

**RESOLUTION NO 217-2017**

**A RESOLUTION ESTABLISHING EXCHANGE RATES FOR TRANSFER OF DEVELOPMENT RIGHTS**

**WHEREAS**, Kitsap County adopted a transfer of development rights program as part of its 2006 10-Year Comprehensive Plan Update; and

**WHEREAS**, this program established sending and receiving rights and ratios for development rights in unincorporated Kitsap County; and

**WHEREAS**, this program was approved as a reasonable measure intended to preserve rural areas while focusing growth in Kitsap County Urban Growth Areas; and

**WHEREAS**, to improve the functionality of the program and to focus rural preservation efforts, the program was updated in the 2016 Comprehensive Plan update; and

**WHEREAS**, this update requires Kitsap County to approve exchange rates for the transfer of development rights; and

**WHEREAS**, such approval shall come in the form of an approved Board of Commissioners' resolution.

**NOW, THEREFORE, BE IT RESOLVED**, that the Kitsap County Board of Commissioner establishes the following exchange rates for transfer of development rights within unincorporated Kitsap County consistent with Chapter 17.580 Kitsap County Code as shown on Exhibit A.

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## Exhibit A: Exchange Rates for Transfer of Development Rights

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### Sending sites.

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To receive certificate(s) for any development rights, all sending sites must meet the requirements of chapter 17.580 Kitsap County Code ("KCC"). Development rights must be certified under KCC 17.580.090 prior to their transfer.

Table 1a. Calculating sending site ratios establishes the development right ratios for specific sending sites in Kitsap County's rural areas. The specific site types include:

- A. Properties within Farming Areas as delineated on the adopted Kitsap County Strategic Agricultural Plan: Appendix E, which includes the following four maps:
  - a. North Kitsap;
  - b. Central Kitsap;
  - c. West Kitsap; and
  - d. South Kitsap;
- B. Open Space Acquisition Areas/properties within the Rural Wooded Zone as established in Chapter 17.120 Kitsap County Code;
- C. Properties of sizes that do not conform to the minimum lot size of their zone; and
- D. Other rural properties located outside of urban growth areas or within limited areas of more intense rural development ("other rural areas").

### Receiving Areas.

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#### Rezoning:

When required, applications for rezoning must include one (1) development right per acre of land included in the application. For this calculation, the acreage of the rezoning submittal shall be rounded up to the nearest acre (e.g. 1.1 acres would be calculated as 2 acres).

#### Comprehensive Plan Designation Amendments:

In accordance with Section 17.580.080 Kitsap County Code, development rights purchased for a site-specific amendment may also count towards any future rezoning request within the new designation.

When required, requests for amendments to Comprehensive Plan designations within urban growth areas must acquire a development right(s). The ratios of development rights required are based on the current comprehensive plan designation as compared to the designation requested. For this calculation, the acreage of the rezoning submittal shall be rounded up to the nearest acre (e.g. 1.1 acres would be calculated as 2 acres).

(See Table 1b. Development Rights Required for Comprehensive Plan Designation Amendments)

Table 1a. Calculating Sending Site Ratios		
Sending Site Type	Development Potential (# dwelling units)	Development Rights Allowed for Transfer (credits)
Farming Areas	1	4
Open Space Acquisitions Areas	1	4
Properties smaller than the minimum lot size for their zone	1	3
Other Rural Areas	1	1

Table 1b. Development Rights Required for Comprehensive Plan Designation Amendments							
		TO					
		Urban Low Residential (per acre)	Urban Medium-Density Residential (per acre)	Urban High Residential (per acre)	Urban Low Intensity Commercial (per acre)	Urban High Intensity Commercial (per acre)	Urban Industrial (per acre)
FROM	Urban Low-Density Residential (per acre)	0	1	2	2	3	2
	Urban Medium Density Residential (per acre)	0	0	1	2	3	2
	Urban High Density Residential (per acre)	0	0	0	1	2	1
	Urban Low Intensity Commercial (per acre)	0	0	0	0	2	1
	Urban High Intensity Commercial (per acre)	0	0	0	0	0	0
	Urban Industrial (per acre)	0	0	1	1	2	0

DATED this 27<sup>th</sup> day of November, 2017.

**BOARD OF COUNTY COMMISSIONERS**

**KITSAP COUNTY, WASHINGTON**



*Charlotte Garrido*

CHARLOTTE GARRIDO, Chair

*Robert Gelder*

ROBERT GELDER, Commissioner

*E. Wolfe*

EDWARD E. WOLFE, Commissioner

ATTEST:

*Dana Daniels*

Dana Daniels, Clerk of the Board

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