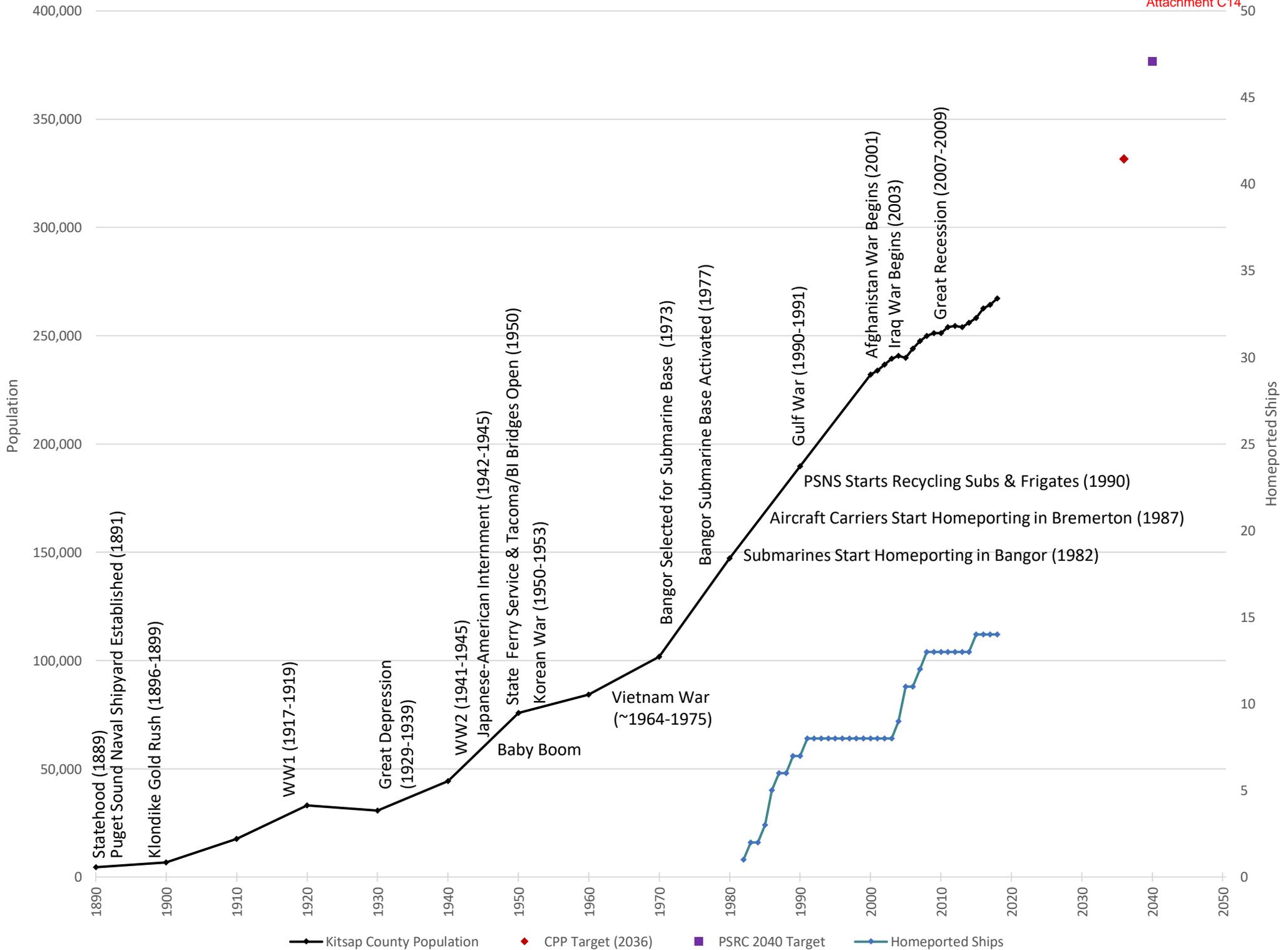


Kitsap County Population

Last Revised 5/16/2019

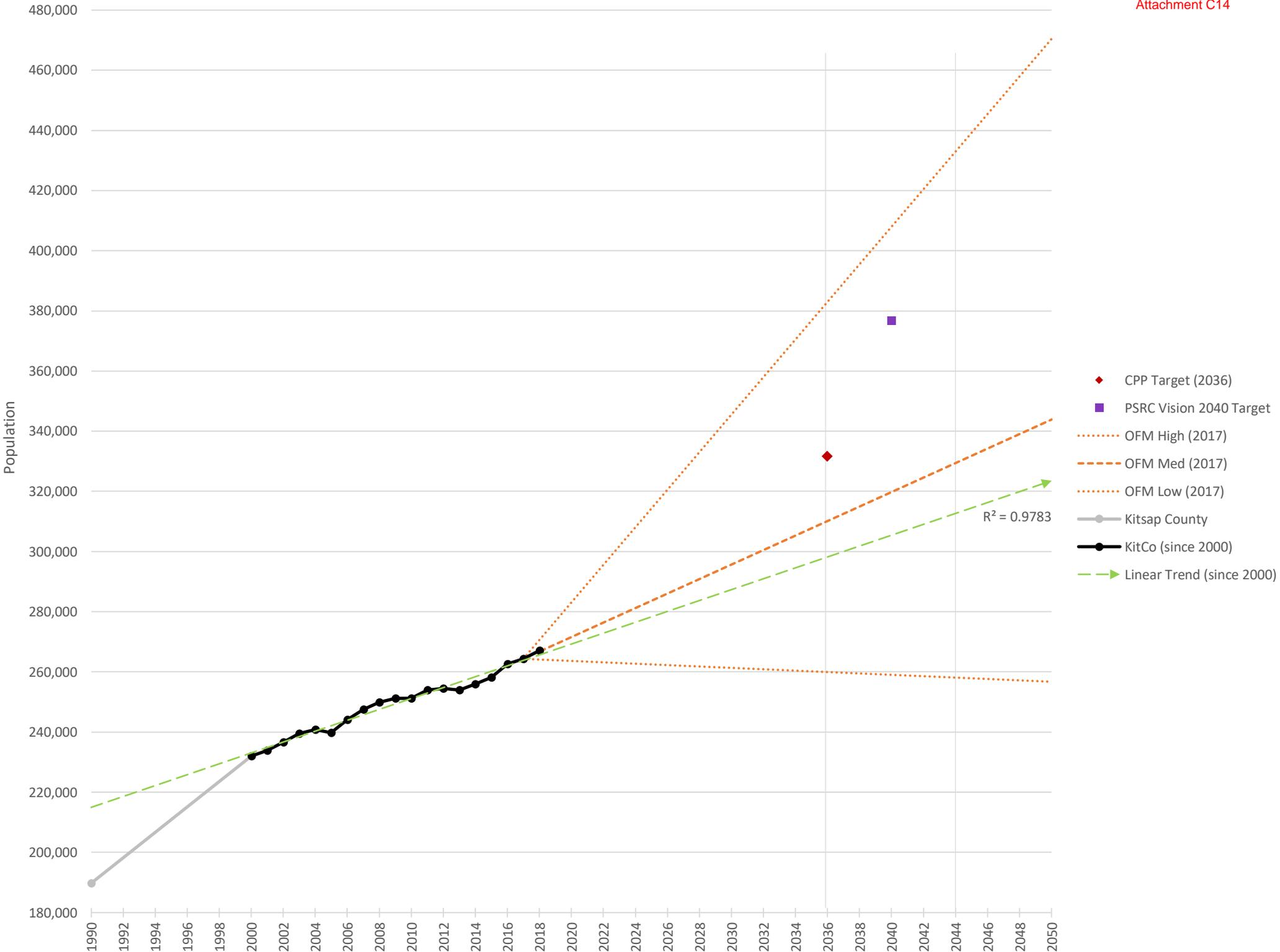
Kitsap County Population History and Adopted Targets

Dickey Pit (CPA 18-00495)
Attachment C14



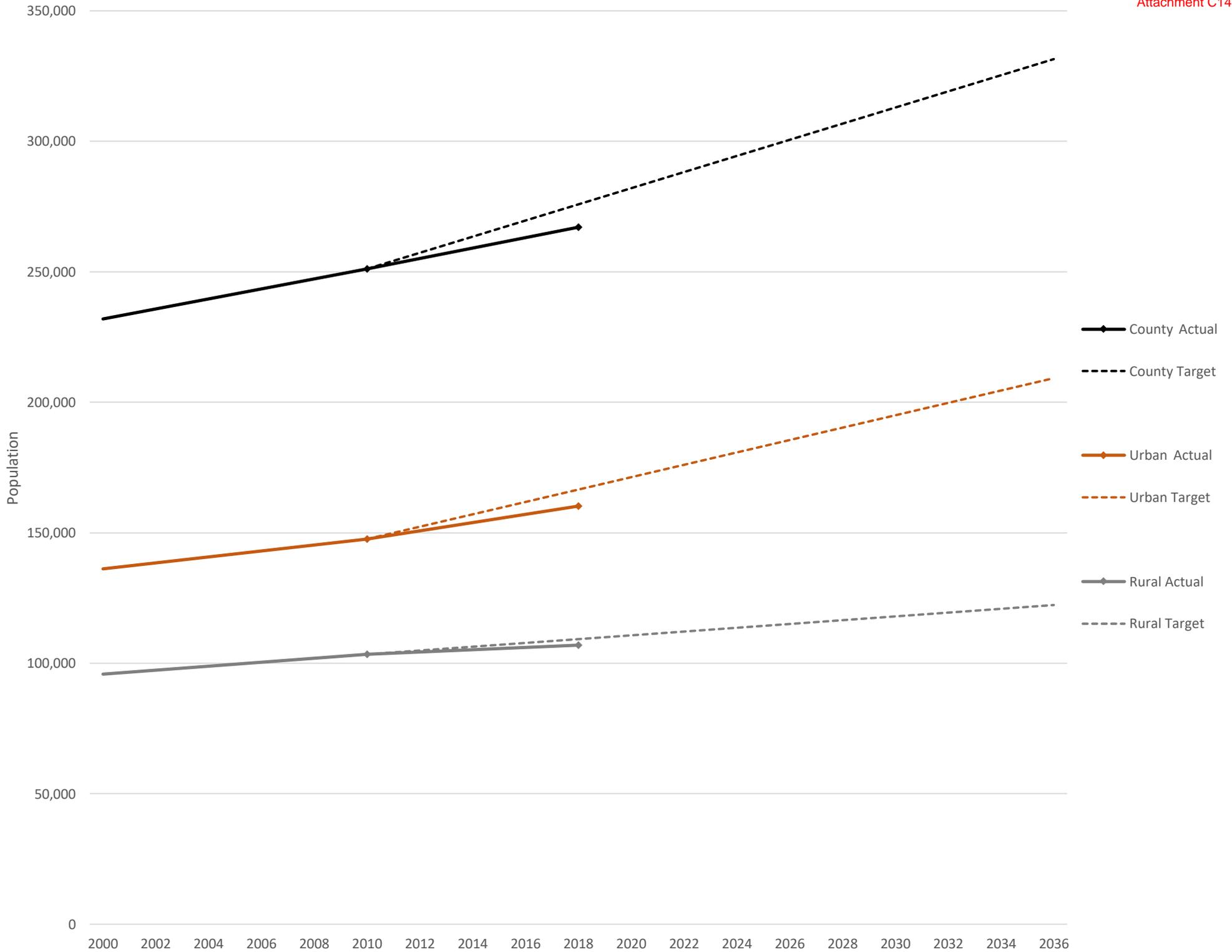
Kitsap County Population Compared to Trends (since 2000), Adopted Targets & OFM Projections

Dickey Pit (CPA 18-00495)
Attachment C14



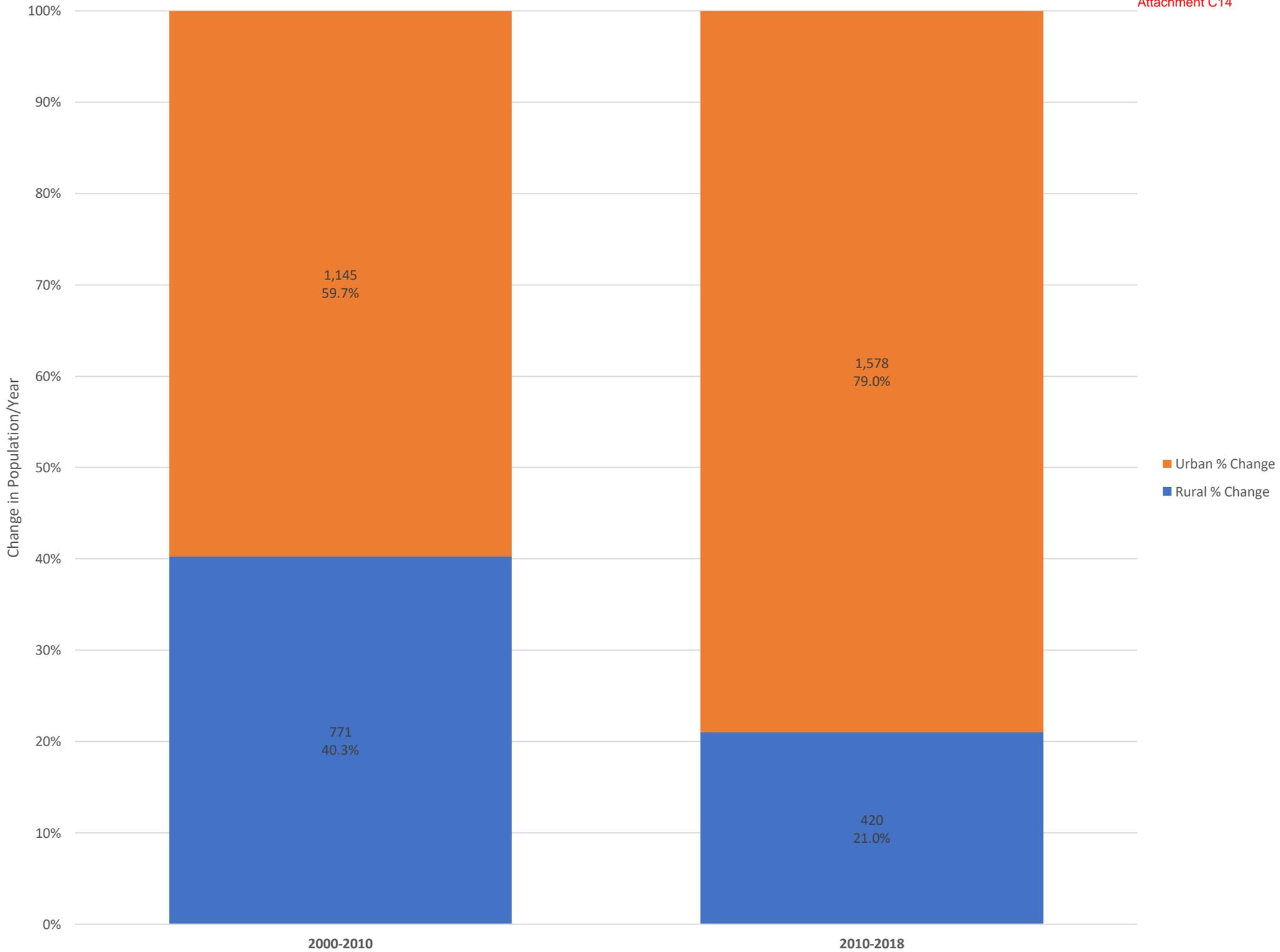
Kitsap County Urban/Rural Population Compared to 2036 CPP Target

Dickey Pit (CPA 18-00495)
Attachment C14



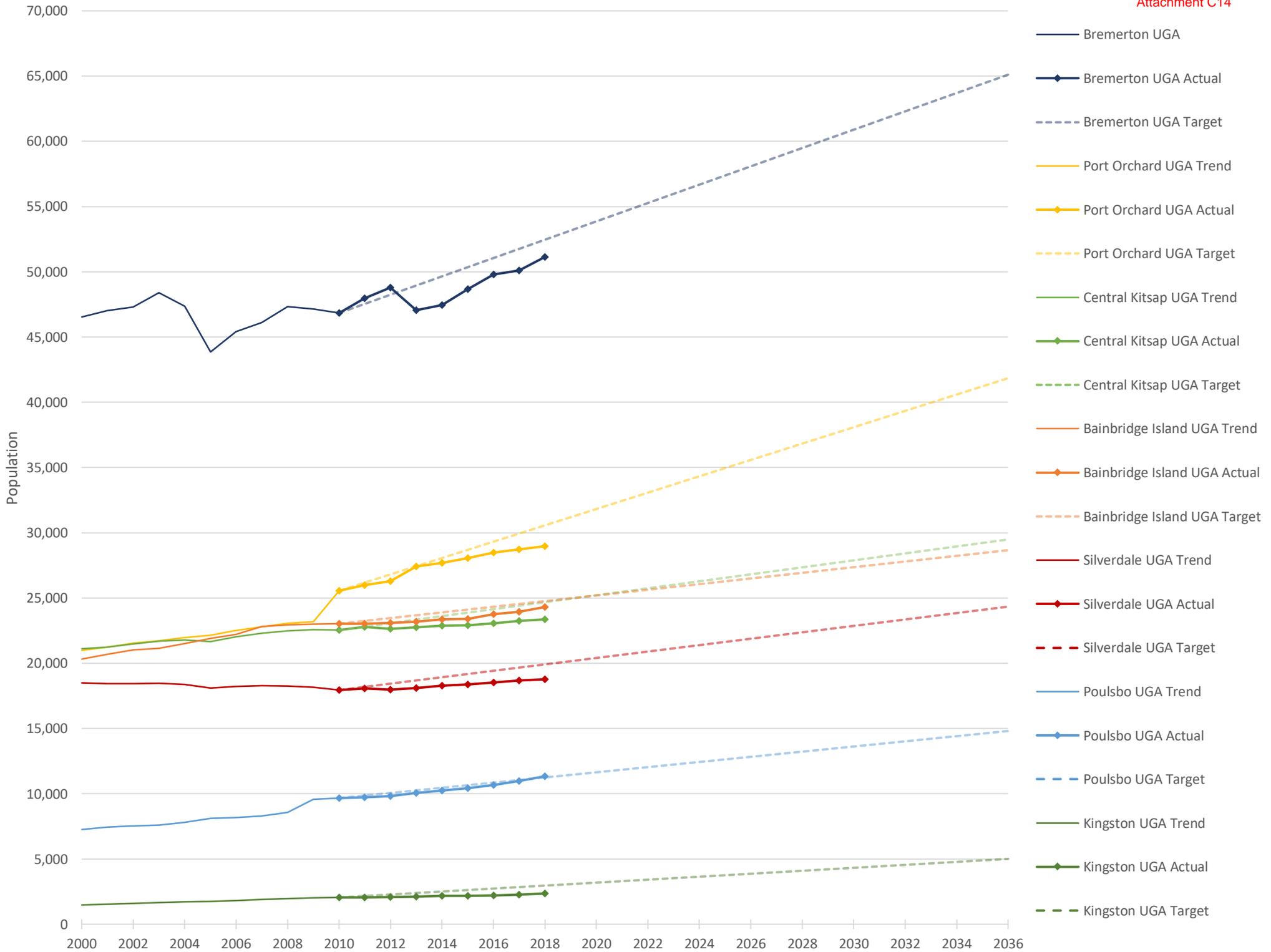
Kitsap County Urban/Rural Average Yearly Change in Population

Dickey Pit (CPA 18-00495)
Attachment C14



Kitsap County UGA Populations Compared to 2036 CPP Target

Dickey Pit (CPA 18-00495)
Attachment C14



CPA 18-00495 Land Capacity Estimate

Silverdale UGA Capacity-to-Target Estimate				
	2016 Baseline	2016 Adjusted Baseline (with Mining removed)	2019 Alternative 1 (UL & NC)*	2019 Alternative 2 (NC)*
Population	0.3%	0.3%	4.7%	0.3%
Employment	-3.8%	1.0%	1.2%	7.2%

* Using adjusted baseline/classifying all parcels as vacant

Countywide UGA Capacity-to-Target Estimate				
	2016 Baseline	2016 Adjusted Baseline (with Mining removed)	2019 Alternative 1 - Applicant Proposal	2019 Alternative 2 - Applicant Proposal
Population	-5.1%	-5.1%	-4.0%	-5.1%
Employment	1.4%	4.4%	4.6%	8.4%

Silverdale UGA Population Capacity Estimate				
	2016 Baseline	2016 Adjusted Baseline (with Mining removed)	2019 Alternative 1 (UL & NC)	2019 Alternative 2 (NC)
Silverdale UGA Target	8,723	8,723	8,723	8,723
2016 Plan Capacity	8,753	8,753	8,753	8,753
UL zone			377	
NC zone				
Industrial Zone				
Revised Capacity		8,753	9,130	8,753
Variance from Target (#)	30	30	407	30
New Dwelling Units (SFR)			151	
New Dwelling Units (MF)			-	

Countywide Population Capacity Estimate				
	2016 Baseline	2016 Adjusted Baseline (with Mining removed)	2019 Alternative 1 (UL & NC)	2019 Alternative 2 (NC)
Countywide UGA Target	33,551	33,551	33,551	33,551
2016 Plan Capacity	31,837	31,837	31,837	31,837
UL zone			377	
NC zone				
Industrial Zone				
Revised Capacity		31,837	32,214	31,837
Variance from Target (#)	(1,714)	(1,714)	(1,337)	(1,714)
New Dwelling Units (SFR)			151	
New Dwelling Units (MF)			-	

Silverdale UGA Employment Capacity Estimate				
	2016 Baseline	2016 Adjusted Baseline (with Mining removed)	2019 Alternative 1 (UL & NC)	2019 Alternative 2 (NC)
Silverdale UGA Target	8,928	8,928	8,928	8,928
2016 Plan Capacity	8,592	8,592	8,592	8,592
Adj to 2016 Capacity		428	428	428
Revised 2016 Capacity		9,020	9,020	9,020
UL zone				
NC zone			822	1,355
Industrial Zone			(803)	(803)
Revised Capacity		9,020	9,038	9,571
Variance from Target (#)	(336)	92	110	643

Countywide Employment Capacity Estimate				
	2016 Baseline	2016 Adjusted Baseline (with Mining removed)	2019 Alternative 1 (UL & NC)	2019 Alternative 2 (NC)
Countywide UGA Target	14,007	14,007	14,007	14,007
2016 Plan Capacity	14,200	14,200	14,200	14,200
Adj to 2016 Capacity		428	428	428
Revised 2016 Capacity		14,628	14,628	14,628
UL zone				
NC zone			822	1,355
Industrial Zone			(803)	(803)
Revised Capacity		14,628	14,646	15,179
Variance from Target (#)	193	621	639	1,172

CPA 18-00495 Land Capacity Estimate

Dickey Pit (CPA 18-00495)
Attachment C15

		2019 Alternative 1 (UL & NC)
VACANT LAND	URBAN LOW	<i>6.0 DU/AC</i>
Gross Residential Zoned Acres		
Total Gross Vacant Acres	59.53	see below
Subtotal	59.53	
Redevelopable Acres		
Subtotal	59.53	
Vacant Platted Lots (-)	0.00	
Critical Areas		
Total Redevelopable Acres	59.53	
Unencumbered Acres	59.53	see below
Acres within Critical Areas	20.22	see below
Critical Areas reduction 75% (-)	n/a	No reduction due to available site assessment
Acres within Area of Concern	n/a	None per site assessment/applicant
Area of Concern reduction 50% (-)	n/a	No reduction due to available site assessment
Subtotal	39.31	
Roads/Right-of-Way (Future)		
20% (-)	31.45	
Public Facility (Future)		
20% (-)	25.16	
Unavailable Lands		
5% (-)	n/a	No reduction for site-specific (site will be platted)
Commercial Split		
50% (-)	0.00	
Platted Lots		
Vacant Platted Lots	0	
Net Developable Acres	25.16	
	<i>6.0 DU/AC</i>	
Dwelling Unit Capacity	151	
	<i>2.5 pph</i>	
Population Capacity	377	

Applicant Provided Information	
	2019 Alternative 1 (UL & NC)
Critical Areas	
Stream 1	7.70
Stream 2	0.00
Wetland 1	4.90
Wetland 2A	0.00
Wetland 2B	0.00
Wetland 2C	0.00
Man-made Pond - North	5.50
Man-made Pond - South	2.12
Total Critical Areas	20.22

	2019 Alternative 1 (UL & NC)
Unencumbered Acres	
Redevelopable Acres	59.53
Power Easement	0.00
Total Unencumbered Acres	59.53

	2019 Alternative 1 (UL & NC)
Gross Acres	
182501-3-031-2003 (North 1/2)	0.00
182501-3-031-2003 (South 1/2)	40.25
192501-2-009-2002	19.28
192501-2-008-2003	0.00
182501-4-026-2008 (East 1/2)	0.00
182501-4-026-2009 (West 1/2)	0.00
192501-1-023-2006 (East 1/2)	0.00
192501-1-023-2006 (West 1/2)	0.00
Gross Acres	59.53

CPA 18-00495 Land Capacity Estimate

	2019 Alternative 1 (UL & NC)	2019 Alternative 2 (NC)
	Neighborhood Commercial	Neighborhood Commercial
Gross Acres		
Total Gross Acres	78.93	138.46
Remove 100% Unavailable Lands	0.00	0.00
Remove 100% Platted Lots	0.00	0.00
Subtotal	78.93	138.46
Critical Areas	Applicant Provided Critical Areas	Applicant Provided Critical Areas
Total Redevelopable Acres	78.93	138.46
Unencumbered Acres	73.18	132.71
Acres within Critical Areas	12.56	32.78
Critical Areas reduction 75% (-)	n/a	n/a
Acres within Area of Concern	n/a	n/a
Area of Concern reduction 50% (-)	n/a	n/a
Subtotal	60.62	99.93
Roads/Right-of-Way (Future)		
20% (-)	48.50	79.94
Public Facility (Future)		
20% (-)	38.80	63.96
Unavailable Lands		
20% (-)	31.04	51.16
Vacant Acres	31.04	51.16
Total Net Developable Acres	31.04	51.16
Vacant Square Feet	1351991	2228711
Industrial Land Conversion (32%)	432637	713187
Vacancy Rate Adjustment (5%)	411005	677528
Employment Rate - Square feet per Employee	500	500
Resulting Employment Capacity - Jobs	822	1355

see below

see below

see below

No reduction due to available site assessment

None per site assessment/applicant

No reduction due to available site assessment

Applicant Provided Information		
Critical Areas	2019 Alternative 1 (UL & NC)	2019 Alternative 2 (NC)
Wetland 2A	0.65	0.65
Wetland 2B	2.55	2.55
Wetland 2C	0.00	0.00
Stream 1	0.00	7.70
Stream 2	2.85	2.85
Wetland 1	0.55	5.45
Man-made Pond - North	3.84	9.34
Man-made Pond - South	2.12	4.24
Total Critical Areas	12.56	32.78

2.14 Acres not counted due to Power Easement overlap

Unencumbered Acres	2019 Alternative 1 (UL & NC)	2019 Alternative 2 (NC)
Redevelopable Acres	78.93	138.46
Power Easement	-5.75	-5.75
Total Unencumbered Acres	73.18	132.71

Gross Acres	2019 Alternative 1 (UL & NC)	2019 Alternative 2 (NC)
182501-3-031-2003 (North 1/2)	40.25	40.25
182501-3-031-2003 (South 1/2)	0.00	40.25
192501-2-009-2002	0.00	19.28
192501-2-008-2003	9.50	9.50
182501-4-026-2008 (East 1/2)	4.85	4.85
182501-4-026-2009 (West 1/2)	4.85	4.85
192501-1-023-2006 (East 1/2)	9.74	9.74
192501-1-023-2006 (West 1/2)	9.74	9.74
Gross Acres	78.93	138.46

CPA 18-00495 Land Capacity Estimate

	2016 Baseline (Vacant)	2016 Baseline (Underutilized)	2016 Adjusted Baseline (with Mining removed)
	Industrial	Industrial	Industrial
Gross Acres			
Total Gross Acres	59.69	78.77	138.46
Developed Acres	0.00	69.12	0.00
Remove 100% Platted Lots	0.00	0.00	0.00
Subtotal	59.69	9.65	138.46
Critical Areas			
Total Redevelopable Acres	59.69	9.65	138.46
Unencumbered Acres	22.08	2.20	60.88
Acres within Critical Areas	3.07	1.90	11.84
Critical Areas reduction 75% (-)	0.77	0.48	2.96
Acres within Area of Concern	34.66	5.41	65.72
Area of Concern reduction 50% (-)	17.33	2.71	32.86
Subtotal	40.18	5.38	96.70
Roads/Right-of-Way (Future)			
20% (-)	32.14	4.30	77.36
Public Facility (Future)			
20% (-)	25.71	3.44	61.89
Unavailable Lands			
20% vacant, 25% underutilized (-)	20.57	2.58	49.51
Vacant Acres	20.57	2.58	49.51
Total Net Developable Acres	20.57	2.58	49.51
Vacant Square Feet	896068	112489	2156673
Industrial Land Conversion (38%)	340506	42746	819536
Vacancy Rate Adjustment (5%)	323480	40609	778559
Employment Rate - Square feet per Employee	969	969	969
Resulting Employment Capacity - Jobs	334	42	803
Capacity from Vacant Lands			
	334		803
Capacity from Underutilized lands			
		42	
TOTAL Employment Capacity			
	376		803
2016 Baseline Adjustment			
	428		

Applicant Provided Information			
Critical Areas	2016 Baseline	2016 Baseline	2016 Adjusted Baseline (with Mining removed)
Stream 1	0.00	0.00	0.00
Stream 2	0.00	0.00	0.00
Wetland 1	0.00	0.00	0.00
Wetland 2A	0.00	0.00	0.00
Wetland 2B	0.00	0.00	0.00
Wetland 2C	0.00	0.00	0.00
Man-made Pond - North	0.00	0.00	0.00
Man-made Pond - South	0.00	0.00	0.00
Total Critical Areas	0.00	0.00	0.00
Unencumbered Acres			
Unencumbered Acres	2016 Baseline	2016 Baseline	2016 Adjusted Baseline (with Mining removed)
Redevelopable Acres	59.69	9.65	138.46
Power Easement	0.00	0.00	0.00
Total Unencumbered Acres	59.69	9.65	138.46
Gross Acres			
Gross Acres	2016 Baseline	2016 Baseline	2016 Adjusted Baseline (with Mining removed)
182501-3-031-2003 (North 1/2) (3-012)	40.25	40.25	40.25
182501-3-031-2003 (South 1/2) (3-012)	0.00	0.00	40.25
192501-2-009-2002	0.00	19.28	19.28
192501-2-008-2003	0.00	9.50	9.50
182501-4-026-2008 (4-027)	9.70	0.00	9.70
192501-1-023-2006 (1-004, 1-003)	9.74	9.74	19.48
Gross Acres	59.69	78.77	138.46

County GIS data used for consistency with 2015 BLR/LCA

CPA 18-00495 Min/Max Density Calculations

	UL	NC	Units	People
Gross Acres	59.53	78.93		
Net Dev. Acres	25.16	31.04		
Min Required Density	5	10		
Max Allowed Density	9	30		
Min Required Units (net acres)	126	*	126	315
Max Allowed Units (gross acres)	536	2,368	2,904	5,227

* No minimum is required if commercial or mixed use development

KCC 17.170.060 Land restoration.

- A. Upon the exhaustion of minerals or materials, or upon the permanent abandonment of the quarrying or mining operation, all buildings, structures, apparatus, or appurtenances accessory to the quarrying and mining operation which are nonconforming to the underlying zone shall be removed or otherwise dismantled to the satisfaction of the director.
- B. Final grades shall be such so as to encourage the uses permitted within the zone with which this overlay is combined or allowed as a conditional use.
- C. Unless approved as a sanitary landfill, grading or back-filling shall be made with nonnoxious, nonflammable, noncombustible, and nonputrescible solids.
- D. Such graded or back-filled areas, except for roads, shall be sodded or surfaced with soil of a quality at least equal to the topsoil of the land areas immediately surrounding the site, and to a depth of at least four inches, or a depth of that of the topsoil of surrounding land, if less than four inches.
- E. Such topsoil as required by subsection (D) of this section shall be planted with trees, shrubs, or grasses.
- F. Graded or back-filled areas shall be reclaimed in a manner which will not permit stagnant water to remain. Suitable drainage systems approved by the director of public works shall be constructed or installed if natural drainage is not possible.
- G. Waste or soil piles shall be leveled and the area treated, as required in subsections (D) and (E) of this section.

KCC 17.170.065 Transition of uses from mineral resource and removal of the mineral resource overlay.

As an option to the requirements of Section 17.170.060 to reclaim a property(s) and extinguish a Washington State Department of Natural Resources (DNR) surface mining permit, the county may accept, review and approve development permits for uses consistent with the property(s) underlying zone. If a permit meets all applicable zoning, building, storm water, fire and other county codes, such permits shall be forwarded to the DNR to be reviewed as a reclamation plan. Upon receipt by the county of DNR confirmation of the closing of the surface mining permit for the property(s), the county shall include the property(s) in the next scheduled Comprehensive Plan amendment cycle. At this time, the county shall rescind the Mineral Resource Comprehensive Plan designation and zoning classification, reverting the property(s) back to their underlying zone and compatible designation.

RCW 78.44.390 Cancellation of a reclamation permit.

1. In addition to the department's other authority to cancel a reclamation permit, a permit holder may seek cancellation of its reclamation permit in favor of a local development or construction permit. A permit holder may request cancellation of its reclamation permit and release of its performance security when:
 - a. The permit holder has received an approved development or construction permit covering all of the existing permit area from a local jurisdiction;
 - b. The local jurisdiction and the landowner agree with the permit holder's request to cancel the reclamation permit and to release the performance security; and
 - c. The local jurisdiction provides assurance in writing that the construction or development permit is being actively implemented by the permit holder.
2. (2) The department is not responsible for overseeing a site's development or reclamation when a reclamation permit is canceled under this section.

2006 Comprehensive Plan Adopting Ordinance

8. The Board has reviewed the Central Puget Sound Growth Management Hearings Board Decision in *1000 Friends v. Kitsap County*, CPSGMHB 04-3-0031c regarding the completion of the 10-Year Comprehensive Plan Update and finds that the remand issue has been addressed and resolved in the 10-Year Update.
9. The Board has reviewed the Central Puget Sound Growth Management Hearings Board Decision in *KCRP v. Kitsap County*, CPSGMHB 06-3-0007 regarding the Kingston Sub-Area Plan, and finds the remand issues have been addressed and resolved in the 10-Year Update:
 - a. Kitsap County has completed its 10-Year Comprehensive Plan Update;
 - b. The sewer reduction factor within the Updated Land capacity Analysis has been removed from the County methodology used to size its urban growth areas;
 - c. The 10-Year Update adopts additional reasonable measures and employs additional development regulations to reinforce existing reasonable measures;
 - d. The 10-Year Update includes a complete capital facilities plan that includes analysis and funding strategies for urban infrastructure.
10. Should any amendment to the Comprehensive Plan, Kitsap County Code, or any map associated there with that was passed by the Board during its deliberations on November 1 and 6, and December 11, 2006 be inadvertently left out, the explicit action of the Board as discussed and passed shall prevail upon subsequent review and verification by the Board.

Section 4. NOW THEREFORE, BE IT FURTHER ORDAINED, that the Kitsap County Board of Commissioners, based on the foregoing findings, hereby:

1. Approves Alternative 2 for all urban growth areas (UGAs) except Poulsbo as the preferred alternative for the 10-Year Comprehensive Plan Update with the amendments described in Attachment A. Alternative 1 is approved for the Poulsbo UGA.
2. Approves Volume I: Plan and Policy Document (Attachment B), dated December 2006, which reflects the Board's amendments (Attachment C). These amendments include, but are not limited to, the deletion of duplicative goals and policies, the revision of language regarding Low Impact Development (LID) standards, the inclusion of additional economic development policies to direct employment growth, the deletion of language specifying to-be-determined downtown design districts for Silverdale, approval of the Rural Wooded Incentive Program and other changes to improve clarity, accuracy and consistency of the document.
3. Approves the Draft and Final Environmental Impact Statements dated August and December 2006. Volume II: Final Environmental Impact Statement (Attachment D)

370-2006

ATTACHMENT A

**KITSAP COUNTY 10-YEAR COMPREHENSIVE PLAN UPDATE
PLANNING COMMISSION RECOMMENDATIONS AND BOARD OF COMMISSIONERS APPROVAL FOR PREFERRED ALTERNATIVE
URBAN GROWTH AREA SIZING AND COMPOSITION**

Below is a summary of the Planning Commission recommendations and Board of Commissioner Approval on the sizing and composition of Kitsap County's Urban Growth Areas (UGAs). The table addresses general issues regarding UGA sizing and then each UGA specifically.

	Department Recommendation	Planning Commission Recommendation	Planning Commission Comments	Board of Commissioners Approval	Board of Commissioners Comments
Minimum Density for Urban Low and Urban Cluster Zones (Reduction from 5 to 4 Dwelling Units Per Acre)	Recommended	Same	Central Puget Sound Growth Management Hearings Board (CPSGMHB) decisions have ruled that 4 dwelling units per acre is an urban density for Kitsap County. Citizen groups have lobbied for residential densities lower than 5 dwelling units per acre to maintain neighborhood character. Four dwelling units per acre addresses GMA requirements and these community desires.	Same	Central Puget Sound Growth Management Hearings Board (CPSGMHB) decisions have ruled that 4 dwelling units per acre is an urban density for Kitsap County. Urban Low and Urban Cluster still allow a range of densities (4-9) and do not restrict development to the lower end. Citizen comments during the sub-area planning processes have requested densities consistent with existing development patterns when appropriate. Four dwelling units per acre helps address these public requests.
Mixed Use Minimum Densities (10 Versus 4 Dwelling Units Per Acre)	Maintain 10 dwelling unit per acre minimum density.	Same	Public comment has included testimony that 10 dwelling units per acre may not allow small developers on small lots to include residential development in their projects due to higher development costs. However, the intent of the mixed use zone is to encourage higher density development to provide additional housing types and maximize infrastructure improvements. Lowering the density removes the zones value for these purposes and as a reasonable measure.	Same	The mixed use zone is intended to provide additional multi-family housing options for Kitsap County. Lowering the minimum density to that of a single-family zone would limit the zone's ability to provide these options and its usefulness as a reasonable measure.

	Department Recommendation	Planning Commission Recommendation	Planning Commission Comments	Board of Commissioners Approval	Board of Commissioners Comments
Silverdale UGA	<p>Alternative 2 w/ revisions:</p> <ul style="list-style-type: none"> • Convert Urban Low on Dickey Road to Industrial • Convert Urban Low east of Schold Farm to Urban Restricted • Convert Neighborhood Commercial on Anderson Hill Road to Mixed Use 	Same	<p>All properties were reclassification requests that were recommended for approval by the Silverdale Citizens Advisory Committee.</p> <p>In alternative two, the Dickey Road parcels is zoned Urban Low, but is surrounded on three sides by Industrial zoning. As has been seen in North Kitsap, maintaining compatibility between industrial and residential uses can be difficult when abutting on only one side, let alone three.</p> <p>In alternative two, the Schold Farm parcel is zoned Urban Low, but is surrounded on three sides by Urban Restricted zoning and by a roadway on the fourth. This property's proximity to critical areas as well as the surrounding zoning makes Urban Low zoning inappropriate for the property.</p> <p>The Anderson Hill Road Neighborhood Commercial properties should be converted to Mixed Use to address the countywide overage of commercial designated land and to maintain a consistent land use pattern.</p>	Same	<p>The Dickey Road Urban Low property would create possible incompatible land uses in the future as it is bordered on three sides by Industrial zoning. The properties should remain Industrial.</p> <p>The Schold Farm Urban Low property is inconsistent with surrounding zoning, (Urban Restricted) and is in close proximity to a large wetland and stream system. Urban Restricted is the appropriate urban designation for the property.</p> <p>The properties along Anderson Hill Road are surrounded by those zoned mixed use. To ensure a coordinated development pattern for the new mixed use zone in this area, these properties should also have mixed use zoning.</p>

Southern Kitsap County

Alternative 2 Comprehensive Plan Map DRAFT

Comprehensive Plan Designation

- Mineral Resource (1 DU/20 Ac)
 - Urban Restricted (1-4 DU/Ac)
 - Urban Low Residential (4-9 DU/Ac)
 - Urban Medium Residential (10-18 DU/Ac)
 - Urban High Residential (19-30 DU/Ac)
 - Urban Cluster Residential (4-9 DU/Ac)
 - Urban Village Center (up to 18 DU/Ac)
 - Mixed-Use (10-30 DU/Ac)
 - Highway Tourist Commercial
 - Neighborhood Commercial
 - Urban Commercial
 - Regional Commercial
 - Industrial
 - Industrial Multi-Purpose Recreational Area
 - Business Park
 - Parks/Open Space
 - Public Facility
 - Airport
 - Incorporated City
 - Tribal Land / Military
 - Poulsbo Urban Transition Area
 - Business Center
 - Water
- Unincorporated Urban Growth Area Boundary



Map Date: August 14, 2006



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

Created for the purposes of 10-Year Comprehensive Planning Process

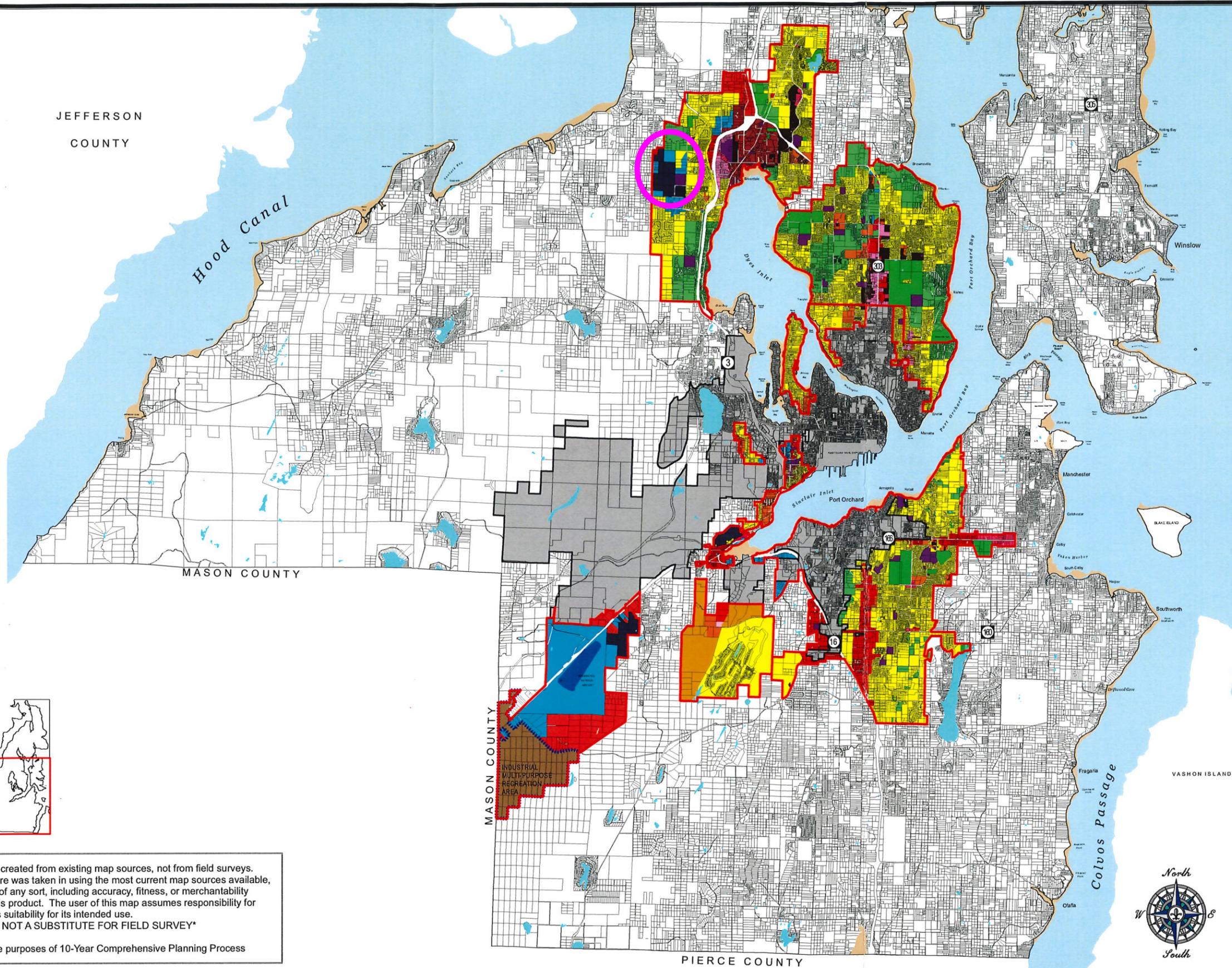


Figure 2.6-4. DRAFT Comprehensive Plan Map - Alternative 2 South

Southern Kitsap County

Changes to Future Land Use Alternative 2

Comprehensive Plan Designation

- Mineral Resource (1 DU/20 Ac)
- Forest Resource Lands (1 DU/40 Ac)
- Rural Wooded (1 DU/20 Ac)
- Rural Protection (1 DU/10 Ac)
- Rural Residential (1 DU/5 Ac)
- Limited Areas of More Intense Development
- Urban Restricted (1-4 DU/Ac)
- Urban Low Residential (4-9 DU/Ac)
- Urban Medium Residential (10-18 DU/Ac)
- Urban High Residential (19-30 DU/Ac)
- Urban Reserve
- Urban Cluster Residential (4-9 DU/Ac)
- Urban Village Center (up to 18 DU/Ac)
- Mixed Use (10-30 DU/Ac)
- Highway Tourist Commercial
- Neighborhood Commercial
- Urban Commercial
- Regional Commercial
- Industrial
- Business Park
- Parks/Open Space
- Public Facility
- Airport
- Incorporated City
- Military
- Poulsbo Urban Transition Area
- Business Center
- Water
- Industrial Multi-Purpose Recreation Area
- Urban Growth Area Boundary
- UGA Expansion Area Boundary



Map Date: August 16, 2006



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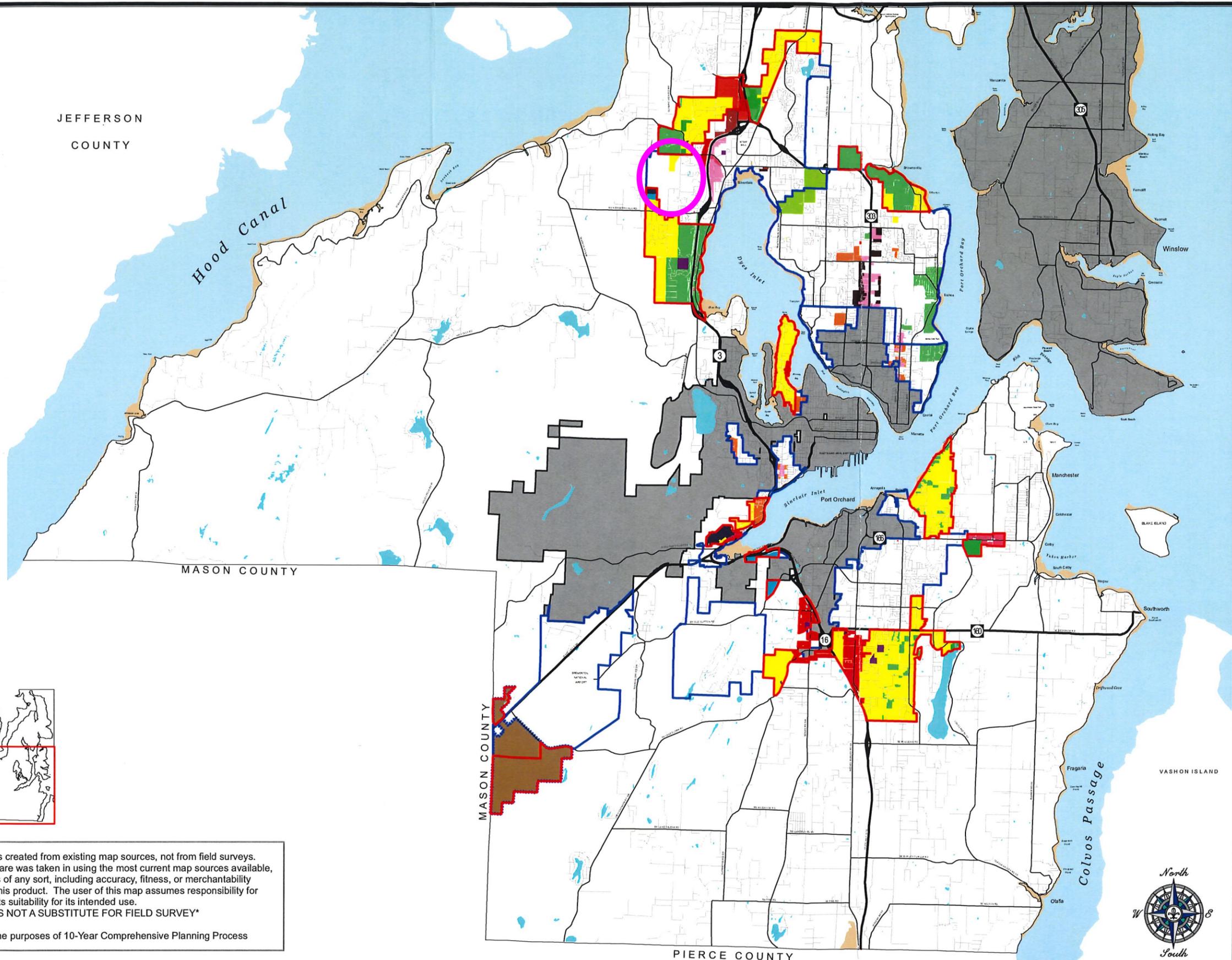
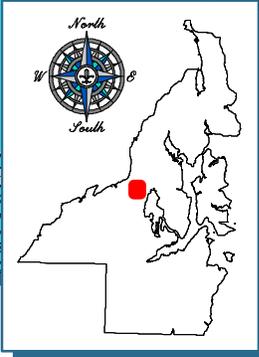
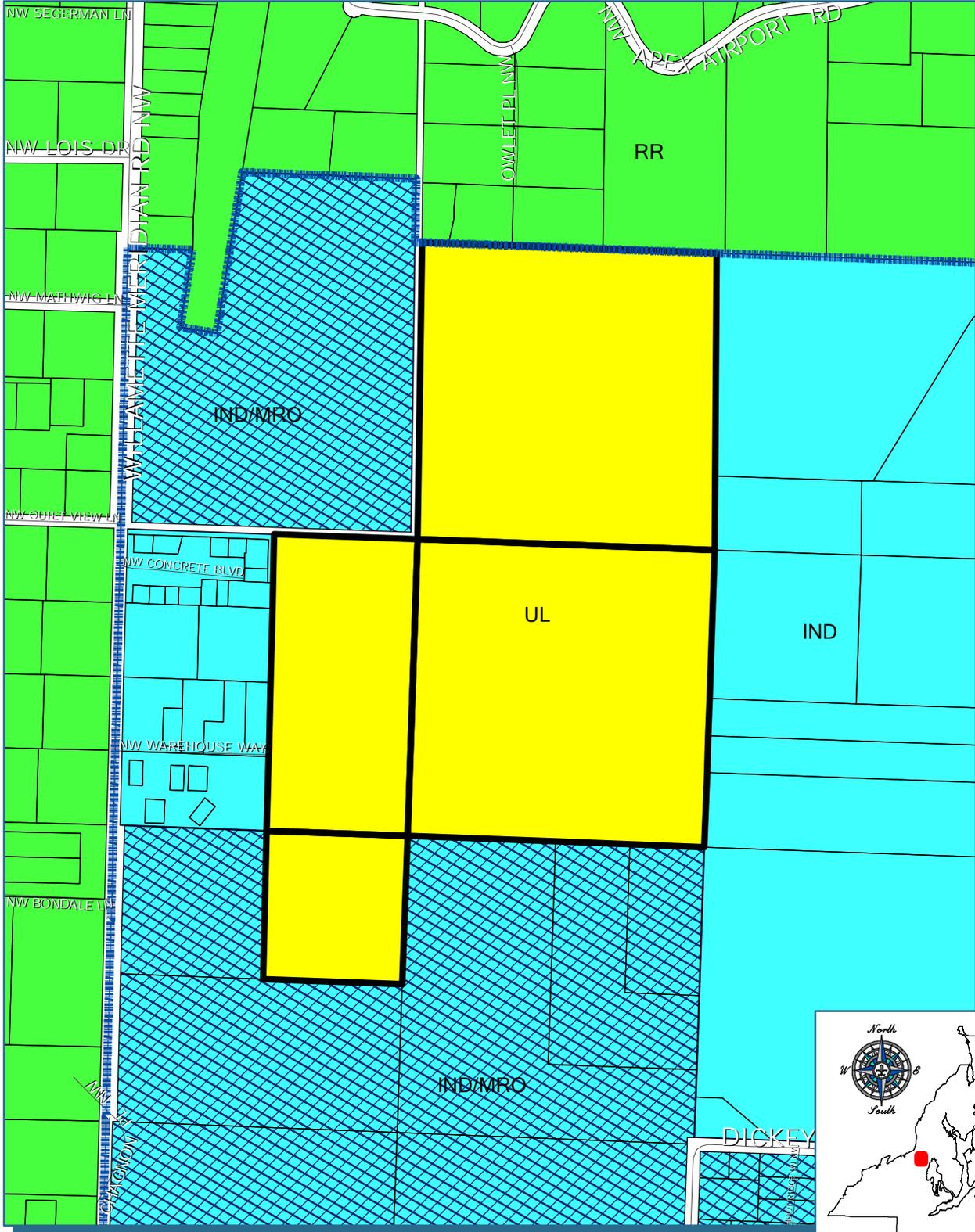


Figure 2.6-8. Changes to Future Land Use - Alternative 2 South

 **2018 Proposal - Zoning Classification Map**
18-00495 (Ace Paving Co, Port Orchard Sand & Gravel Co)



CPA 18-00495 - Original 2019 Proposal

