



## CITY OF PORT ORCHARD

### Planning Commission

216 Prospect Street, Port Orchard, WA 98366  
planning@cityofportorchard.us

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#### PLANNING COMMISSION MEETING AGENDA

Tuesday, December 6, 2022 – 6:00 pm

**\*\*\* Attendees and Planning Commissioners may attend in person at City Hall or via Zoom\*\*\***

Join Zoom Meeting, Public Link: <https://us02web.zoom.us/j/88585029741>

Dial-in (phone audio) only: + 1 253 215 8782

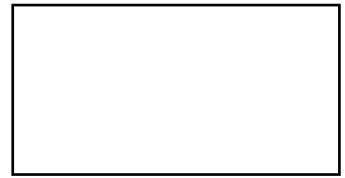
Webinar ID: 885 8502 9741

Planning Commissioners please use individual webinar links.

1. **Call to Order: 6:00 p.m.**  
Pledge of allegiance.
2. **Welcome and Introduction.**  
Planning Commission and City Staff Introductions.
3. **Audience Comments:** Topics not listed for public hearing on tonight's agenda.  
Please limit comments to **3 minutes**.
4. **Approval of Minutes from November 1, 2022.** *(Attachment)* *(ACTION)*
5. **Business Items:**
  - a) **PUBLIC HEARING: 2024 Comprehensive Plan Update Public Participation Plan** *(Attachment)*  
DCD staff has prepared a draft ordinance outlining proposed changes to POMC 20.132 to include standards for Subdivision Entry Signs. The proposed changes to POMC 20.132 have been prepared for the Planning Commission's review.
  - b) **DISCUSSION: POMC 20.132 Temporary Signage** *(Attachment)*  
DCD staff has prepared a draft ordinance with examples of temporary sign code language from other Washington cities. DCD staff asks that the Planning Commission review the draft code and discuss if the draft amending POMC 20.132 is appropriate to take to a public hearing at the December 6<sup>th</sup> meeting.
  - c) **DISCUSSION: Housing Action Plan Survey** *(Attachment)*
  - d) **DISCUSSION: Development Activity Presentation** *(Attachment)*
  - e) **DISCUSSION: City of Port Orchard Stormwater and Watersheds Comprehensive Plan 2023**
  - f) **DISCUSSION: January 2023 Meeting**

## **6. Adjourn**

**Next Planning Commission Meeting – January 3, 2023**



**Planning Commission Meeting Minutes**  
**November 1<sup>st</sup>, 2022**  
**Hybrid Zoom Teleconference**

**COMMISSIONERS:**

Present: Joe Morrison, Tyler McKlosky, Dave Bernstein, and Stephanie Bailey.

Absent: Annette Stewart, Bek Ashby, and Phil King.

**STAFF:**

Community Development Director Nick Bond, Senior Planner Jim Fisk, and Assistant Planner Josie Rademacher.

**1. CALL TO ORDER:** Commissioner Morrison called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

**2. WELCOME AND INTRODUCTION:** Commissioner Morrison introduced the present Planning Commissioners, Commissioner Mcklosky, Commissioner Bernstein, Commissioner Bailey and present City staff members, Community Development Director Nick Bond, Senior Planner Jim Fisk, and Assistant Planner Josie Rademacher.

**3. PUBLIC COMMENTS:** Public comment was open to any subject not related to the public hearing. Paul, a Port Orchard resident, commented on the Planning Commission and City Staff's effort to provide different infrastructure for a variety of socioeconomic backgrounds. Paul further commented on how Port Orchard is car dependent and hopes to see improvements in infrastructure to promote additional modes of transportation.

**4. APPROVAL OF MINUTES FROM OCTOBER 4<sup>TH</sup>, 2022:** Commissioner Bailey made a motion to approve the minutes as modified from the October 4<sup>th</sup> meeting. Commissioner Bernstein seconded the motion. The motion passed unanimously.

**5. BUSINESS ITEMS:**

- A. DISCUSSION: PUBLIC PARTICIPATION PLAN, 2024 COMPREHENSIVE PLAN UPDATE** Per request of City Staff, and action from the Planning Commission, the Public Participation Plan, 2024 Comprehensive Plan Update moved to the top of the agenda. Community Development Director, Nick Bond, introduced the first draft of the Public Participation Plan for the 2024 Comprehensive Plan Update. The City has hired a consultant, AHBL, to assist with this project. A Public Participation Plan is required for the update and outlines all of the parameters for public outreach and opportunities to participate in the planning process.

The public hearing is scheduled for December 6th 2022 Planning Commission meeting.

**B. PUBLIC HEARING: POMC 20.132 SUBDIVISION ENTRY SIGNAGE**

Senior Planner Jim Fisk shared that POMC 20.132 does not have regulations for subdivision signage, although it has been something that developers have expressed interest in creating subdivision signage for their projects. Per guidance from the Planning Commission, Staff has drafted an ordinance amending POMC 20.132 to include regulations for Subdivision Entry Signage.

Commissioner Morrison opened the public hearing.

There were no comments from the public.

Commissioner Morrison closed the public hearing.

Commissioner McKlosky made a motion to recommend the City Council to approve the ordinance amending POMC 20.132 to include regulations for Subdivision Entry Signage as presented. Commissioner Bailey seconded the motion. The motion passed unanimously.

**C. PUBLIC HEARING: POMC TITLE 20 ANNUAL “HOUSEKEEPING” AMENDMENTS**

Senior Planner Jim Fisk shared that DCD staff continually tracks errors, inconsistencies, outdated references, and omissions in Title 20 POMC (Unified Land Use and Development Code) and gathers these into one corrections ordinance each year – generally known as the annual Title 20 “housekeeping ordinance”. Staff has drafted an ordinance amending Title 20

Commissioner Morrison opened the public hearing.

There were no comments from the public.

Commissioner Morrison closed the public hearing.

Commissioner McKlosky made a motion to recommend the City Council to approve the ordinance amending POMC Title 5, 10, and 20 for housekeeping purposes as presented. Commissioner Bailey seconded the motion. The motion passed unanimously.

**D. DISCUSSION: POMC 20.132 TEMPORARY SIGNAGE**

Per request of City Staff, and action from the Planning Commission, a motion to table discussion on POMC 20.132 Temporary Signage until the December Planning Commission meeting was voted on and passed unanimously.

**E. DISCUSSION: CITY OF PORT ORCHARD STORMWATER AND WATERSHEDS COMPREHENSIVE PLAN 2023**

Per request of City Staff, and action from the Planning Commission, a motion to table discussion on the City of Port Orchard Stormwater and Watersheds Comprehensive Plan 2023 until the December Planning Commission meeting was voted on and pass unanimously.

**ADJOURN:** Commissioner Morrison adjourned the meeting at 6:41 pm.



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Annette Stewart, Chair

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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

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**PLANNING COMMISSION STAFF REPORT**

<b>Agenda Item No:</b> 5a	<b>Meeting Date:</b> December 6, 2022
<b>Subject:</b> Public hearing: 2024 Comprehensive Plan Periodic Update - Public Participation Program	<b>Prepared by:</b> Nick Bond, AICP, Development Director

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**Issue:** The Department of Community Development is beginning the 2024 Comprehensive Plan Periodic Update, which is proposed to be adopted by December 2024. Comprehensive Plan updates potentially interest residents in and around Port Orchard, businesses, utility providers and public service providers, staff have prepared a draft Public Participation Program to provide the Comprehensive Plan update a schedule and proposed actions to engage the public in the update process, to indicate how information will be disseminated to a broad range of interested parties, and to provide multiple options for the public to provide comments and other input to reviewing bodies.

The draft Public Participation Program introduces the City’s 2024 Comprehensive Plan periodic update schedule, provides the purpose and objectives of the update, and identifies opportunities for the public to provide input through surveys, workshops, and public meetings. Additionally, the program indicates the roles of the public, decision makers and other reviewers, and describes the methods and tools that will be used to obtain public participation.

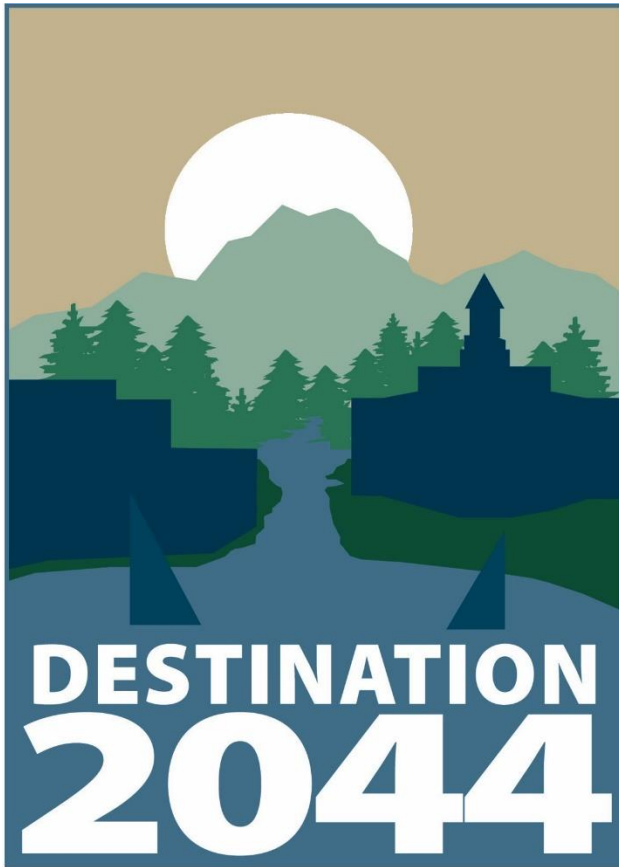
Staff introduced the Public Participation Program to the Planning Commission at the November 1, 2022 Planning Commission meeting and directed staff to schedule a public hearing at the December Planning Commission meeting. After the November meeting, staff properly provided public notice for the December 1 public hearing consistent with the requirements of POMC 20.25 on November 22, 2022. As of the date of Report preparation, the Department of Community Development has not received comments regarding the proposed Public Participation Program.

The proposed Public Participation Program is presented for the Planning Commission’s review and recommendation to the City Council. After a recommendation from the Planning Commission the Public Participation Plan and the Commission’s recommendation will be forwarded to the City Council for action.

**Recommendation:** Staff recommends approval of the Public Participation Plan as presented.

**Suggested Motion:** “I move to recommend that the City Council approve a Resolution adopting the 2024 Comprehensive Plan Update Public Participation Program, as presented.”

**Attachments:** Draft Public Participation Program for 2024 Comprehensive Plan Periodic Update



# City of Port Orchard 2024 Comprehensive Plan Update

## Public Participation Program

### City of Port Orchard Department of Community Development

Mailing Address: 216 Prospect St., Port Orchard WA 98366

Physical Address: 720 Prospect Street, Port Orchard

Phone: (360)874-5533

E-mail: [planning@cityofportorchard.us](mailto:planning@cityofportorchard.us)

Website: <https://www.cityofportorchard.us/2024-comprehensive-plan-periodic-update/>

Facebook: <https://www.facebook.com/people/City-of-Port-Orchard-Government/100064446051899/>

Nick Bond, AICP City Development Director

[nbond@cityofportorchard.us](mailto:nbond@cityofportorchard.us)

Jim Fisk, AICP Senior Planner

[jfisk@cityofportorchard.us](mailto:jfisk@cityofportorchard.us)

Stephanie Andrews, Senior Planner

[Sandrews@cityofportorchard.us](mailto:Sandrews@cityofportorchard.us)

Jacob Miller, Associate Planner

[jmiller@cityofportorchard.us](mailto:jmiller@cityofportorchard.us)

Josie Rademacher, Assistant Planner

[jrademacher@cityofportorchard.us](mailto:jrademacher@cityofportorchard.us)

## I. INTRODUCTION

Port Orchard is conducting a periodic review of its Comprehensive Plan as required by the Washington State Growth Management Act (GMA). As a city in Kitsap County, Port Orchard is required to complete its update by December 31, 2024. The entire Comprehensive Plan will be reviewed and updated with review to include the following elements or chapters:

- Introduction
- Land Use
- Housing
- Parks
- Natural Systems
- Climate
- Economic Development
- Utilities
- Transportation
- Capital Facilities
- Appendices

In addition to the review and update of these elements and chapters, the City will also conduct a consistency evaluation to ensure that its development regulations are consistent with the updated comprehensive plan, the Growth Management Act, Vision 2050, and the Kitsap Countywide Planning Policies.

The GMA requires early and continuous public participation in the Comprehensive Plan and Municipal Code Update in RCW 36.70A.140:

*Each county and city that is required or chooses to plan under RCW 36.70A.040 shall establish and broadly disseminate to the public a public participation program identifying procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans. The procedures shall provide for broad dissemination of proposals and alternatives, opportunity for written comments, public meetings after effective notice, provision for open discussion, communication programs, information services, and consideration of and response to public comments [...]*

The purpose of this document is to identify the City of Port Orchard's public participation objectives, approach, audiences, schedule, and opportunities for public participation. This document may be updated over time to reflect the needs of the Comprehensive Plan and Municipal Code Update project and experiences in early outreach to ensure public participation is effective.

## II. OBJECTIVES

The Port Orchard Comprehensive Plan Update Public Participation Objectives include:

- Meeting the public participation goals of the Growth Management Act.

- Offering engaging opportunities to the Port Orchard community to participate in planning and comment on the future of the city.
- Providing objective information to assist the public in understanding issues and solutions.
- Providing opportunities for the public to provide feedback through all phases of the review.
- Using a variety of participation methods (such as meetings, media, social media, mailers, etc.) to offer all residents a variety of ways to participate.
- Making the review inclusive to people of all ages, races, cultures, and genders.
- Making the plan itself easily accessible to residents of the community.
- Asking questions of the community in order to gain new insights about Port Orchard and choices about the Comprehensive Plan policies, regulations, and implementation strategies.
- Identifying GMA requirements, policy trade-offs, and opportunities to voice unique conditions about Port Orchard.

### **III. APPROACH**

The 2016 Comprehensive Plan Periodic Update was a major overhaul of the City's guiding document. In 2024, the City envisions a light refresh of the 2016 document to address regional objectives, changes to state law, and changes in community preferences. The City intends to check in with the public on progress toward achieving previously stated goals while seeking input on how to best achieve regional objectives and implement state law.

The City has hired a team of consultants lead by AHBL, Inc. to assist with the 2024 periodic update. The City has other consultants working on related plans that will be utilized in the comprehensive plan update process including:

- Water System Plan
- Sewer System Plan
- Stormwater System Plan
- Housing Action Plan
- Transportation Plan and Modelling

Other recently completed plans and reports will also inform the planning process and include but are not limited to:

- The 2022 Port Orchard Parks, Recreation, and Open Space Plan
- The 2021 Kitsap County Buildable Lands Report
- The Port Orchard Downtown Subarea Plan
- The Ruby Creek Subarea Plan
- The McCormick Village Subarea Plan
- The South Kitsap School District Capital Facilities Plan
- The West Sound Utilities District Water System Plan
- The West Sound Utilities District General Sewer Plan
- The Blackjack Creek Watershed Assessment Protection and Restoration Plan
- The City's 6- and 20-Year Transportation Improvement Programs
- The Bethel Sedgwick Corridor Plan

The City has a separate contract with Transportation Solutions, Inc. (TSI) to assist with updating the City's transportation model and transportation element, though TSI is also a member of the team led by AHBL. The City is working with other consultants on updates to utility system plans and these system plan updates will be utilized to inform the Utilities Element Update. The City and the consultant team will consult with West Sound Utility District and the City of Bremerton to inform the Utilities Element of the Comprehensive Plan. The Housing Action Plan currently under development using Department of Commerce Grant funds will inform the Housing Element. Finally, the recently completed Parks, Recreation, and Open Space Plan adopted in 2022 will be used as the basis for the Parks Element.

#### **IV. AUDIENCES**

There are several audiences - individuals and agencies - that will participate in the 2024 Port Orchard Comprehensive Plan Update, and each will become engaged in the process in different ways

- General Public: Port Orchard residents, property owners, and business owners.
- Elected and Appointed Officials: City Councilmembers, Planning Commissioners, Design Review Board Members.
- Non-City Service Providers: West Sound Utility District, City of Bremerton (Water), South Kitsap Fire District, Kitsap Transit, South Kitsap School District, etc.
- Non-governmental Organizations: Chamber of Commerce, Rotary Club of Port Orchard and other service clubs, the Port Orchard Bay Street Association (POBSA), Kitsap Alliance of Property Owners (KAPO), etc.
- State, Regional, and Other Local Governments: Puget Sound Regional Council, Kitsap County, Kitsap Regional Coordinating Council, The Suquamish Tribe, and the cities of Bremerton, Gig Harbor, Poulsbo, and Bainbridge Island, WSDOT, the Department of Commerce, the Department of Ecology, the Port of Bremerton, and the Department of Natural Resources.

#### **V. ROLE OF DECISION MAKERS**

**City Council:** The City Council will provide policy guidance and is the final decision maker for the Comprehensive Plan update. Council members will be notified of public workshops and are invited to participate early on in the planning process. All public workshops will be noticed appropriately so that all Council members are able to fully participate in these events in the event of a quorum. The Council will receive periodic briefings on the update and will review the Planning Commission recommendations on the periodic update to the Comprehensive Plan. Council will hold a public hearing on the final draft periodic update to the Comprehensive Plan prior to taking final action.

**Planning Commission:** The Planning Commission will provide policy recommendations for the periodic update to the Comprehensive Plan and ensure that the public is involved throughout the process. The Planning Commission will review the draft update on a chapter-by-chapter basis, providing opportunities for public comments while providing feedback and recommendations to the administration. All public workshops will be noticed appropriately so that all Planning Commission members are able to fully participate in these events in the event of a quorum. The Planning Commission shall forward its final recommendation to the City Council for the periodic update no later than October 31, 2024.

**Administration:** The Administration will oversee staff and consultant work on the periodic update. They will facilitate public meetings and present draft materials to the Planning Commission and City Council for review. They will revise documents as needed and provide all materials to Planning Commissioners and City Council members in a timely manner.

## **VI. ROLE OF THE PUBLIC**

The Comprehensive Plan is primarily written for and with guidance from the public. It contains their preferences, ideas, and policy objectives. During the update is important to retain the public's interest by making citizen participation as accessible as possible. This will be accomplished through advertising, outreach, stakeholder involvement, and numerous public events.

Goal 11 of the GMA requires citizen participation and coordination: *"Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts."* The Washington State Department of Commerce lists benefits of including citizens in the process:

- Enhances the quality of planning by incorporating a wide variety of information and perspectives.
- Allows communities to make decisions based on shared values.
- Engage citizens in the ownership of local land use challenges and solutions.
- Educates and empowers citizens.
- Supports swift and efficient project implementation.
- Ensures that good plans remain relevant over time.
- Fosters a sense of community, and trust in government.

This Public Participation Program is intended to supplement existing City regulations and procedures for the processing and adoption of policy materials and development regulations.

## **VII. METHODS AND TOOLS**

Techniques for public participation vary in scale, technology, structure, and timing. The primary means of participation will be the traditional public meeting at several key points during the update process. Meetings will likely be held in a hybrid virtual/in-person format to ensure that all members of the public are encouraged to participate. All meetings offering virtual engagement components will be recorded to provide citizens with an opportunity to follow this process at their convenience. Port Orchard has a historical lack of citizen interest in planning processes, so it essential to encourage involvement from as wide an audience and as early as possible.

The following tools will be employed to achieve widespread and ongoing citizen involvement:

- Public open houses and meetings
  - Background presentations, educational lectures, workshops, roundtables, one-on-one interviews, activities, games, etc.
  - Encouragement of participation by attendees
  - Effective notice:
    - Underrepresented groups will be specifically targeted for outreach
    - The date, time, and location of events will be published early enough and widely enough for all interested citizens to be notified



- Notice will be published in the City’s official newspaper of record
  - Regular press releases will be published ahead of public meetings, and city staff will be available for interested reporters and media outlets
  - Postings in public spaces, social media updates, and email subscription lists
- Focus events
  - Small scale focus groups with underrepresented members of the community (at schools, businesses, neighborhood centers, etc.
  - Presentations and workshops with community organizations and neighboring jurisdictions
- Opportunities for open discussion
  - Speaking sessions and roundtables at meetings
  - Additional public comment periods at Planning Commission, Council, and sub-committee meetings
- Written comments
  - Online meetings
  - Public feedback
  - Online surveys
  - Comment forms available at public meetings
- Surveys
  - Online and paper surveys will be conducted to collect public opinion on a wide range of topics and from a diverse and representative sample.
- Distribution of background information
  - The current Comprehensive Plan and other relevant documents will be easily accessible on the City website and available at the Port Orchard branch of the Kitsap Regional Library.
  - Information will be shared with the Planning Commission, city departments, and regional agencies as needed.
- Public hearings
  - The Planning Commission will conduct public hearings on the draft plan elements and on the final draft plan prior to making a recommendation to the City Council. Written and oral testimony will be accepted at public hearings.
  - The City Council will conduct a public hearing on the final draft plan prior to adoption. Written and oral testimony will be accepted at this public hearing.
- SEPA
  - The city's environmental process will include opportunities for the public to provide comments on the proposed plan and its possible adverse impacts.
- Interested Parties List
  - The city will build and maintain an interested party's notification list and provided notice to interested parties when opportunities to participate in public workshops or to provide testimony exist.

### **XIII. SCHEDULE AND OPPORTUNITIES FOR PUBLIC PARTICIPATION**

(See Appendix A attached)

### **IX. CONCLUSION**

A public meeting was held to discuss the draft Public Participation Program on **November 1, 2022** by the Port Orchard Planning Commission to review and provide comments on the draft Program. A subsequent public hearing on this Program was held on **December 6, 2022** by the Planning Commission at which time the plan was recommended for approval by the City Council. The Port Orchard City Council adopted the program at its regular meeting on **December 13, 2022**. This program may be updated administratively as conditions change or additional resources to support outreach activities become available. A current copy of the program shall be available for viewing at the front counter of the Department of Community Development and on the city's website.

	2022				2023								2024															
	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December
<b>Task 1</b> <i>Gap Analysis of the City's Planning and Policy Documents</i>																												
1.1 Collect Data and Review Current Plans and Policies																												
<b>Task 2</b> <i>Public Engagement</i>																												
2.1 Prepare a Public Participation Plan																												
2.2 Public Workshops																												
2.2.1 Update Kick-off and Visioning Workshop					X																							
2.2.2 Policy Workshop							X																					
2.2.3 Land Use Strategies Workshop									X																			
<b>Task 3</b> <i>Draft Subarea Plan Development</i>																												
3.1 Prepare First Complete Draft of the Document																												
3.2 Demographic/Market Analysis																												
3.3 Design Analysis																												
3.4 Land Use/Urban Design Plan																												
3.5 Technical Analysis																												
3.6 Prepare First Complete Drafts of the Subarea Plans																												
3.7 Prepare Revised Final Draft of the Subarea Plans																												
3.8 Public Workshop with Subarea Plans													X															
<b>Task 4</b> <i>Draft Comprehensive Plan Update</i>																												
4.1 Prepare First Complete Draft of the Document																												
4.2 Prepare Revised Draft of Comprehensive Plan																												
4.3 Public Workshop for Comprehensive Plan Update															X													
<b>Task 5</b> <i>SEPA Environmental Review, Final Drafts, and Adoption</i>																												
5.1 Draft Plans and SEPA Checklist																												
5.2 Planning Commission Meetings																								X	X	X		
5.3 City Council Meetings																								X	X	X		
5.4 Final Plans																												
<b>Task 6</b> <i>Development Regulations and Critical Areas Code Update</i>																												
6.1 Development Regulations Update																												
6.2 Critical Areas Code Update																												

X - Meeting Date



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**PLANNING COMMISSION STAFF REPORT**

<b>Agenda Item No:</b> 5(b)	<b>Meeting Date:</b> December 6, 2022
Revisions to POMC 20.132 –	Nick Bond, Development
<b>Subject:</b> Temporary Signage	<b>Prepared by:</b> Director

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**Issue:** The current regulations allow temporary signage as defined in [Port Orchard Municipal Code \(POMC\) 20.132.290](#) to be placed within public right-of-way outside of the roadway provided the temporary signage placement is consistent with the regulations of [POMC 20.132.270](#). Currently, regulations are not in place to allow City staff to remove temporary signage unless the placement, size or material is inconsistent with the minimum code requirements. City staff cannot remove dilapidated signage as POMC 20.132.270 indicates the person responsible for placement of the sign is also responsible for its removal.

Over several months staff has been made aware of a significant amount of temporary signage in public right-of-way. POMC 20.132 does not regulate or have measures to enforce temporary signage removal, such as the signage shown in the attached exhibit. Temporary signage that meets the standards outlined in POMC 20.132.270 does not require a permit.

The Planning Commission reviewed and discussed the issue at the September 6<sup>th</sup>, October 4<sup>th</sup> and the November 1<sup>st</sup> Planning Commission meetings. Staff discussed temporary sign issues with the Land Use Committee at the October 19<sup>th</sup> Land Use Committee meeting. During this process the Planning Commission provided guidance the staff on development of regulations pertaining to temporary signage in public right-of-way.

To support these efforts staff must create a record which demonstrates that the temporary signage under consideration is a nuisance or if such signage is dangerous. Over the next several months, staff will create a record of nuisance/dangerous temporary signage by documenting temporary signage at certain locations throughout Port Orchard. The created record will provide the basis for code amendments which may regulate temporary signage.

**Recommendation:** The Planning Commission should postpone a public hearing until the record is created. Staff recommends that the temporary signage item be brought back to Planning Commission for further discussion and possible public hearing in early 2023.

# Housing Action Plan Survey

Port  
ORCHARD



Survey participants can enter a raffle to win one of three \$50 Visa gift cards!



Visit the link or scan the QR code.  
[www.surveymonkey.com/r/8DV5FQ9](http://www.surveymonkey.com/r/8DV5FQ9)

The cost of housing is an issue for everyone. Please take a brief survey on your family's living situation and housing preferences to help us better understand housing challenges and opportunities for people living and working in Port Orchard.

Learn more at the project website: [portorchardwa.gov/housing-action-plan](http://portorchardwa.gov/housing-action-plan)





A landscape photograph of a golf course. In the foreground, a green fairway is partially covered with grey gravel or sand. A group of geese is scattered across the middle ground. The background is filled with a dense line of trees, including evergreens and deciduous trees with some autumn-colored leaves. The sky is a clear, pale blue.

# City of Port Orchard Development Activity

November 22, 2022



# McCormick Village

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- Under Construction
  - Division 1 – 84 Lots
  - Division 2 – 66 Lots
  - Division 3 – 38 Lots
  - Division 4 – 40 Lots
- Permit Review Underway:
  - Commercial Village – 20,000 square feet commercial
  - Residential Village East – 70 Lots plus ADUs and Apartments
- Future Phase
  - Residential Village West - +/-100 Lots Plus ADUs, Paseo Homes, and 8-Plexes







# McCormick Village Master Plan

- LDAP Application Submitted for Commercial Area
- Subdivision Application Submitted for Residential East Area



# McCormick Trails (McCormick West)

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- Under Construction
  - Division 11 – 99 Lots
  - Division 12 – 136 Lots
  - Division 13 – 111 Lots
  - Division 14 – 120 Lots
- Future Phases
  - Divisions 15-23 in future years – 1,070 Additional Lots







# Stetson Heights/Stetson Ridge

Total of 412 Lots

Final Plat Issued on Phases 1, 2, and 4 – Housing Construction Underway.

Phase 3 Final Plat Pending

Stetson Ridge Preliminary Plat Hearing Held 11/08/2022



# Sinclair Apartments Phase 2

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- 63 Housing Units
- Includes Ground Floor Live/Work Units
- Gravity Coffee Drive Through





# Haven Apartments and Haven Townhomes

- 236 Apartments
- 114 Townhomes (Q1, 2023)
- New Sewer Lift Station





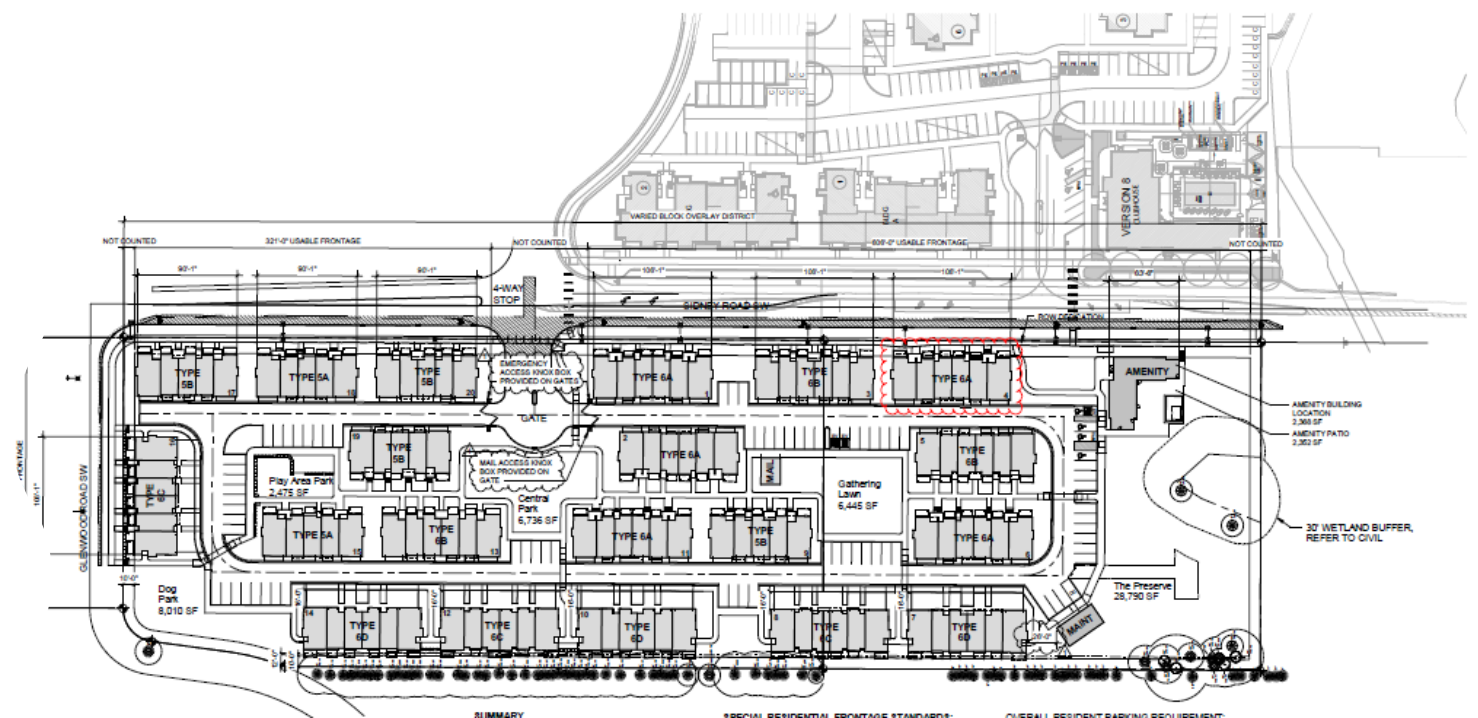


## Haven Apartments

- 236 Apartments
- Certificates of Occupancy Issued on first 3 buildings.

# Haven Townhomes

- Permits Issued, Construction Expected Q1 2023
- 114 Townhome Units
- Located on west of Sidney across from Haven Apartments





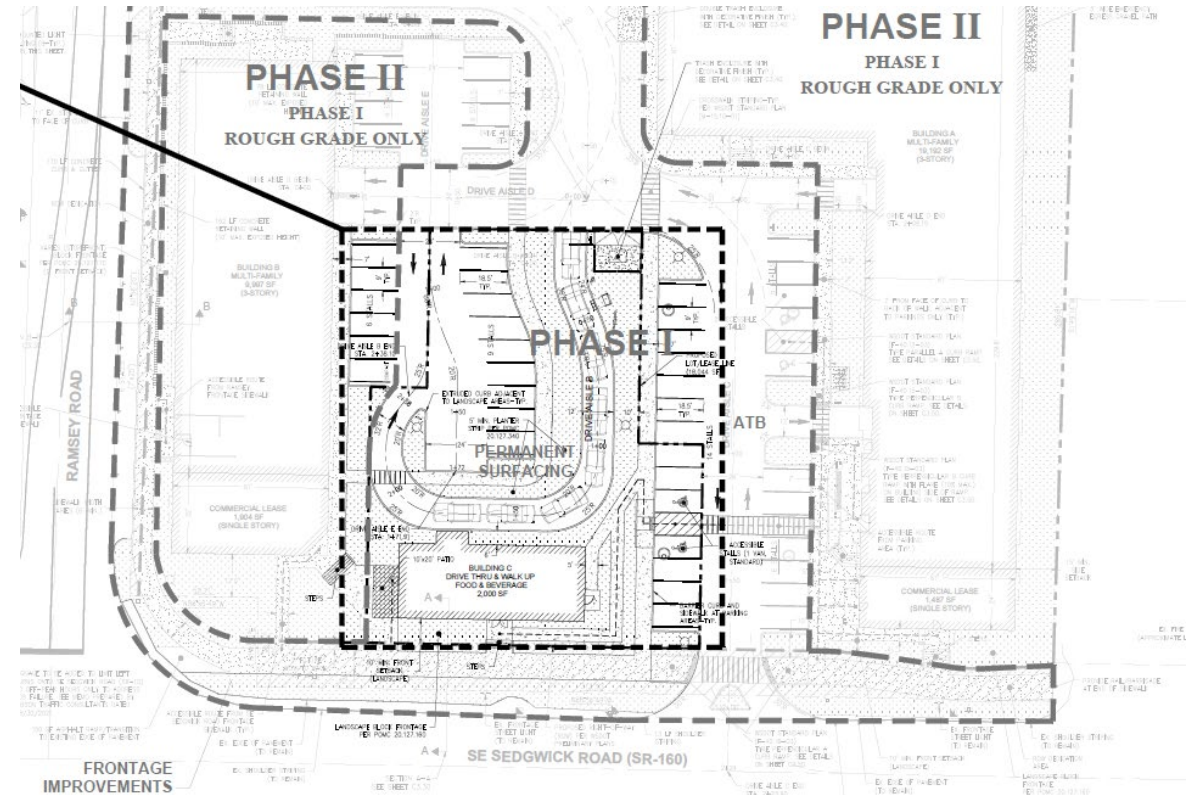
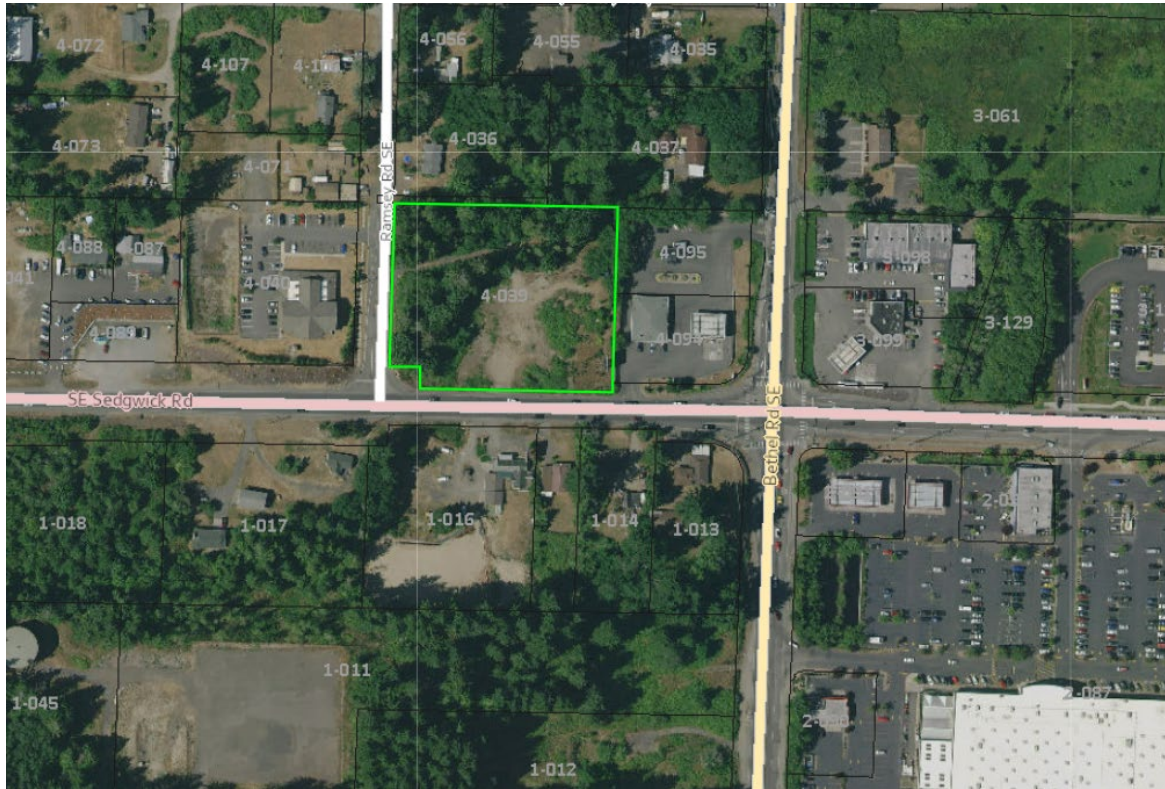
# Magnolia Ridge and Geiger Plat

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- Blueberry Ridge Plat (now Magnolia Ridge) – 106 Lots – All building permits now issued.
- Geiger Plat (now Sidney Ridge) – 46 Lots



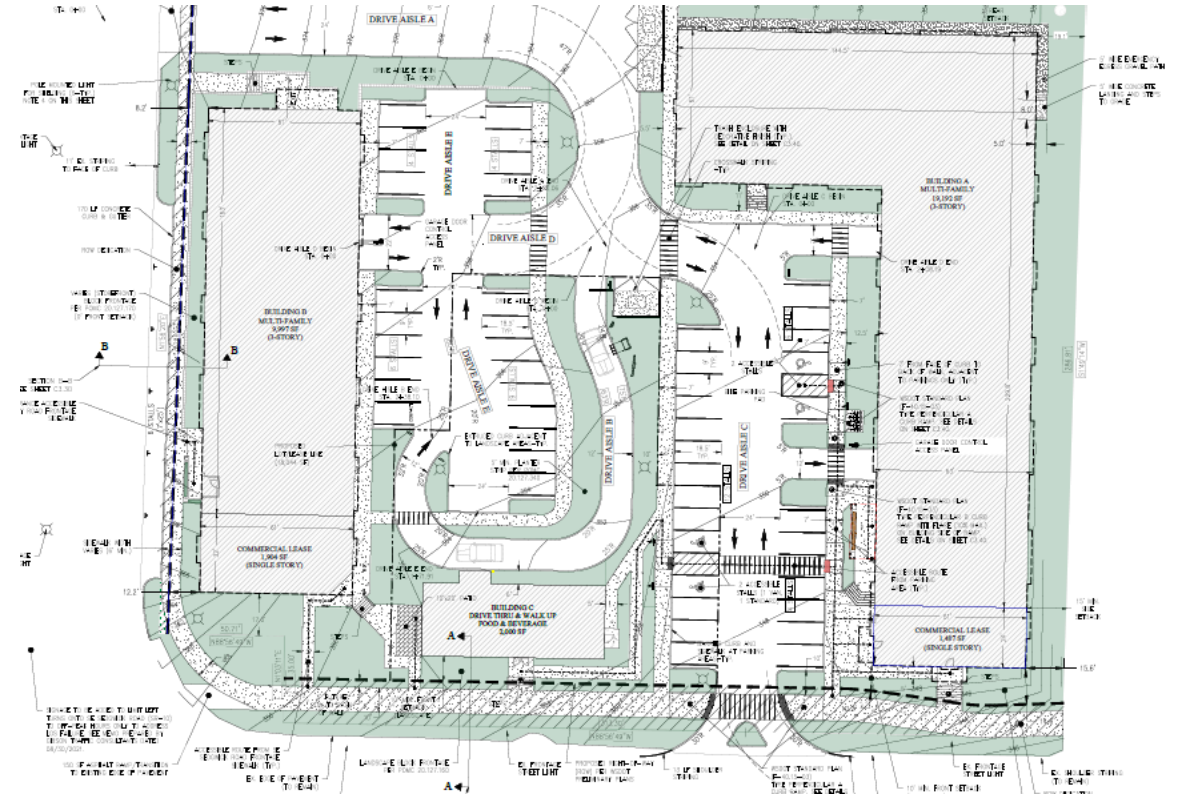




# Meyer's Sedgwick

- Ramsey Mixed-Use Apartments
- Coffee Shop





## Meyer's Sedgwick

- The Ramsey Mixed Use - 99 Units
- Retail Space
- Coffee Shop w/Drive Through

# THE RAMSEY APARTMENTS

1489 SE SEDGWICK RD

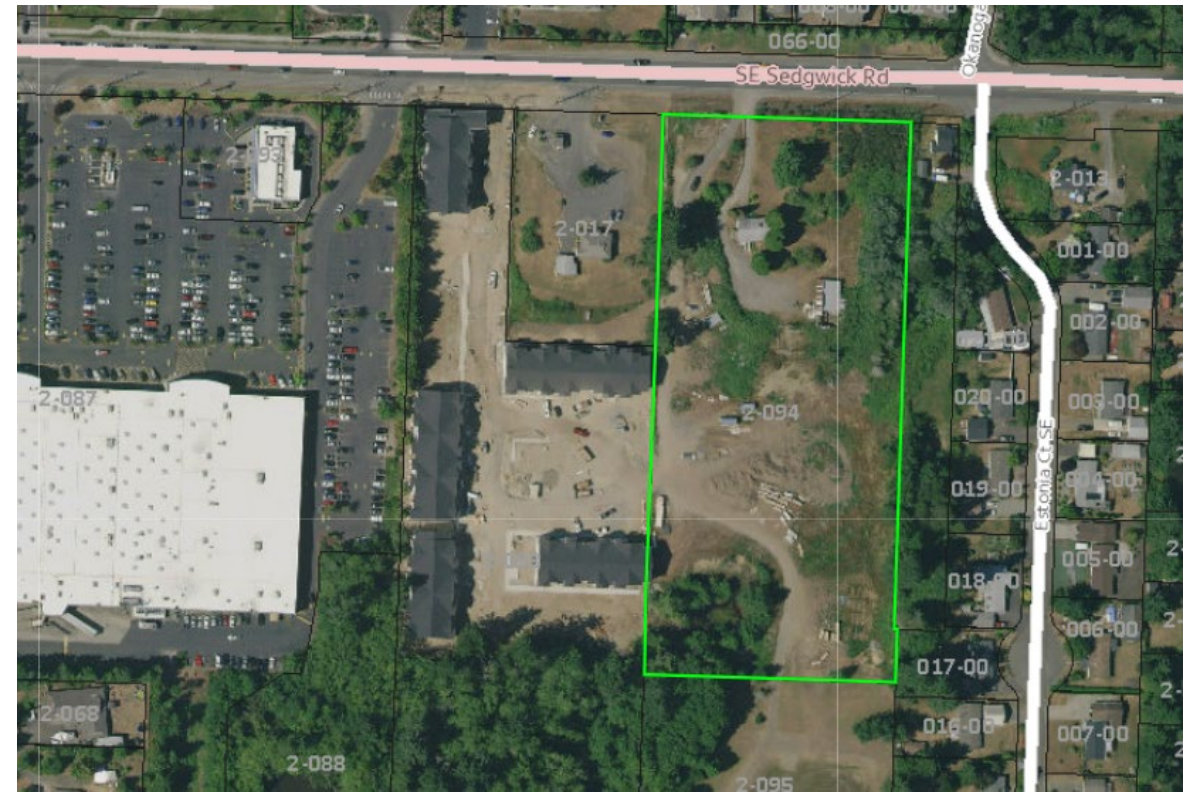
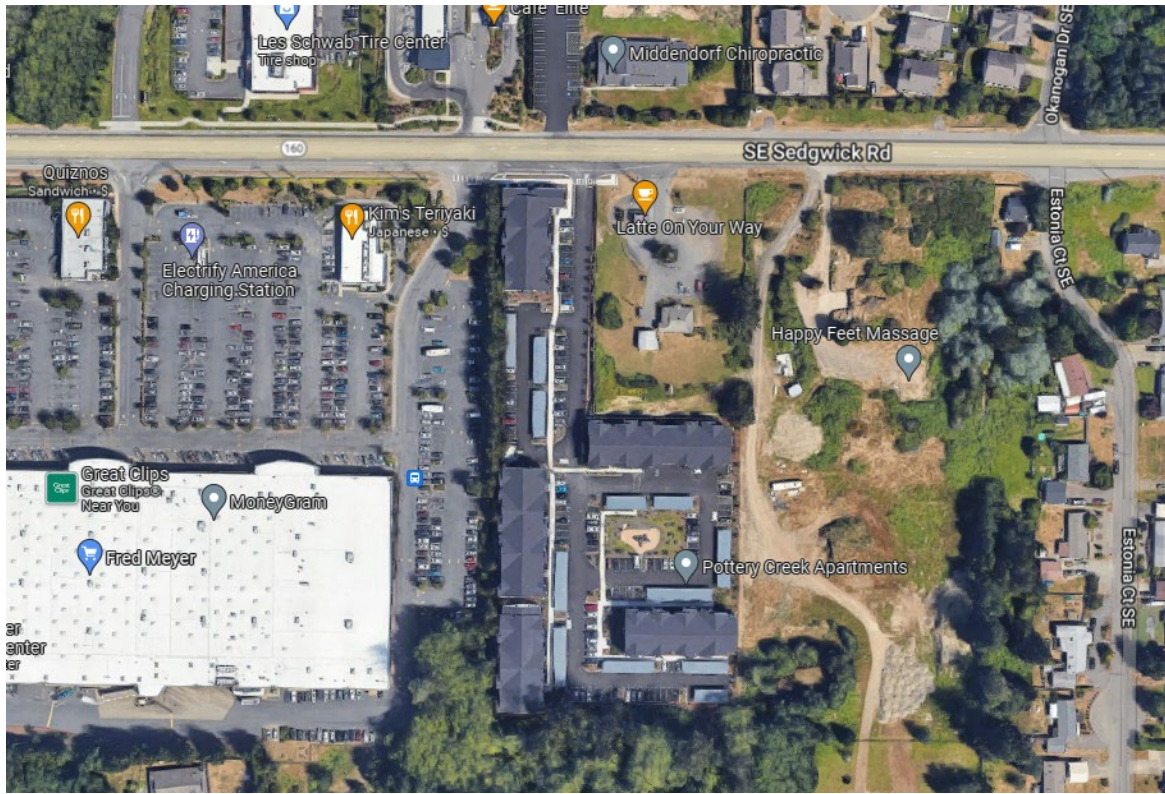
COUNTER COMPLETE  
Permit Center

APR 18, 2023

City of Port Orchard  
Community Development



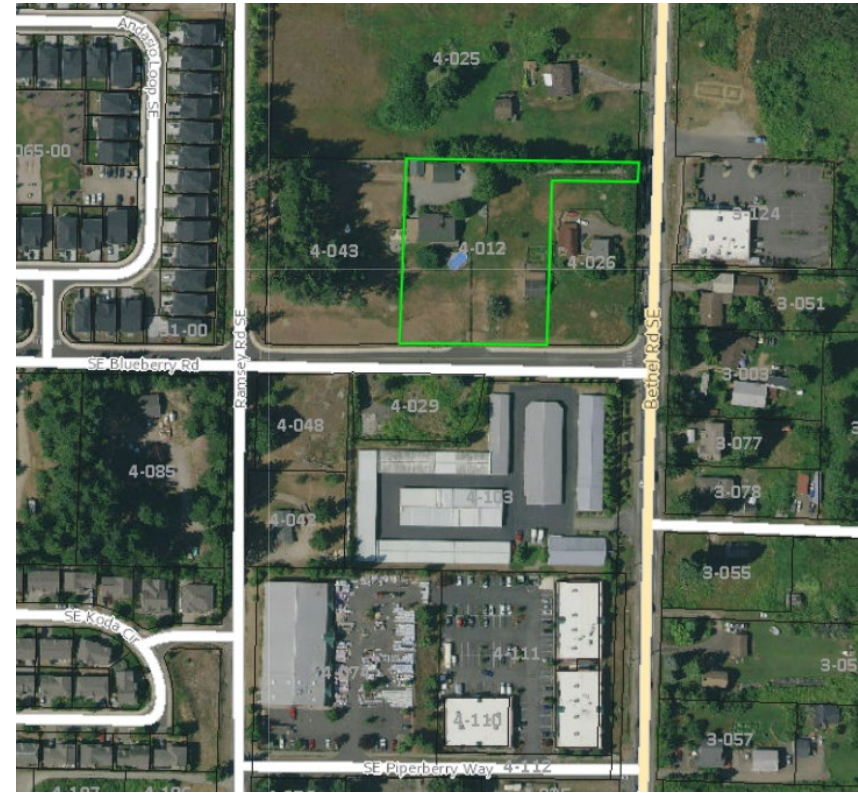
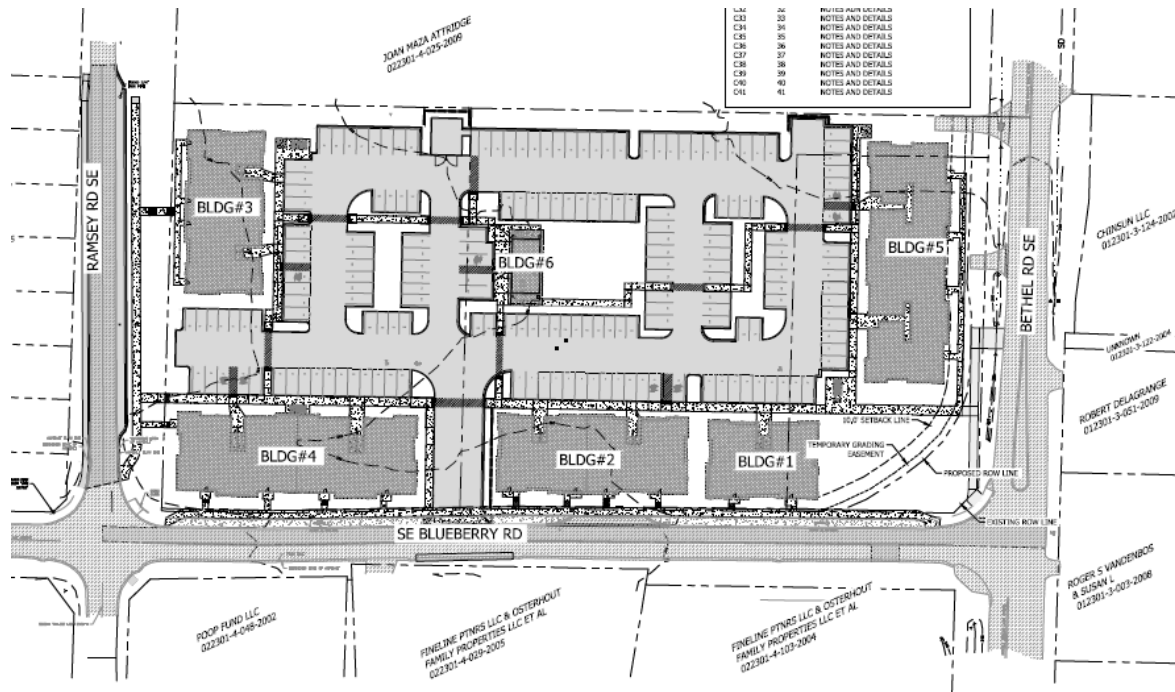




## Pottery Creek Apartments

- Phase 1 – 136 Units (Recently Completed)
- Phase 2 – 192 Units (Building Permit Applications Submitted and Under Review)





# Blueberry Apartments

- 108 Apartments
- LDAP and Building Permit Applications Submitted

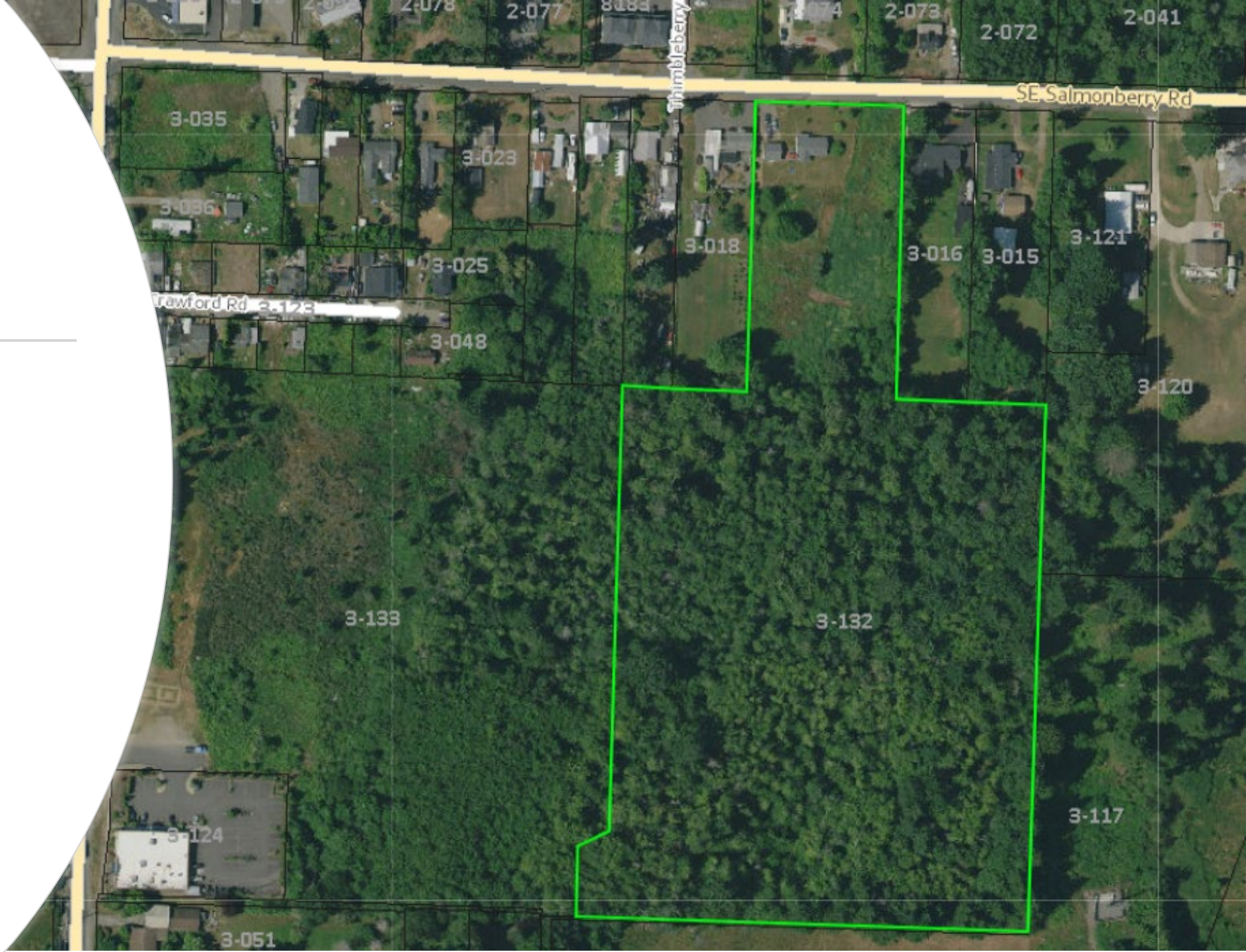




## Hidden Hills Apartments

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- 150 Apartments – LDAP  
Application Under Review





# Hidden Hills Apartments

- 150 Apartments – LDAP Application Under Review

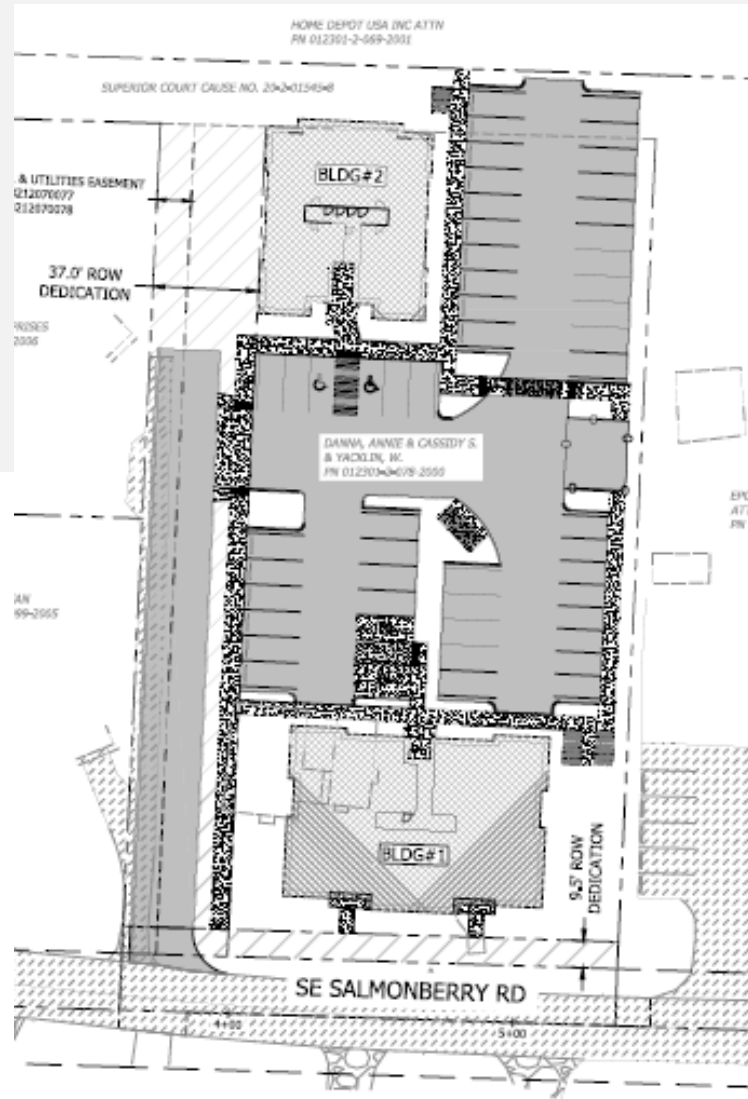
This site plan illustrates the layout of the Hidden Hills Apartments. The main building is a long, rectangular structure with multiple units. To the right of the building is a parking area. The site is bordered by SE Salmonberry Road to the north and an Office Clubhouse to the south. Landscaping includes various tree types and shrubs, with specific callouts for 'ACER 10' - 10' Spaced Planting', 'MANYA 10' - 10' Spaced Planting', and 'MANYA 10' - 10' Spaced Planting'. A 'FENCE' line is shown along the eastern boundary. A 'LEGEND' is provided at the bottom left, defining symbols for 'EDGE OF BUFFER AND CROWN CAMP TRAIL'.

This detailed site plan, labeled 'PHASE 2', shows the building layout and landscaping for the Hidden Hills Apartments. The building is a large, multi-story structure with a central courtyard area. The site is bordered by SE Salmonberry Road to the north and an Office Clubhouse to the south. Landscaping includes various tree types and shrubs, with specific callouts for 'MANYA 10' - 10' Spaced Planting', 'MANYA 10' - 10' Spaced Planting', and 'MANYA 10' - 10' Spaced Planting'. A 'FENCE' line is shown along the eastern boundary. A 'LEGEND' is provided at the bottom left, defining symbols for 'EDGE OF BUFFER AND CROWN CAMP TRAIL'. The plan also includes a 'NATIVE BUFFER VEGETATION' area and a 'PHASE 2' label.



# Salmonberry Apartments

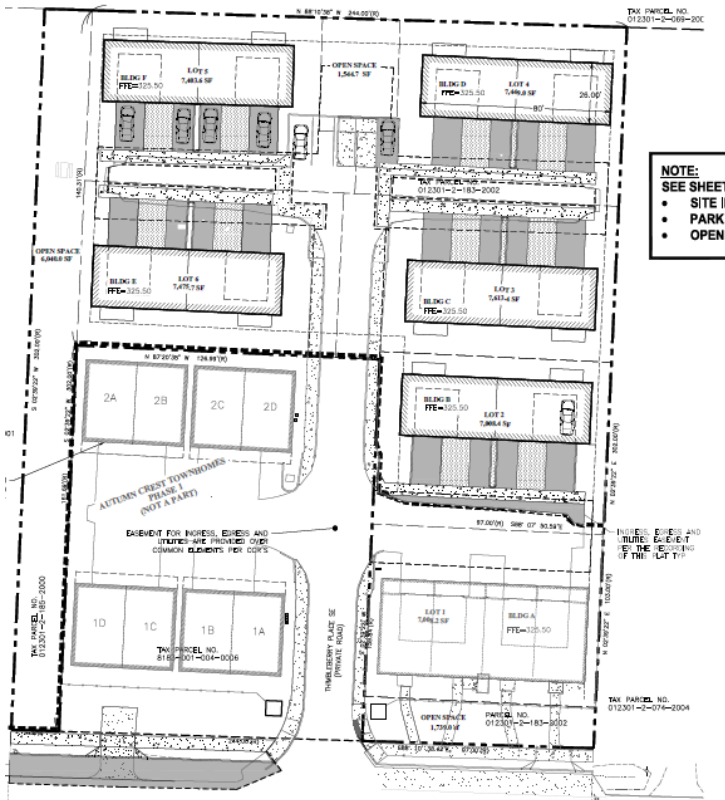
- 28 Apartments
- Dedicated Access to Home Depot Site
- Building Permit Applications Submitted





# Thimbleberry Townhomes

THIMBLEBERRY LOTS 2-6 L.D.A.P.



20 Townhomes  
Binding Site Plan  
Application Submitted

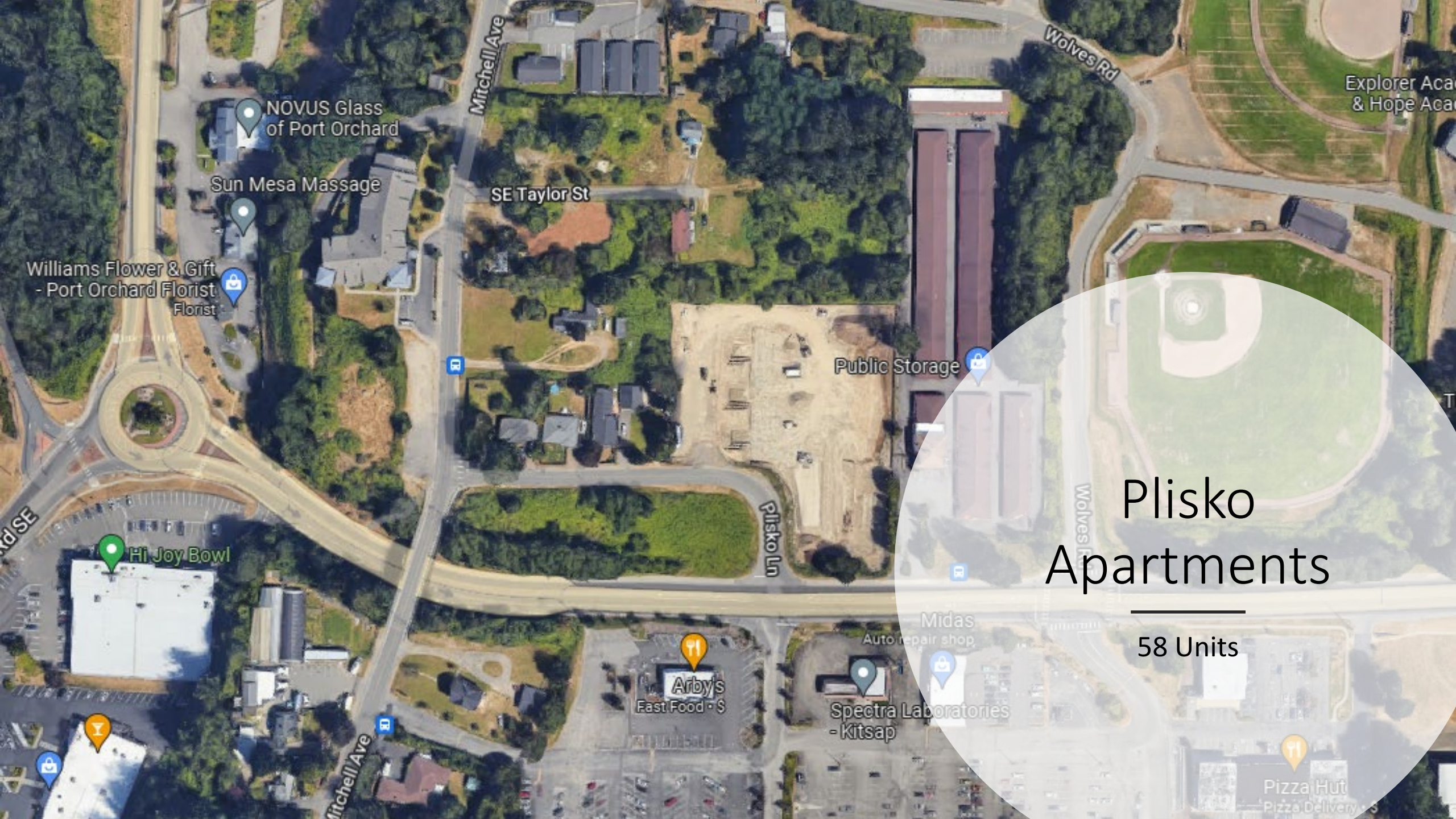




# Riverstone Plat and Bridgeview Apartments

- Bridgeview Apartments: 136 Units
- Riverstone Plat: 39 Lots
- Contour Apartments: 24 Units





NOVUS Glass of Port Orchard

Sun Mesa Massage

Williams Flower & Gift - Port Orchard Florist

Mitchell Ave

SE Taylor St

Wolves Rd

Explorer Aca & Hope Aca

Public Storage

# Plisko Apartments

58 Units

Midas Auto repair shop

Arby's East Food - S

Spectra Laboratories - Kitsap

Pizza Hut Pizza Delivery

nd SE

Plisko Ln

Wolves Rd

Mitchell Ave



# Payseno Apartments, Overlook Apartments

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- Overlook Apartments – 117 Units
- Payseno Apartments – 57 Units





## Heronview Mixed-Use

- Shoreline Substantial Development Permit Application Submitted
- 117 Apartment Units
- 8 Live/Work Units
- 6,000 square feet retail.



# 429 Bay Street

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- 39 Apartments
- Ground Floor Retail
- Permits Issued
- Former Lighthouse Restaurant Site (aka Cheers, Tweten's)



1 PERSPECTIVE SOUTH

Subject to Field  
Correction, as Required  
by the Building Inspector



PERSPECTIVE NORTH

