of those acres within City limits. Square Lake is approximately 30 acres, with ten acres within city limits.

Associated wetlands, deltas and floodways that are included in the shoreline jurisdiction are those that influence or are influenced by the regulated waters of Puget Sound. In general, a wetland is

“associated” if all or a portion of the wetland falls within that area that is 200 feet from the OHWM. A wetland outside of this area may also be associated if it is in proximity to the shoreline and there is a demonstrated influence between the wetland and the shoreline. Such influence can include hydraulic continuity, such as surface or groundwater connection.



**Figure 2.1 – City of Port Orchard Shoreline Jurisdiction**

### 2.3 Relationship to Other Plans and Regulations

Uses and developments regulated by this Program may also be subject to other provisions of the Port Orchard Municipal Code (POMC), the City of Port Orchard Comprehensive Plan, the Washington State Environmental Policy Act (SEPA – RCW 41.21C and WAC 197-11), and other local, state and federal laws. Project proponents are responsible for complying with all applicable laws prior to commencing any use, development or activity. Where this Program makes reference to any RCW, WAC, or other state or federal law or regulation, the most recent amendment or current edition shall apply. In the event this



Program conflicts with other applicable County policies or regulations, all regulations shall apply and unless otherwise state, the more restrictive provisions shall apply.

The Port Orchard SMP refers to the City's Comprehensive Plan, Zoning Code, Critical Areas Ordinance and other development plans and ordinances for which the SMP has relevance. Development within shoreline jurisdiction must also comply with zoning requirements, any special overlay districts, and the view protection overlay district as outlined in POMC Title 20. In case of conflict between the land use regulatory requirements and the SMP, the stricter requirement applies.

## CHAPTER 3: SHORELINE INVENTORY SUMMARY

### 3.1 Introduction

The City of Port Orchard completed its Shoreline Inventory and Characterization Report in July 2010. The purpose was to describe existing conditions along the Port Orchard shoreline to allow development of goals, policies, and regulations for the Shoreline Master Program. That document, and reference documents included in the Appendix, provide a comprehensive analysis of ecological health and the built environment along Port Orchard's shorelines, and serves as a baseline for measuring no net loss of shoreline ecological functions.

The following are the documents that contain the most information about Port Orchard's shorelines and were relied upon to prepare the Inventory and Characterization Report.

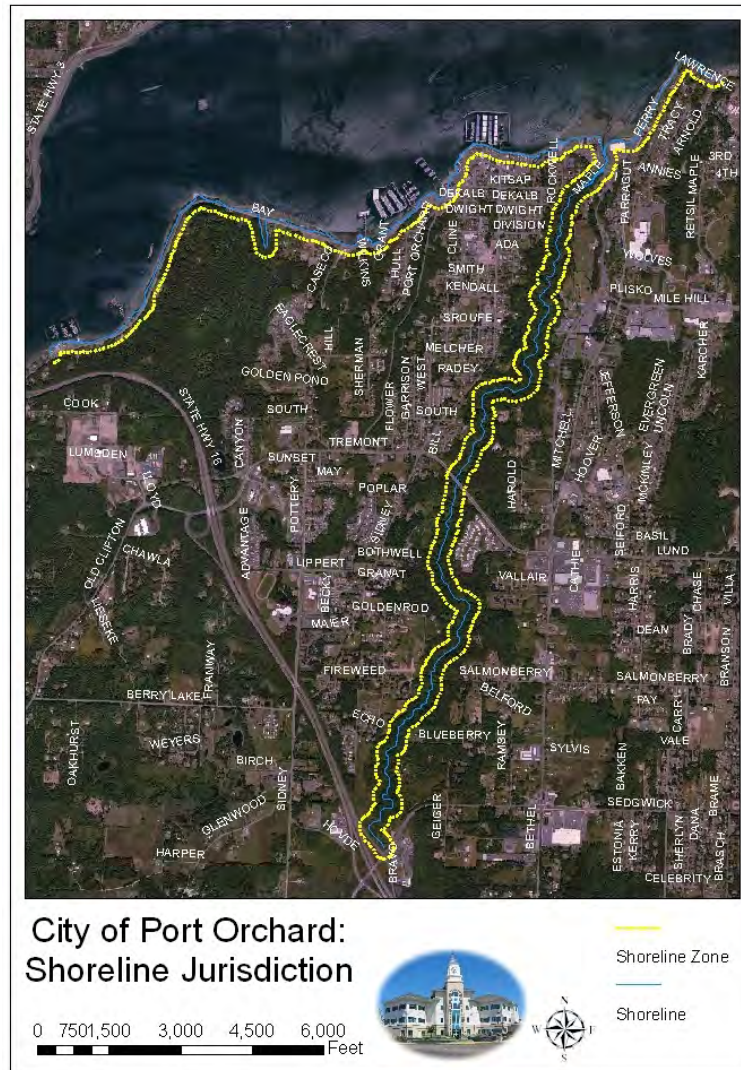
- *City of Port Orchard Comprehensive Plan* (City of Port Orchard, 2008)
- *East Kitsap County Nearshore Habitat Assessment and Restoration Prioritization Framework* (Batelle Marine Sciences Laboratory, 2009)
- *City of Port Orchard Shoreline Resource Analysis and Inventory* (Applied Environmental Sciences, 2003)
- *Blackjack Creek Comprehensive Management Plan for the City of Port Orchard* (FishPro, 1989)

Additionally, a list of other data sources are cited in Appendix F of the Shoreline Inventory and Characterization Report, which is available online at [www.cityofportorchard.us](http://www.cityofportorchard.us) or at the Department of Community Development.

### 3.2 Study Area

According to the Shoreline Management Act, found in WAC 173-26, and RCW 90.58, local jurisdictions must create a Shoreline Master Program (SMP) for any "shoreline of the state." These shorelines are generally described as all marine shorelines and shorelines of all other streams or rivers having a mean annual flow of 20 cfs (cubic feet per second) or greater and lakes with a surface area greater than 20 acres.

Within City limits, there are just over three miles of Puget Sound shoreline, over two miles of Blackjack Creek shoreline, and portions of Big Lake and Square Lake, which are over 20 acres. Additionally, in the Urban Growth Area (UGA), there are nearly three miles of Puget Sound shoreline, portions of Blackjack Creek, and a portion of the west side of Big Lake.



### 3.3 Summary of Findings

#### 3.3.1 Sinclair Inlet Shoreline

In the Inventory and Characterization document, the Sinclair Inlet shoreline was broken into eight segments. Segments 1 through 7 were within City limits, and Segment 8 was the UGA portion of the shoreline.

The Sinclair Inlet shoreline is highly urbanized and physically altered, with approximately 89 percent of the shoreline being armored. There are also State highways, City Streets, and County roads along the entire length of the shoreline, with bridges or culverts constraining the streams that run to the Inlet.

Much of the road bed areas, and most development waterward of the roads were built on fill and are protected by various types of shoreline armoring. Native vegetation has been removed from much of the Sinclair Inlet shoreline as well.

Despite the altered state of the Sinclair Inlet shoreline, it is home to bald eagle perches, blue herons, and other shoreline birds. In addition, Sinclair Inlet has been designated as a nearshore refugia that includes portions of the shoreline. The refugia provides migration, foraging and rearing habitat for multiple salmonid species and other marine wildlife. The nearshore conditions also provide suitable spawning habitat for surf smelt and Pacific sand lance.

### **3.3.2 Blackjack Creek Shoreline**

Unlike the Sinclair Inlet shoreline, the majority of the Blackjack Creek shoreline is relatively intact. The mouth of the Creek, which is also covered in Segment 7 of the Inventory and Characterization report, has been highly altered with shoreline armoring, paving, and channelization. However, just upstream, the Blackjack Creek corridor becomes nearly a wilderness area, with natural vegetation, wildlife corridors, and a healthy salmon stream.

In the Inventory and Characterization, Blackjack Creek was broken up into four segments, along lines determined in the Blackjack Creek Comprehensive Management Plan. Segment S1 is the most urbanized and altered from its natural state.

Blackjack Creek contains important habitat for several salmonid species. Fish use in the creek includes large numbers of early chum salmon, including an early-returning stock that the Washington State Department of Fish and Wildlife considers to be rare. In addition, the creek supports significant numbers of late returning chum, coho salmon, and steelhead, searun cutthroat trout, and resident cutthroat. There has also been documented use of Blackjack Creek by fall Chinook salmon.

The topography of the Blackjack Creek ravine has been a major factor in protecting the vegetation and resources of the Creek. It is extremely steep for the majority of the regulated area, and although it had been logged in the past, it has remained relatively untouched for several decades.

### **3.3.3 Lake Shorelines**

Due to the annexation of McCormick Woods, the City gained parts of two lakes that are big enough to qualify as a shoreline of the state, and must be included in the SMP. Square and Big Lakes are both less than 30 acres, and both share shoreline jurisdiction with Kitsap County. Neither of them are located entirely in the City.

#### **3.3.3.1 Square Lake**

Approximately ten acres of Square Lake are located within the City of Port Orchard. The other twenty are entirely within Kitsap County jurisdiction, and are not within the UGA. There is just one property owner in the City within Square Lake jurisdiction, and the property is undeveloped. The area around Square Lake had been historically logged, but mature forests are present, and lack of human activity (there are only two houses that touch the lake, and the rest is State Park), allow for high vegetation function.



### 3.3.3.2 Big Lake

Big Lake (also known as Big Pond) lies in a shallow depression west of the McCormick Woods housing development. The lake is very shallow, and is long and narrow, heading from the northeast to the southwest, and lies within City limits for four of its 22 acres. The remaining area lies within the South Kitsap UGA and unincorporated Kitsap County. There are two property owners within City shoreline jurisdiction, one of them being the McCormick Woods Homeowners Association, which maintains trails near the lake and its associated wetlands.

Big Lake is inaccessible by car or public transportation, and public access is limited to bikes and walkers who are homeowners (or guests of homeowners) in the McCormick Woods housing development.

## CHAPTER 4: SHORELINE ENVIRONMENTS

Shoreline environment designations are required by WAC 173-26-211, and are intended to serve as a tool for applying the statewide policies to local shorelines. Environment designations are assigned to reflect the type of development that has taken place over time, as well as development, or the lack of it, that should take place in the future in order to preserve ecological function.

### 4.1 Applicability

The City of Port Orchard classification system consists of five shoreline environments that are contained in the recommended classification system identified in WAC 173-26-211(5). The State's Shoreline Master Program Guidelines describe the purpose of environment designations in WAC 173-26-191(1(d)).

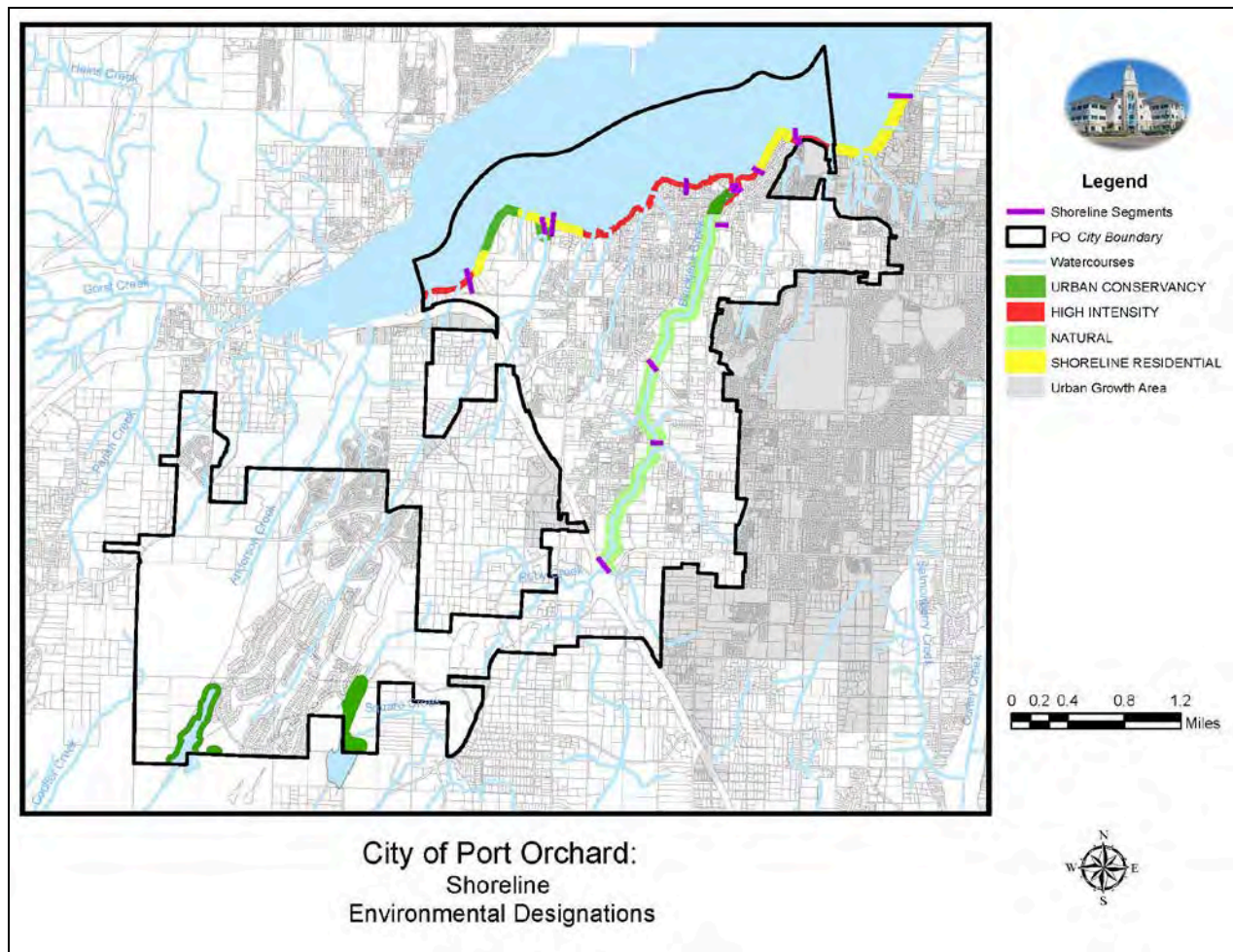
Shoreline management must address a wide range of physical conditions and development settings along shoreline areas. Effective shoreline management requires that the Shoreline Master Program prescribe different sets of environmental protection measures, allowable use provisions, and development regulations for each shoreline segment. Assigning shoreline designations, each with different policies and regulatory measures, provides a regulatory framework for environmental protection and development depending on the development and resources present in specific areas.

The Port Orchard classification system consists of five shoreline environment designations consistent with the SMA (RCW 90.58), the Shoreline Master Program Guidelines (WAC 173-26), and the City of Port Orchard Comprehensive Plan. The five shoreline environments are:

- High-Intensity
- Shoreline Residential
- Urban Conservancy
- Natural
- Aquatic

### 4.2 Official Shoreline Map

The official Shoreline Environment Designation maps can be found in Appendix A. Pursuant to RCW 90.58.040, the maps illustrate the shoreline environment designations that apply to all shorelines of the state within the City of Port Orchard's jurisdiction. The lateral extent of the shoreline jurisdiction shall be determined for specific cases or development proposals based on the location of the ordinary high water mark (OHWM), floodway, and the presence of associated wetlands. In the event of a mapping error, the City will rely upon the boundary descriptions and the criteria in the sections below.



**Overview of Shoreline Designations from Appendix A**

## 4.3 High-Intensity Environment

### 4.3.1 Purpose

The purpose of the "high-intensity" environment is to provide for high-intensity water-oriented commercial, mixed-use, transportation, and industrial uses while protecting existing ecological functions.

### 4.3.2 Management policies.

- a) First priority should be given to water-dependent uses. Second priority should be given to water-related and water-enjoyment uses.
- b) Full utilization of existing urban areas should be achieved before further expansion of intensive development is allowed. Reasonable long-range projections of regional economic need should guide the amount of shoreline designated "high-intensity." However, consideration should be given to the potential for displacement of non-water oriented uses with water oriented uses when analyzing full utilization of urban waterfronts and before considering expansion of such areas.

c) Policies and regulations should assure no net loss of shoreline ecological functions as a result of new development. Where feasible, new development shall include environmental cleanup and restoration of the shoreline to comply with any relevant state and federal law.

d) Visual and physical public access should be required as provided for in WAC 173-26-221(4)(d).

e) Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development siting, screening and architectural standards, and maintenance of natural vegetative buffers.

#### **4.3.3 Designation Criteria**

A "high-intensity" environment designation will be assigned to shoreline areas within City limits, as described by RCW 36.70A.070 if they currently support high-intensity uses related to commerce, transportation or navigation, mixed-use or multi-family residential; or are suitable and planned for high-intensity water-oriented uses.

## **4.4 Shoreline Residential Environment**

### **4.4.1 Purpose**

The purpose of the "shoreline residential" environment is to accommodate residential development and appurtenant structures that are consistent with this chapter. A secondary purpose is to provide appropriate public access and recreational uses.

### **4.4.2 Management policies**

a) Standards for density or minimum frontage width, setbacks, lot coverage limitations, buffers, shoreline stabilization, vegetation conservation, critical area protection, and water quality shall be set to assure no net loss of shoreline ecological functions, taking into account the environmental limitations and sensitivity of the shoreline area, and the level of infrastructure and services available.

b) Multifamily and multi-lot residential and recreational developments should provide public access and joint use for community recreational facilities.

c) Access, utilities, and public services should be available and adequate to serve existing needs and/or planned future development.

d) Commercial development should be limited to water-oriented uses, home professions, or home occupations as described in POMC Title 20, and as allowed by the underlying zoning district.

### **4.4.3 Designation Criteria**

A "shoreline residential" environment designation is assigned to shoreline areas inside city limits or the South Kitsap urban growth area, if they are predominantly single-family or multifamily residential development or are planned and platted for residential development.

## **4.5 Urban Conservancy Environment**

### **4.5.1 Purpose.**

The purpose of the "urban conservancy" environment is to protect and restore ecological functions of open space, floodplain and other sensitive lands where they exist in urban and developed settings, while allowing a variety of compatible uses. It should be applied to those areas where most benefit the public if their existing character is maintained, but can also tolerate limited development.



#### **4.5.2 Management policies.**

(a) Uses that preserve the natural character of the area or promote preservation of open space, floodplain or sensitive lands either directly or over the long term should be the primary allowed uses. Uses that result in restoration of ecological functions should be allowed if the use is otherwise compatible with the purpose of the environment and the setting.

(b) Standards should be established for shoreline stabilization measures, vegetation conservation, water quality, and shoreline modifications within the "urban conservancy" designation. These standards should ensure that new development does not result in a net loss of shoreline ecological functions or further degrade other shoreline values.

(c) Public access and public recreation objectives should be implemented whenever feasible and significant ecological impacts can be mitigated.

(d) Water-oriented uses should be given priority over non-water oriented uses. For shoreline areas adjacent to commercially navigable waters, water-dependent uses should be given highest priority.

#### **4.5.3 Designation Criteria**

An "urban conservancy" environment designation is assigned to shoreline areas appropriate and planned for development that is compatible with maintaining or restoring of the ecological functions of the area, that are not generally suitable for water-dependent uses, if any of the following characteristics apply:

(a) They are suitable for water-related or water-enjoyment uses;

(b) They are open space, flood plain or other sensitive areas that should not be more intensively developed;

(c) They have potential for ecological restoration;

(d) They retain important ecological functions, even though partially developed; or

(e) They have the potential for development that is compatible with ecological restoration.

Any shorelines that have been left undesignated shall be assigned an Urban Conservancy designation per WAC 173-26-211(2)(e).

## **4.6 Natural Environment**

### **4.6.1 Purpose**

The purpose of the "natural" environment is to protect those shoreline areas that are relatively free of human influence or that include intact or minimally degraded shoreline functions intolerant of human influence or that include intact or minimally degraded shoreline functions intolerant of human use. These systems require that only very low intensity uses be allowed in order to maintain the ecological functions and ecosystem-wide processes. Consistent with the policies of the designation local jurisdictions should include planning for restoration of degraded shorelines within this environment.

### **4.6.2 Management policies**

Any use that would substantially degrade the ecological functions or natural character of the shoreline should not be allowed.

The following new uses should not be allowed in the "natural" environment:

a) Commercial Uses

b) Industrial uses

c) High-intensity recreational uses

- d) Roads, utility corridors, and parking areas that can be located outside of “natural”-designated shorelines.
- e) Single-family residential development may be allowed as a conditional use within the “natural” environment if the density and intensity of such use is limited as necessary to protect ecological functions and be consistent with the purpose of the environment.
- f) Commercial forestry may be allowed as a conditional use in the “natural” environment provided it meets the conditions of the State Forest Practices Act and the City of Port Orchard Critical Areas Ordinance and its implementing rules and is conducted in a manner consistent with the purpose of this environment designation.
- g) Agricultural uses of a very low intensity nature may be consistent with the Natural Environment when such use is subject to appropriate limitations or conditions to assure that the use does not expand or alter practices in a manner inconsistent with the purpose of the designation.
- h) Scientific, historical, cultural, educational research uses, and low-intensity water-oriented recreational access uses may be allowed provided that no significant ecological impact on the area will result.
- i) New development or significant vegetation removal that would reduce the capability of vegetation to perform normal ecological functions should not be allowed. Do not allow the subdivision of property in a configuration that, to achieve its intended purpose, will require significant vegetation removal or shoreline modification that adversely impacts ecological functions. That is, each new parcel must be able to support its intended development without significant ecological impacts to the shoreline ecological functions.

#### **4.6.3 Designation Criteria.**

A “natural” environment designation is assigned to most of the Blackjack Creek shoreline, within City limits, but outside of the downtown area. It is also assigned to Blackjack Creek within the South Kitsap Urban Growth Area. Areas assigned the “natural” designation contain the following characteristics:

- a) The shoreline is ecologically intact and therefore currently performing an important, irreplaceable function or ecosystem-wide process that would be damaged by human activity;
- b) The shoreline is considered to represent ecosystems and geologic types that are of particular scientific and educational interest; or
- c) The shoreline is unable to support new development or uses without significant adverse impacts to ecological functions or risk to human safety.
- d) Such shoreline areas include largely undisturbed portions of shoreline areas such as wetlands, estuaries, unstable bluffs, coastal dunes, spits, and ecologically intact shoreline habitats. Shorelines inside or outside urban growth areas may be designated as “natural.”

Ecologically intact shorelines, as used here, means those shoreline areas that retain the majority of the natural shoreline functions, as evidenced by the shoreline configuration and the presence of native vegetation. Generally, but not necessarily, ecologically intact shorelines are free of structural shoreline modifications, structures, and intensive human uses.

## **4.7 Aquatic Environment**

### **4.7.1 Purpose.**

The purpose of the "aquatic" environment is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high-water mark.

#### **4.7.2 Management policies.**

- (a) Allow new over-water structures only for water-dependent uses, public access, or ecological restoration.
- (b) The size of new over-water structures should be limited to the minimum necessary to support the structure's intended use.
- (c) In order to reduce the impacts of shoreline development and increase effective use of water resources, multiple uses of over-water facilities should be encouraged.
- (d) All developments and uses on navigable waters or their beds should be located and designed to minimize interference with surface navigation, to consider impacts to public views, and to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration.
- (e) Uses that adversely impact the ecological functions of critical saltwater and freshwater habitats should not be allowed except where necessary to achieve the objectives of RCW 90.58.020, and then only when their impacts are mitigated according to the sequence described in WAC 173-26-201(2)(e) as necessary to assure no net loss of ecological functions.
- (f) Shoreline uses and modifications should be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.

#### **4.7.3 Designation Criteria**

An "aquatic" environment designation is assigned to lands waterward of the ordinary high-water mark.

## CHAPTER 5: MASTER PROGRAM ELEMENTS AND GOALS

### 5.1 Introduction

The City of Port Orchard is required to address master program elements, as listed in RCW 98.58.100(2). The Master goal for the shorelines is as follows:

To plan for shoreline uses that enhance, promote, and protect the balance between the sensitive ecology of Port Orchard's shoreline and its urban development.

### 5.2 Economic Development

To encourage economic development that is sensitive to the shoreline environment, is water-related or dependent, and benefits the community. Enhance Port Orchard's appeal as a boating destination for commercial and pleasure vessels while supporting and encouraging maritime businesses, boatyards, and boat repair facilities, recognizing that Port Orchard is one of few remaining places for boat repair on the west side of Puget Sound.

### 5.3 Public Access

Enhance public access to City shorelines and preserve views of the shoreline and water, while maintaining safety and respect for adjacent private property. Public access includes the ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations.

### 5.4 Recreation

Improve and maintain the publicly owned shorelines dedicated to public recreation and develop their potential for visitors and citizens while recognizing the importance of existing park, trail and recreation areas. Ensure that water-oriented recreational uses are permitted in the shoreline area when consistent with the goals, policies and regulations of this SMP.

### 5.5 Transportation

To achieve safe, convenient, and diversified circulation systems to provide public access to the shoreline, efficient movement of people and goods, with minimum disruption to the shoreline environment and minimum conflict among shoreline uses and between shoreline users and abutting upland areas, while maintaining vital shoreline road and ferry links.

### 5.6 Shoreline Use

Coordinate the regulation for a variety of shoreline uses which result in long-term rather than short-term benefits.

### 5.7 Conservation

Preserve, protect, and restore shoreline vegetation and wetlands, as practical, to optimize the support of wild, botanic, and aquatic life, as it exists today, with the goal of achieving no net loss of ecological functions.



### **5.8 Historic, Cultural, Scientific, and Educational**

Prevent the destruction or damage of any site having historic, cultural, scientific, or educational value, as identified by the appropriate authorities, including the State Office of Archaeology and Historic Preservation and affected tribes.

### **5.9 Flood Hazard Reduction**

To protect public and private infrastructure and property from loss and damage created by flood events, including increased coastal flooding caused by sea level rise.

### **5.10 Climate Change and Sea Level Rise**

To protect coastal resources, both natural and man-made, from the deleterious effects of sea level rise over time due to climate change, including but not limited to: increased coastal flooding, loss of shoreline habitat, saltwater intrusion, damage to public and private improvements and infrastructure, and mobilization of contaminated sediments.

## **CHAPTER 6:**

# **GENERAL SHORELINE MASTER PROGRAM POLICIES & REGULATIONS**

Development and use proposals may involve a number of uses and shoreline modifications and must comply with the policies and regulations for each. Each project is reviewed for compliance with the applicable “use” policies and regulations in this Chapter and with the applicable policies and regulations in the applicable Chapters of this Master Program. For example, uses associated with a new marina may include boat launches, industrial and port facilities, parking facilities, and recreational facilities. Construction of a marina may involve numerous shoreline modifications, including dredging, dredge spoil disposal, a jetty or breakwater, and perhaps landfill. All shoreline developments and uses must comply with the policies and standards of this Master Program whether or not a shoreline substantial development permit is required

The general policies are to be generally applied to all shoreline areas, without regard to environment designation. The provisions are established in WAC 173-26-221. The policies incorporate much of the existing Shoreline Master Program content, as well as significant incorporation of the “principles” sections that are listed in the WAC.

Specific conditions that ensure such compliance may be attached as a condition of permit approval. Shoreline uses specifically listed are permitted outright or eligible for consideration as a shoreline variance or shoreline conditional use permit. However, if the use is permitted, deviations from the minimum performance standards may be approved under a shoreline variance unless specifically stated otherwise. The performance standards contained herein augment standards established through other land development regulations. Where conflict arises between these and other applicable controls, the regulations that provide more protection to the shoreline area shall apply. All provisions of this Shoreline Master Program are enforceable provided no reasonable alternative exist, or when the alternative would result in unreasonable and disproportionate cost to the landowner. If redevelopment or expansion of a nonconforming structure or use is proposed, or if redevelopment or expansion is proposed to take place within a shoreline buffer, the redevelopment or expansion must comply with the underlying zoning of the property as well as Appendix C of this Master Program.

### **6.1 Applicability**

The provisions in this chapter shall be applied either generally to all shoreline areas or to shoreline areas that meet the specified criteria of the provision without regard to environment designation. These provisions address certain elements as required by RCW 90.58.100(2) and implement the principles as established in WAC 173-26-186.

### **6.2 Archaeological and Historical Resources**

The following provisions apply to archaeological and historic resources that are either recorded at the State Historic Preservation Office and/or by local jurisdictions or have been inadvertently uncovered. Archaeological sites located both in and outside shoreline jurisdiction are subject to RCW 27.44.055 and RCW 27.56 and development or uses that may impact such sites shall comply with WAC 25-48.

## Management Policies

**SMP-GP-1** Prevent the destruction or damage of any site having historic, cultural, scientific, or educational value, as identified by the appropriate authorities, including the state office of Archaeology and Historic Preservation and the Suquamish Tribe.

## Development Regulations

**G-DR 1** Developers and property owners must immediately stop excavation work in the immediate vicinity and notify the local government, the Office of Archaeology and Historic Preservation and affected Indian tribes if archaeological resources are uncovered during excavation.

**G-DR 2** Permits issued in areas with a high probability for unrecorded archaeological resources or that are documented to contain archaeological resources may require a site inspection or evaluation by a professional archaeologist in consultation with the Washington State Department of Archaeology and Historic Preservation and the Suquamish Tribe.

## 6.3 Critical Areas

The shorelines in the City of Port Orchard, and the associated Urban Growth Area, are largely developed. Within shoreline jurisdiction there are many other types of critical areas that have been identified to be protected. All critical areas, including marine shorelines, have been provided regulatory protection with the adoption of Port Orchard Municipal Code Title 20, and the 2017 update of the Port Orchard Critical Areas Ordinance. With the implementation of the critical areas policies listed below, the Port Orchard Shoreline Master Program provides for management of critical areas, can be implemented, and is consistent with RCW 90.58.090(4) and WAC 173-26-221.

### a. Wetlands

## Management Policies

**SMP-GP-2** Exhibit, at a minimum, no net loss of wetland area and function for wetlands associated with the shoreline and with Blackjack Creek and the Ross Creek estuary.

**SMP-GP-3** Grading, filling, draining, flooding, or dredging within regulated wetland areas, including those associated with Blackjack Creek and the Ross Creek estuary, should be prohibited.

## Development Regulations

**G-DR 3** All development proposals on lands containing wetlands within shoreline jurisdiction shall follow all regulations regarding the rating, categorization, delineation and protection of wetlands, and the establishment and maintenance of wetland buffers, as set forth in POMC Title 20, Chapter 20.162 (Critical Areas Regulations)..

*b. Geologically Hazardous Areas*

**Management Policies**

**SMP-GP-4** New development or the creation of new lots that would cause reasonably foreseeable risk to people or improvements over the life of the development should be prohibited.

**SMP-GP-5** Development that would require structural shoreline stabilization over the life of the development should be prohibited in accordance with WAC 173-26-221 (2(c)).

**SMP-GP-6** Structural shoreline stabilization measures will be allowed to protect existing primary residential structures and properties in conformance with WAC 173-26-221(ii).

**Development Regulations**

**G-DR 4** All development proposals on land containing geologically hazardous areas within shoreline jurisdiction shall follow all regulations set forth in Port Orchard Municipal Code Title 20.

*c. Critical Saltwater Habitats*

Critical saltwater habitats provide important ecological functions, and therefore require a higher level of protection. While Sinclair Inlet does not have known kelp or eelgrass beds, it does have spawning and holding areas for forage fish such as smelt and sandlance, as well as migratory routes for salmon.

**Management Policies**

**SMP-GP-7** Development within areas identified as critical saltwater habitats for anadromous fish habitat, or eagle use and buffer, shall comply with all state and federal regulations for protection of listed species and their habitats.

**SMP-GP-8** Repair and reconstruction of existing legal structures or facilities within critical saltwater habitats may be permitted, provided that identified adverse impacts shall be mitigated to encourage no net loss of ecological function.

**SMP-GP-9** When development is proposed on a property that includes tidelands or submerged lands designated as critical saltwater habitat, provisions should be included in the development application that address protection, enhancement and potential restoration of habitat areas.

**Development Regulations**

**G-DR 5** Structures, developments, and uses, including marinas, docks, piers, mooring areas, underwater parks, utilities, and shoreline modifications, may not intrude into or be built over critical saltwater habitat unless the applicant can demonstrate that the following criteria can be met:

- a. An alternative alignment or location is not feasible.



- b. The project is designed to minimize its impacts on critical saltwater habitats and the shoreline environment.
- c. Impacts to critical saltwater habitat functions can be mitigated to result in equal or better ecological function.
- d. The facility is a public facility and is in the public interest.

**G-DR 6** In areas not previously identified as critical saltwater habitat, the project proponent shall submit appropriate studies to determine whether critical saltwater habitats exist, whenever the following two conditions are applicable:

- a. The proposed development, use or activity has the potential to cause significant adverse impacts to a critical saltwater habitat; and
- b. The beach or saltwater area that may be directly impacted by the proposed development, use or activity is the type of environment in which a critical saltwater habitat has been demonstrated to occur.

**G-DR 7** Except as a habitat improvement or restoration measure, aquatic herbicide treatments, mechanical removal of vegetation and aquatic pesticide treatments may not be used on critical saltwater habitats. Use of aquatic herbicide treatments are to be discouraged.

**G-DR 8** Sand, gravel, or other materials may neither be added nor removed from critical saltwater habitats, except when part of an approved restoration project or as allowed in G-DR 5 above.

**G-DR 9** New outfalls (including stormwater and treated sewer outfalls) and discharge pipes are discouraged from being located in critical saltwater habitats or areas where outfall or discharge will adversely affect critical saltwater habitats unless the applicant can show that the majority of the following can be met:

- a. There is no feasible alternative location for the outfall or pipe.
- b. The outfall or pipe is placed below the surface of the beach or bed of the water body.
- c. The outfall discharges waterward of the subtidal zone.
- d. The disturbed area will be revegetated with native plants.
- e. The discharge point(s) on the outfall or discharge pipes is located so that the discharges, including nutrients in the discharge and currents, do not adversely affect critical saltwater habitats.

*d. Critical Freshwater Habitats*

Critical freshwater habitat within Port Orchard City limits is limited to the Blackjack Creek corridor and the estuarine portion of Ross Creek. Ecological functions of streams depend upon continuity and connectivity along the shoreline and the conditions of the surrounding lands on either side of the channel. Improper stormwater, sewer, or industrial outfalls and unmanaged clearing and grading can degrade ecological functions downstream thereby altering hydrographic conditions, raising water temperatures resulting in the corridor being inhospitable to priority species and posing flood risks to human health, safety and property.

## Management Policies

**SMP-GP-10** The City shall take special care when reviewing and inspecting development projects that discharge stormwater toward Blackjack Creek and the Ross Creek estuary.

**SMP-GP-11** Where appropriate, the City should integrate protection of critical freshwater habitat with flood hazard reduction and other stream management provisions.

**SMP-GP-12** The City should encourage, assist, and facilitate appropriate restoration projects, as appropriate.

**SMP-GP-13** Realignment or rechannelization, clearing of adjacent native vegetation or large woody debris, and water withdrawals and diversion from the Blackjack Creek shoreline should be prohibited except for purposes of habitat restoration and enhancement, recreation and public access.

## Development Regulations

**G-DR 10** All development proposals within the Blackjack Creek shoreline jurisdiction or the Ross Creek estuary shoreline jurisdiction shall be subject to the provisions of the POMC Title 20 regulations for Fish and Wildlife Habitat Conservation Areas.

## 6.4 Flood Hazard Reduction

Flood hazard reduction may consist of both structural and nonstructural measures. Flood hazard reduction nonstructural measures may include such measures as setbacks, land use controls, wetland restoration, relocation of a use, and stormwater management programs. Further, flood hazard reduction may take the form of structural measures, such as dikes, levee, revetments, flood walls, channel realignment, and elevation of structures.

## Management Policies

**SMP-GP-14** Discourage future non-water dependent development, including redevelopment and expansion of existing non-water dependent development in areas lying at or below the 100 year flood elevation, unless flood hazard is reduced by removing, moving, elevating, and/or building structures at new, higher elevations. Flood hazard reduction may also include adding freeboard to existing shoreline armor in areas that are frequently flooded (i.e. within a 100-year flood hazard area) landward of existing shoreline armor, in compliance with FEMA requirements for coastal flood protection structures.

**SMP-GP-15** Discourage alterations to stream systems' natural hydrological and geomorphological processes.

**SMP-GP-16** When feasible, give preference to nonstructural flood hazard reduction measures over structural measures, except that in areas that are frequently flooded (i.e. within a 100-year flood hazard area) landward of existing shoreline armor, hazard reduction measures may include adding freeboard to existing shoreline armor.

**SMP-GP-17** Ensure to the greatest extent feasible that flood hazard protection measures do not result in a net loss of ecological functions.

**SMP-GP-18** The creation of new lots or tracts that would be located entirely within a 100-year flood hazard area should not be allowed, unless the intent of the subdivision is for the lot or tract to remain undeveloped for the purposes of ecological restoration and/or development setback, consistent with the City's flood damage prevention and subdivision regulations (POMC Title 20).

**SMP-GP-19** Public utility and transportation structures are allowed, provided no reasonable alternative exists, in areas where such structures currently exist, or where the alternative would result in unreasonable and disproportionate costs.

**SMP-GP-20** The City shall create and maintain for public reference and planning purposes a coastal flood risk map which shows the City's base 100 year coastal flood elevation areas at the time of map creation, and includes a future projection of any additional areas which have at least a 50% probability of being flooded within 20 years. This map shall be based on best available science provided by the State of Washington and shall be updated, at minimum, with each required periodic and comprehensive update of the City's shoreline master program.

**SMP-GP-21** For each required periodic and comprehensive update to the City's shoreline master program, the City shall evaluate the program's coastal flood hazard reduction policies and development regulations, and coastal flood risk map, and shall revise them according to best available science provided by the State of Washington.

**SMP-GP-22** The City should map all shoreline locations in which there are known contaminated sediments, and develop a long-term plan to evaluate and address those in need of attention due to risk of mobilization due to coastal flooding.

## Development Regulations

**G-DR 11** Proposals for new structural flood hazard reduction measures shall be required to provide scientific and engineering documentation that such measures will protect existing structures, that they are consistent with the City's flood damage prevention regulations (POMC Title 20), that nonstructural measures are not reasonable, and that impacts on ecological functions are mitigated to encourage no net loss.

**G-DR 12** New or expanded development or uses in the shoreline zone, including the subdivision of land, that would require structural flood control works within a 100 year flood hazard area, a stream, a channel migration zone and/or a floodway are prohibited.

**G-DR 13** As part of the City's shoreline permit application review process, all proposed development and redevelopment activities in the City's shoreline requiring a permit shall determine and disclose whether any sediment material on the development site, including fill, is contaminated and requires remediation to prevent spread of contamination through mobilization due to coastal flooding events. This requirement applies whether or not the contaminated area on the site will be disturbed as part of the development process. If contaminated sediment at risk of mobilization is determined to be present, the City shall require a remediation plan as a condition of shoreline permit approval. The City may require independent review at the applicant's expense of findings and recommendations regarding

contamination and remediation, by a hydrologist, geologist, engineer or other qualified professional.

## 6.5 Public Access

Public access includes the ability of the general public to reach, touch, and enjoy the water's edge, to travel on waters of the state, and to view the water and the shoreline from adjacent locations. Water views are currently easily accessible to the public from waterfront roadways, including SR 166, Bay Street, and Beach Drive, which are located very close to the shoreline for the entire length of the City and the Port Orchard Urban Growth Area.

### Management Policies

**SMP-GP-23** Promote and enhance the public interest with regard to rights to access waters held in public trust by the state while protecting private property rights and public safety.

**SMP-GP-24** Protect the rights of navigation and commerce, and the space necessary for water-dependent uses.

**SMP-GP-25** Protect the public's opportunities to enjoy the physical and aesthetic qualities of the shorelines, including views of the water, to the greatest extent feasible.

**SMP-GP-26** Regulate the design, construction, and operation of permitted uses in the shorelines of the state to minimize, insofar as practical, interference with the public's use of the water.

**SMP-GP-27** Continue to acquire easements and/or require construction of future segments of the Mosquito Fleet Trail.

**SMP-GP-28** The City shall retain and protect existing shoreline parks, trails, and other opportunities for the public to access and enjoy the Sinclair Inlet shoreline and to view the shoreline and water views from public property and roadways.

**SMP-GP-29** In compliance with WAC 173-26-221(4), or as subsequently amended, require the dedication and improvement of public access in developments for water-enjoyment, water-related, and water-dependent uses and for the subdivision of land into more than four parcels when either partially or completely within shoreline jurisdiction.

**SMP-GP-30** New shoreline development or major redevelopment by public entities, including local governments, port districts, state agencies and public utility districts, shall include public access as part of each development project, unless such access is demonstrated to be incompatible due to reasons of safety, security or environmental impacts.

**SMP-GP-31** Pursue funding and acquisition of property and easements for trails serving the shoreline, including the Mosquito Fleet Trail and the Blackjack Creek Wilderness Trail.

**SMP-GP-32** The City shall not vacate any public right-of-way that abuts or connects to shorelines, unless the use of such right-of-way for shoreline access is determined to present a public health or safety risk that would prevent such use for access.



**SMP-GP-33** Public access and use improvements are encouraged to result in no net loss of ecological function.

**SMP-GP-34** The City should encourage conversion into water-enjoyment, public access, or recreational uses of the Department of Natural Resource owned portion of the waterfront parking area within the downtown.

## Development Regulations

**G-DR 14** All waterfront development proposals within the High Intensity environment shall provide public physical access to the City's waterfront pedestrian boardwalk and/or other public waterfront amenities where feasible, except in cases of public safety, security or impacts to the shoreline environment. If such access is provided, no additional public shoreline physical access will be required. If such access is not feasible, alternative public physical or view access to the shoreline, such as open space or a viewing deck or platform, shall be provided. All new non-water-oriented commercial or industrial uses shall provide public access or ecological restoration, where feasible, to ensure that the proposed use provides a significant public benefit with respect to the Shoreline Management Act objectives.

**G-DR 15** Alternatives to on-site, physical access to the shoreline may be approved if the applicant can demonstrate to the satisfaction of the City that shoreline access is infeasible. Alternatives may include, but are not limited to:

- a.** Publicly accessible rooftop decks.
- b.** Off-site public access, such as improvement to a nearby street end, an offsite viewpoint, or a trail system, purchase of land or an easement at a location appropriate for future access improvements.
- c.** A payment in lieu agreement with the City in accordance with RCW 82.02.020.

**G-DR 16** When required, public access sites shall be fully developed and available for public use at the time of occupancy or use of the development or activity, except where the City determines an appropriate mechanism such as development agreement for delayed public access implementation is necessary for practical reasons.

**G-DR 17** Where deemed necessary to protect ecological functions and ensure no net loss, the easement may encourage a buffer of native vegetation between the OHWM and the public access walkway.

**G-DR 18** Public access easements and permit conditions shall be recorded in an appropriate manner with the Kitsap County Auditor's Office.

**G-DR 19** If Public access hours are to be limited for access easements, they must be approved by the City Council and are required to include signage installed by the applicant and posted on the site.

**G-DR 20** Public access sites are encouraged to be connected directly to the nearest public area (e.g. street, public park, or adjoining public access easement). Where connections are not currently possible, the site shall be designed to accommodate logical future connections.

**G-DR 21** Public access sites shall be made barrier free for the physically disabled, where feasible, and designed consistent with the Americans with Disabilities Act.

**G-DR-22** Public access landscape design, when required shall use predominantly native vegetation (60 percent or greater), particularly saline tolerant plant species. Landscape buffers may be incorporated where desirable to provide public/private space separation.

**G-DR 23** Natural elements such as logs, rocks, shrubs, trees, and elevation separations are encouraged as a means to define the separation between public and private space.

**G-DR 24** New multi-family residential development bordering public space designed for shoreline access shall be clearly delineated from adjacent public pathways to provide a visual privacy separation between uses. A grade separation may be a means of delineation and would not be required on the upland side of a development.

**G-DR 25** The City may require the installation of benches, bicycle racks, pet waste, garbage and recycling receptacles, educational signage, and other street furniture at shoreline public access points commensurate with the degree of project impact. Where required,

- a.** Benches shall be set back from a walkway or path so that the path is not encumbered when the benches are in use. Benches shall be at least 4 feet in length.
- b.** Provisions for maintenance will be encouraged to be required as a condition of permit approval.

## 6.6 Shoreline Vegetation Conservation

The City of Port Orchard's Sinclair Inlet shoreline has been historically heavily developed. A result of the historical maritime, transportation, and industrial use of the Sinclair Inlet waterfront has resulted in very little native vegetation existing or being preserved. The Blackjack Creek shoreline, however, has remained in a mostly natural state. Shoreline vegetation has been determined to provide shade necessary to maintain cool temperatures required by salmonids, provides food for fish in the form of insects, stabilizes banks, minimizes erosion, and reduces the occurrence of landslides. Vegetation also provides critical wildlife habitat, including migration corridors and feeding, watering, rearing, and refugia areas.

### Management Policies

**SMP-GP-35** The City shall develop and apply standards and regulations that require shoreline development and uses to meet the no net loss standard for maintenance of shoreline ecological function.

**SMP-GP-36** Native vegetation should be preserved to the greatest extent feasible while providing for the removal of noxious weeds and vegetation that poses a risk to property, or safety or ecological function.

**SMP-GP-37** Introduction of invasive non-native plants and noxious weeds shall be discouraged.

## Development Regulations

**G-DR 26** Existing native shoreline vegetation in an Aquatic Environment or within a shoreline buffer, should be preserved and protected, with limited exceptions for water dependent, water enjoyment, public recreation and public access uses, maintenance of public views, and “reasonable use” on undeveloped parcels located entirely or primarily within the shoreline buffer.

**G-DR 27** Land within shoreline and critical buffer areas extending from marine ordinary high water mark, shall be considered vegetation conservation areas. Native shoreline vegetation that has not been otherwise disturbed by legal means shall be preserved to the maximum extent feasible within the vegetation conservation area consistent with safe construction practices, and other provisions of this chapter. Native trees and shrubs shall be preserved, to the maximum extent feasible, to maintain and provide shoreline ecological functions such as habitat, shade, and slope stabilization.

**G-DR 28** In all cases where clearing is followed by revegetation, native plants shall be preferred. Lawns are discouraged due to their limited erosion control value, limited water retention capacity and associated chemical and fertilizer applications. Non-native plants are to be discouraged.

**G-DR 29** The following minimum standards for shoreline and critical area vegetation conservation shall apply:

- a. No more than 15 percent of the area with native shoreline vegetation shall be cleared within the vegetation conservation area, without mitigation.
- b. All native trees in the vegetation conservation area over 18 inches in diameter at breast height shall be retained. Trees determined by the City to be hazardous or diseased may be removed. Replacement of non-native vegetation with native species shall be done in a manner that will not leave soil bare or vulnerable to erosion.
- c. The Shoreline Administrator may allow removal of vegetation exceeding that described above where an applicant agrees to replacement plantings and a mitigation plan.

**G-DR 30** All clearing and grading activities shall be limited to the minimum necessary for the permitted development.

**G-DR 31** Exposed soils shall be immediately developed or revegetated to prevent erosion.

**G-DR 32** Revegetation must be planted such that complete coverage of exposed soils is attained within one growing season.

**G-DR 33** Clearing and grading within required shoreline setbacks shall only be permitted upon approval of a detailed landscape plan for revegetation. (The Shoreline Administrator may waive this

requirement when potential impacts to shoreline resources are insignificant). The landscape plan shall include:

- a. A map illustrating the distribution of existing plant communities in the area proposed for landscaping. The map must be accompanied by a description of the vegetative condition of the site, including plant species, plant density, any natural or man-made disturbances, overhanging vegetation, and the functions served by the existing plant community (e.g., fish and wildlife habitat values, slope stabilization).
- b. If applicable, a description of the intertidal shade conditions created by existing vegetation. This description shall include an inventory of overhanging vegetation as well as a determination of how much shade is created in the intertidal zone by standing trees, during midday at midsummer.
- c. A detailed landscape map indicating which areas will be preserved and which will be cleared, including tree removal.
- d. Drawings illustrating the proposed landscape scheme, including the type, distribution, and density of plants. Any pathways or nonvegetated portions should be noted.
- e. A description of any vegetation introduced for the purposes of fish and wildlife habitat. Significant loss of wildlife habitat shall be mitigated in accordance with Chapter 6 of this master program. If on-site mitigation is not possible, off-site mitigation shall be permitted at a minimum replacement ratio of one-to-one (1:1 habitat lost to habitat replaced).

The revegetation landscaping required by this regulation shall meet the following standards:

- f. At the time of planting, shrubs must be at least eighteen (18) inches high. Shrubs should be planted such that within two years the shrubs will cover at least sixty percent (60%) of the area that would be covered when the shrubs have attained a mature size. At the time of planting, deciduous trees must be at least two (2) inches in caliper as measured one (1) foot above grade, and coniferous trees must be at least five (5) feet in height.
- g. The applicant may be required to install and implement an irrigation system to ensure survival of vegetation planted. For remote areas lacking access to a water system, an alternative method (e.g., hand watering) may be approved.
- h. For a period of two (2) years after initial planting, the applicant shall replace any unhealthy or dead vegetation planted as part of an approved landscape plan. For a minimum of five (5) years after initial planting, the applicant shall mechanically remove any invasive vegetation. The use of herbicides will not be allowed in the control of invasive vegetation.

**G-DR 34** Stabilization of exposed erosional surfaces along shorelines shall, whenever feasible, utilize soil bioengineering techniques.

**G-DR 35** All shoreline development and activity shall use effective measures to minimize increases in surface water runoff that may result from clearing and grading activity. The applicant must implement best management practices (BMPs) for clearing, grading and erosion control under the City's engineering design standards, and must obtain a site development permit from the City's Public Works Department.

**G-DR 36** The City may require a performance bond as a condition of permit approval, to ensure compliance with this Program.

**G-DR 37** The City shall require, where feasible, restoration of native shoreline and aquatic vegetation in mitigation and restoration plans and in stormwater management for redevelopment activities within the shoreline area.

**G-DR 38** Redevelopment activities in the High Intensity (HI) shoreline environment designation shall comply with the shoreline vegetation conservation and restoration requirements of Appendix E of this plan, in addition to any other applicable City requirements and regulations.

## **6.7 Climate Change and Sea Level Rise**

### **Management Policies**

**SMP-GP-38** The City should create specific development and building design standards for the downtown shoreline that address issues related to coastal hazards and impacts from future sea level rise, including but not limited to: coastal flooding, earthquake liquefaction and tsunami risk, saltwater intrusion, mobilization of contaminated sediments, and impacts to geologic hazard areas.

### **Development Regulations**

**G-DR-39** During each periodic review of the City's shoreline master program, the City will evaluate its development and building design standards and revise them as needed for the downtown shoreline to protect against risks from sea level rise and coastal hazards including but not limited to: coastal flooding, earthquake liquefaction and tsunami risk, saltwater intrusion, mobilization of contaminated sediments, and impacts to geologic hazard areas.



## CHAPTER 7: SHORELINE DEVELOPMENT STANDARDS AND USE REGULATIONS

The shoreline uses that are addressed below are outlined and required in WAC 173-26-241. The provisions apply to specific common uses and types of development that may occur within the shoreline jurisdiction. This section also includes a matrix outlining which uses are allowed in particular shoreline environments.

### 7.1 Shoreline Uses

The provisions in this Appendix A for shoreline use and development shall be applied either generally to all shoreline areas or to shoreline areas that meet the specified criteria of the provision without regard to environment designation. These provisions address certain principles as established in WAC 173-26-241. (x = not permitted, p = permitted, a = administrative review, c = conditional use permit, n/a = not applicable)

SHORELINE USE CATEGORIES	NATURAL	URBAN CONSERVANCY	HIGH INTENSITY	SHORELINE RESIDENTIAL	AQUATIC
Agriculture	x	p	a	p	n/a
Aquaculture	n/a	n/a	n/a	n/a	c
Boating Facilities – public or marinas	x	c	p	c	p
Boat launches	x	c	p	p	c
Commercial – water-dependent <sup>1</sup>	x	c	p	c	c
Commercial – water-related <sup>1</sup>	x	c	p	c	c
Commercial – water-enjoyment <sup>1</sup>	x	c	p	c	x
Commercial – non-water oriented	x	x	p	x	x
Float Plane Facilities	x	x	c	c	c
Flood Control Management	x	c	c	p	c
Forest Practices	x	c	p	p	n/a
Industrial – water-dependent	x	c	p	p	c
Industrial – water-related	x	x	p	x	x
Industrial – non-water oriented	x	x	x	x	x
Mining	x	x	x	x	x
Mixed-use (multi-family residential use, along with commercial, public use and/or recreational uses. May include parking to serve residents, customers and tenants of the onsite mixed-use structure(s).	Refer to rows below.				

Mixed use: Non-residential uses(s) are non-water-oriented uses:	x	x	p	x	x
Mixed use: Non-residential uses(s) include one or more water-dependent, water-related or water-enjoyment uses:	x	x	p	c	x
Parking (Accessory to a principal use)	c	c	p	p	x
Parking (Principal use, or commercial paid, or parking to serve offsite uses.)	x	x	p	c	x
Public use (civic use, government-owned non-transportation facility, or similar use.)	x	x	p	c	x
Recreation – water-dependent	p	p	p	p	c
Recreation – water-related	p	p	p	p	c
Recreation – non-water oriented	c	c	p	p	c
Residential – single-family residence	p	p	x <sup>2</sup>	p	x
Residential – other than a single-family residence	x	c	p	a	x
Transportation facilities – water-dependent	c	c	p	c	c
Transportation facilities – water-related	c	c	p	c	c
Transportation facilities – non-water related	c	c	c	c	c
Transportation facilities – trails/boardwalks	p	p	p	p	c
Utilities – above ground distribution poles	a	p	p	p	c
Utilities – underground	a	p	p	p	c
Utilities – cellular towers	c	c	c	c	c

(x = not permitted, p = permitted, a = administrative review, c = conditional use permit)

<sup>1</sup>Commercial uses are allowed in the Shoreline Residential environment only as a secondary component of a mixed-use development (i.e. a combination of residential and commercial uses in the same building), and only when consistent with the underlying zoning.

<sup>2</sup>Although new single-family residential uses in the HI environment are not permitted, single-family residential uses that were legally established (permitted) prior to the effective date of this SMP shall be considered legal conforming uses for the purposes of this SMP. See footnote 5 in Table 7.2, Shoreline Development Standards Matrix, for additional information.

## 7.2 Shoreline Development Standards Matrix

DEVELOPMENT STANDARDS SETBACKS (BUFFER) AND HEIGHT REQUIREMENTS	NATURAL	URBAN CONSERVANCY	HIGH INTENSITY	SHORELINE RESIDENTIAL	AQUATIC
Agriculture <sup>1</sup>					
Cultivation / Grazing setback	x	100	x	100	x
Building Setback	x	100	50	50	x

Height limits (See underlying zoning Code or overlay districts – POMC Title 20)					
Aquaculture					
Water-dependent setback	x	0	0	0	0
Water-related setback <sup>2</sup>	x	50	25	35	x
Height limits:					
Upland (See underlying zoning Code or overlay districts – POMC Title 20)					
Over-water	x	x	x	x	15
Boating Facilities & Boat Launches					
Water-dependent setback	0	0	0	0	0
Building setback <sup>2</sup>	x	50	25	25	n/a
Height limits: <sup>3</sup>					
Upland (See underlying zoning Code or overlay districts – POMC Title 20)					
Overwater structures	x	x	x	x	30
Commercial Development <sup>5</sup>					
Water-dependent setback	x	0	0	x	0
Water-related setback <sup>2</sup>	x	100	25	x	0
Non-water oriented setback <sup>2</sup>	x	x	75	x	x
Building height limit (See POMC Title 20)					
Forest Practices					
Setback	x	100	n/a	75	n/a
Industrial Development					
Building Setbacks:					
Water-dependent	x	x	0	x	0
Water-related <sup>2</sup>	x	x	50	x	x
Non-water oriented <sup>2</sup>	x	x	100	x	x
Height Limits (See POMC Title 20)					
Parking					
Accessory use	150	100	10	10	x
Principal use	x	x	25	x	x
Recreational Development					
Water-dependent	n/a	0	0	0	0
Water-related/oriented	10	10	0	0	x
Non-water oriented (unless specified below) <sup>2</sup>	100	75	25	25	x
Access Roads, restrooms, & accessory buildings	x	100	25	25	x
Golf Courses or sports fields	x	200	100	100	x
Trails, boardwalks, or overlooks	0	0	0	0	0
Residential Development <sup>4</sup>					
Building setback - single-family residence	150	100	X <sup>6</sup>	25	x
Building setback - Accessory use(s) to a single-family residence (patios, decks, etc.)	100	50	x	15	x

Building setback – other than a single family residence. <sup>2</sup>	x	x	40 <sup>6</sup>	50	x
Building setback – accessory uses to residences other than a single-family residence. <sup>2</sup>	x	x	20	25	x
Transportation					
Arterials, Highways, Railroads	x	200	50	50	x
Multi-use trails, paths	x	0	0	0	0
Secondary/Access Roads	x	100	50	50	x
Utilities					
Buildings, transmission line, tower setbacks	200	100	50	75	0
Distribution pole height limit	36	36	36	36	x
Cellular tower height limit	x	100	100	x	x

(x = not permitted, p = permitted, a = administrative review, c = conditional use permit)

<sup>1</sup> See Policy Regulation SU-DR-7.

<sup>2</sup> Within the High Intensity environment, lawfully constructed non-water-oriented structures and uses that are nonconforming to this SMP because of their location within a shoreline buffer may be redeveloped in accordance with this SMP. Refer to Appendix C for more information.

<sup>3</sup> Height limits are subject to zoning and overlay district regulations found in POMC Title 20.

<sup>4</sup> If a public road lies between a proposed residential use and the shoreline, the regular front yard zoning setbacks shall apply.

<sup>5</sup> Commercial uses are allowed in the Shoreline Residential environment only as a secondary component of a mixed-use development (i.e. a combination of residential and commercial uses in the same building), and only when consistent with the underlying zoning.

<sup>6</sup> With the exception of any residential structure or residential appurtenant structure built over or partially over an aquatic environment, pursuant to RCW 90.58.620 a legally-established (permitted) residential structure and appurtenant residential structure(s) used for a conforming use in the HI environment shall be considered a conforming structure, even if it does not meet this SMP's current standards for setbacks, buffers, yards, area, bulk, height or density. However, such a structure may be added to or enlarged only if such addition or enlargement conforms to the regulations of the zoning district and the shoreline environment designation, provided that the addition or enlargement is consistent with the standards of Appendix C.

## 7.3 Agriculture

Although agricultural activity is limited within the City of Port Orchard, SMP guidelines require development of policies and regulations for agricultural use.

### Management Policies

**SMP-SU-1** For purposes of this section, the terms agricultural activities, agricultural products, equipment and facilities and agricultural land shall be defined as provided in WAC 173-26-020.

**SMP-SU-2** Agricultural activities should not have a negative impact on water quality or destruction of vegetation.

**SMP-SU-3** Agricultural uses and development in support of agricultural uses should be conducted in such a manner as to assure no net loss of shoreline ecological functions and processes and avoid substantial adverse impacts on other shoreline resources and values.

## **Development Regulations**

**SU-DR-1** Agriculture uses may only be permitted in the Shoreline Residential, and Urban Conservancy environments, and shall be limited to those agricultural uses permitted in the underlying zoning regulations.

**SU-DR-2** Shoreline waters shall not be used for livestock watering, and shall be fenced or otherwise blocked to prohibit livestock access.

**SU-DR-3** A buffer of native vegetation may be established and maintained between areas used for cultivation or grazing and adjacent water bodies and wetlands. The buffer should not be less than 20 feet wide, and shall be sufficiently enhanced to retard runoff, reduce sedimentation, and provide riparian habitat. Buffers shall include fencing to prevent encroachment.

**SU-DR-4** Application of commercial pesticides within 100 feet of a shoreline is prohibited.

**SU-DR-5** Pesticides shall be used, handled, and disposed of in accordance with provisions of the Washington State Pesticide Application Act (RCW 17.21) and the Washington State Pesticide Act (RCW 15.57) to prevent contamination and sanitation problems.

**SU-DR-6** Livestock waste shall be disposed in a manner that will prevent surface or groundwater contamination.

**SU-DR-7** Agricultural activities and uses are not permitted within the marine (saltwater) shoreline jurisdiction of Sinclair Inlet and the estuarine shoreline jurisdiction of Blackjack Creek.

## **7.4 Aquaculture**

Sinclair Inlet has historically been limited regarding the harvest of shellfish and/or aquaculture, due to heavy historical industrial and military use and the resulting water quality concerns. There are significant industrialized harbors and military areas, and significant requirements for clear navigation of naval vessels, which may preclude the use of large-scale aquacultural facilities within Sinclair Inlet. Regarding any proposed aquaculture facilities, WAC 173-26-241(3)(b) outlines the development of goals and policies within the SMP document.

### **Management Policies**

**SMP-SU-4** Aquaculture in areas where it is demonstrated to result in a net loss of ecological functions, proven to adversely impacts eelgrass and macroalgae, or significantly conflicts with navigation and other water-dependent uses, should be prohibited.



## Development Regulations

**SU-DR-8** Shellfish seeding/culturing when conducted for native population recovery in accordance to government approved requirements, may be permitted.

## 7.5 Boating Facilities

Boating facilities include both public and private marinas, boat ramps, haulout, launching and infrastructure required to support watercraft, and are vitally important to maintaining public access to the water. Public boating facilities and public boating provisions within private facilities are supported throughout the shoreline.

### Management Policies

**SMP-SU-5** Boating facilities should be located only at sites with suitable environmental conditions, shoreline configuration, access, and neighboring uses.

**SMP-SU-6** Significantly negative aesthetic impacts of new or redeveloped boating facilities should be avoided or mitigated.

**SMP-SU-7** The development of boating facilities, and associated and accessory uses, should not result in a net loss of shoreline ecological functions or other significant adverse impacts.

**SMP-SU-8** New boating facilities should limit the amount of shoreline modifications to as little as possible to accommodate the permitted uses.

## Development Regulations

**SU-DR-9** Boat launches for Port, commercial, or public recreational uses are supported in the high-intensity environment and are conditional in the urban conservancy and shoreline residential environments.

**SU-DR-10** New boat launches requiring significant shoreline modifications shall be allowed only as conditional uses due to their potentially significant impacts to the shoreline environment.

**SU-DR-11** Hand launch sites where improvements are limited to installation of signage and improvements valued at a monetary amount that does not exceed the amount currently established and effective per WAC 173-27-040(2)(a) or its successor shall be exempt from a Shoreline Substantial Development Permit.

**SU-DR-12** Reconstruction of an existing launch is permitted and supported.

**SU-DR-13** Boat launches and ancillary facilities shall be located, designed, constructed and operated as to:

- a. Minimize adverse affects to fish, shellfish, wildlife, water quality and existing geohydraulic shoreline and stream processes.
- b. Provide adequate on-shore facilities for waste-disposal, parking, and restrooms.
- c. Be compatible with adjacent uses.

- d.* Should endeavor to avoid negative aesthetic impacts.

**SU-DR-14** Associated docks and floats shall conform to the applicable policies and performance standards of this Master Program.

**SU-DR-15** Associated parking and loading areas shall:

- a.* Provide adequate off-road parking and loading areas
- b.* Facilitate orderly launching and retrieval of boats, as well as the movement of vehicles and trailers in the launching area
- c.* Be located away from the immediate water's edge and beaches as much as practicable.
- d.* Be designed in a manner that surface runoff does not pollute adjacent waters or cause soil or beach erosion.

## 7.6 Commercial Development

### Management Policies

**SMP-SU-9** Commercial Use provisions of the Shoreline Master Program are intended to be consistent with Comprehensive Plan, zoning, overlay districts, and other development regulations within the City.

**SMP-SU-10** Preference shall be given to water-dependent commercial uses over nonwater-dependent uses.

**SMP-SU-11** Commercial properties should ensure visual compatibility with adjacent non-commercial properties.

**SMP-SU-12** Commercial uses located in the shoreline should provide public access in accordance with constitutional or other legal limitations unless such improvements are demonstrated to be infeasible or present hazards to life and property.

**SMP-SU-13** Restoration of impaired shoreline ecological functions and processes should be encouraged as part of commercial development.

**SMP-SU-14** Commercial development will not result in a net loss of shoreline ecological functions or have significant adverse impact to other shoreline uses, resources and values, to include navigation, recreation and public access.

### Development Regulations

**SU-DR-16** Projects located within the Downtown Overlay District must be consistent with regulations in POMC Title 20.

**SU-DR-17** Over-water construction of commercial uses is prohibited except as follows:

- a.* The development of docks, boat launch ramps, boardwalks, marine repair facilities, or other shoreline access facilities.
- b.* Commercial uses of existing over-water buildings may be allowed to facilitate reuse of existing structures along the waterfront.

- c. Minor commercial uses that are accessory and clearly incidental to an allowed use may be provided on publicly owned docks, piers, and properties.
- d. Commercial uses of over-water buildings are essential to water dependent industry or use.

**SU-DR-18** All commercial development or redevelopment requiring a Substantial Development or Conditional Use Permit within the shoreline jurisdiction shall provide for public visual and/or physical access to the shoreline in accordance with the *Public Access* section of this Master Program. Properties within the Downtown Overlay District must be consistent with the *Public Access* section as well as any additional requirements in POMC Title 20.

## 7.7 Flood Control Works and Instream Structures

### Management Policies

**SMP-SU-15** New or expanding development or uses in the shoreline, including subdivision of land, that would likely require structural flood control works within a stream, channel migration zone, or floodway should not be allowed.

**SMP-SU-16** Flood control works and instream structures should be planned and designed to be compatible with appropriate multiple uses of stream resources over the long term, especially in shorelines of statewide significance.

**SMP-SU-17** Flood control works should only be allowed in the shoreline if they are necessary to protect existing development and where non-structural flood hazard reduction measures are infeasible.

**SMP-SU-18** Flood control works to protect existing development should be permitted only when the primary use being protected is consistent with this Program, and the works can be developed in a manner that is compatible with multiple use of streams and associated resources for the long term, including shoreline ecological functions, fish and wildlife management, and recreation.

### Development Regulations

**SU-DR-19** Flood control works shall be permitted when it is demonstrated by engineering and scientific evaluations that:

- a) they are necessary to protect health/safety and/or existing development and,
- b) non-structural flood hazard reduction measures are not practicable.

**SU-DR-20** New flood control works are prohibited on estuarine shores, on point and channel bars, and in salmon and trout spawning areas, except for the purpose of fish or wildlife habitat enhancement, restoration, or as identified in Development Regulation SU-DR-18.

**SU-DR-21** New structural flood control works shall be placed landward of associated wetlands, and designated habitat conservation areas, except for works that improve ecological functions, such as wetland restoration, or as identified in Development Regulation SU-DR-18.

**SU-DR-22** Revetments shall not be placed waterward of the OHWM except for weirs and current deflectors where necessary to protect bridges and roads.

**SU-DR-23** No motor vehicles, appliances, other similar structures or parts thereof; nor structure demolition debris; nor any other solid waste shall be used for flood control works.

**SU-DR-24** Cut-and-fill slopes and back-filled areas shall be stabilized with brush matting and buffer strips and revegetated with native grasses, shrubs, or trees to prevent loss of shoreline ecological functions and processes.

## 7.8 Industrial and Port Development

### Management Policies

**SMP-SU-19** Shoreline sites particularly suitable for development such as deep water harbors with access to adequate highway and utility systems should be reserved for water-dependent or water-related industrial and port development.

**SMP-SU-20** In order to provide adequate shoreline for future water-dependent and water-related uses, industrial or port development at deep water sites should be limited to those uses that produce the greatest long term economic base.

**SMP-SU-21** Industrial and port development that is consistent with this Program should be protected from encroachment or interference by incompatible uses with less stringent siting requirements, such as residential or commercial uses.

**SMP-SU-22** Mixed use development, including nonwater-dependent uses, should only be encouraged when it includes and supports water-dependent and/or water-enjoyment uses.

**SMP-SU-23** Regional needs for port facilities should be carefully considered in reviewing new port proposals and in allocating shorelines for such development. Such reviews or allocations should be coordinated with port districts, adjacent counties and cities, and the State.

**SMP-SU-24** Existing, officially designated State Harbor Areas should be used for new port development to the maximum extent whenever possible.

**SMP-SU-25** Multiple use of industrial and port facilities is encouraged to limit duplicative facilities and reduce adverse impacts. New non-water oriented uses should be prohibited on shorelines except when: a) The use is part of a mixed-use project that includes water-dependent and/or water-enjoyment uses and provides a significant public benefit with respect to the Shoreline Management Act's objectives such as providing public access and ecological restoration; or b) Navigability is severely limited at the proposed site, and the industrial use provides a significant public benefit with respect to the Shoreline Management Act's objectives such as providing public access and ecological restoration.

**SMP-SU-26** New facilities for water-dependent uses should be considered only after assessment of the potential for shared use of existing facilities.

**SMP-SU-27** Industrial and port developments shall provide opportunities for physical and/or visual public shoreline access in accordance with the Shoreline Management Act's public access policies, including recreational use of undeveloped shorelines not needed for port or industry operations; provided that, such uses are safely compatible with facility operations.

**SMP-SU-28** Industrial and port development in the shoreline should be located and designed to avoid significant adverse impacts to other shoreline uses, resources, and values, including shoreline geomorphic processes, water quality, fish and wildlife habitat, commercial aquaculture, and the aquatic food chain.

**SMP-SU-29** Restoration of impaired shoreline ecological functions and processes should be encouraged as part of industrial and port development.

## Development Regulations

**SU-DR-25** Over-water construction of non-water dependent industrial uses is prohibited, except as follows :

- a.** Development of an overwater structure for mixed use of water dependent and water-enjoyment uses;
- b.** Water-dependent industrial uses of existing over-water buildings may be allowed to facilitate reuse of existing structures along the waterfront
- c.** Minor industrial uses that are accessory and clearly incidental to an allowed use may be provided on publicly owned docks, piers, and properties;
- d.** Navigability is severely limited at the proposed site, and the industrial use provides a significant public benefit with respect to the Shoreline Management Act's objectives such as providing public access and ecological restoration.

**SU-DR-26** Storage and/or disposal of industrial wastes are prohibited within shoreline jurisdiction, unless specifically listed in SU-DR-26 below.

**SU-DR-27** The following may be permitted as an accessory use:

- a.** Storage of oil, fuel, chemicals, or hazardous materials, provided that they are an accessory to the main industrial use on the property and that secondary containment and an emergency spill response plan are included in the proposal.
- b.** Wastewater treatment and reclamation systems accessory to a permitted use, provided that alternate inland areas are unavailable and the proposed location, design and operation are compatible with existing and planned water-oriented uses.

**SU-DR-28** Industrial and port facilities shall be located, designed, constructed, and operated so as to minimize impacts to shoreline resources and unnecessary interference with the right of adjacent property owners, as well as adjacent shoreline or water uses. Proposed industrial or port facilities must demonstrate conformance with the following:

- a.** Comply with all federal, state, regional, and local requirements regarding air and water quality. No generation of fly-ash, dust, vapors, odors, smoke or other substances shall be permitted that are harmful to health, animals, vegetation or neighboring properties.
- b.** Adequate buffers shall be installed to protect adjacent non-industrial uses. Buffers may be used for outdoor recreation or public access if consistent with public access provisions. Buffers may not be used for storage or waste disposal.
- c.** Industrial or port facilities shall be designed and operated to promote joint use of over-water and accessory facilities such as piers, docks, and storage, whenever practicable.
- d.** Protect public views of harbor areas and other vistas. Certain private views may be protected within overlay districts as provided in Title 20 of the City's municipal code.



- e.** A minimum 4-foot vertical separation between the storage floor surface and the highest seasonal water is required where unpaved storage areas are proposed.
- f.** Compliance with all applicable fire safety and storage laws under South Kitsap Fire & Rescue jurisdiction.
- g.** Exterior lighting shall be directed away from water bodies or adjacent parcels whenever practicable.

## 7.9 Marinas

### Management Policies

**SMP-SU-30** Marinas shall meet federal, state, and local standards for health, safety and welfare.

**SMP-SU-31** New marinas or redevelopment projects in existing marinas, shall provide dedicated public access, particularly where water-enjoyment uses are associated with the marina.

**SMP-SU-32** Impacts to shoreline resources from live-aboard vessels should be regulated.

**SMP-SU-33** The rights of navigation shall be protected and public boating facilities are encouraged.

**SMP-SU-34** Accessory uses at marinas should be limited to water-oriented uses, or uses that provide physical or visual shoreline access for substantial numbers of the general public.

### Development Regulations

**SU-DR-29** New marinas and marina expansions should be located, designed, constructed, and operated so as to minimize impacts to shoreline resources and unnecessary interference with adjacent residential property owners and adjacent shoreline or water uses. Proposals for new or expanded facilities shall:

- a.** Be located with regard to favorable conditions related to prevailing winds, currents, bathymetrics, and adequate harbor flushing.
- b.** Comply with all federal, state, regional, and local requirements regarding water quality.
- c.** Be generally compatible with the general aesthetic quality of the shoreline area. Provide for adequate upland support facilities.
- d.** Provide accessory parking and loading areas.
- e.** Facilitate orderly launching, retrieval, and storage of boats as well as circulation of vehicles and pedestrians in the vicinity of the marina.
- f.** Have an emergency plan to minimize and handle accidental spills of hazardous liquids and wastes.
- g.** Provide pump-out and on-shore sewage and waste disposal facilities.

**SU-DR-30** Marinas shall provide public access in accordance with this Master Program and the Shoreline Management Act.

**SU-DR-31** All building materials shall be of a non-reflective material.

**SU-DR-32** Individual boathouses are discouraged in new or expanded marinas. Replacement boathouses at existing marinas are supported.

**SU-DR-33** On state-owned aquatic lands within marinas, the number of live-aboard vessel slips are limited to the provisions identified within WAC 332-30-171.

## 7.10 Moorage: Docks, Piers and Mooring Buoys

### Management Policies

**SMP-SU-35** Moorage associated with a single family residence is considered a water-dependent use provided that it is designed and used as a facility to access watercraft, and other moorage facilities are not available or feasible. Moorage for water-related and water enjoyment uses or shared moorage for other types of residential uses should be allowed as part of a mixed use development or where it also provides public access.

**SMP-SU-36** New moorage, excluding docks accessory to single family residences, should be permitted only when the applicant/proponent has demonstrated that a specific need exists to support the intended water-dependent or public access use.

**SMP-SU-37** Mooring buoys are preferred over docks or floats. Shared moorage facilities are preferred over single-user moorage where feasible, especially where water use conflicts exist or are predicted. New residential developments, including single-family subdivisions and multifamily and mixed-use developments, should provide shared moorage.

**SMP-SU-38** Docks, piers and mooring buoys should avoid locations where they will adversely impact shoreline ecological functions or processes, including currents and littoral drift.

**SMP-SU-39** Moorage should be spaced and oriented in a manner that minimizes hazards and obstructions to public navigation rights and corollary rights thereto such as, but not limited to, fishing, swimming and pleasure boating, as well as private riparian rights of adjacent land owners.

**SMP-SU-40** Moorage should be restricted to the minimum size necessary to meet the needs of the proposed use. The length, width and height of piers and docks should be no greater than that required for safety and practicality for the principal use.

**SMP-SU-41** In general, pile supports are preferred over floats because piles do not displace water surface and intertidal or aquatic habitat and are removable and thus more flexible in terms of long-term use patterns; however, floats may be less desirable than pile structures where aquatic habitat or littoral drift are significant.

**SMP-SU-42** The use of buoys for small craft moorage is preferred over piles or float structures because of lesser long term impact on shore features and users; moorage buoys should be placed as close to shore as possible to minimize obstruction to navigation.

**SMP-SU-43** Shoreline resources and water quality should be protected from overuse by boaters living on vessels (liveaboards). Boaters permanently living on vessels are restricted to established marinas with facilities to address waste handling and other sanitary services.

**SMP-SU-44** Vessels are prohibited from extended mooring on waters of the state unless such moorage is in compliance with the open moorage requirements of WAC 332-30-139.

**SMP-SU-45** No vessel being used as a liveaboard residence shall be moored on waters of the state outside a marina. .

**SMP-SU-46** Piers and docks should be constructed of materials that will not adversely affect water quality or aquatic plants and animals in the long term.

**SMP-SU-47** New pier and dock development should be designed so as not to interfere with lawful public access to or use of shorelines. Developers of new piers and shared moorage should be encouraged to provide physical or visual public access to shorelines whenever safe and compatible with the principal use and shore features.

## Development Regulations

**SU-DR-34** Applications for public mooring buoys should include an enforcement and management plan that describes rules and regulations for public use of state aquatic lands and navigable waters.

**SU-DR-35** Private mooring buoys are permitted in Aquatic environments adjacent to Shoreline Residential, High Intensity, and Urban Conservancy environments.

**SU-DR-36** Mooring buoys are subject to permitting requirements and Hydraulic Project Approval conditions from the Washington State Department of Fish & Wildlife.

**SU-DR-37** Mooring buoys shall be located, designed, constructed, and operated so as to minimize impacts to shoreline resources and unnecessary interference with the right of adjacent property owners, as well as adjacent shoreline or water uses.

**SU-DR-38** A mooring buoy shall secure no more than two boats.

**SU-DR-39** Washington Department of Natural Resources (DNR) requires registration for mooring buoys placed onto state-owned aquatic lands.

**SU-DR-40** No creosote, chromate copper arsenate, or pentachlorophenol treated wood, or other comparably toxic compounds may be used as part of the in-water decking, pilings, or other components of any structures such as docks, wharves, piers, marinas, rafts, floats or terminals. Treated wood may only be used for above water structural framing and is discouraged to be used as decking, pilings, etc. During maintenance, existing treated wood should be replaced with alternative non-toxic materials.

**SU-DR-41** Tires are prohibited as part of above or below water structures or where tires could potentially come in contact with the water. Existing tires used for floatation should be replaced with inert or encapsulated materials such as plastic or encased foam, during maintenance or repair of the structure.

**SU-DR-42** All foam material must be encapsulated within a shell that prevents breakup or loss of the foam material into the water and is not readily subject to damage by ultraviolet radiation or abrasion. During maintenance, existing un-encapsulated foam material should be removed or replaced.

**SU-DR-43** To prevent prop scour, boat mooring areas for new docks, marinas, shipyards and terminals, mooring buoys, rafts and floats should be located where the water will be deeper than 2 meters (7 feet) at the lowest low water, or where it can be shown that prop scour will not adversely impact aquatic vegetation or increase suspended sediment loads.

**SU-DR-44** The design, location, and construction of docks, floats, and piers, as well as their subsequent use, should minimize adverse effects on fish, shellfish, wildlife, water quality, and geohydraulic processes.

**SU-DR-45** Docks, piers, and floats should be designed, located and operated to minimize interference with adjacent water uses. The maximum length of a pier or dock should be the minimum necessary to accomplish moorage.

**Development Standards for new Piers and Docks**

Docks, piers, and floats should be designed, located and operated to minimize interference with adjacent water uses and impacts to fish, shellfish and habitat. The maximum length, width and surface area of a pier or dock should be consistent with the requirements of WAC 220-660-380 or its successor, and should be the minimum necessary to accomplish moorage and shore access based on site-specific circumstances as determined by a marine engineer, as well as potential impacts and mitigation requirements. The maximum width of a residential pier or dock is 6 feet. The maximum width of a ramp is 4 feet. Ells are not permitted on single-family residential docks, piers or floats.

Unless otherwise recommended by the Department of Ecology and/or the Department of Fish and Wildlife based on site-specific review, all decking, and floats 6 feet or less in width shall include a minimum of thirty percent (30%) functional grating, floats greater than 6 feet in width shall have a minimum of fifty percent (50%) functional grating, and ramps shall be fully grated. Functional grating shall not be covered or used as a storage area, and must be maintained in a condition free of algae, mud or other debris that may impede light transmission.

The diameter of piling shall not exceed 12 inches and shall be the minimum required for the purpose based on site-specific circumstances as determined by a marine engineer. New or replaced piles or structural members of a pile in direct contact with the water shall be constructed of concrete or steel in accordance with current best management practices and shall not be treated or coated with herbicides, fungicides or pentachlorophenol. No creosote, pentachlorophenol, CCA or comparable toxic compounds not approved for marine use shall be used for any portion of the overwater or in-water structure of a new or replacement pile, or a pile wrapping. ACZA treated wood may be used for overwater pile structures as long as it meets the most recent Post Treatment Procedures established as best management practices by the American Wood Preservers' Association and Western Wood Preservers Institute.

**SU-DR-46** Publicly owned dock or pier facilities may not exceed the minimum length required for moorage.

**SU-DR-47** Railings, if provided, should be of open framework design and conform to the Uniform Building Code where required.

**SU-DR-48** Utility service, if provided on docks and piers, should be placed on or under the deck. Overhead utility service is prohibited. Lighting shall be designed and installed to prevent unnecessary glare.

**SU-DR-49** Docks, piers and floats should be marked as necessary to avoid hazardous conditions for surface water users.

**SU-DR-50** Structures over three (3) feet in height should not be permitted on a noncommercial pier, dock, or float, except railings, navigational features, hoists, shielded safety lighting, or other safety devices. This does not include floating dock pilings.

**SU-DR-51** All piers and docks should be constructed and maintained in a safe condition. Abandoned or unsafe docks and piers should be removed or repaired promptly by the owner. Where any such structure constitutes a hazard to the public, the City may, following proper notice to the owner, abate the structure if the owner fails to do so within 90 days, and may impose a lien on the related shoreline property in an amount equal to the cost of the abatement.

**SU-DR-52** Prohibited uses and activities are as follows.

- a) Piers, docks, boathouses, and floats used for solely residential purposes (live-aboards are allowed within established commercial marinas).
- b) Piers, docks, and floats on streams.
- c) Covered moorage or boathouses over water except within established marinas and boat repair yards.
- d) Fill waterward of the ordinary high water mark or within a marsh, bog or swamp to accommodate a pier, dock, or float.

## 7.11 Parking

This section applies to both surface and structure parking facilities. Parking may be a principal use or an accessory use.

### Management Policies

**SMP-SU-47** Parking lots and/or parking within structures to support permitted and conditionally permitted shoreline uses are not a preferred use in the shoreline jurisdiction, and should only be allowed where no feasible alternatives exist.-

**SMP-SU-48** The City should explore options for reducing and/or removing publicly-owned parking lots within the shoreline jurisdiction, including conversion to shoreline public access, public water-dependent and water-enjoyment uses, and shoreline recreation facilities such as beaches and fishing areas.

### Development Regulations

**SU-DR-53** New or redeveloped surface parking areas and parking lots shall be located outside the shoreline jurisdiction where feasible.

**SU-DR-54** Parking for redevelopment in the HI shoreline environment shall meet the requirements of Appendix C, in addition to all other requirements of this master program.

**SU-DR-55** Surface parking as a principal use, including commercial (pay) parking and/or parking for offsite uses, is not allowed in the Natural, Urban Conservancy, or Shoreline Residential environments.



**SU-DR-56** Stand-alone structure parking is not allowed in the shoreline jurisdiction.

## 7.12 Recreation

Shoreline recreational development provides opportunities for play, sports, relaxation, amusement, or contemplation. It includes facilities for passive recreational activities, such as hiking, photography, and viewing. It also includes facilities for active or more intensive uses such as parks, trails, and fishing. This section applies to both publicly- and privately-owned shoreline facilities intended for use by the public or a private club, group, association, or individual.

### Management Policies

**SMP-SU-49** Shoreline recreational development should be given priority for shoreline location to the extent that the use facilitates the public's ability to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline. Where appropriate, such facilities should be dispersed along the shoreline in a manner that supports more frequent recreational access and aesthetic enjoyment of the shoreline for a substantial number of people.

**SMP-SU-50** Recreational developments should facilitate appropriate use of shoreline resources while conserving them. These resources include, but are not limited to: accretion shoreforms, wetlands, soils, ground water, surface water, native plant and animal life, and shore processes.

**SMP-SU-51** Recreational developments and plans should provide the regional population a varied and balanced choice of recreation experiences in appropriate locations. Public agencies and private developers should coordinate their plans and activities to provide a wide variety of recreational opportunities without needlessly duplicating facilities.

**SMP-SU-52** Trail links between shoreline parks and public access points should be encouraged for walking or bicycle riding where appropriate. The City of Port Orchard Comprehensive Park Plan and the Mosquito Fleet Trail Plan should be considered in design and approval of public trail systems.

**SMP-SU-52** Access to natural areas, including but not limited to shoreline beaches and Blackjack and Ross Creeks, should be a combination of linear shoreline trails or easements and small parking or access tracts to minimize user concentration to small portions of the shoreline.

**SMP-SU-533** Recreation facilities should incorporate public education regarding shoreline ecological functions and processes, the role of human actions on the environment and the importance of public involvement in shorelines management. Opportunities incorporating educational and interpretive information should be pursued in design and operation of recreation facilities and nature trails.

**SMP-SU-54** Recreation development should be located only where utility and road capability is adequate or may be provided without significant damage to shore features commensurate with the number and concentration of anticipated users.

**SMP-SU-55** Cooperative efforts among public and private persons toward the acquisition and/or development of suitable recreation sites or facilities should be explored to assure long-term availability of sufficient public sites to meet local recreation needs.

## Development Regulations

**SU-DR-57** Recreational facilities shall make adequate provisions for:

- a.** Vehicular and pedestrian access
- b.** The prevention of overflows and trespasses onto adjacent properties.
- c.** Screening, buffer strips, fences, and signs to prevent park overflow and to protect the value and enjoyment of adjacent or nearby private or public properties
- d.** The enforcement of laws and regulations associated with use of the facilities being proposed
- e.** Water supply, sewage disposal, parking, and garbage collection.
- f.** Security
- g.** Maintenance

**SU-DR-58** Valuable shoreline resources and fragile or unique areas, such as wetlands and accretion shoreforms, should be used only for non-intensive recreation activities.

**SU-DR-59** Stairways and landings should be located upland of existing bulkheads, banks, and the OHWM unless integral to a water-dependent use or overwater structure permitted by this Master Program.

## 7.13 Residential Development

Residential development refers to one or more buildings, structures, lots, parcels, or portions of parcels that are used or intended to be used to provide a dwelling for human beings. Residential development includes single-family residences, duplexes, other detached dwellings, multifamily residences, apartments, townhouses, , group housing, condominiums, subdivisions, planned unit developments, and short subdivisions. Residential development also includes accessory (aka appurtenant) uses and structures such as garages, sheds, tennis courts, swimming pools, driveways, parking areas, fences, cabanas, saunas, and accessory dwelling units, when allowed by the underlying zoning. Single-family residences are identified as a priority use when developed in a manner consistent with control of pollution and prevention of damage to the natural environment. Without proper management, single-family residential use can cause significant damage to the shoreline area through cumulative impacts from shoreline armoring, storm water runoff, septic systems, introduction of pollutants, and vegetation modification and removal.

### **Management Policies**

**SMP-SU-56** Single family residences are designated as a priority use consistent with RCW 90.58.

**SMP-SU-57** New residential development is encouraged to cluster dwelling units together to reduce physical and visual impacts on shorelines and to reduce utility and road costs. Planned unit developments that include common open space and recreation facilities, or a variety of dwelling sizes and types, are encouraged at suitable locations as a preferable alternative to extensive single lot subdivisions on shorelines. Plats and subdivisions must be designed, configured and developed in a manner that assures no net loss of ecological functions from full build-out of all lots.

**SMP-SU-58** Structures or development for uses accessory to residential use should preserve shoreline open space, be visually and physically compatible with adjacent shoreline features, be

reasonable in size and purpose, and result in no net loss of shoreline ecological functions and processes.

**SMP-SU-59** Building heights must be compatible with POMC Title 20, including any height restrictions required by overlay districts, and any subarea plans adopted in the City's Comprehensive Plan. .

**SMP-SU-60** New residential development should be planned and built to minimize the need for shoreline stabilization and flood hazard reduction measures and assures not net loss of ecological functions.

**SMP-SU-61** Measures to conserve native vegetation along shorelines should be required for all residential development. Vegetation conservation may include avoidance or minimization of clearing or grading, restoration of areas of native vegetation, and/or control of invasive or non-native vegetation.

**SMP-SU-62** Whenever possible, non-regulatory methods to protect shoreline ecological functions and other shoreline resources should be encouraged for residential development. Such methods may include resource management planning, low impact development techniques, voluntary protection and enhancement projects, education, or incentive programs.

**SMP-SU-63** New multi-unit waterfront residential developments, including single-family residential developments of more than four parcels, should provide substantial shoreline access for development residents and the public, unless public access is infeasible due to incompatible uses, safety, impacts to shoreline ecology or legal limitations.

**SMP-SU-64** Development should provide open space corridors between structures, and along site boundaries, so as to provide space for outdoor recreation, preserve views, and minimize use conflicts.

## Development Regulations

**SU-DR-60** Single-family homes are exempt from the Shoreline Substantial Development Permit requirements.

**SU-DR-61** Residential development shall be located and designed to avoid the need for structural shoreline armoring and flood protection.

**SU-DR-62** Subdivisions or development of more than four dwelling units adjacent to the waterfront shall dedicate, improve, and provide maintenance provisions for a pedestrian easement that provides area sufficient to ensure usable access to the shoreline for residents of the development and the general public. When required, public access easements must comply with the Public Access section of this Master program.

## 7.14 Shoreline Stabilization and Bulkheads

Shoreline stabilization includes actions taken to address erosion impacts to property and dwellings, businesses, or structures caused by natural processes, such as current, flood, tides, wind or wave action. These actions include structural and nonstructural methods. Shoreline stabilization measures can

include a wide range of works varying from hard vertical walls to vegetation conservation and enhancement.

### Management Policies

**SMP-SU-65** New development should be located and designed to avoid the need for future shoreline stabilization to the extent feasible.

**SMP-SU-66** New structural stabilization should only be allowed to protect existing principal structures or in support of new water-dependent uses.

**SMP-SU-67** New shoreline stabilization should result in no net loss of ecological functions

**SMP-SU-68** The size of stabilization measure should be limited to the minimum necessary. Soft approaches should be used unless demonstrated not to be sufficient to protect principal structures, dwellings and businesses.

### Development Regulations

**SU-DR-63** Subdivisions of land must ensure the lots created will not require shoreline stabilization in order for reasonable development to occur, based on geotechnical analysis of the site and shoreline characteristics.

**SU-DR-64** New bulkheads will be allowed only if a geotechnical analysis demonstrates danger and structural damage is likely to a legal principal structure.

- a. New or enlarged structural shoreline stabilization measures for an existing principal structure, including residences, shall not be allowed unless there is conclusive evidence, documented by a qualified professional, that the structure is in danger from shoreline erosion caused by currents or wave action. Normal sloughing, erosion of steep bluffs, or shoreline erosion itself, without a scientific or geotechnical analysis, is not demonstration of need. The analysis must evaluate onsite drainage issues and address drainage problems before considering structural shoreline stabilization.
- b. Supplementary or non-structural stabilization must be shown to be impractical or non-effective, as demonstrated by a geotechnical report.
- c. The report(s) must determine that the stabilization structure will not result in a net loss of shoreline ecological functions.

**SU-DR-65** Replacement bulkheads will be allowed, if soft armoring alternatives are not feasible. Replacement bulkheads should be placed landward of the OHWM, and will not be allowed waterward of the existing bulkhead.

**SU-DR-66** Alternatives for shoreline stabilization shall be based on the following hierarchy of preference:

- a. No action
- b. Flexible stabilization constructed of natural materials incorporating measures such as soft shore protection and bioengineering, including beach nourishment, protective berms, or vegetative stabilization.

- c. Flexible stabilization, as described above, with rigid works, constructed as a protective measure.
- d. Rigid works constructed of artificial materials such as riprap or concrete.

**SU-DR-67** A seawall or bulkhead protecting state or local roads, may be rebuilt or repaired if deemed necessary by the City Engineer and Shoreline Administrator.

## 7.15 Signs

The City of Port Orchard recognizes the constitutional right for property owners to communicate using signs on their property. These policies are intended to ensure that signage within shoreline areas is consistent with the purpose and intent of the Act and this Program by addressing impacts to ecological functions, public safety and visual aesthetics.

### Management Policies

**SMP-SU-69** Signs should be located, designed and maintained to be visually compatible with local shoreline scenery as seen from both land and water, especially on shorelines of statewide significance.

**SMP-SU-70** Sign location and design should not substantially impair shoreline views.

**SMP-SU-71** All signs shall meet the requirements of POMC Title 20.

**SMP-SU-72** Communities, districts, and/or multi-use or multi-tenant commercial developments are encouraged to erect single, common use gateway signs to identify and give directions to local premises and public facilities as a preferable alternative to a proliferation of single purpose signs.

**SMP-SU-73** Off-premise signs are prohibited. Signs that are not water-dependent or that reduce public enjoyment of or access to shorelines are not encouraged. Such signs should not be located on shorelines except for approved community gateway or directional signs.

**SMP-SU-74** Free-standing signs should be located to avoid blocking scenic views and be located on the landward side of public transportation routes which generally parallel the shoreline.

**SMP-SU-75** To minimize negative visual impacts and obstructions to shoreline access and use, low-profile, on-premise wall signs are preferred over free-standing signs or other wall signs.

**SMP-SU-76** Moving or flashing signs should be prohibited on shorelines.

**SMP-SU-77** Artificial lighting for signs or security should be directed or beamed away from the water, public streets or adjacent properties.



## Development Regulations

**SU-DR-68** Signs shall conform to all provisions in POMC Title 20.

## 7.16 Transportation Facilities

Transportation facilities are those structures and developments that aid in land and water surface movement of people, goods, and services. They include roads and highways, bridges and causeways, ferry terminals, railroad facilities, and boat and floatplane terminals. The shoreline areas within the City of Port Orchard and the South Kitsap Urban Growth Area are dominated by transportation facilities. Major State Highways and local roads are adjacent to the entire length of the marine shoreline, parallel to the Sinclair Inlet, and multiple private docks and public passenger-only ferry docks are located in the area. Transit interchanges and transportation hubs are vital to the shoreline connection to major cities and transportation infrastructure that is vital to the local and regional economy.

### Management Policies

**SMP-SU-78** New transportation facilities should be located so as to not interfere with existing public access areas and significant natural, historic, archaeological or cultural sites.

**SMP-SU-79** New or expanded public transportation facility route selection and development within the shoreline should be coordinated with related local and state government land use and circulation planning.

**SMP-SU-80** Transportation system route planning, acquisition, and design in the shoreline should provide space wherever possible for compatible multiple uses such as utility lines, public access, pedestrian shore access or view points, or recreational trails.

**SMP-SU-81** Transportation system plans and transportation projects within shorelines should provide adequate, safe, and compatible space for non-motorized traffic such as pedestrians and bicyclists. Space for such uses should be required along roads on shorelines, where appropriate, and must be considered when shoreline rights-of-way ends are being vacated or abandoned.

**SMP-SU-82** Public access should be provided to shorelines where safe and compatible with the principal and adjacent use, or should be replaced where transportation development substantially impairs lawful public access. Viewpoints, parking, trails and similar improvements should be considered for transportation system projects in shoreline areas, especially where a need has been identified.

**SMP-SU-83** Public transportation routes, particularly arterial highways and railways within the shoreline, should be located, designed, and maintained to permit safe enjoyment of adjacent shore areas and properties by other appropriate uses such as recreation or residences. Vegetative screening or other buffering should be considered.

**SMP-SU-84** Efforts to implement waterfront trails including the Mosquito Fleet Trail and Blackjack Creek Trail should accompany any shoreline transportation projects.

**SMP-SU-85** Maintenance and repair of existing roadways and transportation facilities within the shorelines should not be unduly encumbered by Shoreline Master Program implementation.

## Development Regulations

**SU-DR-69** When feasible, major new transportation facilities should be located away from the shoreline.

**SU-DR-70** Roads shall be located to avoid critical areas where possible.

**SU-DR-71** Roads and waterway crossings are discouraged within wetlands or critical fish and wildlife conservation areas except when all upland alternatives have been proven infeasible and the transportation facilities are necessary to support uses consistent with this program.

**SU-DR-72** Roads, bridges, culverts and similar devices are encouraged to afford maximum protection for fish and wildlife resources.

**SU-DR-73** New transportation facilities should be located in a manner to and encouraged to be designed to minimize or prevent the need for shoreline protective measures such as riprap or other bank stabilization, landfill, bulkheads, groins, jetties or substantial site regrading.

**SU-DR-74** Maintenance, repair, and replacement of existing road facilities is encouraged.

**SU-DR-75** Road routes shall make provisions for pedestrian, bicycle, and other non-motorized modes of travel whenever feasible.

## 7.17 Utilities

Utilities are services and facilities that produce, transmit, carry, store, process, or dispose of electric power, water, sewage, communications, oil, gas, stormwater, and the like. The provisions in this section apply to principal use and activities such as sewage treatment plants, sewer lift pumps, stormwater outfalls and fuel storage facilities. On-site utility features serving a principal use, such as water, sewer or gas line to a residence, are "accessory utilities" and shall be reviewed as appurtenances to the principal use (in this example, the residential use).

### **Management Policies**

**SMP-SU-86** New public or private utilities should be located inland from the land/water interface, preferably out of the shoreline jurisdiction, unless:

- a. Perpendicular water crossings are unavoidable; or
- b. Utilities are required for authorized shoreline uses consistent with this Program.

**SMP-SU-87** Utilities should be located and designed to avoid public recreation and public access areas and significant natural, historic, archaeological or cultural resources.

**SMP-SU-88** Utilities should be located, designed, constructed, and operated to result in no net loss of shoreline ecological functions and processes with appropriate mitigation.

**SMP-SU-89** All utility development should be consistent with and coordinated with all local government and state planning, including comprehensive plans and single purpose plans to meet

the needs of future populations in areas planned to accommodate growth. Site planning and rights-of-way for utility development should provide for compatible multiple uses such as shore access, trails, and recreation or other appropriate use whenever possible; utility right-of-way acquisition should also be coordinated with transportation and recreation planning.

**SMP-SU-90** Utilities should be located in existing rights-of-way and corridors whenever possible.

**SMP-SU-91** Utilities serving new development should be located underground, wherever possible.

**SMP-SU-92** Development of pipelines and cables on aquatic lands and tidelands, particularly those running roughly parallel to the shoreline, and development of facilities that may require periodic maintenance which would disrupt shoreline ecological functions should be discouraged except where no other feasible alternative exists.

## Development Regulations

**SU-DR-76** Utility development should provide for compatible, multiple uses of sites and rights-of-way.

**SU-DR-77** Replacement of existing wires, utility poles, and similar existing infrastructure are permitted and are exempt from shoreline substantial permit requirements.

**SU-DR-78** Utilities shall be located adjacent to or within existing utility or circulation easements or rights-of-way whenever feasible. Joint use of rights-of-way and corridors is encouraged.

**SU-DR-79** Utilities shall be located, designed, constructed and operated so as to document no net loss of shoreline ecological functions, preserve the natural landscape, and minimize conflicts with present and planned land and shoreline uses.

**SU-DR-80** Utility distribution lines serving new development including electricity, communications and fuel lines should be located underground, except where the presence of bedrock or other obstructions make such placement infeasible. Existing above-ground lines should be moved underground during normal replacement processes.

**SU-DR-81** Land filling in shoreline jurisdictions for utility facilities or line placement is prohibited.

**SU-DR-82** Clearing of vegetation for the installation or maintenance of utilities should be kept to a minimum.

**SU-DR-83** Within the shoreline jurisdiction, new utility mounting and transmission poles are limited to 35 feet in height, or the height limit provided for the zone by Title 20, whichever is less.

## **CHAPTER 8:**

# **SHORELINE ADMINISTRATION AND PERMIT PROCEDURES**

This chapter provides information on the City's processes and permit procedures regarding the Shoreline Management Act and the City of Port Orchard Shoreline Master Program.

### **8.1 Shoreline Administrator**

The City of Port Orchard's Community Development Director, or his/her designee, shall serve as the Shoreline Administrator. The Shoreline Administrator shall determine the proper procedure for all shoreline permit applications, and shall have the authority to grant, condition, or deny shoreline exemptions and administrative shoreline permits.

### **8.2 Hearing Examiner**

The Hearing Examiner shall have authority to conduct open record public hearings and to grant, condition, or deny applications for shoreline substantial use, variance, and conditional use permits, subject to final approval by the Department of Ecology.

### **8.3 Shoreline Exemptions**

A shoreline exemption is a Type I administrative decision, per POMC Section 20.22.020. The Shoreline Administrator shall promptly issue a letter of exemption if a proposed action meets the criteria required by WAC 173-27-040(2), or is specifically exempted pursuant to RCW 90.58.030(3)(e).

Additionally, requirements to obtain a Substantial Development Permit (SDP), Conditional Use Permit, Variance, letter of exemption, or other review to implement the Shoreline Management Act do not apply to the following:

- (i) Remedial actions. Pursuant to RCW 90.58.355, any person conducting a remedial action at a facility pursuant to a consent decree, order, or agreed order issued pursuant to chapter 70.105D RCW, or to the department of ecology when it conducts a remedial action under chapter 70.105D RCW.
- (ii) Boatyard improvements to meet NPDES permit requirements. Pursuant to RCW 90.58.355, any person installing site improvements for storm water treatment in an existing boatyard facility to meet requirements of a national pollutant discharge elimination system storm water general permit.
- (iii) WSDOT facility maintenance and safety improvements. Pursuant to RCW 90.58.356, Washington State Department of Transportation projects and activities meeting the conditions of RCW 90.58.356 are not required to obtain a Substantial Development Permit, Conditional Use Permit, Variance, letter of exemption, or other local review.
- (iv) Projects consistent with an environmental excellence program agreement pursuant to RCW 90.58.045.
- (v) Projects authorized through the Energy Facility Site Evaluation Council process, pursuant to chapter 80.50 RCW.

Per WAC 173-27-040, exemptions shall be construed narrowly. Only those developments that meet the precise terms of one or more of the listed exemptions may be granted exemption from the SDP process. An exemption from the SDP process is not an exemption from compliance with the Shoreline Management Act or the City's Shoreline Master Program, nor from any other regulatory requirements. To be authorized, all uses and developments must be consistent with the policies and provisions of this Master Program and the Act. The burden of proof that a development or use is exempt from the permit process is on the applicant.

If any part of a proposed development is not eligible for exemption, then an SDP is required for the entire proposed development project.

The City may attach conditions to the approval of exempted developments and/or uses as necessary to assure consistency of the project with the Act and the Master Program.

## **8.4 Multiple Permits Required**

Certain shoreline development or use proposals may require more than one shoreline permit or decision type (substantial development permit, shoreline conditional use permit, shoreline variance), and/or may also require additional land use permit approvals such as preliminary plat, conditional use permit, variance, binding site plan, etc. When more than one permit type is required for a shoreline development or use, all permit applications will be processed and reviewed concurrently according to the highest permit type (Types I-V) as specified in POMC 20.20 and 90.58.140, or as hereafter amended. If there is any conflict between the requirements of these regulations, the more stringent requirement shall control.

## **8.5 Shoreline Substantial Development Permits**

Shoreline Substantial Development Permits ("SDPs") are required for all developments (unless specifically exempt) that meet the legal definition of "substantial development." A "substantial development" is any development which meets the criteria of WAC 173-27-040(2)(a) or its successor, or any development which materially interferes with the normal public use of the water or shorelines of the state, or as specifically exempted pursuant to RCW 90.58.030(3)(e).

SDPs are reviewed and processed by local governments and subsequently sent to Ecology. Under WAC 173-27-150, substantial development permits cannot be approved unless they are consistent with policies and procedures of the Shoreline Management Act, Ecology rules, and the local master program. The City may condition a permit if needed to ensure consistency of the project with the Act and the City's Master Program.

Certain proposed development activities and uses may qualify for processing as an administrative SDP subject to Section 8.4.1.1. An administrative SDP is a Type II decision per POMC Section 20.22.020. If a development activity or use does not qualify for an administrative SDP, it will be processed as a regular SDP, which is a Type III decision per POMC Section 20.22.020, and requires a public hearing before the City's hearing examiner.



## **8.5.1 Shoreline Substantial Development Permits - Administrative**

### **8.5.1.1 Development Activities**

Development activities that meet one or more of the following criteria and exceed the exemption thresholds shall be processed as an administrative SDP:

- (a) The remodel, rehabilitation, or other development activities that significantly alter the exterior of an existing building (e.g., adding a fire escape to a building exterior). Minor modifications such as roof replacement, changes in window or door openings, or new siding may qualify as a shoreline exemption;
- (b) Expansions of existing buildings that do not exceed a total of 1,000 square feet, will not exceed one-story in height, and will not increase the height of an existing roof;
- (c) Temporary buildings or other activities that do not qualify as an exemption because they may have a temporary adverse impact on public views, aesthetics, or public access;
- (d) Public access and other associated amenities that are located landward of the OHWM and the fair market value does not exceed \$50,000;
- (e) Underground utility improvements, including utility extensions, within an existing right-of-way;
- (f) Installation of public art.

### **8.5.1.2 Permit Process**

Administrative shoreline permits will be processed as an administrative (Type II) permit in accordance with the requirements of POMC 20.22 and RCW 90.58.140, or as hereafter amended. If there is any conflict between the requirements of these regulations, the more stringent requirement shall control.

## **8.5.2 Shoreline Substantial Development Permits – Hearing Examiner**

### **8.5.2.1. Development Activities.**

Substantial development permits that do not qualify for administrative review and approval under 8.4.1 shall be processed as a hearing examiner decision (Type III) permit in accordance with the requirements of POMC 20.22 and RCW.90.58.140, or as hereafter amended. If there is any conflict between the requirements of these regulations, the more stringent requirement shall control.

### **8.5.2.2. Permit Process**

Hearing examiner shoreline substantial development permits will be processed as a quasi-judicial (Type III) permit in accordance with the requirements of POMC 20.22 and RCW 90.58.140, or as hereafter amended. If there is any conflict between the requirements of these regulations, the more stringent requirement shall control.

## **8.6 Shoreline Conditional Use Permits**

### **8.6.1 Description**

A Shoreline Conditional Use Permit (SCUP) is a Type III (quasi-judicial) decision per POMC 20.22.020, and requires a public hearing and decision by the City's hearing examiner. An SCUP allows greater flexibility

in applying use regulations of the shoreline master program.. A development or use that is listed as a conditional use in the use table in 7.1, or that is not listed in the use table in 7.1, must obtain an SCUP even if the development or use does not require a substantial development permit or is otherwise exempt from permit requirements. A development or use that is listed as “prohibited” in the use table in 7.1 cannot be approved through an SCUP.

### **8.6.2 Criteria for Granting Shoreline Conditional Use Permits**

Uses which are classified or set forth in the applicable master program as conditional uses may be authorized provided that the applicant demonstrates all of the following:

1. That the proposed use is consistent with the policies of the SMA (RCW 90.58.020) and the master program;
2. That the proposed use will not interfere with the normal public use of public shorelines;
3. That the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program;
4. That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and
5. That the public interest suffers no substantial detrimental effect.
6. Conditional uses must also meet criteria in WAC 173-27-140 which apply to all development.

Some proposals may require both a shoreline substantial development permit (Type I administrative or Type II hearing examiner) and a shoreline conditional use permit. Other proposals that are not a "substantial development" and are exempt from receiving an SDP might require a shoreline conditional use permit.

### **8.6.3 Permit Process**

Shoreline Conditional Use Permits are subject to processing under POMC 20.22.050, RCW 90.58.140 and WAC 173-27-160. . They are administered by the Shoreline Administrator or his/her designee, and are subject to public notice, public comment, a public hearing and SEPA requirements. City-approved SCUPs are sent to Ecology at the end of the local appeal period. Ecology must either approve, deny or condition every SCUP within 30 days of receiving a complete permit application.

## **8.7 Shoreline Variances**

### **8.7.1 Description**

Shoreline variances are requests to adjust the applicable setback and/or bulk and dimensional requirements of the SMP where there are extraordinary or unique circumstances relating to the subject property such that the strict implementation of the SMP requirements would impose unnecessary hardship on the applicant or thwart the policies set for in RCW 90.58.020. When a development and/or use is proposed that does not comply with the bulk, dimensional and performance standards of the master program, such development can only be authorized by approval of a variance. A variance cannot be approved to permit a use that is listed as “prohibited” in the use table in 7.1.

Certain variance requests may qualify for processing as an administrative variance subject to Section 8.7.2. An administrative variance is a Type II decision per POMC Section 20.22.020. If a variance request does not qualify for an administrative variance, it will be processed as a regular variance, which is a Type III (quasi-judicial) decision per POMC Section 20.22.020, and requires a public hearing and a decision by the City's hearing examiner.

### **8.7.2 Criteria for Granting Shoreline Variances**

Any variance request must meet the requirements listed below, depending on whether an administrative (Type II) or hearing examiner (Type III) variance is requested.

### **8.7.3 Shoreline Variances - Administrative**

#### **8.7.3.1 Criteria for granting administrative (Type II) shoreline variances**

A request for an administrative shoreline variance must demonstrate that the development or use meets all of the criteria below, in order to be approved:

1. The development and/or use is located landward of the ordinary high water mark (OHWM) as defined in RCW 90.58.030(2)(c), and/or landward of any wetland as defined in RCW 90.58.030(2)(h); and
2. The maximum relief requested by the variance deviates from the applicable bulk, dimensional or performance standard(s) in the City's master program by no more than 20% of each applicable standard; and
3. The development and/or use meets all of the criteria of WAC 173-27-170(2).

If the administrative variance request meets the criteria for 3. above, but does not meet the criteria for both 1. and 2., an administrative variance cannot be granted, but a hearing examiner (Type III) shoreline variance may be requested.

### **8.7.4 Shoreline Variances – Hearing Examiner**

#### **8.7.4.1 When a hearing examiner (Type III) shoreline variance is required.**

A development proposal does not qualify to request an administrative (Type II) shoreline variance if either or both of the criteria below are met, and a hearing examiner shoreline variance must be requested:

1. The development or use will be located waterward of the ordinary high water mark (OHWM), as defined in RCW 90.58.030(2)(c), or within any wetland as defined in RCW 90.58.030(2)(h);
2. The relief requested by the variance deviates from the applicable bulk, dimensional or performance standard(s) in the City's master program by more than 20% of any applicable standard.

#### **8.7.4.2 Criteria for granting hearing examiner (Type III) shoreline variances**

A request for a hearing examiner variance must demonstrate that the development or use will meet all of the criteria below, as applicable, in order to be approved:

1. If the development or use will be located waterward of the ordinary high water mark (OHWM), as defined in RCW 90.58.030(2)(c), or within any wetland as defined in RCW 90.58.030(2)(h), it must meet the criteria of WAC 173-27-170(3).
2. For all variance requests, the development and/or use must meet all of the criteria of WAC 173-27-170(2).

### **8.7.5 Permit Process**

Requests for a shoreline variance (Type II or Type III) are administered by the Shoreline Administrator or his/her designee, and are subject to public notice, public comment, a public hearing (Type III only) and SEPA requirements. City-approved shoreline variances are sent to Ecology at the end of the local appeal period. Ecology must either approve, deny or condition every shoreline variance within 30 days of receiving a complete permit application.

## **8.8 Appeals**

The granting, denying or rescinding of a shoreline substantial development permit, shoreline conditional use permit or shoreline variance may be appealed to the state shoreline hearings board as provided in RCW 90.58.180.

## CHAPTER 9: NONCONFORMING DEVELOPMENT AND USES

Nonconforming development includes shoreline uses and structures which were lawfully constructed, established, or created prior to the effective date of the Shoreline Management Act or the Master Program, or amendments thereto, but which do not conform to present regulations or standards of the Master Program or policies of the Act. In such cases, the standards of this Chapter shall apply. Redevelopment or expansion of nonconforming development and uses located within the High Intensity shoreline environment may occur consistent with the requirement of Appendix C.

### 9.1 Nonconforming Uses

Nonconforming uses include shoreline uses which were lawfully established prior to the effective date of the Act or the Master Program, or amendments thereto, but which do not conform to present regulations or standards of the Master Program or policies of the Act. The continuance of a nonconforming use is subject to the following standards:

- a. Change of ownership, tenancy, or management of a nonconforming use shall not affect its nonconforming status, provided, that the use does not change or intensify.
- b. Additional development of any property on which a nonconforming use exists shall require that all new uses conform to this Master Program and the Act.
- c. If a nonconforming use is converted to a conforming use, no nonconforming use may be resumed without a shoreline variance.
- d. If a nonconforming use is discontinued for a period of 365 or more consecutive calendar days, it shall lose its nonconforming status, and the continued use of the property shall be required to conform to the provisions of this Master Program and the Act, or obtain a shoreline variance.

A use which is listed as a conditional use but which existed prior to adoption of the Master Program for which a Conditional Use Permit has not been obtained shall be considered a nonconforming use.

### 9.2 Nonconforming Structures

1) Nonconforming structures include shoreline structures which were lawfully constructed or placed prior to the effective date of the Act or the Master Program, or amendments thereto, but which do not conform to present bulk, height, dimensional, setback, or density requirements. Nonconforming structures may continue even though the structures fail to conform to the present requirements of the environmental designation in which they are located. A nonconforming structure may be maintained as follows:

- a. Necessary repairs and alterations that do not increase the degree of nonconformity may be made to nonconforming structures.
- b. A nonconforming building or structure may be repaired and maintained, and replaced as provided in and as limited by this section and by Appendix C. Any maintenance or repair shall be within the existing building or structure footprint and shall not increase the degree of nonconformity.
- c. Changes to interior walls or non structural improvements may be made to nonconforming buildings or structures.



- d. A nonconforming building or structure that is located within the High Intensity shoreline designation, and that is nonconforming as to the bulk, dimensional and density requirements of this Master Program, may be added to or enlarged if such addition or enlargement conforms to the regulations of the zoning district and the shoreline environment designation, provided that the addition or enlargement is consistent with the standards of Appendix C.
- e. A structure for which a variance has been issued shall be considered a legal nonconforming structure and the requirements of this section shall apply as they apply to preexisting nonconformities.

2) Residential structures shall be deemed “conforming” and not subject to the provisions of this Section 9.2 under the following conditions:

- a. the residential structure or appurtenant structure was legally established and used for a conforming use when established;
- b. the residential structure or appurtenant structure is not an over-water structure;
- c. the residential structure or appurtenant structure is non-conforming solely because it no longer meets the current standards for: setbacks, buffers, or yards; area; bulk; height; or density; and
- d. redevelopment, expansion, change of occupancy class, or replacement of the residential structure is consistent with the master program, including requirements for no net loss of shoreline ecological functions.

For purposes of this provision, "appurtenant structures" means garages, sheds, and other legally established structures. "Appurtenant structures" does not include bulkheads and other shoreline modifications or over-water structures. Nothing in this section affects the application of other federal, state, or local government requirements to residential structures.

### **9.3 Nonconforming Lots**

Undeveloped lots, tracts, parcels or sites located landward of the ordinary high water mark that were established prior to the effective date of the Act and this Master Program, but that do not conform to the present lot size or density standards are considered nonconforming lots of record and are legally buildable subject to the following conditions:

- a. All new structures or additions to structures on any nonconforming lot must meet all setback, height, and other construction requirements of this Master Program, the Act, and the underlying zoning requirements, and must also comply with the City’s applicable design, building, and engineering standards.
- b. Lot or boundary line adjustments must be reviewed and approved by the City of Port Orchard Planning Department, so as not to create further nonconformities.

## **CHAPTER 10: SHORELINE ENFORCEMENT AND PENALTIES**

### **10.1 Shoreline Enforcement**

The choice of enforcement action and the severity of any penalty should be based on the nature of the violation and the damage or risk to the public or to public resources. The existence or degree of bad faith of the persons subject to the enforcement action, the benefits that the violator enjoys, and the cost of obtaining compliance should be considered. The City's Shoreline Administrator and the City's Code Enforcement Officer, or his/her designees, are authorized to enforce the City's shoreline master program.

### **10.2 Penalties**

Any person found to have willfully engaged in activities on the City's shorelines in violation of the Shoreline Management Act of 1971 or in violation of the City's Master Program, rules or regulations adopted pursuant thereto shall be subject to the enforcement and penalty provisions of POMC Chapter 20.02, or as amended hereafter.

## **CHAPTER 11: MASTER PROGRAM REVIEW, AMENDMENTS AND ADOPTION**

### **11.1 Master Program Review**

This Master Program shall be periodically reviewed and adjustments shall be made as are necessary to reflect changing local circumstances, new information, improved data, and changes in State statutes and regulations. This review process shall be consistent with WAC 173-26 requirements and shall include a local citizen involvement effort and public hearings consistent with state and local requirements.

### **11.2 Amendments to the Shoreline Master Program**

Any provisions of this Master Program may be amended as provided for in RCW 90.58.120 and 90.58.200 and WAC 173-26. Amendments or revision to the Master Program, as provided by law, do not become effective until approved by the Washington State Department of Ecology.

Proposals for changes to shoreline environment designations must demonstrate consistency with the criteria set forth in WAC 173-22-040

### **11.3 Severability**

If any provisions of this Master Program, or its application to any person or legal entity or parcel of land or circumstances is held invalid, the remainder of the Master Program, or the application of the provisions to other persons or legal entities or parcels of land or circumstances, shall not be affected.

### **11.4 Effective Date**

This Master Program shall take effect on \*\*\*, 2021 and shall apply to new applications submitted on or after that date and to incomplete applications submitted prior to that date.

## CHAPTER 12: DEFINITIONS

**Accessory Building** – A separate building attached to or detached from the principal building and used for purposes customarily incidental to the use of the principal building. Accessory buildings can include, but are not limited to: garage, shed, playhouse, cabana, hobby room, etc.

**Accessory Dwelling Unit (ADU)** – A separate, complete dwelling unit attached to or contained within the structure of the principal dwelling; or contained within a separate structure that is accessory to the principal dwelling unit on the premises.

**Accessory Use** – A use on the same lot with, and of a nature customarily incidental and subordinate to, the principal use.

**Accretion** – The growth of a beach by the addition of material transported by wind and/or water. Included are such shoreforms as barrier beaches, points, spits, and hooks.

**Act** – The Shoreline Management Act of 1971, as amended (RCW Chapter 90.58).

**Activity** – An occurrence associated with a use; the use of energy toward a specific action or pursuit including, but not limited to fishing, boating, swimming, shellfish harvest, etc.

**Administrator** – The Shoreline Administrator is the City of Port Orchard Development Director, or designee, charged with administering the Shoreline Master Program.

**Agriculture** - The cultivation of soil, production of crops, and/or raising of livestock.

**Agricultural activities** – Agricultural uses and practices including, but not limited to: producing, breeding, or increasing agricultural products; rotating and changing agricultural crops; allowing land used for agricultural activities to lie fallow in which it is plowed and tilled but left unseeded; allowing land used for agricultural activities to lie dormant as the result of adverse agricultural market conditions; allowing land used for agricultural activities to lie dormant because the land is enrolled in a local, state or federal conservation program, or the land is subject to a conservation easement; conducting agricultural operations; maintaining, repairing, and replacing agricultural equipment; maintaining, repairing, and replacing agricultural facilities, provided that the replacement facility is no closer to the shoreline than the original facility; and maintaining agricultural lands under production or cultivation.

**Agricultural products** – Agricultural products includes, but is not limited to, horticultural, viticultural, floricultural, vegetable, fruit, berry, grain, hops, hay, straw, turf, sod, seed, and apiary products; feed or forage for livestock; Christmas trees; hybrid cottonwood and similar hardwood trees grown as crops and harvested within twenty years of planting; and livestock including both the animals themselves and animal products including, but not limited to, meat, upland finfish, poultry and poultry products, and dairy products.

**Agricultural equipment and agricultural facilities** – Includes, but is not limited to:

a) The following used in agricultural operations: Equipment machinery; constructed shelters, buildings, and ponds; fences; upland finfish rearing facilities; water diversion, withdrawal, conveyance, and use equipment and facilities including, but not limited to, pumps, pipes, tapes, canals, ditches, and drains.

b) Corridors and facilities for transporting personnel, livestock, and equipment to, from, and within agricultural lands

- c) Farm residences and associated equipment, lands, and facilities
- d) Roadside stands and on-farm markets for marketing fruit or vegetables

**Agricultural land** – Those specific land areas on which agricultural activities are conducted as of the date of adoption of a local master program pursuant to these guidelines as evidenced by aerial photography or other documentation. After the effective date of the master program, land converted to agricultural use is subject to compliance with the requirements of the master program.

**Amendment** – A revision, update, addition, deletion and/or reenactment to the Port Orchard SMP.

**Anadromous Fish** – Species, such as salmon, which are born in fresh water, spend a large part of their lives in the sea, and return to freshwater rivers and streams to spawn and reproduce.

**Approval** – An official action by the City of Port Orchard agreeing to submit a proposed SMP or amendments to the Department of Ecology for review and official action pursuant to the SMA.

**Appurtenant Structure or Building** – A structure or building that is secondary to or which supports the use of the principal structure or building on the site, serving a purpose customarily associated with and incidental to the principal structure. Examples: decks, garages, parking lots and patios.

**Aquaculture** – The culture and farming of fish, shellfish, or other aquatic plants and animals. Aquaculture does not include the harvest of wild geoduck associated with the state managed wildstock geoduck fishery or upland finfish.

**Aquatic** - All water bodies, including marine waters, lakes, rivers, and streams and their respective water columns and underlying lands, which are defined as shorelines of the state.

**Archaeology** – The systematic recovery by scientific methods of material evidence remaining from human life and culture in past ages, and the detailed study of this evidence.

**Assessed Value** – The value of land and/or improvements as determined by the Kitsap County Assessor.

**Associated Wetlands** – Those wetlands that are in proximity to and either influence, or are influenced by tidal waters or a lake or stream subject to the Shoreline Management Act.

**Backshore** – The shore area wetted by storm tides but normally dry between the coastline and the high tide line. It may be a narrow gravel berm below a sea bluff or a broader complex of berms, marshes, meadows, or dunes landward of the high tide line.

**Bathymetry, Bathymetrics** - The measurement of water depth at various locations in a body of water, and; the information derived from such measurements.

**Beach** – The zone of unconsolidated material that is moved by waves, wind and tidal currents, extending landward to the coastline.

**Beach feeding** – A process by which beach material is deposited at one or several locations in the updrift portion of a driftcell. The material is then naturally transported by a wave's downdrift to stabilized or restore eroding beaches or berms.

**Benthic** – Of or having to do with the bottom of oceans or seas.

**Berms** – A linear mound of sand or gravel that is placed parallel to the shore at or above ordinary high water mark. It may be a natural or a manmade feature.



**Best Management Practices (BMPs)** – BMPs are methods of improving water quality. BMPs encompass a variety of behavioral, procedural, and structural measures that reduce the amount of contaminants in stormwater runoff and in receiving waters. The term “best management practices” is typically applied to nonpoint source pollution controls.

**Bioengineering** – The practice of using natural vegetative materials to stabilize shorelines and prevent erosion. This may include use of bundles of stems, root systems, or other living plant material, soft gabions, fabric, or other soil stabilization techniques, and limited rock toe protection where appropriate. Bioengineering projects often include fish habitat enhancement measures in project design. The use of bioengineering is seen as an alternative to riprap, concrete, or other structural solutions.

**Biofiltration System** – A stormwater or other drainage treatment system that utilizes as a primary feature the ability of plant life to screen out and metabolize sediment and pollutants. Typically, biofiltration systems are designed to include grassy swales, retention ponds, and other vegetative features.

**Biota** – Animals and plants that live in a particular location or region.

**Boat House** – A structure designed for storage of vessels located over water or in upland areas. Boat houses do not include any sort of residential development (i.e. houseboats).

**Boat Launch** – Graded slopes, slabs, pads, planks or rails used for launching boats by means of a trailer, hand, or mechanical device.

**Boat Lift** – A mechanical device that can hoist vessels out of the water for storage, repair, or maintenance.

**Boat Ramp** – See “boat launch” above.

**Boating Facilities** – Boating facilities include marinas, both backshore and foreshore, dry storage and wet-moorage types, covered moorage, and marine travel lifts.

**Boatyard** – A service business that builds, repairs or maintains small vessels:

- At least 85 percent of which are 65 feet or less in length; or
- More than 85 percent of the gross receipts come from working on vessels.

**Breakwater** – A structure, either rigid or floating, constructed offshore to protect beaches, bluffs, dunes or harbor areas from wave action.

**Buffer** – A parcel or strip of land that is designed and designated to permanently remain vegetated in an undisturbed and natural condition to protect an adjacent aquatic or wetland site from upland impacts, or to provide habitat for wildlife.

**Building** - Any structure having a roof and walls, used or built for the housing, shelter or enclosure of persons, animals or property of any kind.

**Building Height** – The vertical height or distance from the uphill elevation of the lower or either the existing or finished grade at the foundation or slab to the highest point of the roof of the building. If the uphill elevation line is not level, the average uphill elevation shall be the basis for the measurement.

**Bulkhead** – A solid or open pile wall usually constructed parallel to the shore whose primary purpose is to contain and prevent the loss of soil by erosion, wave, or current action. Bulkheads are used to protect marine bluffs by retaining soil at the toe of the slope or by protecting the toe of the bank from

erosion and undercutting. Bulkheads are typically constructed of concrete, steel or aluminum sheet piling, wood, or wood and structural steel combinations.

**Buoy** – A floating device anchored in a waterbody for navigational purposes or moorage. See also “mooring buoy.”

**Campground** – An outdoor area established for recreational overnight accommodations.

**Channel** – An open conduit for water either naturally or artificially created.

**Channel Migration Zone** – An area in a floodplain where a stream or river channel can be expected to move naturally over time in response to gravity and topography.

**City** – The City of Port Orchard, Washington.

**Clearing** – The destruction or removal of vegetation, ground cover, shrubs and trees including, but not limited to, root material removal that affects the erosive potential of soils.

**Covered Moorage** – Boat moorage, with or without walls, that has a roof to protect vessels.

**Commercial** – Commercial developments are those uses that include wholesale, retail, service, office or business trade activities. A mixed-use development that contains commercial uses and residential uses within the same building or buildings shall be regulated as a commercial use according to the requirements of this Master Plan, including but not limited to setbacks, height and public access.

**Comprehensive Plan** – The document, including maps, adopted by the City Council that outlines the City’s goals and policies relating to the management of growth, and prepared in accordance with RCW 36.70A.

**Conditional Use** – A use, development, or substantial development which is classified as a conditional use or a use which is not classified within the Master Program.

**Conservancy** – An area with valuable natural, cultural, or historical resources.

**County** – Kitsap County, Washington.

**Creek** – A small stream, often a shallow or intermittent tributary to a river.

**Critical Areas** – Aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas and critical drainage corridors, geologically hazardous areas, wetlands and streams.

**Cumulative Impacts** – The impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.

**Development** – For the purposes of this Master Program, development means a use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel or minerals; bulkheading; driving of piling; placing of obstructions; or any project of a permanent or temporary nature which interferes with the normal public use of the surface of the waters overlying lands subject to this chapter at any state of water level. Development does not include dismantling or removing structures if no other work is being performed.

**Dike** – An embankment usually placed within or near the edge of a flood plain to protect adjacent lowlands from flooding.

**Dock** – A landing and moorage facility for watercraft that abuts the shoreline and does not include recreational decks, storage facilities, or other appurtenances.

**Downdrift** – The direction of movement of beach materials.

**Dredging** – The removal of earth, sand, gravel, silt, or debris from the bottom of a stream, river, lake, inlet, bay, or other water body and associated wetlands.

**Drift Cell** – A geographic unit along the shore. Each begins at a sediment source along an eroding shoreline, often at the base of “feeder bluffs.” Sediment is transported within the drift cell by currents and wind-blown waves, finally being deposited at an accretion shoreform (e.g. spits, sandbars, accretion beach) marking the end of the drift cell.

**Dwelling unit** – One or more rooms designed for occupancy by a person or family for living and sleeping purposes, containing kitchen facilities, lavatory, and closet, and rooms with internal accessibility, for use solely by the dwelling’s occupant; including but not limited to bachelor, efficiency and studio apartments, modular and manufactured homes.

**Dwelling unit – multifamily** – A residential structure designed for occupancy by more than one family household that is built in combination with other residential structures. Each dwelling unit in the structure is built exclusively for occupancy by a single family with no other uses except accessory activities. However, a multifamily structure may share one or more common walls and stack units on multiple floors. Multifamily residential structures may be clustered on a site, located on a lot line (zero lot line), and include stacked multiplex, garden apartments, and other prototypes.

**Ecological Function** – Work performed or role played by the physical, chemical, and biological processes that contribute to the maintenance of the aquatic and terrestrial environments that constitute the shoreline’s natural ecosystem.

**Ecosystem-wide processes** – The suite of naturally occurring physical and geologic processes of erosion, transport, and deposition, and specific chemical processes that shape landforms within a specific shoreline ecosystem and determine both the types of habitat and the associated ecological functions.

**Enhancement** – An action approved by the Shoreline Administrator and taken with the intention on probable effect of improving the condition and function of a shoreline area, such as improving environmental functions in an existing, viable shoreline habitat by means of increasing plant diversity, increasing wildlife habitat, installing environmentally compatible erosion controls, or removing nonindigenous or invasive plant or animal species. Enhancement may include alteration of an existing resource to improve or increase ecological characteristics and processes without degrading other existing functions. Any fish habitat enhancement project must meet the criteria of one or more actions included in RCW 77.55.181(1)(a).

**Environmental Impacts** – The effects or consequences of actions on the natural and built environments.

**Erosion** – The group of natural processes including weathering, dissolution, abrasion, corrosion, and transporting by which earth or rocky material is removed from any part of the earth’s surface. Erosion can be exacerbated by human action, such as earth-moving or clearing activities.

**Esplanade** – A level stretch of ground, especially a public walk or walkway.

**Estuary** – The portion of a shoreline in which marine water is measurably diluted with fresh water from streams and/or land drainage.

**Exaction** – The act or process of exacting; extortion; something exacted; especially a fee, reward or contribution demanded or levied with severity or injustice.

**Exemption** – Development activity exempt from the requirements of the substantial development permit process of the SMA. An activity that is exempt from the substantial development provisions of the SMA must still comply with the policies and standards of the Act, and this Master Program. Condition use and/or variance permits may also be required even though the activity does not need a substantial development permit.

**Extreme Low Tide** – The lowest line of the land reached by a receding tide.

**Fair Market Value** – The open market bid price of a property and associated improvements. Fair market value for a proposed development is the open market bid price for conducting the work, using the equipment and facilities, and purchase of the goods, services, materials, and labor necessary to accomplish the development. This would normally equate to the cost of hiring a contractor to undertake the development from start to finish, including the cost of labor, materials, and equipment and facility usage, transportation and contractor overhead and profit. The fair market value of a development shall include the fair market value of any donated, contributed, or found labor, equipment, or materials.

**Feasible** – An action such as a development project, mitigation, or preservation requirement, that meets all of the following conditions: a) the action can be accomplished with technologies and methods that have been used in the past in similar circumstances, or studies or tests have demonstrated in similar circumstances that such approaches are currently available and likely to achieve the intended results; b) the action provides a reasonable likelihood of achieving its intended purpose; and c) the action does not physically preclude achieving the project’s primary intended legal use.

**Feeder Bluff** – A bluff or cliff experiencing periodic erosion from waves, sliding or slumping, whose eroded earth, sand or gravel material is naturally transported (littoral drift) via a driftway to an accretion shoreform.

**Fill** – The addition of soil, sand, rock, gravel, sediment, earth retaining structure, or other material to an area waterward of the OHWM, in wetlands, or on shorelands in a manner that raises the elevation or creates dry land.

**First Class Tidelands** – The beds and shores of navigable tidal waters lying within or in front of the corporate limits of any city, or within one mile thereof, upon either side and between the line of the ordinary high tide and the inner harbor line, and within two miles of the corporate limits on either side and between the line of ordinary high tide and the line of extreme low tide.

**Fish Habitat Enhancement** – see “Enhancement”

**Float** – A floating structure, not connected to the shoreline, that is moored, anchored, or otherwise secured in the water. A float may be accessible via a ramp connected to the shore.

**Flood Control** – Any undertaking for the conveyance, control, and dispersal of floodwaters caused by abnormally high precipitation or stream overflow.

**Floodplain** – The one-hundred year flood plain, or land area susceptible to being inundated by stream derived waters with a one percent chance of being equaled or exceeded in any given year. The limits of

this area are based on flood regulation ordinance maps or a reasonable method that meets the objectives of the SMA.

**Floodway** - the area that has been established in effective federal emergency management agency flood insurance rate maps or floodway maps. The floodway does not include lands that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state.

**Footprint, Building** - The area covered by a building on the ground. For the purposes of this Master Program, this definition does not include cantilevered portions of a building, or those portions of a site that have only surface development without walls and a roof (such as a deck or patio) or development located solely underground (such as a below-ground basement).

**Functions and Values** – See “Ecological Functions.”

**Forest Practices** – Any activity conducted on or directly related to forest land and related to growing, harvesting, or processing timber. These activities include, but are not limited to; road and trail construction, final and intermediate harvesting, precommercial thinning, reforestation, fertilization, prevention and suppression of disease and insects, salvage of trees, and brush control. Forest practices that only involve timber cutting are not considered “development” under the Shoreline Management Act, and do not require shoreline development permits; however, other permits may be required.

**Freeboard** – For the purposes of this Master Plan, it is the difference between the height of a shoreline armor structure and the water depth at the ordinary high water mark, measured at the seaward toe of the structure.

**Gabions** – Structures composed of masses of rocks, rubble or masonry held tightly together usually by wire mesh so as to form blocks or walls. Sometimes used on heavy erosion areas to retard wave action or as foundations for breakwaters or jetties.

**Geomorphology** – The science dealing with the relief features of the earth and the processes influencing their formation.

**Growth Management Act (GMA)** – The Washington State Growth Management Act of 1990 and amended thereto. Codified in RCW 36.70A.

**Grading** – The movement or redistribution of soil, sand, rock, gravel, sediment or other material on a site in a manner that alters the natural contour of the land.

**Grassy Swale** – A vegetated drainage channel that is designed to remove pollutants from stormwater runoff through biofiltration.

**Groin** – A barrier-type structure extending from the backshore or streambank into a water body for the purpose of the protection of a shoreline and adjacent uplands by influencing the movement of water and/or deposition of materials.

**Guidelines** – Those standards adopted by the state prior to adoption of master programs. Such standards shall also provide criteria for local governments and the department in developing and amending master programs.

**Habitat** – The place or type of site where a plant or animal naturally or normally lives and grows.

**Habitat Enhancement** – see “Enhancement”



**Harbor Area** – The area of navigable tidal waters as determined in Section 1, Article 15 of the Washington State Constitution, which shall be forever reserved for landings, wharves, streets, and other conveniences of navigation and commerce.

**Hearing Examiner** – The Hearing Examiner of the City of Port Orchard.

**Hearings Board** – The Shoreline Hearings Board established by the Shoreline Management Act.

**Height, Building** – See “building height.”

**Hook** – A spit or narrow cape of sand or gravel which turns landward at the terminal end.

**Hydraulic Project Approval (HPA)** – The permit issued by the Washington Department of Fish and Wildlife pursuant to RCW 75.20.100-140.

**Hydric Soil** – Soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper soil horizon(s), thereby influencing the growth of plants.

**Industry** – The production, processing, manufacturing, or fabrication of goods or materials. Warehousing and storage of materials is considered part of the industrial process.

**Inner Harbor Line** – A line located and established in navigable tidal waters between the line of ordinary high tide and the out harbor line and constituting the inner boundary of the harbor area.

**In-kind Replacement** – To replace natural or man-made features with features whose characteristics closely match those which were destroyed, displaced, degraded or removed by an activity.

**Intertidal** – The vertical zone between the average high and average low tides. The intertidal zone of a stationary structure or bank is subject to alternate wetting and drying.

**Jetty** – A structure projecting out into the sea at the mouth of a river for the purpose of protecting a navigational channel, a harbor, or to influence water currents.

**Landfill** – The creation of dry upland areas by the deposition of sand, soil, or gravel into a body of water or wetland.

**Levee** – A large dike or embankment which is designed as part of a system to protect land from floods.

**Littoral Drift** – The mud, sand, or gravel material moved parallel to the shoreline in the nearshore zone by waves and currents.

**Marina** – A facility that provides launching, storage, supplies, moorage, and other accessory services for six or more pleasure and/or commercial water craft.

**Master Program** – See “shoreline master program.”

**May** – Means the action is acceptable, provided it conforms to the provisions of WAC 173-26.

**Mitigation** – The process of avoiding, reducing, or compensating for environmental impact(s) of a proposal.

**Mixed-Use** – A mixed-use development contains a multi-family residential use, and commercial, public and/or recreational uses within the same building(s).

**Moorage** – Any device or structure used to secure a vessel for temporary anchorage, but which is not attached to the vessel (such as a dock or buoy).

**Mooring Buoy** – A floating object anchored to the bottom of a water body that provides tie up capabilities for vessels.

**Must** – Means a mandate; the action is required.

**Navigable Waters** – Those waters lying waterward of and below the line of navigability on lakes not subject to tidal flow, or extreme low tide mark in navigable tidal waters, or the outer harbor line where harbor area has been created.

**Non-conforming Use or Development, Legal** – A shoreline use or structure or portion thereof which was lawfully constructed or established prior to the effective date of the SMA or local Shoreline Master Program or amendments, but no longer conforms to the policies and regulations of the Master Program.

**Non-water-oriented Use** – A use which has little or no relationship to the shoreline and is not considered a priority use under the SMA. All uses which do not meet the definition of water-dependent, water-related or water-enjoyment are classified as non-water-oriented uses. Examples may include, but are not limited to professional offices, gas stations, auto dealerships, convenience stores, general retail, etc.

**Normal Maintenance** – Those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition.

**Normal Repair** – To restore a development to a state comparable to its original condition within a reasonable period after decay or partial destruction, except where repair involves total replacement which is not common practice or causes substantial adverse effects upon the shoreline resource environment.

**Noxious Weed** – Any plant that is invasive, and is listed on the state noxious weed list in WAC 16-750.

**Offshore** – The sloping subtidal area seaward from low tide.

**Offshore Moorage Device** – An offshore device anchored or otherwise attached to the sea bottom used to moor watercraft.

**Off-site Compensation** – Compensation for lost or degraded wetlands or other shoreline environmental resources by creating or restoring these areas on lands other than the site on which the impacts were located.

**OHWM** – See Ordinary High Water Mark

**On-site Compensation** – Compensation for lost or degraded wetlands or other shoreline environmental resources by creating or restoring these areas at or adjacent to the site on which the impacts were located.

**One-hundred Year Flood Elevation** – The elevation in feet of the area which has a one percent chance or greater of being flooded in any given year.

**One-Hundred Year Flood Hazard Area** – An area which has a one percent chance or greater of being flooded in any given year.

**One-Hundred Year Flood** – The maximum flood expected to occur during a one-hundred year period.

**Open Space** – A land area allowing view, use or passage that is almost entirely unobstructed by buildings, paved areas, or other manmade structures.

**Ordinary High Water Mark (OHWM)** – 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 of Ecology; 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 tide and the ordinary high water mark adjoining fresh water shall be the line of mean high water.

**Outer Harbor Line** – A line located and established in navigable waters as provided in Section 1 of Article 15 of the Washington State Constitution, beyond which the State shall never sell or lease any rights whatsoever.

**Over-water Structures** – Structures built waterward of the OHWM including, but not limited to, piers, docks, jetties, dwelling units, and breakwaters.

**Permit** – A shoreline substantial development permit, variance, or conditional use permit, permit revision, or any combination thereof.

**Person** – An individual, partnership, corporation, association, organization, cooperative, public or municipal corporation, agency of the state, or local government unit, however designated.

**Pier** – A fixed, pile-supported structure built over the water, used as a landing place for marine transport or for recreational purposes.

**Pocket Beach** – An isolated accretion beach bordered by shoreline modifications.

**Pollutant** – Any substance that has been or may be determined to cause or tend to cause injurious, corrupt, impure, or unclean conditions when discharged to surface water, air, ground, sanitary sewer system, or storm drainage system.

**Priority Habitat** – A habitat type with unique or significant value to one or more species. An area classified and mapped as priority habitat must have one or more of the following attributes;

- Comparatively high fish or wildlife density
- Comparatively high fish or wildlife species diversity
- Fish spawning habitat
- Important wildlife habitat
- Important fish or wildlife seasonal range
- Important fish or wildlife movement corridor
- Rearing and foraging habitat
- Important marine mammal haul-out
- Refugia habitat
- Limited availability
- High vulnerability to habitat alteration
- Unique of dependent species

- Shellfish bed

A priority habitat may be described by a unique vegetation type or by a dominant plant species that is of primary importance to fish and wildlife (such as oak woodlands or eelgrass meadows). A priority habitat may also be described by a successional stage (such as, old growth and mature forests). Alternatively, a priority habitat may consist of a specific habitat element (such as a consolidated marine/estuarine shoreline, talus slopes, caves, snags) of key value to fish and wildlife. A priority habitat may contain priority and/or nonpriority fish and wildlife.

**Priority Species** – means species requiring protective measures and/or management guidelines to ensure their persistence at genetically viable population levels. Priority species are those that meet any of the criteria listed below.

a) Criterion 1. State-listed or state proposed species. State-listed species are those native fish and wildlife species legally designated as endangered (WAC 232-12-014), threatened (WAC 232-12-011), or sensitive (WAC 232-12-011). State proposed species are those fish and wildlife species that will be reviewed by the Department of Fish & Wildlife (POL-M-6001) for possible listing as endangered, threatened, or sensitive according to the process and criteria defined in WAC 232-12-297.

b) Criterion 2. Vulnerable aggregations. Vulnerable aggregations include those species or groups of animals susceptible to significant population declines, within a specific area or statewide, by virtue of their inclination to congregate. Examples include heron colonies, seabird concentrations, and marine mammal congregations.

c) Criterion 3. Species of recreational, commercial, and/or tribal importance. Native and nonnative fish, shellfish, and wildlife species of recreational or commercial importance and recognized species used for tribal ceremonial and subsistence purposes that are vulnerable to habitat loss or degradation.

d) Criterion 4. Species listed under the federal Endangered Species Act as either proposed, threatened, or endangered.

**Priority Use** – The Shoreline Management Act and this Master Program give preference to shoreline uses that are water-dependent or water-related, provide public access and recreational use of the shoreline, as well as other uses which provide an opportunity for substantial numbers of people to enjoy the shoreline and to single-family residences.

**Provisions** – Policies, regulations, standards, guideline criteria or environment designations.

**Public Access** – A means of physical approach to and along the shoreline available to the general public. This may also include visual access. Provision of public access is a non-profit activity.

**Public Interest** – The interest shared by citizens of the state or community at large in the affairs of government, or some interest by which their rights or liabilities are affected such as an effect on public property or on health, safety, or general welfare resulting from a use or development.

**Public Use** – To be made available daily to the general public on a first-come, first-served basis.

**RCW** – Revised Code of Washington

**Recreational Facilities** – Facilities such as parks, trails, pathways, campgrounds, and swim rafts that provide a means for relaxation, play, or amusement.

**Redevelop, Redevelopment** - “Redevelop” or “redevelopment” means the replacement of an existing structure or part of an existing structure, or demolition of the structure, with development of a new and/or remodeled structure or structures in its place.

**Revetment** – A sloped shoreline structure built to protect an existing eroding shoreline or newly placed fill against currents and wave action. Revetments are most commonly built of randomly placed boulders (riprap) but may also be built of sand cement bags, paving, or building blocks, gabions, or other systems and materials.

**Riprap** – A loose assemblage of broken rock or concrete erected in or near water for protection from wave and current action.

**Rock Weir** – A structure made of loose rock that is designed to control sediment movement, water flow, or both. A rock weir adjacent to a shoreline is typically formed by placing rock in a line outward from the shore, with the top of the rock embankment below the water level to restrict current movements parallel to the shore without completely blocking flow.

**SEPA** – State Environmental Policy Act

**SEPA Checklist** – A form, available at the City, which is required of some projects to identify the probable significant adverse impacts on the environment. The checklist will assist the responsible official with making a determination of significance or nonsignificance.

**Sea Wall** – A bulkhead, for the primary purpose of armoring the shore from erosion by waves, which also may incidentally retain uplands or fills. Sea walls are usually larger than bulkheads because they are designed to resist the full force of waves.

**Setbacks** – The distance between buildings or uses and their lot lines as established in the Land Use Regulatory Code or the Shoreline Master program.

**Shorelands** – Those lands extending landward for two hundred feet in all directions as measured on a horizontal plane from the ordinary high water mark, including all wetlands associated with the shoreline which are subject to the provisions of the Shoreline Management Act and this Master Program, and to determination by the Department of Ecology.

**Shoreline Administrator** – The Shoreline Administrator for the City of Port Orchard is the Director of the Department of Community Development, or his/her designee.

**Shoreline Permit** – See “Permit.”

**Shorelines** – All the water areas within the state, including reservoirs, and their associated wetlands, together with all underlying lands, EXCEPT 1) shorelines of statewide significance; 2) shorelines on segments of streams upstream of a point where the mean annual flow is 20 cubic feet per second or less, and the associated wetlands; and 3) shorelines on lakes of less than 20 acres in size and their associated wetlands.

**Shorelines of Statewide Significance** – Shorelines designated by the Shoreline Management act of 1971. Sinclair Inlet and adjacent saltwaters lying seaward of the extreme low tide are identified as a Shoreline of Statewide Significance.

**Shorelines Hearings Board** – A state-level quasi-judicial body, created by the Shoreline Management Act, which hears appeals by any aggrieved party on the issuance of a shoreline permit, enforcement penalty and appeals by local government of DOE approval of master programs, rules, regulations, guidelines or designations under the SMA.



**Shorelines of the State** – The total of all shorelines and shorelines of statewide significance.

**Sign** – Any visual communication device, structure, fixture, placard, painted surface, awning, banner, or balloon using graphics, lights, symbols, and/or written copy designated specifically for the purpose of advertising, identifying, or promoting the interest of any person, institution, business, event, product, goods, or services; provided, that the same is visible from any public right-of-way or waterway.

**Single-Family Residence** – A detached dwelling unit designed for and occupied by one family, including those buildings, structures and developments within a contiguous ownership which are of a normal appurtenance (WAC 173-27-040(2)(g)). This definition does not prevent a single-family residence from containing an accessory dwelling unit provided that the requirements of POMC Title 20 for this use are met.

**SMA** – See Shoreline Management Act.

**State Environmental Policy Act (SEPA)** – SEPA requires state agencies, local governments and other lead agencies to consider environmental impacts when making most types of permit decisions, especially for development proposals of a significant scale. As part of the SEPA process, EISs may be required to be prepared and public comments solicited.

**Stream** – A body of running water that moves over the land surface in a channel or bed.

**Structure** – A permanent or temporary edifice or building, or any piece of work artificially built or composed of parts joined together in some definite manner, whether installed on, above, or below the surface of the ground or water, except for vessels.

**Structure or Building, Principal** – The structure or building associated with the principal use of the property. In some circumstances, such as multi-building commercial or multifamily residential development, there may be more than one principal structure on a property. This definition shall not include nonhabitable, accessory structures and buildings such as storage sheds, decks, patios, greenhouses, swimming pools, and parking lots.

**Substantial Development** – Any developments of which the total cost or fair market value exceeds the amount currently established and in effect per WAC 173-27-040(2)(a), or any development which materially interferes with the normal public use of the water or shorelines of the state; EXCEPT as specifically exempted pursuant to RCW 90.58.030(3)(e).

**Taking** – The act of one who takes; something taken, as a catch of fish; informal receipts, especially of money; a government action assuming ownership of real property by eminent domain.

**Upland** – The area above and landward of the ordinary high water mark.

**Use** – The purpose or activity for which the land, or building thereon, is designed, arranged or intended, or for which it is occupied or maintained and shall include any manner of performance or operation of such activity with respect to the provision of this title. The definition of “use” also includes the definition of “development.”

**Utility** – A service or facility that produces, transmits, stores, processes, or disposes of electrical power, gas, water, sewage, communications, oil, and the like. Utilities have been categorized as principal, accessory, and personal wireless facilities.

- a) Principal utilities are services and facilities that produce, transmit, carry, store, process or dispose of power gas, water, sewage, communications (except wireless facilities), oil and the like.
- b) Accessory utilities are small-scale distribution services directly serving a permitted shoreline use.
- c) Personal wireless facilities include any unstaffed facility for the transmission and/or reception of personal wireless services. This can consist of an equipment shed or cabinet, a support structure, or an existing structure to achieve the necessary elevation, and the antenna or antenna array.

**Variance** – To grant relief from specific bulk, dimensional or performance standards set forth in the applicable master program and not a means to vary a use of a shoreline.

**Vegetation Removal** – The removal or alteration of trees, shrubs, and/or ground cover by clearing, grading, cutting, burning, chemical means, or other activity that causes impacts to functions provided by such vegetation. The removal of invasive or noxious weeds does not constitute significant vegetation removal. Tree pruning, not including tree topping, where it does not affect ecological functions, does not constitute significant vegetation removal.

**Vessel** – Means ships, boats, barges or any other floating craft that are designed for navigation in order to transport people or goods over water, are used for or capable of being used for navigation, and do not interfere with the normal public use of the water. A vessel is considered capable of being used for navigation even if it is not used for navigation due to actions or inactions of the vessel owner(s) or due to conditions affecting the use of the vessel for navigation, which include, but are not limited to, broken engines, lack of an engine, hull damage, physical modifications, or missing sails. Vessel also means historic ships that do not have means of self-propulsion and steering equipment.

**Water-dependent Use** – A use which cannot exist in any other location than on the water and is dependent on the water by reason of the intrinsic nature of its operations. Examples of water-dependent uses may include, but are not limited to:

- 1) Public or private terminal/transfer facilities
- 2) Ferry terminals
- 3) Ship construction and repair facilities
- 4) Marinas and boat moorages
- 5) Tug and barge companies
- 6) Water transport dependent industries (e.g. pulp and lumber mills)
- 7) Fish processing plants requiring water transport
- 8) Float plane facilities
- 9) Aquaculture
- 10) Sewer outfalls

**Water-enjoyment Use** – A use providing passive and active recreation for a large number of people along shorelines. Through location, design, and operation, the use also provides the ability for the public to interact with the shoreline. To qualify as a water enjoyment use, the use must be open to the public with most, if not all, of the shoreline devoted to fostering human interaction with the shoreline.

Water enjoyment uses include, but are not limited to:

- 1) Public waterfront parks
- 2) Public Beaches
- 3) Aquariums

- 4) Public restaurants
- 5) Resorts and convention centers with facilities open to the public
- 6) Retail and mixed commercial developments designed to enhance a waterfront location through expanse of views, amenities oriented to pedestrians, and other aesthetic design features.

**Water-oriented Use** – Any one or a combination of water dependent, water related, or water enjoyment uses.

**Water-related Use** – 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. Water-related uses include, but are not limited to:

- 1) Warehousing of goods transported by water
- 2) Seafood processing plants
- 3) Gravel storage when transported by barge
- 4) Log storage

**Wetlands or Wetland Areas** – Areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support , and that under normal circumstances do 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 those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas to mitigate the conversion of wetlands; and (11). The definition set forth in Chapter 90.58 shall also apply as used herein.

**Wireless Facilities** – See “Utilities.”

DRAFT: REDLINE STRIKEOUT/UNDERLINE REVISIONS

# SHORELINE MASTER PROGRAM 2021~~13~~

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*CITY OF PORT ORCHARD*



CITY OF PORT ORCHARD

**REVISED JANUARY 2021**~~MARCH 2013~~ ~~REVISED~~  
~~FEBRUARY 2018~~





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# CHAPTER 1: INTRODUCTION

## 1.1 Requirements of the Shoreline Management Act

Washington’s Shoreline Management Act (SMA) (Chapter 90.58 RCW, the Shoreline Management Act of 1971) was passed by the State Legislature in 1971 and adopted by the public in a referendum. The Act was created in response to a growing concern among residents of the state that serious and permanent damage was being to shorelines by unplanned and uncoordinated development. The goal of the Act was “to prevent the inherent harm in an uncoordinated and piecemeal development of the state’s shorelines.” While protecting shoreline resources by regulating development, the Act is also intended to provide for appropriate shoreline growth by encouraging land uses that enhance and conserve shoreline function and values.

The State shoreline guidelines (WAC 173-26), updated and adopted in 2003, emphasize the protection and restoration of shoreline natural resources, and give specific guidance to local jurisdictions. The guidelines refer to the protection of shoreline ecological processes (such as hydrology and sediment transport) and shoreline ecological functions (provided by water quality, vegetation, and habitat). A major concept in the protection of ecological functions is termed “no net loss.”

The Washington Shoreline Management Act (SMA) has three broad policies:

- **Promote preferred shoreline uses:** “uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the state’s shorelines...”
- **Promote public access:** “the public’s opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state shall be preserved to the greatest extent feasible consistent with the overall best interest of the state and the people generally.”
- **Protect shoreline natural resources:** This includes “...the land and its vegetation and wildlife, and the water of the state and their aquatic life...”

In establishing preferred uses of the state’s shorelines, the SMA defines “water-dependent,” “water-related,” and “water-enjoyment” uses. These terms are officially defined in Chapter 13 of the SMP. General descriptions and example are included below.

- **Water-dependent use** means a use that requires direct access to the water to accomplish its primary function. It is a use, or a portion of a use, which cannot exist in a location that is not adjacent to the water and which is dependent on the water by reason of the intrinsic nature of the operation. Example: marina, ferry terminal, boat launch.
- **Water-related use** means a use that does not require direct access to the water, but provides goods or services associated with water dependent uses. A use or portion of a

use which is not intrinsically dependent on a waterfront location but whose economic viability is dependent upon a waterfront location. Example: boat repair, kayak rentals.

- **Water-enjoyment use** means a use that does not require access to the water, but is enhanced by a waterfront location. This includes uses that facilitate public access to the shoreline as a primary characteristic of the use; or uses that provide for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people. The use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment. Example: Restaurants, parks.
- **Water-oriented use** means a use that is water-dependent, water-related, or water-enjoyment, or a combination of such uses.

## 1.2 Purpose and Intent of the Shoreline Master Program

The primary purpose of the Act is to provide for the management and protection of the State’s shoreline resources by planning for reasonable and appropriate uses. The law provides a two-tier planning and regulatory program by the state and local government. By law, the City is responsible for the following:

- Preparation of a Master Program in accordance with the policies and requirements of the Act and the State Shoreline Guidelines (WAC 173-26).
- Development of a permit system in accordance with the requirements of the Act.

Further, the purposes of this Master Program are;

- To carry out the responsibilities imposed on the City of Port Orchard by the Washington State Shoreline Management Act (RCW 90.58).
- To promote uses and development of the Port Orchard shoreline consistent with the City of Port Orchard Comprehensive Plan while protecting and restoring environmental resources.
- To promote the public health, safety, and general welfare by providing a guide and regulation for the future development of the shoreline resources of the City of Port Orchard.

## 1.3 Authority

Authority for enactment and administration of the Shoreline Master Program is the Shoreline Management Act of 1971, RCW 90.58, Washington’s Shoreline Management Act, RCW 90.58, was adopted in 1972. The purpose of the Act is to “prevent the inherent harm in an uncoordinated and piecemeal development of the state’s shorelines.” It has three broad policies: encourage water-dependent uses on the shoreline; protect shoreline natural resources; and, promote public access.

The Act establishes the concepts of *preferred uses* and *priority uses* in shoreline areas. RCW 90.58.020 indicates that *preferred* uses are those “which are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the state’s shorelines.” This section further states that *priority uses* include single family residences, ports, shoreline recreational uses, water dependent industrial and commercial developments and other developments that provide opportunities for the public to access the shoreline environment. To the maximum extent possible, the shorelines should be reserved for "water-oriented" uses, including "water-dependent", "water-related" and "water-enjoyment" uses, as defined in the Act.

The overarching policy is that “the public’s opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state shall be preserved to the greatest extent feasible consistent with the overall best interest of the state and the people generally.

RCW 90.58.020 and .100 provide goal and policy direction for the SMP, including:

- Protect the natural character and the resources and ecology of the shoreline;
- Increase public access and recreational opportunities;
- Mitigate and restore for habitat impacts to ensure no net loss of habitat function;
- Maintain the public right of navigation;
- Prioritize water-dependent and single-family residential uses and development;
- Coordinate shoreline management with other relevant local, state and federal regulations;
- Prevent and minimize flood damage;
- Protect private property rights;
- Protect and restore sites with historic, cultural or educational value.

## 1.4 Public Trust Doctrine

The Shoreline Management Act also implements the common law Public Trust Doctrine. The Public Trust Doctrine is a legal principle derived from English Common Law. The essence of the doctrine is that the waters of the state are a public resource owned by and available to all citizens equally for the purposes of navigation, conducting commerce, fishing, recreation and similar uses and that this trust remains relevant even when the underlying land is in private ownership. The doctrine limits public and private use of tidelands and other shorelands to protect the public's right to use the waters of the state. The Public Trust Doctrine does not allow the public to trespass over privately owned uplands to access the tidelands. It does, however, protect public use of navigable water bodies below the ordinary high water mark.

## 1.5 Governing Principles and Legislative Findings

In the Shoreline Management Act of 1971, RCW 90.58.020, the legislature found the following:

*“The legislature finds that the shorelines of the state are among the most valuable and fragile of its natural resources and that there is great concern throughout the state relating to their utilization, protection, restoration, and preservation. In addition it finds that ever increasing pressures of additional uses are being placed on the shoreline necessitating increased coordination in the management and development of the shorelines of the state. The legislature further finds that much of the shorelines of*



*the state and the uplands adjacent thereto are in private ownership; that unrestricted construction on the privately owned or publicly owned shorelines of the state is not in the best public interest; and therefore, coordinated planning is necessary in order to protect the public interest associated with the shorelines of the state while, at the same time, recognizing and protecting private property rights consistent with the public interest. There is, therefore, a clear and urgent demand for a planned, rational, and concerted effort, jointly performed by federal, state, and local governments, to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines. It is the policy of the state to provide for the management of the shorelines of the state by planning for and fostering all reasonable and appropriate uses. This policy is designed to insure the development of these shorelines in a manner which, while allowing for limited reduction of rights of the public in navigable waters, will promote and enhance the public interest. This policy contemplates protecting against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the state and their aquatic life, while protecting generally public rights of navigation and corollary rights incidental thereto.*

*The legislature declares that the interest of all of the people shall be paramount in the management of shorelines of statewide significance. The department, in adopting guidelines for shorelines of statewide significance, and local government, in developing master programs for shorelines of statewide significance, shall give preference to uses in the following order of preference which:*

- 1) Recognize and protect the statewide interest over local interest;*
- 2) Preserve the natural character of the shoreline;*
- 3) Result in long term over short term benefit;*
- 4) Protect the resources and ecology of the shoreline;*
- 5) Increase public access to publicly owned areas of the shorelines;*
- 6) Increase recreational opportunities for the public in the shoreline;*
- 7) Provide for any other element as defined in RCW 90.58.100 deemed appropriate or necessary.*

*In the implementation of this policy the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state shall be preserved to the greatest extent feasible consistent with the overall best interest of the state and the people generally. To this end uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the state's shoreline. Alterations of the natural condition of the shorelines of the state, in those limited instances when authorized, shall be given priority for single family residences and their appurtenant structures, ports, shoreline recreation uses including but not limited to parks, marinas, piers, and other improvements facilitating public access to shorelines of the state, industrial and commercial developments which are particularly dependent on their location on or use of the shorelines of the state and other development that will provide an opportunity for substantial numbers of the people to enjoy the shorelines of the state. Alterations of the natural condition of the shorelines and shorelands of the state shall be recognized by the department. Shorelines and shorelands of the state shall be appropriately classified and these classifications shall be revised when circumstances warrant regardless of whether the change in circumstances occurs through man-made causes or natural causes. Any areas resulting from alterations of the natural condition of the shorelines and shorelands of the state no longer meeting the definition of "shorelines of the state" shall not be subject to the provisions of chapter 90.58 RCW.*

Permitted uses in the shorelines of the state shall be designed and conducted in a manner to minimize, insofar as practical, any resultant damage to the ecology and environment of the shoreline area and any interference with the public's use of the water.

## 1.6 References to Plans, Regulations, or Information Sources

~~While the Shoreline Master Program is designed to be a stand-alone document, many other documents were referenced in the creation of this document:~~

A. **1973 Shoreline Master Program (Amended in 1994).** This SMP was originally adopted as Kitsap County's shoreline document. Port Orchard adopted it by reference. Changes were made in 1992, and again in 1994 that made it more specific to Port Orchard's shoreline.

B. **Critical Areas Ordinance.** ~~Chapter 20.162 of the Port Orchard Municipal Code, Critical Areas Regulations (Ordinance 019-17, adopted June 23, 2017.)~~~~The City of Port Orchard POMC 18 (Ordinance 030-09, adopted December 8, 2009)~~ provides rules, setbacks, mitigation and other regulations for geologically hazardous areas, wetlands, streams, etc. For regulatory purposes, Chapter 20.162 applies to critical areas within the shoreline jurisdiction, Shorelines were addressed in this update, but this Master Program overrides the regulations in Chapter 20.162 within the shoreline jurisdiction if any conflict between the critical areas ordinance and the Master Program shall occur.

C. ~~2016~~**2008 Comprehensive Plan.** The ~~2016~~**2008** Comprehensive Plan, (Ordinance ~~014-1642-08,~~ adopted ~~June 22, 2016~~**December 9, 2008**) lays out a vision for the future of the City, including land use, ~~housing~~**zoning**, and parks needs.

D. **Blackjack Creek Watershed Assessment and Protection and Restoration Plan (December 29, 2017)**~~Comprehensive Management Plan, 1987.~~ The Blackjack Creek ~~plan~~**Comprehensive Management Plan** ~~includes watershed assessment findings, a set of strategies for addressing degraded watershed processes, and recommended actions for the protection and restoration of ecological processes and habitats.~~~~lays out a vision for the management and conservation of the Blackjack Creek corridor, and was utilized heavily in the creation of the Inventory and Characterization, which was part of the Shoreline Master Program update.~~

## 1.7 Severability

The Act and this Program, as adopted and amended, comprise the basic state and municipal law regulating use of shorelines in Port Orchard. In the event provisions of the Program conflict with other applicable city policies or regulations, the more restrictive shall apply. Should any section or provision of this Program be declared invalid, such decision shall not affect the validity of the Program as a whole

## 1.8 Periodic Review and Effective Date

The most recent comprehensive update to this Program was approved by the Department of Ecology in March 2013. Subsequent City-initiated minor revisions were approved by Ecology in February 2018.

In accordance with the requirements of RCW 90.58.080, each local jurisdiction is required to review, and, if necessary, revise their Shoreline Master Program at least once every eight years. The purpose of the periodic review is to ensure that Program complies with applicable law and guidelines in effect at the time of the review, and to ensure that the Program is consistent with the local government's comprehensive plan and development regulations adopted under chapter 36.70A RCW, if applicable, and other local requirements. The periodic review process also the method for bringing shoreline master programs into compliance with the requirements of the act that have been added or changed since the last review.

The City of Port Orchard was required to complete its periodic review by June 30, 2021. This Program and all amendments thereto shall become effective fourteen (14) days after written notice of final action is issued by the Department of Ecology. The revisions adopted by the City in response to the periodic review requirement were approved by Ecology and are effective on \*\*, 2021.

~~This Program and all amendments thereto shall become effective immediately upon final approval and adoption by the Department of Ecology. Ecology approval was effective March 28, 2013.~~

## CHAPTER 2: SCOPE AND SHORELINE JURISDICTION

### 2.1 Applicability

Concepts and terms related to the City's shoreline jurisdiction are specific to those described in RCW 90.58.030, WAC 173-26-020, WAC 173-27-030, and WAC 173-22-030.

Under the SMA, the shoreline jurisdiction includes all water areas of the state, the lands underlying them, and areas that are 200 feet landward of the ordinary high water mark (OHWM) of waters that have been designated as "shorelines of statewide significance" or "shorelines of the state." These designations were established in 1971, and are described in RCW 90.58.030. Generally, "shorelines of statewide significance" include portions of Puget Sound and other marine waterbodies, rivers west of the Cascade Mountains that have a mean annual flow of 1,000 cubic feet per second (cfs) or greater, rivers east of the Cascade Range that have a mean annual flow of 200 cfs or greater, and freshwater lakes with a surface area of 1,000 acres or more. "Shorelines of the state" are generally described as all marine shorelines and shorelines of all streams or rivers having a mean annual flow of 20 cfs or greater and lakes with a surface area greater than 20 acres.

The City of Port Orchard and its associated urban growth area (UGA) contains marine shoreline, one stream, and two lakes that meet the criteria for shoreline jurisdiction.

Any person or party wishing to undertake activities constituting "development" (defined in Chapter 123) within the shoreline jurisdiction must conform to the Shoreline Management Act and this Master Program. All uses, even those not meeting the definition of development, are subject to the provisions and development regulations of this SMP, even if a permit is not required.

This Master Program shall apply to every individual, firm, partnership, association, organization, corporation, local, state or federal governmental agency, public or municipal corporation, or any other entity which develops, owns, leases, or administers lands, wetlands or waters that fall under the jurisdiction of the Shoreline Management Act.

The City shall regulate development within the shoreline jurisdiction under its general authority to regulate for the general health, safety, and welfare and its specific authority under the SMA. All uses within shoreline jurisdiction must be consistent with the policies and regulations of the Port Orchard SMP regardless of whether they require development or not. Furthermore, Shoreline Conditional Use and/or variance permits may still be required, even if a development activity is exempt from a shoreline substantial development permit. An exemption from a Shoreline Substantial Development Permit does not constitute an exemption from the policies and regulations of the Shoreline Management Act, this Master Program, or any other applicable city, state, or federal permit requirements.

*WAC 173-27-140(1): No authorization to undertake use or development on shorelines of the state shall be granted by local government unless upon review the use or development is determined to be consistent with the policy and provisions of the Shoreline Management Act and the Master Program.*

## 2.2 Port Orchard Shoreline Jurisdiction

Shorelines within the city of Port Orchard include those portions of Puget Sound lying within the city limits and all lands extending landward 200 feet in all directions as measured on a horizontal plane from the ordinary high water mark together with any associated wetlands, river deltas, and floodways associated with tidal waters that are subject to the provision of this chapter and whose locations have been designated by the Department of Ecology. However, the Shoreline Management Act does not apply to lands under exclusive federal jurisdiction.

The City also contains shorelines of statewide significance (SSWS). These SSWS are the marine shorelines from extreme low tide to the middle of Sinclair Inlet, which are adjacent to unincorporated Kitsap County and the City of Bremerton limits. In accordance with the State Shoreline Management Act, the uses of SSWS are in the following order of preference:

- 1) Recognize and protect the statewide interest over local interest;
- 2) Preserve the natural character of the shoreline;
- 3) Result in long term over short-term benefit;
- 4) Protect the resources and ecology of the shoreline;
- 5) Increase public access to publicly owned areas of the shorelines;
- 6) Increase recreational opportunities for the public in the shoreline;
- 7) Provide for any other element as defined in RCW 90.58.100 deemed appropriate or necessary.

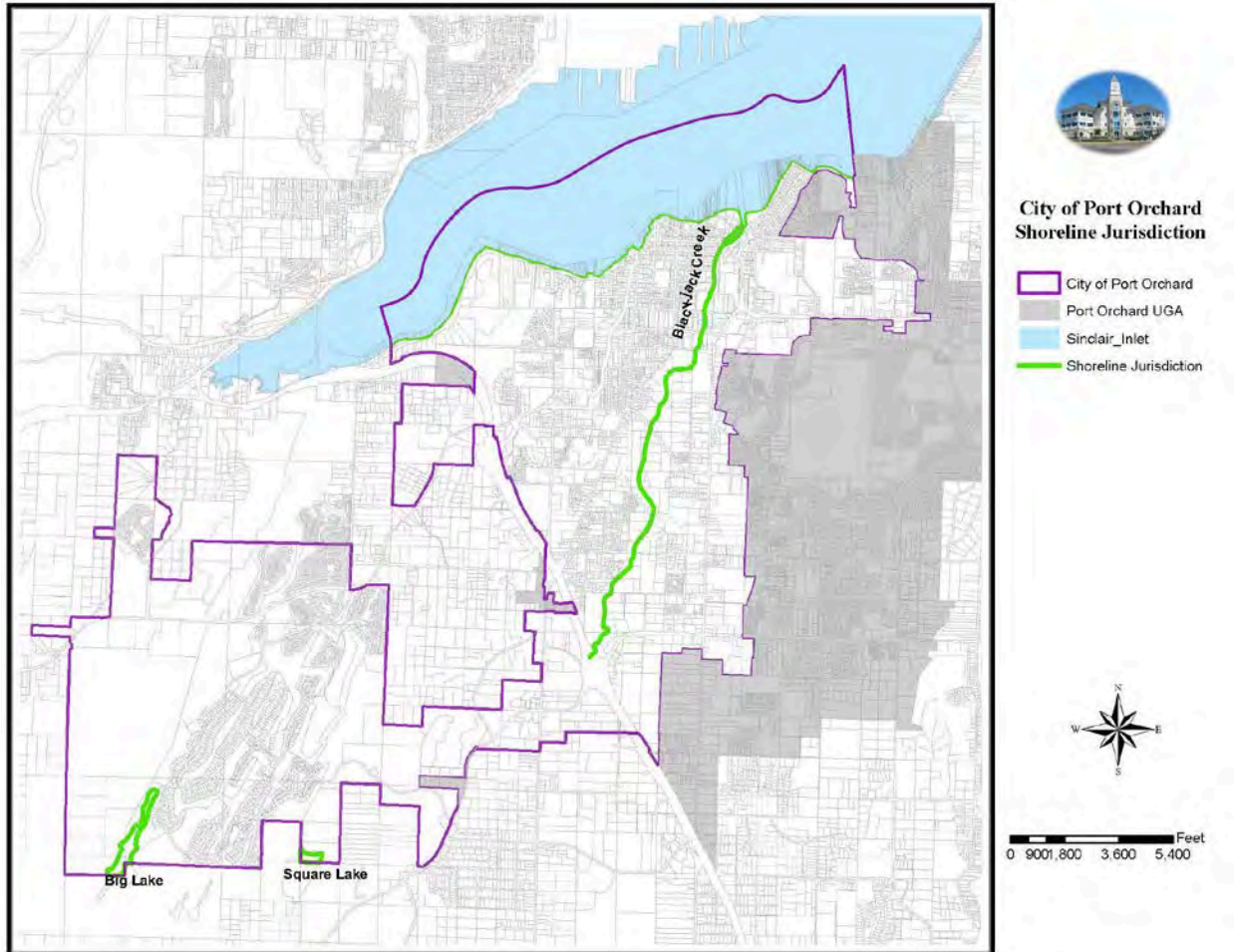
Additionally, Port Orchard shorelines also include Washington Department of Natural Resources Harbor Areas that are reserved for commerce and navigation.

In addition to the marine shorelines described above, the City contains one creek, Blackjack Creek, which meets the threshold of a shoreline of the state. According to information provided by the Kitsap Public Utilities District, which has a stream flow gauge in Blackjack Creek just downstream of the confluence of Ruby Creek, the average discharge for the years 2006 to 2009 was 18 cfs. To make an even breaking point for shoreline jurisdiction the confluence with the unnamed stream that merges underneath State Route 16 was selected as the end of shoreline jurisdiction for Blackjack Creek. The estuarine portion of Ross Creek is also a regulated shoreline of the state.

~~Due to recent annexations,~~ The City also has portions of two lakes that qualify as shorelines of the state. Big Lake, in the extreme southwest portion of the City, is approximately 22 acres, with four of those acres within City limits. Square Lake is approximately 30 acres, with ten acres within city limits.



Associated wetlands, deltas and floodways that are included in the shoreline jurisdiction are those that influence or are influenced by the regulated waters of Puget Sound. In general, a wetland is “associated” if all or a portion of the wetland falls within that area that is 200 feet from the OHWM. A wetland outside of this area may also be associated if it is in proximity to the shoreline and there is a demonstrated influence between the wetland and the shoreline. Such influence can include hydraulic continuity, such as surface or groundwater connection.



**Figure 2.1 – City of Port Orchard Shoreline Jurisdiction**

### 2.3 Relationship to Other Plans and Regulations

Uses and developments regulated by this Program may also be subject to other provisions of the Port Orchard Municipal Code (POMC), the City of Port Orchard Comprehensive Plan, the Washington State Environmental Policy Act (SEPA – RCW 41.21C and WAC 197-11), and other local, state and federal laws. Project proponents are responsible for complying with all applicable laws prior to commencing any use, development or activity. Where this Program makes reference to any RCW, WAC, or other state or federal law or regulation, the most recent amendment or current edition shall apply. In the event this

Program conflicts with other applicable County policies or regulations, all regulations shall apply and unless otherwise state, the more restrictive provisions shall apply.

The Port Orchard SMP refers to the City's Comprehensive Plan, Zoning Code, Critical Areas Ordinance and other development plans and ordinances for which the SMP has relevance. Development within shoreline jurisdiction must also comply with zoning requirements, any special overlay districts, and the view protection overlay district as outlined in POMC Title 20. In case of conflict between the land use regulatory requirements and the SMP, the stricter requirement applies.

~~POMC Title 20 contains regulations for critical areas within the City, including shorelines. Once the Shoreline Master Program is adopted, the City's critical areas regulations will no longer apply to property located within the jurisdiction governed by this program.~~

## CHAPTER 3: SHORELINE INVENTORY SUMMARY

### 3.1 Introduction

The City of Port Orchard completed its Shoreline Inventory and Characterization Report in July of 2010. The purpose was to describe existing conditions along the Port Orchard shoreline to allow development of goals, policies, and regulations for the Shoreline Master Program. That document, and reference documents included in the Appendix, provide a comprehensive analysis of ecological health and the built environment along Port Orchard's shorelines, and serves as a baseline for measuring no net loss of shoreline ecological functions.

The following are the documents that contain the most information about Port Orchard's shorelines and were relied upon to prepare the Inventory and Characterization Report.

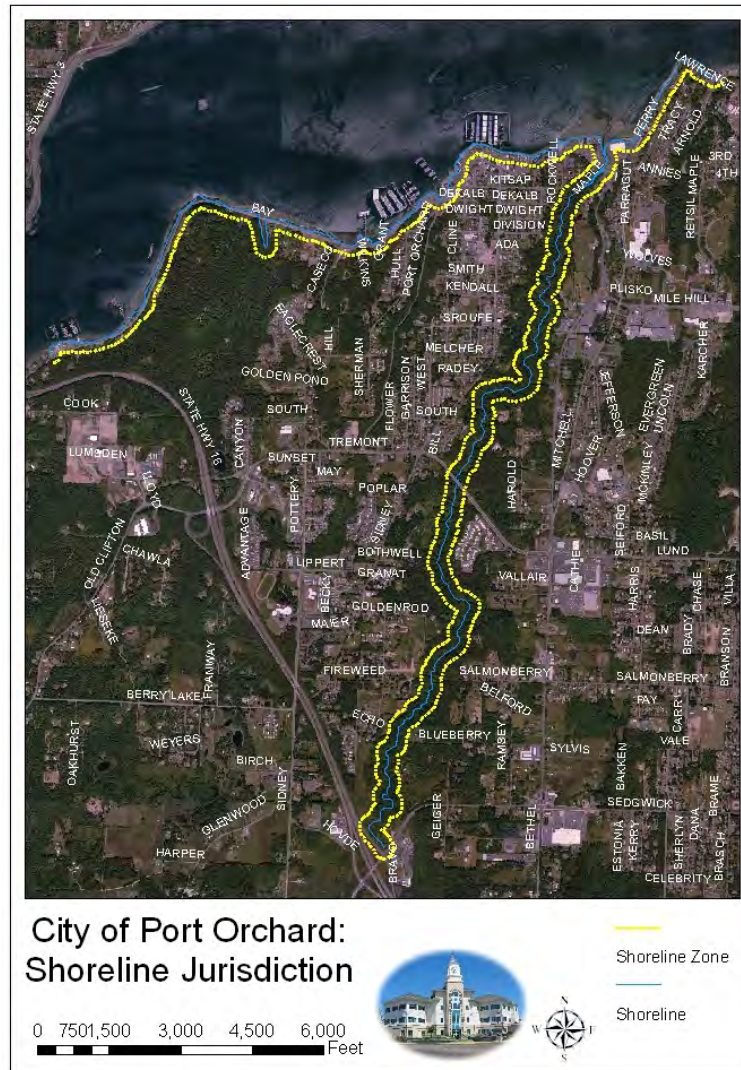
- *City of Port Orchard Comprehensive Plan* (City of Port Orchard, 2008)
- *East Kitsap County Nearshore Habitat Assessment and Restoration Prioritization Framework* (Batelle Marine Sciences Laboratory, 2009)
- *City of Port Orchard Shoreline Resource Analysis and Inventory* (Applied Environmental Sciences, 2003)
- *Blackjack Creek Comprehensive Management Plan for the City of Port Orchard* (FishPro, 1989)

Additionally, a list of other data sources are cited in Appendix F of the Shoreline Inventory and Characterization Report, which is available online at [www.cityofportorchard.us](http://www.cityofportorchard.us) or at [the Department of Community Development City Hall](#).

### 3.2 Study Area

According to the Shoreline Management Act, found in WAC 173-26, and RCW 90.58, local jurisdictions must create a Shoreline Master Program (SMP) for any "shoreline of the state." These shorelines are generally described as all marine shorelines and shorelines of all other streams or rivers having a mean annual flow of 20 cfs (cubic feet per second) or greater and lakes with a surface area greater than 20 acres.

Within City limits, there are just over three miles of Puget Sound shoreline, over two miles of Blackjack Creek shoreline, and portions of Big Lake and Square Lake, which are over 20 acres. Additionally, in the Urban Growth Area (UGA), there are nearly three miles of Puget Sound shoreline, portions of Blackjack Creek, and a portion of the west side of Big Lake.



### 3.3 Summary of Findings

#### 3.3.1 Sinclair Inlet Shoreline

In the Inventory and Characterization document, the Sinclair Inlet shoreline was broken into eight segments. Segments 1 through 7 were within City limits, and Segment 8 was the UGA portion of the shoreline.

The Sinclair Inlet shoreline is highly urbanized and physically altered, with approximately 89 percent of the shoreline being armored. There are also State highways, City Streets, and County roads along the entire length of the shoreline, with bridges or culverts constraining the streams that run to the Inlet.

Much of the road bed areas, and most development waterward of the roads were built on fill and are protected by various types of shoreline armoring. Native vegetation has been removed from much of the Sinclair Inlet shoreline as well.

Despite the altered state of the Sinclair Inlet shoreline, it is home to bald eagle perches, blue herons, and other shoreline birds. In addition, Sinclair Inlet has been designated as a nearshore refugia that includes portions of the shoreline. The refugia provides migration, foraging and rearing habitat for multiple salmonid species and other marine wildlife. The nearshore conditions also provide suitable spawning habitat for surf smelt and Pacific sand lance.

### **3.3.2 Blackjack Creek Shoreline**

Unlike the Sinclair Inlet shoreline, the majority of the Blackjack Creek shoreline is relatively intact. The mouth of the Creek, which is also covered in Segment 7 of the Inventory and Characterization report, has been highly altered with shoreline armoring, paving, and channelization. However, just upstream, the Blackjack Creek corridor becomes nearly a wilderness area, with natural vegetation, wildlife corridors, and a healthy salmon stream.

In the Inventory and Characterization, Blackjack Creek was broken up into four segments, along lines determined in the Blackjack Creek Comprehensive Management Plan. Segment S1 is the most urbanized and altered from its natural state.

Blackjack Creek contains important habitat for several salmonid species. Fish use in the creek includes large numbers of early chum salmon, including an early-returning stock that the Washington State Department of Fish and Wildlife considers to be rare. In addition, the creek supports significant numbers of late returning chum, coho salmon, and steelhead, searun cutthroat trout, and resident cutthroat. There has also been documented use of Blackjack Creek by fall Chinook salmon.

The topography of the Blackjack Creek ravine has been a major factor in protecting the vegetation and resources of the Creek. It is extremely steep for the majority of the regulated area, and although it had been logged in the past, it has remained relatively untouched for several decades.

### **3.3.3 Lakes Shorelines**

Due to the annexation of McCormick Woods, the City gained parts of two lakes that are big enough to qualify as a shoreline of the state, and must be included in the SMP. Square and Big Lakes are both less than 30 acres, and both share shoreline jurisdiction with Kitsap County. Neither of them are located entirely in the City.

#### **3.3.3.1 Square Lake**

Approximately ten acres of Square Lake are located within the City of Port Orchard. The other twenty are entirely within Kitsap County jurisdiction, and are not within the UGA. There is just one property owner in the City within Square Lake jurisdiction, and the property is undeveloped. The area around Square Lake had been historically logged, but mature forests are present, and lack of human activity (there are only two houses that touch the lake, and the rest is State Park), allow for high vegetation function.



### 3.3.3.2 Big Lake

Big Lake (also known as Big Pond) lies in a shallow depression west of the McCormick Woods housing development. The lake is very shallow, and is long and narrow, heading from the northeast to the southwest, and lies within City limits for four of its 22 acres. The remaining area lies within the South Kitsap UGA and unincorporated Kitsap County. There are two property owners within City shoreline jurisdiction, one of them being the McCormick Woods Homeowners Association, which maintains trails near the lake and its associated wetlands.

Big Lake is inaccessible by car or public transportation, and public access is limited to bikes and walkers who are homeowners (or guests of homeowners) in the McCormick Woods housing development.

## CHAPTER 4: SHORELINE ENVIRONMENTS

Shoreline environment designations are required by WAC 173-26-211, and are intended to serve as a tool for applying the statewide policies to local shorelines. Environment designations are assigned to reflect the type of development that has taken place over time, as well as development, or the lack of it, that should take place in the future in order to preserve ecological function.

### 4.1 Applicability

The City of Port Orchard classification system consists of five shoreline environments that are contained in the recommended classification system identified in WAC 173-26-211(5). The State's Shoreline Master Program Guidelines describe the purpose of environment designations in WAC 173-26-191(1(d)).

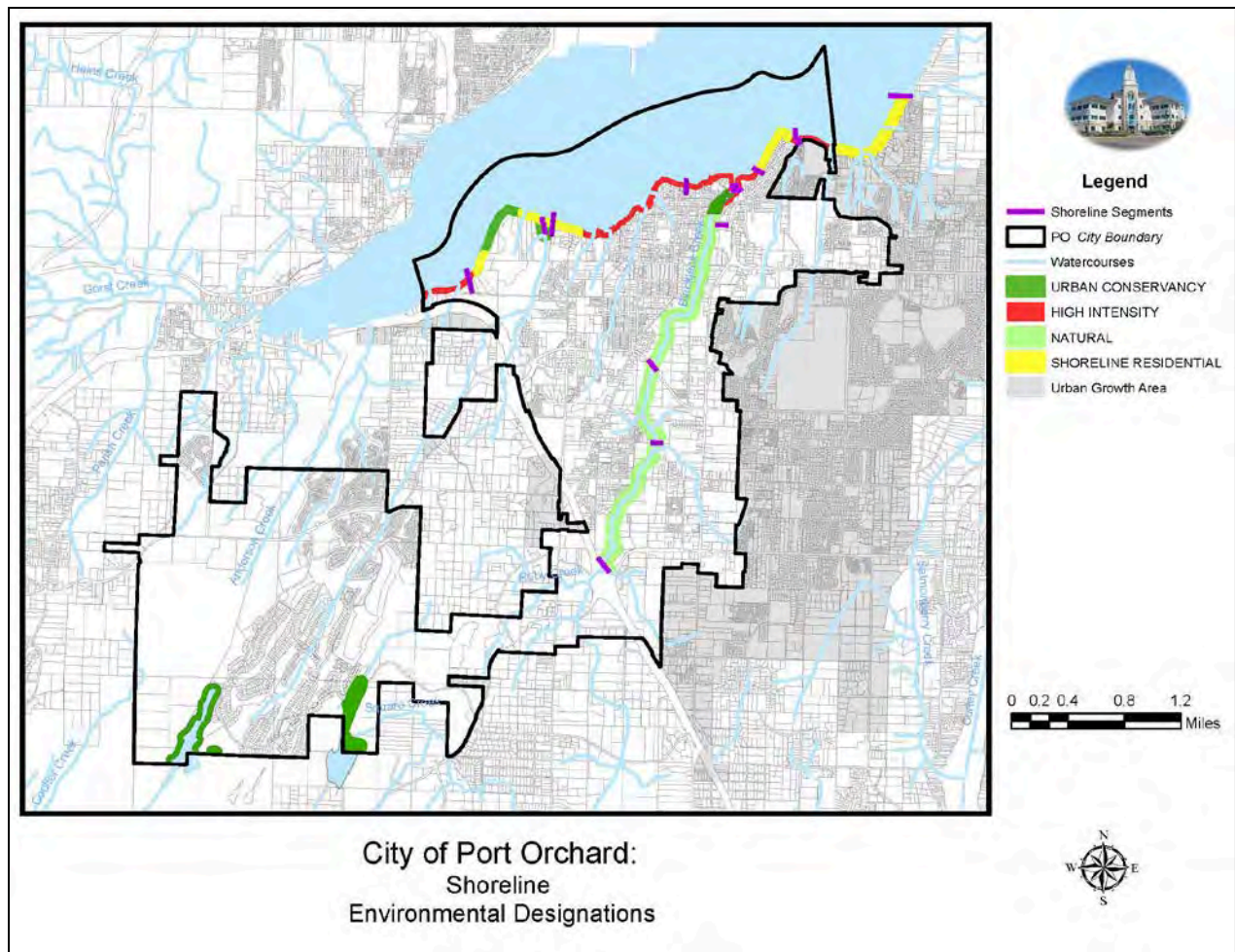
Shoreline management must address a wide range of physical conditions and development settings along shoreline areas. Effective shoreline management requires that the Shoreline Master Program prescribe different sets of environmental protection measures, allowable use provisions, and development regulations for each shoreline segment. Assigning shoreline designations, each with different policies and regulatory measures, provides a regulatory framework for environmental protection and development depending on the development and resources present in specific areas.

The Port Orchard classification system consists of five shoreline environment designations consistent with the SMA (RCW 90.58), the Shoreline Master Program Guidelines (WAC 173-26), and the City of Port Orchard Comprehensive Plan. The five shoreline environments are:

- High-Intensity
- Shoreline Residential
- Urban Conservancy
- Natural
- Aquatic

### 4.2 Official Shoreline Map

The official Shoreline Environment Designation maps can be found in Appendix- A. Pursuant to RCW 90.58.040, the maps illustrate the shoreline environment designations that apply to all shorelines of the state within the City of Port Orchard's- jurisdiction. The lateral extent of the shoreline jurisdiction shall be determined for specific cases or development proposals based on the location of the ordinary high water mark (OHWM), floodway, and the presence of associated wetlands. In the event of a mapping error, the City will rely upon the boundary descriptions and the criteria in the sections below.



**Overview of Shoreline Designations from Appendix A**

## 4.3 High-Intensity Environment

### 4.3.1 Purpose

The purpose of the "high-intensity" environment is to provide for high-intensity water-oriented commercial, mixed-use, transportation, and industrial uses while protecting existing ecological functions.

### 4.3.2 Management policies.

- a) First priority should be given to water-dependent uses. Second priority should be given to water-related and water-enjoyment uses.
- b) Full utilization of existing urban areas should be achieved before further expansion of intensive development is allowed. Reasonable long-range projections of regional economic need should guide the amount of shoreline designated "high-intensity." However, consideration should be given to

the potential for displacement of non-water oriented uses with water oriented uses when analyzing full utilization of urban waterfronts and before considering expansion of such areas.

c) Policies and regulations should assure no net loss of shoreline ecological functions as a result of new development. Where feasible, new development shall include environmental cleanup and restoration of the shoreline to comply with any relevant state and federal law.

d) Visual and physical public access should be required as provided for in WAC 173-26-221(4)(d).

e) Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development siting, screening and architectural standards, and maintenance of natural vegetative buffers.

#### **4.3.3 Designation Criteria**

A "high-intensity" environment designation will be assigned to shoreline areas within City limits, as described by RCW 36.70A.070 if they currently support high-intensity uses related to commerce, transportation or navigation, mixed-use or multi-family residential; or are suitable and planned for high-intensity water-oriented uses.

## **4.4 Shoreline Residential Environment**

### **4.4.1 Purpose**

The purpose of the "shoreline residential" environment is to accommodate residential development and appurtenant structures that are consistent with this chapter. A secondary purpose is to provide appropriate public access and recreational uses.

### **4.4.2 Management policies**

a) Standards for density or minimum frontage width, setbacks, lot coverage limitations, buffers, shoreline stabilization, vegetation conservation, critical area protection, and water quality shall be set to assure no net loss of shoreline ecological functions, taking into account the environmental limitations and sensitivity of the shoreline area, and the level of infrastructure and services available.

b) Multifamily and multi-lot residential and recreational developments should provide public access and joint use for community recreational facilities.

c) Access, utilities, and public services should be available and adequate to serve existing needs and/or planned future development.

d) Commercial development should be limited to water-oriented uses, home professions, or home occupations as described in POMC Title 20, and as allowed by the underlying zoning district.

### **4.4.3 Designation Criteria**

A "shoreline residential" environment designation is assigned to shoreline areas inside city limits or the South Kitsap urban growth area, if they are predominantly single-family or multifamily residential development or are planned and platted for residential development.

## **4.5 Urban Conservancy Environment**

### **4.5.1 Purpose.**

The purpose of the "urban conservancy" environment is to protect and restore ecological functions of open space, floodplain and other sensitive lands where they exist in urban and developed settings, while

allowing a variety of compatible uses. It should be applied to those areas where most benefit the public if their existing character is maintained, but can also tolerate limited development.

#### **4.5.2 Management policies.**

(a) Uses that preserve the natural character of the area or promote preservation of open space, floodplain or sensitive lands either directly or over the long term should be the primary allowed uses. Uses that result in restoration of ecological functions should be allowed if the use is otherwise compatible with the purpose of the environment and the setting.

(b) Standards should be established for shoreline stabilization measures, vegetation conservation, water quality, and shoreline modifications within the "urban conservancy" designation. These standards should ensure that new development does not result in a net loss of shoreline ecological functions or further degrade other shoreline values.

(c) Public access and public recreation objectives should be implemented whenever feasible and significant ecological impacts can be mitigated.

(d) Water-oriented uses should be given priority over non-water oriented uses. For shoreline areas adjacent to commercially navigable waters, water-dependent uses should be given highest priority.

#### **4.5.3 Designation Criteria**

An "urban conservancy" environment designation is assigned to shoreline areas appropriate and planned for development that is compatible with maintaining or restoring of the ecological functions of the area, that are not generally suitable for water-dependent uses, if any of the following characteristics apply:

(a) They are suitable for water-related or water-enjoyment uses;

(b) They are open space, flood plain or other sensitive areas that should not be more intensively developed;

(c) They have potential for ecological restoration;

(d) They retain important ecological functions, even though partially developed; or

(e) They have the potential for development that is compatible with ecological restoration.

Any shorelines that have been left undesignated shall be assigned an Urban Conservancy designation per WAC 173-26-211(2)(e).

## **4.6 Natural Environment**

### **4.6.1 Purpose**

The purpose of the "natural" environment is to protect those shoreline areas that are relatively free of human influence or that include intact or minimally degraded shoreline functions intolerant of human influence or that include intact or minimally degraded shoreline functions intolerant of human use. These systems require that only very low intensity uses be allowed in order to maintain the ecological functions and ecosystem-wide processes. Consistent with the policies of the designation local jurisdictions should include planning for restoration of degraded shorelines within this environment.

### **4.6.2 Management policies**

Any use that would substantially degrade the ecological functions or natural character of the shoreline should not be allowed.

The following new uses should not be allowed in the "natural" environment:



- a) Commercial Uses
- b) Industrial uses
- c) High-intensity recreational uses
- d) Roads, utility corridors, and parking areas that can be located outside of “natural”-designated shorelines.
- e) Single-family residential development may be allowed as a conditional use within the “natural” environment if the density and intensity of such use is limited as necessary to protect ecological functions and be consistent with the purpose of the environment.
- f) Commercial forestry may be allowed as a conditional use in the “natural” environment provided it meets the conditions of the State Forest Practices Act and the City of Port Orchard Critical Areas Ordinance and its implementing rules and is conducted in a manner consistent with the purpose of this environment designation.
- g) Agricultural uses of a very low intensity nature may be consistent with the Natural Environment when such use is subject to appropriate limitations or conditions to assure that the use does not expand or alter practices in a manner inconsistent with the purpose of the designation.
- h) Scientific, historical, cultural, educational research uses, and low-intensity water-oriented recreational access uses may be allowed provided that no significant ecological impact on the area will result.
- i) New development or significant vegetation removal that would reduce the capability of vegetation to perform normal ecological functions should not be allowed. Do not allow the subdivision of property in a configuration that, to achieve its intended purpose, will require significant vegetation removal or shoreline modification that adversely impacts ecological functions. That is, each new parcel must be able to support its intended development without significant ecological impacts to the shoreline ecological functions.

#### **4.6.3 Designation Criteria.**

A “natural” environment designation is assigned to most of the Blackjack Creek shoreline, within City limits, but outside of the downtown area. It is also assigned to Blackjack Creek within the South Kitsap Urban Growth Area. Areas assigned the “natural” designation contain the following characteristics:

- a) The shoreline is ecologically intact and therefore currently performing an important, irreplaceable function or ecosystem-wide process that would be damaged by human activity;
- b) The shoreline is considered to represent ecosystems and geologic types that are of particular scientific and educational interest; or
- c) The shoreline is unable to support new development or uses without significant adverse impacts to ecological functions or risk to human safety.
- d) Such shoreline areas include largely undisturbed portions of shoreline areas such as wetlands, estuaries, unstable bluffs, coastal dunes, spits, and ecologically intact shoreline habitats. Shorelines inside or outside urban growth areas may be designated as “natural.”

Ecologically intact shorelines, as used here, means those shoreline areas that retain the majority of the natural shoreline functions, as evidenced by the shoreline configuration and the presence of native vegetation. Generally, but not necessarily, ecologically intact shorelines are free of structural shoreline modifications, structures, and intensive human uses.

## 4.7 Aquatic Environment

### 4.7.1 Purpose.

The purpose of the "aquatic" environment is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high-water mark.

### 4.7.2 Management policies.

(a) Allow new over-water structures only for water-dependent uses, public access, or ecological restoration.

(b) The size of new over-water structures should be limited to the minimum necessary to support the structure's intended use.

(c) In order to reduce the impacts of shoreline development and increase effective use of water resources, multiple uses of over-water facilities should be encouraged.

(d) All developments and uses on navigable waters or their beds should be located and designed to minimize interference with surface navigation, to consider impacts to public views, and to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration.

(e) Uses that adversely impact the ecological functions of critical saltwater and freshwater habitats should not be allowed except where necessary to achieve the objectives of RCW 90.58.020, and then only when their impacts are mitigated according to the sequence described in WAC 173-26-201(2)(e) as necessary to assure no net loss of ecological functions.

(f) Shoreline uses and modifications should be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.

### 4.7.3 Designation Criteria

An "aquatic" environment designation is assigned to lands waterward of the ordinary high-water mark.

## CHAPTER 5: MASTER PROGRAM GOALS

### 5.1 Introduction

The City of Port Orchard is required to address master program elements, as listed in RCW 98.58.100(2). The Master goal for the shorelines is as follows:

To plan for shoreline uses that enhance, promote, and protect the balance between the sensitive ecology of Port Orchard's shoreline and its urban development.

### 5.2 Economic Development

To encourage economic development that is sensitive to the shoreline environment, is water-related or dependent, and benefits the community. Enhance Port Orchard's appeal as a boating destination for commercial and pleasure vessels while supporting and encouraging maritime businesses, boatyards, and boat repair facilities, recognizing that Port Orchard is one of few remaining places for boat repair on the west side of Puget Sound.

### 5.3 Public Access

Enhance public access to City shorelines and preserve views of the shoreline and water, while maintaining safety and respect for adjacent private property. Public access includes the ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations.

### 5.4 Recreation

Improve and maintain the publicly owned shorelines dedicated to public recreation and develop their potential for visitors and citizens while recognizing the importance of existing park, trail and recreation areas. Ensure that water-oriented recreational uses are permitted in the shoreline area when consistent with the goals, policies and regulations of this SMP.

### 5.5 Transportation

To achieve safe, convenient, and diversified circulation systems to provide public access to the shoreline, efficient movement of people and goods, with minimum disruption to the shoreline environment and minimum conflict among shoreline uses and between shoreline users and abutting upland areas, while maintaining vital shoreline road and ferry links.

### 5.6 Shoreline Use

Coordinate the regulation for a variety of shoreline uses which result in long-term rather than short-term benefits.

### 5.7 Conservation

Preserve, protect, and restore shoreline vegetation and wetlands, as practical, to optimize the support of wild, botanic, and aquatic life, as it exists today, with the goal of achieving no net loss of ecological function

## 5.8 Historic, Cultural, Scientific, and Educational

Prevent the destruction or damage of any site having historic, cultural, scientific, or educational value, as identified by the appropriate authorities, including the State Office of Archaeology and Historic Preservation and affected tribes.

## 5.9 Flood ~~Hazard Reduction~~Control

To protect public and private infrastructure and property from loss and damage created by flood events, including increased coastal flooding caused by sea level rise.

## 5.10 Climate Change and Sea Level Rise

To protect coastal resources, both natural and man-made, from the deleterious effects of sea level rise over time due to climate change, including but not limited to: increased coastal flooding, loss of shoreline habitat, saltwater intrusion, damage to public and private improvements and infrastructure, and mobilization of contaminated sediments.

## **CHAPTER 6:**

# **GENERAL SHORELINE MASTER PROGRAM POLICIES & REGULATIONS**

Development and use proposals may involve a number of uses and shoreline modifications and must comply with the policies and regulations for each. Each project is reviewed for compliance with the applicable “use” policies and regulations in this Chapter and with the applicable policies and regulations in the applicable Chapters of this Master Program. For example, uses associated with a new marina may include boat launches, industrial and port facilities, parking facilities, and recreational facilities. Construction of a marina may involve numerous shoreline modifications, including dredging, dredge spoil disposal, a jetty or breakwater, and perhaps landfill. All shoreline developments and uses must comply with the policies and standards of this Master Program whether or not a shoreline substantial development permit is required

The general policies are to be generally applied to all shoreline areas, without regard to environment designation. The provisions are established in WAC 173-26-221. The policies incorporate much of the existing Shoreline Master Program content, as well as significant incorporation of the “principles” sections that are listed in the WAC.

Specific conditions that ensure such compliance may be attached as a condition of permit approval. Shoreline uses specifically listed are permitted outright or eligible for consideration as a shoreline variance or shoreline conditional use permit. However, if the use is permitted, deviations from the minimum performance standards may be approved under a shoreline variance unless specifically stated otherwise. The performance standards contained herein augment standards established through other land development regulations. Where conflict arises between these and other applicable controls, the regulations that provide more protection to the shoreline area shall apply. All provisions of this Shoreline Master Program are enforceable provided no reasonable alternative exist, or when the alternative would result in unreasonable and disproportionate cost to the landowner. If redevelopment or expansion of a nonconforming structure or use is proposed, or if redevelopment or expansion is proposed to take place within a shoreline buffer, the redevelopment or expansion must comply with the underlying zoning of the property as well as Appendix ~~C~~E of this Master Program.

### **6.1 Applicability**

The provisions in this chapter shall be applied either generally to all shoreline areas or to shoreline areas that meet the specified criteria of the provision without regard to environment designation. These provisions address certain elements as required by RCW 90.58.100(2) and implement the principles as established in WAC 173-26-186.

### **6.2 Archaeological and Historical Resources**

The following provisions apply to archaeological and historic resources that are either recorded at the State Historic Preservation Office and/or by local jurisdictions or have been inadvertently uncovered. Archaeological sites located both in and outside shoreline jurisdiction are subject to RCW 27.44.055 and RCW 27.56 and development or uses that may impact such sites shall comply with WAC 25-48.



## **Management Policies**

**SMP-GP-1** Prevent the destruction or damage of any site having historic, cultural, scientific, or educational value, as identified by the appropriate authorities, including the state office of Archaeology and Historic Preservation and the Suquamish Tribe.

## **Development Regulations**

**G-DR 1** Developers and property owners must immediately stop excavation work in the immediate vicinity and notify the local government, the Office of Archaeology and Historic Preservation and affected Indian tribes if archaeological resources are uncovered during excavation.

**G-DR 2** Permits issued in areas with a high probability for unrecorded archaeological resources or that are documented to contain archaeological resources may require a site inspection or evaluation by a professional archaeologist in consultation with the Washington State Department of Archaeology and Historic Preservation and the Suquamish Tribe.

## **6.3 Critical Areas**

The shorelines in the City of Port Orchard, and the associated Urban Growth Area, are largely developed. Within shoreline jurisdiction there are many other types of critical areas that have been identified to be protected. All critical areas, including marine shorelines, have been provided regulatory protection with the adoption of Port Orchard Municipal Code Title 20, and the 2017 update of the Port Orchard Critical Areas Ordinances. With the implementation of the critical areas policies listed below, the Port Orchard Shoreline Master Program does provides for management of critical areas, can be implemented, and is consistent with RCW 90.58.090(4) and WAC 173-26-221.

### *a. Wetlands*

## **Management Policies**

**SMP-GP-2** Exhibit, at a minimum, no net loss of wetland area and function for wetlands associated with the shoreline and with Blackjack Creek and the Ross Creek estuary.

**SMP-GP-3** Grading, filling, draining, flooding, or dredging, or mining within regulated wetland areas, including those associated with Blackjack Creek and the Ross Creek estuary, should be prohibited.

## **Development Regulations**

**G-DR 3** All development proposals on lands containing wetlands within shoreline jurisdiction shall follow all regulations regarding the rating, categorization, delineation and protection of

wetlands, and the establishment and maintenance of wetland buffers, as set forth in POMC Title 20, Chapter 20.162 (Critical Areas Regulations).Appendix B.

*b. Geologically Hazardous Areas*

**Management Policies**

**SMP-GP-4** New development or the creation of new lots that would cause reasonably foreseeable risk to people or improvements over the life of the development should be prohibited.

**SMP-GP-5** Development that would require structural shoreline stabilization over the life of the development should be prohibited in accordance with WAC 173-26-221 (2(c)).

**SMP-GP-6** Structural shoreline stabilization measures will be allowed to protect existing primary residential structures and properties in conformance with WAC 173-26-221(ii).

**Development Regulations**

**G-DR 4** All development proposals on land containing geologically hazardous areas within shoreline jurisdiction shall follow all regulations set forth in Port Orchard Municipal Code Title 20.

*c. Critical Saltwater Habitats*

Critical saltwater habitats provide important ecological functions, and therefore require a higher level of protection. While Sinclair Inlet does not have known kelp or eelgrass beds, it does have spawning and holding areas for forage fish such as smelt and sandlance, as well as migratory routes for salmon.

**Management Policies**

**SMP-GP-7** Development within areas identified as critical saltwater habitats for anadromous fish habitat, or eagle use and buffer, shall comply with all state and federal regulations for protection of listed species and their habitats.

**SMP-GP-8** Repair and reconstruction of existing legal structures or facilities within critical saltwater habitats may be permitted, provided that identified adverse impacts shall be mitigated to encourage no net loss of ecological function.

**SMP-GP-9** When development is proposed on a property that includes tidelands or submerged lands designated as critical saltwater habitat, provisions should be included in the development application that address protection, enhancement and potential restoration of habitat areas.

**Development Regulations**

**G-DR 5** Structures, developments, and uses, including marinas, docks, piers, mooring areas, underwater parks, utilities, and shoreline modifications, may not intrude into or be built over

critical saltwater habitat unless the applicant can demonstrate that the following criteria can be met:

- a. An alternative alignment or location is not feasible.
- b. The project is designed to minimize its impacts on critical saltwater habitats and the shoreline environment.
- c. Impacts to critical saltwater habitat functions can be mitigated to result in equal or better ecological function.
- d. The facility is a public facility and is in the public interest.

**G-DR 6** In areas not previously identified as critical saltwater habitat, the project proponent shall submit appropriate studies to determine whether critical saltwater habitats exist, whenever the following two conditions are applicable:

- a. The proposed development, use or activity has the potential to cause significant adverse impacts to a critical saltwater habitat; and
- b. The beach or saltwater area that may be directly impacted by the proposed development, use or activity is the type of environment in which a critical saltwater habitat has been demonstrated to occur.

**G-DR 7** Except as a habitat improvement or restoration measure, aquatic herbicide treatments, mechanical removal of vegetation and aquatic pesticide treatments may not be used on critical saltwater habitats. Use of aquatic herbicide treatments are to be discouraged.

**G-DR 8** Sand, gravel, or other materials may neither be added nor removed from critical saltwater habitats, except when part of an approved restoration project or as allowed in G-DR 5 above.

**G-DR 9** New outfalls (including stormwater and treated sewer outfalls) and discharge pipes are discouraged from being located in critical saltwater habitats or areas where outfall or discharge will adversely affect critical saltwater habitats unless the applicant can show that the majority of the following can be met:

- a. There is no feasible alternative location for the outfall or pipe.
- b. The outfall or pipe is placed below the surface of the beach or bed of the water body.
- c. The outfall discharges waterward of the subtidal zone.
- d. The disturbed area will be revegetated with native plants.
- e. The discharge point(s) on the outfall or discharge pipes is located so that the discharges, including nutrients in the discharge and currents, do not adversely affect critical saltwater habitats.

*d. Critical Freshwater Habitats*

Critical freshwater habitat within Port Orchard City limits is limited to the Blackjack Creek corridor and the estuarine portion of Ross Creek. Ecological functions of streams depend upon continuity and connectivity along the shoreline and the conditions of the surrounding lands on either side of the

channel. Improper stormwater, sewer, or industrial outfalls and unmanaged clearing and grading can degrade ecological functions downstream thereby altering hydrographic conditions, raising water temperatures resulting in the corridor being inhospitable to priority species and posing flood risks to human health, safety and property.

### **Management Policies**

**SMP-GP-10** The City shall take special care when reviewing and inspecting development projects that discharge stormwater toward Blackjack Creek and the Ross Creek estuary.

**SMP-GP-11** Where appropriate, the City should integrate protection of critical freshwater habitat with flood hazard reduction and other stream management provisions.

**SMP-GP-12** The City should encourage, assist, and facilitate appropriate restoration projects, as appropriate.

**SMP-GP-13** Realignment or rechannelization, clearing of adjacent native vegetation or large woody debris, and water withdrawals and diversion from the Blackjack Creek shoreline should be prohibited except for purposes of habitat restoration and enhancement, recreation and public access.

### **Development Regulations**

**G-DR 10** All development proposals within the Blackjack Creek shoreline jurisdiction or the Ross Creek estuary shoreline jurisdiction shall be subject to the provisions of the [POMC Title 20 Critical Areas Ordinance, regulations for Fish and Wildlife Habitat Conservation Areas](#).

## **6.4 Flood Hazard Reduction**

Flood hazard reduction may consist of both structural and nonstructural measures. Flood hazard reduction nonstructural measures may include such measures as; setbacks, land use controls, wetland restoration, relocation of a use, and stormwater management programs. Further, flood hazard reduction may take the form of structural measures, such as dikes, levee, revetments, flood walls, channel realignment, and elevation of structures.

### **Management Policies**

**SMP-GP-14** Discourage future non-water dependent development, including redevelopment and expansion of existing non-water dependent development in areas lying at or below the 100 year flood elevation, unless flood hazard is reduced by removing, moving, elevating, and/or building structures at new, higher elevations. Flood hazard reduction may also include adding freeboard to existing shoreline armor in areas that are frequently flooded (i.e. within a 100-year flood hazard area) landward of existing shoreline armor, in compliance with FEMA requirements for coastal flood protection structures.flood-prone areas consistent with the City's flood damage prevention regulations (POMC Title 20).

**SMP-GP-15** Discourage alterations to stream systems' natural hydrological and geomorphological processes.

**SMP-GP-16** When feasible, give preference to nonstructural flood hazard reduction measures over structural measures, except that in areas that are frequently flooded (i.e. within a 100-year flood hazard area) landward of existing shoreline armor, hazard reduction measures may include adding freeboard to existing shoreline armor.

**SMP-GP-17** ~~Ensure~~<sup>Intend</sup> to the greatest ~~extent~~<sup>means</sup> feasible that flood hazard protection measures do not result in a net loss of ecological functions.

**SMP-GP-18** The creation of new lots or tracts that would be located entirely within ~~at the~~ 100-year ~~flood hazard area~~<sup>floodplain</sup> should ~~not be allowed~~<sup>be discouraged</sup>, unless the intent of the subdivision is for the lot or tract to remain undeveloped for the purposes of ecological restoration and/or development setback, consistent with the City's flood damage prevention and subdivision regulations (POMC Title 20).

**SMP-GP-19** Public utility and transportation structures are allowed, provided no reasonable alternative exists, in areas where such structures currently exist, or where the alternative would result in unreasonable and disproportionate costs.

**SMP-GP-20** The City shall create and maintain for public reference and planning purposes a coastal flood risk map which shows the City's base 100 year coastal flood elevation areas at the time of map creation, and includes a future projection of any additional areas which have at least a 50% probability of being flooded within 20 years. This map shall be based on best available science provided by the State of Washington and shall be updated, at minimum, with each required periodic and comprehensive update of the City's shoreline master program.

**SMP-GP-21** For each required periodic and comprehensive update to the City's shoreline master program, the City shall evaluate the program's coastal flood hazard reduction policies and development regulations, and coastal flood risk map, and shall revise them according to best available science provided by the State of Washington.

**SMP-GP-22** The City should map all shoreline locations in which there are known contaminated sediments, and develop a long-term plan to evaluate and address those in need of attention due to risk of mobilization due to coastal flooding.

### **Development Regulations**

**G-DR 11** Proposals for new structural flood hazard reduction measures shall be required to provide scientific and engineering documentation that such measures will protect existing structures, that they are consistent with the City's flood damage prevention regulations (POMC Title 20), that nonstructural measures are not reasonable, and that impacts on ecological functions are mitigated to encourage no net loss.

**G-DR 12** New or expanded development or uses in the shoreline zone, including the subdivision of land, that would require structural flood control works within a 100 year flood hazard area, a stream, a channel migration zone and/or a floodway are prohibited.

**G-DR 13** As part of the City's shoreline permit application review process, all proposed development and redevelopment activities in the City's shoreline requiring a permit shall determine and disclose whether any sediment material on the development site, including fill, is



contaminated and requires remediation to prevent spread of contamination through mobilization due to coastal flooding events. This requirement applies whether or not the contaminated area on the site will be disturbed as part of the development process. If contaminated sediment at risk of mobilization is determined to be present, the City shall require a remediation plan as a condition of shoreline permit approval. The City may require independent review at the applicant's expense of findings and recommendations regarding contamination and remediation, by a hydrologist, geologist, engineer or other qualified professional.

## 6.5 Public Access

Public access includes the ability of the general public to reach, touch, and enjoy the water's edge, to travel on waters of the state, and to view the water and the shoreline from adjacent locations. Water views are currently easily accessible to the public from waterfront roadways, including SR 166, Bay Street, and Beach Drive, which are located very close to the shoreline for the entire length of the City and the Port Orchard Urban Growth Area.

### Management Policies

***SMP-GP-230*** Promote and enhance the public interest with regard to rights to access waters held in public trust by the state while protecting private property rights and public safety.

***SMP-GP-244*** Protect the rights of navigation and commerce, and the space necessary for water-dependent uses.

***SMP-GP-252*** Protect the public's opportunities to enjoy the physical and aesthetic qualities of the shorelines, including views of the water, to the greatest extent feasible.

***SMP-GP-263*** Regulate the design, construction, and operation of permitted uses in the shorelines of the state to minimize, insofar as practical, interference with the public's use of the water.

***SMP-GP-274*** Continue to acquire easements and/or require construction of future segments of the Mosquito Fleet Trail.

***SMP-GP-285*** The City shall retain and protect existing shoreline parks, trails, and other opportunities for the public to access and enjoy the Sinclair Inlet shoreline and to view the shoreline and water views from public property and roadways.

***SMP-GP-296*** In compliance with WAC 173-26-221(4), or as subsequently amended, require the dedication and improvement of public access in developments for water-enjoyment, water-related, and water-dependent uses and for the subdivision of land into more than four parcels when either partially or completely within shoreline jurisdiction.

***SMP-GP-3027*** New shoreline development or major redevelopment by public entities, including local governments, port districts, state agencies and public utility districts, shall include public access as part of each development project, unless such access is demonstrated to be incompatible due to reasons of safety, security or environmental impacts.

**~~SMP-GP-3128~~** Pursue funding and acquisition of property and easements for trails serving the shoreline, including the Mosquito Fleet Trail and the Blackjack Creek Wilderness Trail.

**~~SMP-GP-3229~~** The City shall not vacate any public right-of-way that abuts or connects to shorelines, unless the use of such right-of-way for shoreline access is determined to present a public health or safety risk that would prevent such use for access.

**~~SMP-GP-3330~~** Public access and use improvements are encouraged to result in no net loss of ecological function.

**~~SMP-GP-3431~~** The City should encourage conversion into water-enjoyment, public access, or recreational uses of the Department of Natural Resource owned portion of the waterfront parking area within the downtown.

## Development Regulations

**~~G-DR 142~~** All waterfront development proposals within the High Intensity environment shall provide public physical access to the City's waterfront pedestrian boardwalk and/or other public waterfront amenities where feasible, except in cases of public safety, security or impacts to the shoreline environment. If such access is provided, no additional public shoreline physical access will be required. If such access is not feasible, alternative public physical or view access to the shoreline, such as open space or a viewing deck or platform, shall be provided. All new non-water-oriented commercial or industrial uses shall provide public access or ecological restoration, where feasible, to ensure that the proposed use provides a significant public benefit with respect to the Shoreline Management Act objectives.

**~~G-DR 153~~** Alternatives to on-site, physical access to the shoreline may be approved if the applicant can demonstrate to the satisfaction of the City that shoreline access is infeasible. Alternatives may include, but are not limited to:

- a.** Publicly accessible rooftop decks.
- b.** Off-site public access, such as improvement to a nearby street end, an offsite viewpoint, or a trail system, purchase of land or an easement at a location appropriate for future access improvements.
- c.** A payment in lieu agreement with the City in accordance with RCW 82.02.020.

**~~G-DR 165~~** When required, public access sites shall be fully developed and available for public use at the time of occupancy or use of the development or activity, except where the City determines an appropriate mechanism such as development agreement for delayed public access implementation is necessary for practical reasons.

**~~G-DR 176~~** Where deemed necessary to protect ecological functions and ensure no net loss, the easement may encourage a buffer of native vegetation between the OHWM and the public access walkway.

**~~G-DR 187~~** Public access easements and permit conditions shall be recorded in an appropriate manner with the Kitsap County Auditor's Office.

**G-DR 198** If Public access hours are to be limited for access easements, they must be approved by the City Council and are required to include signage installed by the applicant and posted on the site.

**G-DR 2019** Public access sites are encouraged to be connected directly to the nearest public area (e.g. street, public park, or adjoining public access easement). Where connections are not currently possible, the site shall be designed to accommodate logical future connections.

**G-DR 210** Public access sites shall be made barrier free for the physically disabled, where feasible, and designed consistent with the Americans with Disabilities Act.

**G-DR 221** Public access landscape design, when required shall use predominantly native vegetation (60 percent or greater), particularly saline tolerant plant species. Landscape buffers may be incorporated where desirable to provide public/private space separation.

**G-DR 232** Natural elements such as logs, rocks, shrubs, trees, and elevation separations are encouraged as a means to define the separation between public and private space.

**G-DR 243** New multi-family residential development bordering public space designed for shoreline access shall be clearly delineated from adjacent public pathways to provide a visual privacy separation between uses. A grade separation may be a means of delineation and would not be required on the upland side of a development.

**G-DR 254** The City may require the installation of benches, bicycle racks, pet waste, garbage and recycling receptacles, educational signage, and other street furniture at shoreline public access points commensurate with the degree of project impact. Where required,

**a.** Benches shall be set back from a walkway or path so that the path is not encumbered when the benches are in use. Benches shall be at least 4 feet in length.

**b.** Provisions for maintenance will be encouraged to be required as a condition of permit approval.

## 6.6 Shoreline Vegetation Conservation

The City of Port Orchard's Sinclair Inlet shoreline has been historically heavily developed. A result of the historical maritime, transportation, and industrial use of the Sinclair Inlet waterfront has resulted in very little native vegetation existing or being preserved. The Blackjack Creek shoreline, however, has remained in a mostly natural state. Shoreline vegetation has been determined to provide shade necessary to maintain cool temperatures required by salmonids, provides food for fish in the form of insects, stabilizes banks, minimizes erosion, and reduces the occurrence of landslides. Vegetation also provides critical wildlife habitat, including migration corridors and feeding, watering, rearing, and refugia areas.

### *Management Policies*

**SMP-GP-352** The City shall develop and apply standards and regulations that require shoreline development and uses to meet the no net loss standard for maintenance of shoreline ecological function.

**SMP-GP-363** Native vegetation should be preserved to the greatest extent feasible while providing for the removal of noxious weeds and vegetation that poses a risk to property, or safety or ecological function.

**SMP-GP-374** Introduction of invasive non-native plants and noxious weeds shall be discouraged.

## Development Regulations

**G-DR 265** Existing native shoreline vegetation in an Aquatic Environment or within a shoreline buffer, should be preserved and protected, with limited exceptions for water dependent, water enjoyment, public recreation and public access uses, maintenance of public views, and “reasonable use” on undeveloped parcels located entirely or primarily within the shoreline buffer.

**G-DR 276** Land within shoreline and critical buffer areas extending from marine ordinary high water mark, shall be considered vegetation conservation areas. Native shoreline vegetation that has not been otherwise disturbed by legal means shall be preserved to the maximum extent feasible within the vegetation conservation area consistent with safe construction practices, and other provisions of this chapter. Native trees and shrubs shall be preserved, the maximum extent feasible, to maintain and provide shoreline ecological functions such as habitat, shade, and slope stabilization.

**G-DR 287** In all cases where clearing is followed by revegetation, native plants shall be preferred. Lawns are discouraged due to their limited erosion control value, limited water retention capacity and associated chemical and fertilizer applications. Non-native plants are to be discouraged.

**G-DR 298** The following minimum standards for shoreline and critical area vegetation conservation shall apply:

- a. No more than 15 percent of the area with native shoreline vegetation shall be cleared within the vegetation conservation area, without mitigation.
- b. All native trees in the vegetation conservation area over 18 inches in diameter at breast height shall be retained. Trees determined by the City to be hazardous or diseased may be removed. Replacement of non-native vegetation with native species shall be done in a manner that will not leave soil bare or vulnerable to erosion.
- c. The Shoreline Administrator may allow removal of vegetation exceeding that described above where an applicant agrees to replacement plantings and a mitigation plan.

**G-DR 3029** All clearing and grading activities shall be limited to the minimum necessary for the permitted development.

**G-DR 310** Exposed soils shall be immediately developed or revegetated to prevent erosion.

**G-DR 321** Revegetation must be planted such that complete coverage of exposed soils is attained within one growing season.

**G-DR 332** Clearing and grading within required shoreline setbacks shall only be permitted upon approval of a detailed landscape plan for revegetation. (The Shoreline Administrator may waive this requirement when potential impacts to shoreline resources are insignificant). The landscape plan shall include:

- a. A map illustrating the distribution of existing plant communities in the area proposed for landscaping. The map must be accompanied by a description of the vegetative condition of the site, including plant species, plant density, any natural or man-made disturbances, overhanging vegetation, and the functions served by the existing plant community (e.g., fish and wildlife habitat values, slope stabilization).
- b. If applicable, a description of the intertidal shade conditions created by existing vegetation. This description shall include an inventory of overhanging vegetation as well as a determination of how much shade is created in the intertidal zone by standing trees, during midday at midsummer.
- c. A detailed landscape map indicating which areas will be preserved and which will be cleared, including tree removal.
- d. Drawings illustrating the proposed landscape scheme, including the type, distribution, and density of plants. Any pathways or nonvegetated portions should be noted.
- e. A description of any vegetation introduced for the purposes of fish and wildlife habitat. Significant loss of wildlife habitat shall be mitigated in accordance with Chapter 6 of this master program. If on-site mitigation is not ~~not~~ possible, off-site mitigation shall be permitted at a minimum replacement ratio of one-to-one (1:1 habitat lost to habitat replaced).

The revegetation landscaping required by this regulation shall meet the following standards:

- f. At the time of planting, shrubs must be at least eighteen (18) inches high. Shrubs should be planted such that within two years the shrubs will cover at least sixty percent (60%) of the area that would be covered when the shrubs have attained a mature size. At the time of planting, deciduous trees must be at least two (2) inches in caliper as measured one (1) foot above grade, and coniferous trees must be at least five (5) feet in height.
- g. The applicant may be required to install and implement an irrigation system to ensure survival of vegetation planted. For remote areas lacking access to a water system, an alternative method (e.g., hand watering) may be approved.
- h. For a period of two (2) years after initial planting, the applicant shall replace any unhealthy or dead vegetation planted as part of an approved landscape plan. For a minimum of five (5) years after initial planting, the applicant shall mechanically remove any invasive vegetation. The use of herbicides will not be allowed in the control of invasive vegetation.

**G-DR 343** Stabilization of exposed erosional surfaces along shorelines shall, whenever feasible, utilize soil bioengineering techniques.

**G-DR 354** All shoreline development and activity shall use effect measures to minimize increases in surface water runoff that may result from clearing and grading activity. The applicant must



implement best management practices (BMPs) for clearing, grading and erosion control under the City's engineering design standards, and must obtain a site development permit from the City's Public Works Department.

**G-DR 365** The City may require a performance bond as a condition of permit approval, to ensure compliance with this ~~Master~~ Program.

**G-DR 37** The City shall require, where feasible, restoration of native shoreline and aquatic vegetation in mitigation and restoration plans and in stormwater management for redevelopment activities within the shoreline area.

**G-DR 38** Redevelopment activities in the High Intensity (HI) shoreline environment designation shall comply with the shoreline vegetation conservation and restoration requirements of Appendix E of this plan, in addition to any other applicable City requirements and regulations.

## **6.7 Climate Change and Sea Level Rise**

### **Management Policies**

**SMP-GP-38** The City should create specific development and building design standards for the downtown shoreline that address issues related to coastal hazards and impacts from future sea level rise, including but not limited to: coastal flooding, earthquake liquefaction and tsunami risk, saltwater intrusion, mobilization of contaminated sediments, and impacts to geologic hazard areas.

### **Development Regulations**

**G-DR-39** During each periodic review of the City's shoreline master program, the City will evaluate its development and building design standards and revise them as needed for the downtown shoreline to protect against risks from sea level rise and coastal hazards including but not limited to: coastal flooding, earthquake liquefaction and tsunami risk, saltwater intrusion, mobilization of contaminated sediments, and impacts to geologic hazard areas.

## CHAPTER 7: SHORELINE DEVELOPMENT STANDARDS AND USE REGULATIONS

The shoreline uses that are addressed below are outlined and required in WAC 173-26-241. ~~and have been correlated with the existing uses provided with the City of Port Orchard 1994 Shoreline Program (SMP) adoption.~~ The provisions apply to specific common uses and types of development that may occur within the shoreline jurisdiction. This section also includes a matrix outlining which uses are allowed in particular shoreline environments. ~~The changes include a new shoreline environment, Shoreline Residential, and proposed allowed uses, as illustrated in the chart below. An additional change from the 1994 SMP is that the Urban designation, Urban Maritime designation, and Downtown Upland designation were combined into the High-Intensity Designation. Please note, shoreline use and development determined by the Department and classified by the Administrator is regulated under one or more of the following applicable sections.~~

### 7.1 Shoreline Uses

The provisions in this Appendix A for shoreline use and development shall be applied either generally to all shoreline areas or to shoreline areas that meet the specified criteria of the provision without regard to environment designation. These provisions address certain principles as established in WAC 173-26-241. (x = not permitted, p = permitted, a = administrative review, c = conditional use permit, n/a = not applicable)

SHORELINE USE CATEGORIES	NATURAL	URBAN CONSERVANCY	HIGH INTENSITY	SHORELINE RESIDENTIAL	AQUATIC
Agriculture	x	p	a	p	n/a
Aquaculture <del>—floating</del>	n/a	n/a	n/a	n/a	c
Boating Facilities – public or marinas	x	c	p	c	p
Boat launches	x	c	p	p	c
Commercial – water-dependent <sup>1</sup>	x	c	p	c	c
Commercial – water-related <sup>1</sup>	x	c	p	c	c
<del>Commercial – water-enjoyment<sup>1</sup></del>	<del>x</del>	<del>c</del>	<del>p</del>	<del>c</del>	<del>x</del>
Commercial – non-water oriented	x	x	p	<del>xca</del>	x
Float Plane Facilities	x	x	<del>cp</del>	c	c
Flood Control Management	x	c	c	p	c
Forest Practices	x	c	p	p	n/a
Industrial – water-dependent	x	c	p	p	c
Industrial – water-related	x	x	p	x	x
Industrial – non-water oriented	x	x	<del>px</del>	x	x
Mining	x	x	<del>ex</del>	<del>ex</del>	<del>ex</del>

Mixed-use (multi-family residential use, along with commercial, public use and/or recreational uses. May include parking to serve residents, customers and tenants of the onsite mixed-use structure(s).	Refer to rows below.				
<u>Mixed use: Non-residential uses(s) are include one or more non-water-oriented water enjoyment uses:</u>	<u>x</u>	<u>x</u>	<u>p</u>	<u>x</u> <u>€</u>	<u>x</u>
<u>Mixed use: Non-residential uses(s) include one or more water-dependent, or water-related or water-enjoyment uses:</u>	<u>x</u>	<u>x</u>	<u>p</u>	<u>c</u>	<u>x</u>
Parking (Accessory to a principal use)	c	c	p	p	x
Parking (Principal Primary use, or including commercial Paid, or parking to serve offsite uses.)	x	x	p	c	x
<u>Public use (civic use, government-owned non-transportation facility, or similar use.)</u>	<u>x</u>	<u>x</u>	<u>p</u>	<u>c</u>	<u>x</u>
Recreation – water-dependent	p	p	p	p	c
Recreation – water-related	p	p	p	p	c
Recreation – non-water oriented	c	c	p	p	c
Residential – single-family residence	p	p	<u>Px</u> <sup>2</sup>	p	x
Residential – other than a single multi-family residence	x	c	p	a	x
<del>Land Subdivision</del>	<u>€</u>	<u>€</u>	<u>ø</u>	<u>ø</u>	<u>€</u>
Transportation facilities – water-dependent	c	c	p	c	c
Transportation facilities – water-related	c	c	p	c	c
Transportation facilities – non-water related	c	c	c	c	c
Transportation facilities – trails/boardwalks	p	p	p	p	c
Utilities – above ground distribution poles	a	p	p	p	c
Utilities – underground	a	p	p	p	c
Utilities – cellular towers	c	c	c	c	c

(x = not permitted, p = permitted, a = administrative review, c = conditional use permit)

<sup>1</sup>Commercial uses are allowed in the Shoreline Residential environment only as a secondary component of a mixed-use development (i.e. a combination of residential and commercial uses in the same building), and only when consistent with the underlying zoning.

<sup>2</sup>Although new single-family residential uses in the HI environment are not permitted, single-family residential uses that were legally established (permitted) prior to the effective date of this SMP shall be considered legal conforming uses for the purposes of this SMP. See footnote 5 in Table 7.2, Shoreline Development Standards Matrix, for additional information.

## 7.2 Shoreline Development Standards Matrix

DEVELOPMENT STANDARDS SETBACKS ( <u>BUFFER</u> ) AND HEIGHT REQUIREMENTS	NATURAL	URBAN CONSERVANCY	HIGH INTENSITY	SHORELINE RESIDENTIAL	AQUATIC
Agriculture <sup>1</sup>					
Cultivation / Grazing setback	x	100	<del>x100</del>	100	x
Building Setback	x	100	50	50	x
Height limits (See underlying zoning Code or overlay districts – POMC Title 20)					
Aquaculture					
Water-dependent setback	x	0	0	0	0
Water-related setback <sup>2±</sup>	x	50	25	35	x
Height limits:					
Upland (See underlying zoning Code or overlay districts – POMC Title 20)					
Over-water	x	x	x	x	15
Boating Facilities & Boat Launches					
Water-dependent setback	0	0	0	0	0
Building setback <sup>2±</sup>	x	50	25	25	n/a
Height limits: <sup>3±</sup>					
DEVELOPMENT STANDARDS SETBACKS ( <u>BUFFER</u> ) AND HEIGHT REQUIREMENTS	NATURAL	URBAN CONSERVANCY	HIGH INTENSITY	SHORELINE RESIDENTIAL	AQUATIC
Upland (See underlying zoning Code or overlay districts – POMC Title 20)					
Overwater structures	x	x	x	x	30
Commercial Development <sup>54</sup>					
Water-dependent setback	x	0	0	x	0
Water-related setback <sup>2±</sup>	x	100	25	x	0
Non-water oriented setback <sup>2±</sup>	x	x	75	x	x
Building height limit (See POMC Title 20)					
Forest Practices					
Setback	x	100	n/a	75	n/a
Industrial Development					
Building Setbacks:					
Water-dependent	x	x	0	x	0
Water-related <sup>2±</sup>	x	x	50	x	x
Non-water oriented <sup>2±</sup>	x	x	100	x	x

Height Limits (See POMC Title 20)					
Parking					
Accessory <u>use</u>	150	100	10	10	x
<u>Principal use</u> <del>Primary</del>	x	<del>x100</del>	25	<del>0x</del>	x
Recreational Development					
Water-dependent	n/a	0	0	0	0
Water-related/oriented	10	10	0	0	x
Non-water oriented (unless specified below) <sup>2±</sup>	100	75	25	25	x
Access Roads, restrooms, & accessory buildings	x	100	25	25	x
<u>Parking Areas</u>	<del>*</del>	<del>50</del>	<del>10</del>	<del>0</del>	<del>*</del>
Golf Courses or sports fields	x	200	100	100	x
Trails, boardwalks, or overlooks	0	0	0	0	0
Residential Development <sup>4±</sup>					
<u>Building setback - s</u> Single-family <u>residence setbacks</u> — <u>building setback</u> <sup>±</sup>	150	100	x <sup>6</sup>	25	x
<u>Building setback - Single-family setbacks—</u> <u>Accessory use(s) to a single-family residence setback</u> (patios, decks, etc.)	100	50	x	15	x
<u>Building setback – other than a single family residence. 2 to 4 dwelling units – building setback</u> <sup>±</sup>	x	x	40 <sup>6</sup>	50	x
<u>Building setback – accessory uses to residences other than a single-family residence. 2 to 4 dwelling units – accessory use setback</u> <sup>±</sup>	x	x	20	25	x
DEVELOPMENT STANDARDS SETBACKS ( <u>BUFFER</u> ) AND HEIGHT REQUIREMENTS	NATURAL	URBAN CONSERVANCY	HIGH INTENSITY	SHORELINE RESIDENTIAL	AQUATIC
Transportation					
Arterials, Highways, Railroads	x	200	50	50	x
Multi-use trails, paths	x	0	0	0	0
Secondary/Access Roads	x	100	50	50	x
Utilities					
Buildings, transmission line, tower setbacks	200	100	50	75	0
Distribution pole height limit	36	36	36	36	x
Cellular tower height limit	x	100	100	x	x




(x = not permitted, p = permitted, a = administrative review, c = conditional use permit)

<sup>1</sup> See Policy Regulation SU-DR-7.

<sup>2</sup> Within the High Intensity environment, lawfully constructed non-water-oriented structures and uses that are nonconforming to this SMP because of their location within a shoreline buffer may be redeveloped in accordance with this SMP. Refer to Appendix ~~C~~E for more information.

<sup>3</sup> Height limits are subject to zoning and overlay district regulations found in POMC Title 20.

<sup>4</sup> If a public road lies between a proposed residential use and the shoreline, the regular front yard zoning setbacks shall apply.

<sup>5</sup> Commercial uses are allowed in the Shoreline Residential environment only as a secondary component of a mixed-use development (i.e. a combination of residential and commercial uses in the same building), and only when consistent with the underlying zoning.

<sup>6</sup> With the exception of any residential structure or residential appurtenant structure built over or partially over an aquatic environment, pursuant to RCW 90.58.620 a legally-established (permitted) residential structure and appurtenant residential structure(s) used for a conforming use in the HI environment shall be considered a conforming structure, even if it does not meet this SMP's current standards for setbacks, buffers, yards, area, bulk, height or density. However, such a structure may be added to or enlarged only if such addition or enlargement conforms to the regulations of the zoning district and the shoreline environment designation, provided that the addition or enlargement is consistent with the standards of Appendix C.

### 7.3 Agriculture

Although agricultural activity is limited within the City of Port Orchard, SMP guidelines require development of policies and regulations for agricultural use.

#### Management Policies

**SMP-SU-1** For purposes of this section, the terms agricultural activities, agricultural products, equipment and facilities and agricultural land shall be defined as provided in WAC 173-26-020.

**SMP-SU-2** Agricultural activities should not have a negative impact on water quality or destruction of vegetation.

**SMP-SU-3** Agricultural uses and development in support of agricultural uses should be conducted in such a manner as to assure no net loss of shoreline ecological functions and processes and avoid substantial adverse impacts on other shoreline resources and values.

#### Development Regulations

**SU-DR-1** Agriculture uses may only be permitted in the Shoreline Residential, ~~High Intensity~~, and Urban Conservancy environments, and shall be limited to those agricultural uses permitted in the underlying zoning regulations.

**SU-DR-2** Shoreline waters shall not be used for livestock watering, and shall be fenced or otherwise blocked to prohibit livestock access.

**SU-DR-3** A buffer of native vegetation may be established and maintained between areas used for cultivation or grazing and adjacent water bodies and wetlands. The buffer should not be less than 20 feet wide, and shall be sufficiently enhanced to retard runoff, reduce sedimentation, and provide riparian habitat. Buffers shall include fencing to prevent encroachment.

**SU-DR-4** Application of commercial pesticides within 100 feet of a shoreline is prohibited.

**SU-DR-5** Pesticides shall be used, handled, and disposed of in accordance with provisions of the Washington State Pesticide Application Act (RCW 17.21) and the Washington State Pesticide Act (RCW 15.57) to prevent contamination and sanitation problems.

**SU-DR-6** Livestock waste shall be disposed in a manner that will prevent surface or groundwater contamination.

**SU-DR-7** Agricultural activities and uses are not permitted within the marine (saltwater) shoreline jurisdiction of Sinclair Inlet and the estuarine shoreline jurisdiction of Blackjack Creek.

## 7.4 Aquaculture

Sinclair Inlet has historically been limited regarding the harvest of shellfish and/or aquaculture, due to heavy historical industrial and military use and the resulting water quality concerns. There are significant industrialized harbors and military areas, and significant requirements for clear navigation of naval vessels, which may preclude the use of large-scale aquacultural facilities within Sinclair Inlet. Regarding any proposed aquaculture facilities, WAC 173-26-241(3)(b) outlines the development of goals and policies within the SMP document.

### Management Policies

**SMP-SU-4** Aquaculture in areas where it is demonstrated to result in a net loss of ecological functions, proven to adversely impacts eelgrass and macroalgae, or significantly conflicts with navigation and other water-dependent uses, should be prohibited.

### Development Regulations

**SU-DR-87** Shellfish seeding/culturing when conducted for native population recovery in accordance to government approved requirements, may be permitted.

## 7.5 Boating Facilities

Boating facilities include both public and private marinas, boat ramps, haulout, launching and infrastructure required to support watercraft, and are vitally important to maintaining public access to

the water. Public boating facilities and public boating provisions within private facilities are supported throughout the shoreline.

### Management Policies

**SMP-SU-5** Boating facilities should be located only at sites with suitable environmental conditions, shoreline configuration, access, and neighboring uses.

**SMP-SU-6** Significantly negative aesthetic impacts of new or redeveloped boating facilities should be avoided or mitigated.

**SMP-SU-7** The development of boating facilities, and associated and accessory uses, should not result in a net loss of shoreline ecological functions or other significant adverse impacts.

**SMP-SU-8** New boating facilities should limit the amount of shoreline modifications to as little as possible to accommodate the permitted uses.

### Development Regulations

**SU-DR-98** Boat launches for Port, commercial, or public recreational uses are supported in the high-intensity environment and are conditional in the urban conservancy and shoreline residential environments.

**SU-DR-109** New boat launches requiring significant shoreline modifications shall be allowed only as conditional uses due to their potentially significant impacts to the shoreline environment.

**SU-DR-119** Hand launch sites where improvements are limited to installation of signage and improvements valued at a monetary amount that does not exceed the amount currently established and effective per WAC 173-27-040(2)(a) or its successor shall be exempt from a Shoreline Substantial Development Permit.

**SU-DR-121** Reconstruction of an existing launch is permitted and supported.

**SU-DR-132** Boat launches and ancillary facilities shall be located, designed, constructed and operated as to:

- a. Minimize adverse affects to fish, shellfish, wildlife, water quality and existing geohydraulic shoreline and stream processes.
- b. Provide adequate on-shore facilities for waste-disposal, parking, and restrooms.
- c. Be compatible with adjacent uses.
- d. Should endeavor to avoid negative aesthetic impacts.

**SU-DR-143** Associated docks and floats shall conform to the applicable policies and performance standards of this Master Program.

**SU-DR-154** Associated parking and loading areas shall:

- a. Provide adequate off-road parking and loading areas

- b.** Facilitate orderly launching and retrieval of boats, as well as the movement of vehicles and trailers in the launching area
- c.** Be located away from the immediate water's edge and beaches as much as practicable.
- d.** Be designed in a manner that surface runoff does not pollute adjacent waters or cause soil or beach erosion.

## 7.6 Commercial Development

### *Management Policies*

**SMP-SU-9** Commercial Use provisions of the Shoreline Master Program are intended to be consistent with Comprehensive Plan, zoning, overlay districts, and other development regulations within the City.

**SMP-SU-10** Preference shall be given to water-dependent commercial uses over nonwater-dependent uses.

**SMP-SU-11** Commercial properties should ensure visual compatibility with adjacent non-commercial properties.

**SMP-SU-12** Commercial uses located in the shoreline should provide public access in accordance with constitutional or other legal limitations unless such improvements are demonstrated to be infeasible or present hazards to life and property.

**SMP-SU-13** Restoration of impaired shoreline ecological functions and processes should be encouraged as part of commercial development.

**SMP-SU-14** Commercial development will not result in a net loss of shoreline ecological functions or have significant adverse impact to other shoreline uses, resources and values, to include navigation, recreation and public access.

### Development Regulations

**SU-DR-165** Projects located within the Downtown Overlay District must be consistent with regulations in POMC Title 20.

**SU-DR-176** Over-water construction of commercial uses is prohibited except as follows:

- a.** The development of docks, boat launch ramps, boardwalks, marine repair facilities, or other shoreline access facilities.
- b.** Commercial uses of existing over-water buildings may be allowed to facilitate reuse of existing structures along the waterfront.
- c.** Minor commercial uses that are accessory and clearly incidental to an allowed use may be provided on publicly owned docks, piers, and properties.
- d.** Commercial uses of over-water buildings are essential to water dependent industry or use.

**SU-DR-187** All commercial development or redevelopment requiring a Substantial Development or Conditional Use Permit within the shoreline jurisdiction shall provide for public visual and/or physical access to the shoreline in accordance with the *Public Access* section of this Master Program.

Properties within the Downtown Overlay District must be consistent with the *Public Access* section as well as any additional requirements in POMC Title 20.

## 7.7 Flood Control Works and Instream Structures

### Management Policies

**SMP-SU-154** New or expanding development or uses in the shoreline, including subdivision of land, that would likely require structural flood control works within a stream, channel migration zone, or floodway should not be allowed.

**SMP-SU-165** Flood control works and instream structures should be planned and designed to be compatible with appropriate multiple uses of stream resources over the long term, especially in shorelines of statewide significance.

**SMP-SU-176** Flood control works should only be allowed in the shoreline if they are necessary to protect existing development and where non-structural flood hazard reduction measures are infeasible.

**SMP-SU-187** Flood control works to protect existing development should be permitted only when the primary use being protected is consistent with this Program, and the works can be developed in a manner that is compatible with multiple use of streams and associated resources for the long term, including shoreline ecological functions, fish and wildlife management, and recreation.

### Development Regulations

**SU-DR-198** Flood control works shall be permitted when it is demonstrated by engineering and scientific evaluations that:

- a) they are necessary to protect health/safety and/or existing development and,
- b) non-structural flood hazard reduction measures are not practicable.

**SU-DR-2019** New flood control works are prohibited on estuarine shores, on point and channel bars, and in salmon and trout spawning areas, except for the purpose of fish or wildlife habitat enhancement, restoration, or as identified in Development Regulation SU-DR-18.

**SU-DR-210** New structural flood control works shall be placed landward of associated wetlands, and designated habitat conservation areas, except for works that improve ecological functions, such as wetland restoration, or as identified in Development Regulation SU-DR-18.

**SU-DR-221** Revetments shall not be placed waterward of the OHWM except for weirs and current deflectors where necessary to protect bridges and roads.

**SU-DR-232** No motor vehicles, appliances, other similar structures or parts thereof; nor structure demolition debris; nor any other solid waste shall be used for flood control works.

**SU-DR-243** Cut-and-fill slopes and back-filled areas shall be stabilized with brush matting and buffer



strips and revegetated with native grasses, shrubs, or trees to prevent loss of shoreline ecological functions and processes.

## 7.8 Industrial and Port Development

### Management Policies

**SMP-SU-198** Shoreline sites particularly suitable for development such as deep water harbors with access to adequate highway and utility systems should be reserved for water-dependent or water-related industrial and port development.

**SMP-SU-2019** In order to provide adequate shoreline for future water-dependent and water-related uses, industrial or port development at deep water sites should be limited to those uses that produce the greatest long term economic base.

**SMP-SU-210** Industrial and port development that is consistent with this Program should be protected from encroachment or interference by incompatible uses with less stringent siting requirements, such as residential or commercial uses.

**SMP-SU-221** Mixed use development, including nonwater-dependent uses, should only be encouraged when ~~it~~they includes and supports water-dependent and/or water-enjoyment uses.

**SMP-SU-232** Regional needs for port facilities should be carefully considered in reviewing new port proposals and in allocating shorelines for such development. Such reviews or allocations should be coordinated with port districts, adjacent counties and cities, and the State.

**SMP-SU-243** Existing, officially designated State Harbor Areas should be used for new port development to the maximum extent whenever possible.

**SMP-SU-254** Multiple use of industrial and port facilities is encouraged to limit duplicative facilities and reduce adverse impacts. New non-water oriented uses should be prohibited on shorelines except when: a) The use is part of a mixed-use project that includes water-dependent and/or water-enjoyment uses and provides a significant public benefit with respect to the Shoreline Management Act's objectives such as providing public access and ecological restoration; or b) Navigability is severely limited at the proposed site, and the industrial use provides a significant public benefit with respect to the Shoreline Management Act's objectives such as providing public access and ecological restoration. ~~In areas designated for industrial use, non-water oriented industrial uses may be allowed if the site is physically separated from the shoreline by another property or public right-of-way.~~

**SMP-SU-265** New facilities for water-dependent uses should be considered only after assessment of the potential for shared use of existing facilities.

**SMP-SU-276** Industrial and port developments shall provide opportunities for physical and/or visual public shoreline access in accordance with the Shoreline Management Act's public access policies, including recreational use of undeveloped shorelines not needed for port or industry operations; provided that, such uses are safely compatible with facility operations.

**SMP-SU-287** Industrial and port development in the shoreline should be located and designed to avoid significant adverse impacts to other shoreline uses, resources, and values, including shoreline geomorphic processes, water quality, fish and wildlife habitat, commercial aquaculture, and the aquatic food chain.

**SMP-SU-298** Restoration of impaired shoreline ecological functions and processes should be encouraged as part of industrial and port development.

## Development Regulations

**SU-DR-254** Over-water construction of non-water dependent industrial uses is prohibited, except as follows :

- a.** Development of an overwater structure for mixed use of water dependent and ~~non-water dependent~~ water-dependent water-enjoyment uses;
- b.** Water-dependent industrial uses of existing over-water buildings may be allowed to facilitate reuse of existing structures along the waterfront
- c.** Minor industrial uses that are accessory and clearly incidental to an allowed use may be provided on publicly owned docks, piers, and properties;
- d.** Navigability is severely limited at the proposed site, and the industrial use provides a significant public benefit with respect to the Shoreline Management Act's objectives such as providing public access and ecological restoration.

**SU-DR-265** Storage and/or disposal of industrial wastes are prohibited within shoreline jurisdiction, unless specifically listed in SU-DR-26 below.

**SU-DR-276** The following may be permitted as an accessory use:

- a.** Storage of oil, fuel, chemicals, or hazardous materials, provided that they are an accessory to the main industrial use on the property and that secondary containment and an emergency spill response plan are included in the proposal.
- b.** Wastewater treatment and reclamation systems accessory to a permitted use, provided that alternate inland areas are unavailable and the proposed location, design and operation are compatible with existing and planned water-oriented uses.

**SU-DR-287** Industrial and port facilities shall be located, designed, constructed, and operated so as to minimize impacts to shoreline resources and unnecessary interference with the right of adjacent property owners, as well as adjacent shoreline or water uses. Proposed industrial or port facilities must demonstrate conformance with the following:

- a.** Comply with all federal, state, regional, and local requirements regarding air and water quality. No generation of fly-ash, dust, vapors, odors, smoke or other substances shall be permitted that are harmful to health, animals, vegetation or neighboring properties.
- b.** Adequate buffers shall be installed to protect adjacent non-industrial uses. Buffers may be used for outdoor recreation or public access if consistent with public access provisions. Buffers may not be used for storage or waste disposal.
- c.** Industrial or port facilities shall be designed and operated to promote joint use of over-water and accessory facilities such as piers, docks, and storage, whenever practicable.

- d.** Protect public views of harbor areas and other vistas. ~~Certain p~~Private views may beare protected within overlay districts as provided in Title 20 of the City’s municipal code~~not expressly protected.~~
- e.** A minimum 4-foot vertical separation between the storage floor surface and the highest seasonal water is required where unpaved storage areas are proposed.
- f.** Compliance with all applicable fire safety and storage laws under South Kitsap Fire & Rescue jurisdiction.
- g.** Exterior lighting shall be directed away from water bodies or adjacent parcels whenever practicable.

## 7.9 Marinas

### Management Policies

**SMP-SU-~~3029~~** Marinas shall meet federal, state, and local standards for health, safety and welfare.

**SMP-SU-~~310~~** New marinas or redevelopment projects ~~in~~ existing marinas, shall provide dedicated public access, particularly where water-enjoyment uses are associated with the marina.

**SMP-SU-~~324~~** Impacts to shoreline resources from live-aboard vessels should be regulated.

**SMP-SU-~~332~~** The rights of navigation shall be protected and public boating facilities are encouraged.

**SMP-SU-~~343~~** Accessory uses at marinas should be limited to water-oriented uses, or uses that provide physical or visual shoreline access for substantial numbers of the general public.

### Development Regulations

**SU-DR-~~298~~** New marinas and marina expansions should be located, designed, constructed, and operated so as to minimize impacts to shoreline resources and unnecessary interference with adjacent residential property owners and adjacent shoreline or water uses. Proposals for new or expanded facilities shall:

- a.** ~~Be l~~located with regard to favorable conditions related to prevailing winds, currents, bathymetrics, and adequate harbor flushing.
- b.** Comply with all federal, state, regional, and local requirements regarding water quality.
- c.** Be generally compatible with the general aesthetic quality of the shoreline area. Provide for adequate upland support facilities.
- d.** Provide accessory parking and loading areas.
- e.** Facilitate orderly launching, retrieval, and storage of boats as well as circulation of vehicles and pedestrians in the vicinity of the marina.
- f.** ~~Have~~Marinas shall make provisions an emergency plan to minimize and handle accidental spills of hazardous liquids and wastes.
- g.** Provide pump-out and on-shore sewage and waste disposal facilities.

**SU-DR-~~3029~~** Marinas shall provide public access in accordance with this Master Program and the Shoreline Management Act.

**SU-DR-310** All building materials shall be of a non-reflective material.

**SU-DR-321** Individual boathouses are discouraged in new or expanded marinas. Replacement boathouses at existing marinas are supported.

**SU-DR-332** On state-owned aquatic lands within marinas, the number of live-aboard vessel slips are limited to the provisions identified within WAC 332-30-171.

## 7.10 Moorage: Docks, Piers and Mooring Buoys

### Management Policies

**SMP-SU-354** Moorage associated with a single family residence is considered a water-dependent use provided that it is designed and used as a facility to access watercraft, and other moorage facilities are not available or feasible. Moorage for water-related and water enjoyment uses or shared moorage for other types of residential uses~~multifamily use~~ should be allowed as part of a mixed use development or where it also provides public access.

**SMP-SU-365** New moorage, excluding docks accessory to single family residences, should be permitted only when the applicant/proponent has demonstrated that a specific need exists to support the intended water-dependent or public access use.

**SMP-SU-376** Mooring buoys are preferred over docks or floats. Shared moorage facilities are preferred over single-user moorage where feasible, especially where water use conflicts exist or are predicted. New residential developments, including single-family subdivisions and multifamily and mixed-use developments, of more than two lots and new multifamily development of more than two (2) dwelling units should provide shared moorage.

**SMP-SU-387** Docks, piers and mooring buoys, ~~including those accessory to single family residences,~~ should avoid locations where they will adversely impact shoreline ecological functions or processes, including currents and littoral drift.

**SMP-SU-398** Moorage should be spaced and oriented in a manner that minimizes hazards and obstructions to public navigation rights and corollary rights thereto such as, but not limited to, fishing, swimming and pleasure boating, as well as private riparian rights of adjacent land owners.

**SMP-SU-4039** Moorage should be restricted to the minimum size necessary to meet the needs of the proposed use. The length, width and height of piers and docks should be no greater than that required for safety and practicality for the primary/principal use.

**SMP-SU-410** In general, pPile supports are preferred over floats because piles do not displace water surface and intertidal or aquatic habitat and are removable and thus more flexible in terms of long-term use patterns; however, f-Floats may be less desirable than pile structures where aquatic habitat or littoral drift are significant.

**SMP-SU-424** The use of buoys for small craft moorage is preferred over piles or float structures because of lesser long term impact on shore features and users; moorage buoys should be placed as close to shore as possible to minimize obstruction to navigation.

**SMP-SU-432** Shoreline resources and water quality should be protected from overuse by boaters living on vessels (liveaboards). Boaters permanently living on vessels are restricted to established marinas with facilities to address waste handling and other sanitary services.

**SMP-SU-443** Vessels ~~are prohibited~~should be restricted from extended mooring on waters of the state unless such moorage is in compliance with the open moorage requirements of WAC 332-30-139.

**SMP-SU-45** No vessel being used as a liveaboard residence shall be moored on waters of the state outside a marina. authorization is obtained from the DNR and impacts to navigation and public access are mitigated.

**SMP-SU-464** Piers and docks should be constructed of materials that will not adversely affect water quality or aquatic plants and animals in the long term.

**SMP-SU-475** New pier and dock development should be designed so as not to interfere with lawful public access to or use of shorelines. Developers of new piers and shared moorage should be encouraged to provide physical or visual public access to shorelines whenever safe and compatible with the primary/principal use and shore features.

### **Development Regulations**

**SU-DR-343** Applications for public mooring buoys should include an enforcement and management plan that describes rules and regulations for public use of state aquatic lands and navigable waters.

**SU-DR-354** Private mooring buoys are permitted in Aquatic environments adjacent to Shoreline Residential, High Intensity, and Urban Conservancy environments.

**SU-DR-365** Mooring buoys are subject to permitting requirements and Hydraulic Project Approval conditions from the Washington State Department of Fish & Wildlife.

**SU-DR-376** Mooring buoys shall be located, designed, constructed, and operated so as to minimize impacts to shoreline resources and unnecessary interference with the right of adjacent property owners, as well as adjacent shoreline or water uses.

**SU-DR-387** A mooring buoy shall secure no more than two boats.

**SU-DR-398** Washington Department of Natural Resources (DNR) requires registration for mooring buoys placed onto state-owned aquatic lands.

**SU-DR-4039** No creosote, chromate copper arsenate, or pentachlorophenol treated wood, or other comparably toxic compounds may be used as part of the in-water decking, pilings, or other components of any structures such as docks, wharves, piers, marinas, rafts, floats or terminals. Treated wood may only be used for above water structural framing and is discouraged to be used as decking, pilings, etc. During maintenance, existing treated wood should be replaced with alternative non-toxic materials.



**SU-DR-410** Tires are prohibited as part of above or below water structures or where tires could potentially come in contact with the water. Existing tires used for floatation should be replaced with inert or encapsulated materials such as plastic or encased foam, during maintenance or repair of the structure.

**SU-DR-421** All foam material must be encapsulated within a shell that prevents breakup or loss of the foam material into the water and is not readily subject to damage by ultraviolet radiation or abrasion. During maintenance, existing un-encapsulated foam material should be removed or replaced.

**SU-DR-432** To prevent prop scour, boat mooring areas for new docks, marinas, shipyards and terminals, mooring buoys, rafts and floats should be located where the water will be deeper than 2 meters (7 feet) at the lowest low water, or where it can be shown that prop scour will not adversely impact aquatic vegetation or increase suspended sediment loads.

**SU-DR-443** The design, location, and construction of docks, floats, and piers, as well as their subsequent use, should minimize adverse effects on fish, shellfish, wildlife, water quality, and geohydraulic processes.

**SU-DR-454** Docks, piers, and floats should be designed, located and operated to minimize interference with adjacent water uses. The maximum length of a pier or dock should be the minimum necessary to accomplish moorage.

#### ***Development Standards for new Piers and Docks***

Docks, piers, and floats should be designed, located and operated to minimize interference with adjacent water uses and impacts to fish, shellfish and habitat. The maximum length, width and surface area of a pier or dock should be consistent with the requirements of WAC 220-660-380 or its successor, and should be the minimum necessary to accomplish moorage and shore access based on site-specific circumstances as determined by a marine engineer, as well as potential impacts and mitigation requirements. The maximum width of a residential pier or dock is 6 feet. The maximum width of a ramp is 4 feet. Ells are not permitted on single-family residential docks, piers or floats.

Unless otherwise recommended by the Department of Ecology and/or the Department of Fish and Wildlife based on site-specific review, all decking, and floats 6 feet or less in width shall include a minimum of thirty percent (30%) functional grating, floats greater than 6 feet in width shall have a minimum of fifty percent (50%) functional grating, and ramps shall be fully grated. Functional grating shall not be covered or used as a storage area, and must be maintained in a condition free of algae, mud or other debris that may impede light transmission.

The diameter of piling shall not exceed 12 inches and shall be the minimum required for the purpose based on site-specific circumstances as determined by a marine engineer. New or replaced piles or structural members of a pile in direct contact with the water shall be constructed of concrete or steel in accordance with current best management practices and shall not be treated or coated with herbicides, fungicides or pentachlorophenol. No creosote, pentachlorophenol, CCA or comparable toxic compounds not approved for marine use shall

be used for any portion of the overwater or in-water structure of a new or replacement pile, or a pile wrapping. ACZA treated wood may be used for overwater pile structures as long as it meets the most recent Post Treatment Procedures established as best management practices by the American Wood Preservers' Association and Western Wood Preservers Institute.

**SU-DR-465** Publicly owned dock or pier facilities may not exceed the minimum length required for moorage.

**SU-DR-476** Railings, if provided, should be of open framework design and conform to the Uniform Building Code where required.

**SU-DR-487** Utility service, if provided on docks and piers, should be placed on or under the deck. Overhead utility service is prohibited. Lighting shall be designed and installed to prevent unnecessary glare.

**SU-DR-498** Docks, piers and floats should be marked as necessary to avoid hazardous conditions for surface water users.

**SU-DR-5049** Structures over three (3) feet in height should not be permitted on a noncommercial pier, dock, or float, except railings, navigational features, hoists, shielded safety lighting, or other safety devices. This does not include floating dock pilings.

**SU-DR-510** All piers and docks should be constructed and maintained in a safe condition. Abandoned or unsafe docks and piers should be removed or repaired promptly by the owner. Where any such structure constitutes a hazard to the public, the City may, following proper notice to the owner, abate the structure if the owner fails to do so within 90 days, and may impose a lien on the related shoreline property in an amount equal to the cost of the abatement.

**SU-DR-524** Prohibited uses and activities are as follows.

a) Piers, docks, boathouses, and floats used for solely residential purposes (live-aboards are allowed within established commercial marinas).

b) Piers, docks, and floats on streams.

c) Covered moorage or boathouses over water except within established marinas and boat repair yards.

d) Fill waterward of the ordinary high water mark or within a marsh, bog or swamp to accommodate a pier, dock, or float.

## **7.11 Parking**

This section applies to both surface and structure parking facilities. Parking may be a principal use or an accessory use.

### **Management Policies**

~~SMP-SU-4778~~ Parking lots and/or parking within structures to support permitted and conditionally permitted shoreline uses are ~~is not a preferred use in the shoreline jurisdiction,~~ and should only be allowed ~~encouraged to support authorized uses where no feasible alternatives exist.~~

**SMP-SU-48** The City should explore options for reducing and/or removing publicly-owned parking lots within the shoreline jurisdiction, including conversion to shoreline public access, public water-dependent and water-enjoyment uses, and shoreline recreation facilities such as beaches and fishing areas.

### **Development Regulations**

**SU-DR-53** New or redeveloped surface parking areas and parking lots shall be located outside the shoreline jurisdiction where feasible.

**SU-DR-54** Parking for redevelopment in the HI shoreline environment shall meet the requirements of Appendix C, in addition to all other requirements of this master program.

**SU-DR-55** Surface parking as a principal use, including commercial (pay) parking and/or parking for offsite uses, is not allowed in the Natural, Urban Conservancy, or Shoreline Residential environments.

**SU-DR-56** Stand-alone structure parking is not allowed in the shoreline jurisdiction.

## **7.124 Recreation**

**Shoreline r**Recreational development provides opportunities for play, sports, relaxation, amusement, or contemplation. It includes facilities for passive recreational activities, such as hiking, photography, and viewing, and fishing. It also includes facilities for active or more intensive uses such as parks, trails, and fishing, campgrounds, and golf courses. This section applies to both publicly- and privately-owned shoreline facilities intended for use by the public or a private club, group, association, or individual.

### **Management Policies**

**SMP-SU-4946** Shoreline recreational development should be given priority for shoreline location to the extent that the use facilitates the public's ability to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline. Where appropriate, such facilities should be dispersed along the shoreline in a manner that supports more frequent recreational access and aesthetic enjoyment of the shoreline for a substantial number of people.

**SMP-SU-5047** Recreational developments should facilitate appropriate use of shoreline resources while conserving them. These resources include, but are not limited to: accretion shoreforms, wetlands, soils, ground water, surface water, native plant and animal life, and shore processes.

**SMP-SU-5148** Recreational developments and plans should provide the regional population a varied and balanced choice of recreation experiences in appropriate locations. Public agencies and private developers should coordinate their plans and activities to provide a wide variety of recreational opportunities without needlessly duplicating facilities.

**SMP-SU-5249** Trail links between shoreline parks and public access points should be encouraged for walking or bicycle riding where appropriate. The City of Port Orchard Comprehensive Park Plan and the Mosquito Fleet Trail Plan should be considered in design and approval of public trail systems.

**SMP-SU-5250** Access to natural areas, including but not limited to shoreline beaches and Blackjack and Ross Creeks, should be a combination of linear shoreline trails or easements and small parking or access tracts to minimize user concentration to small portions of the shoreline.

**SMP-SU-53531** Recreation facilities should incorporate public education regarding shoreline ecological functions and processes, the role of human actions on the environment and the importance of public involvement in shorelines management. Opportunities incorporating educational and interpretive information should be pursued in design and operation of recreation facilities and nature trails.

**SMP-SU-542** Recreation development should be located only where utility and road capability is adequate or may be provided without significant damage to shore features commensurate with the number and concentration of anticipated users.

**SMP-SU-553** Cooperative efforts among public and private persons toward the acquisition and/or development of suitable recreation sites or facilities should be explored to assure long-term availability of sufficient public sites to meet local recreation needs.

## Development Regulations

**SU-DR-572** Recreational facilities shall make adequate provisions for:

- a. Vehicular and pedestrian access
- b. The prevention of overflows and trespasses onto adjacent properties.
- c. Screening, buffer strips, fences, and signs to prevent park overflow and to protect the value and enjoyment of adjacent or nearby private or public properties
- d. The enforcement of laws and regulations associated with use of the facilities being proposed
- e. Water supply, sewage disposal, parking, and garbage collection.
- f. Security
- g. Maintenance

**SU-DR-583** Valuable shoreline resources and fragile or unique areas, such as wetlands and accretion shoreforms, should be used only for non-intensive recreation activities.

**SU-DR-594** Stairways and landings should be located upland of existing bulkheads, banks, and the OHWM unless integral to a water-dependent use or overwater structure permitted by this Master Program.

## 7.132 Residential Development

Residential development refers to one or more buildings, structures, lots, parcels, or portions of parcels that are used or intended to be used to provide a dwelling for human beings. Residential development includes single-family residences, duplexes, other detached dwellings, multifamily residences, apartments, townhouses, ~~mobile home parks~~, group housing, condominiums, subdivisions, planned unit developments, and short subdivisions. Residential development also includes accessory (aka appurtenant) uses and structures such as garages, sheds, tennis courts, swimming pools, driveways, parking areas, fences, cabanas, saunas, and accessory dwelling units~~guest cottages~~, when allowed by the underlying zoning. Single-family residences are ~~the most common form of shoreline development and~~

~~are~~ identified as a priority use when developed in a manner consistent with control of pollution and prevention of damage to the natural environment. Without proper management, single-family residential use can cause significant damage to the shoreline area through cumulative impacts from shoreline armoring, storm water runoff, septic systems, introduction of pollutants, and vegetation modification and removal. ~~Residential development also includes multifamily development and the creation of new residential lots through land subdivision.~~

### **Management Policies**

**SMP-SU-564** Single family residences are designated as a priority use consistent with RCW 90.58.

**SMP-SU-575** New residential development is encouraged to cluster dwelling units together to reduce physical and visual impacts on shorelines and to reduce utility and road costs. Planned unit developments that include common open space and recreation facilities, or a variety of dwelling sizes and types, are encouraged at suitable locations as a preferable alternative to extensive single lot subdivisions on shorelines. Plats and subdivisions must be designed, configured and developed in a manner that assures no net loss of ecological functions from full build-out of all lots.

~~**SMP-SU-56** Allowable density of new residential development should comply with applicable comprehensive plan goals and policies, zoning restrictions, and shoreline area designation standards.~~

**SMP-SU-587** Structures or development for uses accessory to residential use should preserve shoreline open space, be visually and physically compatible with adjacent shoreline features, be reasonable in size and purpose, and result in no net loss of shoreline ecological functions and processes.

**SMP-SU-598** Building heights must be compatible with POMC Title 20, including any height restrictions required by overlay districts, and any subarea plans adopted in the City's Comprehensive Plan, as well as with the View Protection Overlay District Ordinance, and the Downtown Overlay District.

**SMP-SU-6059** New residential development should be planned and built to minimize the need for shoreline stabilization and flood hazard reduction measures and assures not net loss of ecological functions.

**SMP-SU-610** Measures to conserve native vegetation along shorelines should be required for all residential development. Vegetation conservation may include avoidance or minimization of clearing or grading, restoration of areas of native vegetation, and/or control of invasive or non-native vegetation.

**SMP-SU-624** Whenever possible, non-regulatory methods to protect shoreline ecological functions and other shoreline resources should be encouraged for residential development. Such methods may include resource management planning, low impact development techniques, voluntary protection and enhancement projects, education, or incentive programs.

**SMP-SU-632** New multi-unit waterfront residential developments, including single-family residential developments of more subdivision of land for more than four parcels, ~~on waterfront parcels,~~ should provide substantial shoreline access for development residents and the public,



unless public access is infeasible due to incompatible uses, safety, impacts to shoreline ecology or legal limitations.

**SMP-SU-643** Development should provide open space corridors between structures, and along site boundaries, so as to provide space for outdoor recreation, preserve views, and minimize use conflicts.

## Development Regulations

**SU-DR-6055** Single-family homes ~~may~~ are exempt from the Shoreline Substantial Development Permit ~~requirements, process, as well as clearing and grading associated with the construction of a single-family home.~~

**SU-DR-6156** Residential development shall be located and designed to avoid the need for structural shoreline armoring and flood protection.

**SU-DR-6257** Subdivisions or development of more than four dwelling units adjacent to the waterfront shall dedicate, improve, and provide maintenance provisions for a pedestrian easement that provides area sufficient to ensure usable access to the shoreline for residents of the development and the general public. When required, public access easements must comply with the Public Access section of this Master program.

## 7.143 Shoreline Stabilization and Bulkheads

Shoreline stabilization includes actions taken to address erosion impacts to property and dwellings, businesses, or structures caused by natural processes, such as current, flood, tides, wind or wave action. These actions include structural and nonstructural methods. Shoreline stabilization measures can include a wide range of works varying from hard vertical walls to vegetation conservation and enhancement.

### Management Policies

**SMP-SU-654** New development should be located and designed to avoid the need for future shoreline stabilization to the extent feasible.

**SMP-SU-665** New structural stabilization should only be allowed to protect existing ~~primary~~principal structures or in support of new water-dependent uses.

**SMP-SU-676** New shoreline stabilization should result in no net loss of ecological functions

**SMP-SU-687** The size of stabilization measure should be limited to the minimum necessary. Soft approaches should be used unless demonstrated not to be sufficient to protect ~~primary~~principal structures, dwellings and businesses.

## Development Regulations

**SU-DR-6358** Subdivisions of land must ensure the lots created will not require shoreline stabilization in order for reasonable development to occur, ~~based on using~~ geotechnical analysis of the site and shoreline characteristics.

**SU-DR-6459** New bulkheads will be allowed only if a geotechnical analysis demonstrates danger and structural damage is likely to a legal ~~primary~~principal structure.

- a. New or enlarged structural shoreline stabilization measures for an existing ~~primary~~principal structure, including residences, shall not be allowed unless there is conclusive evidence, documented by a qualified professional, that the structure is in danger from shoreline erosion caused by currents or wave action. Normal sloughing, erosion of steep bluffs, or shoreline erosion itself, without a scientific or geotechnical analysis, is not demonstration of need. The analysis must evaluate onsite drainage issues and address drainage problems before considering structural shoreline stabilization.
- b. Supplementary or non-structural stabilization must be shown to be impractical or non-effective, as demonstrated by a geotechnical report.
- c. The report(s) must determine that the stabilization structure will not result in a net loss of shoreline ecological functions.

**SU-DR-650** Replacement bulkheads will be allowed, if soft armoring alternatives are not feasible. Replacement bulkheads should be placed landward of the OHWM, and will not be allowed waterward of the existing bulkhead.

**SU-DR-661** Alternatives for shoreline stabilization shall be based on the following hierarchy of preference:

- a. No action
- b. Flexible stabilization constructed of natural materials incorporating measures such as soft shore protection and bioengineering, including beach nourishment, protective berms, or vegetative stabilization.
- c. Flexible stabilization, as described above, with rigid works, constructed as a protective measure.
- d. Rigid works constructed of artificial materials such as riprap or concrete.

**SU-DR-672** A seawall or bulkhead protecting state or local roads, may be rebuilt or repaired if deemed necessary by the City Engineer and Shoreline Administrator.

## 7.154 Signs

The City of Port Orchard recognizes the constitutional right for property owners to communicate using signs on their property. These policies are intended to ensure that signage within shoreline areas is consistent with the purpose and intent of the Act and this Program by addressing impacts to ecological functions, public safety and visual aesthetics.

### Management Policies

**SMP-SU-698** Signs should be located, designed and maintained to be visually compatible with local shoreline scenery as seen from both land and water, especially on shorelines of statewide significance.

**SMP-SU-7069** Sign location and design should not substantially impair shoreline views.

**SMP-SU-710** All signs shall meet the requirements of POMC Title 20.

**SMP-SU-724** Communities, districts, and/or multi-use or multi-tenant commercial developments are encouraged to erect single, common use gateway signs to identify and give directions to local premises and public facilities as a preferable alternative to a proliferation of single purpose signs.

**SMP-SU-732** Off-premise signs are prohibited. Signs that are not water-dependent or that reduce public enjoyment of or access to shorelines are not encouraged. Such signs should not be located on shorelines except for approved community gateway or directional signs.

**SMP-SU-743** Free-standing signs should be located to avoid blocking scenic views and be located on the landward side of public transportation routes which generally parallel the shoreline.

**SMP-SU-754** To minimize negative visual impacts and obstructions to shoreline access and use, low-profile, on-premise wall signs are preferred over free-standing signs or other wall signs.

**SMP-SU-765** Moving or flashing signs should be prohibited on shorelines.

**SMP-SU-776** Artificial lighting for signs or security should be directed or beamed away from the water, public streets or adjacent properties.

### Development Regulations

**SU-DR-683** Signs shall conform to all provisions in POMC Title 20.

## 7.165 Transportation Facilities and Parking

Transportation facilities are those structures and developments that aid in land and water surface movement of people, goods, and services. They include roads and highways, bridges and causeways, ferry terminals, railroad facilities, and boat and floatplane terminals. The shoreline areas within the City of Port Orchard and the South Kitsap's outlying Urban Growth Area are dominated by transportation facilities. Major State Highways and local roads are adjacent to the entire length of the marine shoreline, parallel to the Sinclair Inlet, and multiple private docks and public passenger-only ferry docks

are located in the area. Transit interchanges and transportation hubs are vital to the shoreline connection to major cities and transportation infrastructure that is vital to the local and regional economy.

## Management Policies

**~~SMP-SU-787~~** New transportation facilities should be located so as to not interfere with existing public access areas and significant natural, historic, archaeological or cultural sites.

~~**SMP-SU-78** Parking is not a preferred use in shorelines and should only be encouraged to support authorized uses where no feasible alternatives exist.~~

**SMP-SU-79** New or expanded public transportation facility route selection and development within the shoreline should be coordinated with related local and state government land use and circulation planning.

**SMP-SU-80** Transportation system route planning, acquisition, and design in the shoreline should provide space wherever possible for compatible multiple uses such as utility lines, public access, pedestrian shore access or view points, or recreational trails.

**SMP-SU-81** Transportation system plans and transportation projects within shorelines should provide adequate, safe, and compatible space for non-motorized traffic such as pedestrians and bicyclists. Space for such uses should be required along roads on shorelines, where appropriate, and ~~must~~**should** be considered when shoreline rights-of-way ends are being vacated or abandoned.

**SMP-SU-82** Public access should be provided to shorelines where safe and compatible with the ~~primary~~**principal** and adjacent use, or should be replaced where transportation development substantially impairs lawful public access. Viewpoints, parking, trails and similar improvements should be considered for transportation system projects in shoreline areas, especially where a need has been identified.

**SMP-SU-83** Public transportation routes, particularly arterial highways and railways within the shoreline, should be located, designed, and maintained to permit safe enjoyment of adjacent shore areas and properties by other appropriate uses such as recreation or residences. Vegetative screening or other buffering should be considered.

**SMP-SU-84** Efforts to implement waterfront trails including the Mosquito Fleet Trail and Blackjack Creek Trail should accompany any shoreline transportation projects.

**SMP-SU-85** Maintenance and repair of existing roadways and transportation facilities within the shorelines should not be unduly encumbered by Shoreline Master Program implementation.

## Development Regulations

**SU-DR-694** When feasible, major new transportation facilities should be located away from the shoreline.

**SU-DR-7065** Roads shall be located to avoid critical areas where possible.

**SU-DR-7166** Roads and waterway crossings are discouraged within wetlands or critical fish and wildlife conservation areas except when all upland alternatives have been proven infeasible and the transportation facilities are necessary to support uses consistent with this program.

**SU-DR-7267** Roads, bridges, culverts and similar devices are encouraged to afford maximum protection for fish and wildlife resources.

**SU-DR-7368** New transportation facilities should be located in a manner to and encouraged to be designed to minimize or prevent the need for shoreline protective measures such as riprap or other bank stabilization, landfill, bulkheads, groins, jetties or substantial site regrading.

**SU-DR-7469** Maintenance, repair, and replacement of existing road facilities is encouraged.

**SU-DR-7570** Road routes shall make provisions for pedestrian, bicycle, and other non-motorized modes of travel whenever feasible.

## **7.176 Utilities**

Utilities are services and facilities that produce, transmit, carry, store, process, or dispose of electric power, water, sewage, communications, oil, gas, stormwater, and the like. The provisions in this section apply to primaryprincipal use and activities such as sewage treatment plants, sewer lift pumps, stormwater outfalls and fuel storage facilities. On-site utility features serving a primaryprincipal use, such as water, sewer or gas line to a residence, are "accessory utilities" and shall be reviewed as appurtenances to the primaryprincipal use (in this example, the residential use).

### **Management Policies**

**SMP-SU-86** New public or private utilities should be located inland from the land/water interface, preferably out of the shoreline jurisdiction, unless:

- a. Perpendicular water crossings are unavoidable; or
- b. Utilities are required for authorized shoreline uses consistent with this Program.

**SMP-SU-87** Utilities should be located and designed to avoid public recreation and public access areas and significant natural, historic, archaeological or cultural resources.

**SMP-SU-88** Utilities should be located, designed, constructed, and operated to result in no net loss of shoreline ecological functions and processes with appropriate mitigation.

**SMP-SU-89** All utility development should be consistent with and coordinated with all local government and state planning, including comprehensive plans and single purpose plans to meet the needs of future populations in areas planned to accommodate growth. Site planning and rights-of-way for utility development should provide for compatible multiple uses such as shore access, trails, and recreation or other appropriate use whenever possible; utility right-of-way acquisition should also be coordinated with transportation and recreation planning.

**SMP-SU-90** Utilities should be located in existing rights-of-way and corridors whenever possible.



**SMP-SU-91** Utilities serving new development should be located underground, wherever possible.

**SMP-SU-92** Development of pipelines and cables on aquatic lands and tidelands, particularly those running roughly parallel to the shoreline, and development of facilities that may require periodic maintenance which would disrupt shoreline ecological functions should be discouraged except where no other feasible alternative exists.

## Development Regulations

**SU-DR-761** Utility development should provide for compatible, multiple uses of sites and rights-of-way.

**SU-DR-772** Replacement of existing wires, utility poles, and similar existing infrastructure are permitted and are exempt from shoreline substantial permit requirements.

**SU-DR-783** Utilities shall be located adjacent to or within existing utility or circulation easements or rights-of-way whenever feasible. Joint use of rights-of-way and corridors is encouraged.

**SU-DR-794** Utilities shall be located, designed, constructed and operated so as to document no net loss of shoreline ecological functions, preserve the natural landscape, and minimize conflicts with present and planned land and shoreline uses.

**SU-DR-8075** Utility distribution lines serving new development including electricity, communications and fuel lines should be located underground, except where the presence of bedrock or other obstructions make such placement infeasible. Existing above-ground lines should be moved underground during normal replacement processes.

**SU-DR-8176** Land filling in shoreline jurisdictions for utility facilities or line placement is prohibited.

**SU-DR-8277** Clearing of vegetation for the installation or maintenance of utilities should be kept to a minimum.

**SU-DR-83** Within the shoreline jurisdiction, new utility mounting and transmission poles are limited to 35 feet in height, or the height limit provided for the zone by Title 20, whichever is less.

## CHAPTER 8: SHORELINE ADMINISTRATION AND PERMIT PROCEDURES

This chapter ~~provides information on~~ ~~contains the provisions regarding~~ the City's administrative processes and permit procedures regarding the Shoreline Management Act and the City of Port Orchard Shoreline Master Program.

### 8.1 Shoreline Administrator

The City of Port Orchard's Community Development Director, or his/her designee, shall serve as the Shoreline Administrator. The Shoreline Administrator shall determine the proper procedure for all shoreline permit applications, and shall have the authority to grant, condition, or deny shoreline exemptions and administrative shoreline permits.

### 8.2 Hearing Examiner

The Hearing Examiner shall have authority to conduct open record public hearings and to grant, condition, or deny applications for shoreline substantial use, variance, and conditional use permits, subject to final approval by the Department of Ecology.

### 8.3 Shoreline Exemptions

A shoreline exemption is a Type I administrative decision, per POMC Section 20.22.020. The Shoreline Administrator shall promptly issue a letter of exemption if a proposed action any of the criteria below are met or meets the criteria required by allowed per WAC 173-27-040(2), or is specifically exempted pursuant to RCW 90.58.030(3)(e).:

Additionally, requirements to obtain a Substantial Development Permit (SDP), Conditional Use Permit, Variance, letter of exemption, or other review to implement the Shoreline Management Act do not apply to the following:

- (i) Remedial actions. Pursuant to RCW 90.58.355, any person conducting a remedial action at a facility pursuant to a consent decree, order, or agreed order issued pursuant to chapter 70.105D RCW, or to the department of ecology when it conducts a remedial action under chapter 70.105D RCW.
- (ii) Boatyard improvements to meet NPDES permit requirements. Pursuant to RCW 90.58.355, any person installing site improvements for storm water treatment in an existing boatyard facility to meet requirements of a national pollutant discharge elimination system storm water general permit.
- (iii) WSDOT facility maintenance and safety improvements. Pursuant to RCW 90.58.356, Washington State Department of Transportation projects and activities meeting the conditions of RCW 90.58.356 are not required to obtain a Substantial Development Permit, Conditional Use Permit, Variance, letter of exemption, or other local review.
- (iv) Projects consistent with an environmental excellence program agreement pursuant to RCW 90.58.045.

(v) Projects authorized through the Energy Facility Site Evaluation Council process, pursuant to chapter 80.50 RCW.

Per WAC 173-27-040, exemptions shall be construed narrowly. Only those developments that meet the precise terms of one or more of the listed exemptions may be granted exemption from the SDP process. An exemption from the SDP process is not an exemption from compliance with the Shoreline Management Act or the City's Shoreline Master Program, nor from any other regulatory requirements. To be authorized, all uses and developments must be consistent with the policies and provisions of this Master Program and the Act. The burden of proof that a development or use is exempt from the permit process is on the applicant.

If any part of a proposed development is not eligible for exemption, then an SDP is required for the entire proposed development project.

The City may attach conditions to the approval of exempted developments and/or uses as necessary to assure consistency of the project with the Act and the Master Program.

## **8.4 Multiple Permits Required**

Certain shoreline development or use proposals may require more than one shoreline permit or decision type (substantial development permit, shoreline conditional use permit, shoreline variance), and/or may also require additional land use permit approvals such as preliminary plat, conditional use permit, variance, binding site plan, etc. When more than one permit type is required for a shoreline development or use, all permit applications will be processed and reviewed concurrently according to the highest permit type (Types I-V) as specified in POMC 20.20 and 90.58.140, or as hereafter amended. If there is any conflict between the requirements of these regulations, the more stringent requirement shall control.

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a) Any development of which the total cost or fair market value, whichever is higher, does not exceed the amount currently established and in effect per WAC 173-27-040(2)(a) or its successor. For purposes of determining whether or not a permit is required, the total cost or fair market value shall be based on the value of development that is occurring on shorelines of the state as defined in RCW 90.58.030 (2)(c). The total cost or fair market value of the development shall include the fair market value of any donated, contributed or found labor, equipment or materials;

b) Normal maintenance or repair of existing structures or developments, including damage by accident, fire or elements. "Normal maintenance" includes those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition. "Normal repair" means to restore a development to a state comparable to its original condition, including but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to shoreline resource or environment. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is

comparable to the original structure or development including but not limited to its size, shape, configuration, location and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment;

c) — Construction of the normal protective bulkhead common to single family residences. A "normal protective" bulkhead includes those structural and nonstructural developments installed at or near, and parallel to, the ordinary high water mark for the sole purpose of protecting an existing single family residence and appurtenant structures from loss or damage by erosion. A normal protective bulkhead is not exempt if constructed for the purpose of creating dry land. When a vertical or near vertical wall is being constructed or reconstructed, not more than one cubic yard of fill per one foot of wall may be used as backfill. When an existing bulkhead is being repaired by construction of a vertical wall fronting the existing wall, it shall be constructed no further waterward of the existing bulkhead than is necessary for construction of new footings. When a bulkhead has deteriorated such that an ordinary high water mark has been established by the presence and action of water landward of the bulkhead then the replacement bulkhead must be located at or near the actual ordinary high water mark. Beach nourishment and bioengineered erosion control projects may be considered a normal protective bulkhead when any structural elements are consistent with the above requirements and when the project has been approved by the department of fish and wildlife.

d) — Emergency construction necessary to protect property from damage by the elements. An "emergency" is an unanticipated and imminent threat to public health, safety, or the environment which requires immediate action within a time too short to allow full compliance with this chapter. Emergency construction does not include development of new permanent protective structures where none previously existed. Where new protective structures are deemed by the administrator to be the appropriate means to address the emergency situation, upon abatement of the emergency situation the new structure shall be removed or any permit which would have been required, absent an emergency, pursuant to chapter 90.58 RCW, these regulations, or the local master program, obtained. All emergency construction shall be consistent with the policies of chapter 90.58 RCW and the local master program. As a general matter, flooding or other seasonal events that can be anticipated and may occur but that are not imminent are not an emergency;

e) — Construction and practices normal or necessary for farming, irrigation, and ranching activities, including agricultural service roads and utilities on shorelands, construction of a barn or similar agricultural structure, and the construction and maintenance of irrigation structures including but not limited to head gates, pumping facilities, and irrigation channels: Provided, That a feedlot of any size, all processing plants, other activities of a commercial nature, alteration of the contour of the shorelands by leveling or filling other than that which results from normal cultivation, shall not be considered normal or necessary farming or ranching activities. A feedlot shall be an enclosure or facility used or capable of being used for feeding livestock hay, grain, silage, or other livestock feed, but shall not include land for growing crops or vegetation for livestock feeding and/or grazing, nor shall it include normal livestock wintering operations;

f) — Construction or modification of navigational aids such as channel markers and anchor buoys;

g) — Construction on shorelands by an owner, lessee or contract purchaser of a single family residence for their own use or for the use of their family, which residence does not exceed a height of

thirty-five feet above average grade level and which meets all requirements of the state agency or local government having jurisdiction thereof, other than requirements imposed pursuant to chapter 90.58 RCW. "Single-family residence" means a detached dwelling designed for and occupied by one family including those structures and developments within a contiguous ownership which are a normal appurtenance. An "appurtenance" is necessarily connected to the use and enjoyment of a single-family residence and is located landward of the ordinary high-water mark and the perimeter of a wetland. On a statewide basis, normal appurtenances include a garage; deck; driveway; utilities; fences; installation of a septic tank and drainfield and grading which does not exceed two hundred fifty cubic yards and which does not involve placement of fill in any wetland or waterward of the ordinary high-water mark. Local circumstances may dictate additional interpretations of normal appurtenances which shall be set forth and regulated within the applicable master program. Construction authorized under this exemption shall be located landward of the ordinary high-water mark;

h) — Construction of a dock, including a community dock, designed for pleasure craft only, for the private noncommercial use of the owner, lessee, or contract purchaser of single-family and multiple-family residences. A dock is a landing and moorage facility for watercraft and does not include recreational decks, storage facilities or other appurtenances. This exception applies if either:

—— (i) In salt waters, the fair market value of the dock does not exceed two thousand five hundred dollars; or

—— (ii) In fresh waters the fair market value of the dock does not exceed ten thousand dollars, but if subsequent construction having a fair market value exceeding two thousand five hundred dollars occurs within five years of completion of the prior construction, the subsequent construction shall be considered a substantial development for the purpose of this chapter.

i) — Operation, maintenance, or construction of canals, waterways, drains, reservoirs, or other facilities that now exist or are hereafter created or developed as a part of an irrigation system for the primary purpose of making use of system waters, including return flow and artificially stored groundwater from the irrigation of lands;

j) — The marking of property lines or corners on state-owned lands, when such marking does not significantly interfere with normal public use of the surface of the water;

k) — Operation and maintenance of any system of dikes, ditches, drains, or other facilities existing on September 8, 1975, which were created, developed or utilized primarily as a part of an agricultural drainage or diking system;

l) — Any project with a certification from the governor pursuant to chapter 80.50 RCW;

8.3.15 Site exploration and investigation activities that are prerequisite to preparation of an application for development authorization under this chapter, if:

—— (i) The activity does not interfere with the normal public use of the surface waters;

—— (ii) The activity will have no significant adverse impact on the environment including but not



limited to fish, wildlife, fish or wildlife habitat, water quality, and aesthetic values;

~~— (iii) The activity does not involve the installation of any structure, and upon completion of the activity the vegetation and land configuration of the site are restored to conditions existing before the activity;~~

~~— (iv) A private entity seeking development authorization under this section first posts a performance bond or provides other evidence of financial responsibility to the local jurisdiction to ensure that the site is restored to preexisting conditions; and~~

~~— (v) The activity is not subject to the permit requirements of RCW 90.58.550;~~

~~m) — The process of removing or controlling aquatic noxious weeds, as defined in RCW 17.26.020, through the use of an herbicide or other treatment methods applicable to weed control that are recommended by a final environmental impact statement published by the department of agriculture or the department of ecology jointly with other state agencies under chapter 43.21C RCW;~~

~~n) — Watershed restoration projects as defined herein. Local government shall review the projects for consistency with the shoreline master program in an expeditious manner and shall issue its decision along with any conditions within forty-five days of receiving all materials necessary to review the request for exemption from the applicant. No fee may be charged for accepting and processing requests for exemption for watershed restoration projects as used in this section.~~

~~— (i) "Watershed restoration project" means a public or private project authorized by the sponsor of a watershed restoration plan that implements the plan or a part of the plan and consists of one or more of the following activities:~~

~~— (i) A project that involves less than ten miles of streamreach, in which less than twenty-five cubic yards of sand, gravel, or soil is removed, imported, disturbed or discharged, and in which no existing vegetation is removed except as minimally necessary to facilitate additional plantings;~~

~~— (ii) A project for the restoration of an eroded or unstable stream bank that employs the principles of bioengineering, including limited use of rock as a stabilization only at the toe of the bank, and with primary emphasis on using native vegetation to control the erosive forces of flowing water; or~~

~~— (iii) A project primarily designed to improve fish and wildlife habitat, remove or reduce impediments to migration of fish, or enhance the fishery resource available for use by all of the citizens of the state, provided that any structure, other than a bridge or culvert or instream habitat enhancement structure associated with the project, is less than two hundred square feet in floor area and is located above the ordinary high water mark of the stream.~~

~~— (ii) "Watershed restoration plan" means a plan, developed or sponsored by the department of fish and wildlife, the department of ecology, the department of natural resources, the department of transportation, a federally recognized Indian tribe acting within and pursuant to its authority, a city, a county, or a conservation district that provides a general program and implementation measures or actions for the preservation, restoration, re-creation, or enhancement of the natural resources,~~

character, and ecology of a stream, stream segment, drainage area, or watershed for which agency and public review has been conducted pursuant to chapter 43.21C RCW, the State Environmental Policy Act;

o) ~~— A public or private project that is designed to improve fish or wildlife habitat or fish passage, when all of the following apply:~~

~~— (i) The project has been approved in writing by the department of fish and wildlife;~~

~~— (ii) The project has received hydraulic project approval by the department of fish and wildlife pursuant to chapter 77.55 RCW; and~~

~~— (iii) The local government has determined that the project is substantially consistent with the local shoreline master program. The local government shall make such determination in a timely manner and provide it by letter to the project proponent.~~

~~— Fish habitat enhancement projects that conform to the provisions of RCW 77.55.181 are determined to be consistent with local shoreline master programs, as follows:~~

~~— (i) In order to receive the permit review and approval process created in this section, a fish habitat enhancement project must meet the criteria under (p)(iii)(A)(I) and (II) of this subsection:~~

~~— (I) A fish habitat enhancement project must be a project to accomplish one or more of the following tasks:~~

~~— • Elimination of human-made fish passage barriers, including culvert repair and replacement;~~

~~— • Restoration of an eroded or unstable streambank employing the principle of bioengineering, including limited use of rock as a stabilization only at the toe of the bank, and with primary emphasis on using native vegetation to control the erosive forces of flowing water; or~~

~~— • Placement of woody debris or other instream structures that benefit naturally reproducing fish stocks.~~

~~— The department of fish and wildlife shall develop size or scale threshold tests to determine if projects accomplishing any of these tasks should be evaluated under the process created in this section or under other project review and approval processes. A project proposal shall not be reviewed under the process created in this section if the department determines that the scale of the project raises concerns regarding public health and safety; and~~

~~— (II) A fish habitat enhancement project must be approved in one of the following ways:~~

~~— • By the department of fish and wildlife pursuant to chapter 77.95 or 77.100 RCW;~~

~~— • By the sponsor of a watershed restoration plan as provided in chapter 89.08 RCW;~~

~~— • By the department as a department of fish and wildlife-sponsored fish habitat enhancement or~~

restoration project;

—• Through the review and approval process for the jobs for the environment program;

—• Through the review and approval process for conservation district sponsored projects, where the project complies with design standards established by the conservation commission through interagency agreement with the United States Fish and Wildlife Service and the natural resource conservation service;

—• Through a formal grant program established by the legislature or the department of fish and wildlife for fish habitat enhancement or restoration; and

—• Through other formal review and approval processes established by the legislature.

—————(ii) Fish habitat enhancement projects meeting the criteria of (p)(iii)(A) of this subsection are expected to result in beneficial impacts to the environment. Decisions pertaining to fish habitat enhancement projects meeting the criteria of (p)(iii)(A) of this subsection and being reviewed and approved according to the provisions of this section are not subject to the requirements of RCW 43.21C.030 (2)(c).

—————(iii)(I) A hydraulic project approval permit is required for projects that meet the criteria of (p)(iii)(A) of this subsection and are being reviewed and approved under this section. An applicant shall use a joint aquatic resource permit application form developed by the office of regulatory assistance to apply for approval under this chapter. On the same day, the applicant shall provide copies of the completed application form to the department of fish and wildlife and to each appropriate local government. Local governments shall accept the application as notice of the proposed project. The department of fish and wildlife shall provide a fifteen-day comment period during which it will receive comments regarding environmental impacts. Within forty-five days, the department shall either issue a permit, with or without conditions, deny approval, or make a determination that the review and approval process created by this section is not appropriate for the proposed project. The department shall base this determination on identification during the comment period of adverse impacts that cannot be mitigated by the conditioning of a permit. If the department determines that the review and approval process created by this section is not appropriate for the proposed project, the department shall notify the applicant and the appropriate local governments of its determination. The applicant may reapply for approval of the project under other review and approval processes.

## **8.5 Shoreline Substantial Development Permits**

Shoreline Substantial Development Permits (“SDPs”) are required for all developments (unless specifically exempt) that meet the legal definition of “substantial development.” A “substantial development” is any development which meets the criteria of WAC 173-27-040(2)(a) or its successor, or any development which materially interferes with the normal public use of the water or shorelines of the state, or as specifically exempted pursuant to RCW 90.58.030(3)(e).

SDPs are reviewed and processed by local governments and subsequently sent to Ecology. Under WAC 173-27-150, substantial development permits cannot be approved unless they are consistent with

policies and procedures of the Shoreline Management Act, Ecology rules, and the local master program. The City may condition a permit if needed to ensure consistency of the project with the Act and the City's Master Program.

Certain proposed development activities and uses may qualify for processing as an administrative SDP subject to Section 8.4.1.1. An administrative SDP is a Type II decision per POMC Section 20.22.020. If a development activity or use does not qualify for an administrative SDP, it will be processed as a regular SDP, which is a Type III decision per POMC Section 20.22.020, and requires a public hearing before the City's hearing examiner.

### **8.54.1 ~~Administrative~~ Shoreline Substantial Development Permits - Administrative**

~~Substantial development permits ("SDPs") are required for all developments (unless specifically exempt) that meet the legal definition of "substantial development," but may qualify for processing as an administrative permit subject to Section 8.4.1.~~

~~SDPs are reviewed and processed by local governments and subsequently sent to Ecology for filing. Under WAC 173-27-150, substantial development permits cannot be approved unless they are consistent with policies and procedures of the Shoreline Management Act, Ecology rules, and the local master program. Local government may condition the approval of permits if needed to ensure consistency of the project with the act and the local master program.~~

~~"Substantial development" shall mean any development of which the total cost or fair market value exceeds the amount currently established and in effect per WAC 173-27-040(2)(a) or its successor, or any development which materially interferes with the normal public use of the water or shorelines of the state.~~

#### **8.54.1.1 Development Activities**

Development ~~a~~Activities that meet one or more of the following criteria and exceed the exemption thresholds shall be processed as an administrative SDP~~shoreline substantial development permit~~:

- (a) The remodel, rehabilitation, or other development activities that significantly alter the exterior of an existing building (e.g., adding a fire escape to a building exterior). Minor modifications such as roof replacement, changes in window or door openings, or new siding may qualify as a shoreline exemption;
- (b) Expansions of existing buildings that do not exceed a total of 1,000 square feet, will not exceed one-story in height, and will not increase the height of an existing roof;
- (c) Temporary buildings or other activities that do not qualify as an exemption because they may have a temporary adverse impact on public views, aesthetics, or public access;
- (d) Public access and other associated amenities that are located landward of the OHWM and the fair market value does not exceed \$50,000;
- (e) Underground utility improvements, including utility extensions, within an existing right-of-way;
- (f) Installation of public art.

### **8.54.1.2 Permit Process**

Administrative shoreline permits will be processed as an administrative (Type II) permit in accordance with the requirements of POMC 20.22~~16.06~~ and RCW 90.58.140, or as hereafter amended. If there is any conflict between the requirements of these regulations, the more stringent requirement shall control. ~~Public notice and a comment period are required.~~

### **8.5.25 Shoreline Substantial Development Permits – Hearing Examiner**

~~Substantial development permits (“SDPs”) are required for all developments (unless specifically exempt) that meet the legal definition of “substantial development.”~~

~~SDPs are reviewed and processed by local governments and subsequently sent to Ecology for filing. Under WAC 173-27-150, substantial development permits cannot be approved unless they are consistent with policies and procedures of the Shoreline Management Act, Ecology rules, and the local master program. Local government may condition the approval of permits if needed to ensure consistency of the project with the act and the local master program.~~

#### **8.5.2.1. Development Activities.**

~~Substantial development permits that do not qualify for administrative review and approval under 8.4.1 shall be processed as a hearing examiner decision (Type III) permit in accordance with the requirements of POMC 20.22 and RCW.90.58.140, or as hereafter amended. If there is any conflict between the requirements of these regulations, the more stringent requirement shall control.~~

~~“Substantial development” shall mean any development of which the total cost or fair market value exceeds the amount currently established and in effect per WAC 173-27-040(2)(a) or its successor, or any development which materially interferes with the normal public use of the water or shorelines of the state.~~

#### **8.5.2.2. Permit Process**

~~Hearing examiner shoreline substantial development permits will be processed as a quasi-judicial (Type III) permit in accordance with the requirements of POMC 20.22 and RCW 90.58.140, or as hereafter amended. If there is any conflict between the requirements of these regulations, the more stringent requirement shall control.~~

## **8.6 Shoreline Conditional Use Permits**

### **8.6.1 Description**

~~A Shoreline Conditional Use Permits (SCUP) is a Type III (quasi-judicial) decision per POMC 20.22.020, and requires a public hearing and decision by the City’s hearing examiner. An SCUP allows greater flexibility in applying use regulations of the shoreline master program. A CUP is needed if a proposed use is listed as a conditional use in a local government's environment designation, or if the SMP does not address the use. A CUP may be required even if a proposed use is otherwise exempt from permit requirements. A development or use that is listed as a conditional use in the use table in 7.1, or that is not listed in the use table in 7.1, must obtain an SCUP even if the development or use does not require a substantial development permit or is otherwise exempt from permit requirements. A development or use that is listed as “prohibited” in the use table in 7.1 cannot be approved through an SCUP.~~



## 8.6.2 Criteria for Granting Shoreline Conditional Use Permits

Uses which are classified or set forth in the applicable master program as conditional uses may be authorized provided that the applicant demonstrates all of the following:

1. That the proposed use is consistent with the policies of the SMA (RCW 90.58.020) and the master program;
2. That the proposed use will not interfere with the normal public use of public shorelines;
3. That the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program;
4. That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and
5. That the public interest suffers no substantial detrimental effect.
6. Conditional uses must also meet criteria in WAC 173-27-140 which apply to all development.

Some proposals may require both a shoreline substantial development permit (Type I administrative or Type II hearing examiner) and a shoreline conditional use permit. Other proposals that are not a "substantial development" and are exempt from receiving an SDP might require a shoreline conditional use permit.

## 8.6.3 ~~Conditional Use~~ Permit Process

Shoreline Conditional Use Permits are subject to processing under POMC 20.22.050, RCW 90.58.140 and WAC 173-27-160, ~~16.06 and 16.07~~. They are administered by the Shoreline Administrator or his/her designee, and are subject to public notice, public comment, a public hearing and SEPA requirements. City-approved SCUPs are sent to Ecology at the end of the local appeal period. Ecology must either approve, deny or condition every SCUP within 30 days of receiving a complete permit application.

## 8.7 Shoreline Variances

### 8.7.1 Description

Shoreline variances are requests to adjust the applicable setback and/or bulk and dimensional requirements of the SMP where there are extraordinary or unique circumstances relating to the subject property such that the strict implementation of the SMP requirements would impose unnecessary hardship on the applicant or thwart the policies set for in RCW 90.58.020. When a development and/or use is proposed that does not comply with the bulk, dimensional and performance standards of the master program, such development can only be authorized by approval of a variance. The City has two types of variances; shoreline variances, and administrative shoreline variances. A variance cannot be approved to permit a use that is listed as "prohibited" in the use table in 7.1.

Certain variance requests may qualify for processing as an administrative variance subject to Section 8.7.2. An administrative variance is a Type II decision per POMC Section 20.22.020. If a variance request does not qualify for an administrative variance, it will be processed as a regular variance, which is a Type

III (quasi-judicial) decision per POMC Section 20.22.020, and requires a public hearing and a decision by the City's hearing examiner.

## **8.7.2 Criteria for Granting Shoreline Variances**

Any variance request must meet the requirements listed below, depending on whether an administrative (Type II) or hearing examiner (Type III) variance is requested. Variances for prohibited uses are not allowed.

### **8.7.3 Shoreline Variances - Administrative**

#### **8.7.3.1 Criteria for granting administrative (Type II) upland-shoreline variances**

A request for Development that requires an administrative shoreline variance must demonstrate that the development or use meets all of the criteria below, in order to be approved:

1. The development and/or use is located landward of the ordinary high water mark (OHWM) as defined in RCW 90.58.030(2)(c), and/or landward of any wetland as defined in RCW 90.58.030(2)(h); and
2. The maximum relief requested by the variance deviates from the applicable bulk, dimensional or performance standard(s) in the City's master program by no more than 20% of each applicable standard; and
3. The development and/or use meets all of the criteria of WAC 173-27-170(2).

If the administrative variance request meets the criteria for 3. above, but does not meet the criteria for both 1. and 2., an administrative variance cannot be granted, but a hearing examiner (Type III) shoreline variance may be requested.

1. That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes, or significantly interferes with, reasonable use of the property;
2. That the hardship described in (a) of this subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the master program, and not, for example, from deed restrictions or the applicant's own actions.
3. That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program and will not cause adverse impacts to the shoreline environment;
4. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;
5. That the variance requested is the minimum necessary to afford relief; and
6. That the public interest will suffer no substantial detrimental effect.

### **8.7.4 Shoreline Variances – Hearing Examiner**

#### **8.7.4.1 When a hearing examiner (Type III) shoreline variance is required.**

A development proposal does not qualify to request an administrative (Type II) shoreline variance if either or both of the criteria below are met, and a hearing examiner shoreline variance must be requested:

1. The development or use will be located waterward of the ordinary high water mark (OHWM), as defined in RCW 90.58.030(2)(c), or within any wetland as defined in RCW 90.58.030(2)(h);
2. The relief requested by the variance deviates from the applicable bulk, dimensional or performance standard(s) in the City's master program by more than 20% of any applicable standard.

**8.7.42.21 Criteria for granting ~~hearing examiner~~ overwater (Type III) shoreline variances**

A request for a hearing examiner variance must demonstrate that the development or use will meet all of the criteria below, as applicable, in order to be approved:

1. If the development or use will be located waterward of the ordinary high water mark (OHWM), as defined in RCW 90.58.030(2)(c), or within any wetland as defined in RCW 90.58.030(2)(h), it must meet the criteria of WAC 173-27-170(3).
2. For all variance requests, the development and/or use must meet all of the criteria of WAC 173-27-170(2).

~~Overwater variance may be granted provided that they meet criteria 2 through 6 in 8.7.2.1 above, as well as the following:~~

- ~~1. That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes all reasonable use of the property;~~
- ~~2. That the public rights of navigation and use of the shorelines will not be adversely affected.~~

**8.7.53 Permit Variance Process**

Requests for a shoreline variance (Type II or Type III) are administered by the Shoreline Administrator or his/her designee, and are subject to public notice, public comment, a public hearing (Type III only) and SEPA requirements. City-approved shoreline variances are sent to Ecology at the end of the local appeal period. Ecology must either approve, deny or condition every shoreline variance within 30 days of receiving a complete permit application.

~~Requests for a variance from the regulations in this Master Program shall be submitted on forms provided by the city and are administered by the Shoreline Administrator or his/her designee. Variance requests are subject to public notice, public comment, a public hearing (for regular variances) and SEPA requirements, and are subject to the requirements of WAC 173-27. Administrative variances are subject to public notice, but not public hearings, unless appealed.~~

## 8.8 Table of Permits and Procedures

Permit Type	Decision Maker	Public Notice	Notes
Shoreline Exemption	Shoreline Administrator	N/A	List of exemptions in Section 8.3 above
Administrative Shoreline Substantial Development	Shoreline Administrator	a. Notice mailed to property owners within 300 feet. b. Notice posted on-site c. Notice published in newspaper of record	See section 8.4
Shoreline Substantial Development Permit	Hearing Examiner	a. Notice mailed to property owners within 300 feet. b. Notice posted on-site c. Notice published in newspaper of record	See section 8.5
Administrative Conditional Use Permit	Shoreline Administrator Dept. of Ecology	a. Notice mailed to property owners within 300 feet. b. Notice posted on-site c. Notice published in newspaper of record	See section 8.6
Conditional Use Permit	Hearing Examiner Dept. of Ecology	a. Notice mailed to property owners within 300 feet. b. Notice posted on-site c. Notice published in newspaper of record	See section 8.6
Administrative Variance	Shoreline Administrator Dept. of Ecology	a. Notice mailed to property owners within 300 feet. b. Notice posted on-site c. Notice published in newspaper of record	See section 8.7
Variance	Hearing Examiner Dept. of Ecology	a. Notice mailed to property owners within 300 feet. b. Notice posted on-site c. Notice published in newspaper of record	See section 8.7

## ~~8.9 Public Notice~~

~~Public notice shall be provided consistent with the City's permit processing regulations in POMC Title 20.~~

## ~~8.10 Public Hearings~~

~~Public hearings shall be conducted by the Hearing Examiner in accordance with the City's permit processing regulations in POMC Title 20.~~

## ~~8.11 SEPA Review~~

~~Project review conducted pursuant to the State Environmental Policy Act (SEPA), RCW 43.21C, shall occur concurrently with project review set forth in this Master Program and the City's SEPA regulations in POMC Title 20.~~

## ~~8.812 Appeals~~

~~The granting, denying or rescinding of a shoreline substantial development permit, shoreline conditional use permit or shoreline variance may be appealed to the state shoreline hearings board as provided in RCW 90.58.180.~~

~~8.12.1 Local appeals of decisions by the Shoreline Administrator are subject to Hearing Examiner review. Appeals of Hearing Examiner decisions are subject to review by City Council in accordance with POMC Title 20.~~

~~18.12.2 Appeals of a final decision of the City of Port Orchard or the Department of Ecology shall be filed within 21 days of the date of decision and shall be heard by the Shorelines Hearings Board in pursuant to the procedures and timelines of RCW 90.58.180.~~



## CHAPTER 9: NONCONFORMING EXISTING DEVELOPMENT AND USES

Nonconforming development includes shoreline uses and structures which were lawfully constructed, established, or created prior to the effective date of the Shoreline Management Act or the Master Program, or amendments thereto, but which do not conform to present regulations or standards of the Master Program or policies of the Act. In such cases, the standards of this Chapter shall apply. Redevelopment or expansion of nonconforming development and uses located within the High Intensity shoreline environment may occur consistent with the requirement of Appendix CE.

### 9.1 Nonconforming Existing Uses

Nonconforming uses include shoreline uses which were lawfully established prior to the effective date of the Act or the Master Program, or amendments thereto, but which do not conform to present regulations or standards of the Master Program or policies of the Act. The continuance of a nonconforming use is subject to the following standards:

- a. Change of ownership, tenancy, or management of a nonconforming use shall not affect its nonconforming status, provided, that the use does not change or intensify.
- b. Additional development of any property on which a nonconforming use exists shall require that all new uses conform to this Master Program and the Act.
- c. If a nonconforming use is converted to a conforming use, no nonconforming use may be resumed without a shoreline variance.
- d. If a nonconforming use is discontinued for a period of 365 or more consecutive calendar days, it shall lose its nonconforming status, and the continued use of the property shall be required to conform to the provisions of this Master Program and the Act, or obtain a shoreline variance.

A use which is listed as a conditional use but which existed prior to adoption of the Master Program for which a Conditional Use Permit has not been obtained shall be considered a nonconforming use.

### 9.2 Nonconforming Existing Structures

1) Nonconforming structures include shoreline structures which were lawfully constructed or placed prior to the effective date of the Act or the Master Program, or amendments thereto, but which do not conform to present bulk, height, dimensional, setback, or density requirements. Nonconforming structures may continue even though the structures fail to conform to the present requirements of the environmental designation in which they are located. A nonconforming structure may be maintained as follows:

- a. Necessary repairs and alterations that do not increase the degree of nonconformity may be made to nonconforming structures.
- b. A nonconforming building or structure may be repaired and maintained, and replaced as provided in and as limited by this section and by Appendix CE. Any maintenance or repair shall be within the existing building or structure footprint and shall not increase the degree of nonconformity.

- c. Changes to interior walls or non structural improvements may be made to nonconforming buildings or structures.
- d. A nonconforming building or structure that is located within the High Intensity shoreline designation, and that is nonconforming as to the bulk, dimensional and density requirements of this Master Program, may be added to or enlarged if such addition or enlargement conforms to the regulations of the zoning district and the shoreline environment designation, provided that the addition or enlargement is consistent with the standards of Appendix CE.
- e. A structure for which a variance has been issued shall be considered a legal nonconforming structure and the requirements of this section shall apply as they apply to preexisting nonconformities.

2) Residential structures shall be deemed “conforming” and not subject to the provisions of this Section 9.2 under the following conditions:

- a. the residential structure or appurtenant structure was legally established and used for a conforming use when established;
- b. the residential structure or appurtenant structure is not an over-water structure;
- c. the residential structure or appurtenant structure is non-conforming solely because it no longer meets the current standards for: setbacks, buffers, or yards; area; bulk; height; or density; and
- d. redevelopment, expansion, change of occupancy class, or replacement of the residential structure is consistent with the master program, including requirements for no net loss of shoreline ecological functions.

For purposes of this provision, "appurtenant structures" means garages, sheds, and other legally established structures. "Appurtenant structures" does not include bulkheads and other shoreline modifications or over-water structures. Nothing in this section affects the application of other federal, state, or local government requirements to residential structures.

### **9.3 Nonconforming Existing Lots**

Undeveloped lots, tracts, parcels or sites located landward of the ordinary high water mark that were established prior to the effective date of the Act and this Master Program, but that do not conform to the present lot size or density standards are considered nonconforming lots of record and are legally buildable subject to the following conditions:

- a. All new structures or additions to structures on any nonconforming lot must meet all setback, height, and other construction requirements of this Master Program, the Act, and the underlying zoning requirements, and must also comply with the City's applicable design, building, and engineering standards.
- b. Lot or boundary line adjustments must be reviewed and approved by the City of Port Orchard Planning Department, so as not to create further nonconformities.

## CHAPTER 10: SHORELINE ENFORCEMENT AND PENALTIES

### 10.1 Shoreline Enforcement

The choice of enforcement action and the severity of any penalty should be based on the nature of the violation and the damage or risk to the public or to public resources. The existence or degree of bad faith of the persons subject to the enforcement action, the benefits that the violator enjoys, and the cost of obtaining compliance should be considered. The City's Shoreline Administrator and the City's Code Enforcement Officer, or his/her designees, are authorized to enforce the City's shoreline master program.

### 10.2 Penalties

Any person found to have willfully engaged in activities on the City's shorelines in violation of the Shoreline Management Act of 1971 or in violation of the City's Master Program, rules or regulations adopted pursuant thereto shall be subject to the enforcement and penalty provisions of POMC Chapter 20.02, or as amended hereafter. ~~The penalty provided for in this section shall be imposed by a notice in writing, either by certified mail with return receipt requested, or by personal service to the person incurring the same from the City.~~

~~10.2.1 Noncompliance—Any person who fails to conform to the terms of a permit issued under this Master Program, or who undertakes a development or use on the shorelines of the state without first obtaining a permit required by this Master Program, or who fails to comply with a Cease and Desist Order, a Stop Work Order, or abatement notice, issued under these regulations in compliance with the City's enforcement regulations (POMC 20.02) shall also be subject to a civil or criminal penalty in accordance with POMC 20.02 for each violation.—Each permit violation and/or each day of continued use or development without a required permit shall constitute a separate violation.~~

~~Should the Shoreline Administrator or Code Enforcement Officer have reasonable cause to believe that the situation is so adverse as to preclude written notice, he may take the measures to eliminate the hazardous situation; provided, that he shall first make a reasonable effort to locate the owner or responsible party before acting. In such instances, the person or persons holding title to the subject property shall be obligated for the payment to the city of all costs incurred by the city.~~

~~10.2.2 Aiding and Abetting—Any person who, through an act of commission or omission, or procedures, aids or abets a violation shall be considered to have committed a violation to be punished by a civil penalty.~~

~~10.2.3 Abatement—Within thirty (30) days of written notice of violation, a Cease and Desist Order, or Stop Work order, if no agreement for remission or mitigation can be agreed upon, the City may acquire jurisdiction to abate the condition at the violator's expense in accordance with POMC Chapter 20.02. Upon abatement of the violation or condition, or any portion thereof by the City, all expenses thereof shall constitute civil debt owing to the City jointly and separately by the persons who have been given notice as provided herein.—The debt shall be collectable in the same manner as any other civil debt owing to the City, including placement of a lien against the affected property at the office of the Kitsap County Auditor.~~

~~10.2.4 Mandatory Civil Penalties— Issuance of civil penalties is mandatory in the following instances:~~

- ~~a) The violator has ignored the issuance of an order or notice of violation by the City.~~
- ~~b) The violation causes or contributes to significant environmental damage to shorelines of the state, as determined by the City or the Department of Ecology.~~
- ~~c) A person causes, aids, abets in a violation within two (2) years after issuance of a similar regulatory order, notice of violation, or penalty by the City or the Department against said person.~~

### ~~10.3— Violations— Subsequent Development and Permits~~

~~No building permit or other development permit shall be issued for any parcel of land developed or divided in violation of this Master Program after it was in effect. The Shoreline Administrator or Code Enforcement Officer shall bring actions as are necessary to insure that no uses are made of the shorelines of the state in conflict with the provisions of the Act and/or of this Master Program, and to otherwise enforce the provisions of both.~~

### ~~10.4— Public and Private Redress~~

~~10.4.1 Any person subject to the regulatory program of the Master Program who violates any provision of the Master Program or conditions of a permit issued pursuant to the SMP shall be liable for all damages to public or private property arising from such violation, including the cost of restoring the affected area to its condition prior to such violation. Further, a civil infraction may be issued by the Code Enforcement Officer in accordance with POMC Chapter 20.02.~~

~~10.4.2 Whenever any condition on or use of property causes or constitutes or reasonably appears to cause or constitute an imminent danger to the health or safety of the public or a significant portion thereof, the enforcement officer shall have the authority to summarily and without notice abate the same. The expenses of such abatement shall become a civil debt against the owner or other responsible party and be collected as provided in POMC Chapter 20.02.~~

# CHAPTER 11: MASTER PROGRAM REVIEW, AMENDMENTS AND ADOPTION

## 11.1 Master Program Review

This Master Program shall be periodically reviewed and adjustments shall be made as are necessary to reflect changing local circumstances, new information, improved data, and changes in State statutes and regulations. This review process shall be consistent with WAC 173-26 requirements and shall include a local citizen involvement effort and public hearings consistent with state and local requirements.

## 11.2 Amendments to the Shoreline Master Program

Any provisions of this Master Program may be amended as provided for in RCW 90.58.120 and 90.58.200 and WAC 173-26. Amendments or revision to the Master Program, as provided by law, do not become effective until approved by the Washington State Department of Ecology.

Proposals for changes to shoreline environment designations must demonstrate consistency with the criteria set forth in WAC 173-22-040

## 11.3 Severability

If any provisions of this Master Program, or its application to any person or legal entity or parcel of land or circumstances is held invalid, the remainder of the Master Program, or the application of the provisions to other persons or legal entities or parcels of land or circumstances, shall not be affected.

## 11.4 Effective Date

This Master Program shall take effect on ~~\*\*\*, 2021~~ March 28, 2013 and shall apply to new applications submitted on or after that date and to incomplete applications submitted prior to that date.



## CHAPTER 12: DEFINITIONS

**Accessory Building** – A separate building attached to or detached from the principal building and used for purposes customarily incidental to the use of the principal building. Accessory buildings can include, but are not limited to: garage, shed, playhouse, cabana, hobby room, etc.

**Accessory Dwelling Unit (ADU)** – A separate, complete dwelling unit attached to or contained within the structure of the ~~primary~~principal dwelling; or contained within a separate structure that is accessory to the ~~primary~~principal dwelling unit on the premises.

**Accessory Use** – A use on the same lot with, and of a nature customarily incidental and subordinate to, the principal use ~~or structure~~.

**Accretion** – The growth of a beach by the addition of material transported by wind and/or water. Included are such shoreforms as barrier beaches, points, spits, and hooks.

**Act** – The Shoreline Management Act of 1971, as amended (RCW Chapter 90.58).

**Activity** – An occurrence associated with a use; the use of energy toward a specific action or pursuit including, but not limited to fishing, boating, swimming, shellfish harvest, etc.

**Administrator** – The Shoreline Administrator is the City of Port Orchard Development Director, or designee, charged with administering the Shoreline Master Program.

**Agriculture** - The cultivation of soil, production of crops, and/or raising of livestock.

**Agricultural activities** – Agricultural uses and practices including, but not limited to: producing, breeding, or increasing agricultural products; rotating and changing agricultural crops; allowing land used for agricultural activities to lie fallow in which it is plowed and tilled but left unseeded; allowing land used for agricultural activities to lie dormant as the result of adverse agricultural market conditions; allowing land used for agricultural activities to lie dormant because the land is enrolled in a local, state or federal conservation program, or the land is subject to a conservation easement; conducting agricultural operations; maintaining, repairing, and replacing agricultural equipment; maintaining, repairing, and replacing agricultural facilities, provided that the replacement facility is no closer to the shoreline than the original facility; and maintaining agricultural lands under production or cultivation.

**Agricultural products** – Agricultural products includes, but is not limited to, horticultural, viticultural, floricultural, vegetable, fruit, berry, grain, hops, hay, straw, turf, sod, seed, and apiary products; feed or forage for livestock; Christmas trees; hybrid cottonwood and similar hardwood trees grown as crops and harvested within twenty years of planting; and livestock including both the animals themselves and animal products including, but not limited to, meat, upland finfish, poultry and poultry products, and dairy products.

**Agricultural equipment and agricultural facilities** – Includes, but is not limited to:

a) The following used in agricultural operations: Equipment machinery; constructed shelters, buildings, and ponds; fences; upland finfish rearing facilities; water diversion, withdrawal, conveyance, and use equipment and facilities including, but not limited to, pumps, pipes, tapes, canals, ditches, and drains.

- b) Corridors and facilities for transporting personnel, livestock, and equipment to, from, and within agricultural lands
- c) Farm residences and associated equipment, lands, and facilities
- d) Roadside stands and on-farm markets for marketing fruit or vegetables

**Agricultural land** – Those specific land areas on which agricultural activities are conducted as of the date of adoption of a local master program pursuant to these guidelines as evidenced by aerial photography or other documentation. After the effective date of the master program, land converted to agricultural use is subject to compliance with the requirements of the master program.

**Amendment** – A revision, update, addition, deletion and/or reenactment to the Port Orchard SMP.

**Anadromous Fish** – Species, such as salmon, which are born in fresh water, spend a large part of their lives in the sea, and return to freshwater rivers and streams to spawn and reproduce.

**Approval** – An official action by the City of Port Orchard agreeing to submit a proposed SMP or amendments to the Department of Ecology for review and official action pursuant to the SMA.

**Appurtenant Structure or Building** – A structure or building that is secondary to or which supports the use of the primary/principal structure or building on the site, serving a purpose customarily associated with and incidental to the primary/principal structure. Examples: decks, garages, parking lots and patios.

**Aquaculture** – The culture and farming of fish, shellfish, or other aquatic plants and animals. Aquaculture does not include the harvest of wild geoduck associated with the state managed wildstock geoduck fishery or upland finfish.

**Aquatic** - All water bodies, including marine waters, lakes, rivers, and streams and their respective water columns and underlying lands, which are defined as shorelines of the state.

**Archaeology** – The systematic recovery by scientific methods of material evidence remaining from human life and culture in past ages, and the detailed study of this evidence.

**Assessed Value** – The value of land and/or improvements as determined by the Kitsap County Assessor.

**Associated Wetlands** – Those wetlands that are in proximity to and either influence, or are influenced by tidal waters or a lake or stream subject to the Shoreline Management Act.

**Backshore** – The shore area wetted by storm tides but normally dry between the coastline and the high tide line. It may be a narrow gravel berm below a sea bluff or a broader complex of berms, marshes, meadows, or dunes landward of the high tide line.

**Bathymetry, Bathymetrics** - The measurement of water depth at various locations in a body of water, and; the information derived from such measurements.

**Beach** – The zone of unconsolidated material that is moved by waves, wind and tidal currents, extending landward to the coastline.

**Beach feeding** – A process by which beach material is deposited at one or several locations in the updrift portion of a driftcell. The material is then naturally transported by a wave’s downdrift to stabilized or restore eroding beaches or berms.

**Benthic** – Of or having to do with the bottom of oceans or seas.

**Berms** – A linear mound of sand or gravel that is placed parallel to the shore at or above ordinary high water mark. It may be a natural or a manmade feature.

**Best Management Practices (BMPs)** – BMPs are methods of improving water quality. BMPs encompass a variety of behavioral, procedural, and structural measures that reduce the amount of contaminants in stormwater runoff and in receiving waters. The term “best management practices” is typically applied to nonpoint source pollution controls.

**Bioengineering** – The practice of using natural vegetative materials to stabilize shorelines and prevent erosion. This may include use of bundles of stems, root systems, or other living plant material, soft gabions, fabric, or other soil stabilization techniques, and limited rock toe protection where appropriate. Bioengineering projects often include fisheries habitat enhancement measures in project design. The use of bioengineering is seen as an alternative to riprap, concrete, or other structural solutions.

**Biofiltration System** – A stormwater or other drainage treatment system that utilizes as a primary feature the ability of plant life to screen out and metabolize sediment and pollutants. Typically, biofiltration systems are designed to include grassy swales, retention ponds, and other vegetative features.

**Biota** – Animals and plants that live in a particular location or region.

**Boat House** – A structure designed for storage of vessels located over water or in upland areas. Boat houses do not include any sort of residential development (i.e. houseboats).

**Boat Launch** – Graded slopes, slabs, pads, planks or rails used for launching boats by means of a trailer, hand, or mechanical device.

**Boat Lift** – A mechanical device that can hoist vessels out of the water for storage, repair, or maintenance.

**Boat Ramp** – See “boat launch” above.

**Boating Facilities** – Boating facilities include marinas, both backshore and foreshore, dry storage and wet-moorage types, covered moorage, and marine travel lifts.

**Boatyard** – A service business that builds, repairs or maintains small vessels:

- At least 85 percent of which are 65 feet or less in length; or
- More than 85 percent of the gross receipts come from working on vessels.

**Breakwater** – A structure, either rigid or floating, constructed offshore to protect beaches, bluffs, dunes or harbor areas from wave action.

**Buffer** – A parcel or strip of land that is designed and designated to permanently remain vegetated in an undisturbed and natural condition to protect an adjacent aquatic or wetland site from upland impacts, or to provide habitat for wildlife.

**Building** - Any structure having a roof and walls, used or built for the housing, shelter or enclosure of persons, animals or property of any kind.

**Building Height** – The vertical height or distance from the uphill elevation of the lower or either the existing or finished grade at the foundation or slab to the highest point of the roof of the building. If the uphill elevation line is not level, the average uphill elevation shall be the basis for the measurement.

**Bulkhead** – A solid or open pile wall usually constructed parallel to the shore whose primary purpose is to contain and prevent the loss of soil by erosion, wave, or current action. Bulkheads are used to protect marine bluffs by retaining soil at the toe of the slope or by protecting the toe of the bank from erosion and undercutting. Bulkheads are typically constructed of concrete, steel or aluminum sheet piling, wood, or wood and structural steel combinations.

**Buoy** – A floating device anchored in a waterbody for navigational purposes or moorage. See also “mooring buoy.”

**Campground** – An outdoor area established for recreational overnight accommodations.

**Channel** – An open conduit for water either naturally or artificially created.

**Channel Migration Zone** – An area in a floodplain where a stream or river channel can be expected to move naturally over time in response to gravity and topography.

**City** – The City of Port Orchard, Washington.

**Clearing** – The destruction or removal of vegetation, ground cover, shrubs and trees including, but not limited to, root material removal that affects the erosive potential of soils.

**Covered Moorage** – Boat moorage, with or without walls, that has a roof to protect vessels.

**Commercial** – Commercial developments are those uses that include wholesale, retail, service, office or business trade activities. A mixed-use development that contains commercial uses and residential uses within the same building or buildings shall be regulated as a commercial use according to the requirements of this Master Plan, including but not limited to setbacks, height and public access.

**Comprehensive Plan** – The document, including maps, adopted by the City Council that outlines the City’s goals and policies relating to the management of growth, and prepared in accordance with RCW 36.70A.

**Conditional Use** – A use, development, or substantial development which is classified as a conditional use or a use which is not classified within the Master Program.

**Conservancy** – An area with valuable natural, cultural, or historical resources.

**County** – Kitsap County, Washington.

**Creek** – A small stream, often a shallow or intermittent tributary to a river.

**Critical Areas** – Aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas and critical drainage corridors, geologically hazardous areas, wetlands and streams.

**Cumulative Impacts** – The impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.

**Development** – For the purposes of this Master Program, development means a use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel or minerals; bulkheading; driving of piling; placing of obstructions; or any

project of a permanent or temporary nature which interferes with the normal public use of the surface of the waters overlying lands subject to this chapter at any state of water level. Development does not include dismantling or removing structures if no other work is being performed.

**Dike** – An embankment usually placed within or near the edge of a flood plain to protect adjacent lowlands from flooding.

**Dock** – A landing and moorage facility for watercraft that abuts the shoreline and does not include recreational decks, storage facilities, or other appurtenances.

**Downdrift** – The direction of movement of beach materials.

**Dredging** – The removal of earth, sand, gravel, silt, or debris from the bottom of a stream, river, lake, inlet, bay, or other water body and associated wetlands.

**Drift Cell** – A geographic unit along the shore. Each begins at a sediment source along an eroding shoreline, often at the base of “feeder bluffs.” Sediment is transported within the drift cell by currents and wind-blown waves, finally being deposited at an accretion shoreform (e.g. spits, sandbars, accretion beach) marking the end of the drift cell.

**Dwelling unit** – One or more rooms designed for occupancy by a person or family for living and sleeping purposes, containing kitchen facilities, lavatory, and closet, and rooms with internal accessibility, for use solely by the dwelling’s occupant; including but not limited to bachelor, efficiency and studio apartments, modular and manufactured homes.

**Dwelling unit – multifamily** – A residential structure designed for occupancy by more than one family household that is built in combination with other residential structures. Each dwelling unit in the structure is built exclusively for occupancy by a single family with no other uses except accessory activities. However, a multifamily structure may share one or more common walls and stack units on multiple floors. Multifamily residential structures may be clustered on a site, located on a lot line (zero lot line), and include stacked multiplex, garden apartments, and other prototypes.

**Ecological Function** – Work performed or role played by the physical, chemical, and biological processes that contribute to the maintenance of the aquatic and terrestrial environments that constitute the shoreline’s natural ecosystem.

**Ecosystem-wide processes** – The suite of naturally occurring physical and geologic processes of erosion, transport, and deposition, and specific chemical processes that shape landforms within a specific shoreline ecosystem and determine both the types of habitat and the associated ecological functions.

**Enhancement** – An action approved by the Shoreline Administrator and taken with the intention on probable effect of improving the condition and function of a shoreline area, such as improving environmental functions in an existing, viable shoreline habitat by means of increasing plant diversity, increasing wildlife habitat, installing environmentally compatible erosion controls, or removing nonindigenous or invasive plant or animal species. Enhancement may include or, alteration of an existing resource to improve or increase ecological characteristics and processes without degrading other existing functions. Any fish habitat enhancement project must meet the criteria of one or more actions included in RCW 77.55.181(1)(a).

**Environmental Impacts** – The effects or consequences of actions on the natural and built environments.



**Erosion** – The group of natural processes including weathering, dissolution, abrasion, corrosion, and transporting by which earth or rocky material is removed from any part of the earth’s surface. Erosion can be exacerbated by human action, such as earth-moving or clearing activities.

**Esplanade** – A level stretch of ground, especially a public walk or walkway.

**Estuary** – The portion of a shoreline in which marine water is measurably diluted with fresh water from streams and/or land drainage.

**Exaction** – The act or process of exacting; extortion; something exacted; especially a fee, reward or contribution demanded or levied with severity or injustice.

**Exemption** – Development activity exempt from the requirements of the substantial development permit process of the SMA. An activity that is exempt from the substantial development provisions of the SMA must still comply with the policies and standards of the Act, and this Master Program. Condition use and/or variance permits may also be required even though the activity does not need a substantial development permit.

**Extreme Low Tide** – The lowest line of the land reached by a receding tide.

**Fair Market Value** – The open market bid price of a property and associated improvements. Fair market value for a proposed development is the open market bid price for conducting the work, using the equipment and facilities, and purchase of the goods, services, materials, and labor necessary to accomplish the development. This would normally equate to the cost of hiring a contractor to undertake the development from start to finish, including the cost of labor, materials, and equipment and facility usage, transportation and contractor overhead and profit. The fair market value of a development shall include the fair market value of any donated, contributed, or found labor, equipment, or materials.

**Feasible** – An action such as a development project, mitigation, or preservation requirement, that meets all of the following conditions: a) the action can be accomplished with technologies and methods that have been used in the past in similar circumstances, or studies or tests have demonstrated in similar circumstances that such approaches are currently available and likely to achieve the intended results; b) the action provides a reasonable likelihood of achieving its intended purpose; and c) the action does not physically preclude achieving the project’s primary intended legal use.

**Feeder Bluff** – A bluff or cliff experiencing periodic erosion from waves, sliding or slumping, whose eroded earth, sand or gravel material is naturally transported (littoral drift) via a driftway to an accretion shoreform.

**Fill** – The addition of soil, sand, rock, gravel, sediment, earth retaining structure, or other material to an area waterward of the OHWM, in wetlands, or on shorelands in a manner that raises the elevation or creates dry land.

**First Class Tidelands** – The beds and shores of navigable tidal waters lying within or in front of the corporate limits of any city, or within one mile thereof, upon either side and between the line of the ordinary high tide and the inner harbor line, and within two miles of the corporate limits on either side and between the line of ordinary high tide and the line of extreme low tide.

**Fish Habitat Enhancement** – see “[Enhancement](#)”

**Float** – A floating structure, not connected to the shoreline, that is moored, anchored, or otherwise secured in the water. A float may be accessible via a ramp connected to the shore.

**Flood Control** – Any undertaking for the conveyance, control, and dispersal of floodwaters caused by abnormally high precipitation or stream overflow.

**Floodplain** – The one-hundred year flood plain, or land area susceptible to being inundated by stream derived waters with a one percent chance of being equaled or exceeded in any given year. The limits of this area are based on flood regulation ordinance maps or a reasonable method that meets the objectives of the SMA.

**Floodway** - the area that has been established in effective federal emergency management agency flood insurance rate maps or floodway maps. The floodway does not include lands that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state.

**Footprint, Building** - The area covered by a building on the ground. For the purposes of this Master Program, this definition does not include cantilevered portions of a building, or those portions of a site that have only surface development without walls and a roof (such as a deck or patio) or development located solely underground (such as a below-ground basement).

**Functions and Values** – See “Ecological Functions.”

**Forest Practices** – Any activity conducted on or directly related to forest land and related to growing, harvesting, or processing timber. These activities include, but are not limited to; road and trail construction, final and intermediate harvesting, precommercial thinning, reforestation, fertilization, prevention and suppression of disease and insects, salvage of trees, and brush control. Forest practices that only involve timber cutting are not considered “development” under the Shoreline Management Act, and do not require shoreline development permits; however, other permits may be required.

**Freeboard** – For the purposes of this Master Plan, it is the difference between the height of a shoreline armor structure and the water depth at the ordinary high water mark, measured at the seaward toe of the structure.

**Gabions** – Structures composed of masses of rocks, rubble or masonry held tightly together usually by wire mesh so as to form blocks or walls. Sometimes used on heavy erosion areas to retard wave action or as foundations for breakwaters or jetties.

**Geomorphology** – The science dealing with the relief features of the earth and the processes influencing their formation.

**Growth Management Act (GMA)** – The Washington State Growth Management Act of 1990 and amended thereto. Codified in RCW 36.70A.

**Grading** – The movement or redistribution of soil, sand, rock, gravel, sediment or other material on a site in a manner that alters the natural contour of the land.

**Grassy Swale** – A vegetated drainage channel that is designed to remove pollutants from stormwater runoff through biofiltration.

**Groin** – A barrier-type structure extending from the backshore or streambank into a water body for the purpose of the protection of a shoreline and adjacent uplands by influencing the movement of water and/or deposition of materials.

**Guidelines** – Those standards adopted by the state prior to adoption of master programs. Such standards shall also provide criteria for local governments and the department in developing and amending master programs.

**Habitat** – The place or type of site where a plant or animal naturally or normally lives and grows.

**Habitat Enhancement** – see “[Enhancement](#)”

**Harbor Area** – The area of navigable tidal waters as determined in Section 1, Article 15 of the Washington State Constitution, which shall be forever reserved for landings, wharves, streets, and other conveniences of navigation and commerce.

**Hearing Examiner** – The Hearing Examiner of the City of Port Orchard.

**Hearings Board** – The Shoreline Hearings Board established by the Shoreline Management Act.

**Height, Building** – See “building height.”

**Hook** – A spit or narrow cape of sand or gravel which turns landward at the terminal end.

**Hydraulic Project Approval (HPA)** – The permit issued by the Washington Department of Fish and Wildlife pursuant to RCW 75.20.100-140.

**Hydric Soil** – Soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper soil horizon(s), thereby influencing the growth of plants.

**Industry** – The production, processing, manufacturing, or fabrication of goods or materials. Warehousing and storage of materials is considered part of the industrial process.

**Inner Harbor Line** – A line located and established in navigable tidal waters between the line of ordinary high tide and the out harbor line and constituting the inner boundary of the harbor area.

**In-kind Replacement** – To replace natural or man-made features with features whose characteristics closely match those which were destroyed, displaced, degraded or removed by an activity.

**Intertidal** – The vertical zone between the average high and average low tides. The intertidal zone of a stationary structure or bank is subject to alternate wetting and drying.

**Jetty** – A structure projecting out into the sea at the mouth of a river for the purpose of protecting a navigational channel, a harbor, or to influence water currents.

**Landfill** – The creation of dry upland areas by the deposition of sand, soil, or gravel into a body of water or wetland.

**Levee** – A large dike or embankment which is designed as part of a system to protect land from floods.

**Littoral Drift** – The mud, sand, or gravel material moved parallel to the shoreline in the nearshore zone by waves and currents.

**Marina** – A facility that provides launching, storage, supplies, moorage, and other accessory services for six or more pleasure and/or commercial water craft.

**Master Program** – See “shoreline master program.”

**May** – Means the action is acceptable, provided it conforms to the provisions of WAC 173-26.

**Mitigation** – The process of avoiding, reducing, or compensating for environmental impact(s) of a proposal.

**Mixed-Use** – A mixed-use development contains a multi-family residential use, and commercial, public and/or recreational uses within the same building(s).

**Moorage** – Any device or structure used to secure a vessel for temporary anchorage, but which is not attached to the vessel (such as a dock or buoy).

**Mooring Buoy** – A floating object anchored to the bottom of a water body that provides tie up capabilities for vessels.

**Must** – Means a mandate; the action is required.

**Navigable Waters** – Those waters lying waterward of and below the line of navigability on lakes not subject to tidal flow, or extreme low tide mark in navigable tidal waters, or the outer harbor line where harbor area has been created.

**Non-conforming Use or Development, Legal** – A shoreline use or structure or portion thereof which was lawfully constructed or established prior to the effective date of the SMA or local Shoreline Master Program or amendments, but no longer conforms to the policies and regulations of the Master Program.

**Non-water-oriented Use** – A use which has little or no relationship to the shoreline and is not considered a priority use under the SMA. All uses which do not meet the definition of water-dependent, water-related or water-enjoyment are classified as non-water-oriented uses. Examples may include, but are not limited to professional offices, gas stations, auto dealerships, convenience stores, general retail, etc.

**Normal Maintenance** – Those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition.

**Normal Repair** – To restore a development to a state comparable to its original condition within a reasonable period after decay or partial destruction, except where repair involves total replacement which is not common practice or causes substantial adverse effects upon the shoreline resource environment.

**Noxious Weed** – Any plant that is invasive, and is listed on the state noxious weed list in WAC 16-750.

**Offshore** – The sloping subtidal area seaward from low tide.

**Offshore Moorage Device** – An offshore device anchored or otherwise attached to the sea bottom used to moor watercraft.

**Off-site Compensation** – Compensation for lost or degraded wetlands or other shoreline environmental resources by creating or restoring these areas on lands other than the site on which the impacts were located.

**OHWM** – See Ordinary High Water Mark

**On-site Compensation** – Compensation for lost or degraded wetlands or other shoreline environmental resources by creating or restoring these areas at or adjacent to the site on which the impacts were located.

**One-hundred Year Flood Elevation** – The elevation in feet of the area which has a one percent chance or greater of being flooded in any given year.

**One-Hundred Year Flood Hazard Area** – An area which has a one percent chance or greater of being flooded in any given year.

**One-Hundred Year Flood** – The maximum flood expected to occur during a one-hundred year period.

**Open Space** – A land area allowing view, use or passage that is almost entirely unobstructed by buildings, paved areas, or other manmade structures.

**Ordinary High Water Mark (OHWM)** – 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 of Ecology; 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 tide and the ordinary high water mark adjoining fresh water shall be the line of mean high water.

**Outer Harbor Line** – A line located and established in navigable waters as provided in Section 1 of Article 15 of the Washington State Constitution, beyond which the State shall never sell or lease any rights whatsoever.

**Over-water Structures** – Structures built waterward of the OHWM including, but not limited to, piers, docks, jetties, dwelling units, and breakwaters.

**Permit** – A shoreline substantial development permit, variance, or conditional use permit, permit revision, or any combination thereof.

**Person** – An individual, partnership, corporation, association, organization, cooperative, public or municipal corporation, agency of the state, or local government unit, however designated.

**Pier** – A fixed, pile-supported structure built over the water, used as a landing place for marine transport or for recreational purposes.

**Pocket Beach** – An isolated accretion beach bordered by shoreline modifications.

**Pollutant** – Any substance that has been or may be determined to cause or tend to cause injurious, corrupt, impure, or unclean conditions when discharged to surface water, air, ground, sanitary sewer system, or storm drainage system.

**Priority Habitat** – A habitat type with unique or significant value to one or more species. An area classified and mapped as priority habitat must have one or more of the following attributes;

- Comparatively high fish or wildlife density
- Comparatively high fish or wildlife species diversity
- Fish spawning habitat



- Important wildlife habitat
- Important fish or wildlife seasonal range
- Important fish or wildlife movement corridor
- Rearing and foraging habitat
- Important marine mammal haul-out
- Refugia habitat
- Limited availability
- High vulnerability to habitat alteration
- Unique or dependent species
- Shellfish bed

A priority habitat may be described by a unique vegetation type or by a dominant plant species that is of primary importance to fish and wildlife (such as oak woodlands or eelgrass meadows). A priority habitat may also be described by a successional stage (such as, old growth and mature forests). Alternatively, a priority habitat may consist of a specific habitat element (such as a consolidated marine/estuarine shoreline, talus slopes, caves, snags) of key value to fish and wildlife. A priority habitat may contain priority and/or nonpriority fish and wildlife.

**Priority Species** – means species requiring protective measures and/or management guidelines to ensure their persistence at genetically viable population levels. Priority species are those that meet any of the criteria listed below.

a) Criterion 1. State-listed or state proposed species. State-listed species are those native fish and wildlife species legally designated as endangered (WAC 232-12-014), threatened (WAC 232-12-011), or sensitive (WAC 232-12-011). State proposed species are those fish and wildlife species that will be reviewed by the Department of Fish & Wildlife (POL-M-6001) for possible listing as endangered, threatened, or sensitive according to the process and criteria defined in WAC 232-12-297.

b) Criterion 2. Vulnerable aggregations. Vulnerable aggregations include those species or groups of animals susceptible to significant population declines, within a specific area or statewide, by virtue of their inclination to congregate. Examples include heron colonies, seabird concentrations, and marine mammal congregations.

c) Criterion 3. Species of recreational, commercial, and/or tribal importance. Native and nonnative fish, shellfish, and wildlife species of recreational or commercial importance and recognized species used for tribal ceremonial and subsistence purposes that are vulnerable to habitat loss or degradation.

d) Criterion 4. Species listed under the federal Endangered Species Act as either proposed, threatened, or endangered.

**Priority Use** – The Shoreline Management Act and this Master Program give preference to shoreline uses that are water-dependent or water-related, provide public access and recreational use of the

shoreline, as well as other uses which provide an opportunity for substantial numbers of people to enjoy the shoreline and to single-family residences.

**Provisions** – Policies, regulations, standards, guideline criteria or environment designations.

**Public Access** – A means of physical approach to and along the shoreline available to the general public. This may also include visual access. Provision of public access is a non-profit activity.

**Public Interest** – The interest shared by citizens of the state or community at large in the affairs of government, or some interest by which their rights or liabilities are affected such as an effect on public property or on health, safety, or general welfare resulting from a use or development.

**Public Use** – To be made available daily to the general public on a first-come, first-served basis.

**RCW** – Revised Code of Washington

**Recreational Facilities** – Facilities such as parks, trails, pathways, campgrounds, and swim rafts that provide a means for relaxation, play, or amusement.

**Redevelop, Redevelopment** - “Redevelop” or “redevelopment” means the replacement of an existing structure or part of an existing structure, or demolition of the structure, with development of a new and/or remodeled structure or structures in its place.

**Revetment** – A sloped shoreline structure built to protect an existing eroding shoreline or newly placed fill against currents and wave action. Revetments are most commonly built of randomly placed boulders (riprap) but may also be built of sand cement bags, paving, or building blocks, gabions, or other systems and materials.

**Riprap** – A loose assemblage of broken rock or concrete erected in or near water for protection from wave and current action.

**Rock Weir** – A structure made of loose rock that is designed to control sediment movement, water flow, or both. A rock weir adjacent to a shoreline is typically formed by placing rock in a line outward from the shore, with the top of the rock embankment below the water level to restrict current movements parallel to the shore without completely blocking flow.

**SEPA** – State Environmental Policy Act

**SEPA Checklist** – A form, available at the City, which is required of some projects to identify the probable significant adverse impacts on the environment. The checklist will assist the responsible official with making a determination of significance or nonsignificance.

**Sea Wall** – A bulkhead, for the primary purpose of armoring the shore from erosion by waves, which also may incidentally retain uplands or fills. Sea walls are usually larger than bulkheads because they are designed to resist the full force of waves.

**Setbacks** – The distance between buildings or uses and their lot lines as established in the Land Use Regulatory Code or the Shoreline Master program.

**Shorelands** – Those lands extending landward for two hundred feet in all directions as measured on a horizontal plane from the ordinary high water mark, including all wetlands associated with the shoreline which are subject to the provisions of the Shoreline Management Act and this Master Program, and to determination by the Department of Ecology.

**Shoreline Administrator** – The Shoreline Administrator for the City of Port Orchard is the Director of the Department of Community Development, or his/her designee.

**Shoreline Permit** – See “Permit.”

**Shorelines** – All the water areas within the state, including reservoirs, and their associated wetlands, together with all underlying lands, EXCEPT 1) shorelines of statewide significance; 2) shorelines on segments of streams upstream of a point where the mean annual flow is 20 cubic feet per second or less, and the associated wetlands; and 3) shorelines on lakes of less than 20 acres in size and their associated wetlands.

**Shorelines of Statewide Significance** – Shorelines designated by the Shoreline Management act of 1971. Sinclair Inlet and adjacent saltwaters lying seaward of the extreme low tide are identified as a Shoreline of Statewide Significance.

**Shorelines Hearings Board** – A state-level quasi-judicial body, created by the Shoreline Management Act, which hears appeals by any aggrieved party on the issuance of a shoreline permit, enforcement penalty and appeals by local government of DOE approval of master programs, rules, regulations, guidelines or designations under the SMA.

**Shorelines of the State** – The total of all shorelines and shorelines of statewide significance.

**Sign** – Any visual communication device, structure, fixture, placard, painted surface, awning, banner, or balloon using graphics, lights, symbols, and/or written copy designated specifically for the purpose of advertising, identifying, or promoting the interest of any person, institution, business, event, product, goods, or services; provided, that the same is visible from any public right-of-way or waterway.

**Single-Family Residence** – A detached dwelling unit designed for and occupied by one family, including those buildings, structures and developments within a contiguous ownership which are of a normal appurtenance (WAC 173-27-040(2)(g)). This definition does not prevent a single-family residence from containing an accessory dwelling unit provided that the requirements of POMC Title 20 for this use are met.

**SMA** – See Shoreline Management Act.

**State Environmental Policy Act (SEPA)** – SEPA requires state agencies, local governments and other lead agencies to consider environmental impacts when making most types of permit decisions, especially for development proposals of a significant scale. As part of the SEPA process, EISs may be required to be prepared and public comments solicited.

**Stream** – A body of running water that moves over the land surface in a channel or bed.

**Structure** – A permanent or temporary edifice or building, or any piece of work artificially built or composed of parts joined together in some definite manner, whether installed on, above, or below the surface of the ground or water, except for vessels.

**Structure or Building, PrimaryPrincipal** – The structure or building associated with the principal use of the property. In some circumstances, such as multi-building commercial or multifamily residential development, there may be more than one primaryprincipal structure on a property. This definition shall not include nonhabitable, accessory structures and buildings such as storage sheds, decks, patios, greenhouses, swimming pools, and parking lots.

**Substantial Development** – Any developments of which the total cost or fair market value exceeds the amount currently established and in effect per WAC 173-27-040(2)(a), or any development which materially interferes with the normal public use of the water or shorelines of the state; EXCEPT as specifically exempted pursuant to RCW 90.58.030(3)(e).

**Taking** – The act of one who takes; something taken, as a catch of fish; informal receipts, especially of money; a government action assuming ownership of real property by eminent domain.

**Upland** – The area above and landward of the ordinary high water mark.

**Use** – The purpose or activity for which the land, or building thereon, is designed, arranged or intended, or for which it is occupied or maintained and shall include any manner of performance or operation of such activity with respect to the provision of this title. The definition of “use” also includes the definition of “development.”

**Utility** – A service or facility that produces, transmits, stores, processes, or disposes of electrical power, gas, water, sewage, communications, oil, and the like. Utilities have been categorized as primary/principal, accessory, and personal wireless facilities.

- a) Primary/Principal utilities are services and facilities that produce, transmit, carry, store, process or dispose of power gas, water, sewage, communications (except wireless facilities), oil and the like.
- b) Accessory utilities are small-scale distribution services directly serving a permitted shoreline use.
- c) Personal wireless facilities include any unstaffed facility for the transmission and/or reception of personal wireless services. This can consist of an equipment shed or cabinet, a support structure, or an existing structure to achieve the necessary elevation, and the antenna or antenna array.

**Variance** – To grant relief from specific bulk, dimensional or performance standards set forth in the applicable master program and not a means to vary a use of a shoreline.

**Vegetation Removal** – The removal or alteration of trees, shrubs, and/or ground cover by clearing, grading, cutting, burning, chemical means, or other activity that causes impacts to functions provided by such vegetation. The removal of invasive or noxious weeds does not constitute significant vegetation removal. Tree pruning, not including tree topping, where it does not affect ecological functions, does not constitute significant vegetation removal.

**Vessel** – Means ships, boats, barges or any other floating craft that are designed for navigation in order to transport people or goods over water, are used for or capable of being used for navigation, and do not interfere with the normal public use of the water. A vessel is considered capable of being used for navigation even if it is not used for navigation due to actions or inactions of the vessel owner(s) or due to conditions affecting the use of the vessel for navigation, which include, but are not limited to, broken engines, lack of an engine, hull damage, physical modifications, or missing sails. Vessel also means historic ships that do not have means of self-propulsion and steering equipment.

**Water-dependent Use** – A use which cannot exist in any other location than on the water and is dependent on the water by reason of the intrinsic nature of its operations. Examples of water-dependent uses may include, but are not limited to:

- 1) Public or private terminal/transfer facilities
- 2) Ferry terminals
- 3) Ship construction and repair facilities
- 4) Marinas and boat moorages
- 5) Tug and barge companies
- 6) Water transport dependent industries (e.g. pulp and lumber mills)
- 7) Fish processing plants requiring water transport
- 8) Float plane facilities
- 9) Aquaculture
- 10) Sewer outfalls

**Water-enjoyment Use** – A use providing passive and active recreation for a large number of people along shorelines. Through location, design, and operation, the use also provides the ability for the public to interact with the shoreline. To qualify as a water enjoyment use, the use must be open to the public with most, if not all, of the shoreline devoted to fostering human interaction with the shoreline.

Water enjoyment uses include, but are not limited to:

- 1) Public waterfront parks
- 2) Public Beaches
- 3) Aquariums
- 4) Public restaurants
- 5) Resorts and convention centers with facilities open to the public
- 6) Retail and mixed commercial developments designed to enhance a waterfront location through expanse of views, amenities oriented to pedestrians, and other aesthetic design features.

**Water-oriented Use** – Any one or a combination of water dependent, water related, or water enjoyment uses.

**Water-related Use** – 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. Water-related uses include, but are not limited to:

- 1) Warehousing of goods transported by water
- 2) Seafood processing plants
- 3) Gravel storage when transported by barge
- 4) Log storage

**Wetlands or Wetland Areas** – Areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do 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 those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas to mitigate the conversion of wetlands; and (11). The definition set forth in Chapter 90.58 shall also apply as used herein.

**Wireless Facilities** – See “Utilities.”



**APPENDIX ~~CE~~ –**  
**Mitigation and Restoration for Redevelopment Activities**  
**in the**  
**High Intensity Shoreline Environment Designation**  
Revisions: January 2021

Shoreline redevelopment, as defined in this Master Plan, shall be designed and conducted in a manner that protects the current ecological condition of the shoreline, and prevents or mitigates adverse impacts, while encouraging revitalization and improvements within the City's waterfront areas. Redevelopment proposals shall preserve existing native habitat and shoreline functions to the maximum extent feasible, and shoreline restoration may be required for redevelopment within the shoreline buffer.

**A. Applicability.**

The provisions of this Appendix must be referenced in conjunction with other requirements of this Master Program and with other city policies and regulations. If a conflict appears to exist between this Appendix and another section of this Master Program or other city policies or regulations, the redevelopment proposal shall comply with the more stringent requirement, unless otherwise indicated herein.

**B. Mitigation Sequencing**

1. When redevelopment is proposed that could result in adverse impacts to the shoreline, mitigation measures shall be applied in the following sequence of steps, listed in order of priority:
  - a. Avoid the impact altogether by not taking a certain action or parts of an action;
  - b. Minimize impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts;
  - c. Rectify the impact by repairing, rehabilitating or restoring the affected environment;
  - d. Reduce or eliminate the impact over time by preservation and maintenance operations;
  - e. Compensate for the impact by replacing, enhancing, or providing substitute resources or environments, including utilization of the in-lieu fee process where appropriate; and
  - f. Monitor the impact and the mitigation projects, and take appropriate corrective measures.
2. Application of the mitigation sequence shall achieve no net loss of ecological functions for each redevelopment proposal.
3. After mitigation sequencing is applied in accordance with 1. and 2. above, compensatory mitigation selection shall be guided by the following sections of this Appendix.
4. Failure to demonstrate that the mitigation sequencing standards have been met may result in permit denial, or the city may restrict or reduce development or uses, or impose additional conditions.

### **C. Mitigation Standards**

1. Some redevelopment projects may result in multiple types of impacts to shoreline ecological functions, each of which may require compensatory mitigation.
2. Mitigation is not required outside of the standard shoreline buffer established for the relevant use and shoreline environment in Table 7.2 of this Master Program, unless the redevelopment impact is to aquatic lands, critical saltwater or freshwater habitat, or water quality. All other requirements of this Master Plan are applicable to the site, as are all other applicable city policies and regulations, including but not limited to, the land use and zoning code, critical areas ordinance, stormwater regulations, clearing and grading ordinance, and permit requirements.
3. A Shoreline Mitigation Plan shall be prepared for any redevelopment project that will result in adverse impacts to the shoreline, including removal of native vegetation within the shoreline buffer. If the project will also involve restoration, a combined Shoreline Mitigation and Restoration Plan may be submitted by the applicant.
4. Shoreline Mitigation Plans shall be prepared using site-specific data according to the requirements of WAC 173-26-201(2)(e) and WAC 197-11-660, to ensure no net loss of shoreline habitat values and functions or impacts to priority species. If critical areas will be impacted, the applicable requirements of the city's critical areas ordinance shall also be addressed in the mitigation plan.
5. Mitigation plantings or other mitigation options shall occur adjacent and parallel to the ordinary high water mark of the shoreline as a first preference. Depending on site conditions, mitigation may be allowed away from the shoreline edge, if the actions are replacing in-kind functions and would achieve greater ecological benefit.
6. All mitigation activities shall protect the integrity of adjacent natural resources, including critical areas, aquatic habitats and water quality, and shall be compatible with adjacent shoreline uses.
7. Removal of vegetation within a shoreline buffer shall comply with the following replacement ratios based on the area measurement of the vegetation to be removed, unless an alternative proposal can be demonstrated to have greater ecological benefit:
  - a. Removal of grass/lawn: 1:1 replacement with native vegetation.
  - b. Removal of non-native landscaping (groundcover other than lawn, shrubs, trees): 2:1 replacement with native vegetation.
  - c. Removal of native vegetation: 4:1 replacement with native vegetation.

### **D. Restoration Standards**

1. Restoration of ecological functions and processes shall be carried out in accordance with a city-approved Shoreline Restoration Plan and the requirements of this Master Program. Shoreline Restoration Plans shall be prepared using site-specific data according to the requirements of WAC 173-26-201(2)(e) and WAC 197-11-660, to ensure no net loss of shoreline habitat values and functions or impacts to priority species. If critical areas will be impacted, the applicable requirements of the city's critical areas ordinance shall also be addressed in the restoration plan.
2. All restoration activities shall protect the integrity of adjacent natural resources, including critical areas, aquatic habitats and water quality, and shall be compatible with adjacent shoreline uses.
3. Covered Activities. The following actions, individually or in combination, are allowed under this section:
  - a. Establishment or enhancement of native vegetation;
  - b. Removal of nonnative or invasive plants upland of the ordinary high water mark, or hard or impervious surfaces such as pavement or other existing structures, and replacement with native vegetation.
  - c. Conversion of existing hard structural shoreline stabilization to permitted soft shoreline stabilization, including associated clearing, dredging and filling necessary to implement the conversion; provided, that the primary purpose of such actions is clearly restoration of natural character and the ecological functions of the shoreline and that the actions are consistent with the requirements of this Master Program and this [Appendix](#).

#### **E. Redevelopment Within a Shoreline Buffer**

1. Within a shoreline buffer, redevelopment of [a site with one or more](#) existing non-water-dependent, legal conforming or nonconforming building(s), or [redevelopment of a](#) portion of such building(s), may be allowed subject to the following:
  - a. The shoreline designation of the redevelopment site is High Intensity.
  - b. The redevelopment proposal shall not extend further waterward than the footprint of the existing primary building or the portion of such primary building to be redeveloped. Areas located between existing primary buildings, including planted landscaping and lawn, pavement and similar surface coverage, may be developed if the development will not extend further waterward than the existing primary buildings.
  - c. Any shoreline impacts anticipated to result from the redevelopment shall be subject to mitigation sequencing as provided in this [Appendix](#), and addressed in a Shoreline Mitigation Plan.
  - d. Regardless of whether a Shoreline Mitigation Plan is required, the redevelopment proposal shall include a Shoreline Restoration Plan consistent with subsection C. above and with Section 6.6 (Shoreline Vegetation Conservation) herein that will provide a substantive, measurable improvement to shoreline conditions within the site or in aquatic areas adjacent to the site, unless the site has an interrupted buffer pursuant to this chapter.

e. The redevelopment proposal shall not result in the loss of public access to the shoreline, including undeveloped easements or right of way.

f. In general, new or redeveloped surface parking areas and parking lots included in a redevelopment proposal shall be located outside the shoreline setback (buffer) where feasible. Parking in the shoreline buffer for redevelopment projects containing water-dependent, water-related and water-enjoyment uses may be allowed provided all other provisions of this section are met. Stand-alone structured parking is not allowed in the shoreline buffer

gf. Redevelopment within a shoreline buffer is not allowed in areas of special flood hazards as established according to POMC Section 20.170.060, as defined in POMC 15.38.110 or in geologic hazardgeologically hazardous areas as defined in POMC Section 20.162.04415.38.020.

hg. All portions of the shoreline buffer that will not be developed shall be maintained or replanted in native vegetation. Removal of existing native vegetation to accommodate development is not allowed within the shoreline buffer unless it is required for the water-related or water-dependent uses and accompanied by mitigation according to this Master Plan.

ih. The city may request that the applicant submit studies by qualified professionals, or that a submitted study, impact analysis, and/or shoreline mitigation or restoration plan be peer-reviewed by qualified professionals at the applicant's expense, in order to determine compliance with the mitigation and/or restoration requirements of this Aappendix.

ji. The redevelopment proposal shall be consistent with other applicable city policies and regulations, including but not limited to the land use and zoning code, critical areas ordinance, stormwater regulations, clearing and grading ordinance, and permit processing requirements.

kj. If the applicant is unable or unwilling to comply with subsections a. – ji. above, the standard shoreline buffer for the shoreline environment designation of the site shall apply and all new development or redevelopment on the site shall be located outside the shoreline buffer unless otherwise allowed by the Act and this Master Plan.

~~2. Within a shoreline buffer, redevelopment of an existing appurtenant building or structure, or a portion of such building or structure, is not allowed without a shoreline variance. If a shoreline variance is obtained, the redevelopment is subject to the requirements of subsections D.1. a. – j. above.~~

## **F. Monitoring and Maintenance of Mitigation and Restoration Activities**

1. Mitigation and restoration activities are subject to the requirements of Section 6.6 – Development Regulations G-DR-32.h. and G-DR-35 of this Master Program.

2. Mitigation and restoration activities that are unpermitted, are inconsistent with an approved mitigation plan or restoration plan, or are not maintained in accordance with subsection 1. above, are subject to enforcement per Chapter 10 of this Master Program.

# APPENDIX A – Shoreline Maps

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*CITY OF PORT ORCHARD*



**Revised: December 2020**



# APPENDIX A1 – Shoreline Jurisdiction Maps





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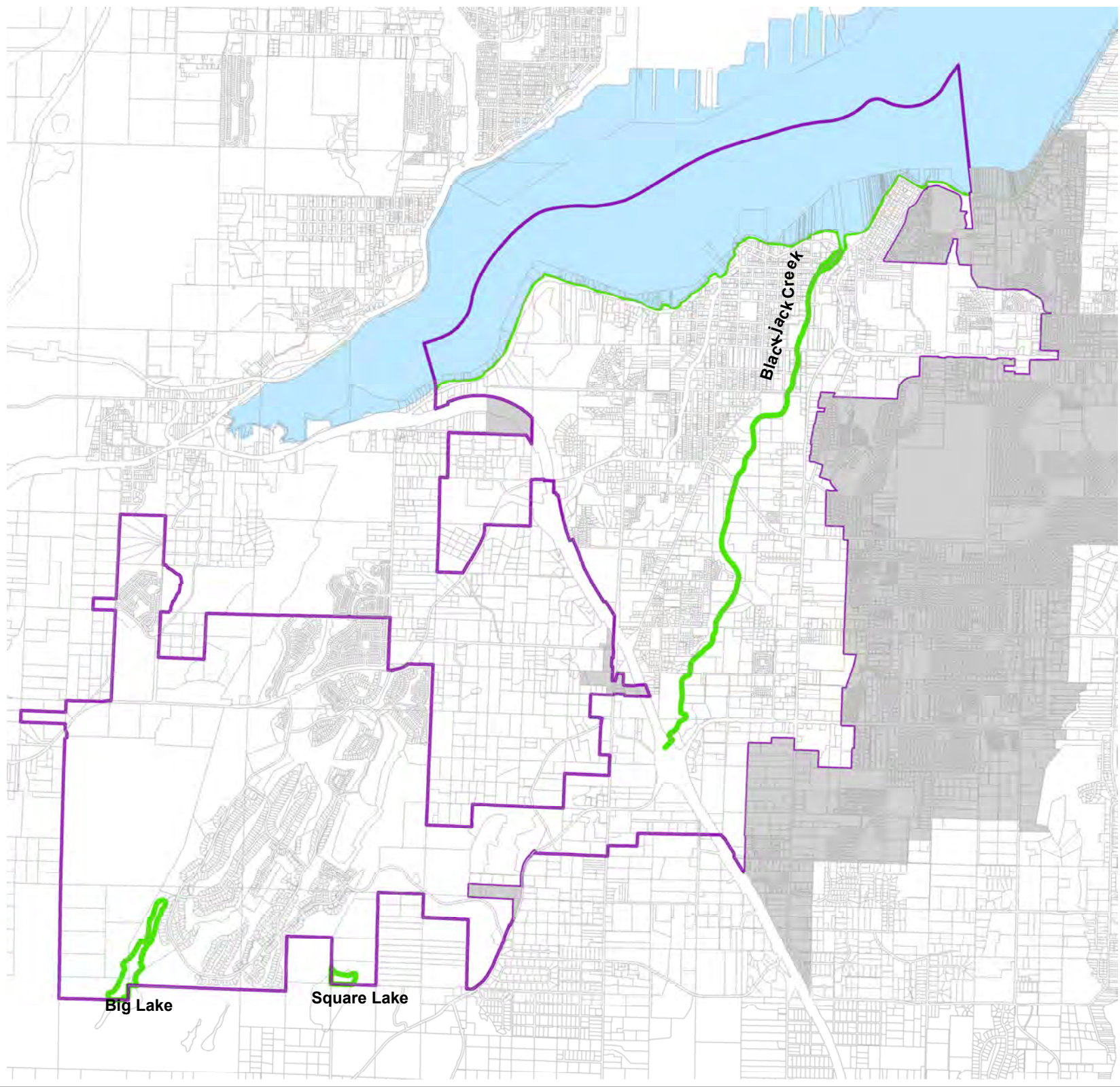
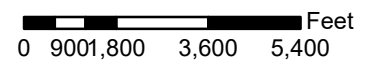
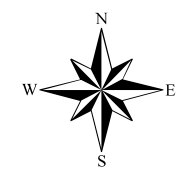


CITY OF PORT ORCHARD



### City of Port Orchard Shoreline Jurisdiction

-  City of Port Orchard
-  Port Orchard UGA
-  Sinclair\_Inlet
-  Shoreline Jurisdiction



# APPENDIX A2 – Shoreline Environment Designation Maps

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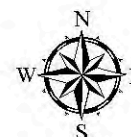
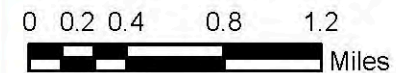
CITY OF PORT ORCHARD



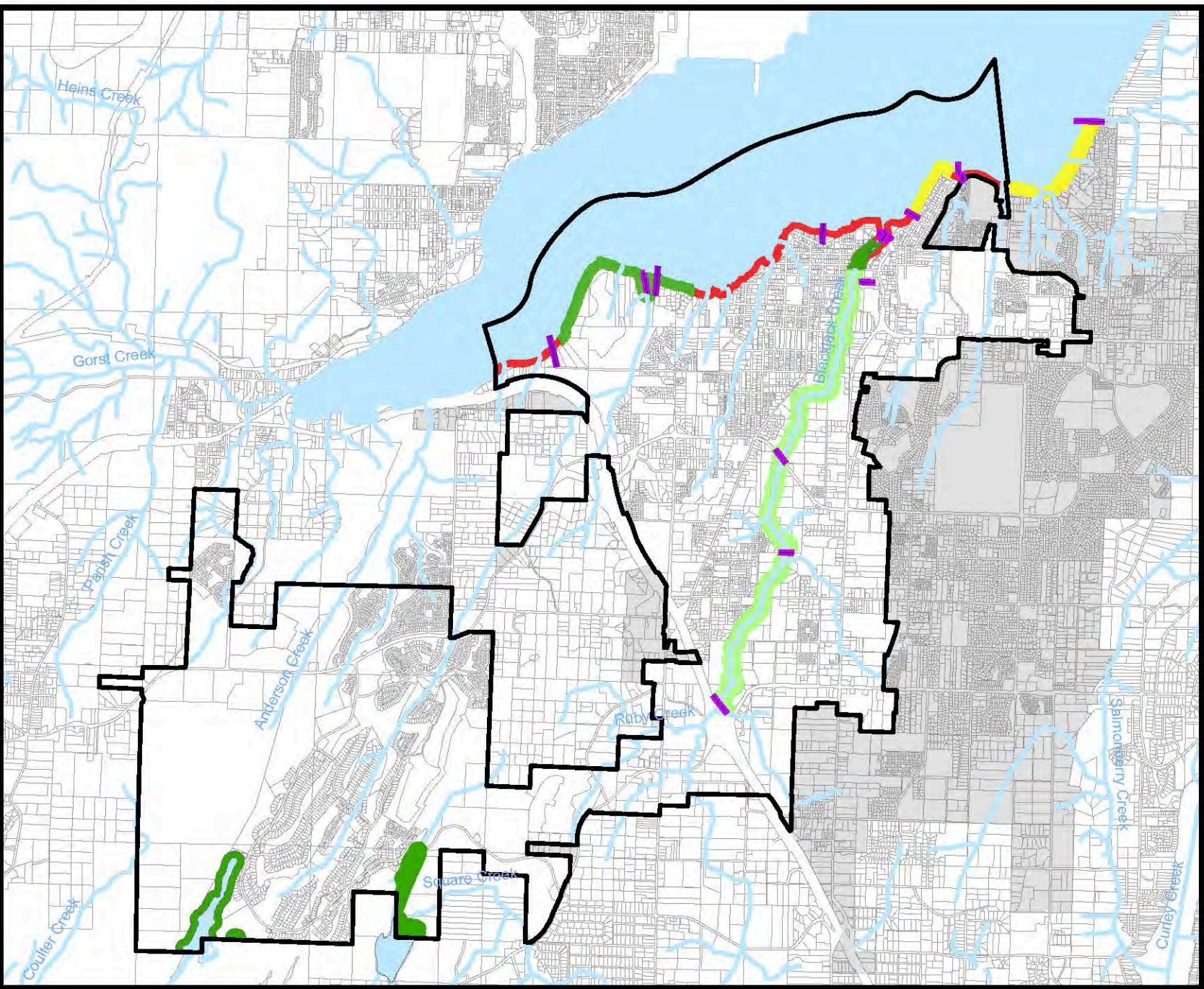


### Legend

-  Shoreline Segments
-  PO City Boundary
-  Watercourses
-  URBAN CONSERVANCY
-  HIGH INTENSITY
-  NATURAL
-  SHORELINE RESIDENTIAL
-  Urban Growth Area



## City of Port Orchard: Shoreline Environmental Designations





### Legend

- Shoreline Segments
- PO City Boundary
- Watercourses
- URBAN CONSERVANCY
- HIGH INTENSITY
- NATURAL
- SHORELINE RESIDENTIAL
- Urban Growth Area

**Segment 1**

# City of Port Orchard: Shoreline Environmental Designations

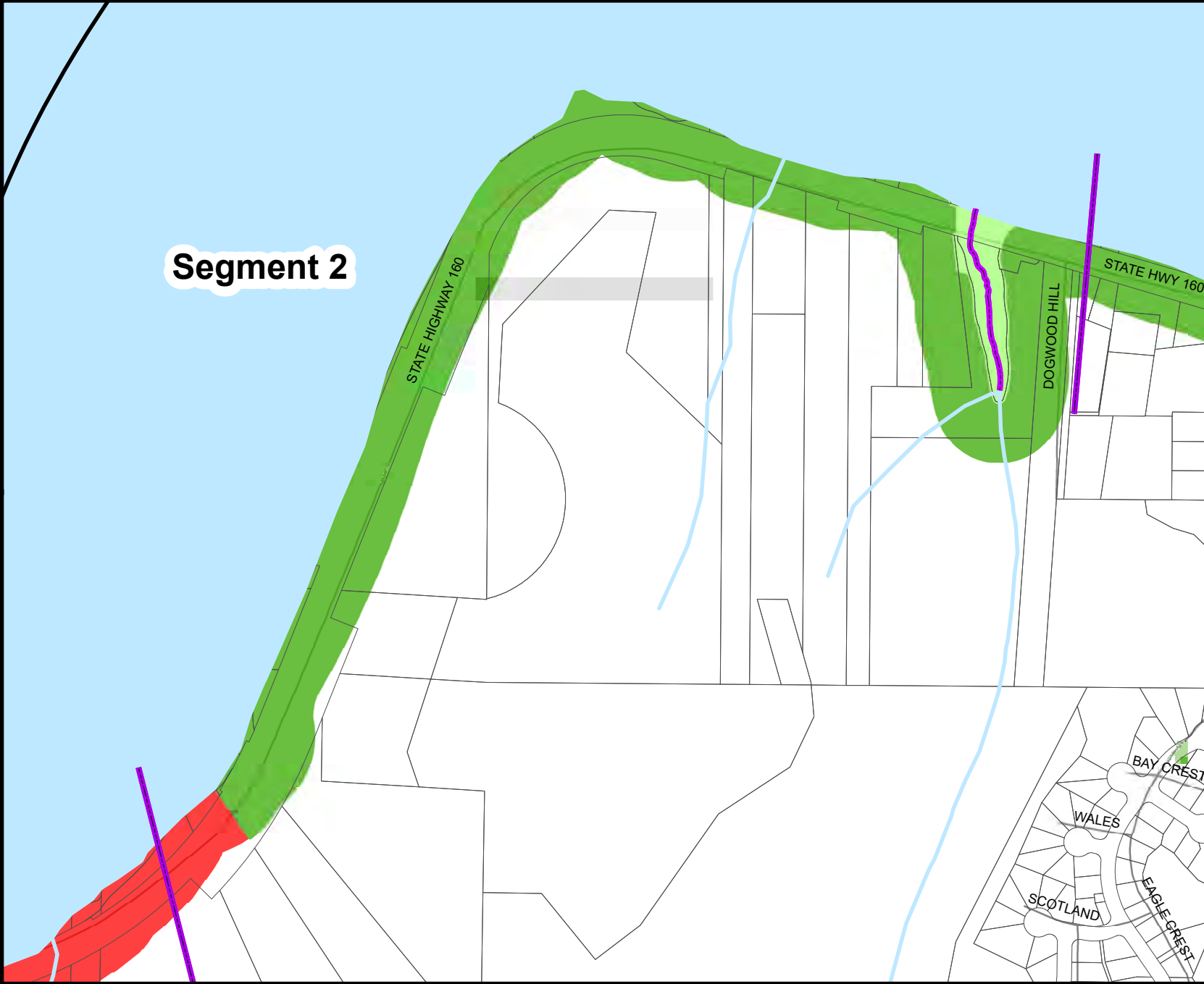




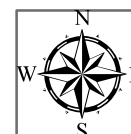


### Legend

- Shoreline Segments
- PO City Boundary
- Watercourses
- URBAN CONSERVANCY
- HIGH INTENSITY
- NATURAL
- SHORELINE RESIDENTIAL
- Urban Growth Area



City of Port Orchard:  
Shoreline  
Environmental Designations

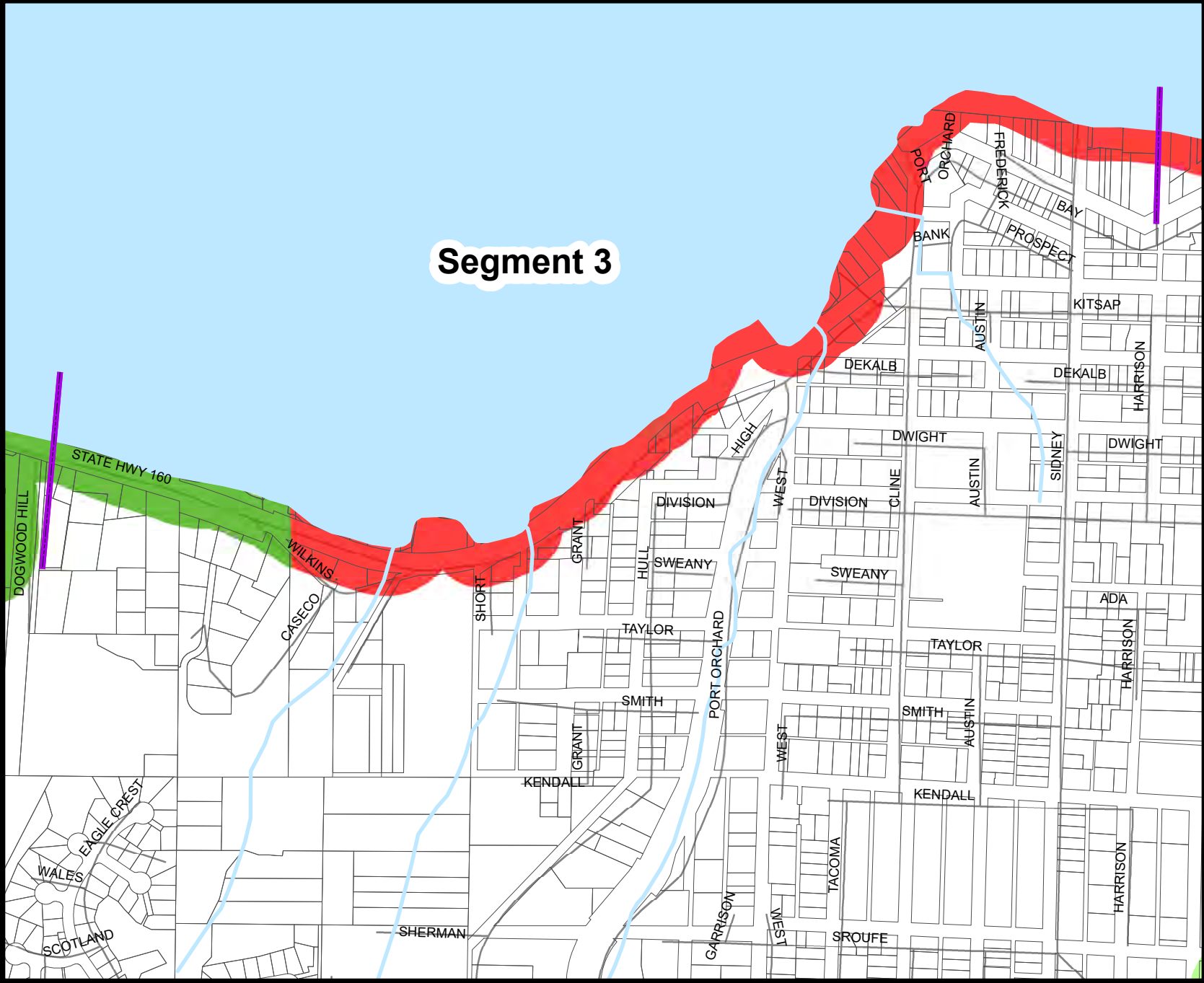




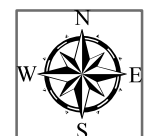
### Legend

- Shoreline Segments
- PO City Boundary
- Watercourses
- URBAN CONSERVANCY
- HIGH INTENSITY
- NATURAL
- SHORELINE RESIDENTIAL
- Urban Growth Area

## Segment 3



## City of Port Orchard: Shoreline Environmental Designations













**Segment 4**

**Segment 7**

**Segment SB-1**

**Legend**

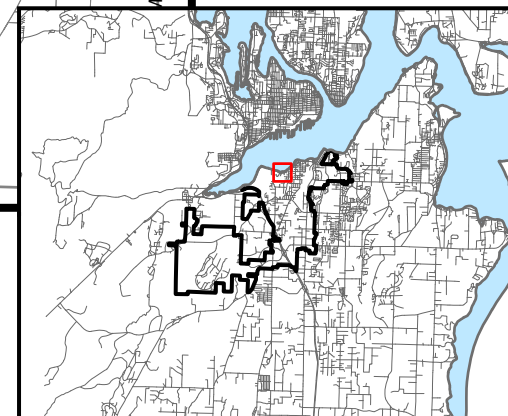
-  Shoreline Segment Lines
-  City Boundary
-  NATURAL
-  URBAN CONSERVANCY
-  HIGH INTENSITY
-  SHORELINE RESIDENTIAL
-  Port Orchard UGA
-  Waterbodies

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 a field survey.

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Miles



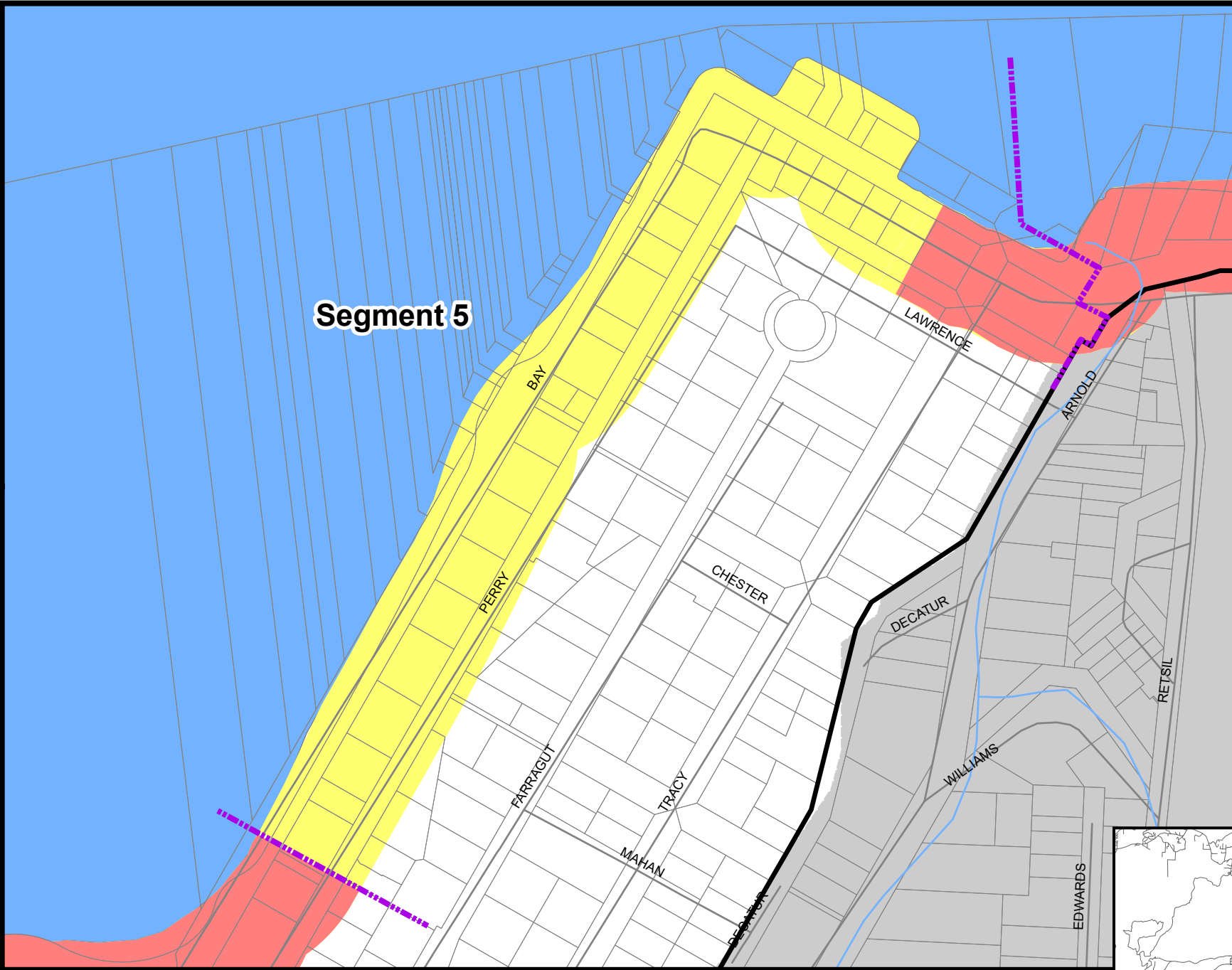
# City of Port Orchard: Shoreline Environmental Designations





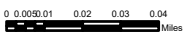
### Legend

- Shoreline Segment Lines
- City Boundary
- NATURAL
- URBAN CONSERVANCY
- HIGH INTENSITY
- SHORELINE RESIDENTIAL
- Port Orchard UGA
- Waterbodies

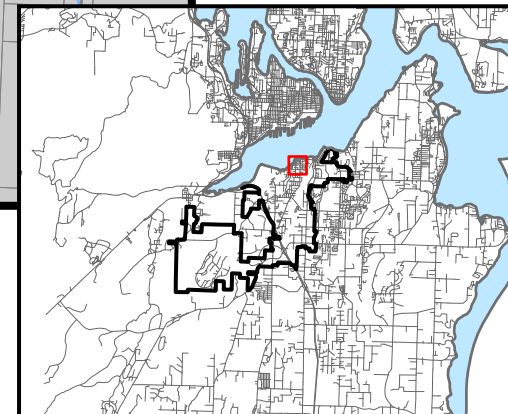


**Segment 5**

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This map is not a substitute for a field survey.



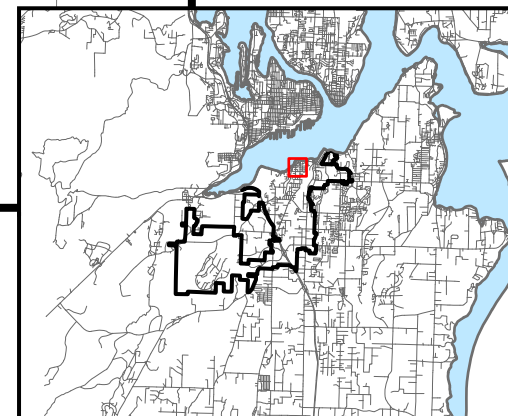
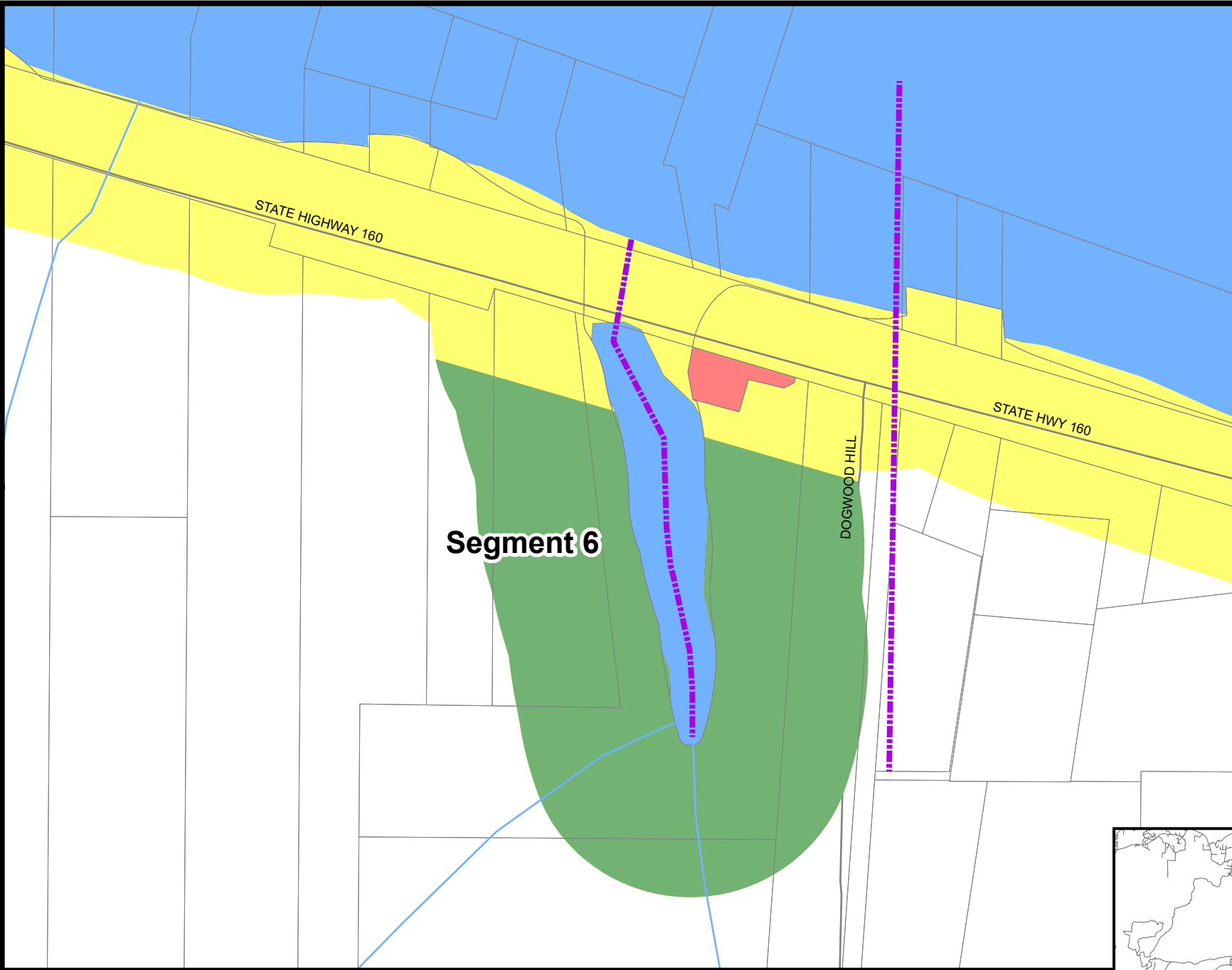
# City of Port Orchard: Shoreline Environmental Designations





### Legend

- Shoreline Segment Lines
- City Boundary
- NATURAL
- URBAN CONSERVANCY
- HIGH INTENSITY
- SHORELINE RESIDENTIAL
- Port Orchard UGA
- Waterbodies



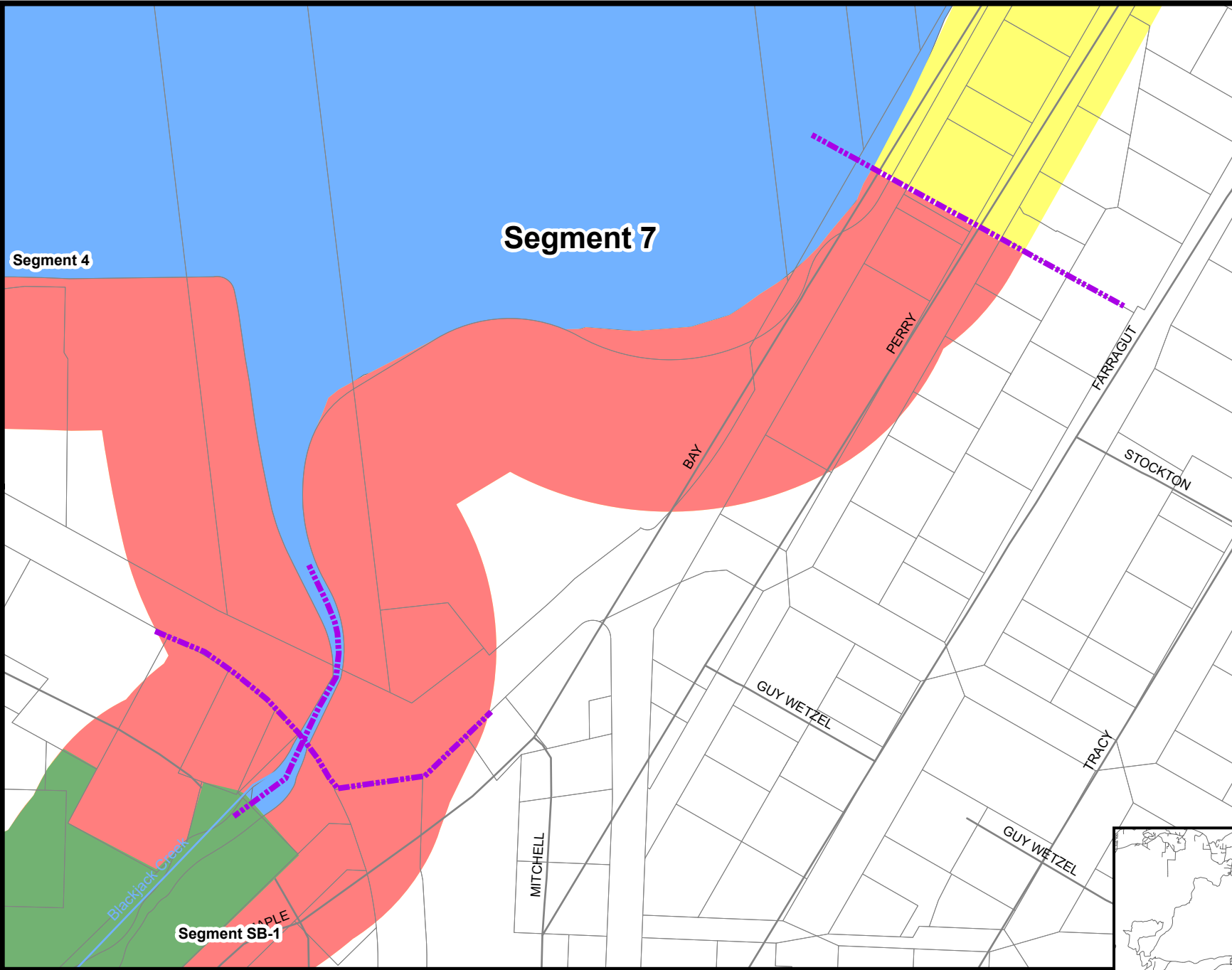
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0 0.00375 0.0075 0.015 0.0225 0.03 Miles











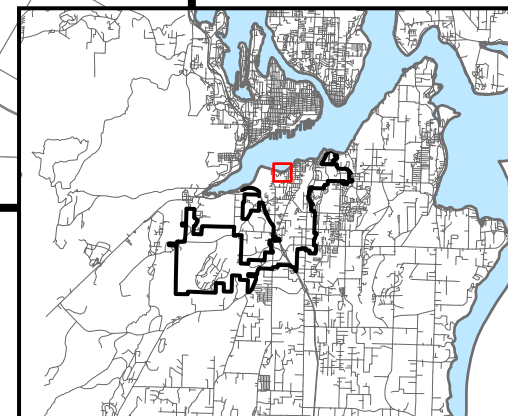
# City of Port Orchard: Shoreline Environmental Designations





**Legend**

-  Shoreline Segment Lines
-  City Boundary
-  NATURAL
-  URBAN CONSERVANCY
-  HIGH INTENSITY
-  SHORELINE RESIDENTIAL
-  Port Orchard UGA
-  Waterbodies



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0 0.0038007 0.014 0.021 0.028  
Miles



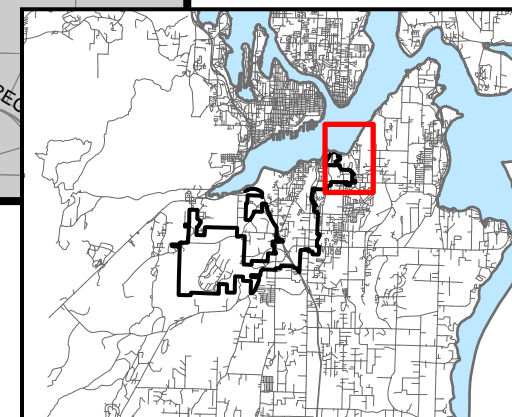
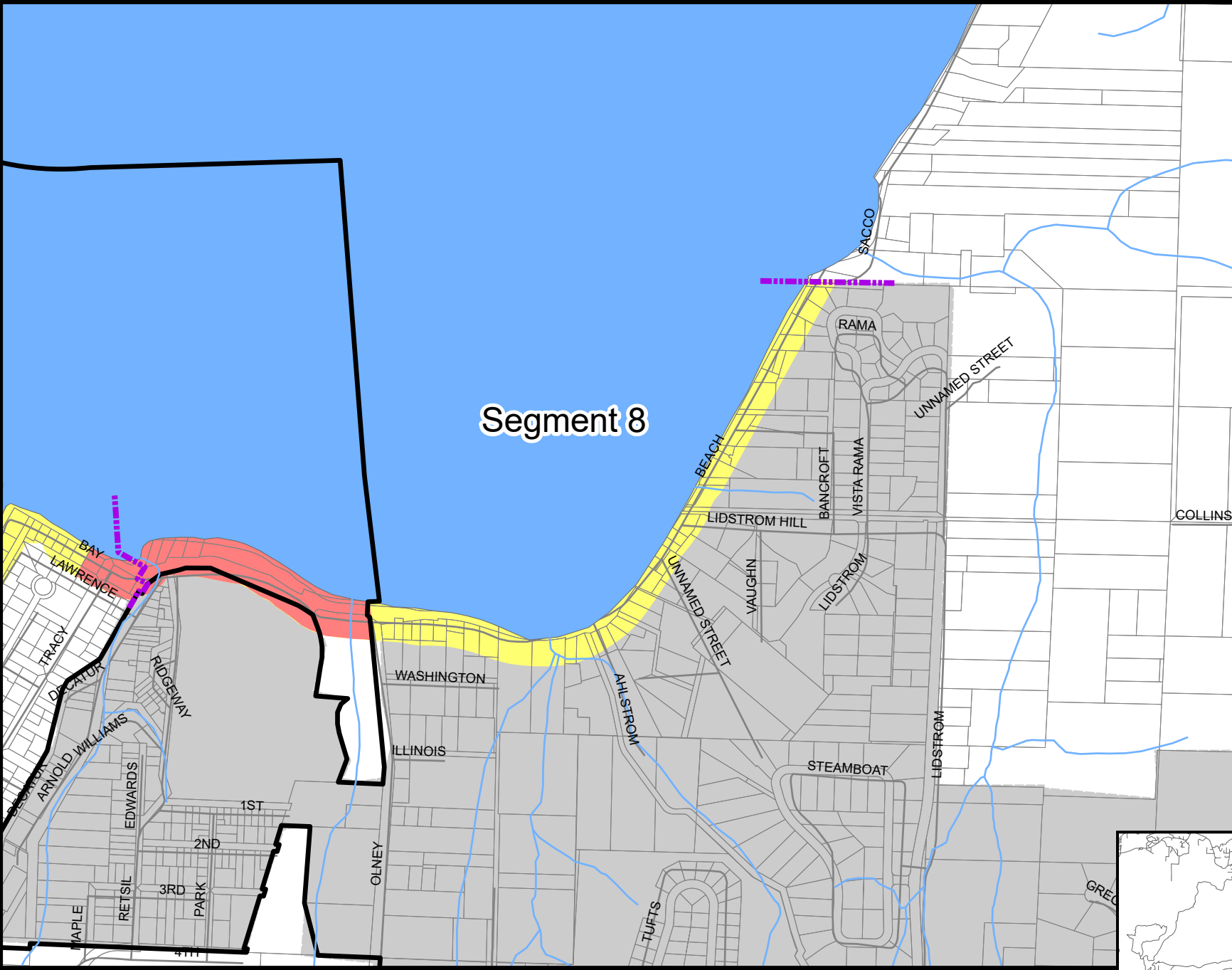
# City of Port Orchard: Shoreline Environmental Designations



**Legend**

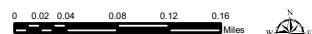
- NATURAL
- URBAN CONSERVANCY
- HIGH INTENSITY
- SHORELINE RESIDENTIAL
- Shoreline Segment Lines
- Port Orchard UGA
- City Boundary
- Waterbodies

Segment 8



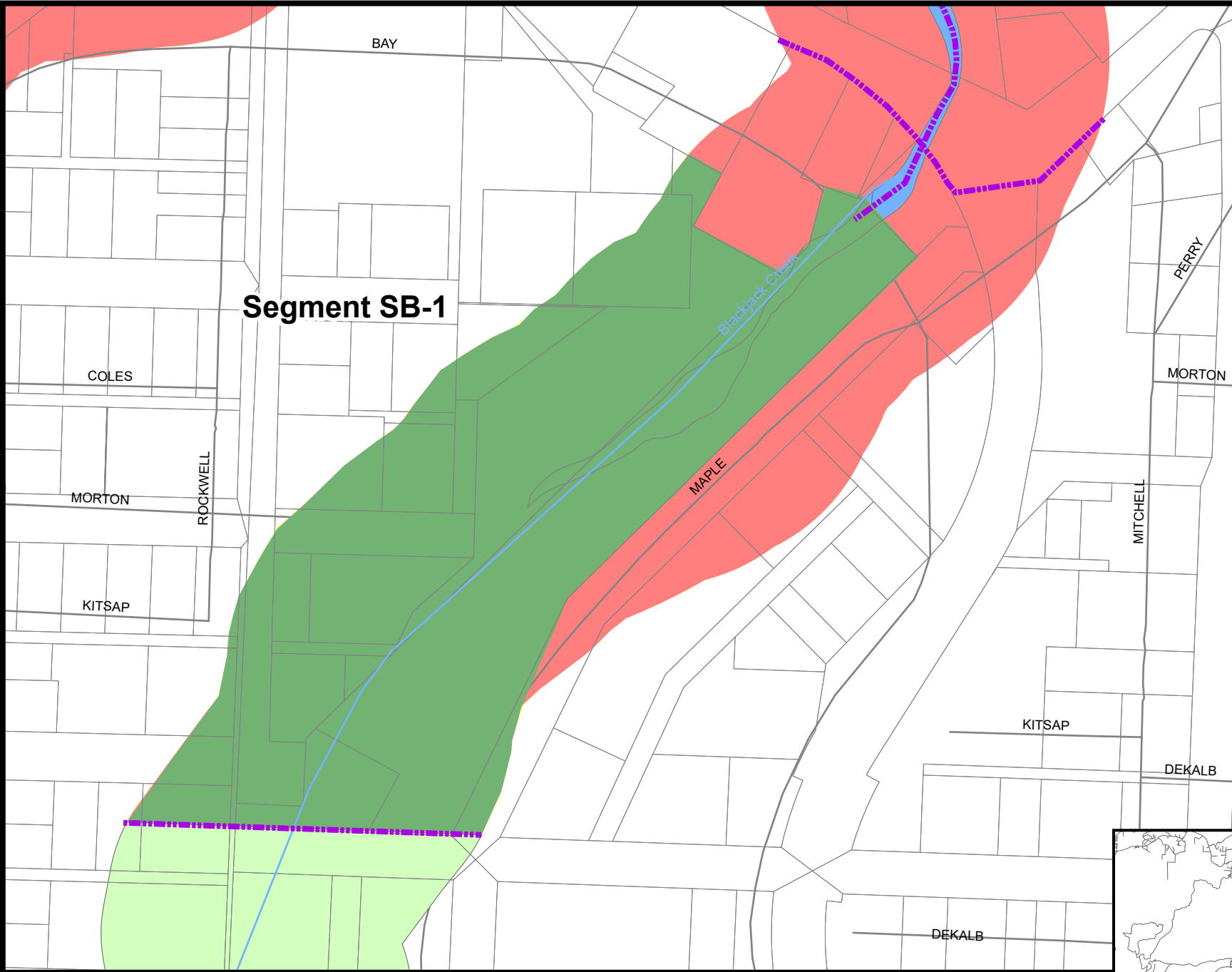
City of Port Orchard:  
Shoreline  
Environmental Designations

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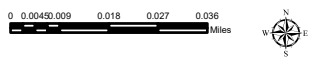


# Segment SB-1

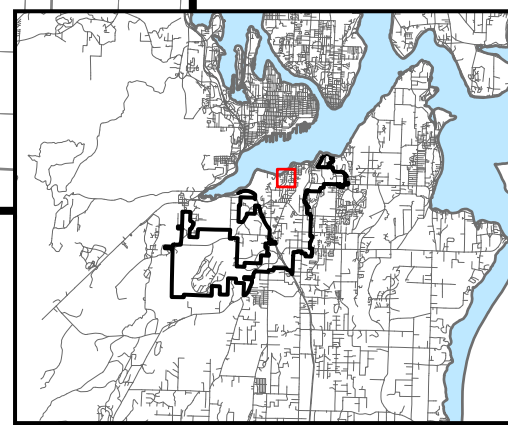


- Legend**
- Shoreline Segment Lines
  - City Boundary
  - NATURAL
  - URBAN CONSERVANCY
  - HIGH INTENSITY
  - SHORELINE RESIDENTIAL
  - Port Orchard UGA
  - Waterbodies

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## City of Port Orchard: Shoreline Environmental Designations

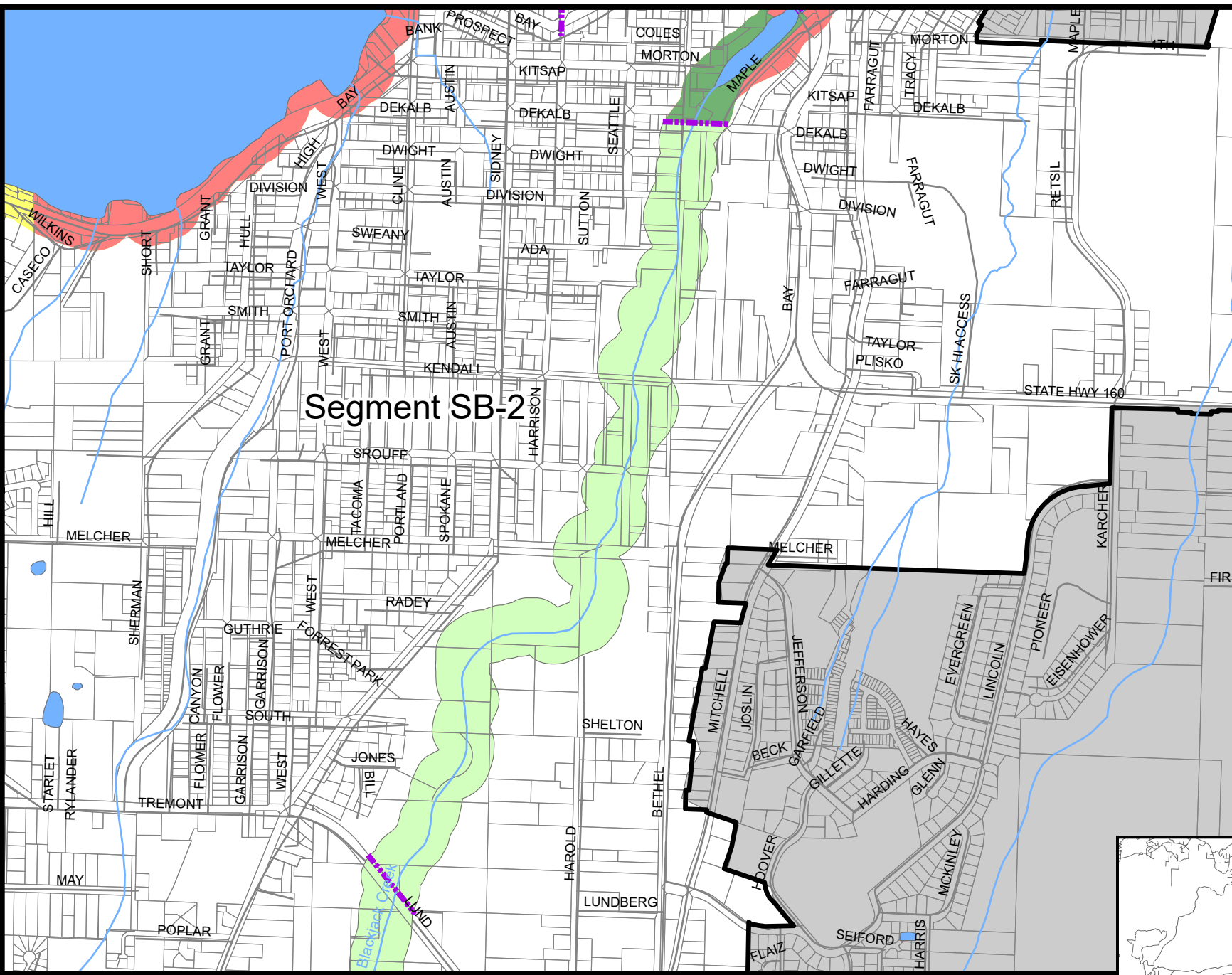




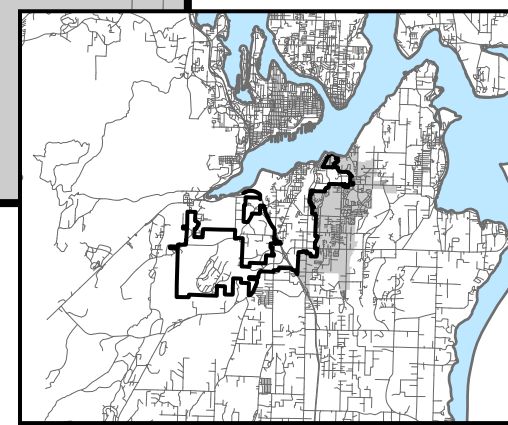
**Legend**

- NATURAL
- URBAN CONSERVANCY
- HIGH INTENSITY
- SHORELINE RESIDENTIAL
- Shoreline Segment Lines
- Port Orchard UGA
- City Boundary
- Waterbodies

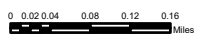
**Segment SB-2**



**City of Port Orchard:  
Shoreline  
Environmental Designations**



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**Legend**

- NATURAL
- URBAN CONSERVANCY
- HIGH INTENSITY
- SHORELINE RESIDENTIAL
- Shoreline Segment Lines
- Port Orchard UGA
- City Boundary
- Waterbodies

Segment SB-3

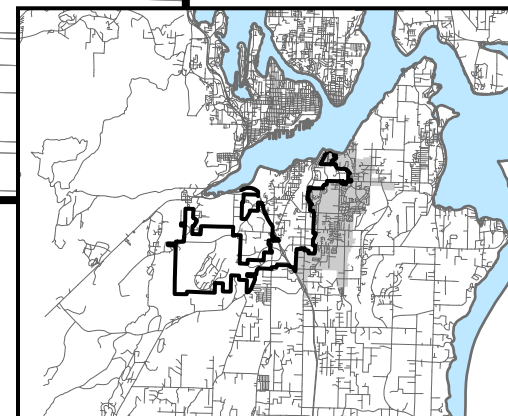
Blackjack Creek

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0 0.0125 0.025 0.05 0.075 0.1 Miles



# City of Port Orchard: Shoreline Environmental Designations

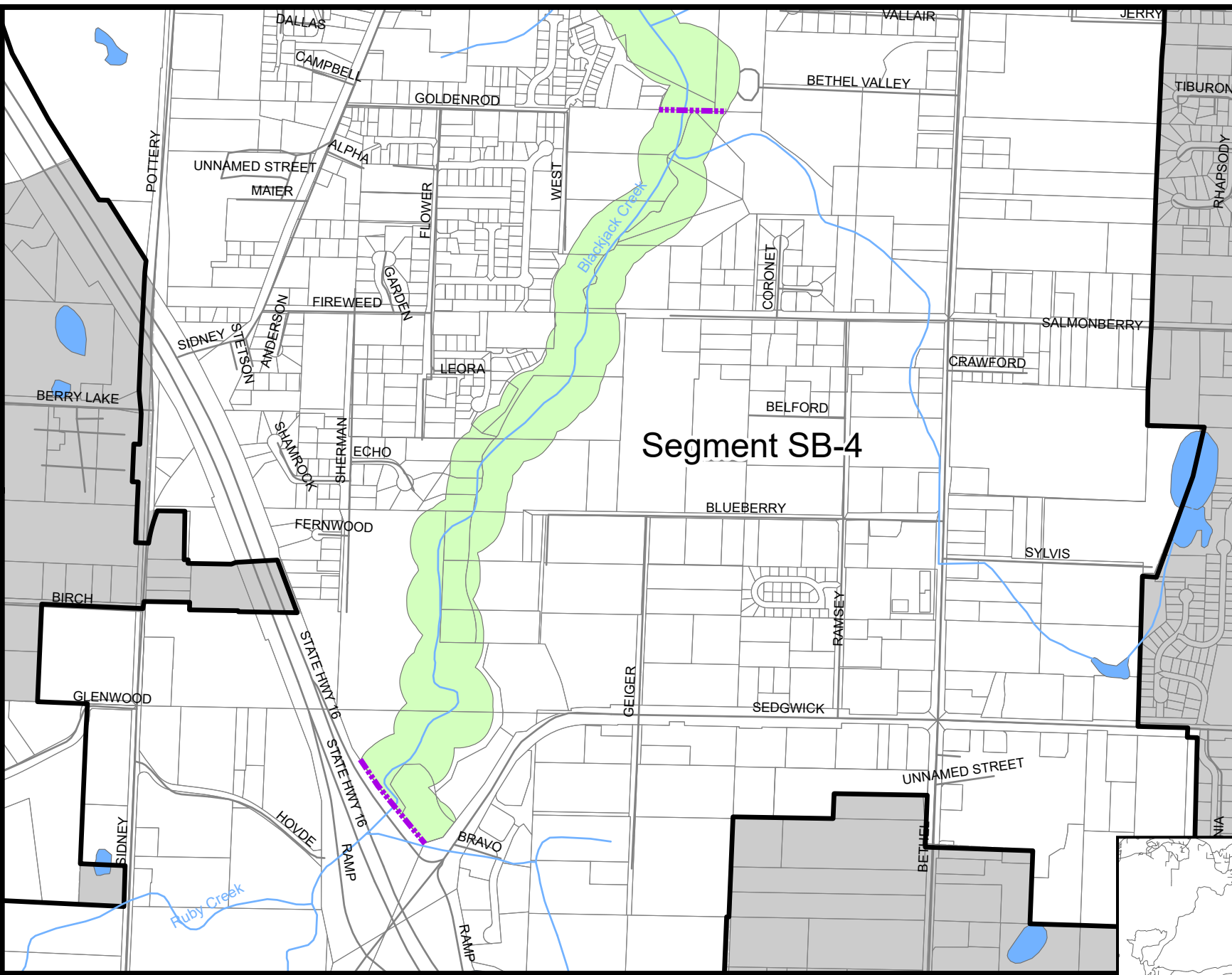




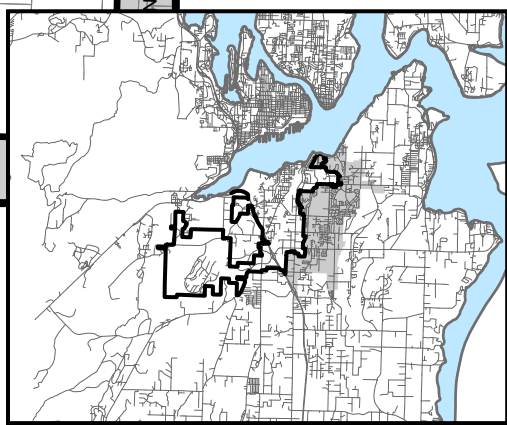


**Legend**

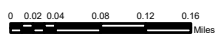
- NATURAL
- URBAN CONSERVANCY
- HIGH INTENSITY
- SHORELINE RESIDENTIAL
- Shoreline Segment Lines
- Port Orchard UGA
- City Boundary
- Waterbodies



**Segment SB-4**











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.  
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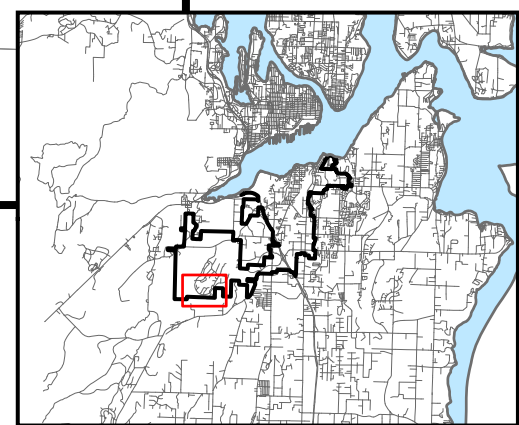
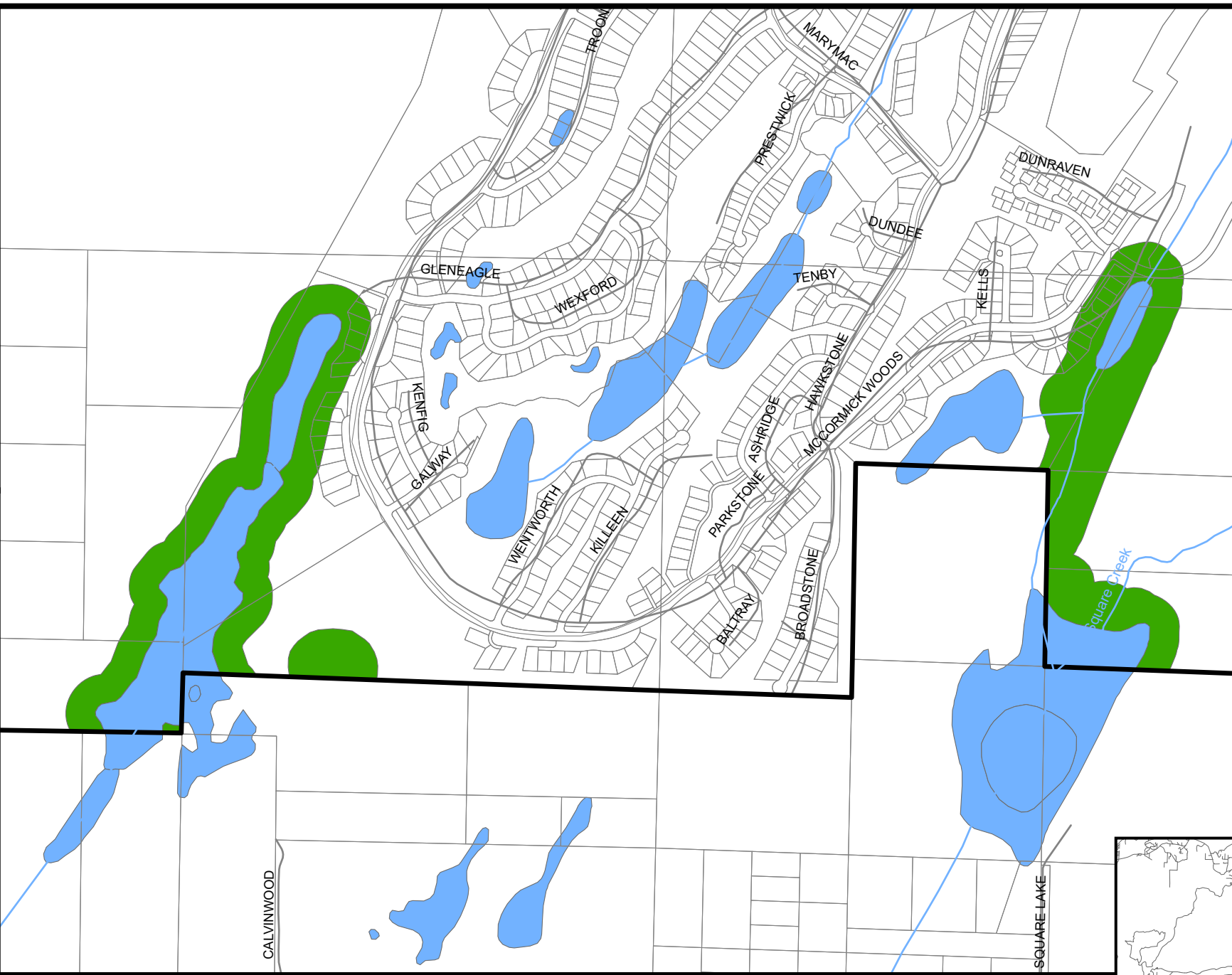


**City of Port Orchard:  
 Shoreline  
 Environmental Designations**



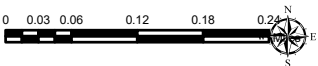
**Legend**

-  Shoreline Segment Lines
-  City Boundary
-  NATURAL
-  HIGH INTENSITY
-  URBAN CONSERVANCY
-  SHORELINE RESIDENTIAL
-  Waterbodies
-  Port Orchard UGA



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**City of Port Orchard:  
Shoreline Environmental  
Designations:  
Big Lake and Square Lake**