

RESOLUTION NO. __ - 2016

**A RESOLUTION REGARDING THE BOARD OF COUNTY COMMISSIONERS’
COMMITMENT REGARDING FURTHER ASSESSMENT & CONSIDERATION OF
ADDITIONAL REASONABLE MEASURES**

WHEREAS, the Washington State Growth Management Act (GMA), chapter 36.70A RCW, requires local jurisdictions to focus growth into urban areas and protect rural areas from urban sprawl development; and

WHEREAS, GMA requires certain jurisdictions to periodically conduct a review of actual development through a Buildable Lands Report (BLR) to determine if development is meeting adopted goals and targets; and

WHEREAS, Kitsap County’s 2015 BLR demonstrated considerable progress towards meeting County growth management goals and targets, but still showed some inconsistencies between in actual development and adopted goals regarding: urban/rural development proportions; meeting minimum urban densities, and meeting rural development standards; and

WHEREAS, when such inconsistencies exist, GMA (RCW 36.70A.215(4)) mandates that the jurisdiction implement measures reasonably likely to increase consistency, known as “reasonable measures;” and

WHEREAS, Kitsap County has adopted a number of reasonable measures over the past decade, including additional new reasonable measures recently in 2016; and

WHEREAS, the Kitsap County Board of Commissioners believes it is vital to continue to evaluate additional reasonable measures that can be implemented to create incentives to urban development as well as decrease inconsistencies between actual growth and adopted goals and policies.

NOW THEREFORE, BE IT RESOLVED:

The Kitsap County Board of County Commissioners resolves to develop a work plan by October 31, 2016 to further explore and adopt reasonable measures concerning the following listed issues.

1. Reduced Regulatory Fees in Urban Growth Areas (UGAs). The Board will explore the implementation of reduced regulatory fees for certain types of urban development that will create incentives for such development. Such incentives may include, but are not limited to, (a) discounts on impact fee assessment when a proposed project nears or meets the maximum density required for the applicable zone; and (b) the use of general funds for permit review instead of permit fees when a propose projects achieves the maximum density allowed in the applicable zone.

2. Tax Incentives for Infill or Redevelopment. The Board will consider, to the extent allowed under existing laws, the adoption and implementation of tax incentives for redevelopment and infill projects located within unincorporated urban growth areas.

3. Streamline Short Plat Process in UGA. The Board will consider, where legally possible, providing incentives through a sliding scale of reduced fees for short plats that result in increased densities within the UGA.

4. Infrastructure Investment in UGAs. The County shall continue to target infrastructure development in urban areas through its capital improvement programs; and shall develop additional incentives to prioritize and target infrastructure improvements to development that meet higher densities or that has previously installed dry sewer mains within a specified distance to the development.

5. Restrictions on the Development of Substandard Rural Legacy Lots. Kitsap County will continue to collect and evaluate data concerning the development of pre-GMA substandard lots in the rural areas. This information shall be used to develop a definition of “legacy lot” and the consideration of additional reasonable measures to address the rural inconsistencies in accordance with Washington and federal law.

6. Dry Sewers. Kitsap County will continue to develop exemptions for the implementation of dry sewers per KCC 17.460.020.

All of the items listed above shall be considered for adoption no later than June 30, 2017, after a thorough public process for review and public comment.

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DATED this ____ day of August, 2016.

**BOARD OF COUNTY COMMISSIONERS
KITSAP COUNTY, WASHINGTON**

Edward E. Wolfe, Chair

Charlotte Garrido, Commissioner

Robert Gelder, Commissioner

ATTEST:

Clerk of the Board