

Appendix D: Prior Alternatives 2006 and 2012

Prior Alternatives Overview

Kitsap County has issued two environmental impact statements addressing growth in unincorporated Kitsap County in the context of countywide growth.

- Kitsap County 10-Year Comprehensive Plan Update – Integrated Plan and Environmental Impact Statement (EIS), Volume II: Final EIS, December 2006.
- Kitsap County Urban Growth Area (UGA) Sizing and Composition Remand, Final Supplemental EIS, August 10, 2012.

Kitsap County decision makers will be considering alternatives that review lands inside and outside of UGAs that have been considered in the past planning efforts and may refer to the 2006 and 2012 EISs as part of their decision making process.

Table 1 compares the total area considered in the 2006 range of alternatives. It is likely the area was based on gross acres. Maps of the alternatives are attached. The 2006 alternatives considered the most extensive geography of urban growth. The Preferred Alternative is the basis for the 2012 No Action Alternative described on following pages.

Table 1. 2006 FEIS: Overview of Alternatives: Unincorporated Kitsap County

	CPP Growth Target (2005–2025)	Alternative 1 (No Action)	Alternative 2	Alternative 3	Preferred Alternative
Unincorporated UGA	Not applicable	38.4 square miles outside of cities, no change in UGA from December 2005 update.	51.8 square miles outside of cities, an expansion of 13.4 square miles, or a 35% increase.	57.6 square miles, an expansion of 19.2 square miles or a 50% increase.	51.1 square miles, an expansion of 12.7 square miles, or a 33% increase.

¹CPP population targets represent an adjusted target to account for growth from 2005 to 2025, rather than the 2000 to 2025 period for which the targets were adopted as part of the Kitsap County CPP. The target established in 2000 was adjusted for this analysis to account for growth that occurred from 2000 to 2004. Adjustments were according to an average annual rate of growth based on the 2000 and forecast 2025 conditions.

²Capacity estimates are based on the County's Updated Land Capacity Analysis. See 2006 Final EIS Appendix B for an example using the Preferred Alternative.

Table 2 compares the acres of the alternatives under consideration with the 2012 Supplemental EIS. It appears to be based on parcel acres¹. The 2012 Preferred Alternative is similar to the 2016 Alternative 1 No Action.

Table 2. 2012 Alternatives: Study UGA Acres

Geographic Assumptions	Alternative 1	Preferred Alternative	Alternative 2	No Action
Study UGAs as proposed, excluding annexations post 2006	17,260	20,141	21,698	24,491
Annexation Acres 2006-2012	3,512	3,512	3,512	3,512
Study UGAs with Annexations 2006-2012	13,748	16,629	18,186	20,979
Acre Difference with No Action	7,231	4,350	2,793	-
Percent Difference with No Action	-35%	-21%	-13%	0%

Source: Kitsap County Special Projects Division 2012; BERK

Table 3 compares the features of the 2012 Alternatives. Maps of the alternatives are attached. Compared to 2006 alternatives UGA territory was reduced.

Table 3. 2012: Overview of Alternatives

Feature	Alternative 1	Preferred Alternative	Alternative 2	No Action Alternative
Land Capacity Method	Change based on local circumstances – focus on assumed densities.	Change based on local circumstances – focus on both assumed densities and discount factors, except exclude changes to the market factor.	Change based on local circumstances – focus on both assumed densities and discount factors.	Retain land capacity method, except recognize adopted BLR low density residential densities.
Land Use Map	Greatest UGA reductions and reclassifications of removed territory to rural classifications.	Intermediate UGA reductions and reclassifications of removed territory to rural classifications. Smaller than Alternative 2, but greater than Alternative 1.	Intermediate UGA reductions and reclassifications of removed territory to rural classifications.	No change to current UGA boundaries.
Plan Policies	Amend Comprehensive Plan for consistency. Modify capital facilities plans and policies.	Amend Comprehensive Plan for consistency. Modify capital facilities plans and policies.	Amend Comprehensive Plan for consistency. Modify capital facilities plans and policies.	No change to current plan policies.
Implementing Regulations	Amend development regulations such as zoning to address land use map changes.	Amend development regulations such as zoning to address land use map changes, sewer connection, and others.	Amend development regulations such as zoning to address land use map changes, interim septic service policies, and others.	No change to current development regulations.

Source: Kitsap County Special Projects Division; BERK 2012

¹ The 2016 EIS calculation of acres includes rights of way but not water.

Northern Kitsap County
Alternative 1
Comprehensive Plan Map
DRAFT

Comprehensive Plan Designation

- Mineral Resource (1 DU/20 Ac)
- Urban Restricted (1-5 DU/Ac)
- Urban Low Residential (5-9 DU/Ac)
- Urban Medium Residential (10-18 DU/Ac)
- Urban High Residential (19-24 DU/Ac)
- Urban Cluster Residential (5-9 DU/Ac)
- Urban Village Center (up to 18 DU/Ac)
- Highway Tourist Commercial
- Neighborhood Commercial
- Urban Commercial
- Regional Commercial
- Industrial
- Business Park
- Parks/Open Space
- Public Facility
- Airport
- Incorporated City
- Tribal Land / Military
- Poulsbo Urban Transition Area
- Business Center
- Water

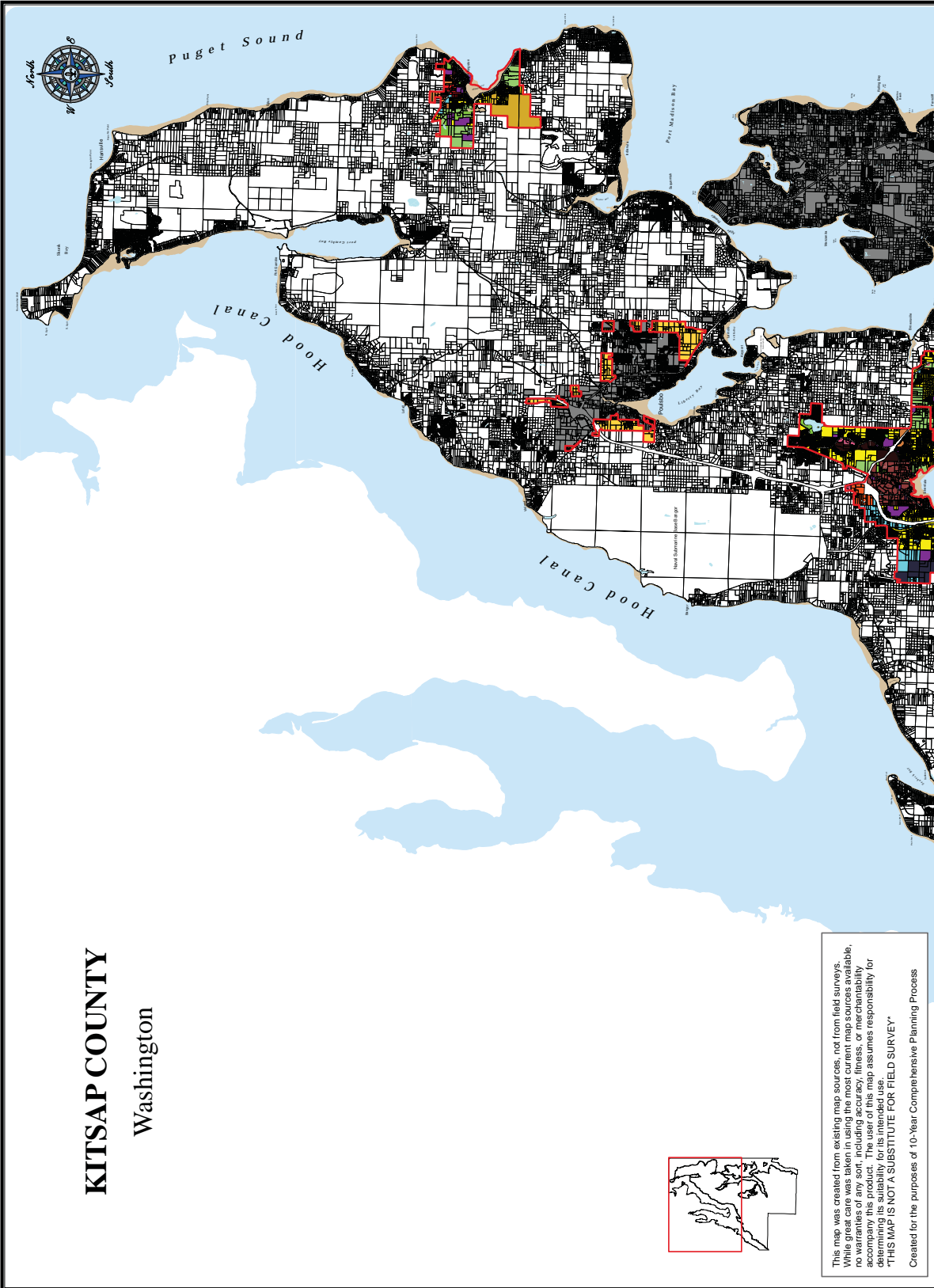
Unincorporated Urban Growth Area Boundary



Map Date: August 14, 2008



KITSAP COUNTY
Washington



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Figure 2.6-1. DRAFT Comprehensive Plan Map - Alternative 1 North

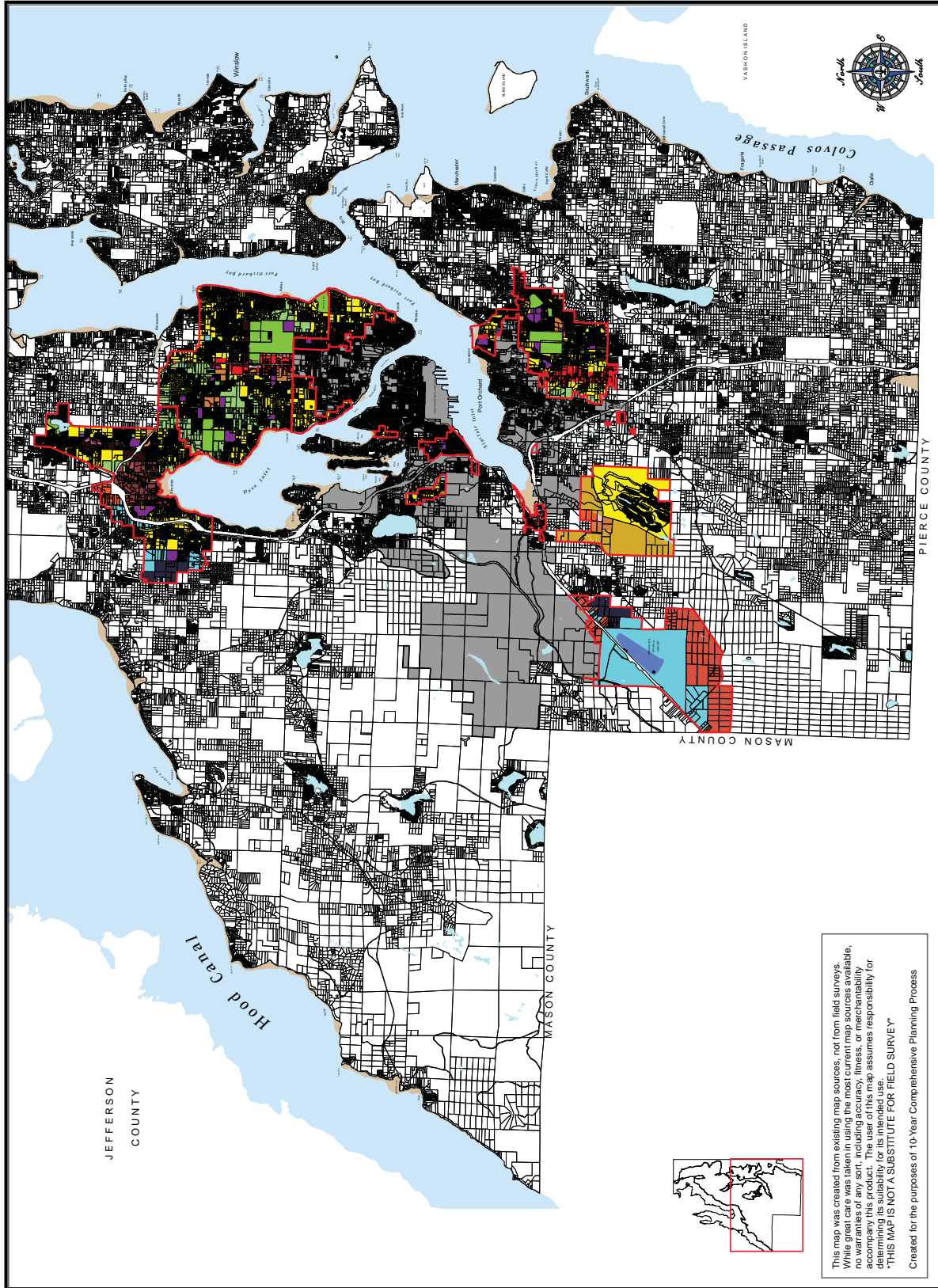
Southern Kitsap County
Alternative 1
Comprehensive Plan Map
DRAFT

Comprehensive Plan Designation

- Mineral Resource (1 DU/20 Ac)
- Urban Restricted (1-5 DU/Ac)
- Urban Low Residential (5-9 DU/Ac)
- Urban Medium Residential (10-18 DU/Ac)
- Urban High Residential (19-24 DU/Ac)
- Urban Cluster Residential (5-9 DU/Ac)
- Urban Village Center (up to 18 DU/Ac)
- Highway Tourist Commercial
- Neighborhood Commercial
- Urban Commercial
- Regional Commercial
- Industrial
- Business Park
- Parks/Open Space
- Public Facility
- Airport
- Incorporated City
- Tribal Land / Military
- Poulsbo Urban Transition Area
- Business Center
- Water
- Unincorporated Urban Growth Area Boundary



Map Date: August 14, 2008



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Figure 2.6-2. DRAFT Comprehensive Plan Map - Alternative 1 South

Northern Kitsap County
Alternative 2
Comprehensive Plan Map
DRAFT

Comprehensive Plan Designation

- Mineral Resource (1 DU/20 Ac)
- Urban Restricted (1-4 DU/Ac)
- Urban Low Residential (4-8 DU/Ac)
- Urban Medium Residential (10-18 DU/Ac)
- Urban High Residential (19-30 DU/Ac)
- Urban Cluster Residential (4-8 DU/Ac)
- Urban Village Center (up to 18 DU/Ac)
- Mixed-Use (10-30 DU/Ac)
- Highway, Tourist Commercial
- Neighborhood Commercial
- Urban Commercial
- Regional Commercial
- Industrial
- Industrial Multi-Purpose Recreational Area
- Business Park
- Parks/Open Space
- Public Facility
- Airport
- Incorporated City
- Tribal Land / Military
- Poulsbo Urban Transition Area
- Business Center
- Water

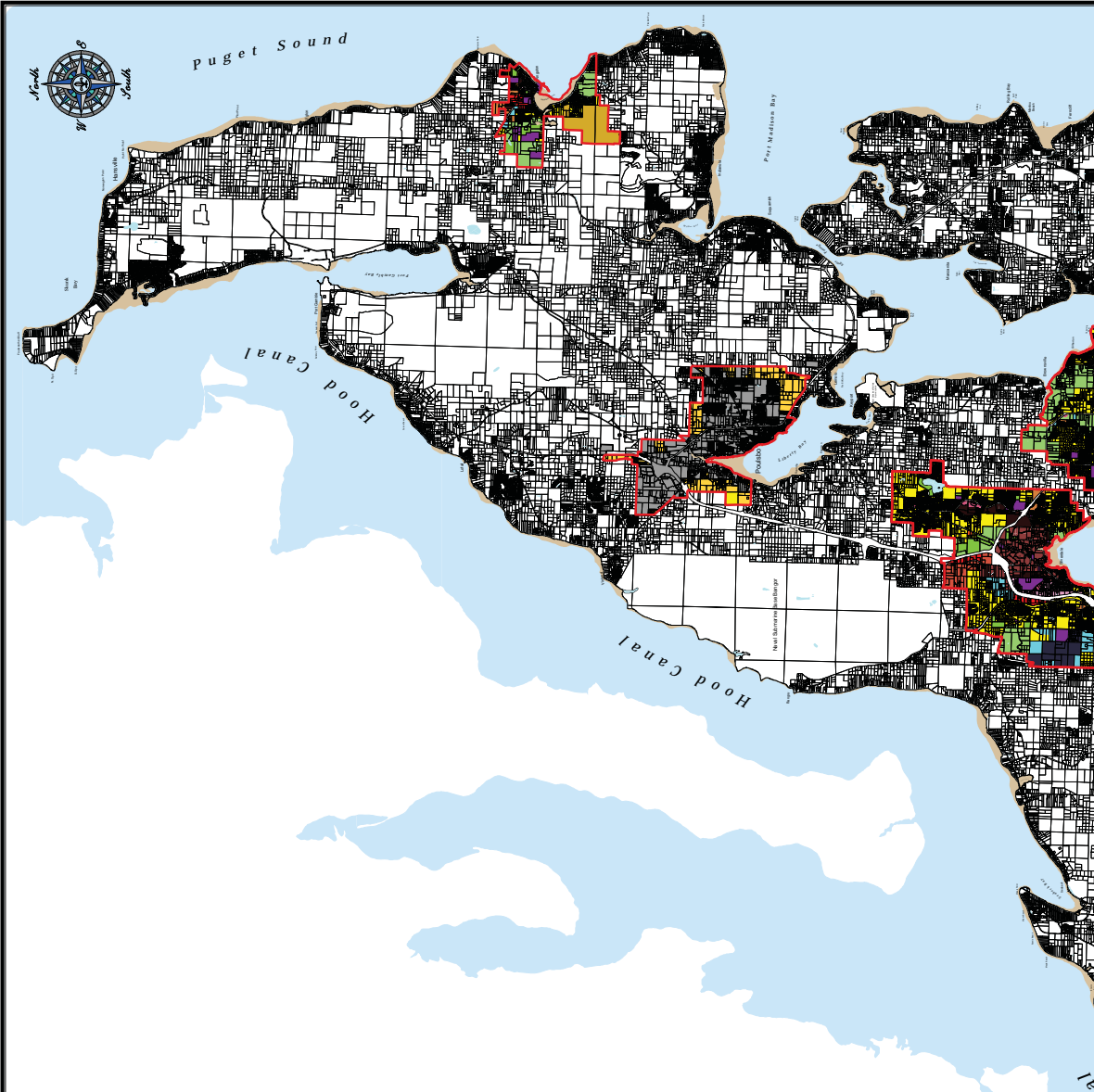
Unincorporated Urban Growth Area Boundary



Map Date: August 14, 2008



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Figure 2.6-3. DRAFT Comprehensive Plan Map - Alternative 2 North

Southern Kitsap County

Alternative 2

Comprehensive Plan Map

DRAFT

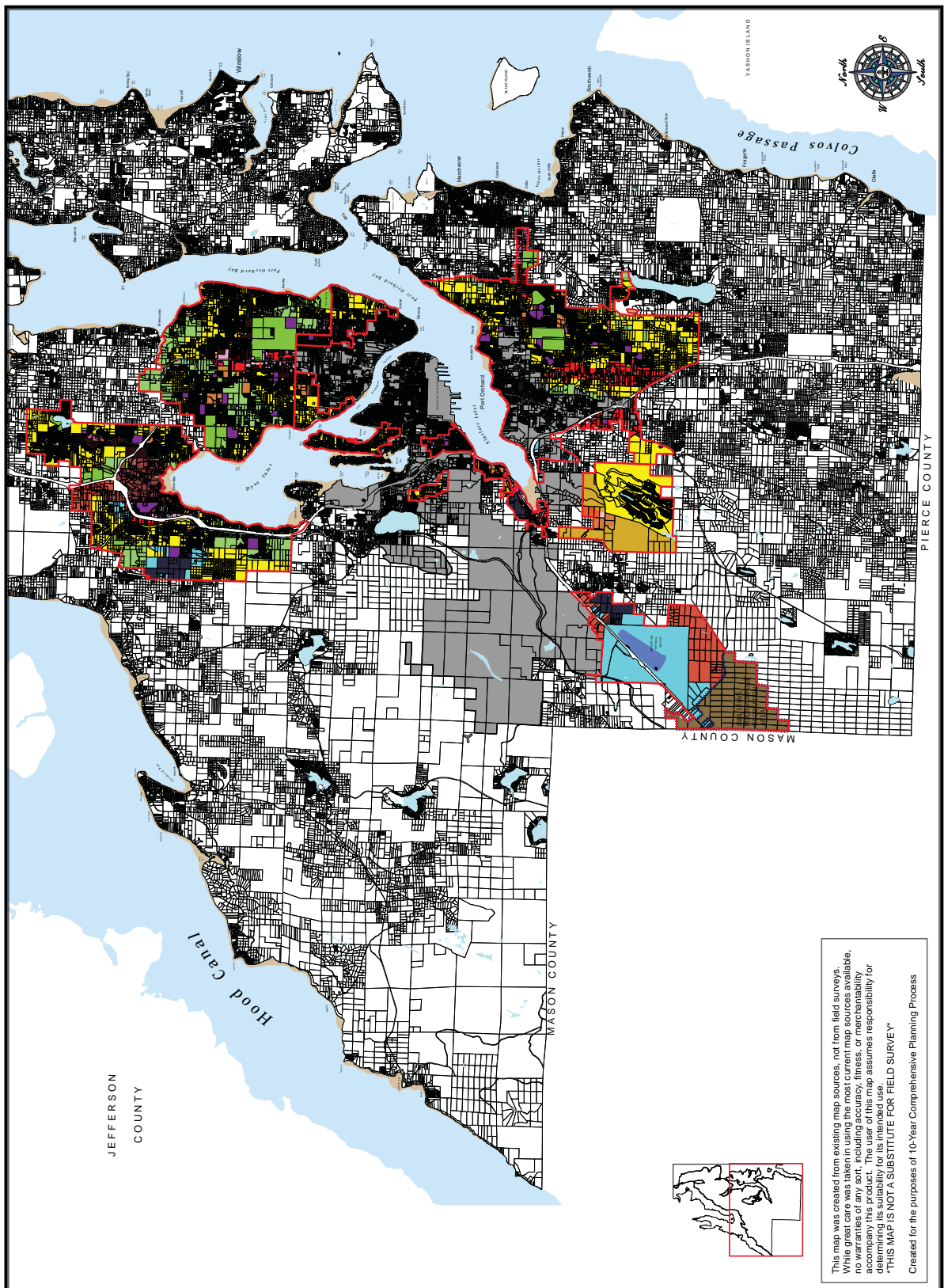
Comprehensive Plan Designation

- Mineral Resource (1 DU/20 Ac)
- Urban Restricted (1-4 DU/Ac)
- Urban Low Residential (4-8 DU/Ac)
- Urban Medium Residential (10-18 DU/Ac)
- Urban High Residential (19-30 DU/Ac)
- Urban Cluster Residential (4-8 DU/Ac)
- Urban Village Center (up to 18 DU/Ac)
- Mixed-Use (10-30 DU/Ac)
- Highway, Tourist Commercial
- Neighborhood Commercial
- Urban Commercial
- Regional Commercial
- Industrial
- Industrial Multi-Purpose Recreational Area
- Business Park
- Park/Open Space
- Public Facility
- Airport
- Incorporated City
- Tribal Land / Military
- Poulsbo Urban Transition Area
- Business Center
- Water

Unincorporated Urban Growth Area Boundary



Map Date: August 14, 2008



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

Northern Kitsap County
Alternative 3
Comprehensive Plan Map
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Comprehensive Plan Designation

- Mineral Resource (1, DU/20 Ac)
- Urban Restricted (1-5 DU/Ac)
- Urban Low Residential (5-9 DU/Ac)
- Urban Medium Residential (10-18 DU/Ac)
- Urban High Residential (19-24 DU/Ac)
- Urban Cluster Residential (5-9 DU/Ac)
- Urban Village Center (up to 18 DU/Ac)
- Mixed-Use
- Highway Tourist Commercial
- Neighborhood Commercial
- Urban Commercial
- Regional Commercial
- Industrial
- Business Park
- Parks/Open Space
- Public Facility
- Airport
- Incorporated City
- Tribal Land / Military
- Poulsbo Urban Transition Area
- Business Center
- Water

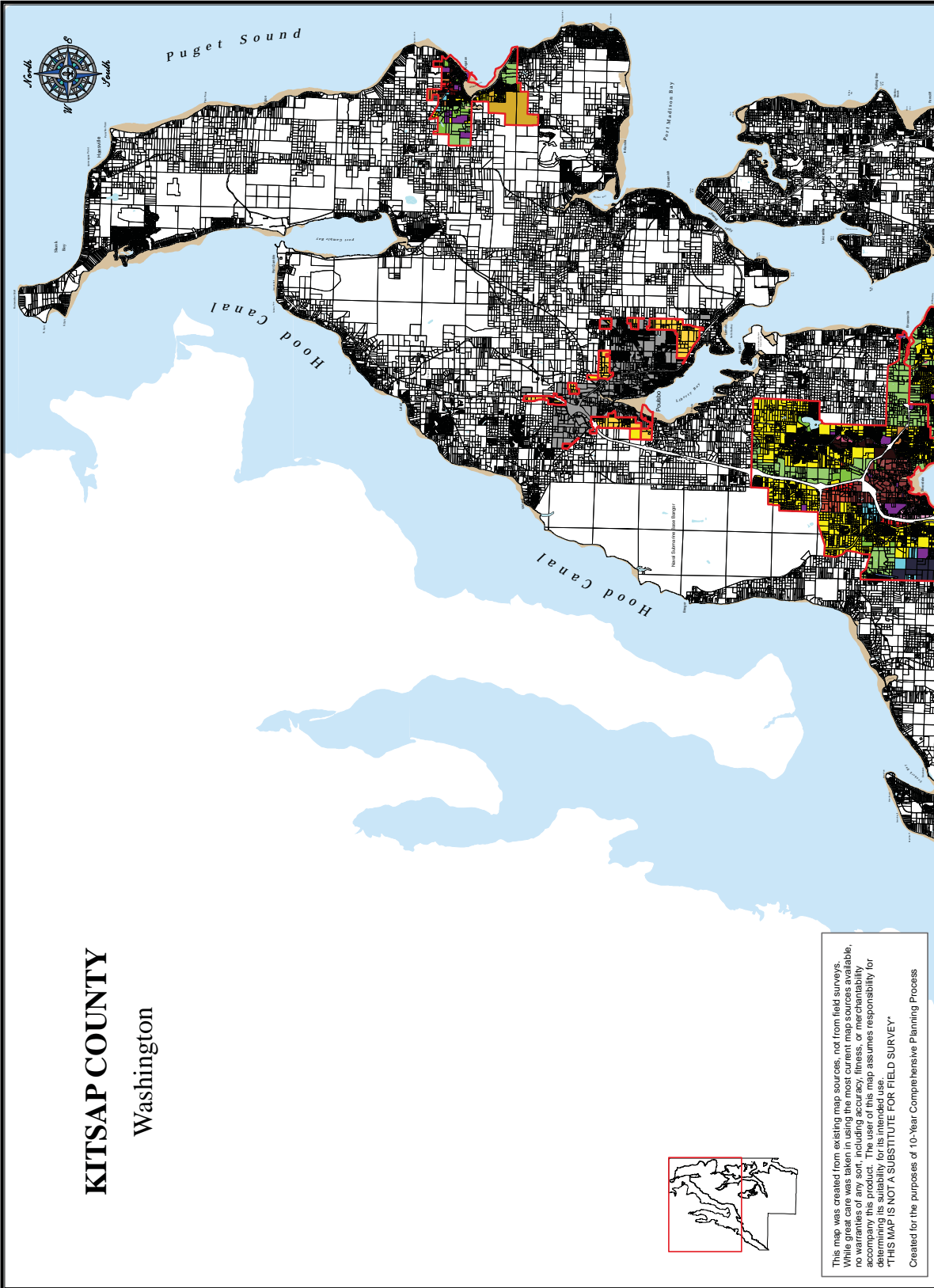
Unincorporated Urban Growth Area Boundary



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Figure 2.6-5. DRAFT Comprehensive Plan Map - Alternative 3 North

Southern Kitsap County
Alternative 3
Comprehensive Plan Map
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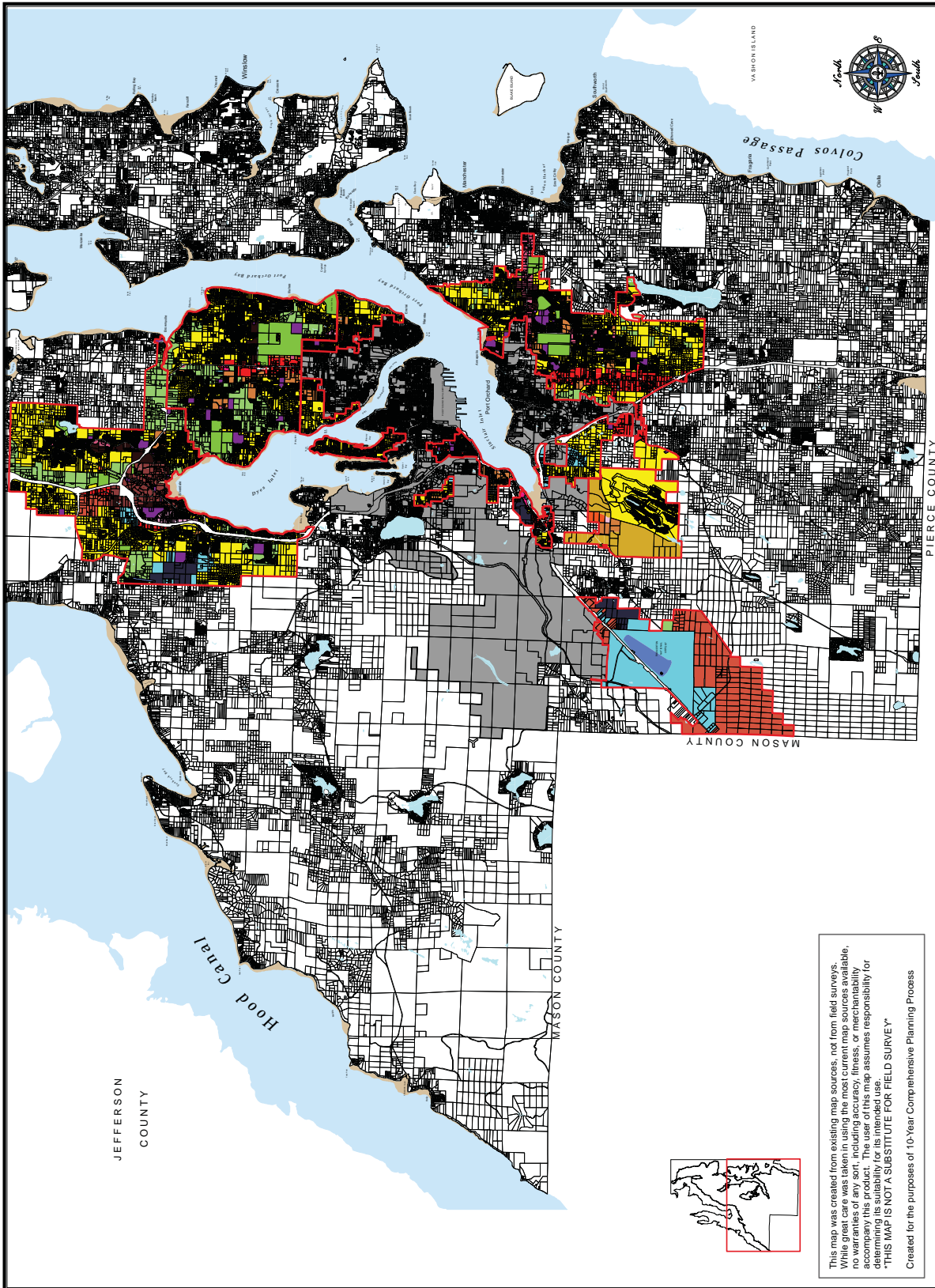
Comprehensive Plan Designation

- Mineral Resource (1 DU/20 Ac)
- Urban Restricted (1-5 DU/Ac)
- Urban Low Residential (5-9 DU/Ac)
- Urban Medium Residential (10-18 DU/Ac)
- Urban High Residential (19-24 DU/Ac)
- Urban Cluster Residential (5-9 DU/Ac)
- Urban Village Center (up to 18 DU/Ac)
- Mixed-Use
- Highway Tourist Commercial
- Neighborhood Commercial
- Urban Commercial
- Regional Commercial
- Industrial
- Business Park
- Parks/Open Space
- Public Facility
- Airport
- Incorporated City
- Tribal Land / Military
- Poulsbo Urban Transition Area
- Business Center
- Water

Unincorporated Urban Growth Area Boundary



Map Date: August 14, 2008



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Figure 2.6-6. DRAFT Comprehensive Plan Map - Alternative 3 South

Northern Kitsap County
Changes to Future Land Use
Alternative 2

Comprehensive Plan Designation

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

Urban Growth Area Boundary

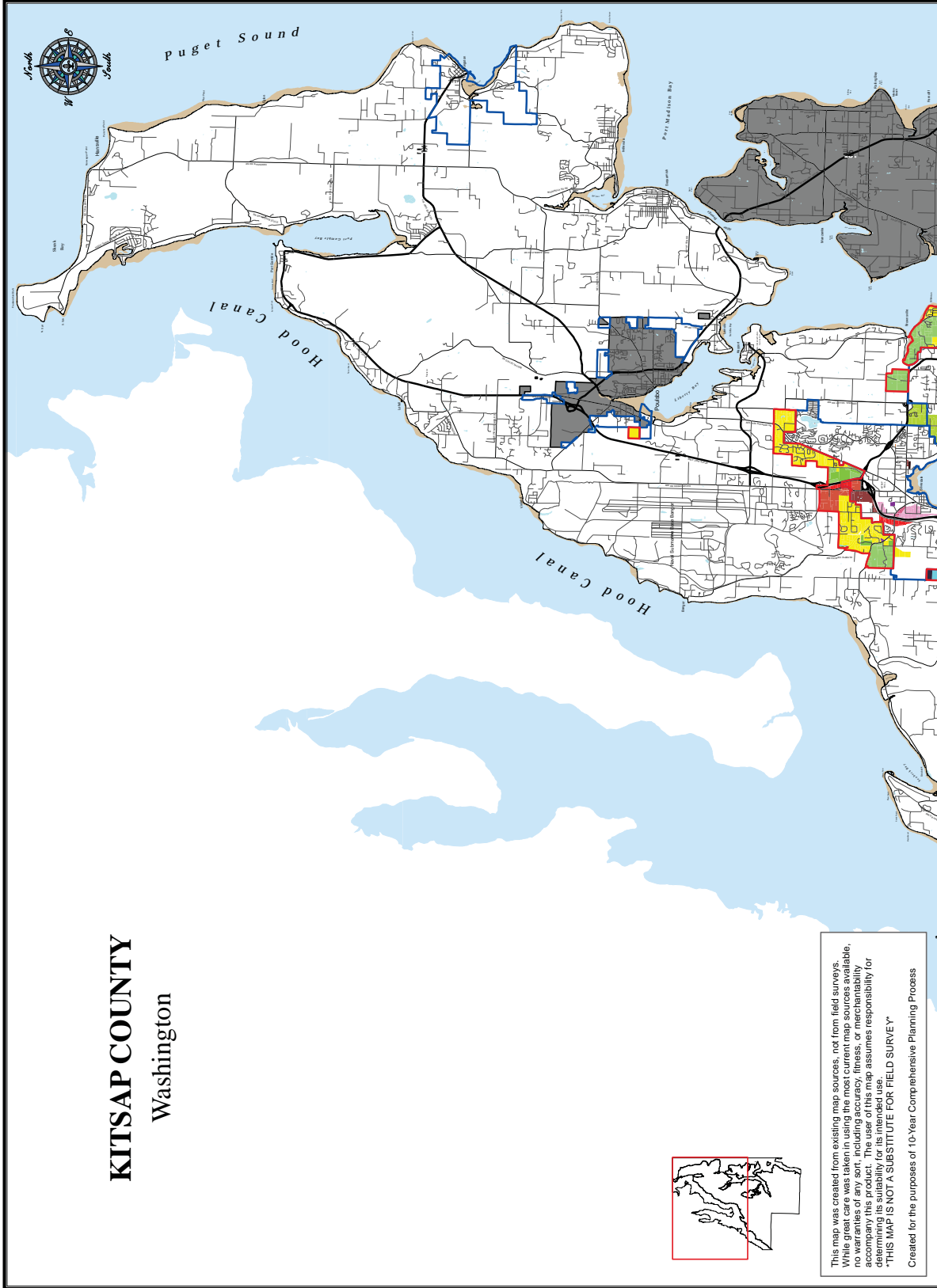
UGA Expansion Area Boundary



Map Date: August 18, 2006

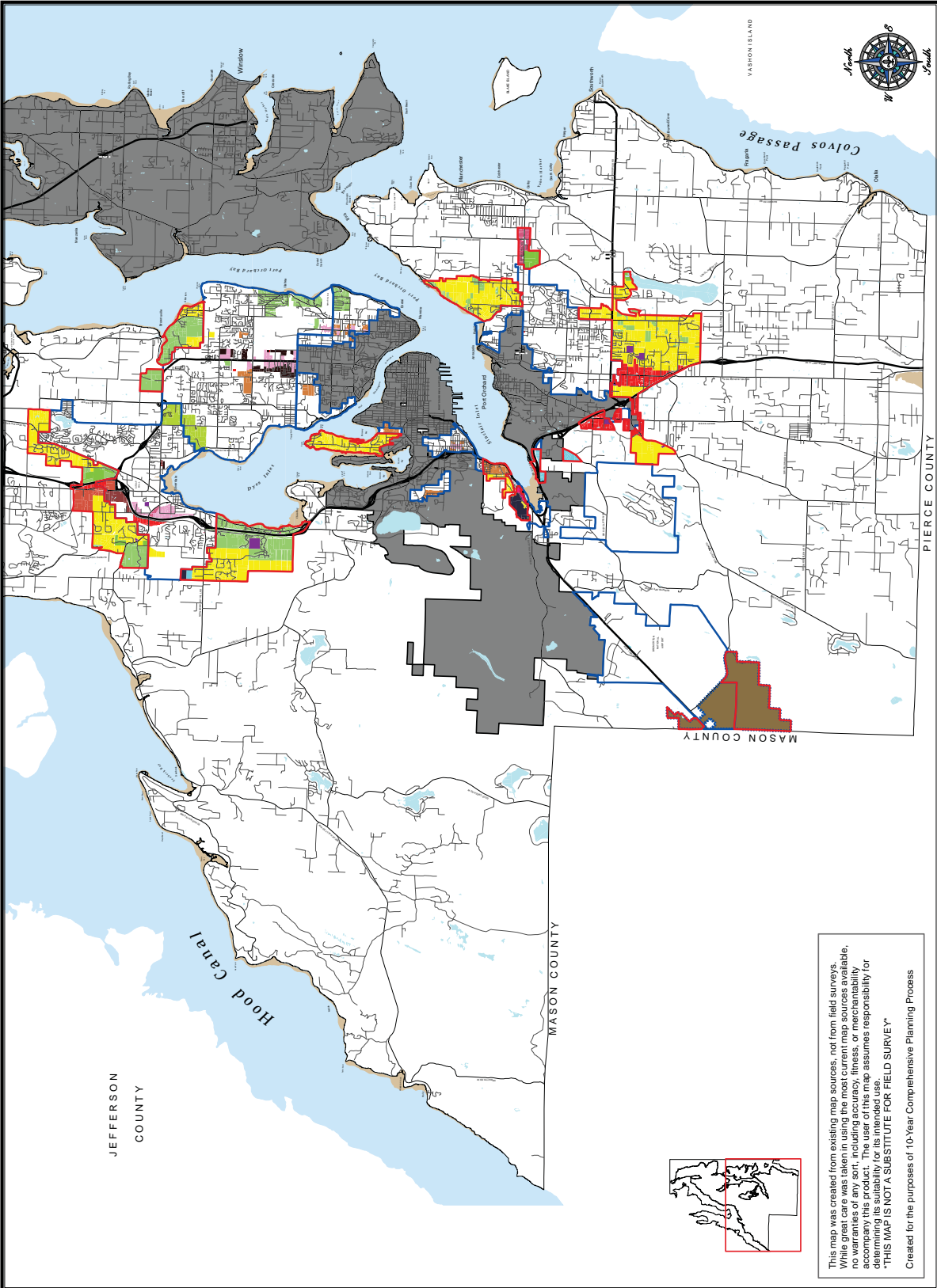


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Figure 2.6-7. Changes to Future Land Use - Alternative 2 North



Southern Kitsap County
Changes to Future Land Use
Alternative 2

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



Map Date: August 16, 2006



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

Northern Kitsap County
Changes to Future Land Use
Alternative 3

Comprehensive Plan Designation

- Mineral Resource (1 DU/20 Ac)
- Forest Resource Lands (1 DU/40 Ac)
- Rural Wooded (1 DU/20 Ac)
- Rural Protection (1 DU/10 Ac)
- Rural Residential (1 DU/5 Ac)
- Limited Areas of More Intense Development
- Urban Restricted (1-5 DU/Ac)
- Urban Low Residential (5-9 DU/Ac)
- Urban Medium Residential (10-18 DU/Ac)
- Urban High Residential (19-24 DU/Ac)
- Urban Reserve
- Urban Cluster Residential (5-9 DU/Ac)
- Urban Village Center (up to 18 DU/Ac)
- Mixed Use
- Highway/Tourist Commercial
- Neighborhood Commercial
- Urban Commercial
- Regional Commercial
- Industrial
- Business Park
- Parks/Open Space
- Public Facility
- Airport
- Incorporated City
- Military
- Poulsbo Urban Transition Area
- Business Center
- Water

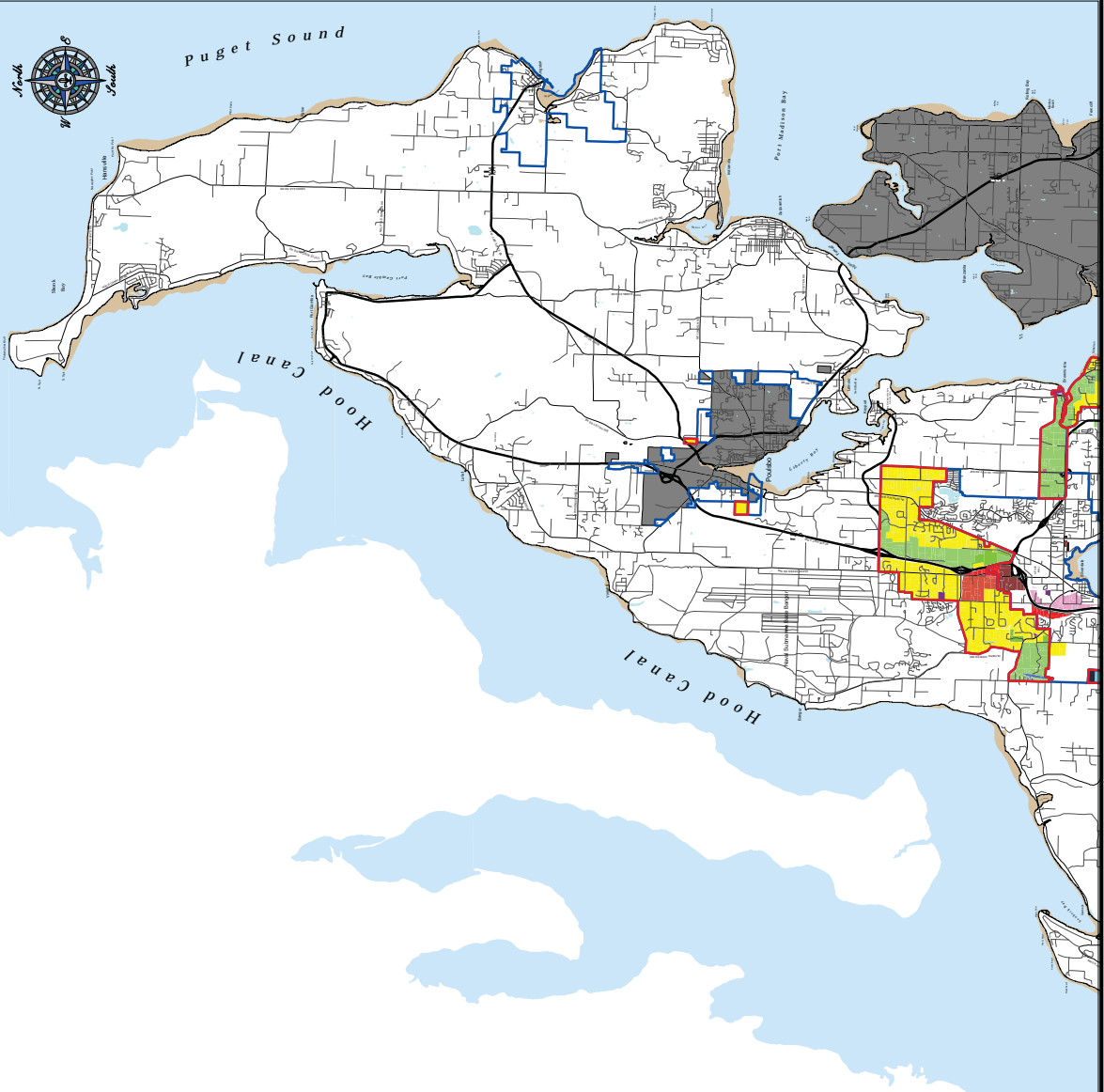
- Urban Growth Area Boundary
- UGA Expansion Area Boundary



Map Date: August 16, 2006

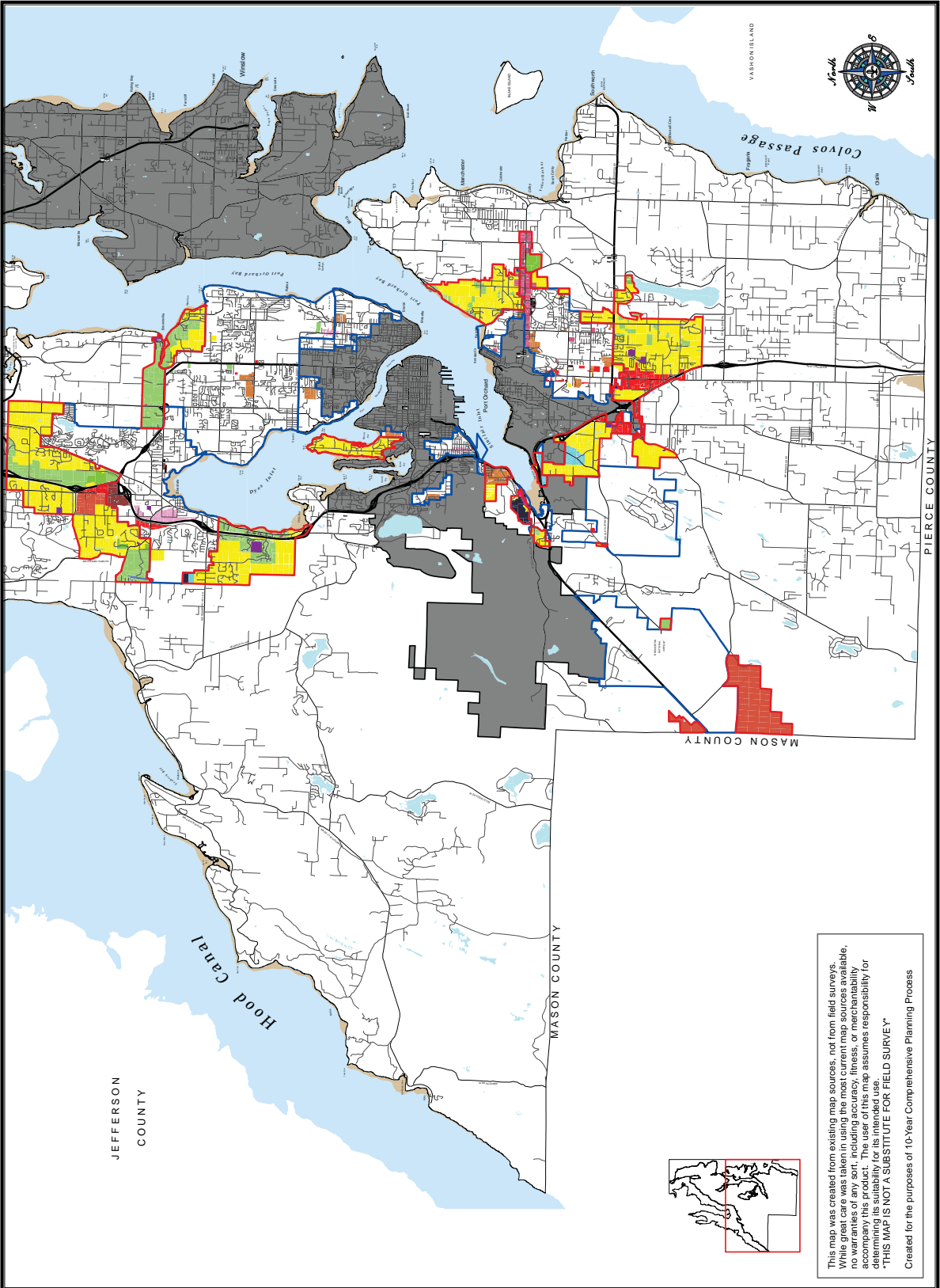


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Figure 2.6-9. Changes to Future Land Use - Alternative 3 North



Southern Kitsap County
Changes to Future Land Use
Alternative 3

- Comprehensive Plan Designation**
- Mineral Resource (1 DU/20 Ac)
 - Forest Resource Lands (1 DU/40 Ac)
 - Rural Wooded (1 DU/20 Ac)
 - Rural Protection (1 DU/10 Ac)
 - Rural Residential (1 DU/5 Ac)
 - Limited Areas of More Intense Development
 - Urban Restricted (1-5 DU/Ac)
 - Urban Low Residential (5-9 DU/Ac)
 - Urban Medium Residential (10-18 DU/Ac)
 - Urban High Residential (19-24 DU/Ac)
 - Urban Reserve
 - Urban Cluster Residential (5-9 DU/Ac)
 - Urban Village Center (up to 18 DU/Ac)
 - Mixed Use
 - Highway Tourist Commercial
 - Neighborhood Commercial
 - Urban Commercial
 - Regional Commercial
 - Industrial
 - Business Park
 - Parks/Open Space
 - Public Facility
 - Airport
 - Incorporated City
 - Military
 - Poulsbo Urban Transition Area
 - Business Center
 - Water

- Urban Growth Area Boundary
- UGA Expansion Area Boundary



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Map Date: August 16, 2006



Figure 2.6-10. Changes to Future Land Use - Alternative 3 South

Kitsap County North Zoning

Draft No Action Alternative

- Urban Growth Area
- Incorporated City

- Rural Residential (1 DU/5 Ac)
- Urban Reserve (1 DU/10 Ac)
- Rural Protection (1 DU/10 Ac)
- Rural Wooded (1 DU/20 Ac)
- Forest Resource Lands (1 DU/40 Ac)

- Rural Commercial
- Rural Employment Center
- Rural Industrial
- Twelve Trees Employment Center

- Business Park
- Business Center
- Industrial
- Highway/Tourist Commercial (10-30 DU/Ac)
- Neighborhood Commercial (10-30 DU/Ac)
- Mixed Use (10-30 DU/Ac)
- Regional Commercial (10-30 DU/Ac)

- Illahee Greenbelt (1-4 DU/Ac)
- Urban Restricted (1-5 DU/Ac)
- Urban Cluster Residential (4-9 DU/Ac)
- Urban Low Residential (4-9 DU/Ac)
- Urban Medium Residential (10-18 DU/Ac)
- Urban Village Center (up to 18 DU/Ac)
- Urban High Residential (19-30 DU/Ac)

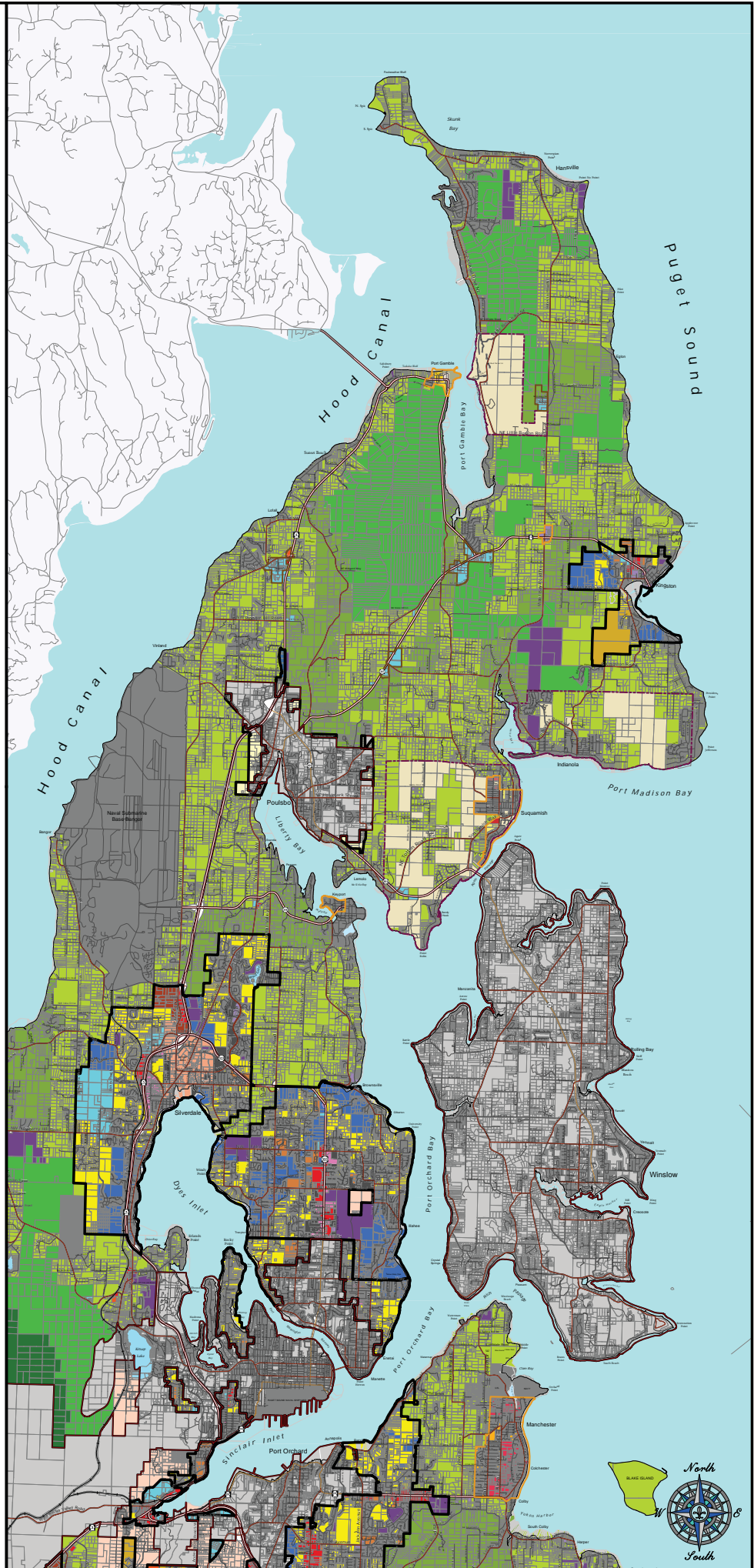
- Keyport Village Commercial
- Keyport Village Low Residential
- Keyport Village Residential

- Rural Historic Town Commercial
- Rural Historic Town Residential
- Rural Historic Town Waterfront

- Suquamish Village Commercial
- Suquamish Village Low Residential
- Suquamish Village Residential

- Park (Kitsap County)
- Incorporated City
- Tribal Land
- Military

- Poulsbo Urban Transition Area**
- Light Industrial
- Residential Low



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Map Date: March, 2012

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

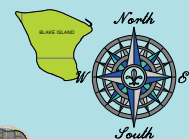













Figure 2.6-13 No Action Alternative- North Zoning








Kitsap County North Zoning








Draft Alternative 2




-  Proposed Urban Growth Area
-  Incorporated City




-  Rural Residential (1 DU/5 Ac)
-  Urban Reserve (1 DU/10 Ac)
-  Rural Protection (1 DU/10 Ac)
-  Rural Wooded (1 DU/20 Ac)
-  Forest Resource Lands (1 DU/40 Ac)




-  Rural Commercial
-  Rural Employment Center
-  Rural Industrial
-  Twelve Trees Employment Center





-  Business Park
-  Business Center
-  Industrial
-  Highway/Tourist Commercial (10-30 DU/Ac)
-  Neighborhood Commercial (10-30 DU/Ac)
-  Mixed Use (10-30 DU/Ac)
-  Regional Commercial (10-30 DU/Ac)



-  Illahee Greenbelt (1-4 DU/Ac)
-  Urban Restricted (1-5 DU/Ac)
-  Urban Cluster Residential (4-9 DU/Ac)
-  Urban Low Residential (4-9 DU/Ac)
-  Urban Medium Residential (10-18 DU/Ac)
-  Urban Village Center (up to 18 DU/Ac)
-  Urban High Residential (19-30 DU/Ac)

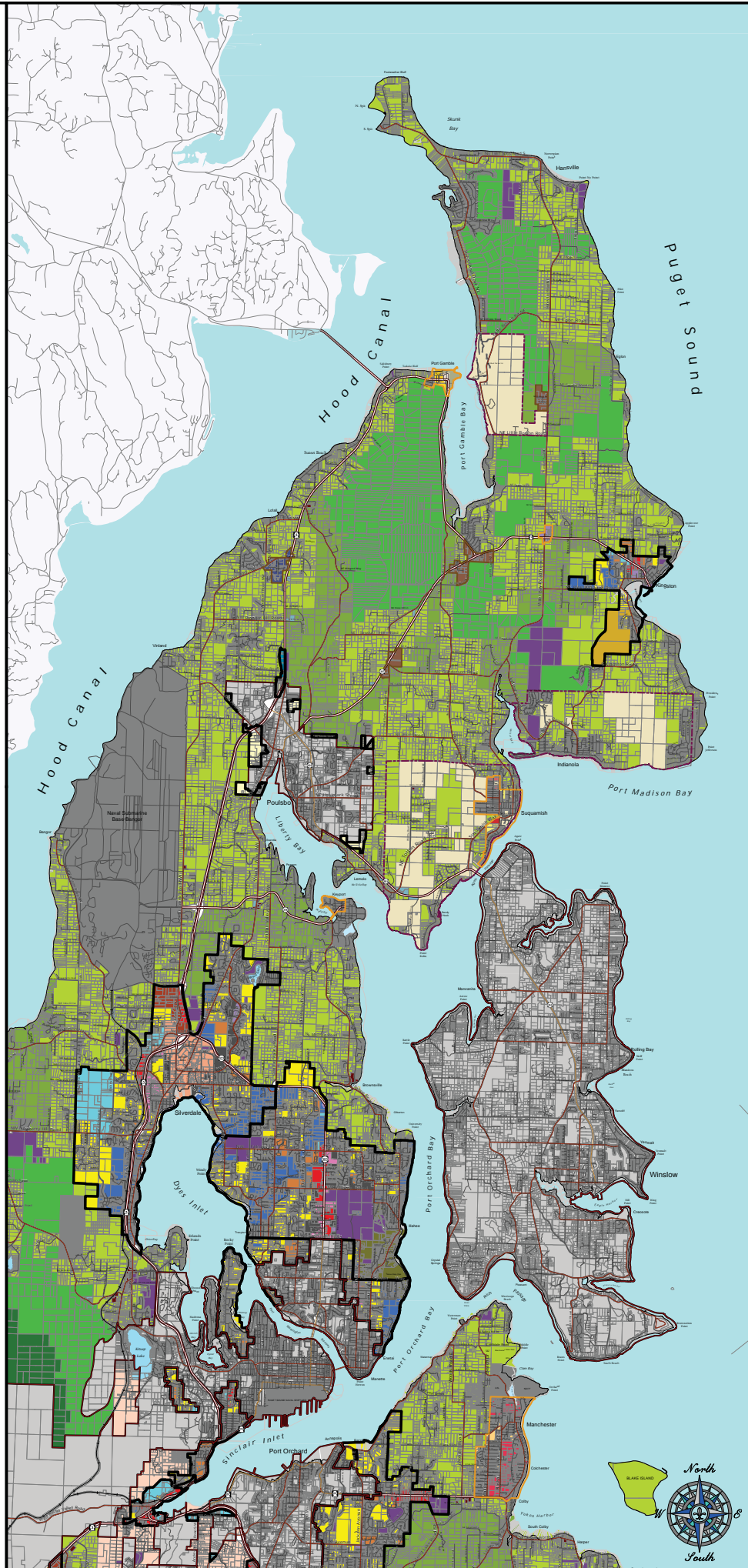
-  Keyport Village Commercial
-  Keyport Village Low Residential
-  Keyport Village Residential

-  Rural Historic Town Commercial
-  Rural Historic Town Residential
-  Rural Historic Town Waterfront

-  Suquamish Village Commercial
-  Suquamish Village Low Residential
-  Suquamish Village Residential

-  Park (Kitsap County)
-  Incorporated City
-  Tribal Land
-  Military

- Poulsbo Urban Transition Area**
-  Light Industrial
-  Residential Low



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

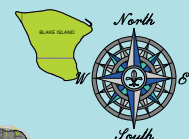
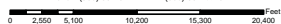
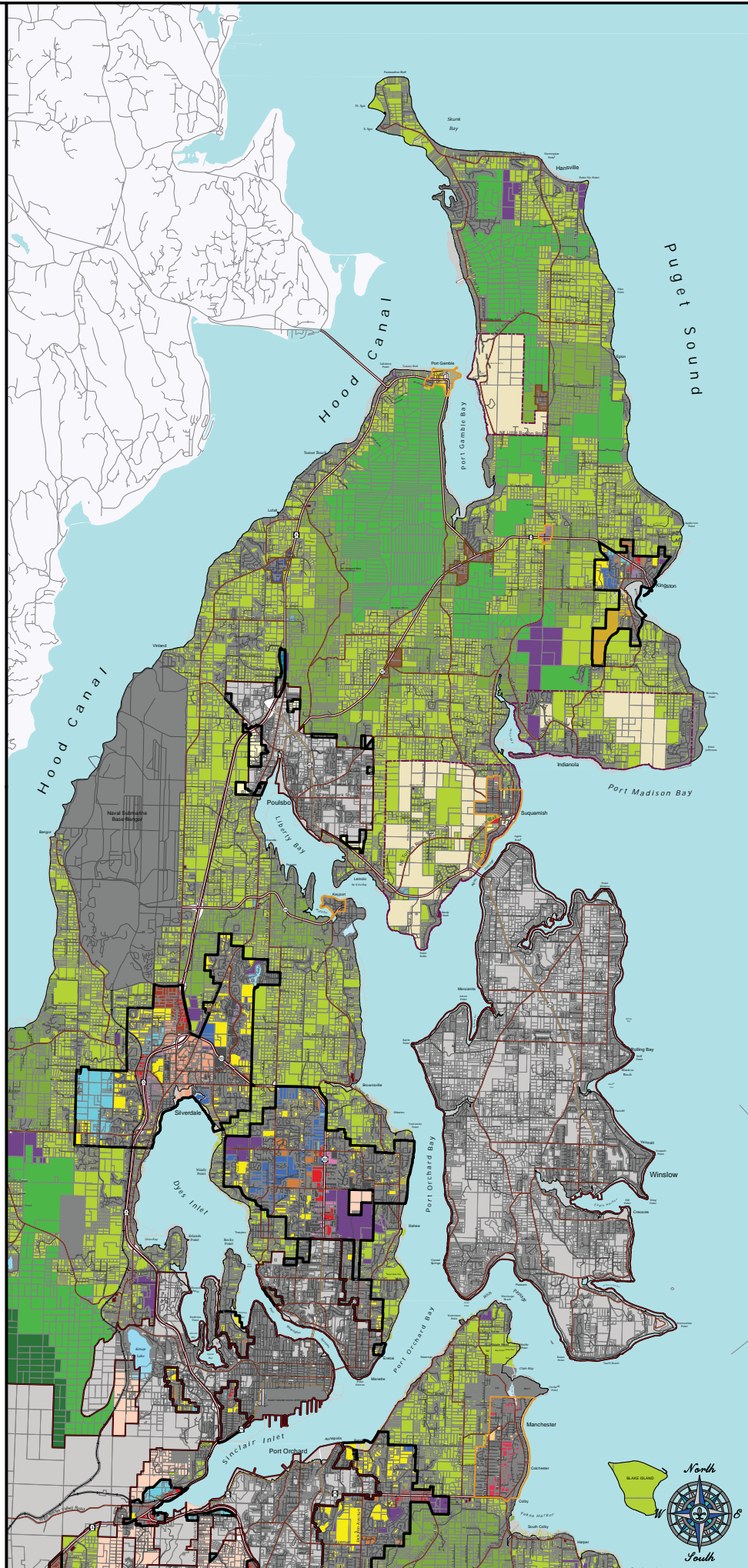


Figure 2.6-11 Alternative 2-North Zoning

Kitsap County North Zoning

Draft Alternative 1

- Proposed Urban Growth Area
 - Incorporated City
-
- Rural Residential (1 DU/5 Ac)
 - Urban Reserve (1 DU/10 Ac)
 - Rural Protection (1 DU/10 Ac)
 - Rural Wooded (1 DU/20 Ac)
 - Forest Resource Lands (1 DU/40 Ac)
-
- Rural Commercial
 - Rural Employment Center
 - Rural Industrial
 - Twelve Trees Employment Center
-
- Business Park
 - Business Center
 - Industrial
 - Highway/Tourist Commercial (10-30 DU/Ac)
 - Neighborhood Commercial (10-30 DU/Ac)
 - Mixed Use (10-30 DU/Ac)
 - Regional Commercial (10-30 DU/Ac)
-
- Illahee Greenbelt (1-4 DU/Ac)
 - Urban Restricted (1-5 DU/Ac)
 - Urban Cluster Residential (4-9 DU/Ac)
 - Urban Low Residential (4-9 DU/Ac)
 - Urban Medium Residential (10-18 DU/Ac)
 - Urban Village Center (up to 18 DU/Ac)
 - Urban High Residential (19-30 DU/Ac)
-
- Keyport Village Commercial
 - Keyport Village Low Residential
 - Keyport Village Residential
-
- Rural Historic Town Commercial
 - Rural Historic Town Residential
 - Rural Historic Town Waterfront
-
- Suquamish Village Commercial
 - Suquamish Village Low Residential
 - Suquamish Village Residential
-
- Park (Kitsap County)
 - Incorporated City
 - Tribal Land
 - Military
-
- Poulsbo Urban Transition Area**
 - Light Industrial
 - Residential Low



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Map Date: March, 2012

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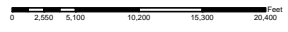


Figure 2.6-9 Alternative 1- North Zoning

Kitsap County South Zoning

No Action Alternative

Urban Growth Area **Draft**

- Incorporated City
- Rural Residential (1 DU/5 Ac)
- Urban Reserve (1 DU/10 Ac)
- Rural Protection (1 DU/10 Ac)
- Rural Wooded (1 DU/20 Ac)
- Forest Resource Lands (1 DU/40 Ac)
- Rural Commercial
- Rural Employment Center
- Rural Industrial
- Twelve Trees Employment Center
- Business Park
- Business Center
- Industrial
- Highway/Tourist Commercial (10-30 DU/Ac)
- Neighborhood Commercial (10-30 DU/Ac)
- Mixed Use (10-30 DU/Ac)
- Regional Commercial (10-30 DU/Ac)
- Hillside Greenbelt (1-4 DU/Ac)
- Urban Restricted (1-5 DU/Ac)
- Urban Cluster Residential (4-9 DU/Ac)
- Urban Low Residential (4-9 DU/Ac)
- Urban Medium Residential (10-18 DU/Ac)
- Urban Village Center (up to 18 DU/Ac)
- Urban High Residential (19-30 DU/Ac)
- Manchester Village Commercial
- Manchester Village Low Residential
- Manchester Village Residential
- Park (Kitsap County)
- Incorporated City
- Tribal Land
- Military

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 VOICE (360) 337-3777 FAX (360) 337-4925

0 2,500 5,000 10,000 15,000 20,000

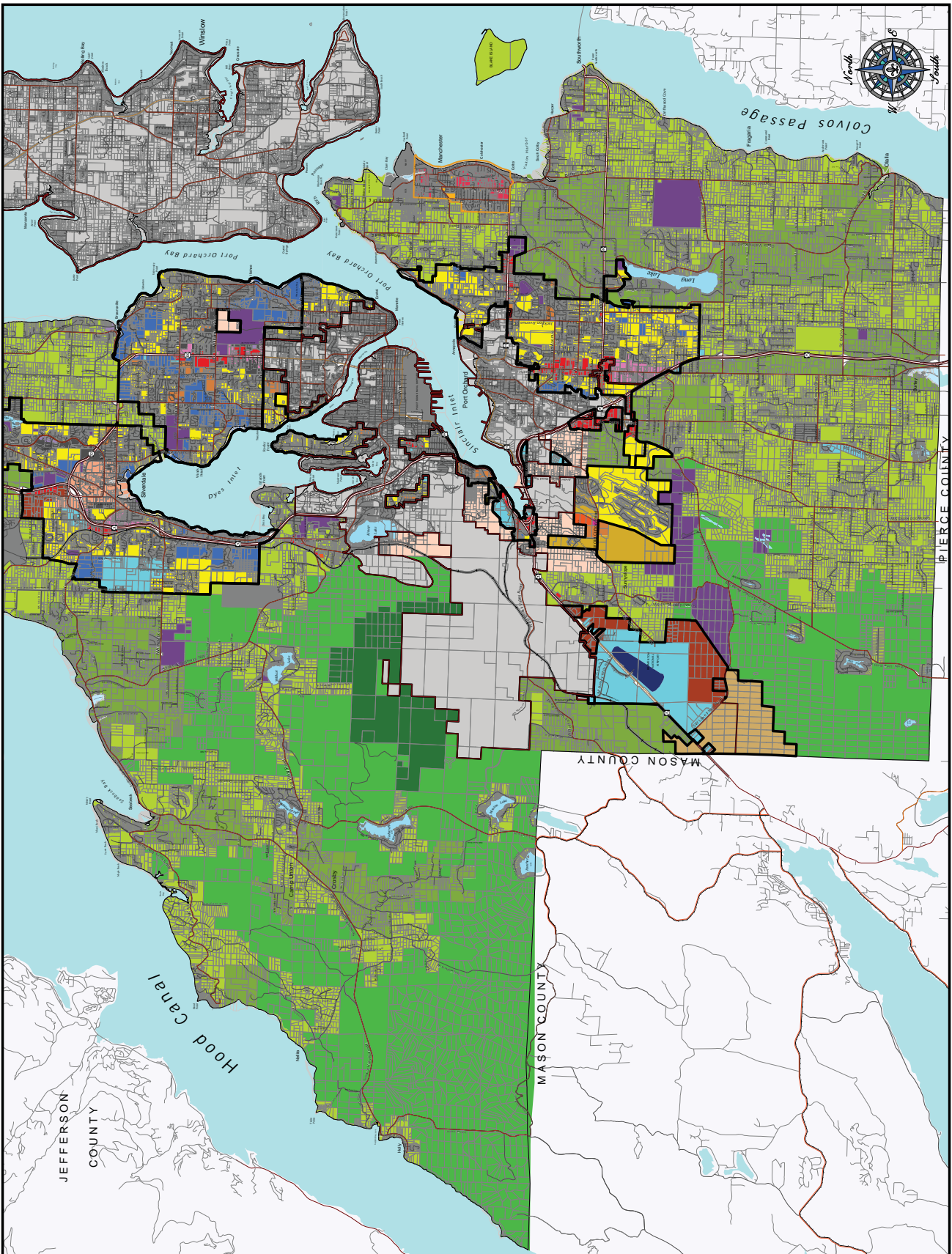

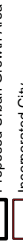
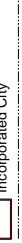
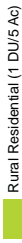
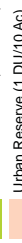
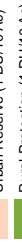
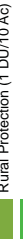

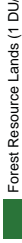
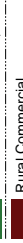
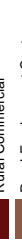
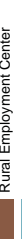

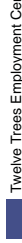
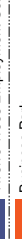
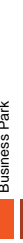
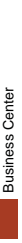

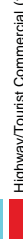
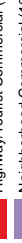
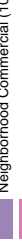

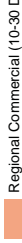
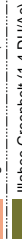
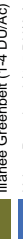

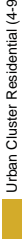
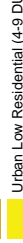
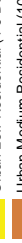
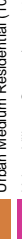
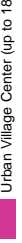
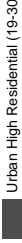


Figure 2.6-14 No Action Alternative- South Zoning

Kitsap County South Zoning

Draft Alternative 2

-  Proposed Urban Growth Area
-  Incorporated City
-  Rural Residential (1 DU/5 Ac)
-  Urban Reserve (1 DU/10 Ac)
-  Urban Protection (1 DU/10 Ac)
-  Rural Wooded (1 DU/20 Ac)
-  Forest Resource Lands (1 DU/40 Ac)
-  Rural Commercial
-  Rural Employment Center
-  Rural Industrial
-  Twelve Trees Employment Center
-  Business Park
-  Business Center
-  Industrial
-  Highway/Tourist Commercial (10-30 DU/AC)
-  Neighborhood Commercial (10-30 DU/AC)
-  Mixed Use (10-30 DU/AC)
-  Regional Commercial (10-30 DU/AC)
-  Illahee Greenbelt (1-4 DU/AC)
-  Urban Restricted (1-5 DU/AC)
-  Urban Cluster Residential (4-9 DU/AC)
-  Urban Low Residential (4-9 DU/AC)
-  Urban Medium Residential (10-18 DU/AC)
-  Urban Village Center (up to 18 DU/AC)
-  Urban High Residential (19-30 DU/AC)
-  Manchester Village Commercial
-  Manchester Village Low Residential
-  Manchester Village Residential
-  Park (Kitsap County)
-  Incorporated City
-  Tribal Land
-  Military

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 Department of Development
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 Port Orchard, Washington 98366
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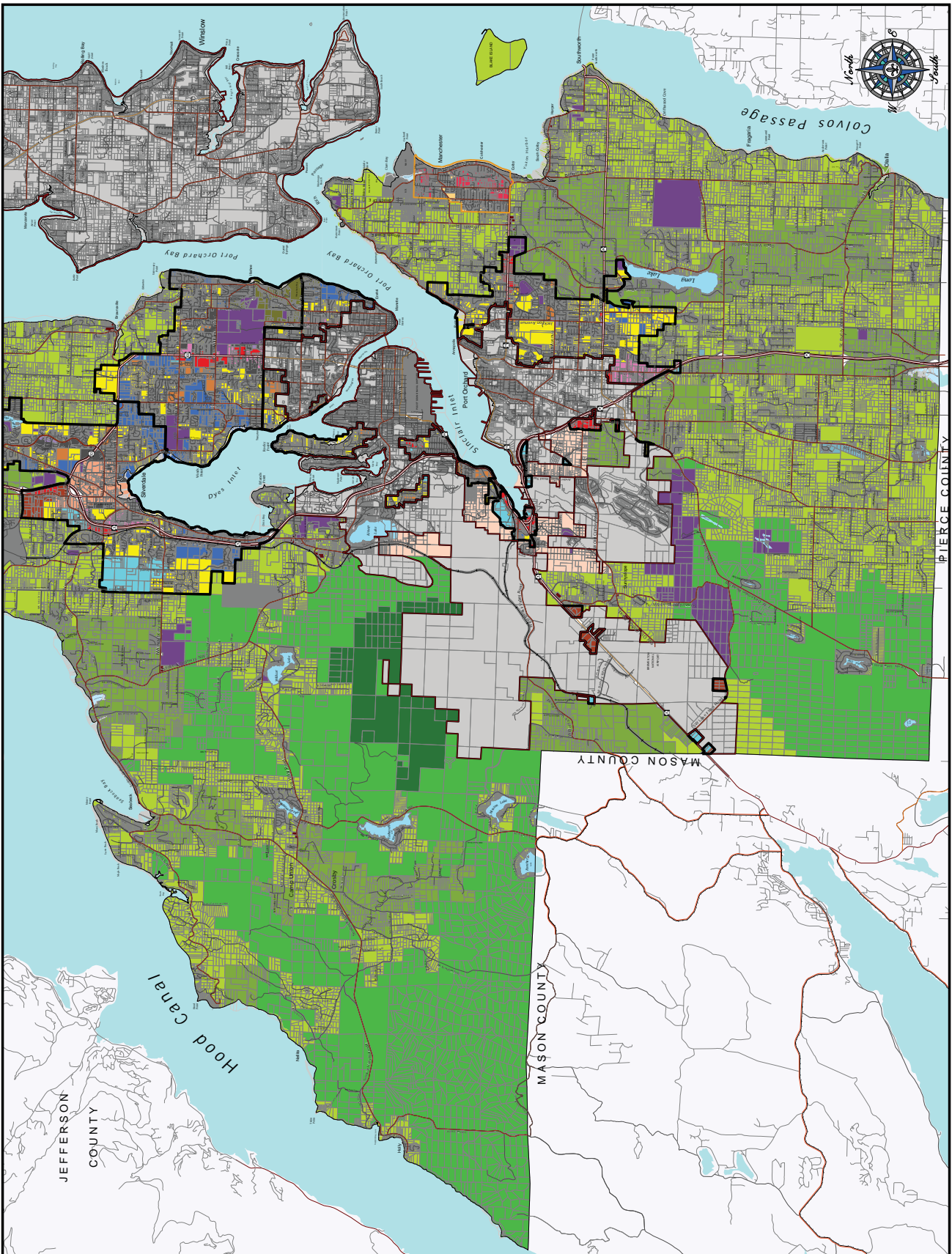











Figure 2.6-12 Alternative 2 - South Zoning

Kitsap County South Zoning

Draft Alternative 1

-  Proposed Urban Growth Area
-  Incorporated City
-  Rural Residential (1 DU/5 Ac)
-  Urban Reserve (1 DU/10 Ac)
-  Urban Protection (1 DU/10 Ac)
-  Rural Wooded (1 DU/20 Ac)
-  Forest Resource Lands (1 DU/40 Ac)
-  Rural Commercial
-  Rural Employment Center
- Rural Industrial
- Twelve Trees Employment Center
- Business Park
- Business Center
- Industrial
- Highway/Tourist Commercial (10-30 DU/AC)
- Neighborhood Commercial (10-30 DU/AC)
- Mixed Use (10-30 DU/AC)
- Regional Commercial (10-30 DU/AC)
- Iliahoe Greenbelt (1-4 DU/AC)
- Urban Restricted (1-5 DU/AC)
- Urban Cluster Residential (4-9 DU/AC)
- Urban Low Residential (4-9 DU/AC)
- Urban Medium Residential (10-18 DU/AC)
- Urban Village Center (up to 18 DU/AC)
- Urban High Residential (19-30 DU/AC)
- Manchester Village Commercial
- Manchester Village Low Residential
- Manchester Village Residential
- Park (Kitsap County)
- Incorporated City
- Tribal Land
- Military

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Kitsap County
Department of Community Development
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Port Orchard, Washington 98366
VOICE: (800) 537-1777 FAX: (360) 331-4925

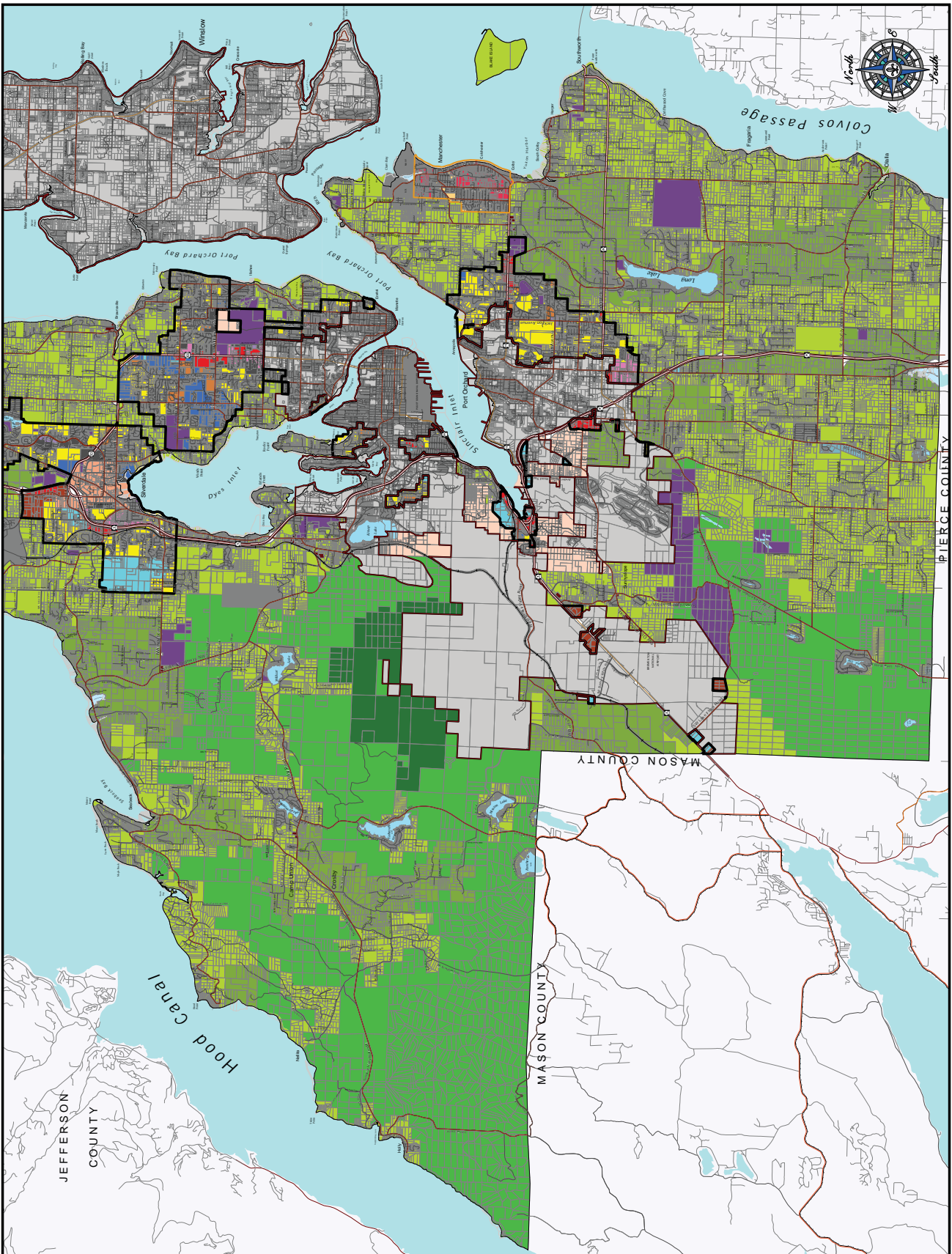
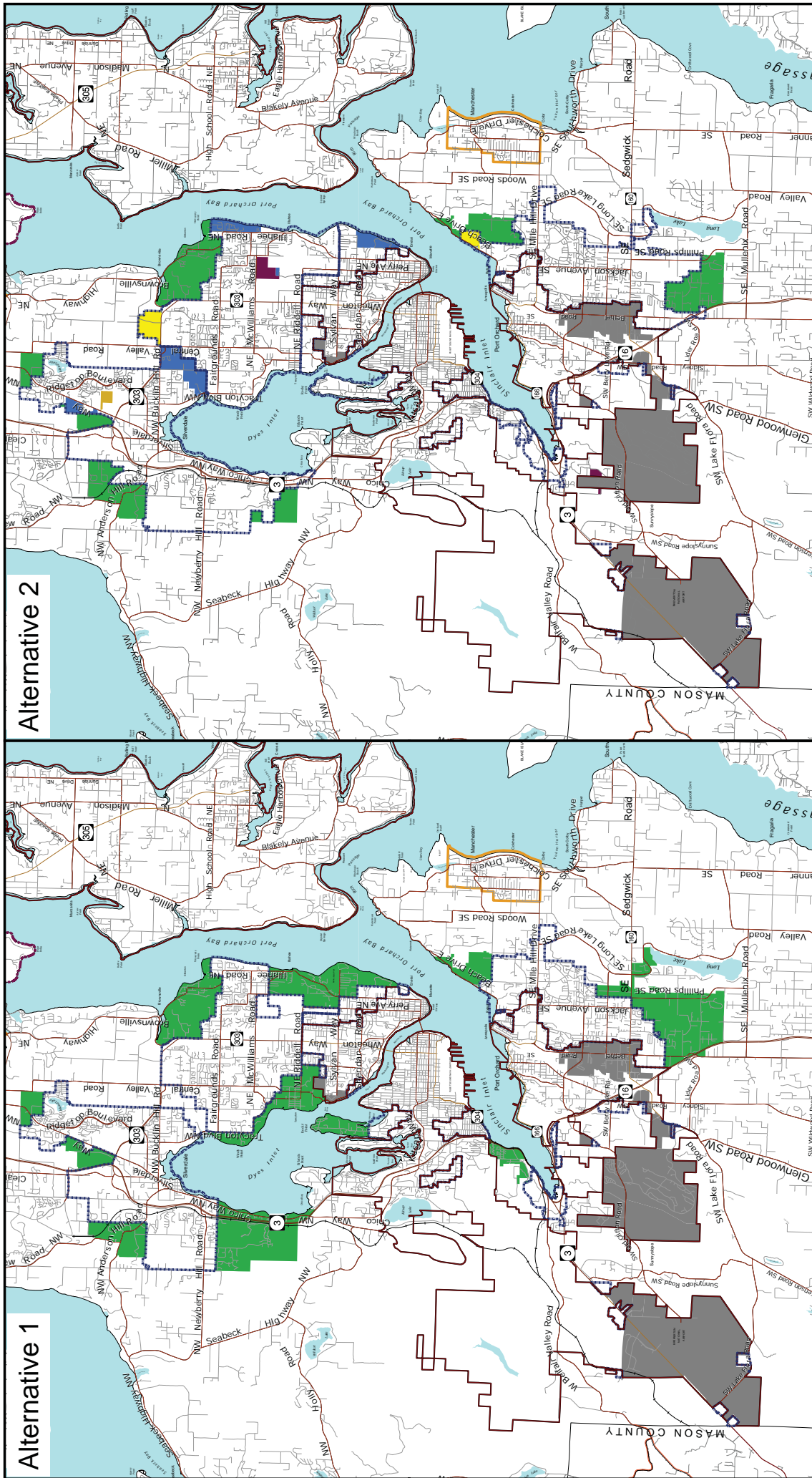
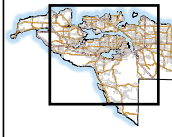


Figure 2.6-10 Alternative 1 - South Zoning



Alternative 2

Alternative 1



- Proposed Urban Growth Area
- Incorporated City
- Rural Residential (1 DU/5 Ac)
- Urban Low Residential (5-9 DU/Ac)
- Urban Medium Residential (10-18 DU/Ac)
- Urban Restricted (1-5 DU/Ac)
- Park
- Incorporated City

Draft

Kitsap County
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 Port Orchard, Washington 98366
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Proposed Zoning Change

Kitsap County, Washington

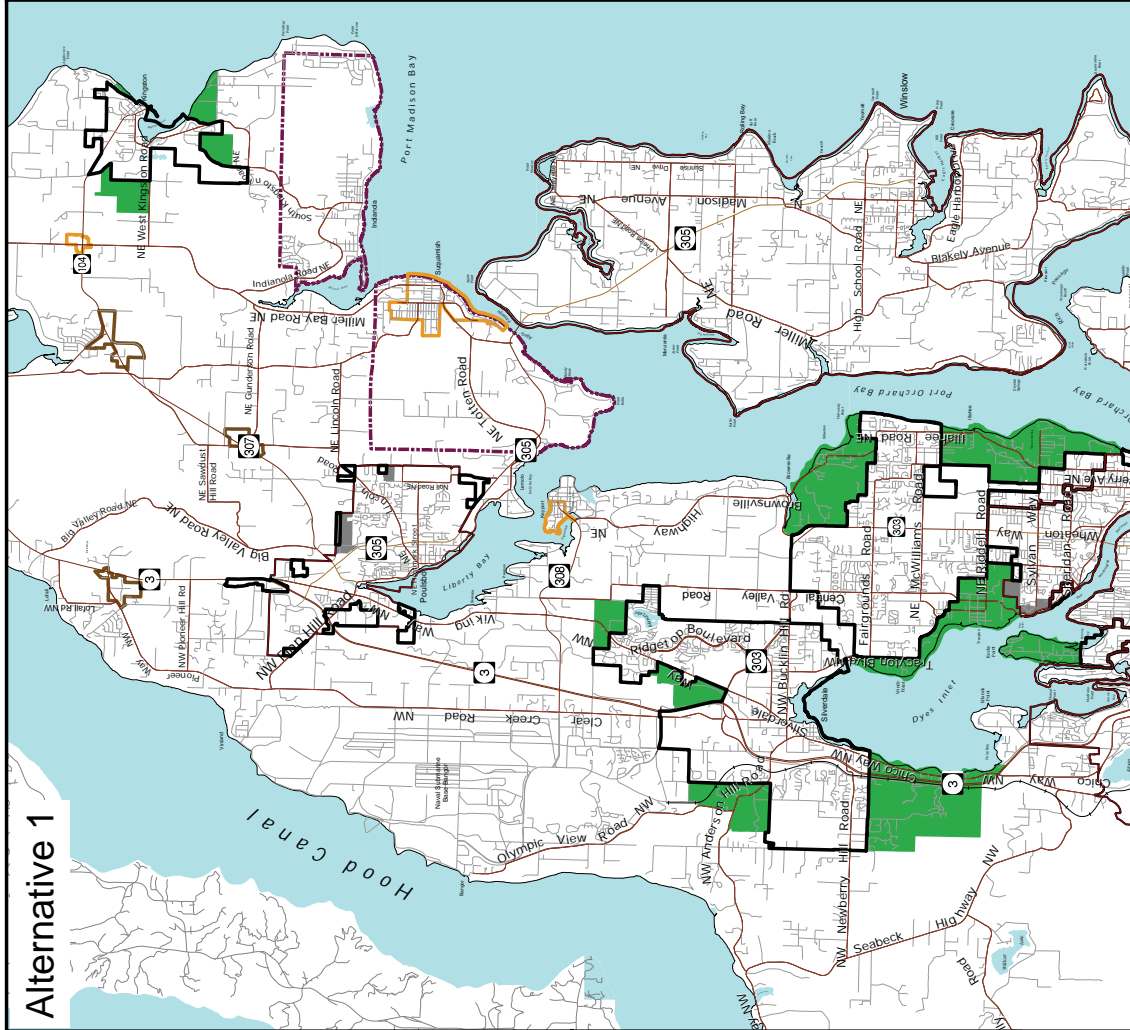


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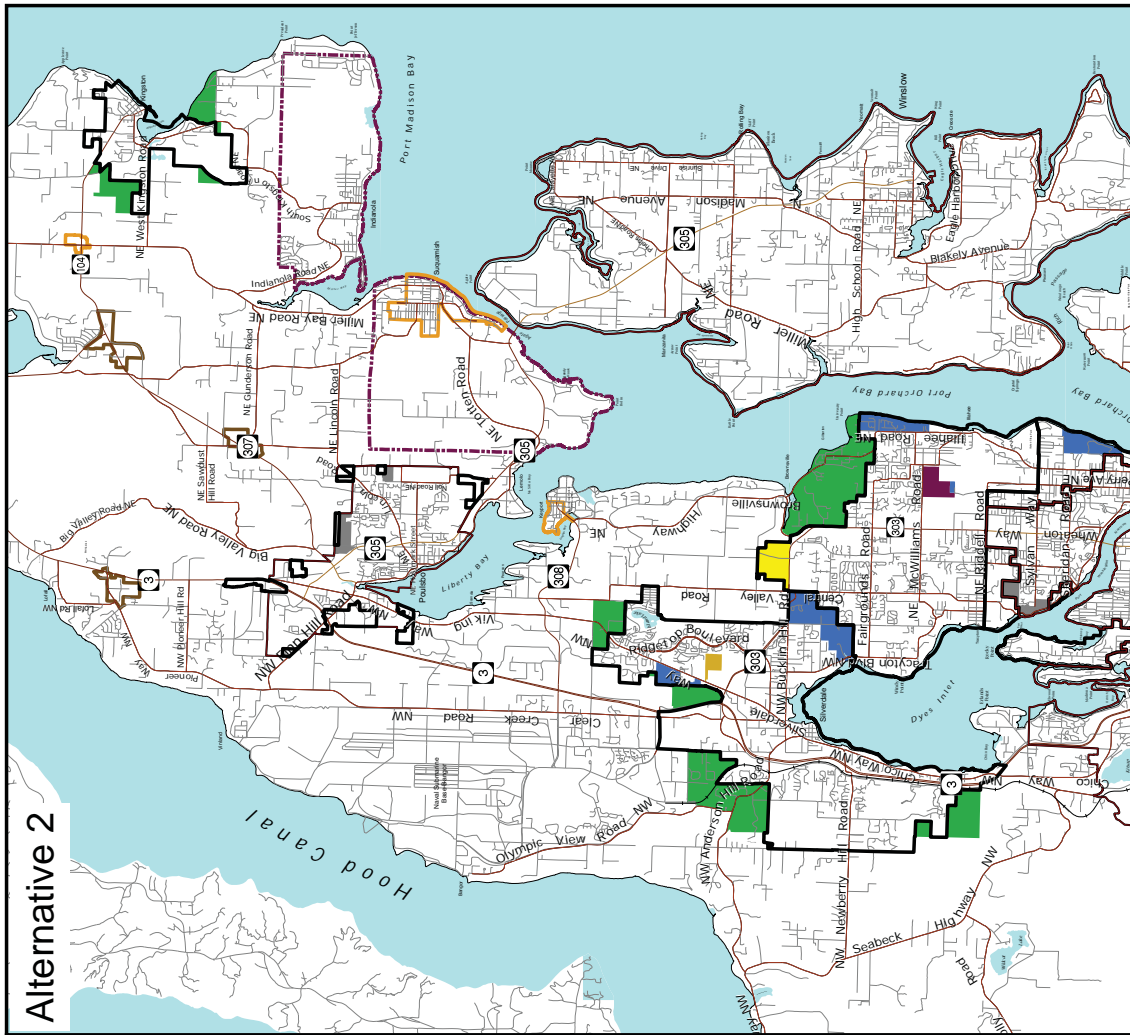
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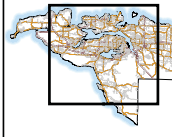
Figure 2.6-2 Proposed UGA and Zoning Changes-South



Alternative 1



Alternative 2



- Draft**
- Proposed Urban Growth Area
 - Incorporated City
 - Rural Residential (1 DU/5 Ac)
 - Urban Low Residential (5-9 DU/Ac)
 - Urban Medium Residential (10-18 DU/Ac)
 - Urban Restricted (1-5 DU/Ac)
 - Park
 - Incorporated City
- Kitsap County
 Department of Community Development
 10000 Highway 305, Port Orchard, Washington 98346
 VOICE (360) 337-7181 • FAX (360) 337-4925



Proposed Zoning Change

Kitsap County, Washington

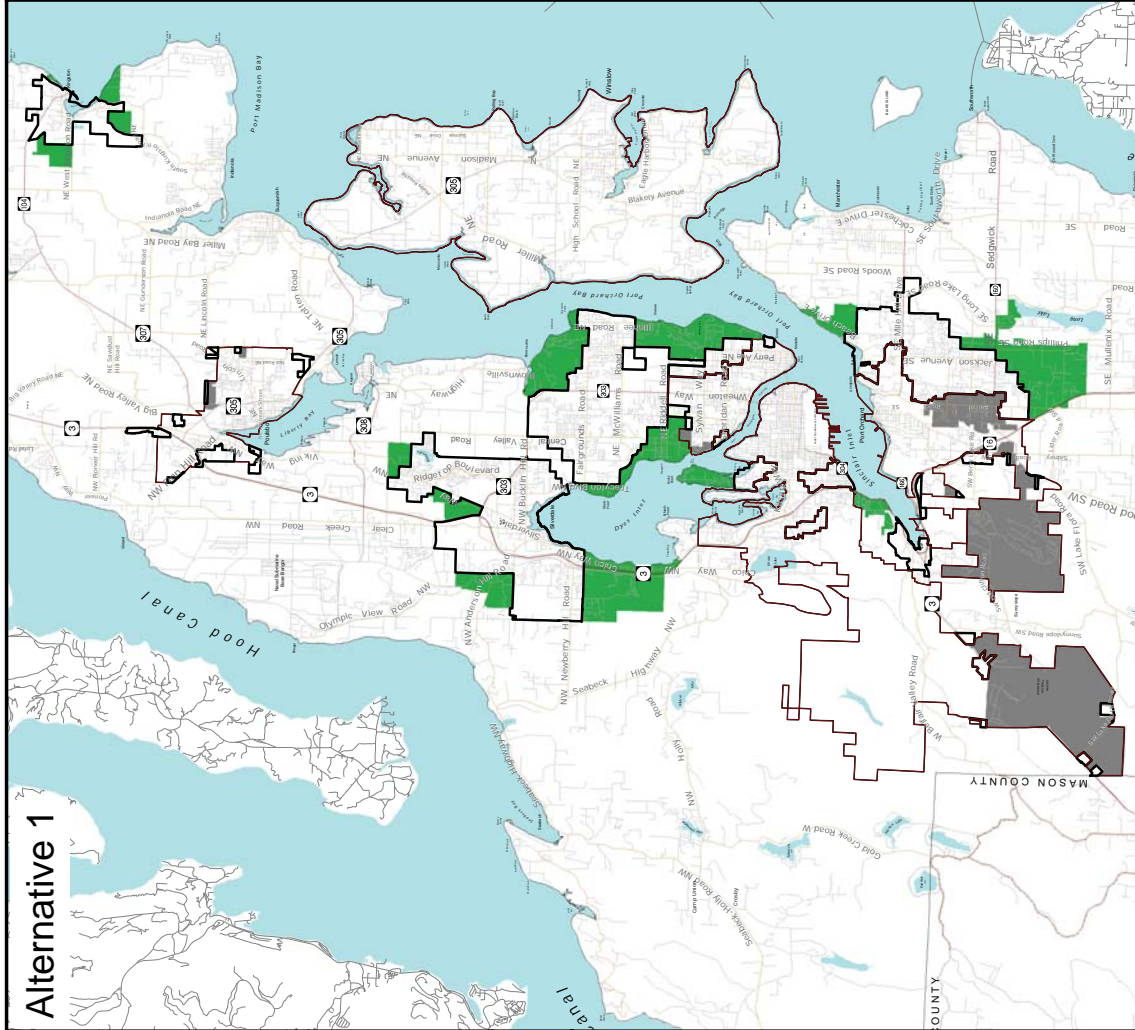


This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranties of any sort, including accuracy, fitness, or merchantability accompany this product. The user of this map assumes responsibility for determining its suitability or its intended use.

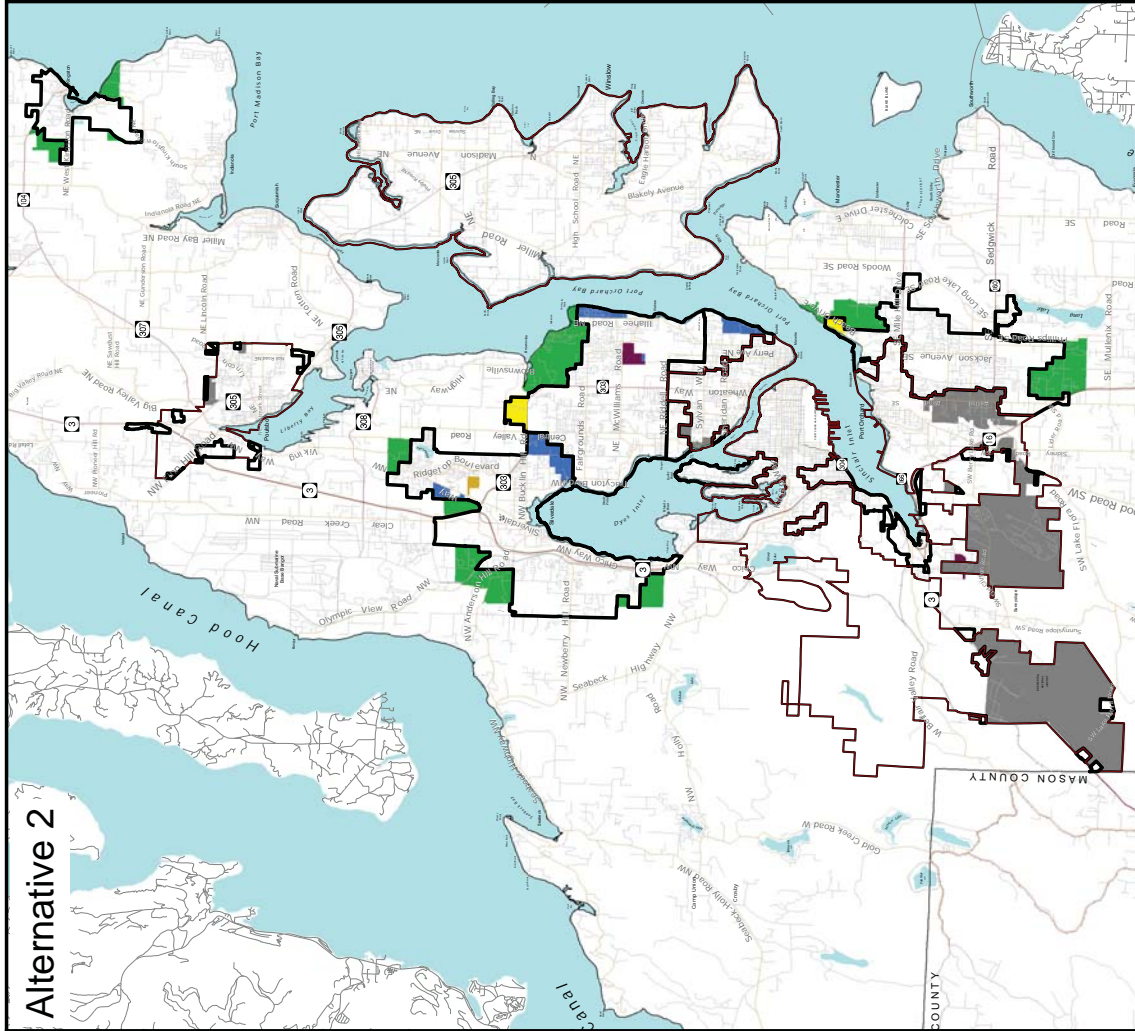
* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Map Date: March, 2012

Figure 2.6-1 Proposed UGA and Zoning Changes-North



Alternative 1



Alternative 2



- Proposed Urban Growth Area
- Incorporated City
- Rural Residential (1 DU/5 Ac)
- Urban Low Residential (6-9 DU/Ac)
- Urban Medium Residential (10-18 DU/Ac)
- Urban Restricted (1-5 DU/Ac)
- Park
- Incorporated City

Draft

Kitsap County
 Department of Community Development
 614 Division Street, MS-36
 Port Orchard, Washington 98366
 VOICE (360) 337-7181 • FAX (360) 337-4925



Proposed Zoning Change

Kitsap County, Washington



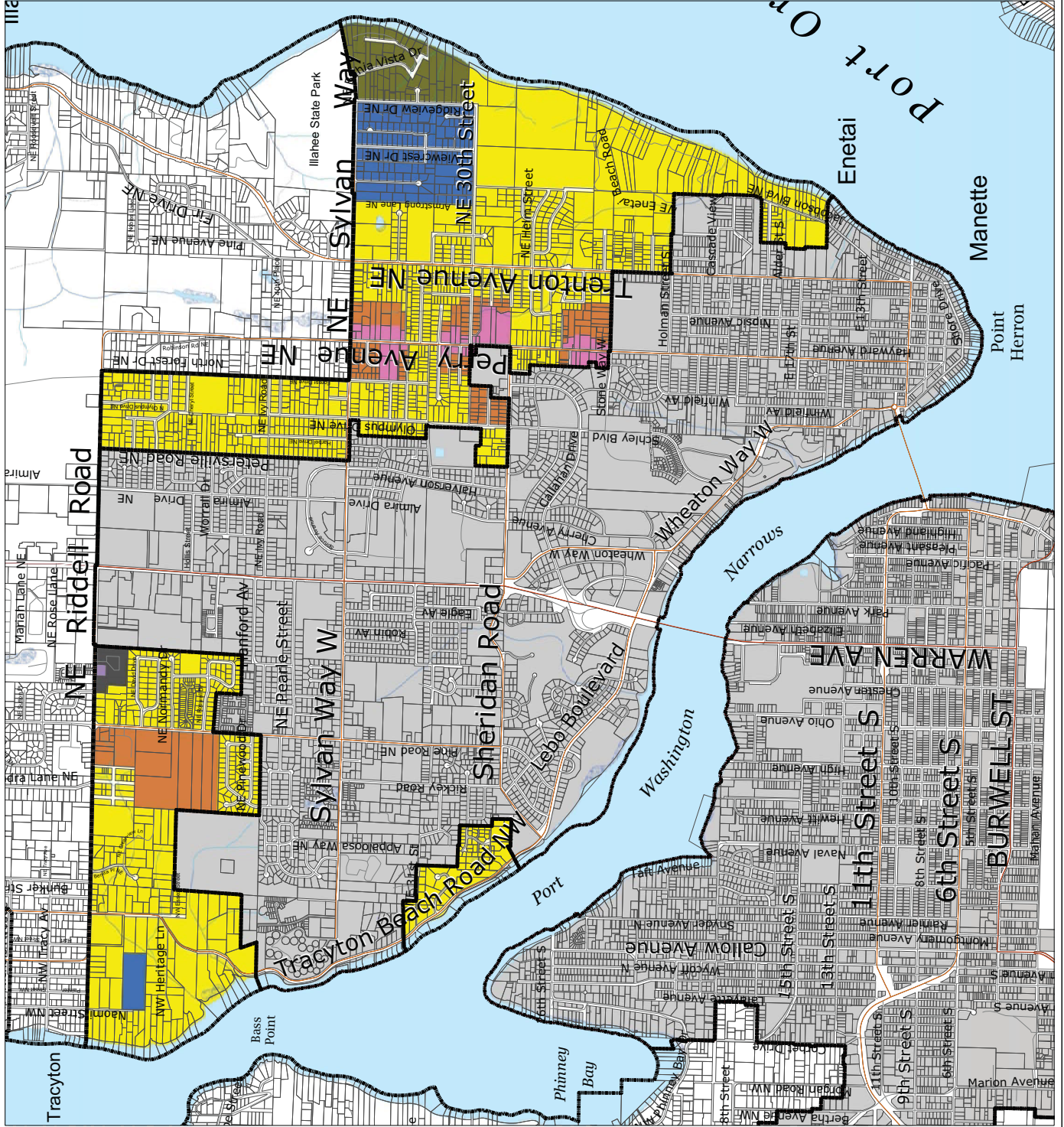
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Map Date: March, 2012

Figure 2.6-1 Proposed UGA and Zoning Changes-North

BREMERTON EAST UGA - PREFERRED ALTERNATIVE



Legend

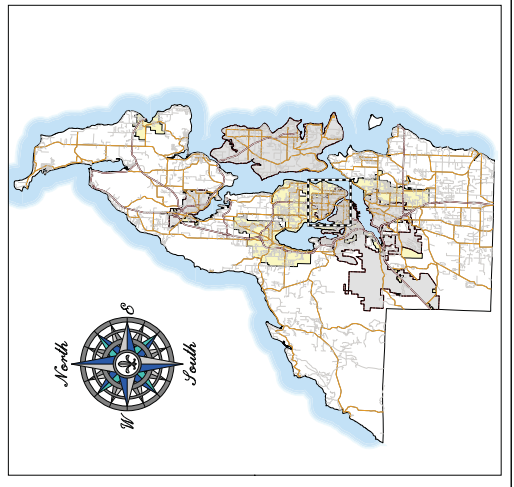
- Neighborhood Commercial (10-30 DU/A)
- Mixed Use (10-30 DU/A)
- Illwaco Greenbelt (1-4 DU/A)
- Urban Restricted (1-5 DU/A)
- Urban Low Residential (5-9 DU/A)
- Urban Medium Residential (10-18 DU/A)
- Urban High Residential (18-30 DU/A)
- Urban Growth Area Boundary
- Incorporated City Boundary
- DNR NWI, Surveyed Wetlands
- Bay, estuary, Pigot Sound
- Lake, Pond, Reservoir
- or quarry filled with water
- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled
- Tax Parcel
- State Highway
- Major Road
- Collector / Arterial
- Local Access
- Local Road
- Proposed Road

Scale: 0 500 1000 2000 3000 4000 Feet

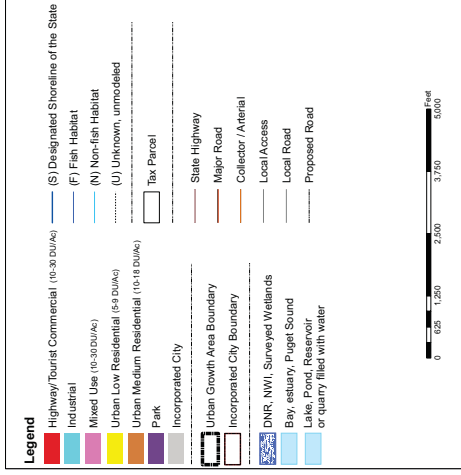
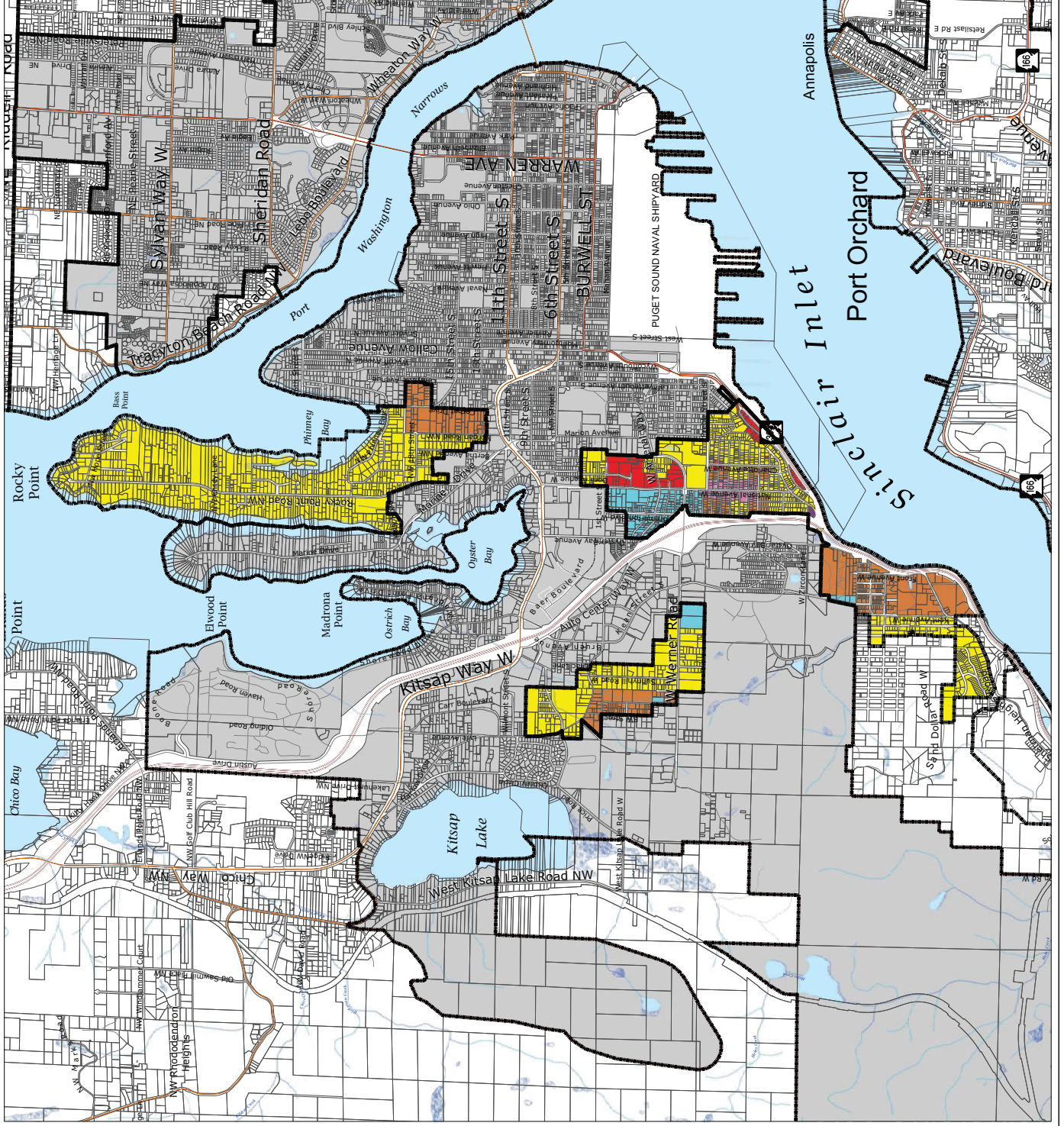
Kitsap County Urban Growth Area Hearings Board Remand

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DRAFT
Map Date: June, 2012



BREMERTON WEST UGA - PREFERRED ALTERNATIVE

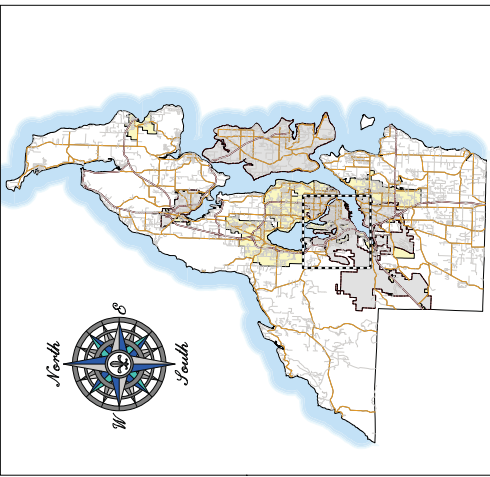


Kitsap County Urban Growth Area Hearings Board Remand

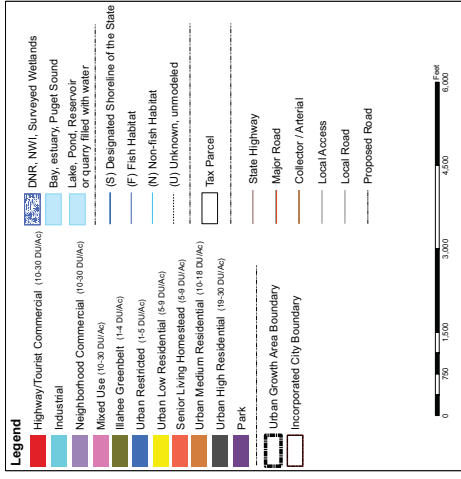


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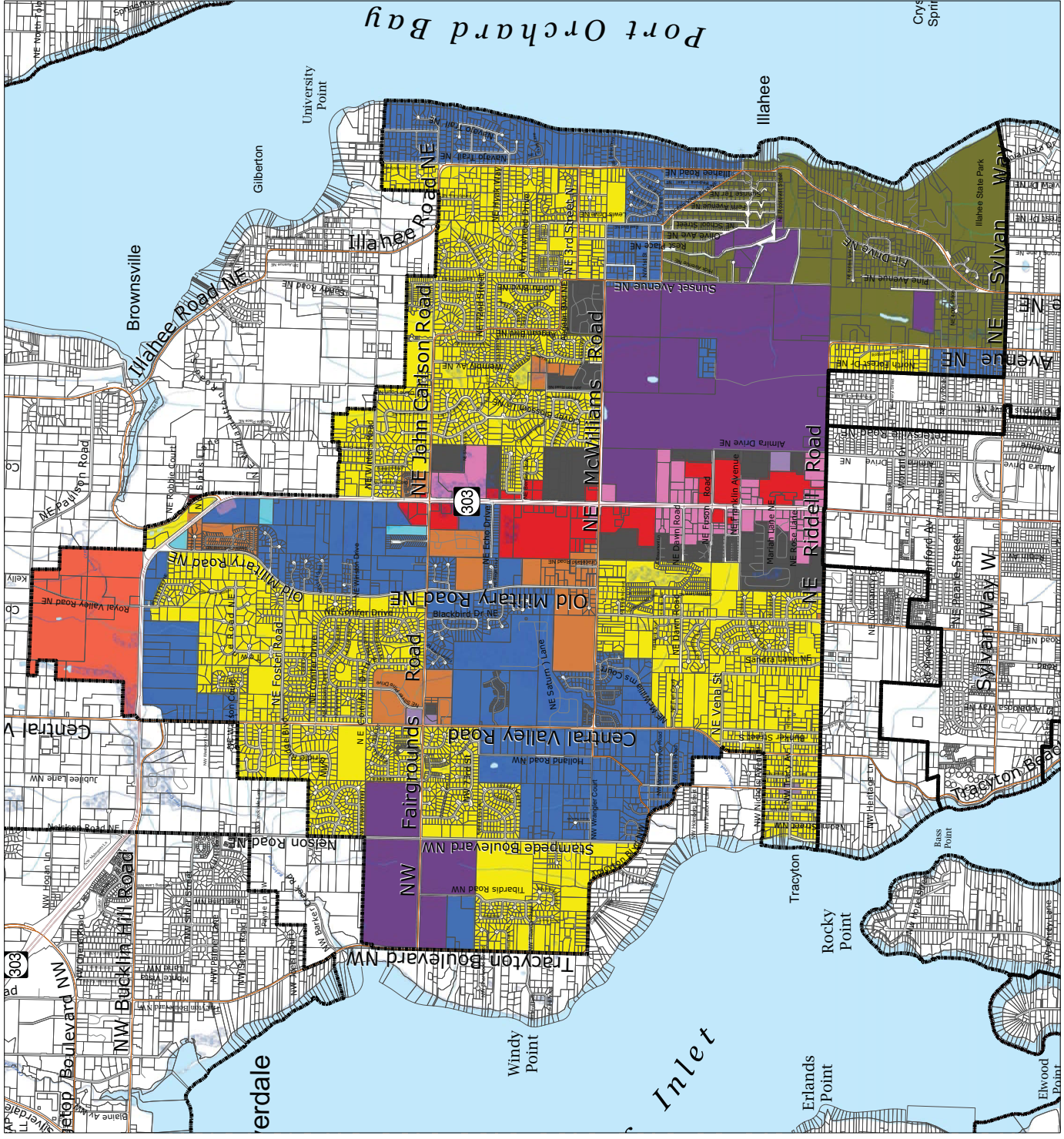
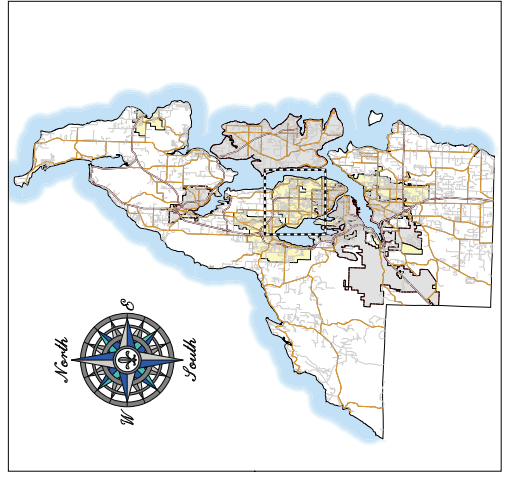
CENTRAL KITSAP UGA - PREFERRED ALTERNATIVE



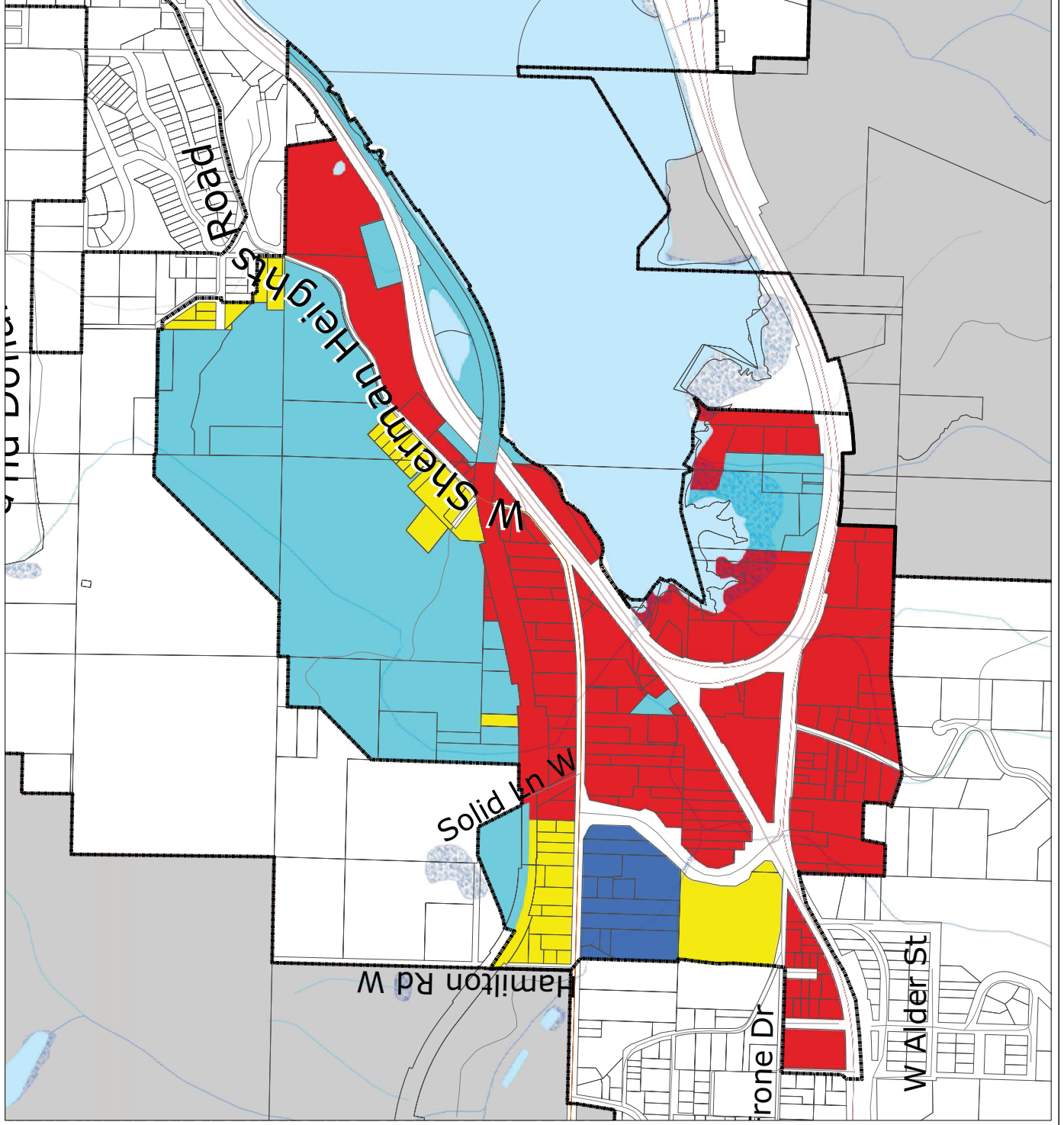
Kitsap County Urban Growth Area Hearings Board Remand

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Map Date: June, 2012



GORST UGA - PREFERRED ALTERNATIVE



Legend

- Highway/Tourist Commercial (10-30 DU/Ac)
- Industrial
- Urban Restricted (1-4 DU/Ac)
- Urban Low Residential (4-8 DU/Ac)
- Incorporated City
- Urban Growth Area Boundary
- DNR, NWI, Surveyed Wetlands
- Bay, estuary, Puget Sound
- Lake, Pond, Reservoir or quarry filled with water
- (S) Designated Shoreline of the State
- (F) Fish Habitat
- (N) Non-fish Habitat
- (U) Unknown, unmodeled
- Tax Parcel
- State Highway
- Major Road
- Collector / Arterial
- Local Access
- Local Road
- Proposed Road

Scale: 0, 250, 500, 1,000, 1,500, 2,000 Feet

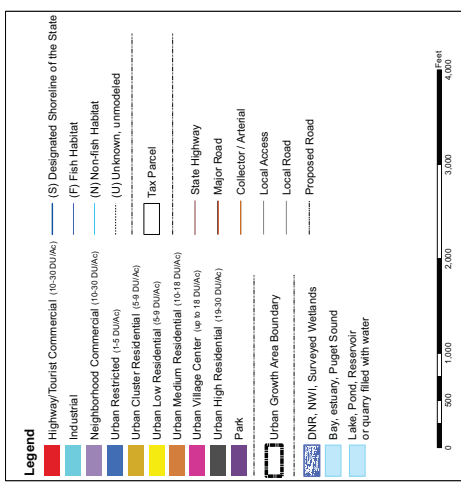
Kitsap County Urban Growth Area Hearings Board Remand

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KINGSTON UGA - PREFERRED ALTERNATIVE

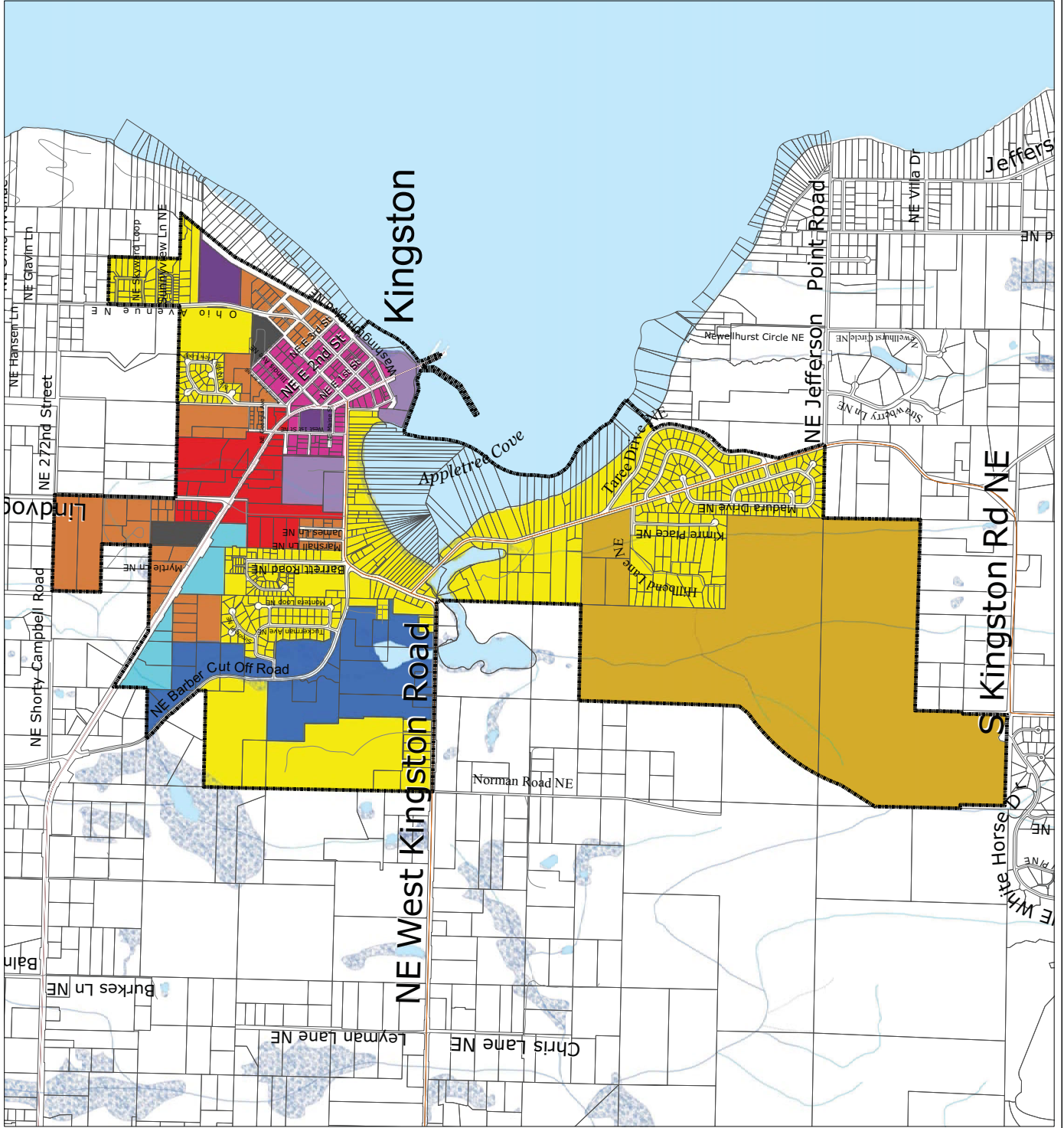
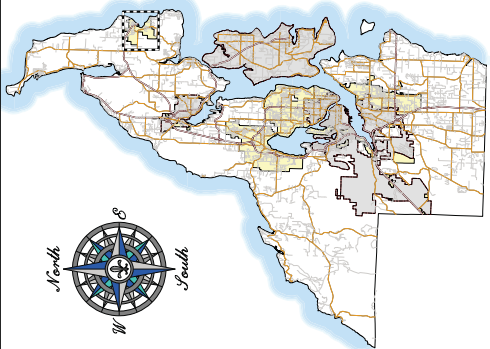


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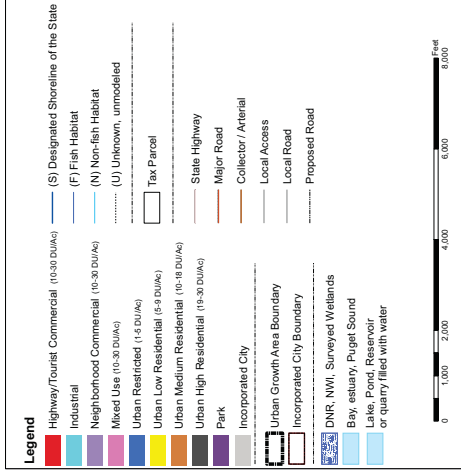
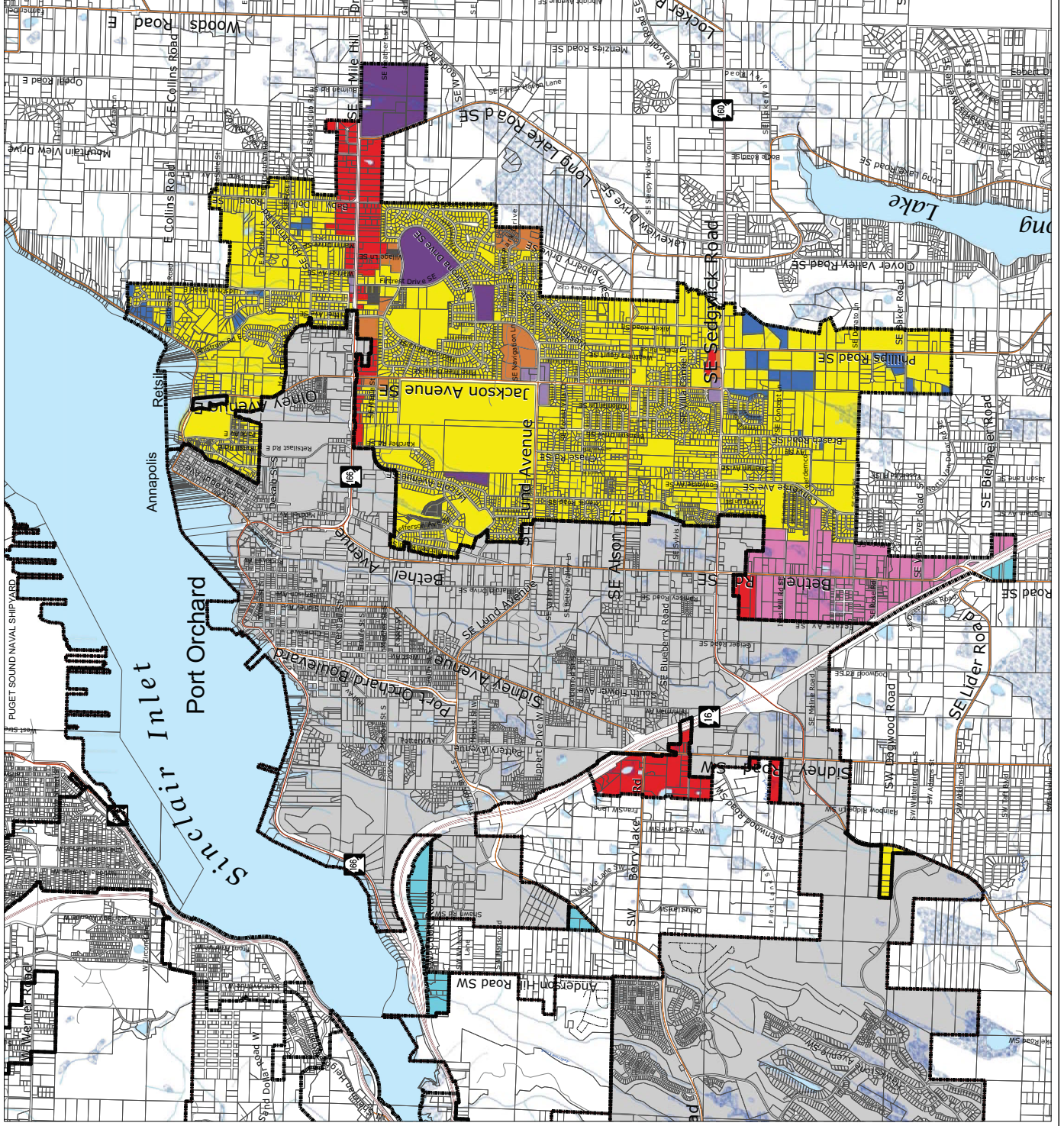


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PORT ORCHARD UGA - PREFERRED ALTERNATIVE

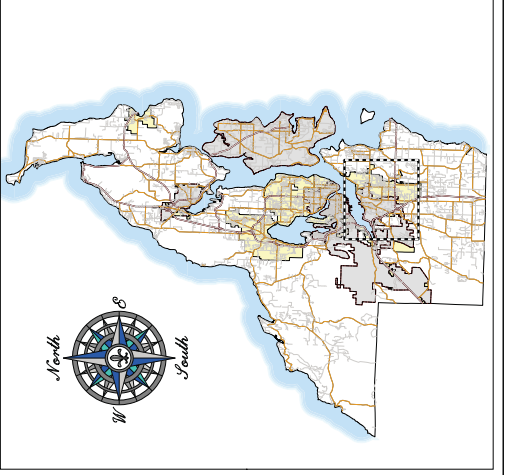


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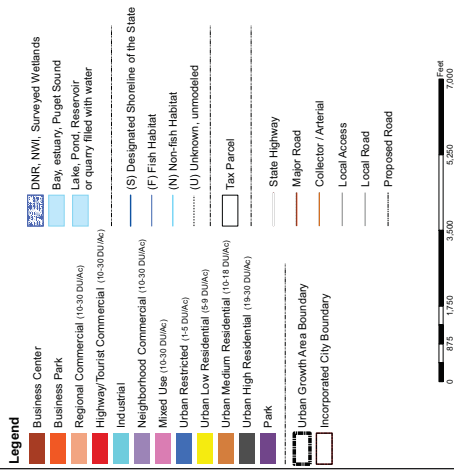
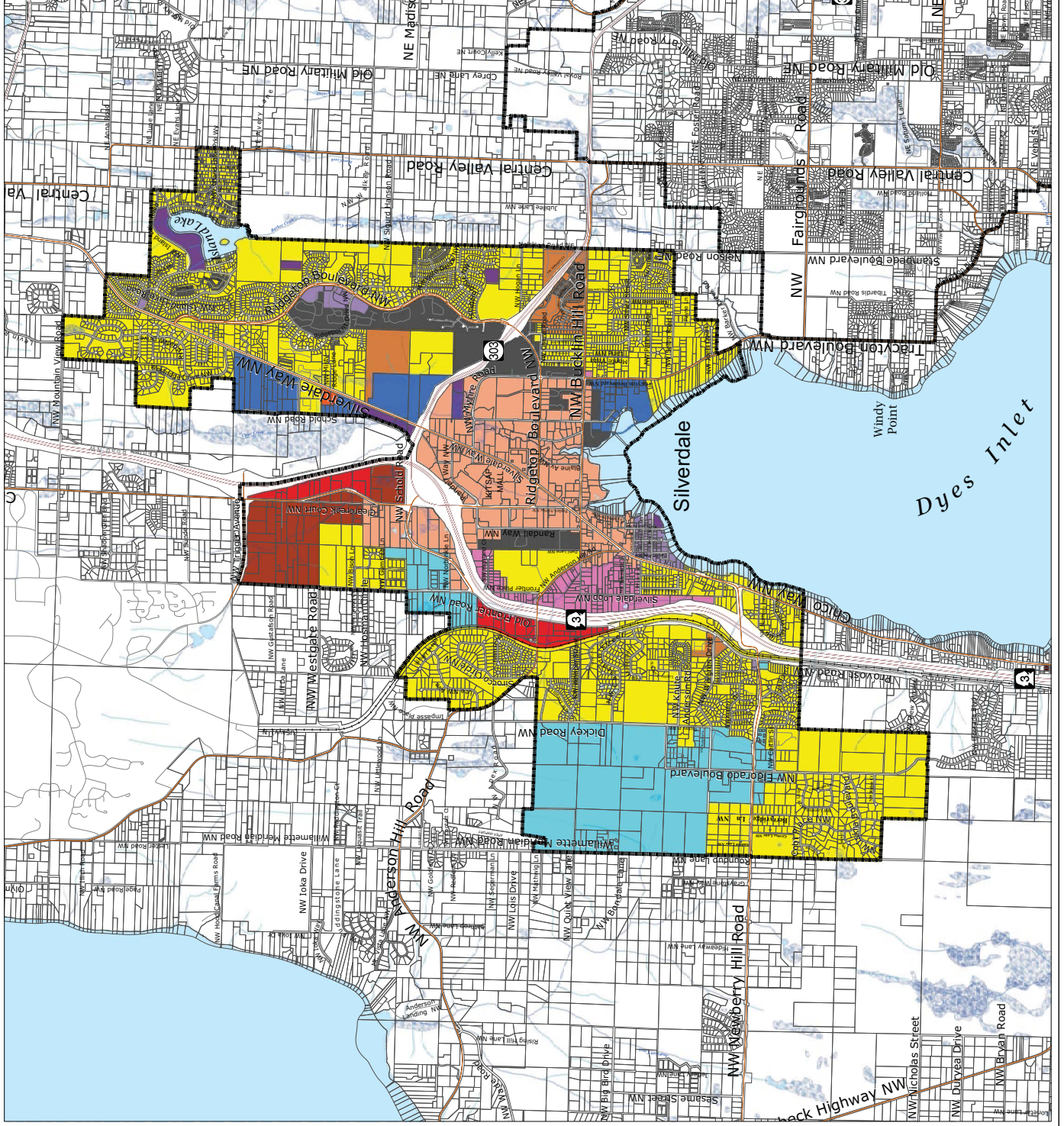
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SILVERDALE UGA - PREFERRED ALTERNATIVE

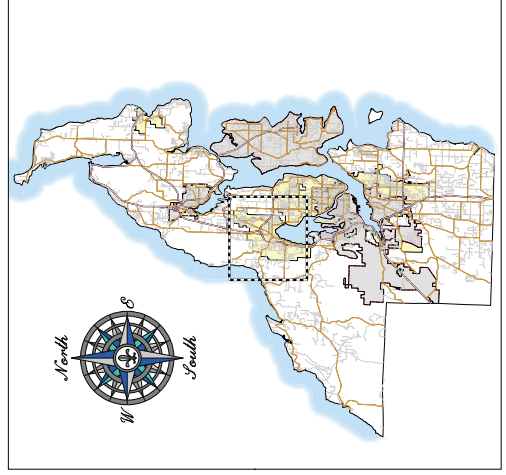


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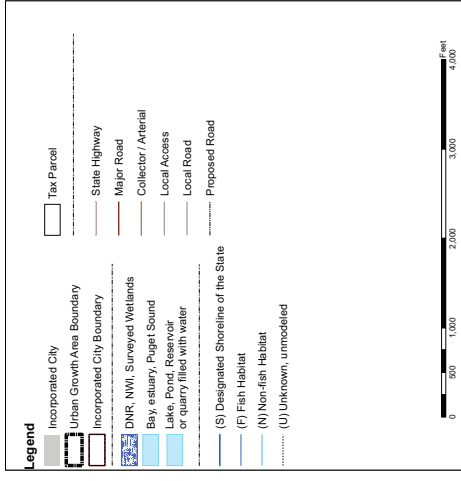
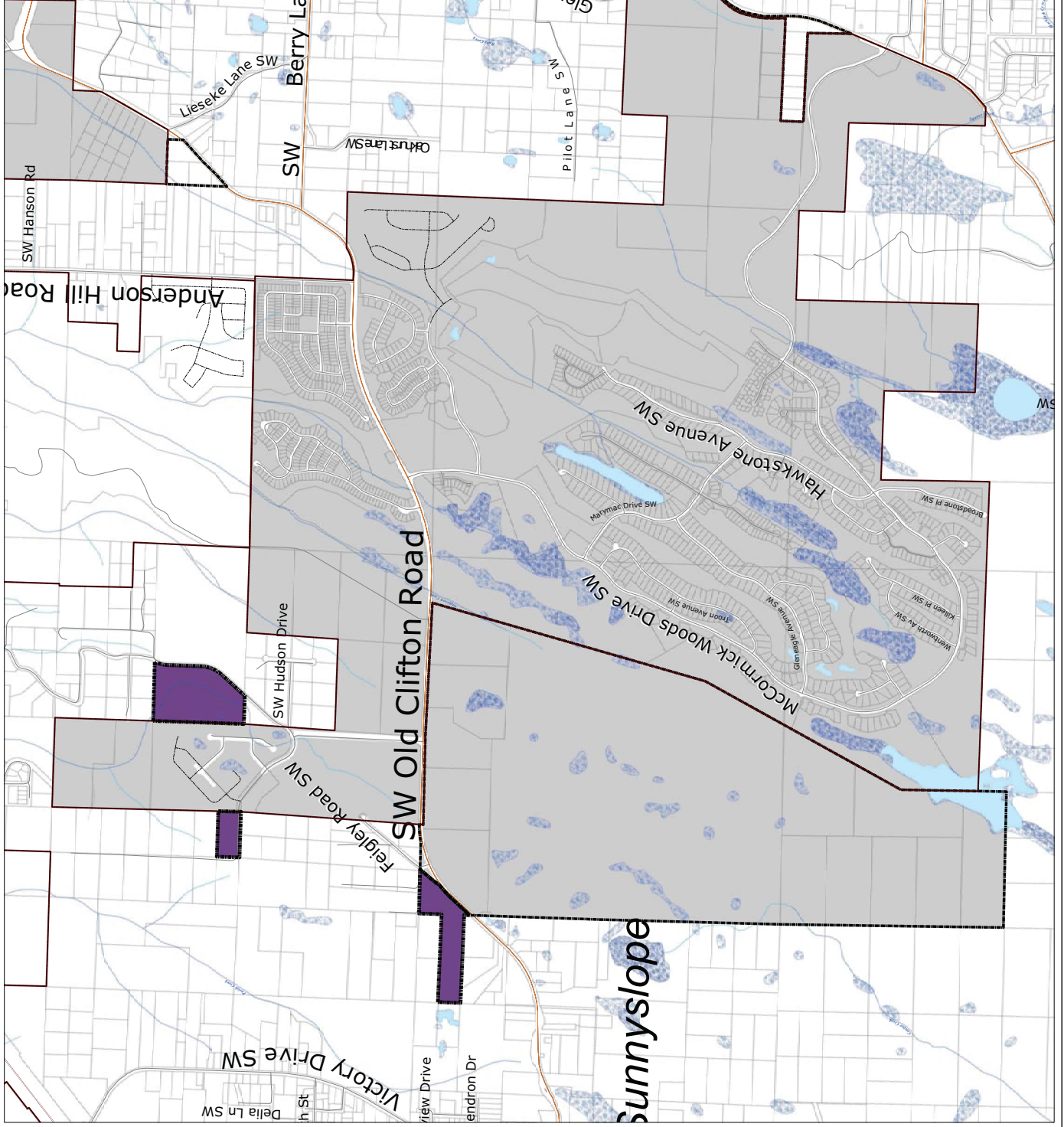


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