



Community Development

Preliminary Review Worksheet

UGA Alternative Buffer Width Certification

Multi-Family, Commercial, Institutional or Ecosystem Restoration in the Urban Growth Area

Kitsap County Code 19.300.315.A.4- UGA Alternative Buffer Widths states, "In limited circumstances within Urban Growth Areas (UGAs) as described in subsections (a) and (b) below, the Alternative Buffer Widths in Table 19.300.315(A) may be used as the standard buffer width for the proposed development. The use of UGA Alternative Buffer Widths will only be allowed in conjunction with a Habitat Management Plan (HMP) that meets the requirements of KCC 19.700.720 and demonstrates that all of the applicable conditions below are met."

This alternative buffer is limited to specific uses meeting certain criteria, and ONLY applicable to the following:

- New multi-family
- Redevelopment for multi-family, commercial or institutional activities
- Ecosystem restoration projects

In an effort to provide some predictability in project planning, this worksheet and attached Preliminary HMP serves as a preliminary review in advance of a full permit application review, including of the required Habitat Management Plan. Full review is still required and this decision subject to change.

	Standard Buffer Width	UGA Alternative Buffer Width
Type S	See Title 22-SMP	Not Applicable
Type F Stream	200-feet	150-feet
Type Ns/Np	100-feet	75-feet
Type O	50-feet	Not Applicable

Habitat Biologist to complete this section:

Applicant Name: _____

Date: _____

Site Address or Parcel #: _____

Project Type (as defined in Chapter 19.300; select one):

Multi-Family (New)

Institutional

Multi-Family (Redevelopment)

Ecosystem Restoration

Commercial

Project Description:

Revised Date: 3/19/2025

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Affidavit:

I, _____, certify that the attached preliminary Habitat Management Plan (HMP) demonstrates that the proposal meets all of the criteria in KCC 19.300.315(A)(4) for utilizing the UGA Alternative Buffer Width for the typed streams identified therein.

- HMP demonstrates greater riparian function will be provided than currently exists; and
- The proposal does not impact functionally significant habitat, such as stands of mature trees or habitat corridors; and
- The proposal will not significantly increase the threat of erosion, flooding, slope stability or other hazards on the site or on adjacent properties; and
- Existing development within the UGA Alternative Buffer is legally established; and
- The proposal is compliant with all other local and state regulations; and
- The proposal is located within an Urban Growth Area (UGA).

OR

- This project is proposing ecosystem restoration as part of the proposal to qualify for the UGA Alternative Buffer Width, per KCC 19.300.315(A)(4)(b). The restoration will include: _____

Biologist Signature:

Date:

Applicant/Owner Signature:

Date:

Preliminary Habitat Management Plan Date:

Please Note: Official Review may result in the reinstatement of the standard buffer widths.

Environmental Reviewer to complete this section:

Reviewer Comments:

After doing a preliminary assessment of the above described project, location, and preliminary Habitat Management Plan, it has been determined that the proposal qualifies for use the UGA Alternative Buffer Width per [KCC 19.300.315\(A\)\(4\)](#) and [Table 19.300.315](#). This is a preliminary certification, pending review of the complete application.

Name of Reviewer:

Signature of Environmental Reviewer:

Date:

Revised Date: 3/19/2025

<http://kcowa.us/dcd>