

Preliminary Draft

RESOLUTION NO ___ - 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 for development rights in unincorporated Kitsap County; and

WHEREAS, this program was approved as a reasonable measure intended to help preserve rural areas while focusing growth on Kitsap 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 Kitsap County Code Chapter 17.580.

Sending sites.

The following table 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 Kitsap County Strategic Agricultural Plan: Appendix E (Exhibit A)
- B. Open Space Acquisition Areas/properties within the Rural Wooded Zone (Exhibit B)
- C. Properties of sizes that do not conform to the minimum lot size of their zone.
- D. Other rural properties outside of urban growth areas and limited areas of more rural development (rural).

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Sending Area Type	Property Meeting Eligibility Standards	Development Rights Allowed for Transfer
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

- E. To receive certificate for any development rights, all property must meet all of the requirements of KCC 17.580.
- F. Development rights must be certified under KCC 17.580.090 prior to their transfer.

Receiving Areas.

When required, Comprehensive Plan and rezones of property within urban growth areas must acquire development rights. The ratios of development rights required are based on the current comprehensive plan designation as compared to the designation requested.

	To	Urban Low 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	3	2
	Urban High/Medium Density Residential (per acre)	0	0	2	3	2
	Urban Low Intensity Commercial (per acre)	0	0	0	2	1
	Urban High Intensity Commercial (per acre)	0	0	0	0	0
	Urban Industrial (per acre)	0	0	1	2	0

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DATED this ____ day of May, 2017.

**BOARD OF COUNTY COMMISSIONERS
KITSAP COUNTY, WASHINGTON**

EDWARD E. WOLFE, Chair

CHARLOTTE GARRIDO, Commissioner

ROBERT GELDER, Commissioner

ATTEST:

Dana Daniels, Clerk of the Board

Exhibit A

Kitsap County Agricultural Strategic Plan and Inventory: Appendix E



Adobe Acrobat
Document

Double Click the Icon for Farm Focus Area Maps or
the hyperlink below

http://www.kitsapgov.com/boc/Special_Projects_Division/Farm%20preservation/Documents/Final/Appendix%20E.pdf

Exhibit B
Kitsap County Rural Wooded Zone

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