

Appendix C

Reasonable Measures

Appendix C: Reasonable Measures Review

Overview

GMA requires certain counties including Kitsap to review and evaluate whether actual development within the urban growth areas is at urban densities and is consistent with the jurisdictions' population growth targets and comprehensive plans. Kitsap County adopted its first Buildable Lands Report (BLR) in August 2002. The County's next statutorily required BLR update is due in 2007.

The 2002 BLR indicated that in some cases, urban densities were not being achieved within certain urban growth areas (UGAs). However, the report noted that the analysis period of 1995-1999 would have only addressed one year of growth under the approved 1998 Plan. The Central Puget Sound Growth Management Hearings Board (case No. 04-3-0009c) did identify an inconsistency between "planned" and "actual" development patterns in that more growth was occurring in rural areas than was targeted in the Countywide Planning Policies (CPP).

In 2004, the County amended the 2002 BLR Report to identify a set of "reasonable measures" meant to help increase consistency between actual development and that envisioned in the County's Plan. The County recognized eighteen (18) reasonable measures already in existing in Kitsap County Code and existing sub-area planning documents, in Resolution No. 158-2004. In 2005, the Kitsap Regional Coordinating Council (KRCC) identified a "menu" of forty-six (46) "Reasonable Measures" to encourage urban growth and increase residential development capacity in existing UGAs (i.e., to promote "infill" development) for jurisdictions to consider during their comprehensive plan updates, in compliance with RCW 26.70A.215. A measure the County put in place after the recent adoption of the 18 reasonable measures includes allowing plats of up to nine lots through an administrative short plat process.

Preliminary growth monitoring indicates that between 2000 and 2005 Urban Low Residential plats in total achieved an average of 5.6 units/net acre which is within the Urban Low Residential density range, although this average was not uniformly achieved in all UGAs. Adjusting zoning allowances as well as improving the availability of urban public services could help the achievement of density goals throughout urban areas.

The County has committed to not only adopting, but also implementing adequate reasonable measures. The County includes several *new* reasonable measures as part of the Comprehensive Plan 10-Year Update to increase urban growth, increase efficiency in the delivery of public services in urban areas, and to address the imbalance in urban and rural growth. These reasonable measures include but are not limited to:

- Permit Plats of up to Nine Lots Through An Administrative Short Plat Process (adopted after 18 measures were established in Resolution 158-2004)
- Increase Residential Densities within Existing UGA Boundaries (part of 10-Year Update)

- Allow for and Monitor Alternative Sanitary Sewer Systems in Unincorporated UGAs (part of 10-Year Update)
- Remove Pre-planning Allowances in UGAs (part of 10-Year Update)
- Provide for Regional Stormwater Facilities in Unincorporated UGAs (part of 10-Year Update)
- Strengthen and Amend Policies to Promote Low Impact Development (part of 10-Year Update)
- Consolidated Comprehensive Plan Land Use Designations (part of 10-Year Update)
- Adopt New Mixed Use Zone (part of 10-Year Update)
- Mandate Minimum Densities for New Subdivisions (part of 10-Year Update)
- Increased Building Height Limits and Incentives to Exceed Height Limits (part of 10-Year Update)
- Design Guidelines for Silverdale (part of 10-Year Update)
- SEPA Categorical Exemptions for Mixed Use and Infill Development for Silverdale (part of 10-Year Update)
- Increased Thresholds for SEPA Categorical Exemptions countywide (part of 10-Year Update)
- Adopt Transfer of Development Rights (TDR) Policies and Implementing Regulations (part of 10-Year Update)
- Adopt Allowances for Density Bonuses in Policies (part of 10-Year Update)
- Adopt Policies Addressing and Promoting Reasonable Measures (part of 10-Year Update)
- Adopt Policies Addressing Association and UGA Management Agreements or “UGAMAs” (part of 10-Year Update)

These reasonable measures augment or are in addition to the 18 reasonable measures previously recognized by Kitsap County. The are described in more detail in the “Kitsap County Evaluation of Reasonable Measures, Preliminary Draft, August 2006” that follows this overview.

Table C-1 summarizes the KRCC reasonable measures menu, the Kitsap County reasonable measures adopted in Resolution 158-2004 and the new measures proposed in the 10-Year Update.

Table C-1 Reasonable Measure Table

KRCC Reasonable Measure Title (Based on 6/13/05 draft)	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).	

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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.	

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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	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] 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.	<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			

**KITSAP COUNTY
EVALUATION OF REASONABLE MEASURES
PRELIMINARY DRAFT**

Prepared For:

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August 2006; Revised November 2006

This report highlights several issues regarding evaluation of “reasonable measures” adopted by Kitsap County as required by RCW 36.70A.215. This preliminary analysis will evaluate:

- The requirements for implementing the “reasonable measures” provisions of RCW 36.70A.215 and the recommended role of reasonable measures in the 10-year update to the Kitsap County Comprehensive Plan;
- The preliminary quantification of Kitsap County’s adopted reasonable measures to the extent practical; and
- Preliminary growth monitoring analysis conducted to date for the period 2000-2005, for selected indices and reasonable measures.

Reasonable Measures Requirements

RCW 36.70A.215 requires certain counties (including Kitsap) to review and evaluate whether actual development within the urban growth areas is at urban densities and is consistent with the jurisdictions’ population growth targets and comprehensive plans. The review and evaluation is commonly referred to as “buildable lands” and must be documented and reported every five years. If an “inconsistency” is found, it requires implementing “reasonable measures” that are likely to increase consistency during the subsequent five year period. The intent of this provision is to increase population and employment capacity within existing Urban Growth Areas (UGA) prior to expanding the UGA, as well as monitor their progress on an annual basis.

Kitsap County adopted its first Buildable Lands Report (BLR) in August 2002. The County’s next statutorily required BLR update is due in 2007.

The 2002 BLR indicated that in some cases, urban densities (defined as 5 du/acre in the 1998 Kitsap County Comprehensive Plan) were not being achieved within certain UGAs. However, the report noted that since the Growth Management Act (GMA) compliant Kitsap County Comprehensive Plan (Plan) was adopted in 1998 and the BLR used a 1995-1999 analysis period, “...*only one year of data reflects the current GMA-compliant [Plan]. Therefore, comparing zoning from 1995-1999 is problematic. A more meaningful analysis will be available for the next 5-year analysis period.*” The 2002 BLR reported plat densities were also influenced by “pre-GMA” low-density vested plats recorded from 1995-1999.

The Central Puget Sound Growth Management Hearings Board (case no. 04-3-0009c) did identify an inconsistency between “planned” and “actual” development patterns in that more growth was occurring in rural areas than was targeted in the Countywide Planning Policies (CPP). The 2002 BLR reported that from 1995-1999, the rural areas of the county (including Limited Areas for More Intensive Rural Developments (LAMIRD)) accounted for 57% of total new permitted residential units. The cities and unincorporated UGAs accounted for the remaining 43% of all new permitted dwelling units. At that time,

the CPP target share of new growth was 83% urban and 17% rural. Hence the 2002 BLR finding that more growth was occurring in rural areas than was targeted.

Subsequently, Appendix B of the Countywide Planning Policies (CPPs) was amended in 2004, which adopted a new 20-year population growth allocation and identified a new target population growth share for urban and rural areas. The new target indicates that 76% of the 2005-2025 forecasted population growth in the county should be accommodated within urban growth areas (including cities and unincorporated UGAs). The remaining 24% future growth should occur in rural areas outside of UGAs. The 2002 BLR noted that “...*a central issue concerning rural development is that much of it occurs on [already platted] parcels that are smaller than the prescribed density standard... Until these... “legacy lots” are fully absorbed, the County may face some obstacles in its efforts to direct most of the new growth towards urban areas*”.

In 2004, the County amended the 2002 BLR Report to identify a set of “reasonable measures” meant to help increase consistency between actual development and that envisioned in the county’s comprehensive plan. The County recognized eighteen (18) reasonable measures already in existing in Kitsap County Code and existing sub-area planning documents, in Resolution No. 158-2004, including:

1. Encourage Accessory Dwelling Units (ADU) in single-family zones
2. Allow clustered residential development
3. Allow duplexes
4. Allowing townhouses and condominiums in single-family zones
5. Encourage development of Urban Centers and Villages
6. Encourage Mixed Use Development
7. Create annexation plans
8. Allow manufactured housing development
9. Urban amenities
10. Targeted capital facilities investments
11. Master planning large parcel developments
12. Interim development standards (e.g., urban reserve designation)
13. Encourage transportation-efficient land use
14. Density bonuses in UGAs (only in Poulsbo Urban Transition Area)
15. Increase allowable residential densities
16. Urban growth management agreements
17. Locate critical “public” services near homes, jobs and transit
18. Transit-oriented development

In 2005, the Kitsap Regional Coordinating Council (KRCC) identified a “menu” of forty-six (46) “Reasonable Measures” to encourage urban growth and increase residential development capacity in existing UGAs (i.e., to promote “infill” development) for jurisdictions to consider during their comprehensive plan updates, in compliance with RCW 26.70A.215.

The County has committed to not only adopting, but implementing adequate reasonable measures to help meet the urban/rural population growth target identified in Appendix B of the CPPs. Resolution No. 158-2004 also stated “...2. *In addition to those reasonable measures that the County has already adopted and implemented, ... Kitsap County staff should begin the process of identifying additional reasonable measures the Board of County Commissioners should consider adopting and implementing.*”

The County is considering several new reasonable measures as part of the Comprehensive Plan 10-Year update to accommodate a greater share of urban growth, including but not limited to, increased zoning densities in existing UGAs, requiring minimum urban densities, and strategies to increase efficiency in the delivery of public services. These measures will be considered and evaluated as part of the Comprehensive Plan 10-Year update Alternatives developed for public review and comment.

Quantitative Assessment of Existing Reasonable Measures

Staff review of the adopted reasonable measures indicates that approximately seven (7) of the eighteen (18) adopted measures can be quantified, including:

1. Increase in allowable residential densities
2. Allowing duplexes
3. Allowing townhouses and condominiums in single-family zones
4. Cluster residential lots
5. Accessory dwelling units
6. Housing units approved as part of mixed use developments
7. Density bonuses

Staff collected and analyzed preliminary permit data from 2000-2005 for the identified quantifiable or “measurable” reasonable measures to ascertain their effectiveness at accommodating a greater share of urban population growth.

1. County-initiated sub-area plan rezones since adoption of the 1998 Plan include Kingston Phase I and ULID #6

Assessment: 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. See attached “Preliminary Growth Monitoring Analysis” tables for more details.

2. Duplexes accounted for approximately 1% of all new units permitted in unincorporated UGAs from 2000-2005

Assessment: 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). See attached “Preliminary Growth Monitoring Analysis” tables for more details.

- 3. Condominiums accounted for approximately 3% of all new units permitted in unincorporated UGAs from 2000-2005. Almost all approved condominium units were in single-family residential zones.**

Assessment: 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). See attached “Preliminary Growth Monitoring Analysis” tables for more details.

- 4. Cluster residential lots created from 2000-2005 accounted for only three (3) new single-family residential units.**

Assessment: Cluster residential lots are allowed in all Kitsap County low and medium density urban residential zones as well as by conditional use in rural residential zones. This measure, in and of itself as currently applied, is not likely to significantly increase capacity inside existing UGAs. See attached “Preliminary Growth Monitoring Analysis” tables for more details.

- 5. Only two (2) accessory dwelling units (ADUs) have been permitted from 2000-2005 in the unincorporated UGAs.**

Assessment: ADUs provide another housing option by allowing a second residential unit on a tax lot. Nevertheless, this measure, in and of itself, is not likely to significantly increase capacity inside existing UGAs. See attached “Preliminary Growth Monitoring Analysis” tables for more details.

- 6. Only one (1) housing unit was approved as part of a mixed use development in the unincorporated UGAs from 2000-2005.**

Assessment: 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. See attached “Preliminary Growth Monitoring Analysis” tables for more details.

- 7. Density bonuses (apart from clustered lots) are specifically authorized only in the Poulsbo Urban Transition Area (PUTA). Permit data indicates no density bonuses were applied for from 2000-2005 in the PUTA.**

Assessment: Density bonuses are allowed in certain areas as an incentive for achieving other community values such as affordable housing, infill, open space preservation, etc. This measure, in and of itself as currently applied, is not likely to significantly increase capacity inside existing UGAs.

The seven quantifiable measures examined in this analysis are likely to account for somewhere in the range of 1%-5% of the forecast 20-year population growth, depending in large part on local real estate market conditions. However, assuming existing development trends and market conditions remain relatively static, they are unlikely to accommodate a significant amount of *future* “infill” development relative to the total 20-year forecast growth for all the unincorporated UGAs. In addition, their relative acceptance by developers and the real estate market is likely to vary by UGA.

Kitsap County must carefully document consideration of both existing and potential new reasonable measures as part of the 10-Year Plan update. The likely impact or effect of implementing reasonable measures (including consideration of adopting *additional* measures) should be evaluated and documented through the Draft and Final Environmental Impact Statements for the 10-Year Comprehensive Plan update.

Preliminary Growth Monitoring Analysis

Kitsap County must also initiate a growth monitoring program under RCW 36.70A.215 (already underway) to evaluate the efficacy of those “reasonable measures” at achieving the goals of the Plan and meeting the CPP requirements—including achieving the adopted urban/rural population growth goal. The attached set of tables in the “Preliminary Growth Monitoring Analysis” contains the detailed analysis for each factor and/or adopted “quantifiable” reasonable measure identified to date*. Brief analysis comments are also noted on each table as applicable.

Growth monitoring analysis, to date, has identified the following trends and indices:

- Table 1—Achieved Densities in Kitsap County Unincorporated UGA Final Long Plats (2000-2005)
- Table 2—Single-Family Residential Unit Permits (2000-2005)
- Table 3—New Residential Lots Created by Urban/Rural Land Class (2000-2005)
- Table 4—Unincorporated UGA “Citizen-Initiated” Rezones (2000-2005)
- Table 5—Unincorporated UGA “County-Initiated” Rezones (2000-2005)*
- Table 6—Duplexes Permitted in Unincorporated UGAs (2000-2005)*
- Table 7—Accessory Dwelling Units (ADUs) Permitted in Unincorporated UGAs (2000-2005)*
- Table 8—Cluster Development Building Permits in Unincorporated UGAs (2000-2005)*
- Table 9—Mixed Use Residential Building Permits in Unincorporated UGAs (2000-2005)*
- Table 10—Townhouses & Condominiums Permitted in Single-Family Zones within Unincorporated UGAs (2000-2005)*

The preliminary growth monitoring analysis indicates development trends from 2000-2005 with particular focus on data related to development issues documented in the 2002 BLR.

Urban Densities

Table 1 examined final approved plats approved from 2000-2005 in the unincorporated UGAs. This preliminary analysis is meant to ascertain whether the County's actual achieved urban densities are consistent with the "planned" or zoned densities in its unincorporated UGAs (based on development approved since the original 2002 BLR analysis period). The results from Table 1 indicate that the County is achieving its minimum "planned" urban densities in the unincorporated UGAs. That preliminary analysis will be more fully documented in the 2007 BLR update, including consistency analysis between achieved and planned densities for the cities.

Rural/Urban Growth Targets

Table 2 identifies single-family residential (SFR) building permits approved from 2000-2005 in unincorporated Kitsap County. According to the preliminary data, approximately 73% of new unincorporated residential permits over the past six years have been issued in rural areas (primarily in the rural residential zone and secondarily in the rural protection zone) while 27% of county-issued SFR permits were for new development in the unincorporated UGAs. This table identifies only Kitsap County issued SFR building permits for new construction. It does not include new SFR permits issued by the cities. Therefore, the data in Table 2, in and of itself, cannot be evaluated against the 76%/24% urban-rural population growth allocation goal adopted in the CPPs. Additional building permit data from the cities must be included before a comparable analysis with the adopted CPP allocation target can be performed. City building permit data is intended to be collected as a part of the BLR update prepared in 2007.

The preliminary data in Table 3 indicates that approximately 50% of all new lots created in the unincorporated county in the last five years were in unincorporated UGAs. This is an important early indicator of a growing trend towards accommodating a greater share of future growth in urban areas compared to historic rural development activity. In addition, as the supply of pre-GMA rural non-conforming or "legacy lots" diminishes, the share of future growth within UGAs will increase. City subdivision data will be analyzed as a part of the Buildable Lands Report update prepared in 2007. Adding the new incorporated urban lots created from 2000-2005 to the unincorporated UGA totals will present a clearer picture of the increasing trend toward urbanization countywide.

The County considered other reasonable measures to encourage urban growth and increase UGA development capacity in its 10-Year Plan update process. Experience in other "buildable lands" counties that have implemented reasonable measures suggests that those measures most likely to increase UGA capacity (in lieu of UGA expansion), include:

1. Rezone existing UGA parcels from lower to higher density zones (i.e., up-zones) [land use/zoning map change]
2. Increase allowable densities in urban residential zone [zoning code change]
3. Adopt minimum urban densities/maximum lot sizes in urban residential zones [zoning code change]
4. Adopt density bonus provisions in urban single-family residential zones (e.g., beyond Poulsbo) [zoning code change]; and
5. Targeted capital facility investments (e.g., increase sewer feasibility in areas deemed currently unfeasible for developer extension due to small lot sizes, critical areas, topography, etc.) [sewer policy change or new public expenditures]

Recommended Reasonable Measures

Alternative 2 of the Draft Environmental Impact Statement (DEIS) and the Preferred Alternative of the Final Environmental Impact Statement (FEIS) recommend implementation of several existing as well as new measures to increase UGA development capacity and accommodate a greater share of future population growth within urban areas. These measures are specifically intended to increase consistency with the urban and rural population growth target identified in Appendix B of the Countywide Planning Policies. FEIS Table C-1 identifies which measures are new or expanded in comparison to adopted reasonable measures. Proposed new reasonable measures identified and discussed in more detail in the DEIS/FEIS include:

- **Increase Residential Densities within Existing UGA Boundaries (expanded measure).** Rezones of specific parcels within the existing UGAs to higher densities and increasing the range of allowable densities in some of the County’s urban residential zones are both proposed as part of Alternative 2/Preferred Alternative. The parcel-specific “up-zones” and proposed code changes to allow for a higher range of allowable densities have been off-set, in some cases, however, by the proposal to decrease the minimum urban density required in the Urban Low and Urban Cluster Residential zones. The change from 5 units/acre to 4 units/acre minimum was based on significant public participation and used to maintain and enhance the diversity of community character. Nevertheless, the proposed 4 unit/acre density minimum in the Urban Low and Urban Cluster Residential zones is still GMA compliant¹ and the maximum allowed densities in the higher density zones have been significantly increased.

The proposed changes to the range of allowable zoning densities in Alternative 2/Preferred Alternative are presented in the following table:

¹ According to the CPSGMHB, “Generally, any residential pattern of four net dwelling units per acre, or higher, is compact urban development and satisfies the low end of the range required by the [GMA]”. [Bremerton I, 5339c, FDO, at pg. 50]

Zones	Existing Allowable Density Range (Alt. 1)	Proposed Allowable Density Range (Alt. 2/Pref Alt)
Urban Low	5-9 units/acre	4-9 units/acre
Urban Cluster	5-9 units/acre	4-9 units/acre
Urban High	19-24 units/acre	19-30 units/acre
Neighborhood Commercial *	10-24 units/acre	10-30 units/acre
Highway Tourist Commercial *	10-24 units/acre	10-30 units/acre
Regional Commercial*	10-24 units/acre	10-30 units/acre
Mixed Use	None	10-30 units/acre

*Note: Residential uses are encouraged but not required in these commercial zones

Impacts to the overall population capacity of the existing individual UGAs from the proposed parcel-specific zone changes and changes to the allowable density ranges are documented in Section 3.2.3 (Population, Housing & Employment) of the EIS.

- Allow for Alternative Sanitary Sewer Systems in Unincorporated UGAs (new measure)** to ensure urban-level sewer or equivalent wastewater service in all UGAs for the 20-year planning horizon. New proposed policies would allow for alternative systems such as package plants, membrane systems and community drain fields in areas where other sewer provision is not financially feasible, provide significant benefit to aquifer recharge and would enable Kitsap County to monitor and maintain those facilities to ensure their long-term effectiveness.
- Remove Pre-planning Allowances in UGAs (new measure).** Development regulations have allowed subdivisions to “shadow plat” and show how urban densities can be achieved in the future and how sanitary sewer can be accommodated to serve all lots when fully developed. In the meantime, portions of the “shadow plat” can be developed with on-site septic systems. To increase the incentive for sewer provision and urban densities, removal of the pre-planning regulations is proposed in Alternative 2/Preferred Alternative.
- Provide for Regional Stormwater Facilities in Unincorporated UGAs (expanded measure)** to increase development feasibility on small and/or development constrained parcels. New policy would allow for funding and construction of regional stormwater treatment facilities in areas where individual on-site treatment facilities are not financially feasible.
- Strengthen and Amend Policies to Promote Low Impact Development (expanded measure).** Policies support clustered development with surface water

features that allow for minimal site disturbance. This could allow for innovative infrastructure resulting in more efficient use of developable land.

- **Consolidated Comprehensive Plan Land Use Designations (new measure)** will make it easier to rezone urban parcels in the future without the additional time and expense of a comprehensive plan amendment process.
- **Adopt New Mixed Use Zone (expanded measure)** for the Silverdale, East and West Bremerton and Central Kitsap, and Port Orchard UGAs to promote more transit-oriented urban development and increase residential development capacity within existing UGA boundaries.
- **Mandate Minimum Densities for New Subdivisions (new measure)** to ensure that any new urban lots created through the subdivision process meet the minimum urban densities specified in their respective zones.
- **Increased Building Height Limits and Bonus Height Incentives (new measure)** to accommodate higher density residential development, increase residential development capacity within existing UGAs and promote more efficient development patterns in areas appropriately zoned to accommodate such development with supporting urban services and amenities.
- **Design Guidelines for Silverdale (new measure)** to promote pedestrian and transit-friendly development and increased aesthetic appeal to encourage more efficient and higher density residential development within the Downtown core of the Silverdale UGA.
- **SEPA Categorical Exemptions for Mixed Use and Infill Development & Increased Thresholds for SEPA Categorical Exemptions (new measure)** to streamline the development review process and encourage more efficient development within existing UGA boundaries.
- **Adopt Transfer of Development Rights (TDR) Policies and Implementing Regulations (new measure)** to allow for the transfer of development capacity from rural parcels to UGAs in order to encourage more efficient development patterns countywide.
- **Adopt policies encouraging the allowance of density bonus provisions (expanded measure)** for new development in urban residential and mixed use zones.
- **Adopt Policies Addressing and Promoting Reasonable Measures (new measure)** to increase efficient use of UGAs by requiring consideration of reasonable measures prior to any proposed UGA expansion.

- **Adopt UGA Management Agreements (expanded measure)** between 2007-2008 to address transformation of governance issues such as delivery of urban services, annexation plans, applicable development regulations and standards, etc., for unincorporated UGAs, including Bremerton East and West, Central Kitsap, South Kitsap Industrial Area, Gorst, ULID #6/McCormick Woods and Port Orchard/South Kitsap.

PRELIMINARY GROWTH MONITORING ANALYSIS TABLES [ATTACHED]

Table 1— Achieved Densities in Kitsap County Unincorporated UGA Final Long Plats (2000-2005)

Table 2—Unincorporated Single-Family Residential Unit Permits (2000-2005)

Table 3—New Residential Lots Created by Urban/Rural Land Class (2000-2005)

Table 4—Unincorporated UGA “Citizen-Initiated” Rezones (2000-2005)

Table 5—Unincorporated UGA “County-Initiated” Rezones (2000-2005)

Table 6—Duplexes Permitted in Unincorporated UGAs (2000-2005)

Table 7—Accessory Dwelling Units (ADUs) Permitted in Unincorporated UGAs (2000-2005)

Table 8—Cluster Development Building Permits in Unincorporated UGAs (2000-2005)

Table 9—Mixed-Use Residential Building Permits in Unincorporated UGAs (2000-2005)

Table 10—Townhouses & Condominiums Permitted in Single-Family Zones within Unincorporated UGAs (2000-2005)

**Table 1
Kitsap County
Achieved Urban Densities in Final Long Plats, Unincorporated County, 2000-2005**

PLAT NUMBER	PLAT YEAR	PLAT NAME	JURISDICTION	ZONE	DWELLING UNIT MIN	DWELLING UNIT MAX	GROSS ACRES	NET ACRES	GROSS PLATTED DENSITY	PLATTED DENSITY	RECORDED LOT	NET DENSITY (LOTS/ACRE)	MINIMUM URBAN "PLANNED" ZONE DENSITY ACHIEVED ?	TOTAL AVERAGE NET UNITS/ACRE DENSITY ACHIEVED (URBAN LOW ZONE)
5412	2000	ILLAHEE NORTH DIV II	CENTRAL KITSAP UGA	UL	5 DU/AC	9 DU/AC	5.83	5.81	0.21	0.21	28	4.82	No	5.60
5428	2001	SYDNEY MANOR	CENTRAL KITSAP UGA	UL	5 DU/AC	9 DU/AC	3.14	3.04	0.17	0.17	18	5.93	Yes	
5442	2002	MOSHER CREEK DIV II	CENTRAL KITSAP UGA	UR	1 DU/AC	5 DU/AC	9.40	2.45	0.14	0.04	66	26.94	NA	
5371	2002	CANYON ESTATES 11	CENTRAL KITSAP UGA	UL	5 DU/AC	9 DU/AC	9.14	5.41	0.35	0.21	26	4.80	No	
5463	2004	BROWNSVILLE STATION DIV 2	CENTRAL KITSAP UGA	UL	5 DU/AC	9 DU/AC	2.75	2.39	0.13	0.11	21	8.80	Yes	
5464	2004	AMBLESIDE PHASE III	CENTRAL KITSAP UGA	UL	5 DU/AC	9 DU/AC	6.47	4.36	0.36	0.24	18	4.13	No	
5477	2005	ESQUIRE HILLS DIV 3	CENTRAL KITSAP UGA	UL	5 DU/AC	9 DU/AC	18.67	9.51	0.25	0.13	76	7.99	Yes	
5478	2005	VAN BEYNUM	CENTRAL KITSAP UGA	UL	5 DU/AC	9 DU/AC	2.45	2.15	0.24	0.21	10	4.66	No	
5475	2005	HAMAR	CENTRAL KITSAP UGA	UL	5 DU/AC	9 DU/AC	3.15	2.79	0.35	0.31	9	3.23	No	
5423	2001	APPLE TREE COVE MEADOWS	KINGSTON UGA	UL	5 DU/AC	9 DU/AC	4.26	3.44	0.16	0.13	27	7.85	Yes	
5424	2001	APPLE COVE	KINGSTON UGA	UL	5 DU/AC	9 DU/AC	1.57	0.79	0.17	0.09	9	11.36	Yes	
5430	2001	NORTH LAKE AT MCCORMICK	MCCORMICK WOODS UGA	UL	5 DU/AC	9 DU/AC	33.56	13.62	0.93	0.38	36	2.64	No	
5416	2000	DEL TORMEY	PORT ORCHARD UGA	UL	5 DU/AC	9 DU/AC	4.21	3.69	0.21	0.18	20	5.43	Yes	
5441	2002	COVINGTON PLACE	PORT ORCHARD UGA	UL	5 DU/AC	9 DU/AC	10.53	10.16	0.16	0.15	66	6.49	Yes	
5479	2005	TURTLE COVE	PORT ORCHARD UGA	UL	5 DU/AC	9 DU/AC	10.26	1.72	0.45	0.07	23	13.40	Yes	
5413	2003	THACKERY HILLS 2	SILVERDALE UGA	UL	5 DU/AC	9 DU/AC	3.34	2.71	0.24	0.19	14	5.17	Yes	
5440	2002	BRECKENRIDGE DIV II	SILVERDALE UGA	UH	19 DU/AC	24 DU/AC	4.25	2.82	0.11	0.07	40	14.19	No	
5422	2001	WOODS & MEADOWS DIV 4	UNINCORPORATED KITSAP CO	RR	1 DU/5 AC	1 DU/5 AC	37.32	15.91	1.01	0.43	37	2.32	Rural	
5427	2001	ZACHARIASEN	UNINCORPORATED KITSAP CO	RR	1 DU/5 AC	1 DU/5 AC	5.80	5.25	0.64	0.58	9	1.72	Rural	
5429	2001	LAREE ESTATES	UNINCORPORATED KITSAP CO	RP	1 DU/10 AC	1 DU/10 AC	17.90	9.04	1.99	1.00	9	1.00	Rural	
5436	2002	PRESIDENT POINT	UNINCORPORATED KITSAP CO	RR	1 DU/5 AC	1 DU/5 AC	8.43	4.53	0.70	0.38	12	2.65	Rural	
5417	2002	SOUTHWORTH RIDGE	UNINCORPORATED KITSAP CO	RR	1 DU/5 AC	1 DU/5 AC	16.09	12.67	3.22	2.53	5	0.39	Rural	
5457	2003	EVERGREEN RIDGE DIV 3	UNINCORPORATED KITSAP CO	RR	1 DU/5 AC	1 DU/5 AC	26.74	18.68	0.76	0.53	35	1.87	Rural	
5444	2003	KELLI ANN COMMONS	UNINCORPORATED KITSAP CO	RR	1 DU/5 AC	1 DU/5 AC	11.76	2.44	1.96	0.41	6	2.46	Rural	
5454	2003	NEWBERRY WOODS DIV I	UNINCORPORATED KITSAP CO	RP	1 DU/10 AC	1 DU/10 AC	26.75	9.08	1.41	0.48	19	2.09	Rural	
5431	2004	SOUTH LAKE RIDGE PUD	UNINCORPORATED KITSAP CO	RP	1 DU/10 AC	1 DU/10 AC	41.13	17.17	0.88	0.37	47	2.74	Rural	
5467	2004	NEWBERRY WOODS DIV 2	UNINCORPORATED KITSAP CO	RP	1 DU/10 AC	1 DU/10 AC	22.06	14.90	0.61	0.41	36	2.42	Rural	
5460	2004	GIG HARBOR NORTH AIRPARK	UNINCORPORATED KITSAP CO	IND	0	0	22.31	18.51	1.17	0.97	19	1.03	Rural	
5473	2005	WHITEHORSE	UNINCORPORATED KITSAP CO	IRF	1 DU/20 AC	1 DU/20 AC	448.69	176.42	5.98	2.35	75	0.43	Rural	
5419	2005	LEXINGTON PHASE I	UNINCORPORATED KITSAP CO	RR	1 DU/5 AC	1 DU/5 AC	11.47	3.83	1.43	0.48	8	2.09	Rural	

Comments:

Analysis of final long plats approved by Kitsap County from 2000-2005 indicates that, on average, long plats approved in the Urban Low (UL) zone (which account for almost all approved urban long plats) met the minimum "planned" urban density of 5 dwelling units per acre. Actual or observed densities in these plats averaged 5.60 units per net acre--as envisioned in the comprehensive plan.

**Table 2
Kitsap County
Single Family Residential (SFR) Building Permits, Unincorporated County, 2000-2005**

Zoning	Year							Total SFR Permits Issued (2000-2005)	
	1999	2000	2001	2002	2003	2004	2005	Total No.	Percent of Total
URBAN									
Unincorporated UGA	230	273	299	280	330	246	226	1,884	27%
Other	9	2	1	4	3	0	3	22	0%
Subtotal Urban	239	275	300	284	333	246	229	1,906	27%
RURAL									
Unincorporated Rural	819	671	661	651	693	726	696	4,917	70%
LAMIRDs	29	41	33	36	40	39	33	251	4%
Subtotal Rural	848	712	694	687	733	765	729	5,168	73%
Total SFR Permits Issued	1,087	987	994	971	1,066	1,011	958	7,074	100.0%
Percentage of Total SFR Building Permits Issued by Year									
Urban	22%	28%	30%	29%	31%	24%	24%		
Rural	78%	72%	70%	71%	69%	76%	76%		

Comments:

This table identifies only Kitsap County issued SFR building permits for new construction. It does not include new SFR permits issued by the cities. Therefore, the analysis in this table, in and of itself, cannot be measured against the 76%/24% urban/rural population growth allocation goal adopted in the CPPs. Additional building permit data from the cities must be included before a comparable analysis with the adopted CPP allocation goal can be performed. City data is intended to be collected as a part of the buildable lands report update conducted in 2006-2007. Similar reported data from the PSRC has been requested for validation. Approximately 73% of new unincorporated residential permits over the past six years have been issued in rural areas, primarily in the rural residential zone and secondarily in the rural protection zone.

Notes: (1) Analysis does not include city-issued new single-family residential building permits from 2000-2005.

Sources: Kitsap County DCD; Mark Personius, Growth Management Consultant

**Table 3
Kitsap County
New Residential Lots Created, Unincorporated County, 2000-2005**

Area/Type of Plat	Year						Total New Lot Creation Share (2000-2005)	
	2000	2001	2002	2003	2004	2005	Total No.	Percent of Total
Unincorporated Urban								
Long Plat Lots	48	90	198	14	39	118	507	37.2%
Short Plat Lots	27	36	18	35	35	19	170	12.5%
Large Lots	0	0	2	0	0	0	2	0.1%
<i>Subtotal Urban</i>	75	126	218	49	74	137	679	49.8%
Unincorporated Rural								
Long Plat Lots	0	55	17	60	83	83	298	21.8%
Short Plat Lots	60	46	47	33	12	14	212	15.5%
Large Lots	14	17	29	36	29	50	175	12.8%
<i>Subtotal Rural</i>	74	118	93	129	124	147	685	50.2%
Total New Lots Created	149	244	311	178	198	284	1,364	100.0%
Percentage of Total Lots Created by GMA Land Class by Year								
Urban	50.3%	51.6%	70.1%	27.5%	37.4%	48.2%		
Rural	49.7%	48.4%	29.9%	72.5%	62.6%	51.8%		

Comments:

This table examines new lot creation (subdivisions) as another means to measure how and where new growth is planned to be accommodated. It identifies only Kitsap County final approved long plats, short plats and large lot subdivisions. It does not include new plats approved and recorded by the cities in the incorporated UGAs. Additional final plat data from the cities will be identified and analyzed as a part of the buildable lands report update conducted in 2006-2007. The preliminary data indicate that, unlike building permits, new lot creation has been occurring at essentially the same rate in both urban and rural unincorporated areas of the county. Once the final plats approved in the incorporated UGAs are added to this analysis, however, the result will certainly indicate a preponderance of new lots created in UGAs countywide relative to rural areas.

Notes: (1) Analysis excludes new commercial/industrial lots; (2) Analysis does not account for net loss of parent parcel from a development capacity standpoint.

Sources: Kitsap County DCD; Mark Personius, Growth Management Consultant

**Table 4
Kitsap County
Unincorporated UGA "Citizen-Initiated" Rezones, 2000-2005**

APPLICANT	YEAR	APPLICATION #	PLAN DESIGNATION	APPROVED DESIGNATION CHANGE	TOTAL ACREAGE	JURISDICTION	NET INCREASE	ZONING MIN	ZONING MAX	MIN	MAX	COMMENTS
Bill Schourup	2003	03-09633	Urban Low	Industrial	0.93	Bremerton West UGA	n/a					Map Correction
Bill Schourup	2001	010525-009	Business Park	Highway Tourist Commercial	3.06	Central Kitsap UGA	n/a					Site Specific
Brian Ferguson	2001	010611-021	Urban Medium	Neighborhood Commercial	5.34	Central Kitsap UGA	n/a					Site Specific
Steve Steinman	2001	010430-001	Urban Medium	Neighborhood Commercial	1.02	Central Kitsap UGA	n/a					Map Correction
Big O Development	2003	03-08185	Urban Low	Highway Tourist Commercial	0.15	Central Kitsap UGA	n/a					Map Correction
Steve Steinman	2003	03-08284	Urban Medium	Highway Tourist Commercial	1.12	Central Kitsap UGA	n/a					Map Correction
D.L. Bradley Group	2001	010621-027	Urban Medium	Highway Tourist Commercial	6.00	Kingston UGA	n/a					Site Specific
Jean Sherrard	2004	04-16508	Urban Medium	Urban High	5.74	Kingston UGA	5.74	19 DU/AC	24 DU/AC	109	138	Site Specific
Dennis Wardwell	2001	010507-005	Urban Low	Highway Tourist Commercial	0.50	Port Orchard UGA	n/a					Site Specific
Pat Penaranda	2001	010611-015	Urban Low	Highway Tourist Commercial	4.38	Port Orchard UGA	n/a					Site Specific
Eric Kvinsland	2001	010525-010	Urban Low	Highway Tourist Commercial and Urban High	9.05	Port Orchard UGA	4.00	19 DU/AC	24 DU/AC	76	96	Site Specific
Brass Ring	2003	03-09560	Urban Low	Highway Tourist Commercial	0.30	Port Orchard UGA	n/a					Map Correction
Lewis	2004	04-15938	Urban Low	Highway Tourist Commercial	0.60	Port Orchard UGA	n/a					Site Specific
Home Depot	2004	04-16522	Urban Medium	Highway Tourist Commercial	2.17	Port Orchard UGA	n/a					
WinMar Co	2001	010608-014	Urban High	Regional Commercial	5.00	Silverdale UGA	n/a					Site Specific
Cascade Evergreen	2001	010608-005	Urban Low	Urban High	1.17	Silverdale UGA	1.17	19 DU/AC	24 DU/AC	22	28	Map Correction
Sue Sehmel	2003	03-09638	Urban Low	Highway Tourist Commercial	0.55	Silverdale UGA	n/a					Map Correction
Olmsted Land	2003	03-06327	Business Park	Neighborhood Commercial	7.29	Silverdale UGA	n/a					Map Correction
FW Outlook Apts	2003	03-09576	Urban Low	Urban High	11.77	Silverdale UGA	11.77	19 DU/AC	24 DU/AC	224	282	Map Correction
Ridgetop	2003	03-09520	Urban High	Urban Low	26.00	Silverdale UGA	n/a					
Ridgetop	2003	03-09520	Urban Medium	Urban Low	10.00	Silverdale UGA						Map Correction

Notes

Citizen-initiated UGA rezones from 2000-2005 are sorted first by jurisdiction (UGA) and then by year.

Red text indicates parcels rezoned from urban residential to urban non-residential (Total = 33.1 acres)

Blue text indicates parcels rezoned from a higher to a lower urban residential density (Total =36.0 acres)

Green text indicates parcels rezoned from a lower to a higher urban density (Total = 22.6 acres)

Black text indicates parcels rezoned from one urban non-residential designation to another (Total = 10.35 acres)

Comments:

From a "reasonable measures" evaluation standpoint, these are "market-driven" or citizen-initiated rezones--not County-initiated rezones made specifically to increase UGA residential capacity. They are more an indicator of how well the "market" has responded to the existing adopted UGA subarea plan land use designations. In that vein, one might say that the "market" is pretty content with the existing UGA plan designations--insofar as the planned land use pattern is concerned anyway, not necessarily considering the size of UGAs--in that only about 100 acres of UGA land in the last five years (out of thousands of acres) has changed designation, at property-owner request. Those designation changes include both "up-zones" as well as "down-zones". Overall, the net effect of these citizen-initiated rezones over the past five years is likely to indicate a net loss in UGA residential capacity, though not a significant one.

**Table 5
Kitsap County
Unincorporated UGA "Subarea Plan-Initiated" Rezones, 2000-2005**

SUB-AREA PLAN	YEAR PROPOSED	ADOPTION DATE	1998 COMP PLAN DESIGNATION	APPROVED DESIGNATION CHANGE	TOTAL ACREAGE	JURISDICTION	NET INCREASE	ZONING MIN	ZONING MAX	MIN	MAX	COMMENTS	
Kingston Sub-Area Plan Phase I	2004	10/25/2004	Rural Residential	Urban Restricted	241.43	Kingston UGA	241.43	1 DU/AC	5 DU/AC	241	1207		
			Rural Residential	Urban Restricted / PARK	67.82	Kingston UGA	67.82						
			Rural Residential	Urban Low	94.12	Kingston UGA	94.12	5 DU/AC	9 DU/AC	471	847		
			Rural Residential	Urban Medium	10.13	Kingston UGA	10.13	10 DU/AC	18 DU/AC	101	182		
			Neighborhood Commercial	Urban Village Center	21.22	Kingston UGA	21.22	1 DU/AC	18 DU/AC	21	382		
			Urban Medium	Urban Village Center	7.81	Kingston UGA	7.81	1 DU/AC	18 DU/AC	8	141		
			Urban Low	Urban Restricted	12.50	Kingston UGA	12.50	1 DU/AC	5 DU/AC	13	63	Shoreline	
ULID # 6	2003	12/8/2003	Urban Reserve	Urban Cluster Residential	579	McCormick Woods	579	5 DU/AC	9 DU/AC	2895	5211		
			Urban Reserve	Urban Medium	40.00	McCormick Woods	40.00	10 DU/AC	18 DU/AC	400	720		
			Urban Low	Urban Medium	38.00	McCormick Woods	38.00	10 DU/AC	18 DU/AC	380	684		
			Urban Low	Urban Village Center	10.00	McCormick Woods	10.00	1 DU/AC	18 DU/AC	10	180		
			Urban Low	Business Park	52.00	McCormick Woods	52.00	n/a	n/a				
			Urban Low	Urban Cluster Residential	326.00	McCormick Woods	326.00	5 DU/AC	9 DU/AC	1630	2934		

Notes

UGA Subarea Plan-initiated rezones from 2000-2005 can, from a "reasonable measures" standpoint, be evaluated to determine the net acres of "internal" UGA lands rezoned since adoption of the initial 1998 Kitsap County Comp Plan. This analysis must exclude new "external" lands (e.g., formerly rural lands) added to the 1998 UGA boundary as a consequence of adoption of the subsequent subarea plan.

Red text indicates "UGA expansion parcels" rezoned from rural to urban (i.e., not a reasonable measure to increase development capacity inside existing UGAs)

Blue text indicates parcels rezoned from a higher to a lower urban residential density (i.e., not a reasonable measure)

Plum text indicates parcels rezoned from an urban residential designation to an urban non-residential designation (i.e., not a reasonable measure to increase UGA residential capacity)

Black text indicates parcels rezoned from an urban residential designation to an urban mixed-use designation or to a similar density residential designation (i.e., may or may not be a reasonable measure)

Green text indicates parcels rezoned from a lower to a higher urban density (i.e., a reasonable measure!)

Comments:

Adoption of the ULID #6 Subarea Plan in 2003 probably achieved the greatest potential "internal" increase in urban densities (and therefore capacity for additional growth without expansion) of all UGA subarea plan's adopted to date since 1998. The Kingston Subarea Plan (in Phase I) designated new mixed use (Urban Village Center) areas converted from both pre-existing urban medium residential and neighborhood commercial parcels resulting in a net increase in "internal" UGA residential capacity. Both the Kingston and ULID #6 subarea plan's "up-zones" constitute a "reasonable measure" to increase existing UGA residential growth capacities.

**Table 6
Kitsap County
Duplexes Permitted in Unincorporated UGAs, 2000-2005**

ACCOUNT NUMBER	PERMIT NO	APPLICANT	SITUS ADDRESS	TYPE CODE	STATUS	ISSUED DATE	PROJECT NAME	PERMIT YEAR	JURISDICTION	PLAN CODE DESCRIPTION	ZONING DESCRIPTION
222401-4-098-2006	05 28656	White Thomas E	816 MERRILL PL W	R-MULTI-DUPX	ISSUED	12/20/2005	Conversion of SFR/ALQ to Duplex	2005	BREMERTON WEST UGA	Urban Low Residential	Urban Low Residential
352501-2-105-2005	H-02 00088270	Golden Lee & Donna	6203 PINE RD NE	R-MULTI-DUPX	FINALED	5/13/2002	DUPLEX	2002	CENTRAL KITSAP UGA	Urban Low Residential	Urban Low Residential
352501-2-104-2006	02 04879	Golden Lee & Donna	6189 PINE RD NE	R-MULTI-DUPX	FINALED	2/21/2003	Conversion of SFR/ALQ to Duplex	2003	CENTRAL KITSAP UGA	Urban Low Residential	Urban Low Residential
352501-2-098-2004	04 19353	Boag Larry & Tina	531 NE MCWILLIAMS RD	R-MULTI-DUPX	FINALED	12/1/2004	Conversion of SFR/ALQ to Duplex	2004	CENTRAL KITSAP UGA	Urban Low Residential	Urban Low Residential
272501-3-047-2004	04 21440	Vergeer Gerald S Jr & Shirley	6782 TIBARDIS RD NW	R-MULTI-DUPX	ISSUED	2/24/2005	Conversion of SFR/ALQ to Duplex	2005	CENTRAL KITSAP UGA	Urban Low Residential	Urban Low Residential
352501-2-019-2000	05 24333	Cox Jack	559 NE MCWILLIAMS RD	R-MULTI-DUPX	FINALED	5/12/2005	DUPLEX	2005	CENTRAL KITSAP UGA	Urban Low Residential	Urban Low Residential
262702-4-027-2004	H-00 00082898	Heart Homes	26193 BARRETT RD NE	R-MULTI-DUPX	FINALED	5/26/2000	DUPLEX	2000	KINGSTON UGA	Urban Low Residential	Urban Low Residential
262702-4-030-2009	05 26463	Fladgard Mark A	26187 BARRETT RD NE	R-MULTI-DUPX	FINALED	9/19/2005	Conversion of SFR/ALQ to Duplex	2005	KINGSTON UGA	Urban Low Residential	Urban Low Residential
4808-001-024-0105	03 06936	Golden Lee & Donna	3186 SE COLVEA DR	R-MULTI-DUPX	FINALED	3/20/2003	DUPLEX	2003	PORT ORCHARD UGA	Urban Low Residential	Urban Low Residential
4643-003-007-0002	H-98 00078462	Cloud Dean	984 PERU AVE E	R-MULTI-DUPX	FINALED	6/1/1999		1999	RURAL KITSAP COUNTY	Rural Residential	Rural Residential
4643-003-007-0101	H-98 00078463	Cloud Dean	976 PERU AVE E	R-MULTI-DUPX	FINALED	12/3/1999	Conversion of SFR/ALQ to Duplex	1999	RURAL KITSAP COUNTY	Rural Residential	Rural Residential
082401-3-219-2000	H-01 00086143	Robinson Bruce	2476 RIDGEWAY DR NW	R-MULTI-DUPX	FINALED	4/8/2002	DUPLEX	2002	RURAL KITSAP COUNTY	Rural Residential	Rural Residential
092501-4-058-2000	03 11889	Golden Lee	NO ADDRESS FOUND	R-MULTI-DUPX	FINALED	9/24/2003	Duplex	2003	SILVERDALE UGA	Urban Low Residential	Urban Low Residential
092501-4-089-2003	05 23404	Golden Lee E & Lucy J	11971 RIDGEPOINT DR NW	R-MULTI-DUPX	FINALED	3/18/2005	DUPLEX	2005	SILVERDALE UGA	Urban Low Residential	Urban Low Residential

Notes

Net new duplex units permitted in unincorporated UGAs from 2000-2005= 17

Duplexes accounted for approximately 1% of total dwelling units permitted in unincorporated UGAs from 2000-2005

Comments:

The allowance of duplexes in single family residential zones is a reasonable measure adopted by Kitsap County to increase capacity within existing UGAs. Variation exists between and among different unincorporated UGAs as to how many new housing starts on an annual average basis are accounted for by duplexes. Countywide, however, duplexes can be estimated to account for approximately 1% of all new permitted dwellings, on an annual basis, in unincorporated UGAs. Their overall contribution to the current urban housing supply is de minimis.

**Table 7
Kitsap County
Assessory Dwelling Unit (ADU) Building Permit Data 2000-2005**

Zoning	Year							Total ADU Permits Issued (2000-2005)	
	1999	2000	2001	2002	2003	2004	2005	Total No.	Percent of Total
URBAN									
Central Kitsap UGA	0	0	1	1	0	0	0	2	13%
Subtotal Urban	0	0	1	1	0	0	0	2	13%
RURAL									
Unincorporated Rural	0	1	0	1	3	3	5	13	87%
Subtotal Rural	0	1	0	1	3	3	5	13	87%
Total SFR Permits Iss	0	1	1	2	3	3	5	15	100.0%
Percentage of Total ADU Building Permits Issued by Year									
Urban	0%	0%	100%	50%	0%	0%	0%		
Rural	0%	100%	0%	50%	100%	100%	100%		

**Table 8
Kitsap County
Cluster Development Building Permits 2000-2005**

Zoning	Year							Total Cluster Development Permits Issued (2000-2005)	
	1999	2000	2001	2002	2003	2004	2005	Total No.	Percent of Total
URBAN									
Central Kitsap UGA	0	0	0	0	0	1	1	2	33%
Kingston UGA	0	0	0	1	0	0	0	1	17%
Subtotal Urban	0	0	0	1	0	1	1	3	50%
RURAL									
Unincorporated Rural	0	0	0	0	2	1	0	3	50%
Subtotal Rural	0	0	0	0	2	1	0	3	50%
Total Cluster Permits	0	0	0	1	2	2	1	6	100.0%
Percentage of Total Cluster Development Building Permits Issued by Year									
Urban	0%	0%	0%	100%	0%	50%	100%		
Rural	0%	0%	0%	0%	100%	50%	0%		

**Table 9
Kitsap County
Mixed-Use Residential Building Permits 2000-2005**

Zoning	Year							Total Mixed-Use Permits Issued (2000-2005)	
	1999	2000	2001	2002	2003	2004	2005	Total No.	Percent of Total
URBAN									
Silverdale UGA	0	0	0	0	0	0	1	1	100%
Other	0	0	0	0	0	0	0	0	0%
Subtotal Urban	0	0	0	0	0	0	1	1	100%
RURAL									
Unincorporated Rural	0	0	0	0	0	0	0	0	0%
	0	0	0	0	0	0	0	0	0%
Subtotal Rural	0	0	0	0	0	0	0	0	0%
Total Mixed-Use Permits	0	0	0	0	0	0	1	1	100.0%
Percentage of Total Mixed-Use Building Permits Issued by Year									
Urban	0%	0%	0%	0%	0%	0%	100%		
Rural	0%	0%	0%	0%	0%	0%	0%		

Table 10
Kitsap County
Condominiums and Townhouses Permitted in Unincorporated UGAs, 2000-2005

ACCOUNT NUMBER	PERMIT NO	APPLICANT	SITUS ADDRESS	TYPE CODE	STATUS	PROJECT NAME	PERMIT YEAR	PLAN CODE DESCRIPTION	ZONING DESCRIPTION	JURISDICTION
8131-001-001-0002	H-01 00086259	N K Investments	10701 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE I	2001	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8131-001-002-0001	H-01 00086252	N K Investments	10695 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE I	2001	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8131-001-003-0000	H-01 00086259	N K Investments	10693 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE I	2001	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8131-001-004-0009	H-01 00086253	N K Investments	10687 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE I	2001	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8131-001-005-0008	H-01 00086259	N K Investments	10685 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE I	2001	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8131-001-006-0007	H-01 00086254	N K Investments	10669 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE I	2001	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8131-001-007-0006	H-01 00086259	N K Investments	10671 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE I	2001	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8131-001-008-0005	H-01 00086255	N K Investments	10677 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE I	2001	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8134-002-016-0000	02 03271	Central Sound Construction INC	10643 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE 2	2002	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8134-002-017-0009	02 03270	Central Sound Construction INC	10641 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE 2	2002	Urban High Residential	Urban High Residential	Kingston UGA
8134-002-018-0008	02 03283	Central Sound Construction INC	10635 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE 2	2002	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8134-002-019-0007	02 03272	Central Sound Construction INC	10633 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE 2	2002	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8134-002-021-0003	02 03266	Central Sound Construction INC	10625 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE 2	2002	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8134-002-020-0004	02 03279	Central Sound Construction INC	10627 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASE 2	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-022-0008	03 06766	Central Sound Construction Inc	10619 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-023-0007	03 06768	Central Sound Construction Inc	10617 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-024-0006	03 06738	Central Sound Construction Inc	10611 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-025-0005	03 06762	Central Sound Construction Inc	1065 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-026-0004	03 06764	Central Sound Construction Inc	10603 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-027-0003	03 0670	Central Sound Construction Inc	10597 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-028-0002	03 06743	Central Sound Construction Inc	10595 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-029-0001	03 06745	Central Sound Construction Inc	10589 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-030-0008	03 06747	Central Sound Construction Inc	10587 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA

8136-003-031-0007	03 06749	Central Sound Construction Inc	10581 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-032-0006	03 06751	Central Sound Construction Inc	10579 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-033-0005	03 06754	Central Sound Construction Inc	10573 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-034-0004	03 06756	Central Sound Construction Inc	10571 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-038-0000	03 06758	Central Sound Construction Inc	10610 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-039-0009	03 06760	Central Sound Construction Inc	10612 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-003-040-0006	03 06736	Central Sound Construction Inc	10618 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2003	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-035-0001	04 15767	Central Sound Construction Inc	10543 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-036-0000	04 15769	Central Sound Construction Inc	10541 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-037-0009	04 15759	Central Sound Construction Inc	10527 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-041-0003	04 15711	Central Sound Construction Inc	10594 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-042-0002	04 15756	Central Sound Construction Inc	10588 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-043-0001	04 15836	Central Sound Construction Inc	10586 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-044-0000	04 15844	Central Sound Construction Inc	10511 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-045-0009	04 15783	Central Sound Construction Inc	10513 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-046-0008	04 15785	Central Sound Construction Inc	10519 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-047-0007	04 15804	Central Sound Construction Inc	10521 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-048-0006	04 15807	Central Sound Construction Inc	10521 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-049-0005	04 15811	Central Sound Construction Inc	10533 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-050-0001	04 15813	Central Sound Construction Inc	10535 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-051-0000	04 15774	Central Sound Construction Inc	10549 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-052-0009	04 15776	Central Sound Construction Inc	10551 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-053-0008	04 15771	Central Sound Construction Inc	10557 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-054-0007	04 15839	Central Sound Construction Inc	10563 NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
8136-004-055-0006	04 15841	Central Sound Construction Inc	NE KINGSTON MEADOW CIRCLE	C-MULTI 3+	FINALED	KINGSTON MEADOWS PHASES 3 & 4	2004	Urban Medium Residential	Urban Medium Residential	Kingston UGA
4316-035-013-0002	02 00423	Carver Richard O	26190 PENNSYLVANIA AVE NE	C-MULTI 3+	FINALED	PENNSYLVANIA AVE TRIPLEX	2002	Urban Village Center	Urban Village Center	Kingston UGA

352501-1-047-2008	03 14416	Downeast Development Llc	6000 CAYMANS PL NE	C-MULTI 3+	FINALED	DOWNEAST TRIPLEX	2004	Urban Medium Residential	Urban Medium Residential	Central Kitsap UGA
262501-1-004-2000	05 23697	Bartimaeus Cohousing Comm Llc	7741 BEACON PL NE	C-MULTI 3+	ISSUED	Bartimaeus Co-Housing- 'G'	2005	Urban Restricted	Urban Restricted	Central Kitsap UGA
262501-1-004-2000	05 23698	Bartimaeus Cohousing Comm Llc	7741 BEACON PL NE	C-MULTI 3+	ISSUED	Bartimaeus Co-Housing-'F'	2005	Urban Restricted	Urban Restricted	Central Kitsap UGA
262501-1-004-2000	05 23699	Bartimaeus Cohousing Comm Llc	7741 BEACON PL NE	C-MULTI 3+	ISSUED	Bartimaeus Co-Housing -E	2005	Urban Restricted	Urban Restricted	Central Kitsap UGA
262501-1-004-2000	05 23700	Bartimaeus Cohousing Comm Llc	7741 BEACON PL NE	C-MULTI 3+	ISSUED	Bartimaeus Co-Housing-D	2005	Urban Restricted	Urban Restricted	Central Kitsap UGA
262501-1-004-2000	05 23701	Bartimaeus Cohousing Comm Llc	7741 BEACON PL NE	C-MULTI 3+	ISSUED	Bartimaeus Co-Housing-C	2005	Urban Restricted	Urban Restricted	Central Kitsap UGA
262501-1-004-2000	05 23703	Bartimaeus Cohousing Comm Llc	7741 BEACON PL NE	C-MULTI 3+	ISSUED	Bartimaeus Co-Housing-B	2005	Urban Restricted	Urban Restricted	Central Kitsap UGA
202501-3-024-2008	04 18955	Prisk Linda M	4667 NW WALGREN DR	C-MULTI 3+	ISSUED	NEWBERRY CONDO 2	2005	Urban Medium Residential	Urban Medium Residential	Silverdale UGA
202501-3-024-2008	04 18956	Prisk Linda M	4667 NW WALGREN DR	C-MULTI 3+	ISSUED	NEWBERRY CONDO 3	2005	Urban Medium Residential	Urban Medium Residential	Silverdale UGA
012301-1-024-2007	04 16473	Park Vista	2944 SE LUND AVE	C-MULTI 3+	FINALED	Park Vista Retirement Center & Assisted Living Facility FKA, (Senior Housing)	2005	Neighborhood Commercial	Neighborhood Commercial	Port Orchard UGA
172501-1-060-2002	05 27705	Vintage At Silverdale Llc	3320 NW RANDALL WAY	C-MULTI 3+	ISSUED	VINTAGE AT SILVERDALE	2005	Urban High Residential	Urban High Residential	Silverdale UGA

Notes

Net new condo units permitted in unincorporated UGAs from 2000-2005= 60 (57 of which were permitted in single family zones (i.e., Urban Restricted and Urban Medium residential zones)

Condos and townhouses accounted for approximately 3% of total dwelling units permitted in unincorporated UGAs from 2000-2005

Comments:

The allowance of condos and townhouses in single family residential zones is a reasonable measure adopted by Kitsap County to increase capacity within existing UGAs. Variation exists between and among different unincorporated UGAs as to how many new housing starts on an annual average basis are accounted for by condos and townhouses. The Kingston Unincorporated UGA accounted for the vast majority of all permitted condos and townhouses from 2000-2005. Countywide, however, these types of units can be estimated to account for approximately 3% of all new permitted dwellings, on an annual basis, in unincorporated UGAs.

There were 3 recorded Condominiums in Unincorporated Kitsap County:

Kingston Meadows Phase 1

Building square feet - 14657
Zoning - Urban Medium
Number of Units - 9
Year - 2001

Kingston Meadows Phase 2

Building square feet - 18299
Zoning - Urban Medium
Number of Units - 12
Year - 2002

Kingston Meadows Phase 3 and 4

Building square feet - 29318
Zoning - Urban Medium
Number of Units - 34
Year - 2003