

Appendix E (Amended): Kitsap County Buildable Lands Report Identification of Potential Reasonable Measures

ID	Brief Name	Brief Description	Inconsistency Addressed
1.	Encourage Infill in UGA with Dry Sewer Policy	Properties too far from sewer to develop with dry sewer with mandatory sewer hook-up requirement once sewer is available.	Urban density Urban share of growth
2.	Reduced Regulatory Fees in UGA	Encourage density and infill in UGAs by reducing costs such as reduced impact fees, streamlined review process, reduced permitting fees in targeted areas.	Urban density Urban share of growth
3.	Tax Incentives for Infill/Redevelopment	Encourage infill and redevelopment through tax incentives if possible.	Urban density Urban share of growth
4.	Smaller lot Sizes Allowed for Infill	Reduce or remove minimum lot size to encourage infill.	Urban density Urban share of growth
5.	Streamline Short Plat Process in UGA	Streamline and reduce regulatory costs on short plats within the UGA to encourage the division of large lots.	Urban density Urban share of growth
6.	Increased Heights Allowed in UGA	Increase height allowances in UGA where high density residential is allowed.	Urban density Urban share of growth
7.	Infrastructure Investment in UGA.	Target infrastructure development to support other reasonable measures. For example, combine incentives for building in certain areas of a UGA with increased infrastructure development in the same area.	Urban density Urban share of growth
8.	Lot Size Averaging in UGA	Allow for developments to have averaged lot sizes but not a set min/max within a plat. This allows for the best use of the available/buildable land.	Urban density Urban share of growth

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9.	Remove minimum lot widths in UGAs	Excessive lot width requirements are a barrier to density and make infill more difficult. Remove minimum lot widths and encourage infill and high density development within UGAs.	Urban density Urban share of growth
10.	Transfer of Development Rights	Updated Transfer of Development Rights Code Language	Urban share of growth Rural Legacy lots
11.	Footnote 39	Address language in footnote 39	Legacy lots
12.	Maximum Urban Lot Size	New maximum urban lot size	Urban density Urban share of growth
13.	Silverdale Centers Plan	New Goals and Policies in Comp. Plan New Regional Center Zone. For parcels within the Silverdale Regional Center Boundary zoned Regional Center and Urban High residential: Proposed maximum allowed density increase from 30 to 60 dwelling units per acre. Proposed maximum height allowance increased from existing Silverdale Design Districts.	Urban density Urban share of growth
14.	Monitoring and tracking	Improvements to parcel data base (correcting land codes, etc.) underway. Automate tracking and monitoring parcel data. Ensure compatibility of assessor and planning and zoning data. Conduct ongoing continuous process improvement.	