

CODE UPDATE: REASONABLE MEASURES

Final Draft Ordinance: Staff Proposed Revisions (August 31, 2016)

#	Topic Title and Reason for Change	Recommended Revisions to Final Draft Ordinance and Resolutions for Commitment Items
1.	<p>Topic: Dry Sewer Policy</p> <p><i>Further discussion with Kitsap County Public Works revealed the necessity for an agreement to address potential issues of funding, construction, and dismantling systems.</i></p> <p><i>Distance threshold was changed to reflect the dry sewer exit point as opposed to a parcel for practicality purposes.</i></p>	<p><u>17.410.050 Footnotes for zoning use table.</u></p> <p>A. Where noted on the preceding use tables, the following additional restrictions apply:</p> <p>48. Within urban growth areas, all new residential subdivisions, single-family or multi-family developments are required to provide an urban level of sanitary sewer service for all proposed dwelling units unless exemptions identified in KCC 17.460.020 allow for the implementation of a dry sewer.</p> <p><u>17.460.020 Public sewer connections in UGAs.</u></p> <p>In accordance with Sections 13.12.020 and .025, <u>17.410.050 (48)</u>, Health District Ordinance 2008A-01 and WAC 246-272A-0025, all new development or existing development requiring a replacement on-site septic system that is located within an urban growth area must connect to public sewer if the property is within two hundred feet of an existing public sewer main that has adequate capacity for the development. New urban developments may be allowed to utilize interim on-site septic-sewage systems and shall install dry sewer facilities provided the following conditions are met:</p> <p>A. The Kitsap County Wastewater<u>A Sewage Facility Plan, or an equivalent plan that is recognized by Kitsap County,</u> must indicate an expectation of future sewer provisions that would serve the area where the proposed development would occur. <u>The Plan shall be recorded against the property and shall, at a minimum identify:</u></p> <ol style="list-style-type: none"> <u>1. How the sewer connection fees will be paid;</u> <u>2. Provision of land for a sewage pump station if needed for future sewer expansion;</u> <u>3. A requirement to connect within a specified number of days when a serviceable sewer line is within two hundred feet of the exiting dry sewer connection point and which includes a sewer main that has adequate capacity for the development;</u> <u>4. A requirement that the property owner will pay for and construct the connection to the sewer; and</u> <u>5. A temporary drainfield may be located on developable lots provided that a plan to dismantle the septic system upon connection to the sewer in accordance with Health District Requirements; and</u> <p>A.B. A temporary drainfield may be located on developable lots provided that the drainfield is removed and connection to the sewer is established once sewer service is within two hundred feet of said developable lots and which includes a sewer main that has adequate capacity for the development;</p> <p>B.C. When dry sewer lines are installed, a residential development up to the maximum density may be allowed, provided that lots in excess of the density permitted with on-site septic shall not be built upon until the sewer line is extended and connected to all the lots/parcels within the approved development; and</p> <p>C.D. Dry sewer lines shall be installed in conformance with the standards established by the Kitsap County Public Works Department, or other applicable permitting jurisdiction, or other purveyor.</p>

CODE UPDATE: REASONABLE MEASURES

Final Draft Ordinance: Staff Proposed Revisions (August 31, 2016)

#	Topic Title and <i>Reason for Change</i>	Recommended Revisions to Final Draft Ordinance and Resolutions for Commitment Items
2.	<p>Topic: Reduced Regulatory Fees in UGA <i>Per public and commissioner requests a resolution that addresses commitment based items was crafted to provide additional clarity of what incentives might be explored.</i></p>	<p>As provided in “A resolution regarding the Board of County Commissioners’ commitment regarding further assessment and consideration of additional reasonable measures”:</p> <p><u>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.</u></p>
3.	<p>Topic: Tax Incentives for Infill or Redevelopment <i>Per public and commissioner requests a resolution that addresses commitment based items was crafted to provide additional clarity of what incentives might be explored.</i></p>	<p>As provided in “A resolution regarding the Board of County Commissioners’ commitment regarding further assessment and consideration of additional reasonable measures”:</p> <p><u>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.</u></p>
4.	<p>Topic: Minimum Lot Size <i>After further discussion the proposed lot averaging language requires additional time for public review. Minimum lot size and minimum lot width warrant the same additional review.</i></p>	<p><u>No change to existing code.</u></p>
5.	<p>Topic: Streamline Short Plat Process in UGA <i>A resolution that addresses commitment based items was crafted to provide additional clarity of what incentives might be explored.</i></p>	<p>As provided in “A resolution regarding the Board of County Commissioners’ commitment regarding further assessment and consideration of additional reasonable measures”:</p> <p><u>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.</u></p>

CODE UPDATE: REASONABLE MEASURES

Final Draft Ordinance: Staff Proposed Revisions (August 31, 2016)

#	Topic Title and Reason for Change	Recommended Revisions to Final Draft Ordinance and Resolutions for Commitment Items
6.	<p>Topic: Increased Heights Allowed in UGA</p>	<p><u>See Design Standards Table 17.420.050 (A).</u> Base height UM: 45 feet UH: 55 feet With footnote 17 UM: 55 feet UH: 65 feet</p> <p>17.420.060 Footnotes for tables.</p> <p>A. Where noted on the preceding tables, the following additional provisions apply:</p> <p>17. A greater height may be allowed as set forth below and in accordance with the procedures in Title 21 of this code. Such approval must be consistent with the recommendations of the fire marshal/fire district and compatible with surrounding uses and zones. Such approval shall result in a decrease in building coverage, an increase in public amenities, and/or a more creative or efficient use of land. The maximum building height approved by the director shall not exceed:</p> <ul style="list-style-type: none"> a. In the NC, and P zones: forty-five feet. b. In the UH and C zones: sixty-five feet. c. In the UM, BP, BC, and IND zones: fifty-five feet. <p>Height and density requirements for Urban High and Regional Center reflected in Table 17.420.050D Silverdale Regional Center and Design District Density and Dimension Table.</p>
7.	<p>Topic: Infrastructure Investment in UGA. <i>A resolution that addresses commitment based items was crafted to provide additional clarity of what incentives might be explored.</i></p>	<p>As provided in “A resolution regarding the Board of County Commissioners’ commitment regarding further assessment and consideration of additional reasonable measures”:</p> <p><u>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.</u></p>

CODE UPDATE: REASONABLE MEASURES

Final Draft Ordinance: Staff Proposed Revisions (August 31, 2016)

#	Topic Title and Reason for Change	Recommended Revisions to Final Draft Ordinance and Resolutions for Commitment Items
8.	<p>Topic: Lot Size Averaging in UGA <i>After further discussion the proposed lot averaging language requires additional time for public review. Minimum lot size and minimum lot width warrant the same additional review.</i></p>	<p><u>See Design Standards Table 17.420.050 (A). (Remove Footnote 19 where proposed)</u></p> <p><u>17.420.060 Footnotes for tables.</u></p> <p>A. Where noted on the preceding tables, the following additional provisions apply:</p> <p>19. RESERVED. Lot averaging. In order to preserve natural features, address irregular site shape, and provide a variety of housing sizes, for subdivisions creating ten lots or more in urban residential zoning districts that do not utilize the provisions of the KCC 17.450 'Performance Based Development', lot averaging may be used as the method of calculation for lot area and dimensions; provided, that:</p> <ul style="list-style-type: none"> a. The average developable lot size must equal at least the minimum lot size as required by the zone; b. No single developable lot may be greater than the maximum lot size as required by the zone; c. A lot less than the minimum lot size as required by the zone may not be placed adjacent to previously developed lots which meet the minimum lot size requirements; and d. All other development standards identified in Table 17.420.050 (A) Rural, Resource, and Urban Residential Zones Density and Dimensions are required; provided, that the following alternative standards are allowed: <ul style="list-style-type: none"> i. Lot width: Each lot shall have a minimum of twenty feet of frontage on a dedicated street or approved access way and shall be a minimum of fifty feet at the midpoint of the lot. ii. Lot depth: Each lot shall have a minimum lot depth of eighty feet.
9.	<p>Topic: Remove minimum lot widths in UGAs <i>After further discussion the proposed lot averaging language requires additional time for public review. Minimum lot size and minimum lot width warrant the same additional review.</i></p>	<p><u>No change to existing code.</u></p>
10.	<p>Topic: Transfer of Development Rights</p>	<p><u>Separate Resolution from this process.</u></p>

CODE UPDATE: REASONABLE MEASURES

Final Draft Ordinance: Staff Proposed Revisions (August 31, 2016)

#	Topic Title and <i>Reason for Change</i>	Recommended Revisions to Final Draft Ordinance and Resolutions for Commitment Items
11.	<p>Topic: Rural Legacy Lots: Footnote 39 <i>Removal of existing footnote 39 will require legal lot determination at the time of building permit application.</i></p> <p><i>A resolution that addresses commitment based items was crafted to include the requirement of future analysis with regards to legacy lots.</i></p>	<p>17.420.060 Footnotes for tables. A. Where noted on the preceding tables, the following additional provisions apply: 39. RESERVED.</p> <p>As provided in “A resolution regarding the Board of County Commissioners’ commitment regarding further assessment and consideration of additional reasonable measures”:</p> <p><u>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.</u></p>
12.	<p>Topic: Maximum Urban Lot Size</p>	<p>Maximum Lot Size: ULR: 9,000 sf (25) UCR: 9,000 sf (25)</p> <p>17.420.060 Footnotes for tables. A. Where noted on the preceding tables, the following additional provisions apply: 25. For new building permit applications on vacant lots over 18,000 square feet located in Urban Low Residential (ULR) and Urban Cluster Residential (UCR) zones, the maximum lot size shall not exceed 9,000 square feet.</p>

CODE UPDATE: REASONABLE MEASURES

Final Draft Ordinance: Staff Proposed Revisions (August 31, 2016)

#	Topic Title and Reason for Change	Recommended Revisions to Final Draft Ordinance and Resolutions for Commitment Items
13.	<p>Topic: Urban Medium Residential and Urban High Residential Use Permissibility</p> <p><i>Use table footnote (37) applies to Urban Medium Residential and Urban High Residential zones. These zones carry with them the expectation of development to increase residential density in urban areas, not to promote commercial uses with minimal residential components in the zones.</i></p>	<p><u>See Design Standards Table 17.410.040 (A). (No Changes)</u></p> <p>17.410.050 Footnotes for zoning use table.</p> <p>A. Where noted on the preceding use tables, the following additional restrictions apply:</p> <p>26. Single family detached dwellings shall only be allowed when the existing parcel size as of [Insert Effective Ordinance Date] would only allow the development of one dwelling unit.</p> <p>37. The overall project shall include a residential component. A mixed use project shall not be required to meet the required-minimum density for the zone in which it is located.</p> <p>47. As a conditional use, UM and UH zones adjacent to a commercial zone may allow coordinated projects that include commercial uses within their boundaries. Such projects must meet the following conditions:</p> <ul style="list-style-type: none"> a. The project must include a combination of UM and/or UH and commercially zoned land; b. The overall project must meet the density required for the net acreage of the UM or UH zoned land included in the project; c. All setbacks from other residentially zoned land must be the maximum required by the zones included in the project; d. Loading areas, dumpsters and other facilities must be located away from adjacent residential zones; and e. The residential and commercial components of the project must be coordinated to maximize pedestrian connectivity and access to public transit.