

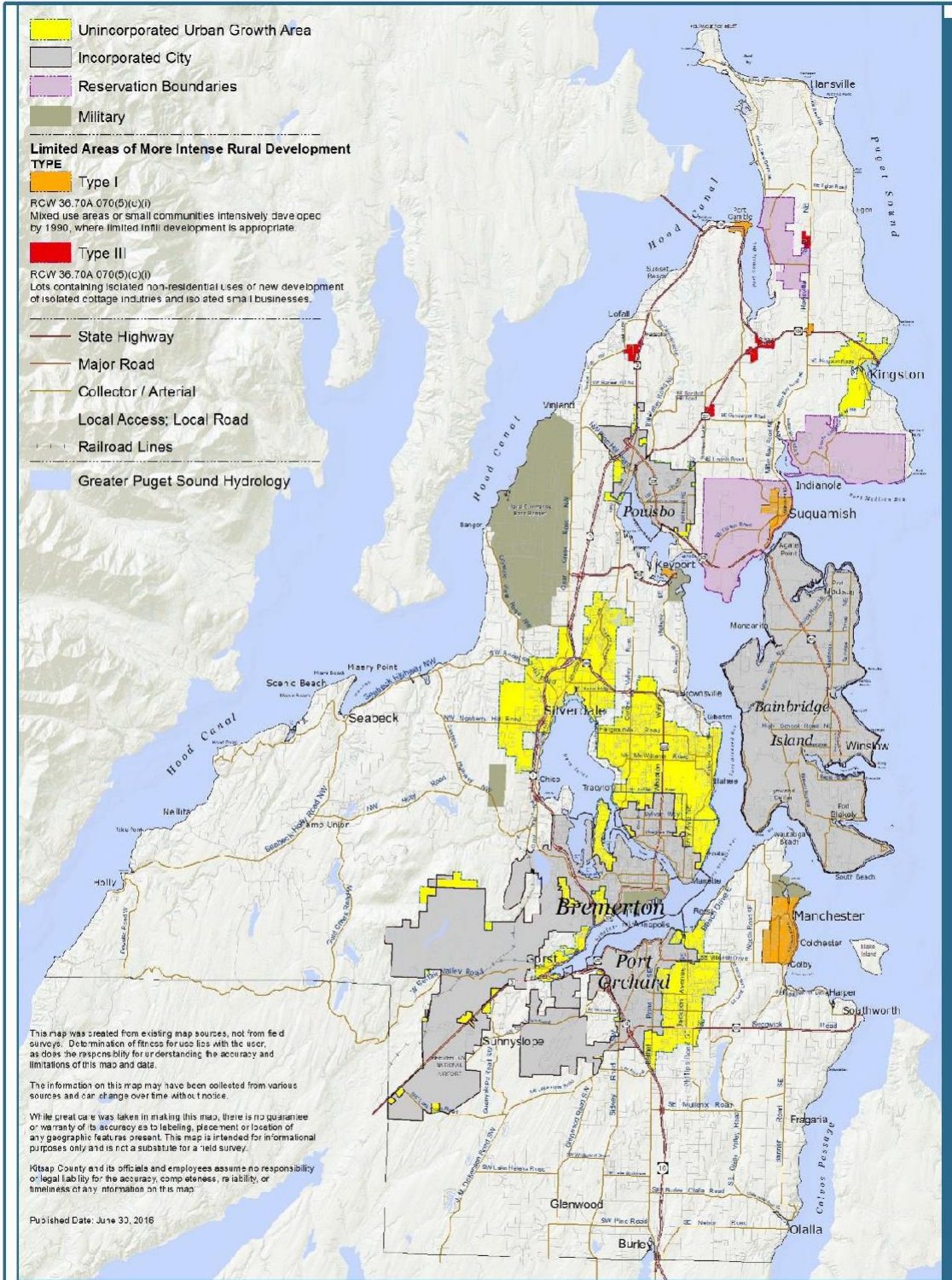


## Chapter 11 - Appendices



### Appendix A – Maps

Please see following pages for Kitsap County Jurisdiction Boundary Map, Kitsap County Comprehensive Plan Map and Kitsap County Zoning Map.



# Planning Jurisdiction Boundaries

This map was created from existing map sources, not from field surveys. Determination of fitness for use lies with the user, as does the responsibility for understanding the accuracy and limitations of this map and data.

The information on this map may have been collected from various sources and can change over time without notice.

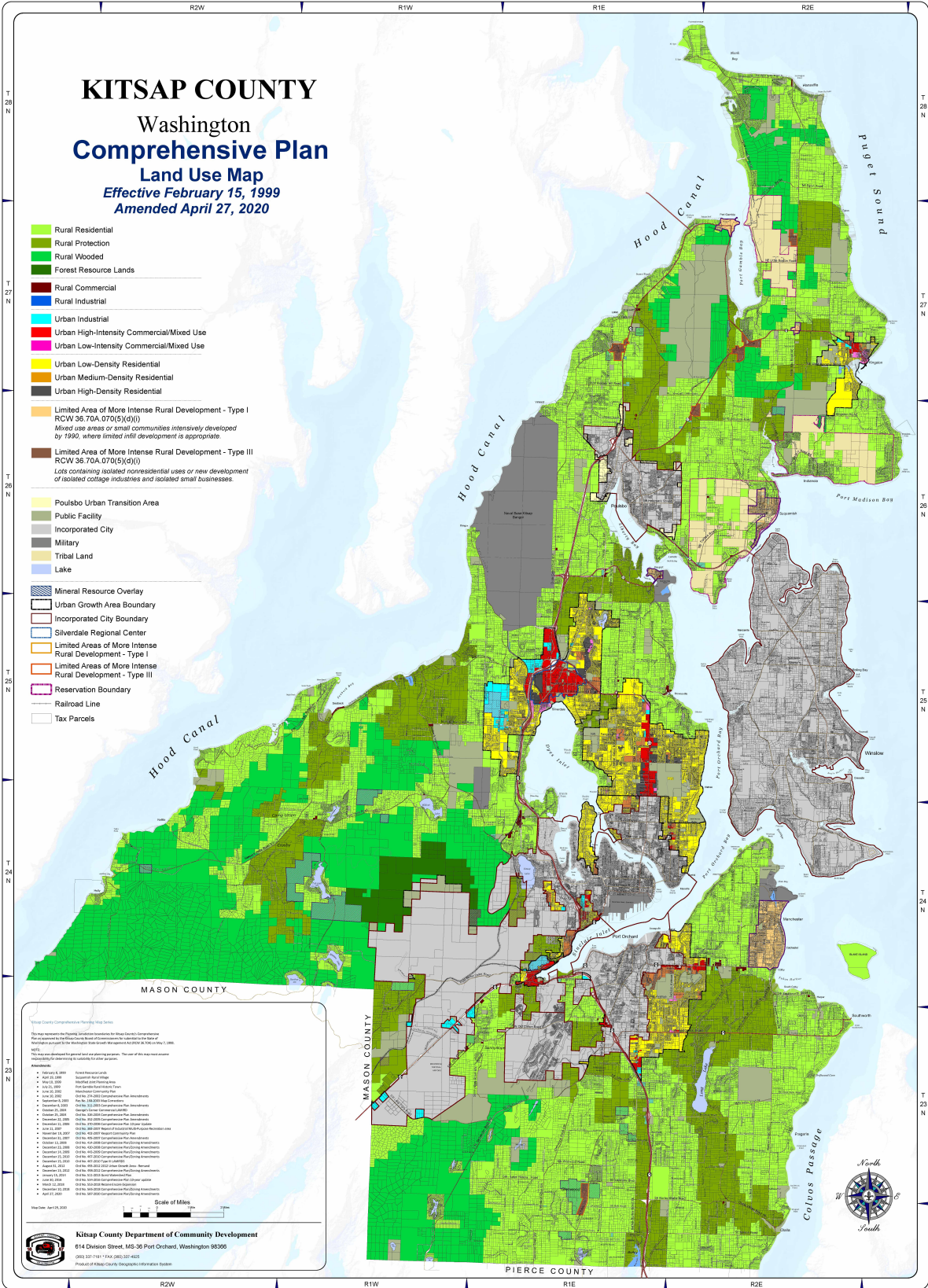
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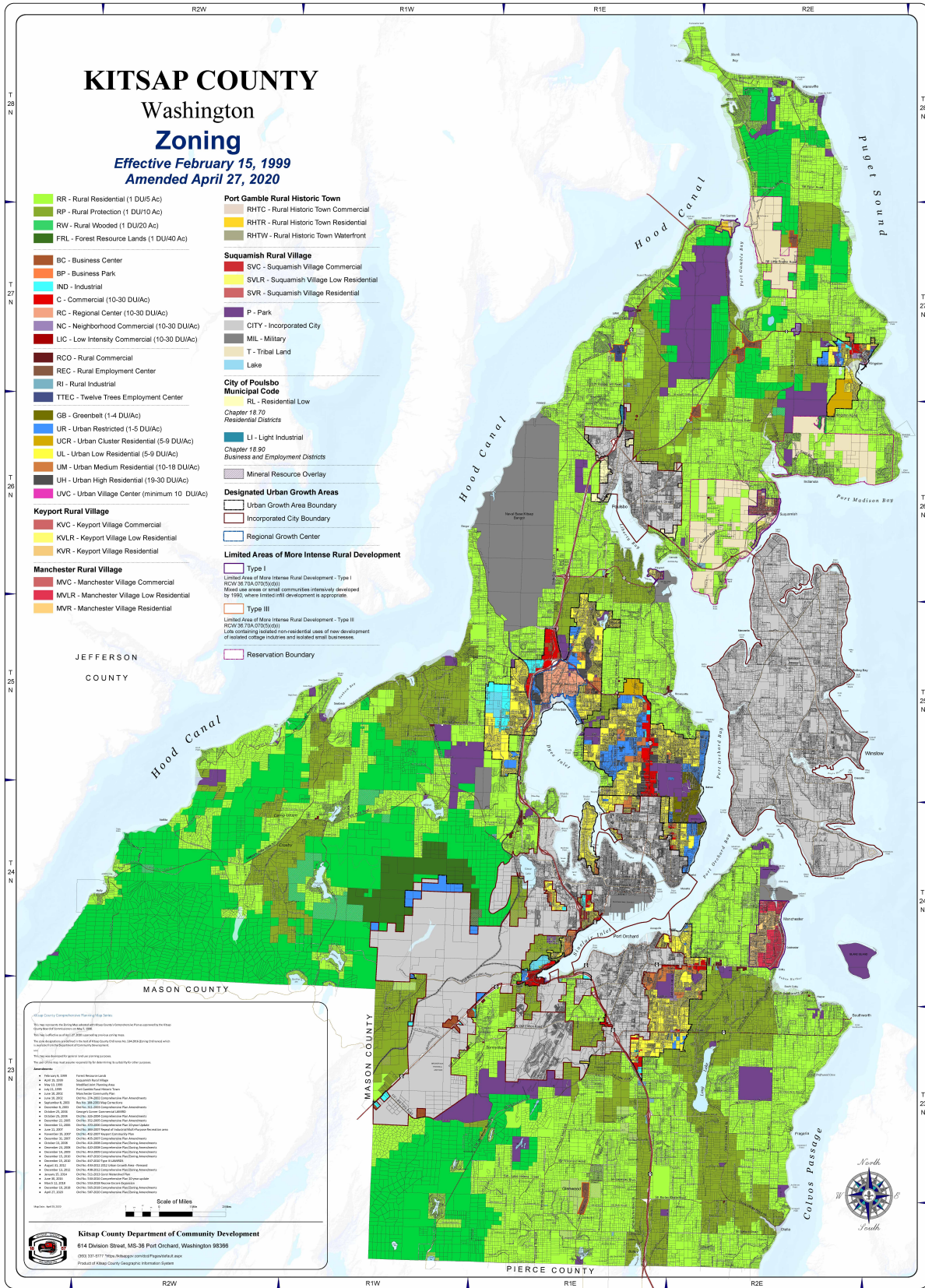
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Kitsap County Department of Community Development  
 614 Division Street, MS-36, Port Orchard, Washington 98366  
 VOICE (360) 337-5777 \* FAX (360) 337-4925







## Appendix B – Comprehensive Plan Land Use Designations, Zoning Classifications, and Densities

Appendix B defines which zone classification(s) are allowed within each Comprehensive Plan land use designation as well as the density of dwelling units (DU) per acre allowed within each zone. A cell marked with “NA” indicates there are no specific requirements.

Comprehensive Plan Land Use Designation	Zone Classification	Map Symbol	Min Density (DU/Acre)	Max Density (DU/Acre)
Rural Residential	Rural Residential	RR	NA	1 DU/5 Acres
Rural Protection	Rural Protection	RP	NA	1 DU/10 Acres
Rural Wooded	Rural Wooded	RW	NA	1 DU/10 Acres
Forest Resource Lands	Forest Resource Lands	FRL	NA	1 DU/40 Acres
Mineral Resource Overlay <sup>1</sup>	Mineral Resource Overlay	MR	NA	0 <sup>2</sup>
Urban Low-Density Residential	Urban Restricted	UR	1	5; up to 10 in Gorst
	Greenbelt	GB	1	4
	Urban Low Residential	UL	5	9
	Urban Cluster Residential	UCR	5	9
Urban Medium-Density Residential	Urban Medium Residential	UM	10	18
Urban High-Density Residential	Urban High Residential	UH	19	30; up to 60 in the Silverdale Regional Growth Center
Urban Low Intensity Commercial	Urban Village Center	UVC	10	NA
	Neighborhood Commercial	NC	10	30
Urban High Intensity Commercial	Commercial	C	10	30
	Regional Center	RC	10	30; up to 60 in the Silverdale Regional Growth Center
	Low Intensity Commercial	LIC	10	30



Comprehensive Plan Land Use Designation	Zone Classification	Map Symbol		
Rural Commercial	Rural Commercial	RCO	NA	0 <sup>2</sup>
Urban Industrial	Business Park	BP	NA	0 <sup>2</sup>
	Business Center	BC	NA	0 <sup>2</sup>
	Industrial	IND	NA	0 <sup>2</sup>
Rural Industrial	Rural Industrial	RI	NA	0 <sup>2</sup>
Public Facilities	Parks	P	NA	0 <sup>2</sup>
	NA (all other zone classifications are allowed within the Public Facilities land use designation)			--
Limited Area of More Intensive Rural Development (LAMIRD) Type I	Keyport Village Commercial	KVC	NA	5
	Keyport Village Low Residential	KVLR	NA	2
	Keyport Village Residential	KVR	NA	5
	Manchester Village Commercial	MVC	NA	5
	Manchester Village Low Residential	MVLR	NA	2
	Manchester Village Residential	MVR	NA	4
	Port Gamble Rural Historic Town Commercial	RHTC	NA	2.5
	Port Gamble Rural Historic Town Residential	RHTR	NA	2.5
	Port Gamble Rural Historic Waterfront	RHTW	NA	2.5
	Suquamish Village Commercial	SVC	NA	0 <sup>2</sup>
	Suquamish Village Low Residential	SVLR	NA	2
	Suquamish Village Residential	SVR	NA	2

Comprehensive Plan Land Use Designation	Zone Classification	Map Symbol		
Limited Area of More Intensive Rural Development  (LAMIRD) Type III	Rural Employment Center	REC	NA	0 <sup>2</sup>
	Twelve Trees Employment Center	TTEC	NA	0 <sup>2</sup>

1. The Mineral Resource Overlay (MRO) overlays and supersedes the requirements of the existing land use designation and zoning classification until the site has been reclaimed, after which the MRO shall be removed and the requirements of the underlying land use designation and zoning classification resumed.
2. These zones are not intended to accommodate population growth and therefore do not have allowed density. However, limited new residential uses may occur in these zones which support the intent of these zones to provide employment and services. Therefore, up to one dwelling unit may be allowed per existing parcel for the limited residential uses allowed in Kitsap County Code Chapter 17.41

### Descriptions

Please see Kitsap County Code Title 17 for Descriptions.  
<http://www.codepublishing.com/WA/KitsapCounty/>

## Appendix C – Public Participation Plan, Let's Hear Kitsap

The following is an outline of the public participation plan adopted by the Board of County Commissioners for Kitsap2036 Comprehensive Plan update process.

### Participants

- Community / Residents
- Elected Officials
- Appointed Officials
- Partners and Partner Agencies
- County Staff

### Action Goals

- Explain to community members how officials and staff will receive, review, and process comprehensive plan update input from citizens and other stakeholders. And share methods of interactivity with residents.
- Inform community of the Growth Management Act and Kitsap County comprehensive plan update efforts
- Record community ideas, issues, and concerns early in the comprehensive plan update process
- Via face-to face and internet based communications work to ensure elected officials, appointed officials, and County staff understand community concerns

### Outcome Goals

- Engage community in local growth management challenges and solutions by learning from residents
- Public support and trust between community and government officials and staff
- Coordination and consistency with Kitsap County jurisdictions
- Minimize likelihood of hearings board challenges

### Locations

- Throughout Kitsap County, in-person, and online
- Let's Hear Kitsap Dates
- June 2014 to May 2016
- Phase I Let's Hear Kitsap Action Goal Tactics, June 2014 to May 2015
- Phase II Let's Hear Kitsap Findings Review, June 2015 to August 2015
- Phase III Comprehensive Plan Draft Review, Through May 2016
- Phase IV Adoption

### Purpose

- To meet the Outcome Goals listed above including: positive community engagement, fostering healthy discussion about local growth management, improved coordination between jurisdictions inside the County, and to meet the public participation requirement under the Growth Management Act.



## Appendix D – Urban Growth Area Targets and Capacities

The Kitsap County Comprehensive Plan is founded on 20-year growth projections. Population and employment growth targets are recommended by the Kitsap Regional Coordinating Council (KRCC), which is composed of elected officials, planning directors from city and Tribal jurisdictions, the Board of County Commissioners (BOCC), and Kitsap County’s Community Development Director.

The population and employment distributions were adopted by the BOCC in the Countywide Planning Policies (CPPs) and ratified by the cities. These allocations are a key guide to the sizing of UGAs. Under the adopted CPPs, cities and UGAs are slated to take the majority of the population growth over the 20-year planning period as shown in Table A-1.

Compared to the CPPs, the growth target in Table A-1 has been adjusted to a 2012 base year to track with Kitsap County’s Buildable Lands Report. (Kitsap County, 2014) Compared to the CPPs, the Silverdale and Rural 2010 estimates are adjusted per Appendix A of the Kitsap County 2016 Comprehensive Plan Update Draft Supplemental Environmental Impact Statement (Draft SEIS) to correct errors in the base year; however, the growth between 2010 and 2036 is unchanged from the CPPs.

**Table A-1. Population Targets 2012-2036**

City or UGA	2010 Population	CPPs 2010-2036 Growth Target	2036 Population	2012: Buildable Lands Report	2010-2012 Growth	Growth Target 2012-2036
City of Bremerton	37,729	14,288	52,017	39,650	1,921	12,367
Bremerton UGA	9,082	4,013	13,095	9,123	41	3,972
<b>Total Bremerton</b>	<b>46,811</b>	<b>18,301</b>	<b>65,112</b>	<b>48,773</b>	<b>1,962</b>	<b>16,339</b>
<b>City of Bainbridge Island</b>	<b>23,025</b>	<b>5,635</b>	<b>28,660</b>	<b>23,090</b>	<b>65</b>	<b>5,570</b>
City of Port Orchard	12,323	8,235	20,558	11,780	(543)	8,778
Port Orchard UGA	15,044	6,235	21,279	15,169	125	6,110
<b>Total Port Orchard</b>	<b>27,367</b>	<b>14,470</b>	<b>41,837</b>	<b>26,949</b>	<b>(418)</b>	<b>14,888</b>
City of Poulsbo	9,222	1,330	10,552	9,360	138	1,192
Poulsbo UGA	478	3,778	4,256	470	(8)	3,786
<b>Total Poulsbo</b>	<b>9,700</b>	<b>5,108</b>	<b>14,808</b>	<b>9,830</b>	<b>130</b>	<b>4,978</b>
Central Kitsap UGA	22,712	6,764	29,476	22,634	(78)	6,842
Silverdale UGA*	17,556	8,779	26,335	17,612	56	8,723
Kingston UGA	2,074	2,932	5,006	2,080	6	2,926
Total City	82,299	29,488	111,787	83,880	1,581	27,907
Unincorporated UGA	66,946	32,501	99,447	67,088	142	32,359
<b>Total City and UGA</b>	<b>149,245</b>	<b>61,989</b>	<b>211,234</b>	<b>150,968</b>	<b>1,723</b>	<b>60,266</b>
Rural Non-UGA*	101,888	18,449	120,337	103,532	1,644	16,805
<b>Total</b>	<b>251,133</b>	<b>80,438</b>	<b>331,571</b>	<b>254,500</b>	<b>3,367</b>	<b>77,071</b>

Legend: CPPs = Countywide Planning Policies

\* = Compared to the CPPs, the Silverdale and Rural 2010 estimates are adjusted per Appendix A of the Draft SEIS. The growth between 2010 and 2036 is unchanged. Because of the base estimate correction, the 2036 amounts differ from the Countywide Planning Policies.

Source: (Kitsap Regional Coordinating Council, 2014); (Kitsap County, 2014); BERK Consulting 2015

At a countywide level, Kitsap County has projected 78,553 new persons based on a combination of Kitsap County unincorporated UGA capacities and rural growth consistent with its target; within cities the County is assuming growth similar to targets. The population assumptions are based on the ability to accommodate new housing. Countywide, to accommodate the population targets, about 32,217 new dwellings are expected. See Final Supplemental EIS Chapter 2 and Appendix A, April 2016, and the adopted Comprehensive Plan record, for additional information.

The BOCC has also adopted employment targets for the planning period (see Table A-2). Cities and UGAs would take about 90% of employment growth. The target has been adjusted to a 2012 base year, similar to population. (Kitsap County, 2014)

**Table A-2. Employment Targets 2012-2036**

City or UGA	2010-2036 Target	2010-2012 Growth	2012-2036 Target with job loss/gain	2012 Base Employment (Est.)	2036 Employment (Est.)
City of Bremerton	18,003	(273)	18,276	28,165	46,441
Bremerton UGA	1,385	(58)	1,443	1,094	2,537
<b>Total Bremerton</b>	<b>19,388</b>	<b>(331)</b>	<b>19,719</b>	<b>29,259</b>	<b>48,978</b>
<b>City of Bainbridge Island</b>	<b>2,808</b>	<b>88</b>	<b>2,720</b>	<b>6,377</b>	<b>9,097</b>
City of Port Orchard	3,132	58	3,074	6,457	9,531
Port Orchard UGA	1,846	706	1,140	2,395	3,535
<b>Total Port Orchard</b>	<b>4,978</b>	<b>764</b>	<b>4,214</b>	<b>8,852</b>	<b>13,066</b>
City of Poulsbo	4,155	17	4,138	5,727	9,865
Poulsbo UGA	46	32	14	64	78
<b>Total Poulsbo</b>	<b>4,201</b>	<b>49</b>	<b>4,152</b>	<b>5,791</b>	<b>9,943</b>
Central Kitsap UGA	1,200	(685)	1,885	3,454	5,339
Silverdale UGA	9,106	178	8,928	10,946	19,874
Kingston UGA	600	3	597	626	1,223
Total City	28,098	(110)	28,208	46,726	74,934
Non-City UGA	14,183	176	14,007	18,579	32,586
<b>Total City and UGA</b>	<b>42,281</b>	<b>66</b>	<b>42,215</b>	<b>65,305</b>	<b>107,520</b>
Rural Non-UGA	3,877	(555)	4,432	14,273	18,705
<b>Total</b>	<b>46,158</b>	<b>(489)</b>	<b>46,647</b>	<b>79,578</b>	<b>126,225</b>

Source: Employment Security Department and Puget Sound Regional Council 2012; (Kitsap Regional Coordinating Council, 2014); BERK Consulting 2015 and 2016

At a countywide level, Kitsap County has projected 52,593 new jobs based on a combination of Kitsap County unincorporated UGA capacities and rural growth consistent with its target; within cities the County is assuming growth similar to targets (see Final Supplemental EIS Chapter 2 and Appendix A, April 2016), and the adopted Comprehensive Plan record.

Cities are solely responsible for land use planning within their jurisdictional city limits. Counties are responsible for allocating population growth to the cities and establishing urban growth area (UGA) boundaries in consultation with cities (RCW 36.70A.110 and 210).

To determine if capacities for growth are in line with growth targets, Kitsap County and cities prepare estimates of future capacity consistent with methods and assumptions in the Buildable Lands Report. Based on the Buildable Lands Report method, land capacity has been estimated for the Land Use Plan adopted with the Comprehensive Plan, similar to the alternatives studied in the Final Supplemental EIS.

Because UGA capacity analysis is at a planning level, Kitsap County has established a margin of error of 5%. UGA land capacity results within +/-5% of the growth allocation are considered in balance. <sup>1,2</sup> Reviewing the capacities of the unincorporated UGAs using standard assumptions for land capacity, the unincorporated UGAs are within -5% of the population target and just 1% above employment targets per Table A-3.

**Table A-3. Comparison of Unincorporated Urban Growth Areas Targets and Capacities**

Assumption	Preferred Alternative
Population	
Unincorporated UGA Targets 2012-2036 (range with and without the combined Poulsbo city limits and UGA)	32,359-33,551
Unincorporated UGA Population Capacity	26,558-31,785
Unincorporated UGA Population Capacity % within Target (range with and without the combined Poulsbo city limits and UGA)	-5 to -6%
Employment	
Unincorporated UGA Targets 2012-2036	14,007
Unincorporated UGA Employment Capacity	14,199
UGA Employment Capacity % within Target	1%

Source: Kitsap County Community Development; BERK Consulting 2015 and 2016

Considering individual unincorporated UGAs, results vary, though collectively they are within the margin of tolerance. See Table A-4. At an individual UGA level, the greatest difference in growth allocations is found with the Port Orchard UGA.

<sup>1</sup> See the three documents where the margin of tolerance is discussed: 1. Kitsap County 10-Year Comprehensive Plan Update – Integrated Plan and Environmental Impact Statement (EIS), Volume II: Final EIS, December 2006. 2. Kitsap County Urban Growth Area (UGA) Sizing and Composition Remand, Final Supplemental EIS, August 10, 2012. 3. Kitsap County 2016 Comprehensive Plan Update, Final Supplemental EIS, April 2016.

<sup>2</sup> The Growth Management Hearings Board has recognized that “it is an unrealistic expectation of any county, in creating the right combination of parcel sizes to accommodate the allocated population that every UGA must be exactly the right size (not too large and not too small) to accommodate only the number of people allocated to it.” Found in *Stalheim et al. v. Whatcom County*, WWGMHB No. 10-2-0016c, FDO (4/11/2011).

**Table A-4. June 2016 County Adopted Land Use Plan  
Unincorporated UGA Capacities and Target**

Uninc. UGA	Adjusted Pop. Growth Target 2012-2036	Preferred Alternative Population Growth Capacity	Adjusted Emp. Growth Target 2012-2036	Preferred Alternative Emp. Growth Capacity
Bremerton	3,972	4,028	1,443	1,689
Port Orchard	6,110	4,600	1,140	1,377
Poulsbo City + UGA	4,978	5,227		
Poulsbo UGA only			14	64
Central Kitsap	6,842	6,375	1,885	1,793
Silverdale	8,723	8,701	8,928	8,592
Kingston	2,926	2,854	597	685
Total excl. Poulsbo	32,359	26,558	N/A	N/A
Total with Poulsbo	33,551	31,785	14,007	14,199

Source: Kitsap County Community Development Department; BERK Consulting 2015 and 2016

When designating UGA boundaries, counties are required to evaluate them in a countywide analysis and not look any single UGA in isolation.<sup>3</sup> Because cities are ultimately the service providers in the UGAs, and UGAs must represent logical extensions of city limits and service delivery, it is important to consider the land currently in the city limits and the land in the UGA together for the sizing of the UGA. The County has considered cities and county capacities through the Buildable Lands Report, and has also analyzed alternatives in an environmental impact statement (EIS). Given the excess capacity that the Port Orchard city limits exhibit, the Port Orchard UGA is sized in concert and the total combined City and UGA allocation and capacity is essentially in balance per Table A-5.

**Table A-5. Port Orchard City Limits and Unincorporated UGA Population Target and Capacity**

	Adjusted Population Growth Target 2012-2036	Preferred Alternative Population Growth Assumption	Difference with Population Target
City of Port Orchard	8,778	10,358	1,580
Port Orchard UGA	6,110	4,600	(1,510)
<b>Total Port Orchard</b>	<b>14,888</b>	<b>14,957</b>	<b>69</b>

Source: Kitsap County Community Development Department; BERK Consulting 2015 and 2016

See the Kitsap County 2016 Comprehensive Plan Update, Final Supplemental EIS, April 2016, and the adopted Comprehensive Plan record, for additional analysis and information about growth assumptions for cities and the UGAs.

<sup>3</sup> City of Snoqualmie v. King County, CPSGMHB 13-3-0002, (“Snoqualmie II”), FDO (October 29, 2014)



## Comparison of Unincorporated Urban Growth Areas Targets and Capacities

Assumption	Preferred Alternative
Population	
Unincorporated UGA Targets 2012-2036 (range with and without the combined Poulsbo city limits and UGA)	32,359-33,551
Unincorporated UGA Population Capacity	26,498-31,725
Unincorporated UGA Population Capacity % within Target (range with and without the combined Poulsbo city limits and UGA)	-5 to -6%
Employment	
Unincorporated UGA Targets 2012-2036	14,007
Unincorporated UGA Employment Capacity	14,015
UGA Employment Capacity % within Target	0%