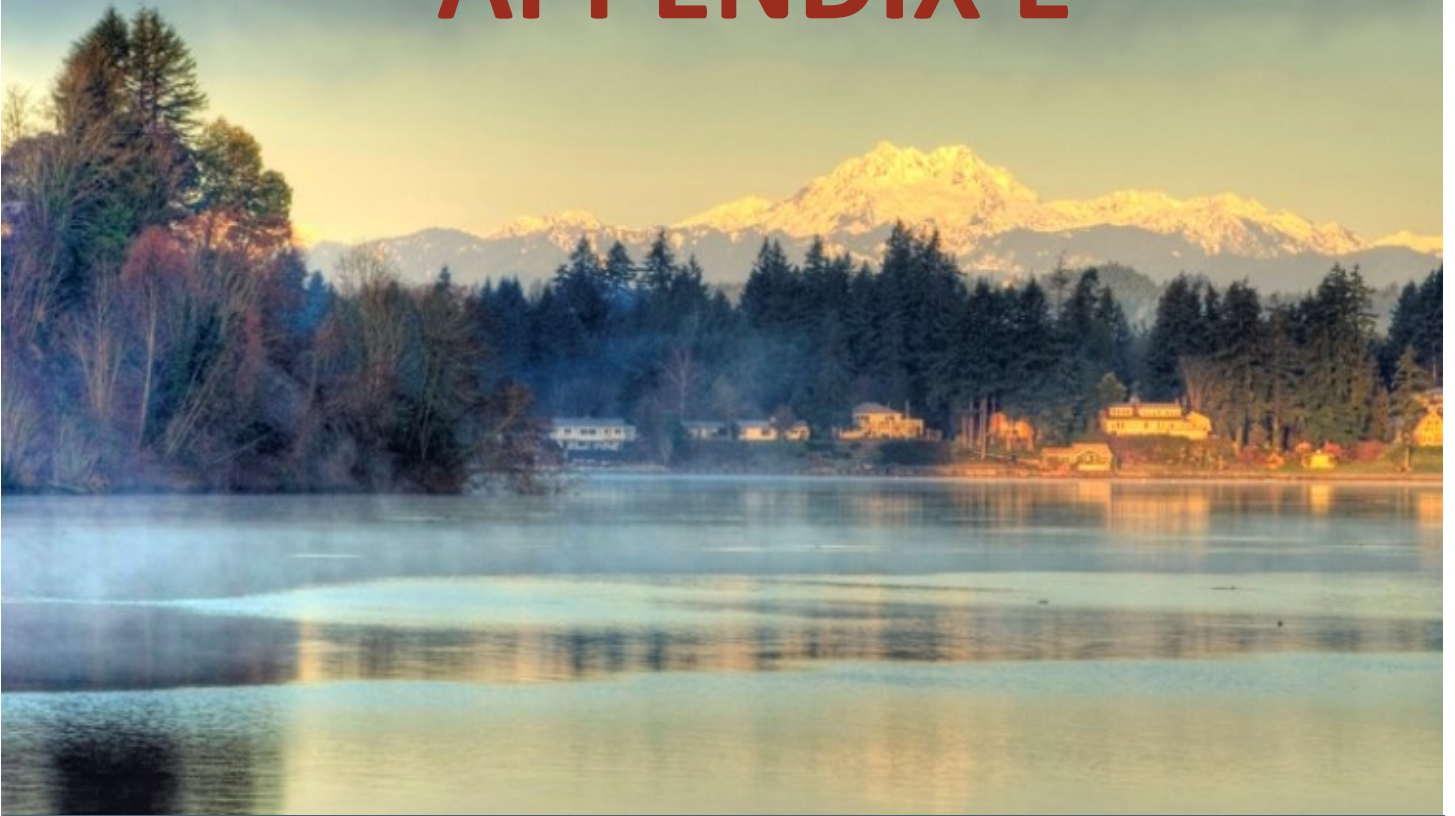


APPENDIX E



Reasonable Measures

Table C-1 Reasonable Measure Table

KRCC Reasonable Measure Title <i>(Based on 6/13/05 draft)</i>	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
1 Create Annexation Plans	In an Annexation Plan, cities identify outlying areas that are likely to be eligible for annexation. The Plan identifies probable timing of annexation, needed urban services, effects of annexation on current service providers, and other likely impacts of annexation.	Yes, all UGAs	7. Create annexation plans		<ul style="list-style-type: none"> ▪ Updated UGAMA policies in Land Use Element (expanded)
2 Encourage Transportation-Efficient Land Use	Review and amend comprehensive plans to encourage patterns of land development that encourage pedestrian, bike, and transit travel. This policy is typically implemented at the development review level.	Yes, all UGAs	13. Encourage transportation-efficient land use		<ul style="list-style-type: none"> ▪ Application of a new Mixed Use Zone in more UGAs than at present – Silverdale, Central Kitsap, East Bremerton, West Bremerton, Port Orchard (expanded) ▪ Greater density range in commercial zones to encourage efficient land use (expanded)
3 Environmental Review and Mitigation Built into the Sub area Planning Process	Building environmental review and mitigation into the sub area planning process can address key land use concerns at a broader geographic scale, streamlining review and approval of individual developments.	Yes, Kingston, Poulsbo, SKIA			<ul style="list-style-type: none"> ▪ Downtown Silverdale SEPA Mixed Use/Infill Exemption proposed (new) ▪ Countywide SEPA threshold increases (new) ▪ Sub-area Environmental Review: Port Orchard/South Kitsap and Silverdale (expanded)

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4 Urban Growth Area Management Agreements	Urban Growth Area Management Agreements define lead responsibility for planning, zoning, and urban service extension within these areas. The agreements exist between various government jurisdictions and specify jurisdiction over land use decisions, infrastructure provision, and other elements of urban growth.	Yes, Poulsbo, SKIA, ULID#6	16. Urban growth management agreements		<ul style="list-style-type: none"> Updated UGAMA policies in Land Use Element (expanded)
5 Capital Facilities Investments	Give priority to capital facility projects (e.g. regional storm water facilities and sanitary sewers) that most support urban growth at urban densities. Provide urban services to help reduce sprawl development and maintain the edge of the urban growth boundary.	Yes, all UGAs	10. Targeted capital facilities investments	Experience in other “buildable lands” counties that have implemented reasonable measures suggests that this measure is shown to have a significant impact on increasing UGA capacity: Targeted capital facility investments (e.g., increase sewer connection feasibility in areas deemed currently unfeasible for developer extension due to small lot sizes, critical areas, topography, etc.) [a sewer policy change or new public expenditures]	<ul style="list-style-type: none"> Updated Capital Facilities sewer and stormwater policies to support targeted investments (expanded) Removal of pre-planning to encourage sewer connection and urban densities sooner (new)
6 Encourage innovative infrastructure technology	Within the Urban Growth Area, encourage individual home sewage treatment systems that produce potable water: green roofs and net zero storm water equates to a \$20,000 cost for each of these on-site systems, which is easily off set by the avoided costs of the sewer infrastructure hook-up and monthly sewer bills.	No			<ul style="list-style-type: none"> Updates and additions to low impact development policies. (expanded)

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7 Economic Development Strategy	Include strategy for sustainable economic development in local comprehensive plan. This strategy could include: • A downtown revitalization program • Incentives for development that meet local goals • Transit and transportation system upgrades • Enhancement of the natural resource base • An Industrial needs assessment •infrastructure	No			<ul style="list-style-type: none"> ▪ Silverdale downtown mixed use (expanded) and design guidelines strategy (new)
8 Phasing/tiering Urban Growth	Incorporate strategies in comprehensive plans and capital facilities plans to phase urban growth as a way to provide for orderly development and encourage infill ahead of "urban fringe" development.	No			<ul style="list-style-type: none"> ▪ See Capital Facility investments #5 above
9 Downtown Revitalization	Develop a strategy to encourage downtown vitality. Include techniques such as promoting mixed residential and commercial uses, reuse of existing buildings rather than tearing down and rebuilding, and alternative urban landscaping and infrastructure that encourage pedestrian use.	No			<ul style="list-style-type: none"> ▪ Silverdale downtown mixed use (expanded) and design guidelines strategy (new)
10 Multifamily Housing and Tax Credits	Provide tax incentives (e.g., property tax exemption program) for multiple-unit housing for targeted areas in urban centers.	No			
11 Transfer/Purchase of Development Rights	Develop a program to encourage the purchase or transfer of development authority in order to increase urban densities and decrease non-urban densities within UGAs.	No			<ul style="list-style-type: none"> ▪ TDR program to transfer rural development rights to UGAs (new)

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12 Implement a program to identify and redevelop vacant and abandoned buildings	Many buildings sit vacant for years before the market facilitates redevelopment. This policy encourages demolition and would clear sites, making them more attractive to developers and would facilitate redevelopment.	No			
13 Creative use of Impact Fees	Adjust impact fees so that lower fees are required in the UGAs than in rural areas, while still contributing to the cost of development within the urban area.	No			
14 Develop or strengthen local brownfields programs	Local jurisdictions provide policies or incentives to encourage the redevelopment of underused industrial sites, known as brownfields. Incentives for redevelopment of brownfields such as expedited permitting, reduced fees or targeted public investments can be implemented through local zoning ordinances.	No			
15 Require Adequate Public Facilities	Local jurisdictions require developers to provide adequate levels of public services, such as roads, sewer, water, drainage, and parks, as a condition of development. (Requirement by Growth Management Act)	Yes, all UGAs			<ul style="list-style-type: none"> ▪ New regulation to require urban level sewer for residential development in UGAs to implement sewer related policies (new)

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16 Promote Vertical Growth	Allow modifications to the building height restrictions in the Urban Growth Areas.	No			<ul style="list-style-type: none"> ▪ Application of a new Mixed Use Zone in more UGAs than at present – Silverdale, Central Kitsap, East Bremerton, West Bremerton and Port Orchard (expanded) ▪ Increased heights in several multifamily, commercial, and mixed use zones (new)
17 Accessory Dwelling Units	Accessory dwelling units provide another housing option by allowing a second residential unit on a tax lot.	Yes, all unincorporated areas	1. Encourage Accessory Dwelling Units (ADUs) in single-family zones.	See following report for identification of the number of ADUs approved in the existing UGAs from 2000-2005 (two units permitted). ADUs alone are not likely to accommodate a significant amount of future population growth or significantly increase housing unit capacity within existing UGAs).	

KRCC Reasonable Measure Title <i>(Based on 6/13/05 draft)</i>	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
18 Clustering	Clustering allows developers to increase density on portions of a site, while preserving other areas of the site. Clustering is a tool most commonly used to preserve natural areas or avoid natural hazards during development. Clustering can also be used in conjunction with increased density to preserve the aesthetic of less dense development while increasing actual density. It uses characteristics of the site and adjacent uses as a primary consideration in determining building footprints, access, etc.	Yes, all unincorporated areas	2. Allow clustered residential development	See following report regarding the number of new cluster lots approved in the existing UGAs from 2000-2005 (three single family units). New cluster lots alone are not likely to accommodate a significant amount of future population growth or significantly increase housing unit capacity within existing UGAs.	

KRCC Reasonable Measure Title <i>(Based on 6/13/05 draft)</i>	KRCC Measure Discussion	KRCC Reasonable Measure Used in County?	Related Kitsap County Reasonable Measure Resolution 158-2004	Quantified or Analyzed for Review in 10-Year Update	New or Expanded in 10-Year Update Preferred Alternative
19 Duplexes, Town homes, and Condominiums	Permit duplexes, town homes, and condominiums in both mixed-use and residential districts of UGAs.	Yes, all UGAs	3. Allow duplexes 4. Allowing townhouses and condominiums in single-family zones	<p>Duplexes accounted for approximately 1% of all new units permitted in unincorporated UGAs from 2000-2005: Assuming an average 5,000 s.f. lot, duplexes could be estimated to account for approximately 2-3 acres of "saved" land accommodated by "infill" development rather than by UGA expansion countywide for the next five years (i.e., not a significant measure to increase capacity inside existing UGAs).</p> <p>Condominiums accounted for approximately 3% of all new units permitted in unincorporated UGAs from 2000-2005: Using similar assumptions as duplexes, condominiums could be estimated to account for approximately 6-10 acres of "saved" land accommodated by "infill" development rather than by UGA expansion countywide for the next five years (i.e., not likely a significant measure to increase capacity inside existing UGAs).</p>	

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20 Density Bonuses	Some communities allow bonus densities in certain areas as an incentive for achieving other community values such as affordable housing, mixed-use developments, infill, rehabilitating existing structures and open space preservation.	Yes, Poulsbo	14. Density bonuses in UGAs (only in Poulsbo UTA)	Experience in other “buildable lands” counties that have implemented reasonable measures suggests that this measure is shown to have a significant impact on increasing UGA capacity: Adopt density bonus provisions in urban single-family residential zones (e.g., beyond Poulsbo) [a zoning code change]	<ul style="list-style-type: none"> ▪ Proposed policy amendments support density bonuses more broadly in County (expanded)

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21 Higher Allowable Densities	Where appropriate (and supported by companion planning techniques), allow more housing units per acre.	Yes, all UGAs	15. Increase allowable residential densities	<p>Experience in other “buildable lands” counties that have implemented reasonable measures suggests that this measure is shown to have a significant impact on increasing UGA capacity: Increase residential densities (i.e., up-zones) [a land use/zoning map change]</p> <p>County-initiated sub-area plan rezones since adoption of the 1998 Plan include Kingston Phase I and ULID #6. Significant net gain in density in ULID #6 due to re-designation of land from urban low to urban medium and mixed use, offset to some extent by re-designation of urban low to business park use. Kingston Phase I obtained a net increase in density by redesignating lands from neighborhood commercial and urban medium to urban village center.</p>	<ul style="list-style-type: none"> ▪ Increased densities in Urban High and Commercial districts. New mixed use zone allows higher densities along corridors. (expanded) Higher allowable density offset to some degree by the change in single-family minimum density from 5 du/ac to 4 du/ac. See EIS section 3.2.3, <i>Population, Housing, and Employment</i>.
22 Industrial Zones	Limit non-industrial uses in industrial zones. For example, require that any commercial use be sized to primarily serve the industrial needs in the zone. Preclude residential use unless it is accessory to the industrial use.	Yes, SKIA			

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23 Minimum Density Requirements	Zoning ordinances can establish minimum and maximum densities in each zone to ensure that development occurs as envisioned for the community.	No		Experience in other “buildable lands” counties that have implemented reasonable measures suggests that this measure is shown to have a significant impact on increasing UGA capacity: Adopt minimum urban densities/maximum lot sizes in urban residential zones [a zoning code change].	<ul style="list-style-type: none"> Proposed minimum density regulations (new)
24 Mixed Use	Allow residential and commercial development to occur in many of the same buildings and areas within UGAs.	Yes, Kingston, Poulsbo, ULID#6	6. Encourage Mixed Use Development	Many of Kitsap County's commercial zones and urban medium to high density residential zones allow mixed use development via a conditional use permit. However, as currently applied, this measure, in and of itself, is not likely to significantly increase capacity inside existing UGAs.	<ul style="list-style-type: none"> Application of a new Mixed Use Zone in more UGAs than at present – Silverdale, Central Kitsap, East Bremerton, West Bremerton, and Port Orchard. New mixed use zone intended to provide more incentives for mixed use development. (expanded) Application of Silverdale SEPA exemption for mixed use and infill development (new)
25 Small Lot/Cottage Housing	Allow or require small lots (5,000 square feet or less) for single-family neighborhoods within UGAs.	No		Experience in other “buildable lands” counties that have implemented reasonable measures suggests that this measure promotes infill development but is not likely to have a significant impact on UGA capacity.	<ul style="list-style-type: none"> Policy support for alternative housing types. (expanded)

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26 Transit-Oriented Development	Encourage convenient, safe and attractive transit-oriented development; including the possibility of reduced off street parking that could encourage more efficient use of urban lands.	Yes, all UGAs	18. Transit-oriented development		<ul style="list-style-type: none"> ▪ Application of a new Mixed Use Zone in more UGAs than at present – Silverdale, Central Kitsap, East Bremerton, West Bremerton, and Port Orchard (expanded)
27 Urban Centers and Urban Villages	Use urban centers and urban villages to encourage mixed uses, higher densities, inter-connected neighborhoods, and a variety of housing types that can serve different income levels.	Yes, Kingston, ULID#6	5. Encourage development of Urban Centers and Villages		<ul style="list-style-type: none"> ▪ Application of a new Mixed Use Zone in more UGAs than at present – Silverdale, Central Kitsap, East Bremerton, West Bremerton and Port Orchard (expanded) ▪ In Highway Tourist Commercial areas, target “centers” for mixed uses in Port Orchard/South Kitsap UGA per sub-area policies (new)
28 Lot Size Averaging	This technique is similar to clustering. If the zoning ordinance establishes a minimum lot size, the land use designation is calculated based on the average size of all lots proposed for development, within the range required for urban density. Development proposals may create a range of lot sizes both larger and smaller provided the average lot size is within the range consistent with the designation.	No			
29 Allow Co-Housing	Co-housing communities balance the traditional advantages of home ownership with the benefits of shared common facilities and connections with neighbors.	Yes, all UGAs			

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30 Encourage Infill and Redevelopment	This policy seeks to maximize use of lands that are fully developed or underdeveloped by making use of existing infrastructure and by identifying and implementing policies that improve market opportunities and reduce impediments to development in areas suitable for infill or redevelopment.	Yes, all UGAs			<ul style="list-style-type: none"> Application of a new Mixed Use Zone in more UGAs than at present – Silverdale, Central Kitsap, East Bremerton, West Bremerton, and Port Orchard (expanded) Proposed Silverdale Mixed Use/Infill SEPA Exemption (new)
31 Mandate Maximum Lot Sizes	This policy places an upper bound on lot size and a lower bound on density in single-family zones. For example, a residential zone with a 6,000 sq. ft. minimum lot size might have an 8,000 sq. ft. maximum lot size yielding an effective net density range between 5.4 and 7.3 dwelling units per net acre.	No		Experience in other “buildable lands” counties that have implemented reasonable measures suggests that this measure is shown to have a significant impact on increasing UGA capacity: Adopt minimum urban densities/maximum lot sizes in urban residential zones [a zoning code change]	<ul style="list-style-type: none"> Provides for minimum densities (new)
32 Enact inclusionary zoning ordinance for new housing developments	Inclusionary zoning requires developers to provide a certain amount of affordable housing in developments over a certain size. It is applied during the development review process.	No			<ul style="list-style-type: none"> Updated Housing Element and implementation strategies support (expanded)
33 Zone areas by performance, not by use	A local jurisdiction can alter its zoning code so that zones define the physical aspects of allowed buildings, not the uses in those buildings. This zoning approach recognizes that many land uses are compatible and locate in similar building types (i.e. a manufacturing firm may have similar	No			

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34 Design Standards	Design standards seek to preserve and enhance the character of a community or district. They are typically applied in the project's design phase or during site review.	Yes, Kingston, Poulsbo, ULID#6			<ul style="list-style-type: none"> Proposed Silverdale Downtown Design Guidelines (new)
35 Develop Manufactured Housing	Adopt standards to ensure compatibility between manufactured housing and surrounding housing design standards.	Yes, all unincorporated areas	8. Allow manufactured housing development		<ul style="list-style-type: none"> Updated Housing Element and implementation strategies support (expanded)
36 Specific Development Plans	Work with landowners, developers, and neighbors to develop a detailed site plan for development of an area. Allow streamlined approval for projects consistent with the plan. This policy results in a plan for a specific geographic area that is adopted as a supplement or amendment to the jurisdictions comprehensive plan.	Yes, all UGAs	11. Master planning large parcel developments		
37 Encourage developers to reduce off-street surface parking	This policy provides incentives to developers to reduce the amount of off-street surface parking through shared parking arrangements, multi-level parking, use of alternative transportation modes, particularly in areas with urban-level transit service.	No			

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38 Implement a process to expedite plan & permit approval in UGAs	Streamlined permitting processes provide incentives to developers. This policy would be implemented at the development review phase.	No			<ul style="list-style-type: none"> ▪ Countywide SEPA threshold exemption increases, particularly in UGAs (new) ▪ Proposed Silverdale Mixed Use/Infill SEPA Exemption (new) ▪ Consolidated Comprehensive Plan categories which could facilitate rezones to other densities (e.g. Urban Medium to Urban High or Highway Tourist Commercial to Mixed Use) (new) ▪ 9-lot short plat allowed through administrative process (new)
39 Narrow Streets	Encourage or require street widths that are the minimum necessary to ensure that transportation and affordable housing goals can be achieved.	No			
40 Concentrate critical services near homes, jobs, transit	This policy would require critical facilities and services (e.g. fire, police, hospital) be located in areas that are accessible by all people. For example, a hospital could not be located at the urban fringe in a business park.	Yes, all UGAs			
41 Urban Amenities for Increased Densities	Identify and provide amenities that will attract urban development in UGAs and enhance the quality of life for urban residents and businesses.	Yes, all UGAs	9. Urban amenities		<ul style="list-style-type: none"> ▪ Amended density bonus policies would support this reasonable measure (expanded)

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42 Locate civic buildings in existing communities rather than in Greenfield areas	Local governments, like private builders, are tempted to build on greenfield sites because it is less expensive and easier. However, local governments can "lead by example" by making public investments in desired areas, or redeveloping target sites.	Yes, all UGAs	17. Locate critical "public" services near homes, jobs and transit		
43 Urban Holding Zones	Use low intensity zoning in certain areas adjacent to or within the UGA where municipal services will not be available within the near future. (For example: Urban Reserve)	Yes, rural areas	12. Interim development standards (e.g., urban reserve designation)		<ul style="list-style-type: none"> ▪ Industrial-Multipurpose Recreational Area designation and policies (new)
44 Mandate Low Densities in Rural Resource Lands	This policy is intended to limit development in rural areas by mandating large lot sizes. It can also be used to preserve lands targeted for future urban area expansion. Low-density urban development in fringe areas can have negative impacts of future densities and can increase the need for and cost of roads and other infrastructure.	Yes, rural areas			
45 Partnership with non-governmental organizations to preserve natural resource lands	Local governments can partner with land trusts and other non-governmental organizations to leverage limited public resources in preserving open space. The two work together to acquire lands or to place conservation easements on them. Land trusts are natural partners in this process and have more flexibility than local governments in facilitating land transactions.	Yes, all unincorporated areas			

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46 Impose Restrictions on Physically Developable Land	The local jurisdiction places restrictions on the type of development that can occur on vacant land. Restrictions can vary in strictness, from no development to limited development. This policy is implemented through city limit or UGA boundaries.	No			