



**CITY OF PORT ORCHARD**  
**Planning Commission**  
216 Prospect Street, Port Orchard, WA 98366  
(360) 874-5533 [planning@cityofportorchard.us](mailto:planning@cityofportorchard.us)

---

**PLANNING COMMISSION MEETING AGENDA**

Tuesday, June 2, 2020  
6:00 pm

*This meeting and public hearings will be held remotely via telephone and Zoom video conferencing as indicated below. Those unable to attend via telephone or video conference, and who wish to attend in person may attend and provide comment in the City Council Chambers on the 3<sup>rd</sup> Floor of the Port Orchard City Hall at 216 Prospect Street. Members of the public who are at high risk for COVID-19 are strongly encouraged to attend via telephone or video conferencing, and all persons choosing to attend in person do so at their own risk pursuant to the Governor's Stay Home, Stay Healthy Proclamation No. 20-25, as amended.*

**Remote/Telephone access information:**

**Link:** <https://us02web.zoom.us/j/87915595901?pwd=WU4yUEZvdzBkTUFMcDNJak1vakc5Zz09>

**Zoom Meeting ID:** 879 1559 5901

**Password:** 180090

**Telephone Call-In:** +1 253 215 8782

**1. Call to Order: 6:00 p.m.**

Pledge of allegiance

**2. Audience Comments – Not on the Agenda**

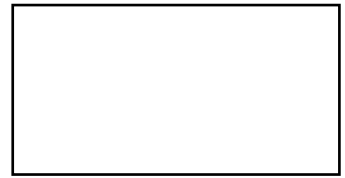
Please limit comments to **3 minutes**.

**3. Approval of Minutes from May 20, 2020**

**4. Business Items**

- (a) Public Hearing: 2020 Comprehensive Plan Amendments
- (b) Discussion/Recommendation: 2020 Comprehensive Plan Amendments
- (c) Public Hearing: Design Guidelines Revisions Ordinance
- (d) Discussion/Recommendation: Design Guidelines Revisions Ordinance
- (e) Public Hearing: Significant Trees and Tree Canopy Ordinance
- (f) Discussion/Recommendation: Significant Trees and Tree Canopy Ordinance
- (g) Discussion: Draft Beekeeping Ordinance
- (h) Introduction: Ruby Creek Subarea Plan Designs

**5. Adjourn**



**Planning Commission Meeting Minutes  
Special Meeting – May 20, 2020  
Zoom Teleconference**

**COMMISSIONERS:**

Present: Stephanie Bailey, David Bernstein, Phil King, Joe Morrison, Annette Stewart, Trish Tierney  
Absent: Suanne Martin Smith, Mark Trenary

**STAFF PRESENT:**

Community Development Director Nick Bond, Long Range Planner Keri Sallee

**1. CALL TO ORDER:**

Chair Stewart called the meeting to order at 6:01 p.m. and led the pledge of allegiance. Stewart read the “Stay Home, Stay Healthy” remote meeting protocol into the record.

**2. BUSINESS ITEMS:**

- A. Discussion (contd): Significant Trees and Tree Canopy Ordinance.** Community Development Director Bond reviewed the final proposed revisions to the significant trees and tree canopy code, based on the Commission’s February and March 2020 meeting discussions, which have been put into an ordinance. Commissioner Bernstein requested a correction to Table 20.129.040.A and a format revision to the definition of “Significant Tree”; these changes will be made to the final ordinance that will be brought back to the Commission in June for a public hearing and recommendation to City Council.
- B. Discussion (contd): Design Standards Revision Ordinance.** Bond reviewed the final proposed revisions to the residential design standards in Chapters 20.32.020, 20.32.040 and 20.122.060 POMC, as agreed upon by the Commission at their March 2020 meeting and incorporated into ordinance format. No further changes were requested by the Commission. This ordinance will be brought to the Commission in June for a public hearing and recommendation to City Council.
- C. Initial Discussion: 2020 Comprehensive Plan Amendments.** Bond introduced the 2020 Comprehensive Plan amendment package. The City submitted “housekeeping” amendments to the City’s Comprehensive Plan Land Use Map to resolve inconsistencies between the Land Use Map and the City’s Zoning Map. These changes affect approximately a dozen property owners but are administrative-only in nature, and do not affect the zoning, permitted uses or taxable value of the properties. Additionally, the City submitted text amendments to the Comprehensive Plan’s Land Use, Utilities and Transportation Elements, primarily to incorporate updates to the City’s functional plans, street standards and zoning code, and to Appendix B to reflect the City’s updated 2021-2026 6-Year Transportation Improvement Program (TIP). One private-party text amendment was submitted by Geiger Road LLC, to request a revision to the Sedgwick Bethel

center boundary in the Land Use Element, to include the entire boundary of the applicant's two 20-acre parcels. Staff supports the Geiger Road application, which creates a more logical boundary for the Sedgwick Bethel center and brings the center to a size that is more consistent with the guidelines of the Puget Sound Regional Council.

**ADJOURN:** Chair Stewart adjourned the meeting at 6:49 pm.

---

Annette Stewart, Chair

---

Nick Bond, Community Development Director



**CITY OF PORT ORCHARD**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**

216 Prospect Street, Port Orchard, WA 98366  
Ph.: (360) 874-5533 • FAX: (360) 876-4980

---

---

**PLANNING COMMISSION STAFF REPORT**

<b>Agenda Item No:</b>	<u>4 (a)/(b)</u>	<b>Meeting Date:</b>	<u>June 2, 2020</u>
<b>Subject:</b>	<u>2020 Comprehensive Plan Amendments</u>	<b>Prepared by:</b>	<u>Nick Bond, Development Director</u>

---

---

**Issue:** Pursuant to the requirements to Chapter 20.04 POMC, the City accepted applications for 2020 amendments to the City’s Comprehensive Plan through January 31, 2020. The City prepared map amendments to the City’s Comprehensive Plan Land Use Map, and text amendments to the Comprehensive Plan’s Land Use, Utilities and Transportation Elements. Appendix B of the Comprehensive Plan was also revised to reflect the City’s updated 2021-2026 6-Year Transportation Improvement Program (TIP).

One private-party text amendment was submitted by Geiger Road LLC to request a revision to the Sedgwick Bethel center boundary in the Land Use Element, to include the entire boundary of the applicant’s two 20-acre parcels. Staff supports this amendment request.

The Planning Commission reviewed the 2020 Comprehensive Plan amendment package at its May 20, 2020 special meeting, and agreed that it should be moved forward to a public hearing and Council recommendation. An ordinance was prepared by the City Attorney to incorporate these amendments, which has been provided to the Commission.

**Recommendation:** The Planning Commission is requested to recommend that the City Council approve the 2020 Comprehensive Plan map and text amendments, as presented.

**Suggested Motion:** “I move to recommend that the City Council approve the 2020 Comprehensive Plan map and text amendments, as presented.”

**Attachments:** Ordinance; 2020 Comprehensive Plan Amendments

## **2020 City-Sponsored Map Amendments – 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).

City 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, and as such the Comp Plan/Zoning maps are inconsistent. To resolve these errors, staff have proposed a number of Land Use Map changes which will make the zoning and land use designations of these parcels consistent. Although the City is the applicant for these revisions, all property owners will be notified of the amendment application.

No development is proposed or associated with these map amendments.

**ATTACHMENT A**  
**2020 City-Sponsored Comp Plan/Zoning Cleanup Amendment**  
**List of Affected Properties**

<u>No.</u>	<u>Name/Use</u>	<u>Parcel No.</u>	<u>Address</u>	<u>Zoning*</u>	<u>Current Comp Plan*</u>	<u>Proposed Comp Plan*</u>
1	Christian Life Center	4526-000-012-0102	1780 SE Lincoln Ave	CI	LDR	PCS
	«	362401-3-015-2002	«	«	«	«
	«	362401-3-042-2009	«	«	«	«
	«	362401-3-043-2008	«	«	«	«
	«	362401-3-044-2007	«	«	«	«
2	SK Blvd Detention Pond	342401-4-079-2005	466 South Kitsap Blvd	PF	GB	PCS
3	Bethany Lutheran Church	4038-001-004-0101	151 Tremont St	CI	MDR	PCS
4	Forest Park Convenience Mart	4054-007-019-0001	500 South St	NMU	MDR	C
5	St. Gabriel Catholic Church	362401-2-041-2002	1150 Mitchell Ave	CI	HDR	PCS
6	Armory Building	362401-1-014-2007	1950 SE Mile Hill Dr	PF	C	PCS

**ATTACHMENT A**  
**2020 City-Sponsored Comp Plan/Zoning Cleanup Amendment**  
**List of Affected Properties**

<u>No.</u>	<u>Name/Use</u>	<u>Parcel No.</u>	<u>Address</u>	<u>Zoning*</u>	<u>Current Comp Plan*</u>	<u>Proposed Comp Plan*</u>
7	Mitchell Park	252401-3-035-2001	N/A	PR	HDR	PCS
8	United Methodist Church	4650-015-011-0000	711 Kitsap St	CI	MDR	CI
	"	4650-015-012-0009	"	"	"	"
	"	4650-015-013-0008	"	"	"	"
	"	4650-015-014-0007	"	"	"	"
9	Port Warehouse Property	4055-010-001-0301	551 Bay St	PF	C	PCS
10	Waterfront Park	4028-001-011-0005	N/A	PR	C	PCS
	"	4028-001-001-0007	"	"	"	"
	"	4053-016-001-0003	"	"	"	"
	"	4053-016-004-0000	"	"	"	"
	"	4053-015-002-0004	"	"	"	"
	"	4053-015-001-0005	1001 Bay St	"	"	"
	"	4053-015-002-0004	N/A	"	"	"
	"	4053-015-003-0003	"	"	"	"

**ATTACHMENT A**  
**2020 City-Sponsored Comp Plan/Zoning Cleanup Amendment**  
**List of Affected Properties**

<u>No.</u>	<u>Name/Use</u>	<u>Parcel No.</u>	<u>Address</u>	<u>Zoning*</u>	<u>Current Comp Plan*</u>	<u>Proposed Comp Plan*</u>
	Waterfront Park (contd)	4053-014-008-0008	"	"	"	"
	"	4053-015-005-0001	"	"	"	"
	"	4053-015-006-0000	"	"	"	"
	"	4053-015-007-0009	"	"	"	"
	"	4053-015-010-0004	"	"	"	"
	"	4053-016-007-0007	"	"	"	"
11	Rockwell Park	4063-001-001-0201	1101 Bay St	PR	C	PCS
12	Laureen Walton (SFR)	352401-2-037-2009	240 Melcher St W	GB/R2	MDR	GB/MDR
13	Kitsap County General	262401-4-024-2001	715 Sidney Ave	NMU	MDR	C
	"	4064-000-001-0004	717 Sidney Ave	"	"	"
14	Christine Stansberry (SFR)	242601-4-023-2002	812 Ada St	NMU	MDR	C



**ATTACHMENT A**  
**2020 City-Sponsored Comp Plan/Zoning Cleanup Amendment**  
**List of Affected Properties**

<u>No.</u>	<u>Name/Use</u>	<u>Parcel No.</u>	<u>Address</u>	<u>Zoning*</u>	<u>Current Comp Plan*</u>	<u>Proposed Comp Plan*</u>
15	Shahbaz & Elizabeth Naftchi	4064-000-002-0003	719 Sidney Ave	NMU	MDR	C
	(SFR) “	262401-4-026-2009	807 Sidney Ave	NMU	MDR	C
16	Hillside Professional Bldg	4650-001-011-0109	569 Division St	R2	MDR	C/BPMU Zoning

**\* Legend:**

C = Commercial

CI = Civic & Institutional

GB = Greenbelt

NMU = Neighborhood Mixed Use

MDR = Medium Density Residential

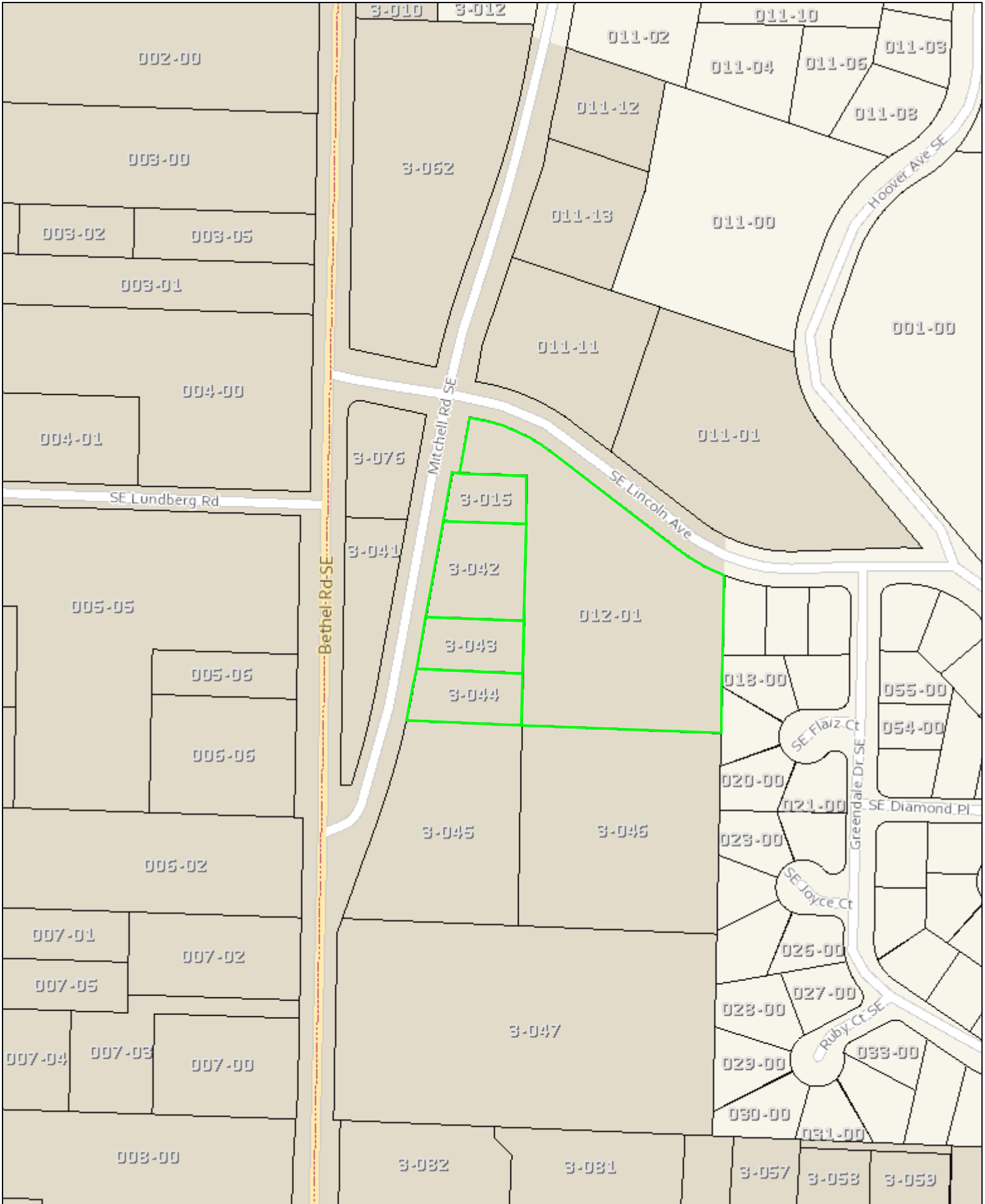
PCS = Public & Community Services

PF = Public Facilities

PR = Parks & Recreation

R2 = Residential 2

No. 1 - Christian Life Center



Comments

\*\* This map is not a substitute for field survey \*\* Map Scale: 1 inch = 200 feet  
Parcel No: 362401-3-044-2007 TaxPayer: CHRISTIAN LIFE CENTER INC Site Address: 2915 MITCHELL RD SE

Kitsap Co. Parcel Search Application



# No. 2 - SK Blvd Detention Pond



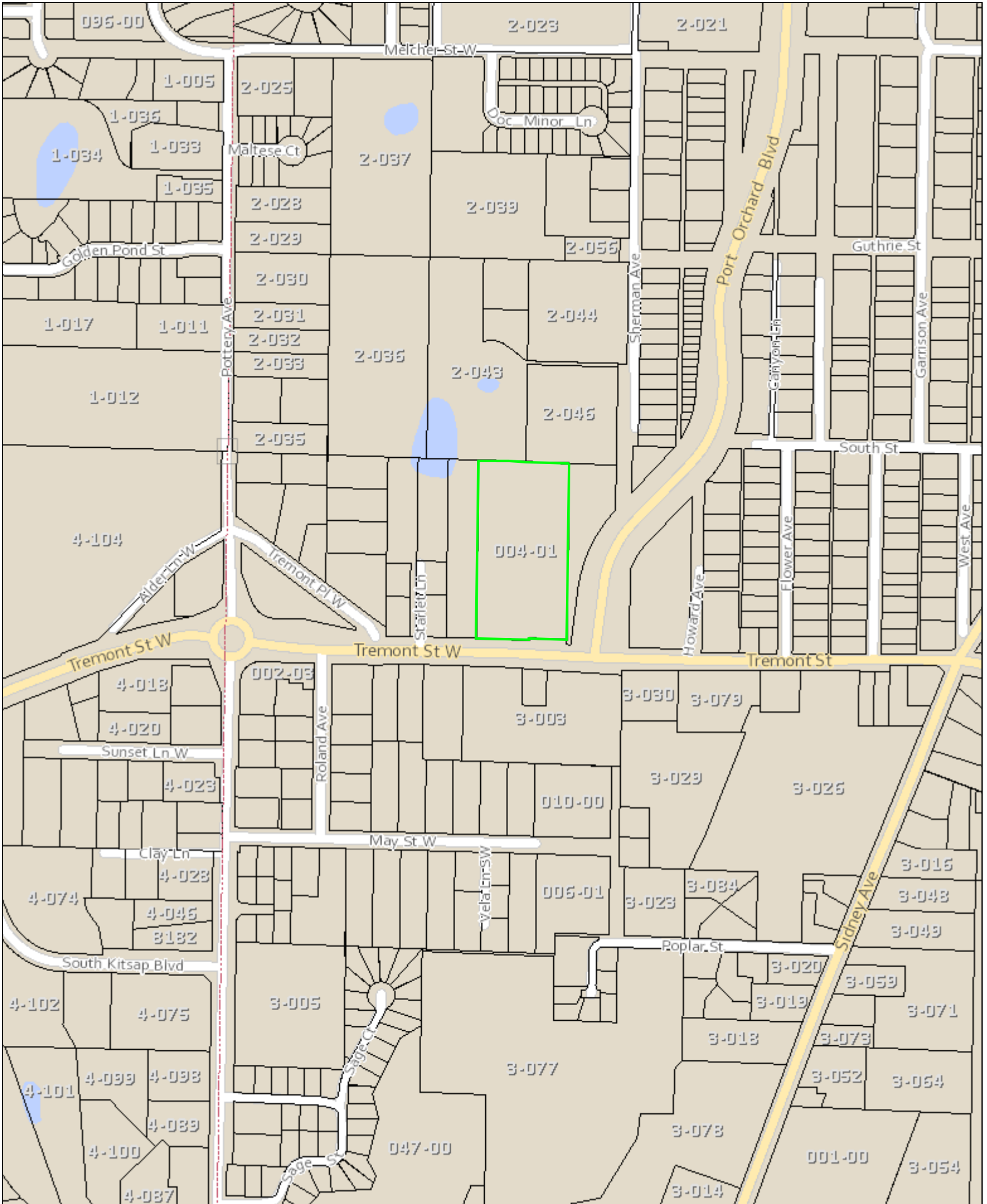
## Comments

\*\* This map is not a substitute for field survey \*\* Map Scale: 1 inch = 200 feet  
Parcel No: 342401-4-079-2005 TaxPayer: SOUTH KITSAP BLVD DET POND Site Address: 446 SOUTH KITSAP BLVD

Kitsap Co. Parcel Search Application



# No. 3 - Bethany Lutheran Church



## Comments

\*\* This map is not a substitute for field survey \*\* Map Scale: 1 inch = 400 feet  
Parcel No: 4038-001-004-0101 TaxPayer: BETHANY LUTHERAN CHURCH Site Address: 151 TREMONT ST W

Kitsap Co. Parcel Search Application



# No. 4 - Forest Park Convenience Mart



**Comments**

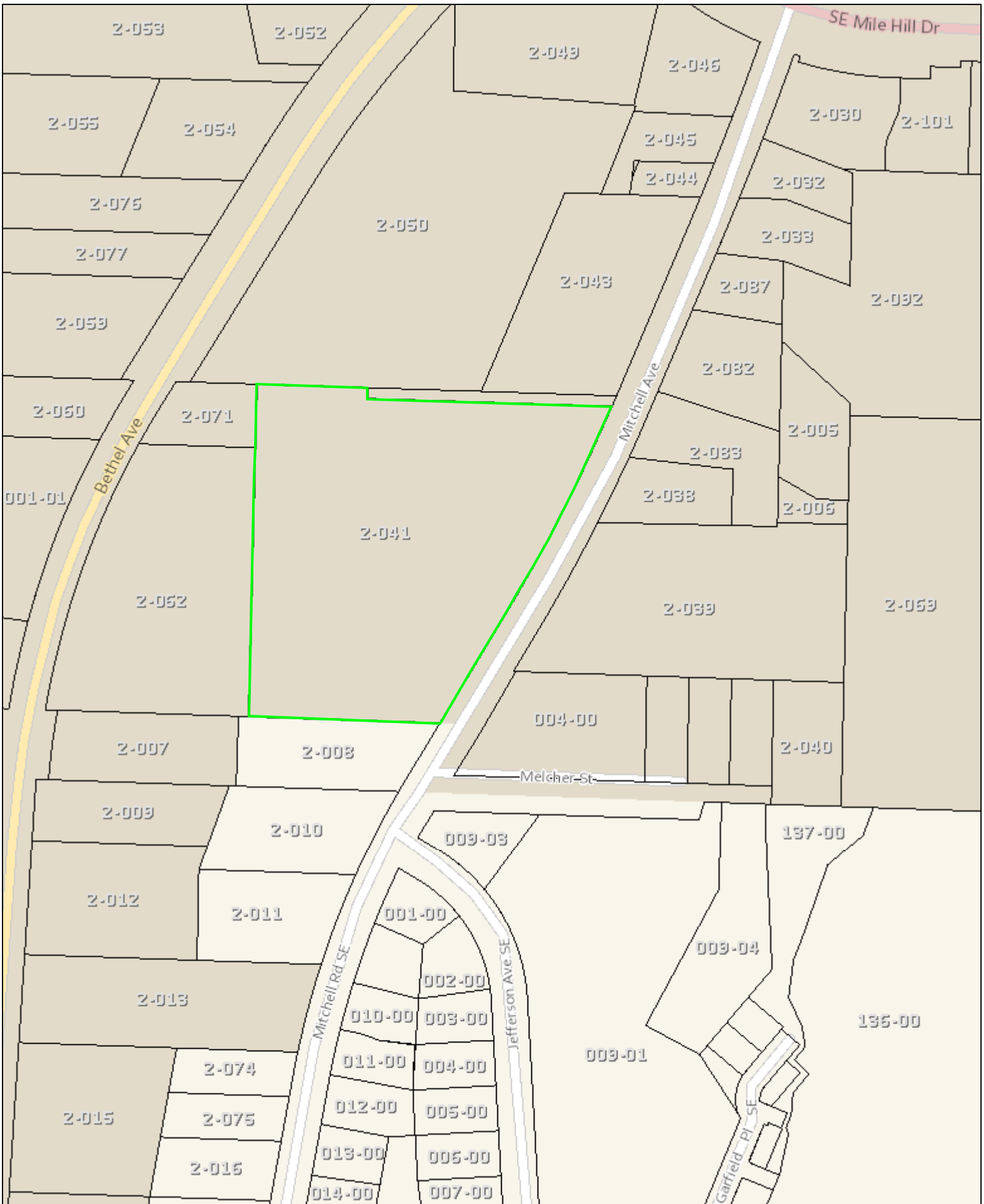
\*\* This map is not a substitute for field survey \*\* Map Scale: 1 inch = 100 feet

Kitsap Co. Parcel Search Application

Parcel No: 4054-007-019-0001 TaxPayer: ALI KHALID ABDULWALI Site Address: 500 SOUTH ST



No. 5 - St. Gabriel Catholic Church



Comments

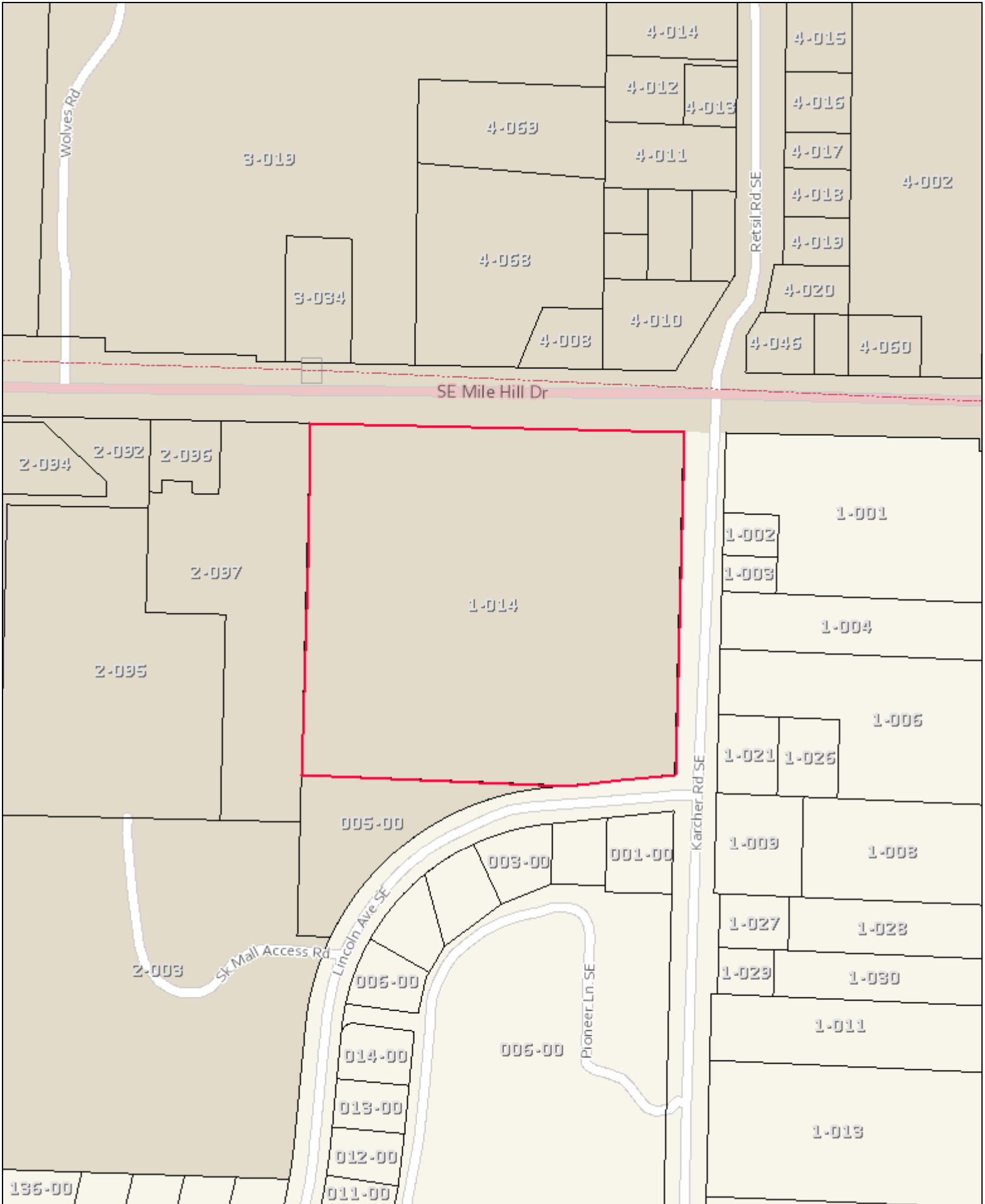
\*\* This map is not a substitute for field survey \*\* Map Scale: 1 inch = 200 feet

Kitsap Co. Parcel Search Application

Parcel No: 362401-2-041-2002 TaxPayer: CORP OF CATHOLIC ARCHBISHOP Site Address: 1150 MITCHELL AVE



# No. 6 - Armory Building



**Comments**

\*\* This map is not a substitute for field survey \*\* Map Scale: 1 inch = 200 feet

Parcel No: 362401-1-014-2007 TaxPayer: STATE AGENCY LANDS Site Address: MULTIPLE ADDRESSES ON FILE

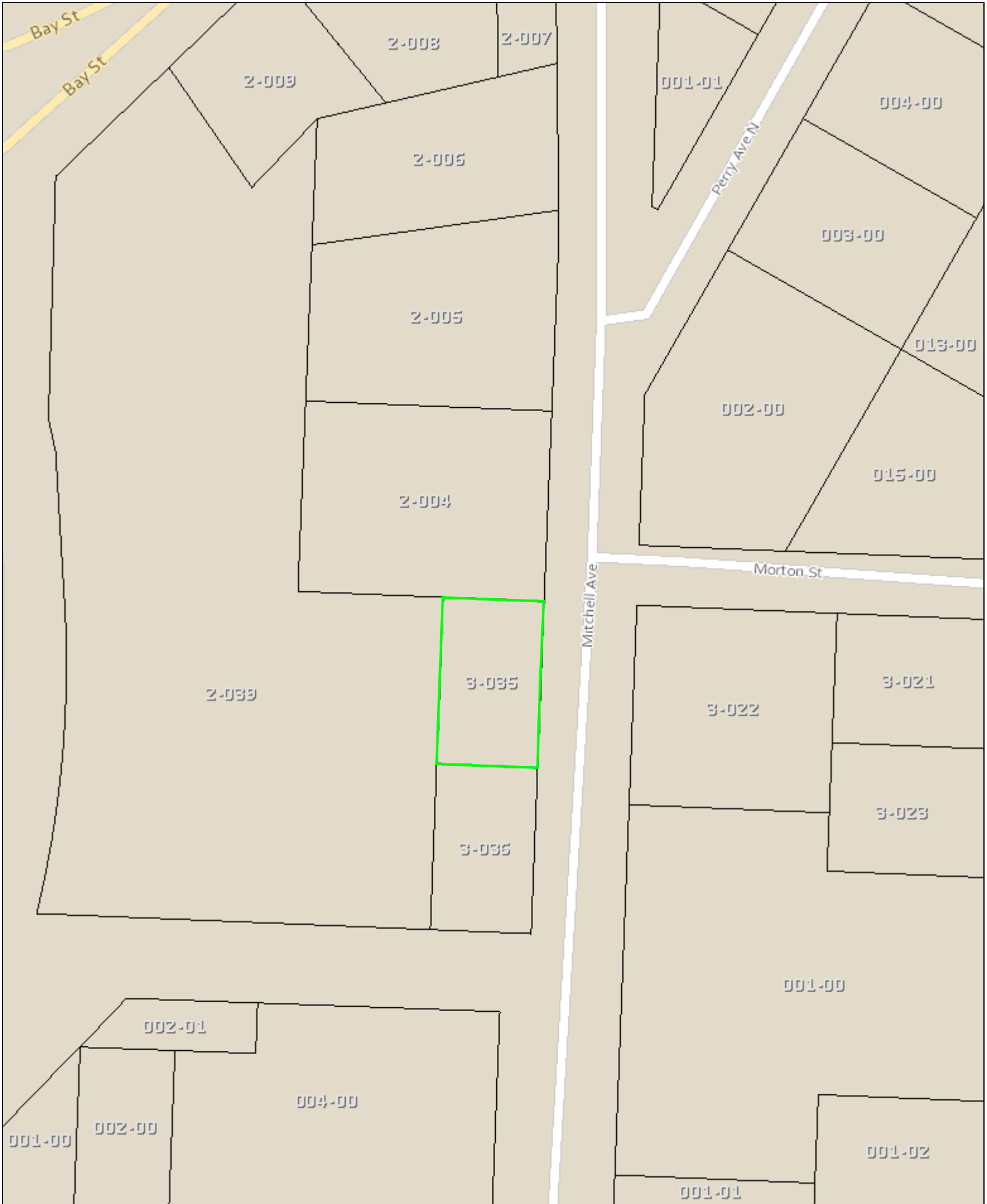
Kitsap Co. Parcel Search Application



Printed January 6, 2020



# No. 8 - Mitchell Park



**Comments**

Parcel No: 252401-3-035-2001 TaxPayer: MITCHELL PARK Site Address: NO ADDRESS FOUND

\*\* This map is not a substitute for field survey \*\* Map Scale: 1 inch = 60 feet

Kitsap Co. Parcel Search Application



No. 9 - United Methodist Church



Comments

Parcel No: 4650-015-014-0007 TaxPayer: UNITED METHODIST CHURCH OF Site Address: NO ADDRESS FOUND

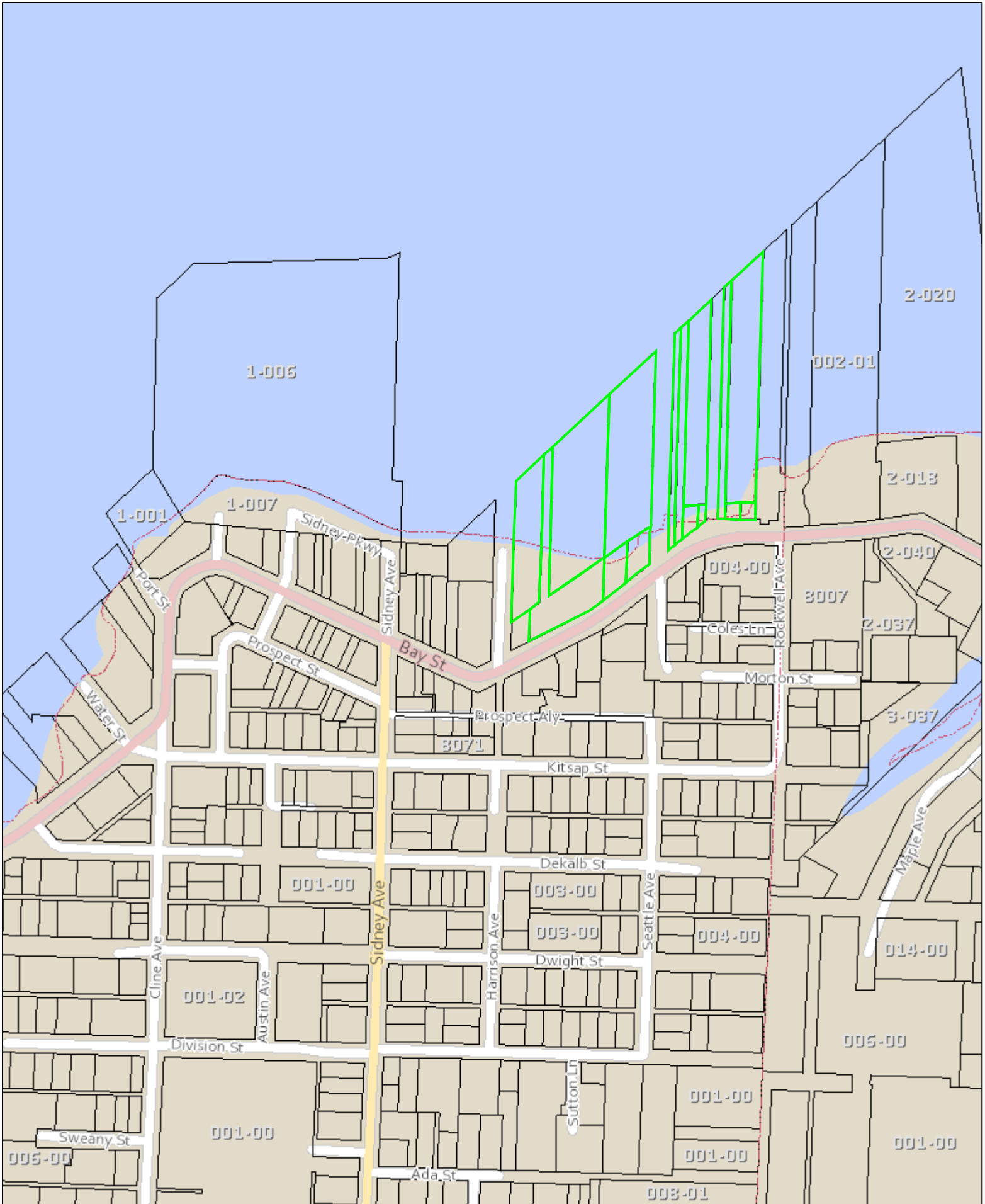
\*\* This map is not a substitute for field survey \*\* Map Scale: 1 inch = 100 feet

Kitsap Co. Parcel Search Application





# No. 11 - Waterfront Park



**Comments**

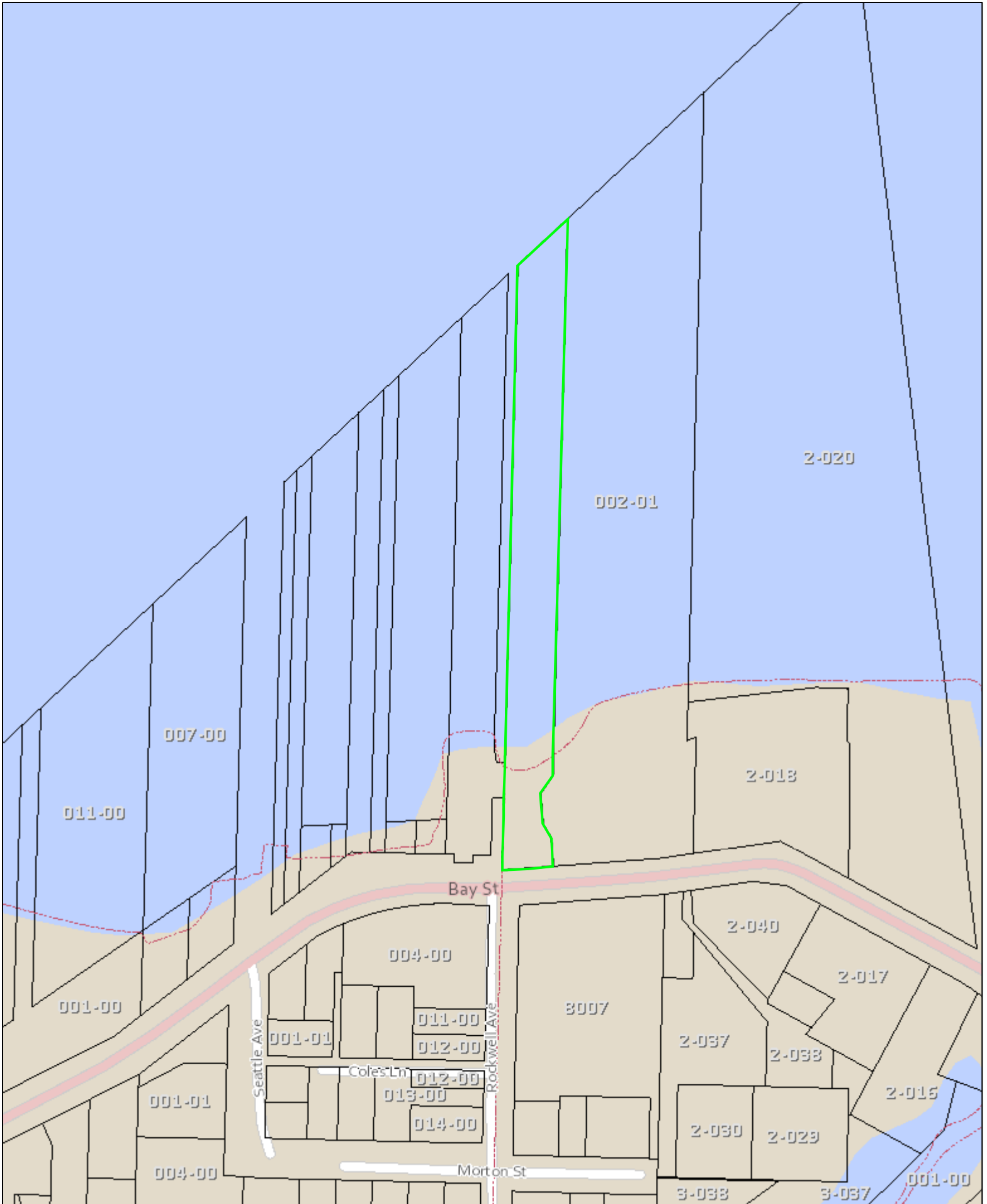
Parcel No: 4053-015-008-0008 TaxPayer: PORT OF BREMERTON Site Address: NO ADDRESS FOUND

\*\* This map is not a substitute for field survey \*\* Map Scale: 1 inch = 400 feet

Kitsap Co. Parcel Search Application



No. 12 - Rockwell Park



Comments

Parcel No: 4063-001-001-0201 TaxPayer: CITY OF PORT ORCHARD Site Address: 1101 BAY ST

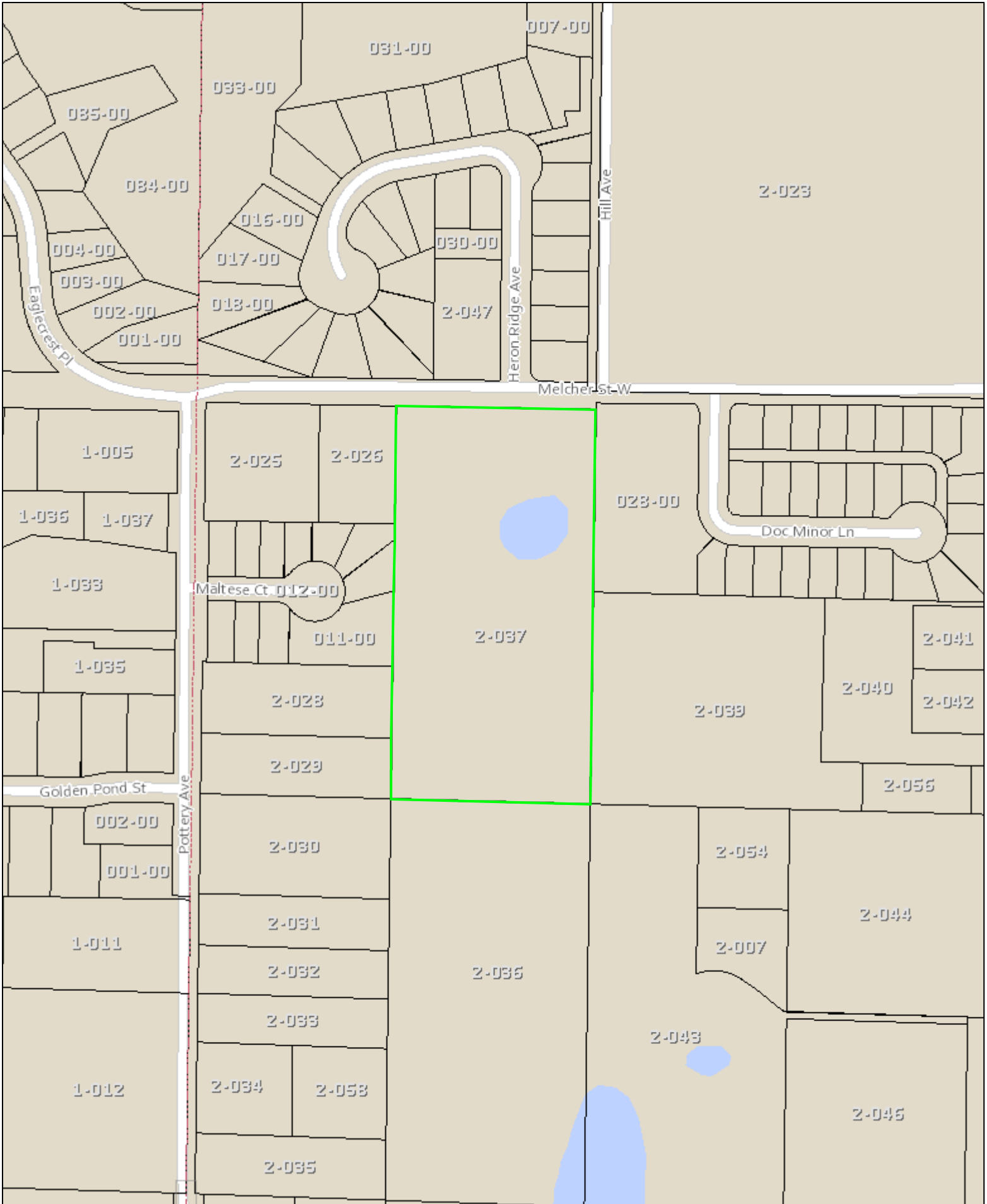
\*\* This map is not a substitute for field survey \*\* Map Scale: 1 inch = 200 feet

Kitsap Co. Parcel Search Application



Printed January 6, 2020

No. 12 - Laureen Walton Property



Comments

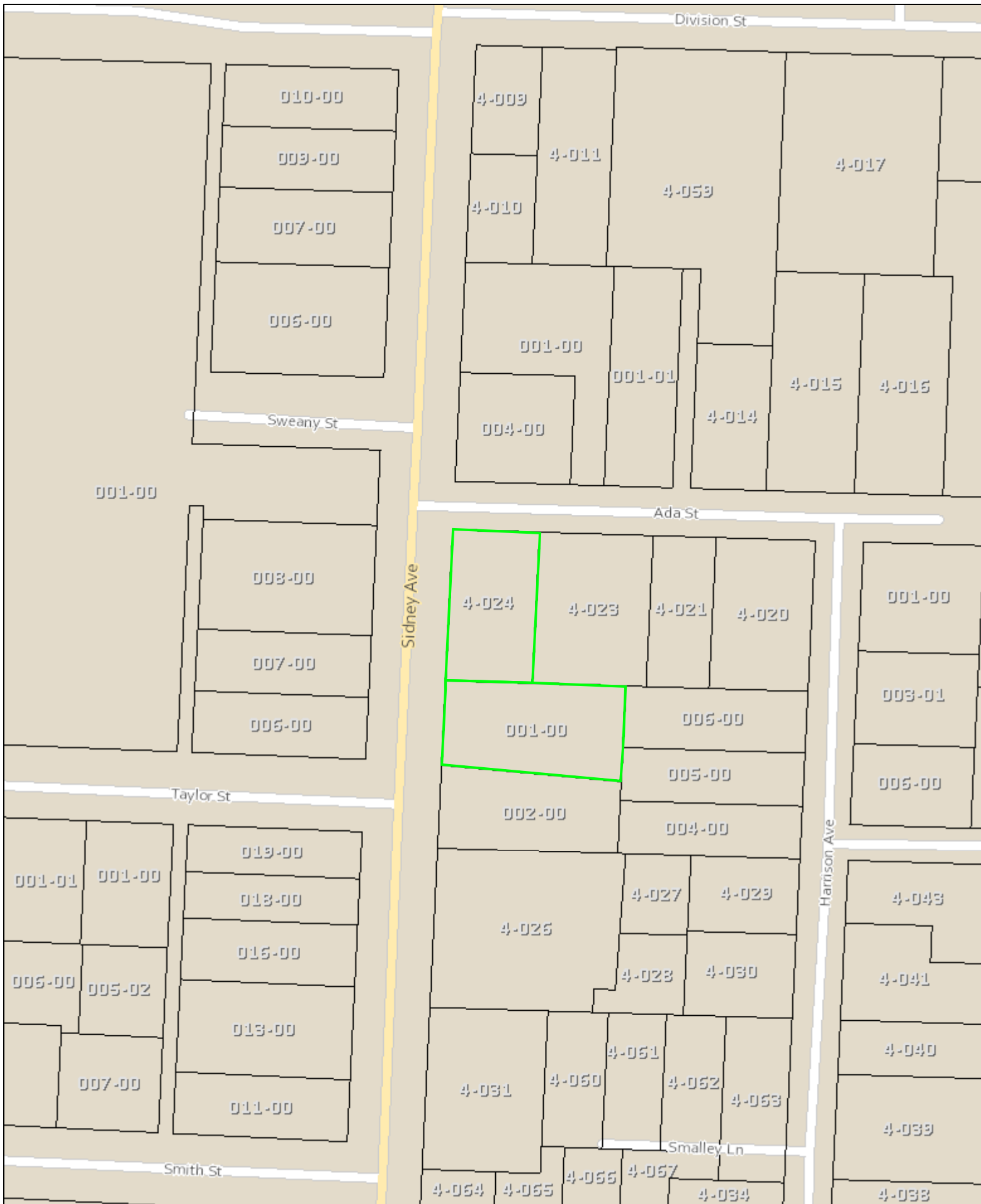
Parcel No: 352401-2-037-2009 TaxPayer: WALTON LAUREEN E Site Address: 240 MELCHER ST W

\*\* This map is not a substitute for field survey \*\* Map Scale: 1 inch = 200 feet

Kitsap Co. Parcel Search Application



# No. 14 - Kitsap County General Store



### Comments

Parcel No: 4064-000-001-0004 TaxPayer: KITSAP COUNTY GENERAL Site Address: 717 SIDNEY AVE

\*\* This map is not a substitute for field survey \*\* Map Scale: 1 inch = 100 feet

Kitsap Co. Parcel Search Application



No. 15 - Christine Stansberry Property



Comments

Parcel No: 262401 4-023-2002 TaxPayer: STANSBERRY CHRISTINE Site Address: 812 ADA ST

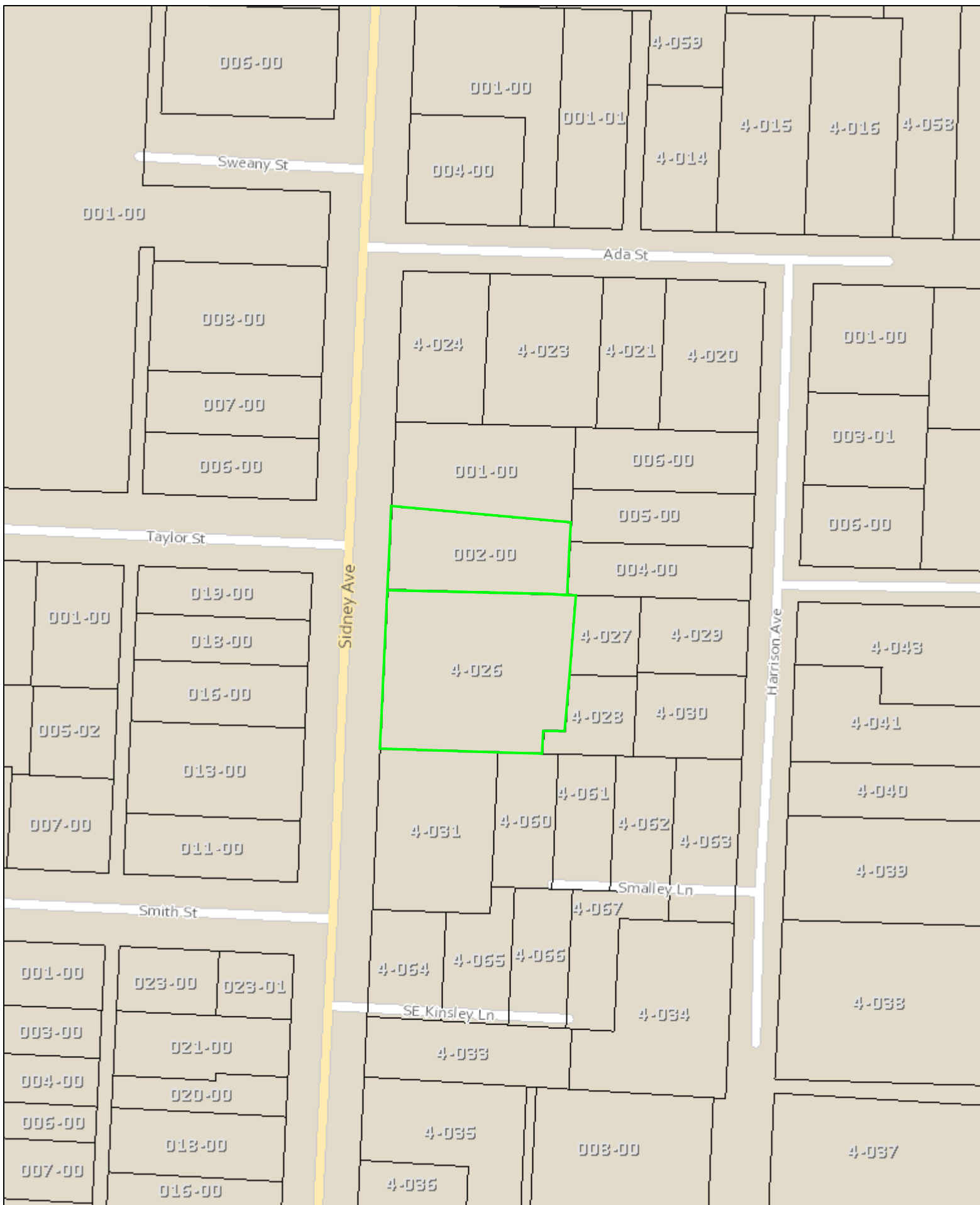
\*\* This map is not a substitute for field survey \*\* Map Scale: 1 inch = 100 feet

Kitsap Co. Parcel Search Application





No. 16 - Shahbaz/Naftchi Property



Comments

\*\* This map is not a substitute for field survey \*\* Map Scale: 1 inch = 100 feet  
Parcel No: 4064-000-002-0003 TaxPayer: NAFTCHI SHAHBAZ & ELIZABETH Site Address: 719 SIDNEY AVE

Kitsap Co. Parcel Search Application



# No. 17 - Hillside Professional Building



**Comments**

\*\* This map is not a substitute for field survey \*\* Map Scale: 1 inch = 100 feet  
Parcel No: 4650-001-011-0109 TaxPayer: PORT ORCHARD DEV LLC Site Address: 569 DIVISION ST

Kitsap Co. Parcel Search Application

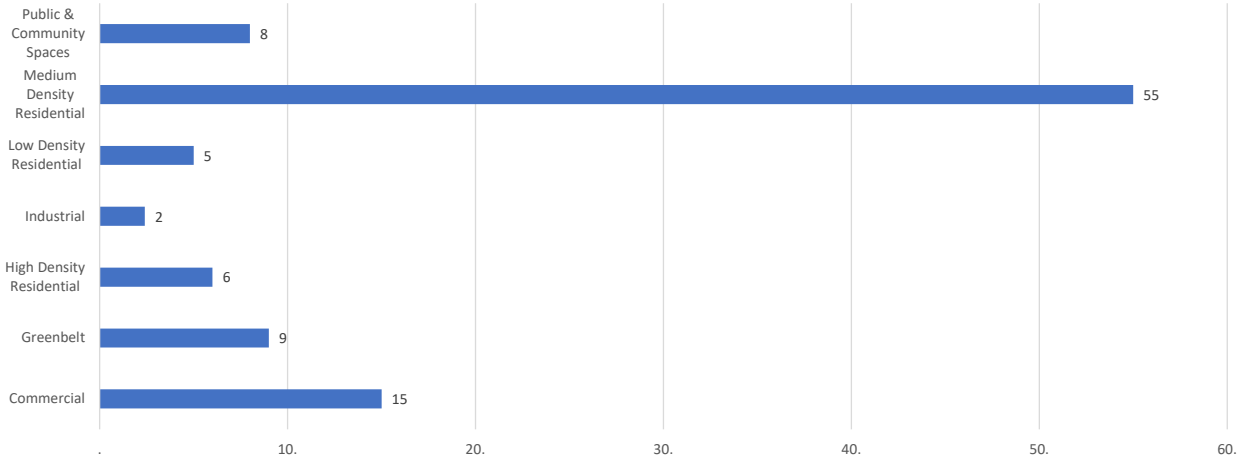


## 2020 City-Sponsored Text Amendments – Narrative

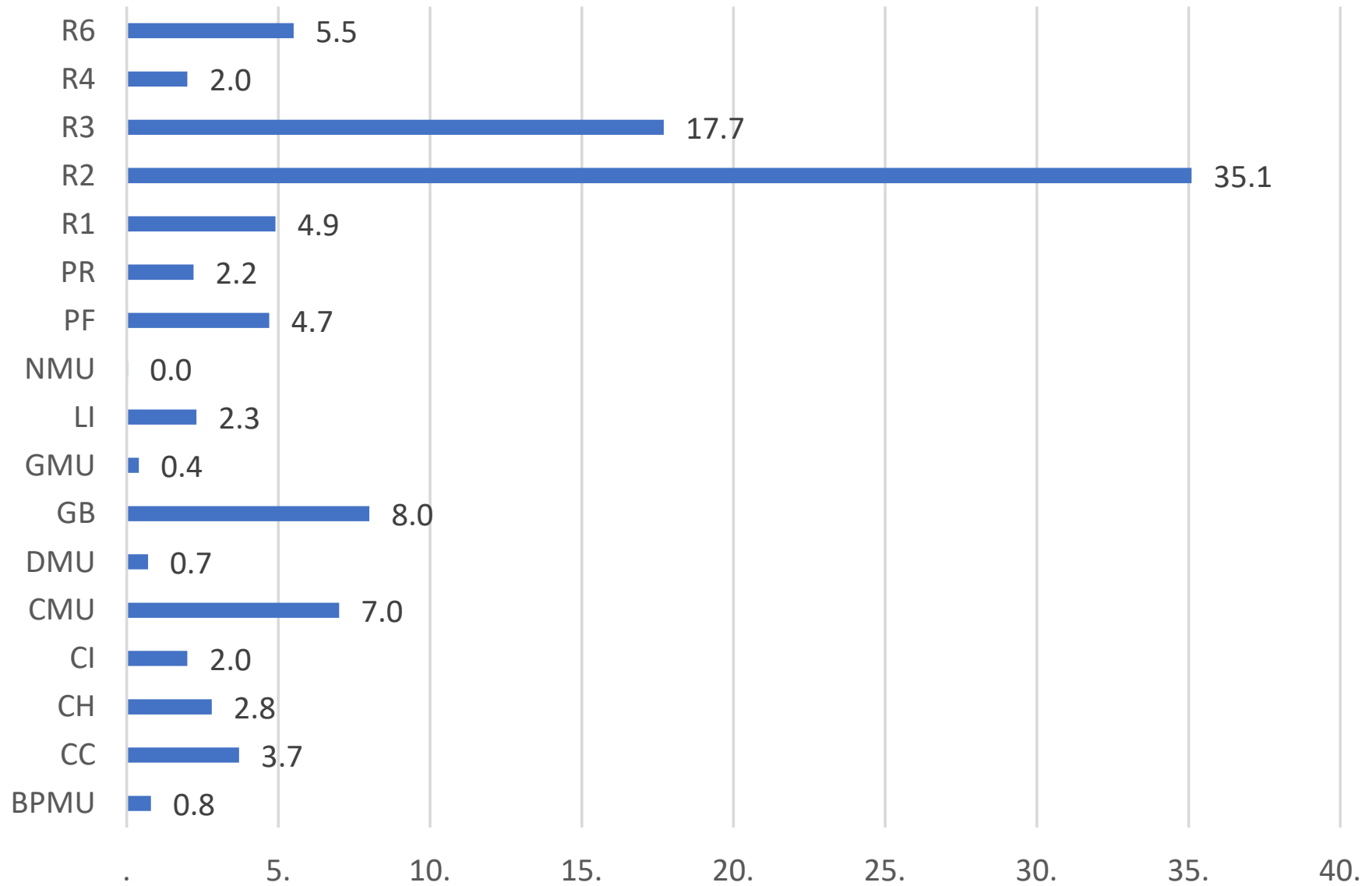
With the 2020 Comprehensive Plan amendments, the City proposes the following amendments to text portions of the Plan:

- Land Use Element. The City proposes to replace the existing Table 1 of the Land Use Element in the Comprehensive Plan with an expanded table that addresses the range of possible maximum densities that are likely to develop in each zone, and the anticipated development density in each zone for purposes of informing the County's Buildable Lands Report. This additional information will be used for the 2024 Comprehensive Plan update and subsequent updates. Figure 2, Zoning and Land Use, have also been updated to reflect the City's current zoning and land use designation names.
- Utilities Element. City staff have gained supplementary information on the sewer facilities required to adequately serve the Sidney/Sedgwick area (formerly known as the Joint Planning Area or JPA), and have identified additional necessary sewer projects. These are identified as Projects 5A, 5B, 5C, and 5D, and are intended to replace project 5 in the Sewer System Capital Improvement Plan list (Table 7-2 of the Utilities Element). The City Public Works Department is also in the process of updating the Water Comprehensive Plan. In anticipation of that plan's adoption, staff has prepared a Water System Capital Improvement Plan list which updates Table 7-2 of the Utilities Element. Table 7.3 has been updated to include the cost of stormwater facility land acquisition and construction costs for the Bethel Sedgwick transportation improvement project.
- Transportation Element. The existing Street Standard Classification Map in the Transportation Element will be replaced by an updated map, consistent with the most recent street standards as adopted by the City's Public Works Department.
- 6 and 20 - Year Transportation Improvement Program (TIP). Each year, the City is required by law to adopt an update to its 6-Year TIP. The update for 2020 will extend 6-year funded projects on the TIP to 2021-2026. The 6-Year TIP is not part of the Comprehensive Plan, but is adopted into the Plan by reference (see below). Additionally, the City has adopted its 2027-2040 long-range TIP by reference as required for the collection of impact fees to fund these projects.
- Appendix B (Plans Adopted by Reference). Appendix B of the Comprehensive Plan provides a list of related planning and policy documents that are adopted into the Plan by reference. The updates to the TIP (both 6-year and 20-year) have been updated on Appendix B.

Land Use Designation By Percentage of Total Land



## Zoning By Percentage of Total Land



**2020 REVISION TO COMPREHENSIVE PLAN LAND USE ELEMENT, TABLE ONE (LAND USE DESIGNATIONS)**

<b>Existing Table 1</b>	
<b>Land Use Designations Uses</b>	<b>Uses</b>
Open Space / Conservation	Protection of critical areas, habitat management areas, greenbelts and designated open space to allow low density residential development.
Low Density Residential	Single-family detached housing
Medium Density Residential	Single-family detached and attached housing, apartment buildings
High Density Residential	Single Family Attached Housing, Apartment Buildings
Public and Community Spaces	Government services, utilities, parks, schools and related community facilities
Commercial	Retail, office, mixed-use commercial/residential, and professional services
Urban Industrial	Manufacturing and assembly, bulk storage and warehousing, transfer and trucking services.

<b>Proposed Table 1</b>				
<b>Land Use Designations Uses</b>	<b>Uses</b>	<b>Corresponding Zoning</b>	<b>Range of Possible Maximum Residential Densities</b>	<b>Anticipated Residential Development Density for Buildable Lands Purposes.</b>
Greenbelt	Protection of critical areas, habitat management areas, greenbelts and designated open space to allow low density residential development.	Greenbelt (GB)		.5 dwelling units per net acre
Low Density Residential	Single-family detached housing	Residential 1 (R1)	7.26-9.8	7 Units Per Acre
Medium Density Residential	Single-family detached and attached housing, apartment buildings	Residential 1 (R1) Residential 2 (R2) Residential 3 (R3) Residential 6 (R6)	7.9-9.8 9.8-21.7 9.8-26 9.8-17.4	7 Units Per Acre 10 Units Per Acre 16 Units Per Acre 8 Units Per Acre
High Density Residential	Single Family Attached Housing, Apartment Buildings	Residential 4 (R4), Residential 5 (R5)	9.8-44	24 Units Per Acre
Civic and Open Space	Government services, utilities, parks, schools and related community facilities	Civic and Institutional (CI) Parks and Recreation (PR) Public Facilities (PF)	NA NA NA	NA NA NA
Commercial	Retail, office, mixed-use commercial/residential, and professional services	Residential Mixed Use (RMU) Neighborhood Mixed Use (NMU) Business Professional Mixed Use (BPMU) Commercial Mixed Use (CMU) Downtown Mixed Use (DMU) Gateway Mixed Use (GMU) Commercial Corridor (CC) Commercial Heavy (CH) Industrial Flex (IF)	8-54 9.8-54 14.5-45 17-26 0-44 0-54 0-44 NA 0-45	16 Units Per Acre 16 Units Per Acre 8 Units Per Acre 16 Units Per Acre 24 Units Per Acre 20 Units Per Acre 4 Units Per Acre NA 4 Units Per Acre
Urban Industrial	Manufacturing and assembly, bulk storage and warehousing, transfer and trucking services.	Light Industrial (LI) Heavy Industrial (HI)	NA NA	NA NA

<sup>1</sup>This is non-binding except as it relates to assumptions for future growth in the Kitsap County Buildable Lands analysis.

<b>City of Port Orchard</b>			
<b>Sewer System Capital Improvement Plan</b>			
<b>Project</b>	<b>Description</b>	<b>Cost Estimate</b>	<b>Financing</b>
1	Marina Pump Station	6,000,000	connection charges/rates
2	Bay Street Pump Station	1,300,000	connection charges/rates
3	McCormick Pump Station 2	3,200,000	connection charges
4	Eagle Crest Generator Set	300,000	rates
5	Albertson's Pump Station Upgrade		
5A	Bravo Terrace Lift Station and Force Main	5,000,000	connection charges
5B	South Sidney Lift Station	1,500,000	connection charges
5C	North Sidney Lift Station	1,500,000	connection charges
5D	Sidney 2nd Force Main	1,537,500	connection charges
6	McCormick Woods Pump Station 3	1,000,000	developer
<b>Total CIP</b>		<b>21,337,500</b>	

\* Update of Table 7-1 of the City Comprehensive Plan

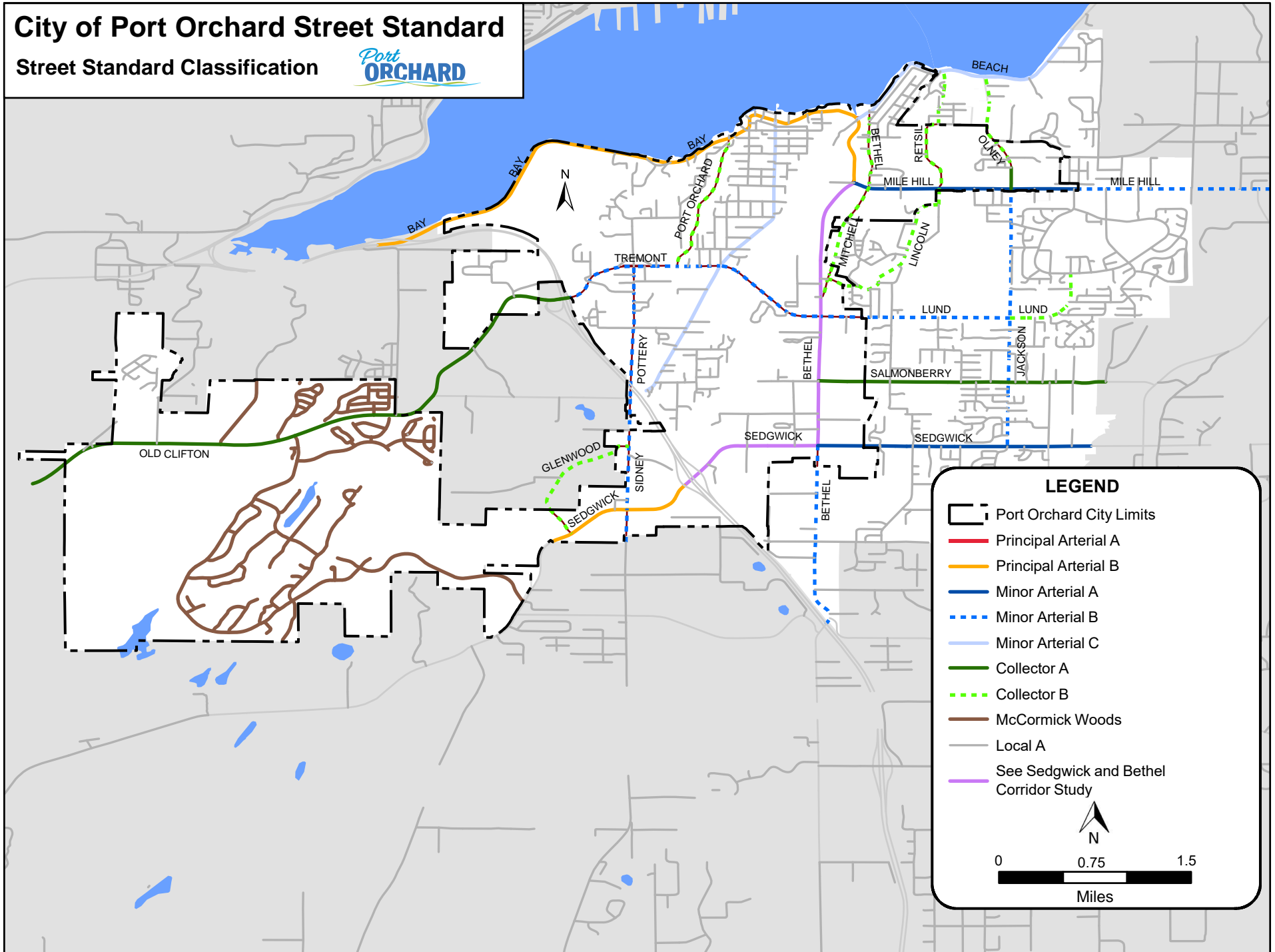
City of Port Orchard			
Water System Capital Improvement Plan			
Project	Description	Cost Estimate	Financing
1	580 Zone Storage	1,000,000	developer
2A	Well 13 Development & Treatment	6,000,000	connection charges/rates
2B	Maple Street T & D Main		
2C	390 to 260 Zone PRVs		
3	Well 11 Development & Treatment	6,000,000	connection charges
4	580 Zone Transmission & Distribution Main	945,000	developer
5	390 Zone Storage	3,000,000	connection charges/rates
6	Telemetry Upgrades	100,000	connection charges/rates
7	390 to 580 Zone Booster Station (Old Clifton)	525,000	connection charges/rates
8	390 to 580 Zone Transmission Main (Old Clifton)	1,325,000	conn. charge/rates
9	Well 12 Development & Treatment	6,000,000	connection charges
10	Melcher Pump Station Upgrade	500,000	rates
11	PRV Improvements per Hydraulic Model	350,000	connection charges/rates
12	390 to 580 Zone Booster Station (Glenwood)	525,000	developer
13	390 to 580 Zone Transmission Main (Glenwood)	2,750,000	developer
14	580 to 660 Zone Booster Station	500,000	developer
15	660 Zone Storage	1,000,000	developer
16	Well 7 Treatment/Pump Station Upgrades	500,000	rates
17	Main Replacements per Hydraulic Model	2,000,000	rates
18	Feasibility Study for Consolidation and Fluoridation	50,000	rates
19	Risk and Resiliency Study for AWIA	50,000	rates
20	Annual Main Replacement Program	500,000	rates
21	Annual Valve Replacement Program	80,000	rates
22	Annual Hydrant Replacement Program	50,000	rates
23	Foster Pilot Mitigation Projects	1,000,000	connection charges/rates
24	390 Reservoir Booster Station	600,000	connection charges
25	Well 10 Rehab, Activation, and Water Main	3,092,000	connection charges
<b>Total CIP</b>		<b>38,442,000</b>	

\* Update of Table 7-2 of the City Comprehensive Plan



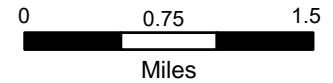
# City of Port Orchard Street Standard

Street Standard Classification



## LEGEND

- Port Orchard City Limits
- Principal Arterial A
- Principal Arterial B
- Minor Arterial A
- Minor Arterial B
- Minor Arterial C
- Collector A
- Collector B
- McCormick Woods
- Local A
- See Sedgwick and Bethel Corridor Study



**City of Port Orchard Six-Year Transportation Improvement Program  
For 2021-2026 TIER 1 (Reasonably Constrained)**

Priority Number	Project Title/Project Description	Road Name Begin Termini End Termini	Total Project Length	Total Est. Cost	Spent Prior to 2019	2019	Future Expenditures	2021	2022	2023	2024	2025	2026	Phase Start Year	Funding Status	Phase	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	
<b>Capital Projects</b>																						
1.1	<b>Tremont St Widen./SR16 - Port Orchard Blvd. CN Phase</b>	Tremont Street: SR16 to Port Orchard Blvd.		1,237,145	1,237,145	0	0	0	0	0	0	0	0	2005	S	PE	STP(U)	1,082,502			154,643	
			0.67	2,201,655	2,201,655	0	0	0	0	0	0	0	0	2008	S	ROW	STP(U)	1,926,448			275,207	
				6,708,153	3,000,000	3,708,153	0	0	0	0	0	0	0	2017	S	CN					6,708,153	
	Widen Tremont from two travel lanes to four travel lanes with; median, sidewalks, bike lanes, street lighting, Schedule 74 Undergrounding, (2) roundabouts and stormwater improvements.			3,453,047	1,726,523	1,726,524	0	0	0	0	0	0	0	2017	S	CN	STP(U)	3,021,416	TIB/MVA	10,000,000	431,631	
				10,000,000	7,000,000	3,000,000	0	0	0	0	0	0	0	2017	S	CN						
1.2	<b>Bay Street Ped. Pathway ROW Phase</b>	PO Shoreline: Sidney Ave. Foot Ferry to Annapolis Foot Ferry	1.2	2,220,000	1,140,000	0	1,080,000	540,000	540,000	0	0	0	0	2013	S	ROW	STP(U)	1,923,590		0	300,212	
	Add 14-ft Multi-Modal (bikes & pedestrians) waterfront pathway & cantilevered retaining wall following historic Mosquito Fleet trail and pedestrian bridge across Black Jack Creek.			575,000		75,000	500,000	250,000	250,000	0	0	0	0	2018	P	ROW				0	581,000	
1.3	<b>Bethel/Sedgwick Corridor Phase 1 - Design</b>	Bethel Road: Design of the first phase of the street improvements on Bethel Road per the Bethel/Sedgwick Corridor Plan (2018). Includes improvements to Ramsey Road for detour.	0.75	970,000	0	0	970,000	0	485,000	485,000	0	0	0	2021	P	PE		0		0	970,000	
1.4	<b>Anderson Hill/Old Clifton Rd Intersection Improvements</b>	Old Clifton Road / Anderson Hill Intersection	0	258,000	200,000	0	58,000	0	58,000	0	0	0	0	2016	S	PE		0		0	258,000	
	Intersection Improvements (roundabout) as identified in the McCormick Urban Village Trans Plan and partially funded by Bayside Mit Funds.			1,680,000	0	0	1,680,000	0	840,000	840,000	0	0	0	2021	P	CN		0	TIB	1,213,000	525,000	
1.5A	<b>Old Clifton Rd Design - 60%</b>	Old Clifton Road: Feigley to Anderson Hill Road	0.75	450,000	0	0	450,000	0	225,000	225,000	0	0	0	2021	P	PE		0		0	450,000	
	Roadway improvements identified in the McCormick Urban Village Trans Plan. Design to 60% level.																					
1.5C	<b>Old Clifton Rd - Campus Parkway Intersection - 60%</b>	Old Clifton Road / Campus Parkway Intersection	0	200,000	0	0	200,000	0	200,000	0	0	0	0	2021	P	PE		0		0	200,000	
	Intersection Improvements (roundabout) identified in the McCormick Urban Village Trans Plan. Design to 60% level.									1,800,000				2022		CN					1,800,000	
1.6	<b>Bay Street Pedestrian Pathway Construction (SR1, SR6-11)</b>	The CN phase for the 14-ft Multi-Modal (bike & ped) waterfront pathway/cantilevered retaining wall following the historic Mosquito Fleet trail. Includes the demolition/removal of (5) overwater structures. Includes Seg #3 Ad Ready Doc Prep.	1.2	650,000	530,000	120,000	0	0	0	0	0	0	0	2018	S	CN		0	0	530,000	120,000	
				3,000,000	0	0	3,000,000	0	1,500,000	1,500,000	0	0	0	2021	S	CN		0	Other	3,000,000	0	
1.7	<b>Vallair Ct Connector</b>	Bethel Road / Walmart Drive Intersection	0.25	1,000,000	0	0	1,000,000	0	0	1,000,000	0	0	0	2022	P	PE & ROW		0		0	1,000,000	
	Road extension and intersection improvements previously included in the Bethel Road Corridor ROW & Construction project.			1,000,000	0	0	1,000,000	0	0	0	1,000,000	0	0	2023	P	CN		0		0	1,000,000	
1.8	<b>Bay Street Pedestrian Pathway West</b>	Port Orchard Blvd and Bay St. Tremont to Foot Ferry	1.5	566,474	0	0	566,474	0	0	566,474	0	0	0	2022	P	PL		490,000		0	76,474	
	Situational study																					
<b>Total Capital Projects</b>				<b>36,169,474</b>	<b>17,035,323</b>	<b>8,629,677</b>	<b>10,504,474</b>	<b>790,000</b>	<b>4,098,000</b>	<b>6,416,474</b>	<b>1,000,000</b>	<b>0</b>	<b>0</b>					<b>8,443,956</b>		<b>14,743,000</b>	<b>14,850,320</b>	
<b>Maintenance Projects</b>							Future Expenditur															
1.10	<b>Annual Pavement Maintenance</b>	Includes patching, crack-sealing, striping, and other activities		510,000	0	0	510,000	110,000	100,000	100,000	100,000	100,000	0	2020	S	CN					510,000	
1.11 *	<b>Annual Sidewalk &amp; ADA Upgrade Program</b>	Repair and replace concrete sidewalks and curb ramps as identified in the program		810,000	0	0	810,000	90,000	180,000	180,000	180,000	180,000	0	2020	S	CN					810,000	
1.12 **	<b>Annual Pavement Management System Paving Projects</b>	Pavement replacement projects as identified in the pavement management system program		2,180,000	0	0	2,180,000	180,000	500,000	500,000	500,000	500,000	0	2020	S	CN					2,180,000	
1.13	<b>Tremont Overlay</b>	Pavement resurfacing to complete the surfacing of Tremont from SR-16 to the eastern city limits	0.5	500,000	0	0	500,000	0	500,000	0	0	0	0	2021	P	PE,CN					500,000	
<b>Total Maintenance Projects</b>				<b>4,000,000</b>	<b>0</b>	<b>0</b>	<b>4,000,000</b>	<b>380,000</b>	<b>1,280,000</b>	<b>780,000</b>	<b>780,000</b>	<b>780,000</b>	<b>0</b>					<b>0</b>		<b>0</b>	<b>4,000,000</b>	

\* Per 2016 ADA transition plan: \$180,000 annually over 20 years to comply on arterial streets.

\*\* Per 2016 Pavement Management Analysis Report: \$1.45 million annually to maintain network condition (PCI of 70), \$500k to keep network PCI above 65 after 5 years.

**City of Port Orchard Transportation Improvement Program (TIP)  
For 2026-2039 TIER 2 (Unconstrained)**

Priority Number	Project Title/Project Description	Road Name	Total Project Length	Total Est. Cost	Total Est. Cost		Phase Start Year	Funding Status	Phase	Federal Fund Code	Federal Funds	State Fund Code	Federal Funds	State Funds	Local Funds
		Begin Termini End Termini	Length	Total Est. Cost	2027-2032	2033-2040	Year	Status	Phase	Fund Code	Federal Funds	Fund Code	Federal Funds	State Funds	Local Funds
<b>Capital Projects</b>															
2.01	<b>Sidney Avenue (North of SR 16)</b> The design, permitting, right-of-way acquisition and construction for this project with bike lanes, storm drainage and sidewalks. (COMPLETE STREET)	Tremont Street to Fireweed	1	3,750,000	3,750,000	0	2026	P	PE/RW	STP(U)	0		0	0	3,750,000
				6,750,000	6,750,000	0	2028	P	CN	STP(U)	0		0	0	6,750,000
2.02	<b>Sedgwick Road West - Design, Permitting &amp; ROW</b> The design, permitting and right-of-way acquisition phase for this widening project with 3 lanes (continuous TWTL), bike lanes, sidewalks and box culvert across Blackjack Creek.)	SR 16 Interchange to Sidney Avenue	0.4	462,428	462,428	0	2026	P	PE	STP(U)	400,000		0	0	62,428
				693,642	693,642	0	2028	P	RW	STP(U)	600,000		0	0	93,642
2.03	<b>Sedgwick Road West - Construction</b> The construction phase for this widening project with 3 lanes (continuous TWTL), bike lanes, sidewalks and box culvert across Blackjack Creek.)	SR 16 Interchange to Sidney Avenue	0.4	3,468,208	3,468,208	0	2028	P	CN	STP(U)	3,000,000		0	0	468,208
2.04A.1	<b>Bethel/Sedgwick Corridor Phase 1 - and Construction</b> ROW acquisition and construction of the first phase of the street improvements per the Bethel/Sedgwick Corridor Plan (2018). Includes improvements to Ramsey Road for detour per 2.04A.2 below.	Bethel Road: Salmonberry to Blueberry.	0.75	2,056,000	2,056,000	0	2026	P	RW		0		0	0	2,056,000
				9,124,000	9,124,000	0	2027	P	CN		0		9,124,000	0	0
2.04A.2	<b>Ramsey Road Widening</b> Widen road to two travel lanes with bike lanes, sidewalks and stormwater system improvements.	Sedgwick Road to Salmonberry Road	0.5	2,500,000	0	2,500,000	2026	P	ALL		0		0	0	0
2.04B	<b>Bethel/Sedgwick Corridor Phase 2 - Design, ROW and Construction</b> Design, ROW acquisition and construction of the second phase of the street improvements per the Bethel/Sedgwick Corridor Plan (2018).	Sedgwick Road: SR-16 interchange to Bethel		1,110,000	1,110,000	0	2027	P	PE		0		0	0	1,110,000
			0.7	2,802,000	2,802,000	0	2028	P	RW		0		0	0	2,802,000
				12,757,000	12,757,000	0	2029	P	CN		0		12,757,000	0	0
2.04C	<b>Bethel/Sedgwick Corridor Phase 3 - Design, ROW and Construction</b> Design, ROW acquisition and construction of the third phase of the street improvements per the Bethel/Sedgwick Corridor Plan (2018).	Bethel Road: Blueberry to Sedgwick		422,000	422,000	0	2028	P	PE		0		0	0	422,000
			0.25	541,000	541,000	0	2029	P	RW		0		0	0	541,000
				4,859,000	4,859,000	0	2030	P	CN		0		4,859,000	0	0
2.04D	<b>Bethel/Sedgwick Corridor Phase 4 - Design, ROW and Construction</b> Design, ROW acquisition and construction of the	Bethel Road: Lund to Salmonberry		616,000	0	616,000	2032	P	PE		0		0	0	616,000
			0.5	1,041,000	0	1,041,000	2033	P	RW		0		0	0	1,041,000

**City of Port Orchard Transportation Improvement Program (TIP)  
For 2026-2039 TIER 2 (Unconstrained)**

Priority Number	Project Title/Project Description	Road Name	Total Project Length	Total Est. Cost	2027-2032	2033-2040	Phase Start Year	Funding Status	Phase	Federal Fund Code	Federal Funds	State Fund Code	Federal Funds	State Funds	Local Funds
		Begin Termini End Termini													
	fourth phase of the street improvements per the Bethel/Sedgwick Corridor Plan (2018).			7,087,000	0	7,087,000	2034	P	CN		0		7,087,000	0	0
<hr/>															
<b>2.04E</b>	<b>Bethel/Sedgwick Corridor Phase 5 - Design, ROW and Construction</b>	Bethel Road: Mile Hill Drive to Lund		720,000	0	720,000	2035	P	PE		0		0	0	720,000
	Design, ROW acquisition and construction of the fifth phase of the street improvements per the Bethel/Sedgwick Corridor Plan (2018).		1.1	1,532,000	0	1,532,000	2036	P	RW		0		0	0	1,532,000
				8,283,000	0	8,283,000	2037	P	CN		0		8,283,000	0	0
<hr/>															

**City of Port Orchard Transportation Improvement Program (TIP)  
For 2026-2039 TIER 2 (Unconstrained)**

Priority Number	Project Title/Project Description	Road Name Begin Termini End Termini	Total Project Length	Total Est. Cost	2027-2032	2033-2040	Phase Start Year	Funding Status	Phase	Federal Fund Code	Federal Funds	State Fund Code	Federal Funds	State Funds	Local Funds
<b>2.05</b>	<b>Sidney Road SW Widening</b> Sidney Avenue is currently two lanes wide, it needs to be widened to three lanes (additional TWTL) including bike lanes, sidewalks, traffic calming, and stormwater system improvements. (COMPLETE STREET).	Sidney Road SW: SR 16 Overpass to	0.95	500,000	500,000	0	2027	P	PE		0		0	0	500,000
		Sedgwick Road		5,761,850	5,761,850	0	2028	P	CN	STP(U)	3,600,000	TIB	0	1,600,000	561,850
<b>2.06</b>	<b>Pottery Avenue Widening</b> Widen road to two travel lanes with bike lanes, sidewalks and stormwater system improvements.	Pottery Avenue: Tremont Place to Melcher Street	0.22	1,600,000	1,600,000	0	2029	P	ALL		0		0	0	1,600,000
<b>2.07</b>	<b>Old Clifton Rd Shoulder &amp; Pedestrian Improvements</b> Design and construction of shoulder widening, street lighting, watermain extension and grade-separated Pedestrian Path as identified in the McCormick Urban Village Trans Plan.	Old Clifton Road: SR 16 Overpass to Westerly City Limits	2.11	2,000,000	2,000,000	0	2031	P	ALL		0		0	0	2,000,000
<b>2.08</b>	<b>Old Clifton Rd &amp; McCormick Woods Drive Intersection</b> Design and construction of intersecion (roundabout) improvements including street lighting, as identified in the McCormick Urban Village Trans Plan.	Old Clifton Rd/ McCormick Woods Dr. Intersection	0	250,000	0	250,000	2032	P	PE		0		0	0	250,000
				750,000	0	750,000	2033	P	CN		0		0	0	750,000
<b>2.09</b>	<b>Melcher Street Widening</b> Melcher Street West is currently a narrow two-lane road. The reconstruction would widen the road to allow two safe travel lanes, bike lanes, sidewalks and a stormwater system.	Melcher Street: Pottery Avenue to Sherman Avenue	0.4	600,000	0	600,000	2032	P	ALL		0		0	0	750,000
<b>2.10</b>	<b>Fireweed Road Widening</b> Fireweed is currently a narrow two lane road. The reconstruction would widen the road to allow for safe travel lanes, bike lanes, sidewalks and a stormwater system.	Fireweed Road: Sidney Avenue to South Flower Avenue	0.25	375,000	0	375,000	2035	P	ALL		0		0	0	750,000
<b>2.11</b>	<b>Not used</b>														
<b>2.12</b>	<b>Sherman Avenue Widening</b> Sherman Avenue is currently a narrow two-lane road. The reconstruction would widen the road to allow two safe travel lanes, bike lanes, sidewalks and a stormwater system.	Sherman Avenue: Fireweed Road to Terminus at SR 16	0.35	525,000	0	525,000	2032	P	ALL		0		0	0	750,000
<b>2.13</b>	<b>Tremont St Widening - Port Orchard Blvd (Ph. 2)</b> Construct roundabouts at Tremont Street/PO Blvd. and Bay Street (SR166)/PO Blvd. and curb, gutter. bike lanes. sidewalks. street lighting.	Port Orchard Blvd. Tremont Street to Bay Street (SR166)	1.1	809,250	0	809,250	2033	P	PE	STP(U)	700,000		0	0	109,250
				520,231	0	520,231	2035	P	RW	STP(U)	450,000		0	0	70,231

**City of Port Orchard Transportation Improvement Program (TIP)  
For 2026-2039 TIER 2 (Unconstrained)**

Priority Number	Project Title/Project Description	Road Name Begin Termini End Termini	Total Project Length	Total Est. Cost	Funding			Phase	Federal		State		Local Funds	
					2027-2032	2033-2040	Year		Fund Code	Federal Funds	Fund Code	Federal Funds		State Funds
	storm drainage and Schedule 74 Undergrounding.			7,225,434	0	7,225,434	2037	P	CN	STP(U)	6,250,000	0	0	975,434
<b>2.14</b>	<b>Pottery Avenue Widening Tremont to SR16</b>	Pottery Avenue												
	Pottery is currently a two-lane road, it needs to be widened to a four-lane road, with sidewalks, traffic calming and upgrades to the stormwater system.	Tremont Street SR 16 Overpass	0.95	500,000	500,000	0	2026	P	PE	STP(U)	432,500			67,500
				750,000	750,000	0	2027	P	RW	STP(U)	648,750			101,250
				2,950,000	2,950,000	0	2028	P	CN	STP(U)	2,292,250	0	0	657,750

**City of Port Orchard Transportation Improvement Program (TIP)  
For 2026-2039 TIER 2 (Unconstrained)**

Priority Number	Project Title/Project Description	Road Name Begin Termini End Termini	Total Project Length	Total Est. Cost	Total Est. Cost		Phase Start Year	Funding Status	Phase	Federal		State		
					2027-2032	2033-2040				Fund Code	Federal Funds	Fund Code	Federal Funds	State Funds
<b>2.15</b>	<b>Old Clifton Berry Lake Road Intersection</b> Intersection Improvement by Kitsap County		0	0	0	0					0	0	0	0
<b>2.16</b>	<b>Blueberry Road Widening</b> Widen road to two travel lanes with bike lanes, sidewalks and stormwater system improvements.	Geiger Road to Bethel Road	0.4	600,000	0	600,000	2032	P	ALL		0	0	0	0
<b>2.17</b>	<b>Geiger Road Widening</b> Widen road to two travel lanes with bike lanes, sidewalks and stormwater system improvements.	Sedgwick Road to Blueberry Road	0.25	375,000	0	375,000	2032	P	ALL		0	0	0	0
<b>2.18</b>	<b>Salmonberry Road Widening</b> Widen road to two travel lanes with bike lanes, sidewalks and stormwater system improvements.	Ramsey Road to Bethel Road	0.15	225,000	0	225,000	2032	P	ALL		0	0	0	0
<b>2.19</b>	<b>Piperberry Way Extention</b> Provide an extention of Piperberry from Ramsey to Geiger and a new street connection to the proposed round about on Sedgwick.	Geiger Road to Ramsey Road	0.25	575,000	0	575,000	2034	P	ALL		0	0	0	0
<b>2.20</b>	<b>Old Clifton Road</b> Complete streets improvemets indentified in the McCormicks Urban Village Transportation Plan. Continuation of 1.5A 60% DN.	Campus Parkway to McCormick Woods Dr.	0.5	1,155,000	1,155,000	0	2026	P	ALL		0	0	0	0
<b>2.21</b>	<b>Old Clifton &amp; Feigly Intersection</b> Complete streets improvemets indentified in the McCormicks Urban Village Transportation Plan. Continuation of 1.5A	Feigly intersection	0	2,800,000	0	2,800,000	2039	P	ALL		0	0	0	0
<b>2.22</b>	<b>Bay Street Pathway - West</b> Continuation of project following study in 1.8	Tremont to Footferry	0	4,000,000	4,000,000	0	2030	P	ALL		0	0	0	0
<b>2.23</b>	<b>Old Clifton Road</b> Complete streets improvemets indentified in the McCormicks Urban Village Transportation Plan. Continuation of 1.5A 60% DN.	Feigly Rd. to Campus Parkway.	0.25	595,000	0	595,000	2040	P	ALL		0	0	0	0
<b>2.24</b>	<b>Walmart to Salmonberry Connector</b>	Salmonberry												

**City of Port Orchard Transportation Improvement Program (TIP)  
For 2026-2039 TIER 2 (Unconstrained)**

Priority Number	Project Title/Project Description	Road Name Begin Termini End Termini	Total Project Length	Total Est. Cost	2027-2032	2033-2040	Phase Start Year	Funding Status	Phase	Federal Fund Code	Federal Funds	State Fund Code	Federal Funds	State Funds	Local Funds
	Complete roadway connection		0	800,000	0	800,000	2040	P	ALL		0		0	0	0
<b>Total Tier 2 Capital Projects</b>				<b>97,466,043</b>	<b>62,857,128</b>	<b>34,608,915</b>					<b>18,373,500</b>		<b>42,110,000</b>	<b>1,600,000</b>	<b>31,857,543</b>
<b>Maintenance Project</b>															
<b>2.20</b>	<b>Cline Avenue Repairs</b> Replace sidewalk and parking strip.	Cline Avenue: Kitsap Street to Dwight Street	0.13	200,000	0	0		P	ALL						200,000
<b>Total Tier 2 Maintenance Projects</b>				<b>200,000</b>	<b>0</b>	<b>0</b>					<b>0</b>		<b>0</b>	<b>0</b>	<b>200,000</b>



## 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 2012 Shoreline Master Program
City of Port Orchard 2013 Public Art Program
City of Port Orchard 2014 – 2020 Capital Facilities Plan
City of Port Orchard 2015 Water System Plan
City of Port Orchard 2015 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>2020-2025/2026-2039</del> <u>2021-2026/2027-2040</u> – 6 Year/20 Year Transportation Improvement Plan
City of Port Orchard Bethel/Sedgwick Corridor Plan and Appendices A-F



**CITY OF PORT ORCHARD**  
**DEPARTMENT OF COMMUNITY**

**DEVELOPMENT**

216 Prospect Street, Port Orchard, WA 98366  
Ph.: (360) 874-5533 • FAX: (360) 876-4980

---

---

**PLANNING COMMISSION STAFF REPORT**

<b>Agenda Item No:</b>	<u>4(c) and (d)</u>	<b>Meeting Date:</b>	<u>June 2, 2020</u>
	Design Standards Revisions –	<b>Prepared by:</b>	<u>Nick Bond, Development</u>
<b>Subject:</b>	<u>POMC Ch. 20.32 and 20.122</u>		<u>Director</u>

---

---

**Issue:** At the request of McCormick Communities/Quadrant Homes, the Planning Commission considered revisions to certain design standards in Title 20 POMC to better align with Quadrant’s standard housing designs. The Planning Commission agreed that a number of the requests could be accommodated in revised design standards code language. These revisions addressed the following issues: elevation requirements for detached houses on sloping lots or lots below adjacent right-of-way, and location of primary access to a detached house (POMC 20.32.020); allowing “carriage units” in cottage court developments (POMC 20.32.040); and requirements for front porches (POMC 20.122.060). The revisions agreed upon by the Planning Commission in in March 2020 were incorporated by the City Attorney into an ordinance, for which the Planning Commission is now requested to hold a public hearing and provide a recommendation to City Council.

**Recommendation:** The Planning Commission is requested to recommend approval of the revisions to the design standards requirements in POMC 20.32.020 and 20.32.040, and 20.122.060.

**Suggested Motion:** “I move to recommend that the City Council approve an ordinance revising the design standards requirements in POMC 20.32.020 and 20.32.040, and 20.122.060.”

**Attachments:** Ordinance

**ORDINANCE NO. \_\_ -20**

**AN ORDINANCE OF THE CITY OF PORT ORCHARD, WASHINGTON, RELATING TO RESIDENTIAL DESIGN STANDARDS; AMENDING SECTIONS 20.32.020, 20.32.040 AND 20.122.060 OF THE PORT ORCHARD MUNICIPAL CODE; PROVIDING FOR SEVERABILITY AND CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, on June 13, 2017, the Port Orchard City Council adopted Ordinance 019-17, establishing a new unified development code at Title 20 of the Port Orchard Municipal Code (POMC), including Chapter 20.122 POMC, pertaining to Building Elements; and

**WHEREAS**, on March 12, 2019, the Port Orchard City Council adopted Ordinance 011-19 establishing Chapter 20.32 POMC, pertaining to Building Types, and amending Chapter 20.122 POMC; and

**WHEREAS**, in November 2019 the City received a request from McCormick Communities and Quadrant Homes, requesting that the City revise certain residential design requirements in Title 20 POMC to better align with Quadrant's standard housing designs; and

**WHEREAS**, where the Council deems appropriate and necessary, the City may adopt amendments to the City's development regulations pursuant to RCW 36.70A.106; and

**WHEREAS**, City staff prepared this Ordinance, adopting some of the requested amendments to the City's residential design requirements at Sections 20.32.020, 20.32.040 and 20.122.060 POMC;

**WHEREAS**, on March 4, 2020, the City submitted this Ordinance to the Department of Commerce, pursuant to RCW 36.70A.106; and

**WHEREAS**, on March 13, 2020, the City's SEPA official issued a determination of non-significance for the proposed revisions, and there have been no appeals; and

**WHEREAS**, on June 1, 2020, the proposed amendments were reviewed by the City Council's Land Use Committee, and

**WHEREAS**, on June 2, 2020, the Planning Commission held a duly-noticed public hearing on the proposed amendments, and the Planning Commission recommended approval of the proposed amendments; and

**WHEREAS**, on June 16, 2020, the proposed amendments were reviewed at the City Council’s work-study meeting, and

**WHEREAS**, the City Council finds that this Ordinance is consistent with the City’s Comprehensive Plan, and that the amendments herein benefit the health, safety and welfare of the residents of the City; NOW, THEREFORE

**THE CITY COUNCIL OF THE CITY OF PORT ORCHARD, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**SECTION 1. Findings and Recitals.** The recitals set forth above are hereby adopted and incorporated as findings in support of this ordinance.

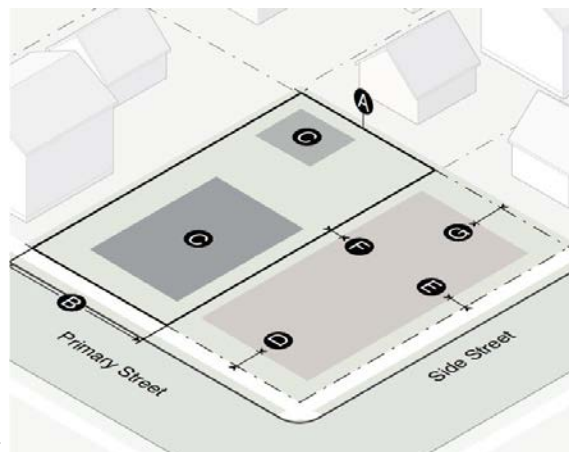
**SECTION 2. Amendment.** Section 20.32.020 of the POMC is hereby amended to read as follows:

**20.32.020 Detached house.**



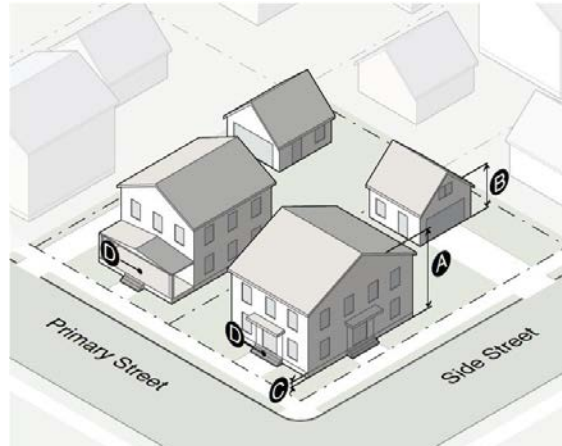


- (1) Definition. A building type that accommodates one dwelling unit on an individual lot with yards on all sides.
- (2) Districts where allowed: GB, R1, R2, R3, R6, NMU, BPMU.



- (3) Lot and Placement.
  - (a) Minimum/maximum lot area: set by district.
  - (b) Minimum lot width: set by district.
  - (c) Maximum lot coverage: set by district.
  - (d) Building and structure setback from primary street lot line: set by district.
  - (e) Building and structure setback from side street lot line: set by district.
  - (f) Building and structure setback from side interior lot line: set by district.
  - (g) Building and structure setback from rear lot line: set by district.
- (4) Maximum Dwelling Units Per Lot. One primary, one accessory.
- (5) Build-to Zone (BTZ).
  - (a) Building facade in primary street BTZ: does not apply.

(b) Building facade in secondary street BTZ: does not apply.



(6) Height and Form.

(a) Maximum principal building height: three stories/35 feet max.

(b) Accessory structure: 24 feet max.

(c) Minimum ground floor elevation: two feet minimum. For houses on lots located below the adjacent right-of-way, or which slope significantly down from the adjacent right-of-way, only those portions of the house structure within 15 feet of the interior edge of the rights-of-way for the primary or side street must meet this requirement.

(d) Pedestrian Access.

(i) The main entrance to the home shall face the primary street, side street or side yard.

(e) Building Elements Allowed.

(i) Balcony. See POMC 20.122.030.

(ii) Porch. See POMC 20.122.060.

(iii) Stoop. See POMC 20.122.070.

(f) Parking Location.

(i) Front/Corner Yard Restrictions.

(ii) Garage Door Restrictions. See Chapter 20.139 POMC.

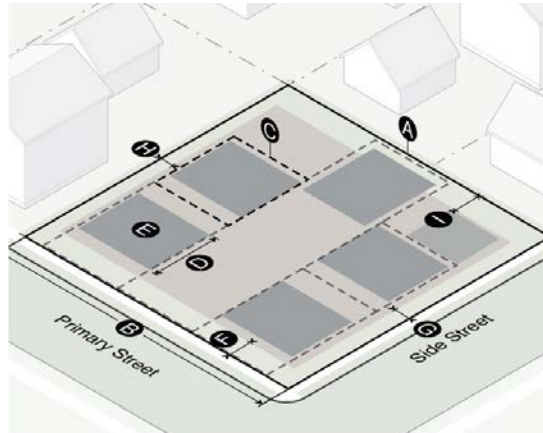
**SECTION 3.** Section 20.32.040 POMC is hereby amended to read as follows:

**20.32.040 Cottage court.**



- (1) Definition. A building configuration that accommodates five to 12 residential units. The residential units shall primarily be detached single-family dwelling units on individual lots organized around an internal shared courtyard, with optional carriage units located above stand-alone common garage buildings. Accessory buildings such as a community building and common storage facilities are allowed. Cottage courts require an approved subdivision or short subdivision (depending on the total number of lots proposed).

(2) Districts where allowed: R1, R2, R3, R6, RMU, NMU.



(3) Lot and Placement.

- (a) Minimum site area: 22,500 square feet.
- (b) Minimum site width and depth: 150 feet.
- (c) Minimum lot area: 1,200 square feet.
- (d) Minimum lot width: 20 feet.
- (e) Maximum building footprint: 1,200 square feet.
- (f) Building and structure setback from primary street lot line: set by district.
- (g) Building and structure setback from side street lot line: set by district.
- (h) Building and structure setback from side interior lot line: set by district.
- (i) Building and structure setback from rear lot line: set by district.

(4) Maximum dwelling units allowed per site: five to 12.

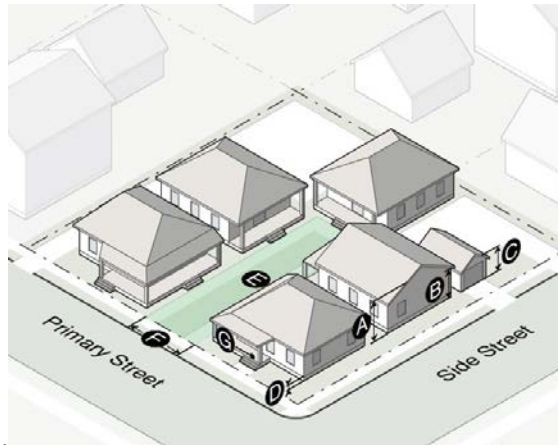
(5) Additional site area required per dwelling unit beyond five: 4,500 square feet.

(6) Maximum lot coverage: does not apply.

(7) Build-to Zone (BTZ).

- (a) Building facade in primary street BTZ: does not apply.
- (b) Building facade in secondary street BTZ: does not apply.





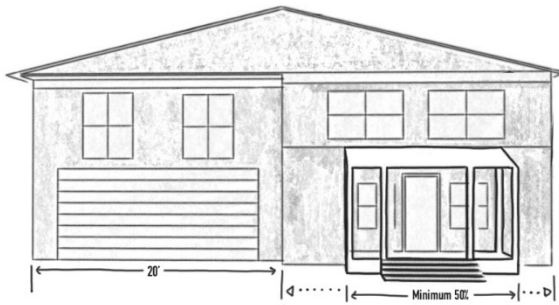
(8) Height and Form.

- (a) Maximum principal building height: One and one-half stories/24 feet maximum.
- (b) Maximum building wall plate height: 18 feet.
- (c) Maximum accessory structure height: 18 feet without a carriage unit. 24 feet with a carriage unit on the second floor.
- (d) Minimum ground floor elevation: two feet.
- (e) Courtyard Area.
  - (i) Minimum area: 3,000 feet.
  - (ii) Additional minimum courtyard area per dwelling unit beyond five units: 600 square feet minimum.
  - (iii) Courtyard cannot be parked or driven on, except for emergency access and as permitted for temporary events.
- (f) Minimum courtyard width: 40 feet.
- (g) Building Elements Allowed.
  - (i) Balcony. See POMC 20.122.030.
  - (ii) Porch. See POMC 20.122.060.
  - (iii) Stoop. See POMC 20.122.070.
- (h) Parking/Garage Location.
  - (i) Front/corner yard restrictions: not allowed.
- (i) Garages. As an accessory structure, stand-alone common garage buildings with no more than four (4) garage bays are allowed.

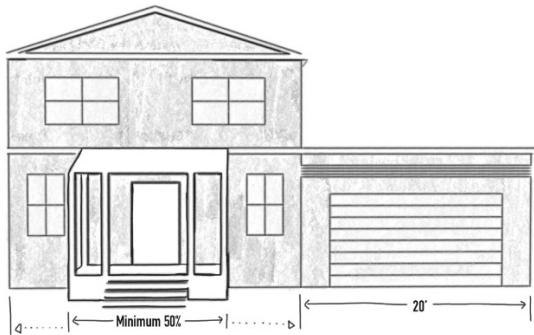
**SECTION 4.** Section 20.122.060 POMC is hereby amended to read as follows:

**20.122.060 Porch.**

A raised structure attached to a building, forming a covered entrance to a doorway.



The 50% porch width shall be measured to include the habitable ground floor portion of the detached house only.



The 50% porch width shall be measured to include the habitable ground floor portion of the detached house only.

- (1) A front porch must be at least six feet deep (not including the steps). A portion of the porch may be less than six (6) feet deep provided that the front door is recessed by at least six (6) feet.
- (2) A front porch must be contiguous, with a width not less than 50 percent of the building facade from which it projects. For the purposes of this section, the front building façade shall not include that portion of the house containing an attached side-by-side garage.
- (3) A front porch must be roofed and may be screened, but cannot be fully enclosed.
- (4) A front porch may extend up to nine feet, including the steps, into a required front setback; provided, that such extension is at least three feet from the vertical plane of any lot line.
- (5) A front porch may not encroach into the public right-of-way.

**SECTION 5. Severability.** If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of constitutionality of any other section, sentence, clause or phrase of this ordinance.

**SECTION 6. Corrections.** Upon the approval of the city attorney, the city clerk and/or code publisher is authorized to make any necessary technical corrections to this ordinance, including but not limited to the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

**SECTION 7. Effective Date.** This ordinance shall be published in the official newspaper of the city and shall take full force and effect five (5) days after the date of publication. A summary of this ordinance in the form of the ordinance title may be published in lieu of publishing the ordinance in its entirety.

**PASSED by the City Council of the City of Port Orchard, APPROVED by the Mayor and attested by the City Clerk in authentication of such passage this \*\*th day of \*\* 2020.**

---

Robert Putaansuu, Mayor

ATTEST:

\_\_\_\_\_  
Brandy Rinearson, MMC, City Clerk

APPROVED AS TO FORM:

Sponsored by:

\_\_\_\_\_  
Charlotte Archer, City Attorney

\_\_\_\_\_  
Scott Diener, Councilmember

PUBLISHED:

EFFECTIVE DATE:



# CITY OF PORT ORCHARD

## DEPARTMENT OF COMMUNITY DEVELOPMENT

216 Prospect Street, Port Orchard, WA 98366  
Ph.: (360) 874-5533 • FAX: (360) 876-4980

---

---

### PLANNING COMMISSION STAFF REPORT

<b>Agenda Item No:</b>	<u>4(e) and (f)</u>	<b>Meeting Date:</b>	<u>June 2, 2020</u>
	<u>Significant Trees and Tree</u>	<b>Prepared by:</b>	<u>Nick Bond, Development</u>
<b>Subject:</b>	<u>Canopy – POMC Ch. 20.129</u>		<u>Director</u>

---

---

**Issue:** The Planning Commission began working on revisions to the City’s existing significant tree code (Chapter 20.129 POMC) in June 2019. The primary focus of the Planning Commission and City staff has been to provide expanded regulations that maintain and protect a certain percentage of tree canopy on new residential sites, based on the type of proposed residential development, while continuing to protect significant trees on a citywide basis. Over the course of seven meetings, the Commission’s work has resulted in an ordinance that provides incentives for preserving significant trees and requires the replacement of significant trees at specified ratios when they are removed, mitigates the environmental and aesthetic consequences of tree removal in land development, requires replacement of significant trees to achieve a goal of no net loss of significant trees throughout the city, and establishes tree canopy standards applicable to certain new residential development. The ordinance also provides measures to protect significant trees that may be impacted during construction activities, and provides for emergency removal of trees that may endanger public health and safety. At its May 20 special meeting, the Commission concurred that the draft ordinance was ready to be finalized and presented for a public hearing and recommendation to City Council.

**Recommendation:** The Planning Commission is requested to recommend that the City Council approve the significant trees and tree canopy requirements ordinance, Chapter 20.129 POMC.

**Suggested Motion:** “I move to recommend that the City Council approve the significant trees and tree canopy requirements ordinance, Chapter 20.129 POMC.”

**Attachments:** Ordinance

**ORDINANCE NO. \_\_ -20**

**AN ORDINANCE OF THE CITY OF PORT ORCHARD, WASHINGTON,  
RELATING TO SIGNIFICANT TREES AND TREE CANOPY PROTECTION;  
ADOPTING AMENDMENTS TO CHAPTER 20.129 OF THE PORT  
ORCHARD MUNICIPAL CODE; PROVIDING FOR SEVERABILITY AND  
CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, on March 12, 2019, the Port Orchard City Council adopted Ordinance 011-19 establishing Chapter 20.129 (Significant Trees) of the Port Orchard Municipal Code; and

**WHEREAS**, with the adoption of Ordinance 011-19, the City Council directed staff to expand Chapter 20.129 POMC to address tree canopy requirements in residential areas; and

**WHEREAS**, this Ordinance reflects proposed amendments to Chapter 20.129 to address the City Council's direction; and

**WHEREAS**, the City may adopt amendments to the City's development regulations pursuant to RCW 36.70A.106; and

**WHEREAS**, on March 4, 2020, the City submitted to the Department of Commerce a request for review of these amendments to Chapter 20.129 POMC, pursuant to RCW 36.70A.106; and

**WHEREAS**, on March 13, 2020, the City's SEPA official issued a determination of non-significance for the amendments to Chapter 20.129 POMC, and there have been no appeals; and

**WHEREAS**, the amendments were considered by the City Council's Land Use committee on June 1, 2020; and

**WHEREAS**, on June 2, 2020, the Planning Commission held a duly-noticed public hearing on the proposed adoption of minor revisions and corrections to Title 20, and the Planning Commission recommended approval of the proposed adoption;

**WHEREAS**, the amendments were reviewed at the City Council's work-study meeting on June 16, 2020; and

**WHEREAS**, the City Council finds that this Ordinance is consistent with the City's Comprehensive Plan, and that the amendments herein benefit the health, safety and welfare

of the residents of the City; NOW, THEREFORE

**THE CITY COUNCIL OF THE CITY OF PORT ORCHARD, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**SECTION 1. Findings and Recitals.** The recitals set forth above are hereby adopted and incorporated as findings in support of this ordinance.

**SECTION 2. Amendments.** Chapter 20.129 POMC is hereby amended to read as follows:

**CHAPTER 20.129  
SIGNIFICANT TREES AND TREE CANOPY REQUIREMENTS**

**Sections:**

**20.129.010 Purpose.**

**20.129.020 Applicability.**

**20.129.030 Definitions.**

**20.129.040 Removal and replacement of significant trees.**

**20.129.050 Retention and protection of significant trees associated with development proposals.**

**20.129.060 Tree canopy requirements for residential development.**

**20.129.070 Tree canopy reductions.**

**20.129.080 Tree canopy planting requirements and specifications.**

**20.129.090 Tree canopy protection measures.**

**20.129.010 Purpose.**

It is the purpose of this chapter is to:

- (1) Provide incentives for preserving significant trees and to require the replacement of significant trees at specified ratios when they are removed.
- (2) Mitigate the environmental and aesthetic consequences of tree removal in land development, through replacement of significant trees to achieve a goal of no net loss of significant trees throughout the city, and by establishing tree canopy standards applicable to certain new development.
- (3) Provide measures to protect significant trees that may be impacted during construction activities.
- (4) Maintain and protect the public health, safety, and general welfare.

(5) Preserve the aesthetic, ecological, and economic benefits of forests and tree-covered areas in Port Orchard including:

- (a) Providing varied and rich habitats for wildlife;
- (b) Absorbing carbon dioxide;
- (c) Moderating the effects of winds and temperatures;
- (d) Stabilizing and enriching the soil;
- (e) Slowing runoff from precipitation and reducing soil erosion;
- (f) Improving air quality;
- (g) Improving water quality;
- (h) Masking unwanted sound;
- (i) Providing visual relief and screening;
- (j) Providing recreational benefits;
- (k) Enhancing the economic value of developments; and
- (l) Providing a valuable asset to the community.

**20.129.020 Applicability.**

- (1) The significant tree requirements in this chapter apply to all significant trees in the city in all zones, with the exception of those exemptions listed in section (3) below.
- (2) The tree canopy requirements in this chapter apply to all residential development, with the exception of those exemptions listed in section (3) below.
- (3) Exemptions: The following situations, activities, and projects are exempt from the significant tree protection and tree canopy requirements of this section, unless the tree is located in a critical area as identified in POMC 20.162:
  - (a) Construction of public road network elements, including sidewalks, and public or private utilities including utility easements.
  - (b) Public parks projects, including construction and maintenance of public parks and trails.
  - (c) Trees that interfere with overhead utility lines.
  - (d) Trees that are causing damage to building foundations.
  - (e) Normal pruning and maintenance of trees that does not damage the tree or reduce the viability of the tree's normally expected growth and lifespan.
  - (f) Removal of any hazardous, dead or diseased trees necessary to remedy an urgent threat to persons or property, as determined by the City based on an arborist report.
  - (g) On an individual lot less than 10,890 square feet in size which was not part of a subdivision or short plat subject to current or past city tree canopy regulations, the new construction or reconstruction of, or an addition to, one single-family detached



house, one duplex, or residential accessory structures (including one detached accessory dwelling unit) is not subject to tree canopy requirements. Requirements for protection of significant trees still apply.

(h) Trees in planters or other containers.

(l) Commercial nurseries or Christmas tree farms.

(j) Emergencies from storm damage resulting in an immediate threat to persons or property from a partially uprooted, split or snapped tree, when the City and an arborist cannot be immediately contacted. The storm-damaged tree shall be visually documented (photographed) prior to removal, and the City shall be contacted as soon as possible after removal of the tree.

- (4) This chapter shall not be construed to authorize the removal of trees where tree removal is not otherwise permitted in the POMC.

#### **20.129.030 Definitions.**

(1) “Net Site Area” means the subject site’s total (gross) site area, minus areas designated as wetlands and wetland buffers, fish and wildlife habitat areas and/or buffers, slopes over thirty percent (30%), and stormwater pond facilities.

(2) “Significant Tree” means:

- an evergreen tree with a minimum DBH (diameter at breast height) of 8 inches, or
- a deciduous tree with a minimum DBH of 12 inches; and
- which has not been identified by an arborist as meeting one or more of the following criteria:
  - damaged
  - diseased
  - a safety hazard due to potential root, trunk or primary limb failure
  - new exposure to wind after having grown in a closed, forested situation.

(3) “Root Protection Zone” means that area equal to one-foot radius from the center of the tree for every one inch of tree DBH. A modified root protection zone may be established by an arborist’s individual tree evaluation.

#### **20.129.040 Removal and replacement of significant trees.**

(1) No significant tree may be removed on any property or as part of any development unless the requirements of this chapter are met.

(2) Approval of the Director is required prior to the removal of significant trees and shall be granted provided that all other applicable requirements and standards of the Port

Orchard Municipal Code are met. The decision to authorize the removal of a significant tree shall be a Type 1 decision; however, an application that involves two or more procedures may be processed consistent with the procedures provided in POMC 20.22.020(2). Approval requires that the following conditions and the replacement requirements of subsection (3) are met:

- (a) All significant trees located within any required landscape buffer area or required landscape planting area shall be retained, except for those activities exempted in subsection 20.129.020(3) or as otherwise indicated in subsection (b) of this section.
- (b) If a significant tree drip line or root protection zone extends beyond the required buffer, the significant tree may be removed if the proposed site grading would harm the health or stability of the tree as determined by an arborist. If an arborist identifies a significant tree to be retained as a hazard tree due to blow down risk, the significant tree may be removed.

(c) This provision shall not be construed as to prohibit mass grading provided that significant trees are replaced in accordance with this chapter.

(3) Significant trees that are removed shall be replaced with trees meeting the following requirements:

(a) Trees must be replaced at the rates described in Table 20.129.040.A and at no less than a 1:1 ratio for any proposed development. If the number of replacement trees required in accordance with Table 20.129.040.A results in a fraction, the number shall be rounded up to the nearest whole number.

<b>Table 20.129.040.A Replacement tree quantity - Evergreen</b>	
<b>Significant Tree Diameter</b>	<b>Number of Replacement Trees Required</b>
8-16 inches diameter	.5
16-20 inches diameter	.75
20-24 inches diameter	1
24-30 inches diameter	1.5
30-36 inches diameter	2
Greater than 36 inches diameter	3

<b>Table 20.129.040.B Replacement tree quantity - Deciduous</b>	
<b>Significant Tree Diameter</b>	<b>Number of Replacement Trees Required</b>

---

12-20 inches diameter	.5
20-26 inches diameter	.75
26-30 inches diameter	1
30-36 inches diameter	2
Greater than 36 inches diameter	3

(b) To incentivize significant tree retention, every significant tree that is retained shall reduce the required number of replacement trees by three (3) trees.

(c) Replacement deciduous trees shall be fully branched, have a dominant leader branch, have a minimum caliper of one-and-one-half inches (as measured 24 inches above the root ball), and a minimum height of six feet at the time of planting as measured from the top of the leader branch to the top of the root ball.

(d) A replacement deciduous tree that has a minimum caliper of three inches (as measured 24 inches above the root ball) and a minimum height of eight feet at the time of planting as measured from the top of the leader branch to the top of the root ball may substitute for two (2) required replacement trees.

(e) Replacement evergreen trees shall be fully branched and a minimum of six feet in height, measured from the top of the leader branch to the top of the root ball, at the time of planting.

(f) Replacement trees shall primarily be those species native to the Pacific Northwest, as provided in the guidance document issued by the city's department of community development. In making a determination regarding the species of replacement trees, the director shall defer to the species selected by the property owner unless the director determines that based on the city's guidance document, the species selected is unlikely to survive for a period of at least ten years, represents a danger or nuisance, and/or would threaten overhead or underground utilities.

(g) The property owner shall maintain all replacement trees in a healthy condition. The property owner shall be obligated to replace any replacement tree that dies, becomes diseased, or is removed. Replacement trees shall not be removed except when they are moved to another location in accordance with this chapter.

(h) The director may authorize the planting of fewer and smaller replacement trees if the property owner can demonstrate the reduction is suitable for the site conditions, neighborhood character, and the purposes of this section, and that such replacement trees will be planted in sufficient quantities to meet the intent of this section. The

director may require a certifying statement from a Washington state licensed landscape architect, Washington-Certified Professional Horticulturalist (CPH), or certified arborist.

- (3) If the site does not allow for planting of replacement trees, the trees may be planted (1) on an alternative site within the city with advance approval of the site's owner and the City, or (2) on public property (such as in a city park) subject to the approval of the public works director or designee. If the trees are not planted on public property, guarantees shall be provided (such as a conservation easement) to ensure that the replacement trees will not be removed prior to reaching a minimum DBH of 8 inches for evergreen trees or 12 inches for deciduous trees (at which time they will be considered significant trees).
- (4) The director shall not authorize the planting of shrubs or bushes in lieu of required replacement trees.
- (5) For projects containing 5 or fewer significant trees, the required replacement trees planted shall be in addition to other required trees installed to satisfy street tree and landscaping buffer, parking lot, and other landscape area requirements. For projects on non-forested sites containing more than 5 significant trees, up to seventy-five percent (75%) of the required replacement trees to be planted may be satisfied by planting trees within required or proposed landscaping areas including but not limited to landscape buffers and parking lot islands as specified in POMC 20.128. For projects on forested sites containing more than 5 significant trees, up to one hundred percent (100%) of the required replacement trees to be planted may be satisfied by planting trees within required or proposed landscaping areas including but not limited to landscape buffers and parking lot islands as specified in POMC 20.128. For the purposes of this section, a site is considered forested if it contains more than 20 significant trees per acre.
- (6) Guidelines for significant tree replacement. The following guidelines and requirements shall apply to significant tree replacement:
  - (a) When individual trees or tree stands are protected, replacement trees should be planted to re-establish or enhance tree clusters where they previously existed.
  - (b) Replacement trees shall be planted in locations appropriate to the species' growth habit and horticultural requirements.
  - (c) Replacement trees shall be planted in areas that connect or are adjacent to native growth protection areas or other open space, where appropriate.
  - (d) Replacement trees shall be integrated into the required landscape plans, if any, for a development.
  - (e) Replacement trees to be planted next to or under power lines shall be selected with consideration of the trees' maturation and maintenance requirements.

**20.129.050 Retention and protection of significant trees associated with development proposals.**

- (1) Significant tree retention plan. The applicant or property owner shall submit a tree retention plan prepared by a certified arborist, horticulturalist, landscape architect, forester or other qualified professional concurrent with the underlying development permit application (such as a land disturbing activity, short subdivision, binding site plan, conditional use, building, or preliminary subdivision permit application), whichever is reviewed and approved first. The tree retention plan shall consist of:
  - (a) A tree survey that identifies the location, size, and species of individual significant trees or the perimeter of stands of trees on a site;
  - (b) Identification of the significant trees that are proposed to be retained; and
  - (c) The location and design of intended root protection, as described in this chapter, during construction and development activities.
- (2) Exemption: Significant tree retention plans shall not be required for the construction of a detached house or backyard cottage, but these projects shall comply with all other sections of this chapter.
- (3) Protection of significant trees. To provide protection for significant trees that are to remain during and after development activity the following standards apply:
  - (a) Prior to construction, grading, or other land development, each root protection zone is identified with a temporary chain-link or orange mesh fence with a minimum height of five feet.
  - (b) No impervious surfaces, fill, excavation, or storage of construction materials shall be permitted within the root protection zone.
  - (c) Alternative protection methods may be used if determined by the director to provide equal or greater significant tree protection.
- (4) Damage to significant trees to be retained. Any significant trees identified in a landscape plan to be retained and subsequently damaged, as determined by the City, or removed during site development shall be replaced at a rate of three (3) trees for each one (1) damaged or removed significant tree.

**20.129.060 Tree canopy requirements for residential development.**

- (1) New residential subdivisions, short plats, single family attached developments, and multifamily residential projects containing three (3) or more dwellings shall meet the minimum tree canopy coverage requirements set forth in Tables 20.129.060.a and .b, except as provided in subsections (3) and (4) below.

**Table 20.129.060.a Tree Canopy Coverage Requirements**

Type of Development	Required Tree Canopy Coverage of Development Net Site Area.
Detached Housing Residential Subdivisions, 10 or more lots.	35%
Detached Housing Residential Subdivisions and Short Plats, 5-9 lots.	30%
Detached Housing Residential Subdivisions and Short Plats, 4 or fewer lots.	20%
One single-family house or one duplex on lot equal to or larger than 10,890 sq ft (1/4 acre), not involving a subdivision or short plat	15%
Cottage Courts	30%
Duplexes, Triplexes, Attached Housing, Townhomes, 10 or more dwellings	20%
Duplexes, Triplexes, Attached Housing, Townhomes, fewer than 10 dwellings	15%
Apartment buildings	15%

(2) Calculating Existing and Future Canopy. Site tree canopy shall include all evergreen and deciduous trees six (6) feet in height or greater, excluding invasive species, within the net site area. The calculation of existing and new tree canopy shall be submitted to the City in writing by a qualified landscape designer or licensed land surveyor in accordance with Table 20.129.060.b.

**Table 20.129.060.b Options for Calculating Tree Canopy Coverage**

Existing Canopy to be Retained		New Canopy
Option 1 Tree Survey	Option 2 Aerial Estimation	20-Year Canopy Calculation
<ul style="list-style-type: none"> <li>• Measure average canopy radius (r) for each tree to be retained</li> <li>• Calculate existing canopy area using the formula: Canopy Area (CA)=<math>\pi r^2</math></li> </ul>	<ul style="list-style-type: none"> <li>• Obtain aerial imagery of site that is less than 2 years old and represents existing conditions.</li> <li>• Measure site boundaries</li> <li>• Measure canopies of individual trees or stand</li> </ul>	<p>For each proposed species:</p> <ul style="list-style-type: none"> <li>• Calculate radius (r) of canopy at 20 years maturity</li> <li>• Calculate canopy coverage using the formula: CA=<math>\pi r^2</math></li> </ul>

<ul style="list-style-type: none"> <li>• Total the sum of tree canopy areas and divide by net site area to obtain canopy coverage percentage</li> </ul>	<p>area using leading edges as the forest boundary</p> <ul style="list-style-type: none"> <li>• Divide total canopy measurement by the net site area to obtain canopy coverage percentage</li> </ul>	<ul style="list-style-type: none"> <li>• Multiply by the proposed quantity to be planted to obtain total species canopy area</li> <li>• Total the sum of species canopy area for all proposed species and divide by gross site area to obtain 20-year canopy coverage percentage</li> </ul>
---	--	---

(3) Existing or new tree canopy may include street trees and may be satisfied through required landscaping as provided in POMC 20.128.

(4) To assist in the preservation and retention of significant trees and existing tree canopy, the applicant may utilize the following credits:

- (a) Individual significant trees retained on site shall be counted at one hundred twenty-five percent (125%) of their actual canopy area.
- (b) For clusters or stands of five (5) or more trees (with each evergreen tree a DBH minimum of 4 inches and each deciduous tree a DBH minimum of 6 inches), each tree or tree stand shall be counted at one hundred fifty percent (150%) of its actual canopy area.
- (c) For clusters or stands of five (5) or more significant trees, each tree shall be counted at two hundred percent (200%) of its actual canopy area.
- (d) Retained trees located within no more than twenty (20) feet of a rain garden or a bio-swale on site shall be counted at one hundred fifty percent (150%) of their actual canopy area.
- (e) For subdivisions, the required on-site recreation space required may be reduced by fifty percent (50%) if forty percent (40%) or more of the site has existing tree canopy that is retained along with all native vegetation under that canopy area.

**20.129.070 Tree canopy reductions.** An applicant may, through a Type 1 administrative variance pursuant to POMC 20.28.150 (1) (a) (iv), seek a reduction in required tree canopy under Table 20.129.060.a of no more than ten percent (10%), when the following criteria and those in POMC 20.28.150 (1) (b) are met:

The applicant demonstrates in writing that they have made a good faith effort to comply with the tree canopy requirements within the physical constraints of the site by:

- (a) Retaining as much of the tree canopy as possible on site consistent with best management practices for maintaining the health of trees; or
- (b) Replanting as much of the tree canopy as possible on site consistent with best management practices for maintaining the health of trees; and
- (c) The applicant proposes to plant additional understory vegetation or ground cover area, excluding lawn cover, invasive species or noxious weeds, to fulfill the remaining canopy requirement in Table 20.129.060.a not met by retention or replanting of tree canopy.

**20.129.080 Tree canopy planting requirements and specifications.**

(1) Trees planted to meet the tree canopy requirements in Table 20.129.060.a shall meet the following criteria:

- (a) Sites must be planted or replanted with a minimum of fifty percent (50%) evergreen species, except:
  - (i) The evergreen portion of the required planting mix may be reduced to thirty seven and one half percent (37.5%) when the deciduous mix contains exclusively indigenous species to the Puget Sound region, not including alder; and
  - (ii) Sites obtaining tree canopy requirements solely through street trees are exempt from the requirement to include evergreen species in the planting mix.
- (b) Sites requiring planting or replanting of tree canopy must plant no more than thirty percent (30%) of trees from the same species and no more than sixty percent (60%) of trees from the same taxonomic family; and
- (c) Replacement trees shall be planted in locations appropriate to the species' growth habit and horticultural requirements.

**20.129.090 Tree canopy protection measures.**

(1) The following tree protection measures shall be taken during clearing or construction where existing tree canopy is being retained:

- (a) Tree protective fencing shall be installed along the outer edge of the drip line surrounding the trees retained in order to protect the trees during any land disturbance activities, and fencing shall not be moved to facilitate grading or other construction activity within the protected area;
- (b) Tree protective fencing shall be a minimum height of three feet, visible and of durable construction (orange polyethylene laminar fencing is acceptable); and



- (c) Signs must be posted on the fence reading "Tree Protection Area."
- (d) If tree canopy to be retained is damaged or removed during clearing or construction, that tree canopy shall be restored so that the required percentage of tree canopy is provided according to the requirements of this chapter.

(2) On existing lots or developed sites, if trees required to meet tree canopy percentage requirements are removed, replacement trees meeting the requirements of section 20.129.080 shall be planted and maintained.

**SECTION 3. Severability.** If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of constitutionality of any other section, sentence, clause or phrase of this ordinance.

**SECTION 4. Corrections.** Upon the approval of the city attorney, the city clerk and/or code publisher is authorized to make any necessary technical corrections to this ordinance, including but not limited to the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

**SECTION 5. Effective Date.** This ordinance shall be published in the official newspaper of the city and shall take full force and effect five (5) days after the date of publication. A summary of this ordinance in the form of the ordinance title may be published in lieu of publishing the ordinance in its entirety.

**PASSED by the City Council of the City of Port Orchard, APPROVED by the Mayor and attested by the City Clerk in authentication of such passage this \*\*th day of \*\* 2020.**

---

Robert Putaansuu, Mayor

ATTEST:

---

Brandy Rinearson, MMC, City Clerk

APPROVED AS TO FORM:

Sponsored by:

\_\_\_\_\_  
Charlotte Archer, City Attorney

\_\_\_\_\_  
Scott Diener, Councilmember

PUBLISHED:

EFFECTIVE DATE:



**CITY OF PORT ORCHARD**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
216 Prospect Street, Port Orchard, WA 98366  
Ph.: (360) 874-5533 • FAX: (360) 876-4980

---

---

**PLANNING COMMISSION STAFF REPORT**

<b>Agenda Item No:</b> <u>4g</u>	<b>Meeting Date:</b> <u>June 2, 2020</u>
<b>Subject:</b> <u>Draft Beekeeping Ordinance</u>	<b>Prepared by:</b> <u>Nick Bond, Development Director</u>

---

---

**Issue:** The City has been asked to adopt regulations for beekeeping, which Port Orchard Municipal Code currently does not regulate.

Beekeeping is a vital agricultural activity, and honey production is a significant economic activity; however, when done in close proximity to non-agricultural uses and not well self-regulated, beekeeping can have negative impacts on neighbors.

Beekeeping is a complex issue, with different types of bees and different types of hives serving different purposes. It should not be the intent of the City to regulate these different aspects of beekeeping, but rather to address the potential conflicts between non-agricultural uses and the type of beekeeping that is most likely to result in complaints.

Honey bees are kept in hives containing tens of thousands of bees and are the most commonly kept type bees, because of the honey. While honey bees are not typically aggressive, when kept in excessive numbers, too close to neighboring properties, or not properly managed, they can be present on neighboring properties in alarming numbers and exhibit alarming behavior like swarming. While these characteristics may not be harmful, they can nevertheless disturb the peace of neighbors and be considered a nuisance.

The proposed ordinance would limit the number of hives of honey bees on individual properties, require setbacks from other properties or human activities or the use of barriers to direct bees into the air before leaving the area of their hives, and require standard management practices designed to minimize aggression and swarming and to decrease the likelihood of bees flying in large numbers into neighboring properties or congregating at pools, faucets, and similar places. The regulations would not restrict the keeping of other types of bees, which are typically solitary or live in small colonies and are not as commonly kept.

The Planning Commission is requested to consider the proposed ordinance and provide staff with proposed revisions or other comments.

**Attachment:** Draft Ordinance

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF PORT ORCHARD, WASHINGTON, RELATING TO BEEKEEPING; ADOPTING NEW CHAPTER 20.XX OF THE PORT ORCHARD MUNICIPAL CODE; PROVIDING FOR SEVERABILITY AND PUBLICATION; AND SETTING AN EFFECTIVE DATE.**

**WHEREAS**, The keeping of honey bees is an important agricultural and economic activity; and,

**WHEREAS**, in an urban environment, where uses and occupancies exist in close proximity to one another, beekeeping occasionally becomes the subject of nuisance complaints; and,

**WHEREAS**, the City seeks to establish minimum standards for beekeeping in Port Orchard, balancing the need of beekeepers to be free from excessive regulation with the needs of the surrounding community; now, therefore,

**THE CITY COUNCIL OF THE CITY OF PORT ORCHARD, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**SECTION 1.** New Chapter 20.XX Adopted. POMC Chapter 20.XX is hereby adopted, as follows:

**Chapter 20.XX  
BEEKEEPING/APIARIES**

Sections:

- 20.XX.010 Policy and Purpose.
- 20.XX.020 Applicability
- 20.XX.030 Definitions.
- 20.XX.040 Beekeeping – Maintenance of Colonies/Hives.
- 20.XX.050 Hive Numbers and Placement.
- 20.XX.060 Enforcement and Entry.
- 20.XX.070 Violation – Nuisance – Penalty.
- 20.XX.080 Severability.

**20.XX.010 Policy and Purpose.**

The City recognizes that beekeeping is an important agricultural and economic activity and should be allowed to be practiced with a minimum of restrictions; however, in an urban environment, where uses and occupancies exist in close proximity to one another, beekeeping occasionally becomes the subject of nuisance complaints. It is the intent of this Chapter to implement minimum standards under which beekeeping can coexist with other uses.

#### **20.XX.020 Applicability**

The standards of this Chapter apply to the keeping of honey bees, as defined herein. The keeping of solitary bees and other pollinating insects is not subject to the maintenance and placement standards of this Chapter; however, such other bees or stinging insects may not be allowed to constitute a nuisance as described herein.

#### **20.XX.030 Definitions.**

As used in this Chapter, the following definitions shall apply.

- (1) "Apiary" means a site where hives of bees are kept or placed.
- (2) "Colony" means a natural group of bees having a queen(s).
- (3) "Flyway barrier" means a wall, fence, vegetation, or combination thereof, at least 6 feet tall and solid or dense enough to inhibit the passage of bees, such that bees are directed into the air at least six feet before crossing a property line
- (4) "Hive(s)" means a manufactured receptacle or container prepared for the use of bees, including movable frames, combs, and substances deposited into the hive by bees.
- (5) "Honey bee(s)" means any life stages of the species *Apis Mellifera*.

#### **20.XX.040 Beekeeping – Maintenance of Colonies/Hives.**

- (1) Honey bee colonies shall be maintained in the following condition:
  - (a) All hives shall be registered with the Washington State Department of Agriculture and comply with Chapter 15.60 RCW and Rules adopted thereunder.
  - (b) Colonies shall be maintained in movable-frame hives, unless exempted by the Washington State Department of Agriculture as an educational exhibit.
  - (c) Adequate space and management techniques shall be maintained to prevent overcrowding and swarming of hives.
  - (d) Apiaries shall be managed and kept in a clean, orderly, and healthy condition.
  - (e) A consistent, readily-available source of water shall be provided close to the apiary.
  - (f) Where a colony exhibits aggressive behavior, the beekeeper will requeen that colony and remove the aggressive queen from the apiary. Aggressive behavior includes any instance in which unusual worker bee aggressive characteristics such as stinging or attacking without provocation occurs.
- (2) A minimum of one warning or identification sign shall be prominently posted so as to be clearly visible and readable to anyone approaching the apiary. Signs shall clearly communicate the presence of bees.

#### **20.XX.050 Hive Numbers and Placement**

Hives in all areas of Port Orchard shall adhere to the following:

- (1) Hives shall be setback at least twenty five (25) feet from the nearest property line(s), with the hives' entrances facing away from or parallel to the property line(s), except that such setback may be reduced to five (5) feet under the following conditions:
  - (a) Hives are placed behind a flyway barrier parallel to the property line extending at least twenty five (25) feet beyond the hives in both directions.
  - (b) Hives are placed at least eight (8) feet above the immediately adjacent ground level of the adjacent parcel, provided that all other requirements of this Chapter are met.
  - (c) Such setbacks and barriers shall not apply to property lines adjacent to wetlands, greenbelts, open spaces, or similar undeveloped land, provided that the hives are

located at least twenty five (25) feet from any trails, driveways, or other spaces or features used by people on the adjacent land, and provided that the setback/barrier requirements shall subsequently apply if such adjacent land becomes developed or used after the hives have been established.

(2) Hives adjacent to public or private roads or improved shared-access easements shall comply with subsection (1) so as to direct bee flight at least twenty (20) feet into the air over the road/easement surface. In lieu of this requirement, hives shall be placed at least one hundred (100) feet from the road or easement, with the entrances away from or parallel thereto.

(3) The number of hives on any parcel within the City shall be limited as follows:

<u>Parcel Size (Square footage)</u>	<u># Hives</u>
6,000 to 10,000	2
10,001 to 20,000	4
20,001 to 43,560 (.46 to 1 acre)	10
Greater than 1 acre	20

Exception: Residential limitations shall not apply when a parcel is contiguous to an open or undeveloped area, as described in section .050(1)(c), provided such open area is at least two acres in size.

#### **20.XX.060 Enforcement and Entry.**

In accordance with the provisions of POMC 20.02.060 and Chapter 9.30, the Code Enforcement Officer or other designee of the City may enter the property of an apiary to enforce the provisions of this Chapter and to remove swarms.

In carrying out the provisions of this Chapter, the City may consult with a master beekeeper or other qualified expert from a local or state beekeepers association, Washington State Department of Agriculture, Washington State University Extension, or other qualified individual or organization, and may obtain the services of such individual or organization to inspect hives and determine if they are properly managed or to remove swarms on public or private property.

#### **20.XX.070 Violation – Nuisance – Penalty.**

It shall be the duty of all persons keeping hives of honey bees in or upon their property or premises to comply with all of the provisions of this Chapter.

(1) It is unlawful for any person to violate or fail to comply with any of the provisions of this Chapter or of any notice or lawful order issued hereunder. Any violation of this Chapter shall be subject to the enforcement and penalty provisions of Chapter 20.02 POMC, Administration and Enforcement.

(2) In addition or alternative to any other provisions, hives of bees which do not conform to this Chapter, or any other violation of this Chapter, shall constitute a nuisance and shall be subject to abatement pursuant to the provisions of POMC Chapter 9.30.

#### **20.XX.080 Severability.**

If any provision of this Chapter or its application to any person or circumstance is held invalid,

the remainder of the Chapter or the application of the provision to other persons or circumstances shall not be affected.

**SECTION 2. Severability.** If any section, sentence, clause or phrase of this Ordinance should be held to be unconstitutional or unlawful by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**SECTION 3. Publication.** This Ordinance shall be published by an approved summary consisting of the title.

**SECTION 4. Effective Date.** This Ordinance shall take effect and be in full force and effect five days after publication, as provided by law.

PASSED by the City Council of the City of Port Orchard, APPROVED by the Mayor and attested by the Clerk in authentication of such passage this \_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
Robert Putansuu, Mayor

ATTEST:

SPONSOR:

\_\_\_\_\_  
Brandy Rinearson, CMC, City Clerk

\_\_\_\_\_  
, Councilmember

APPROVED AS TO FORM:

\_\_\_\_\_  
Charlotte Archer, City Attorney

PUBLISHED:

EFFECTIVE DATE:

## Ruby Creek Neighborhood Subarea Plan (Sidney/Sedgwick Countywide Center) DRAFT 5/60-/2020

**Vision.** The Ruby Creek Neighborhood is a thriving and attractive walkable neighborhood with easy access to 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 the neighborhood grocery store, restaurants, and businesses providing other goods and services as well as to Sidney Glen Elementary School and Cedar Heights Middle School. The Ruby Creek central business district consists of walkable shopfronts along Sidney Ave SW. Natural environmental features and park and recreation amenities along Ruby Creek and Blackjack Creek along with this central business district form the heart of the neighborhood. Bicycle paths run through the neighborhood and connect to other areas of the City.

[Insert 3D rendering showing heart of neighborhood]

### Centers: Countywide Center – PSRC Criteria

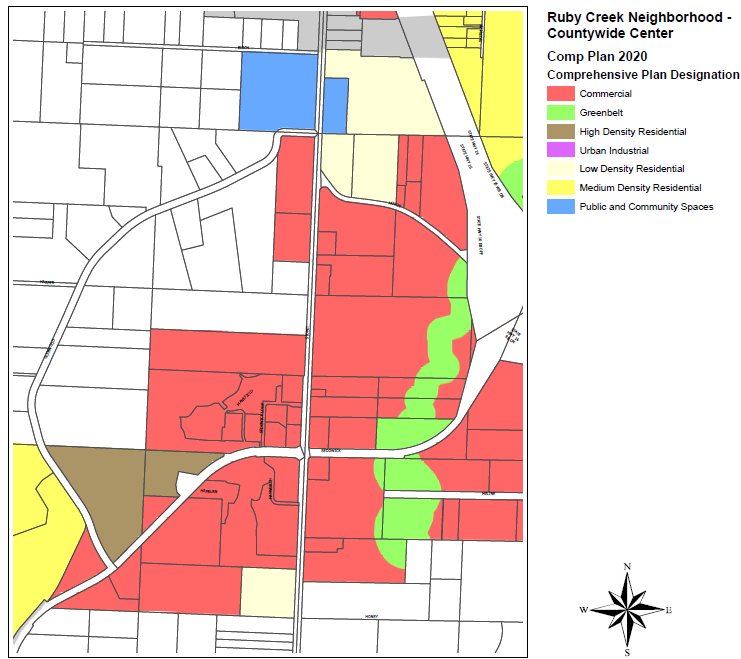
The Ruby Creek Neighborhood Center is planned as a Countywide Center as described in the Puget Sound Regional Council Regional Centers Framework. As a designated Countywide Center, the Ruby Creek Neighborhood:

1. Is a local priority for investment.
2. Currently contains more than 10 activity units (jobs + housing units) per acre. (To be confirmed by PSRC based on amended boundaries.)
3. Is planned for a mix of residential and employment uses.
4. Has capacity for additional growth.
5. Supports multimodal transportation, pedestrian infrastructure and amenities, is designed for walkability, provides bicycle infrastructure and amenities, and is less than 500 acres in area.

### Land Use

Introduction. The Ruby Creek Neighborhood is located near the intersection of Sidney Road SW and Sedgwick Road W. Its boundaries are generally SR-16 to the east Birch Road to the north, the City limits to the south, and a critical areas complex to the west (revise as required to reflect updated boundaries). The center is designated as Commercial on the Comprehensive Plan land use map and contains commercial heavy (CH), Commercial Corridor (CC), Commercial Mixed Use (CMU), and Greenbelt (GB) zones **Prepare a Ruby Creek Neighborhood Overlay: will have more or less same zoning requirements as DMU for first 100 ft back from Sidney Rd, CMU requirements behind that.** The front half of Krieger to be CMU; back half to be something more restrictive. Change Chevron's zoning to CH?





Draft Comp Plan Land Use Map above - [We need to amend the center boundaries to include some additional properties to the north of Hovde and potentially add Sidney Glen Elementary School and the little league fields to hit the minimum area requirements of PSRC. These properties can remain outside of the plan view and rendering graphics.]

As of the writing of this plan, there is an abundance of vacant and redevelopable land within the center. Vacant and redevelopable parcels are either zoned CMU or CC depending on whether apartments are permitted outright in the absence of a commercial component within future buildings. The CMU zone allows apartments under POMC 20.32 as a building type whereas the CC zone does not. It is anticipated that large areas of the CMU zone will develop as apartments though commercial retail type uses are allowed and if constructed would be most likely to locate along the Sidney Road SW street frontage. The CC properties are intended for a “main street” development pattern and have strict **build to zone** requirements to ensure that the Sidney Road SW corridor is developed with storefronts. The Greenbelt zone is only applied along the streams, dedicated open space, and areas encumbered by flood plains.

Ruby Creek Center Land Area: The Ruby Creek Neighborhood (countywide center) measures 148 [to be increased] acres in land area. Of these XXX acres, critical areas (including wetlands and flood plains) associated with Blackjack Creek and Ruby Creek occupy approximately XXX acres leaving approximately XX acres of developed land and XX acres of vacant or redevelopable land.

[Insert map of vacant, redevelopable, and developed land] [Infill Potential Map?]

Ruby Creek Center Existing Population and Employment: As of September 2019, the Ruby Creek Neighborhood contained 400 residents and 252 jobs. [Adjust when center boundaries change]

Ruby Creek Center Population and Employment Capacity: With approximately XX acres of vacant and redevelopable, and unencumbered land remaining in the neighborhood, it is estimated that the total capacity for residential development in the center is population and XXX jobs. Actual growth will vary depending on a variety of factors including whether the CC zone develops with single story shopfront buildings vs. mixed-use shop front buildings

Existing Population	400
Planned Population	1022
Existing Employment	252
Planned Employment	359
Existing % Activity Units Dedicated to Housing	61%
Planned % Activity Units Dedicated to Housing	79%

**Land Use Goals for the Ruby Creek Neighborhood Center** (these goals are in addition to existing goals found in other sections of the comprehensive plan):

Goal LU1: Ensure that enough residents occupy the Ruby Creek Countywide Center to ensure a thriving business district.

Policy LU1: Allowed uses, building types, and height limits should accommodate at least XXX residents in the Ruby Creek Countywide Center.

Policy LU2:

Goal LU2: Encourage the development of a Ruby Creek Central Business District along Sidney Ave SW between Sedgwick and the Ruby Creek stream buffer.

Policy LU3: Provide storefront uses on the ground floor in the form of “main street” along Sidney Ave SW between Sedgwick and Ruby Creek. Regulations for the Ruby Creek District shall ensure that buildings line the street without landscape setbacks and with pedestrian entrances oriented towards the street as shown in figure XX below:



Policy LU-X Require a minimum 80% build to zone in the CBD but provide exceptions for public plazas between buildings and at significant street corners.

Policy LU-X Require properties in the CBD to have CC or CMU zoning for the first 150 feet of the property as measured back from the Sidney Rd right of way.

Goal LU3: Provide opportunities to extend the Ruby Creek CBD between Ruby Creek and Hovde Road.

Policy LUX: Provide greater flexibility in building types and land uses between Ruby Creek and Hovde Road.

Goal LU4: Ensure that development in the Ruby Creek Neighborhood is attractive and provides variety and visual interest.

Policy LU-X: Designate high visibility street corners in the City’s design guidelines in strategic locations along the Sidney Road SW corridor and establish requirements in these locations to accentuate building or plaza design with special design features.

Policy LU-C: Require façade articulation when any proposed building exceeds 120 feet in length in the center.

Policy LU-C: Ensure that there is at least 60% facade transparency on the ground floor Sidney Road SW facing facade where single story shopfront and mixed-use shopfront buildings are constructed.

Goal LU5

Goal LU6

Housing

Existing Conditions: Housing in the Ruby Creek Neighborhood consist of 2 large existing apartment complexes built around 2013 and a handful of small farmstead type homes which are mostly vacant pending redevelopment. There are 232 apartment units and 9 houses in the Ruby Creek Center as of the writing of this plan. Dwelling units in the center contain about 1.8 residents per household. **[adjust if boundaries change]** No other housing types currently exist in the center. There is a large single-family neighborhood under development to the west of the Ruby Creek Center containing 299 residential lots with future phases planned. It is expected that residents of this neighborhood will regularly visit this center seeking goods and services. These single-family areas should be considered part of the neighborhood walkshed even if they are located outside of the center boundaries. There also exists rural large lot development just beyond the city boundary to the northwest and south. A population of a few hundred county residents could also be characterized as being part of this new neighborhood although rural roads make pedestrian access to the center difficult.

**[Gather demographic information on existing residents from community outreach] [Are there other sources of demographic data that we can pull for the neighborhood?]**

Ruby Creek Center Planned Housing: For planning purposes, most future housing expected within the sub area would occur in the CMU zone. This plan encourages development of mixed-use shopfront buildings in the CC zone which could contain a significant number of housing units. Estimated housing development is provided in table XX based on parcel characteristics as shown in figure XX below. The housing unit and population shown in table XX is only an estimate and actual development yields may vary.

**[Insert map with lettered Areas] [Delete names once map is made][Add additional parcels if map is expanded]**

	Zoning	Total Acreage	Developable/Redevelopable Acres (Estimated, excludes critical areas and developed sites)	Estimated New Housing Units	Estimated New Population (1.8 PPH)
A (Tallman)	CMU	18.5	9.2	235	423
B (Kreuger)	<b>DMU/CMU/?</b>	19.49	2/4	100	180
C Brown	CC	4.58	2	0	0
D (P. Rice)	CC	4.79	2	0	0
E (R. Rice)	CC	5.14	2	0	0
F (Chevron)	<b>CH - revise</b>	.95	.95	0	0
G (Rush)	CC	1.82	1.82	54	98
H (Andratti)	CC	.86	.86	0	0
I (Sidney Road LLC)	<b>DMU</b> CMU	9.67	2.5	45	81

J (Tallman)	CMU	2.68	1.5	25	45
K (Waters)	CMU	4.24	4.24	108	195
Total		72.72	33.07	567	1022

Additional Goals (beyond those already in the comprehensive plan):

Goal H-1: Provide for a mix of housing types including but not limited to apartments (apartment buildings or apartments in a mixed-use shopfront building), townhomes, and live-work units.

Goal H-2: Provide housing serving a mix of income levels that may be owner occupied or rental housing.

Policy H-1: Offer 12-year multifamily tax exemptions throughout the center in support of affordable housing.

Policy H-2:

Goal H3: Provide connections between the Ruby Creek neighborhood to the single-family neighborhoods located to the west of the center boundary.

Policy

#### Economic Development

Introduction: The Ruby Creek Center currently contains a variety of businesses, goods, and services. The center is currently anchored by a 60,000+ square foot grocery store. A small strip mall, medical complex, and gas station also provide goods and services near the intersection of Sidney Road SW and Sedgwick Road. Commercial square footage in the center is currently 111,445 square feet and supports 252 existing jobs. That equals 2.08 jobs per 1,000 square feet of commercial space in the center. **[Update when boundary changes]**

The Ruby Creek Center plan envisions the establishment of a new central business district along Road SW between the existing development at the intersection with Sedgwick Road and Ruby Creek. This new central business district is intended to take the form of a “main street” with shopfronts on the ground floor abutting yet to be constructed sidewalks. Parking is to be provided on-street along Sidney Road with supplemental parking behind or below these shop fronts, or, as on-street parking on new yet to be developed public and/or private streets. It is critical to the success of a new business district to ensure that there are a sufficient number of dwellings within walking distance. This will lower parking demands and increase activity in the area. The Center aims to establish a minimum of **XX** residents within walking distance (1/2 mile) of the central business district. Nonmotorized improvements, transit, on- and off-street parking, gathering spaces, and an active streetscape will all contribute to a vibrant business district.

Ruby Creek Center Planned Employment: For planning purposes, most future employment expected within the sub area would occur in the CC and DMU zones. Some employment is expected in the CMU zones, but this is expected to be limited to jobs that support the leasing and maintenance of multifamily housing. Expected employment per 1,000 square feet of future

commercial square footage is shown in table XX below. The employment estimates shown in table XX below is only an estimate and actual development yields may vary.

	Zoning	Total Acreage Dedicated to CC	Projected Commercial Square Footage	Estimated New Employment (2.08 Jobs per 1,000 square feet)
A (Kreuger)	DMU/CMU	2	17000	35
B Brown	CC	4.58	5000	11
C (P. Rice)	CC	4.79	5000	11
D (Rush)	CC	1.82	5000	11
E (Andratti)	CC	.86	12000	25
F (Sidney Road LLC)	DMU	9.67	16000	34
<b>Total</b>		<b>23.72</b>	<b>60000</b>	<b>127</b>

Total employment in the Ruby Creek Center is projected to be 359 (232 existing + 127 new) jobs once the center is fully developed. (What is impact to center of adding 1,600 new residents to neighborhood? Ie, on existing/projected employment)

Goal ED-1: Provide zoning for ground floor shop front development and retail, service, restaurant, and other compatible uses along Sidney Road SW.

Policy ED-1. Require ground floor shopfront development along Sidney Road SW from Sedgwick north to Ruby Creek through either single-story shopfront or mixed-use shopfront building types.

Policy ED-2. Allow ground floor shopfront development along Sidney Road SW and Sedgwick.

Policy ED-3. Allow residential uses above shopfront development where shopfront development is required.

Policy ED-4: Encourage mixed-use shopfronts on CC zoned properties by offering multifamily tax exemptions for the multifamily portion of the project.

Goal ED-2: Ensure that uses which are not compatible with building a walkable neighborhood center are prohibited.

Policy ED-5. Prohibit additional drive throughs, gas stations, storage facilities, or other commercial uses that don't contribute to a walkable neighborhood center.

## Parks

**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. Within the existing apartment complexes in the Ruby Creek Center exists private park and recreation facilities maintained by the apartment owners. This type of private open space is required for all development per the design standards found in the municipal code. No public parks currently exist in the center though there are school recreation facilities at Sidney Glen Elementary School consisting of grass fields, covered basketball hoops, and playground equipment and there are two little league owned baseball fields located just north of the center along Sidney Ave SW. The development of public parks and recreation facilities in the Ruby Creek Center is critical to developing a successful neighborhood center. It is expected that parks and recreation amenities will be developed on property to be dedicated or purchased by the City as a public park, and in the right of way in the form of pocket parks, plazas, and community gathering places. [Add discussion of major public park on flood plain] [Add to park plan discussion]

Additional Goals (beyond those already in the comprehensive plan):

Goal P1: Encourage the development of a public neighborhood park in the Ruby Creek Neighborhood.

Policy P1: The neighborhood park should incorporate natural or environmental features.

Policy P2: Provide walking paths along Ruby and or Blackjack Creeks and (a) pedestrian crossing(s).

Policy P3:

Goal P2: Encourage the development of public plazas and other gathering spaces along Sidney Road SW.

Policy PX: Designate significant street corners as a way to encourage the development of public gathering spaces along the central business district corridor.

Policy PX: Provide extra sidewalk width in the central business district as part of the Sidney Road SW road section.

Goal P3: Provide recreational paths and trails, public and private sidewalks, and public bike lanes and paths within the center.

Policy PX: Provide bicycle lanes on Sidney Road SW through the center.

Policy PX: Ensure that sidewalks are constructed along all public and private roads within the center.

Policy PX: Provide

## Natural Systems

Introduction: The Ruby Creek Center and the lands adjacent to the center contain critically important habitats, especially aquatic habitat in the form of creeks and wetlands. Blackjack creek runs along the eastern boundary of the center and is a critical habitat to XXX, XXX, and XXX [insert species/Coordinate w/Zack]. Ruby Creek, an important tributary to Blackjack Creek, flows through the center and crosses under Sidney Road SW. Culverts serve both Blackjack and Ruby Creeks and [Describe barrier status, talk to Zack]. While the Ruby Creek Center is planned as urban development, it is critical to take a sensitive approach to design to ensure compatibility between new development and these natural features.

Additional Goals (beyond those already in the comprehensive plan):

Goal NS1: Encourage the protection Ruby and Blackjack Creeks through center development and provide educational and interpretive opportunities to residents.

Policy NS1: Provide wildlife viewing areas and interpretive signage.

Policy NS2: Ensure that wetland and fish and wildlife habitat buffers are strictly observed.

Policy NS3: Ensure that minimum flood plain elevations are observed.

Goal NS2: Enhance all critical habitats, especially anadromous fish habitats in the Ruby Creek Neighborhood are protected, restored, and enhanced.

Policy NS4: Seek opportunities to enhance and restore wetlands, streams, and buffers in the Ruby Creek Neighborhood.

Policy NS5: Provide for extensive use of low impact development in project and street design.

Policy NSX: Remove City Owned fish passage barriers within the subarea.

[insert table of mitigation and restoration projects, also WSDOT 2021 mitigation project – consult Zack]

## Utilities

Introduction: The Ruby Creek Center is served by City water, sewer and stormwater, Puget Sound Energy (electric and gas), Comcast, Wave, Century Link, and KPUD (cable, phone, and/or internet). Significant utility upgrades are required to support the development and buildout of the Ruby Creek Center. Water source and storage, sewer lift station, force main, and gravity main improvements, stormwater improvements, and extension of underground power, gas, and telecommunication infrastructure are all necessary to support development.

While the city's water and sewer system plans will contain the most up to date information, several projects are currently identified to support the level of development anticipated in this plan. Those projects are listed in Table XX with approximate project locations shown on figure XXX. (Run these assumptions by Jacki and Mark. Are there any City stormwater projects coming up in this area? Check w/Zack.)



Water/Sewer	Project Name	Project Description
Water	Well 13	Well 13 increases available water source in the 390 pressure zone.
Water	390 Booster Pump	Some areas in the 390 zone (outside of the Ruby Creek Area) could see pressures below the minimum 30 PSI if additional connections in the 390 zone are made. A booster pump will increase pressure to these properties.
Sewer	Albertson's Lift Station Capacity Upgrades	The wet well at the Albertsons lift station is undersized for anticipated development.
Sewer	North Ruby Creek Lift Station	A sewer lift station is needed to support growth in the sub area to the north of Ruby Creek.
Sewer	South Ruby Creek Lift Station	A second South Ruby Creek lift station may be needed if the Albertson's lift station cannot be upgraded sufficiently. This project would support growth in the center and west of the center and south of Ruby Creek.
Sewer	Sidney Road SW second Force Main	A second sewer force main will be needed to support the full buildout of the Ruby Creek Neighborhood Center running from the Albertson's lift station to the Cedar Heights Lift Station.
Electric PSE	Sidney Ave undergrounding and transmission relocation	Underground local power service and move transmission poles (Schedule 74).

Goal U1: Encourage a comprehensive and collaborative approach **between the city and developers?** to improving utility systems in the Ruby Creek basin.

Policy U1: The city should facilitate meetings between private developers and encourage the use of all legally available financing mechanisms for building out utilities in the center.

Policy U2: The City's water, sewer, and stormwater system plans should identify needed improvements in the center and determine which projects are in support of development vs. projects needed to correct existing deficiencies.

Policy U3: The City should ensure the costs and benefits for system improvements are equitable between all landowners and existing rate payers.

Goal U2: Ensure that adequate operational water supply and fire flow are available to support development in the Ruby Creek Center.

Goal U3: Ensure that sanitary sewer facilities are available to support development in the Ruby Creek Center.

Policy UxX: Secure the needed property and/or easements to expand the Albertson’s lift station, or, identify a site for a new sewer lift station in the center.

Policy UX: Extend gravity sewers throughout the center to support development.

Policy UX: Ensure the sanitary sewer force main leaving the center is adequately sized for full build out of the center.

Goal U4: Ensure that adequate stormwater facilities exist to serve the public streets and sidewalks in the Ruby Creek Center.

Policy UX: Build LID stormwater facilities to manage stormwater created by new public and private streets within the center.



[Insert example photos — Josie to find examples of urban stormwater infiltration projects, etc]

*Figure xx: San Mateo County Sustainable Green Streets Storm Water Runoff: using conventional landscaping for stormwater facilities and management, <https://nnala.com/san-mateo-county-sustainable-green-streets-and-parking-lots-design-guidebook/>*

Formatted: Font: Italic

Formatted: Font: 10 pt

Formatted: Font: 10.5 pt



*Figure xx: Green Streets Vermont Urban and Community Forestry:  
[https://vtcommunityforestry.org/Green\\_Streets](https://vtcommunityforestry.org/Green_Streets)*

Formatted: Font: Italic

Field Code Changed

Formatted: Hyperlink, Font: (Default) +Body (Calibri), 10.5 pt, No underline, Font color: Auto

Formatted: Indent: Left: 0"

Goal U5: Ensure that telecommunication facilities are adequate to support 21<sup>st</sup> century users.

Policy UX: Ensure that KPUD has access to trenches as roads and utilities are installed.

Policy UX: Provide for integration of 5G wireless facilities in the streetscape along Sidney Road SW.

#### Transportation

Introduction: The Ruby Creek Center is established along the Sidney Road SW corridor near the intersection of Sedgwick Road. Historically, Sidney Road SW was a primary north-south route through Kitsap County connecting Purdy and Gig Harbor to the South and Port Orchard (Town of Sidney). This road's role was largely replaced with the construction of SR-16. Access to State Route 16 and 160 is provided at an interchange to the southeast of the Center. Kitsap Transit provides transit service to the center and is evaluating the possibility of a park and ride in or near the Center. SR-160 provides access to the Southworth Ferry Terminal and on to Vashon Island, West Seattle, and Downtown Seattle via WSDOT and Kitsap Transit Ferries. As part of center development, improvements are envisioned for both Sidney Road SW and Sedgwick along with other new public or private roads.

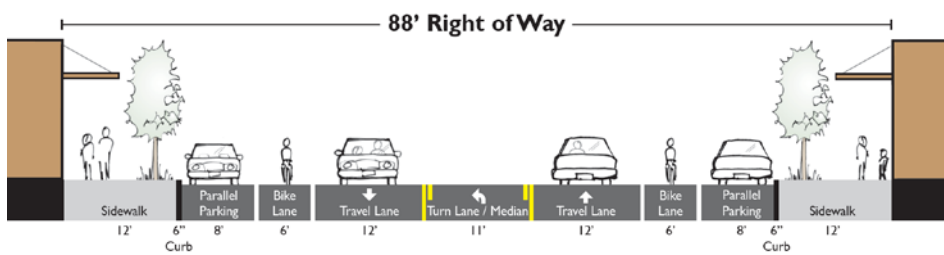
Sidney Road SW is classified as a Minor Arterial. Pursuant to the City's Public Works and Engineering Standards, Sidney is planned to be improved [describe/city standards, however, this will be modified xxx to reduce impacts to Ruby Creek, etc. Need modified graphic illustration.]. To achieve countywide centers requirements, the standard road section has been modified to ensure wider sidewalks, required bicycle lanes, and low impact development landscape treatments. The Sidney Road section in the "main street" core of the center is designed to slow traffic facilitating a safe walking and shopping environment while facilitating on street parking. The Sidney Road SW streetscape is a critical public infrastructure required to transport this neighborhood into a countywide center.

Sedgwick Road is classified as a Principal Arterial. Pursuant to the City's public works and engineering standards, Sedgwick is planned to be improved as a complete street that provides access to the Ruby Creek neighborhood and allowed significant throughput. This road is significantly constrained due to critical areas between Sidney Road SW and SR-16 and experiences regular backups. Widening this road may require some sacrifices such as sidewalks on one side of the roadway to ensure that critical

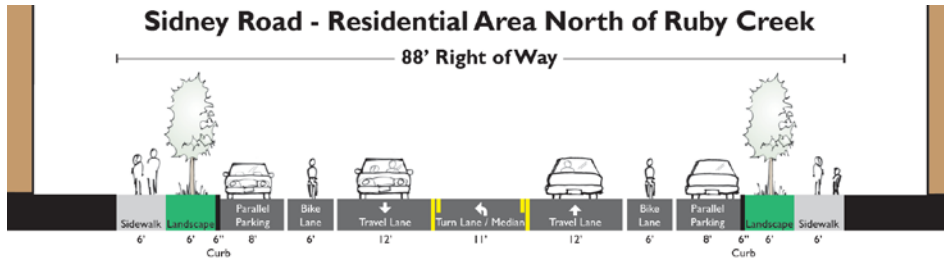
environments are protected. To the west of Sidney Road SW, a developer plans to install a non-motorized pedestrian pathway along the north side of Sedgwick west to the City Boundary and providing access to a single-family residential development to the west of the Ruby Creek Neighborhood.

Although the city will not be changing the SR-16/SR 160 interchange, it is important to support and lobby for these types of improvements. Through support and lobbying action, it will be important to improve access to the highway from the Ruby Creek Center as the density increases in the area.

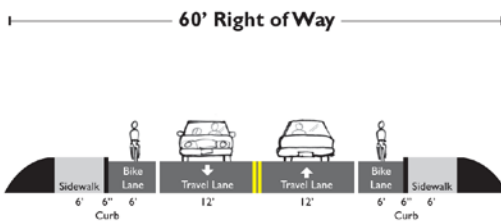
### Sidney Road - Commercial Area South of Ruby Creek



### Sidney Road - Residential Area North of Ruby Creek



### Sidney Road - Crossing Ruby Creek



Goal T1: Improve Sidney Road SW between Sedgwick Road and Hovde Road generally in accordance with figures XXX above.

Policy TX: The City's transportation consultant should provide an updated, limited transportation study for the Ruby Creek Countywide Center to support the transportation goals and policies of this subarea plan (including planned improvements), the Transportation Element of the Comprehensive Plan, and the City's Transportation Improvement Program.

Policy 1: Provide pedestrian crossings at regular intervals through the corridor.

Policy T-X: Ensure that driveways and roads to the north and south of Ruby Creek are aligned across Sidney Road SW to facilitate safe pedestrian crossings of Sidney Road SW. [Add Graphic and zoom in to show 4-way crosswalk]

Goal T-2 Do not allow parking in the front or side yards of buildings immediately adjacent to Sidney Road SW in the CBD.

Policy T2: Provide on street parking through the center.

Policy T3: Minimize pedestrian crossing distances through the corridor through the use of bulb outs.

Policy T4: Incorporate traffic calming features in the corridor to ensure that vehicles drive 25 MPH or less (talk to Mark about acceptable design speed for arterials).

Policy T5: 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.

Policy T5: Provide traffic impact fee credits towards the planned improvements if built by adjacent landowners or if ROW dedications are made in support of a future public project. (Make sure Noah is ok with this language)

Goal T2: Discourage private surface parking lots in favor of on-street parking, under building parking, and structured parking.

Policy TX: Consider offering multifamily tax exemptions to projects that do not use surface parking lots. (this would be according to the menu of options for tax exemption)

Goal T3: Encourage the development of storefronts along the frontage of Sidney road SW.

Policy TX: Designate Sidney Road SW as "storefront block frontage" in the city's design standards and require at least a 80% build to zone along this frontage.

Goal 4: Support expanded and more frequent transit service in the Ruby Creek Center.

Policy TX: Identify additional bus stop locations. Add Transit Map

Policy TX: Support the development of a park and ride in or near the ruby creek center.

Goal 5: Support bicycle infrastructure and provide bicycle amenities in the Ruby Creek Center.

Policy TX: Provide bike lanes or grade separated pathways running east/west and north/south through the Ruby Creek Center. These may be in the Sedgwick and Sidney Road SW right of way or running parallel to the ROW.

Policy TX: Ensure that bicycle parking is provided in the Ruby Creek Center.

Goal 5: Provide Pedestrian Infrastructure throughout the Ruby Creek Center.

Policy TX: Ensure that existing and proposed streets in the Ruby Creek Center are constructed with sidewalks on both sides of the street and landscape strips for pedestrian vehicle separation.

Policy TX: Provide pedestrian connectivity between and within development projects in addition to that which is provided along public and private streets.

Goal 6: Provide safe multimodal access to the schools located along Sidney Road SW and Pottery.

Goal 7: Coordinate electrical transmission and power pole relocation and undergrounding with road projects on Sidney Rd SW.

#### Capital Facilities

Goals

Policy

(summary table indicating the sewer/water/stormwater/transportation improvements etc that will take place, and the other facilities like police that serve the area)

#### Development Regulations [this is a working list of possible tasks]

##### Create Ruby Creek Neighborhood Overlay District Map

SSOD Map Amendment – west side of Sidney and LL Ballfield are in the SSOD area and should come out; Chevy and east side properties can stay in. Tallman J and Waters K./remove from SSOD. Properties north of Hovde, consider storage uses.

##### Block Frontage Map Amendments

##### High Visibility Street Corner Amendment

##### Add Ruby Creek Overlay District to zoning regulations

- Consider removing certain building types in the DMU (live work) in the Ruby Creek area
- Ruby Creek height zone layer
- Look at allowed land uses
- Consider setback changes related to high voltage transmission lines (maybe can do widened sidewalks and set bldg. further back from property line)

##### Amend Zoning Map to add Ruby Creek Overlay district

## **Implementation**

1. Add Ruby Creek Park to Parks Plan
2. Add Sewer Lift Station and associated improvements to Sewer Plan
3. Add Center assumptions to water system plan.
4. Design for Sidney Road SW and make sure it's on current TIP
5. Design for Sedgwick Road W and make sure it's on current TIP
6. Add park and transportation projects to eligible impact fee lists.
7. Amend multifamily tax exemption regs.







