

## KITSAP COUNTY PHASE II CODE DEVELOPMENT BOARD OF COMMISSIONERS DECISION MATRIX

The table below is intended to summarize the May 17<sup>th</sup> Second Draft revisions to Titles 17 (Zoning) and 18 (SEPA-Environment), the Kitsap County Planning Commission's recommendations, as well as the Board of County Commissioners decisions for the Phase II Code Development process.

Proposed Amendment	Proposal Description	Section No.'s	Planning Commission Recommendation	Board of Commissioner Revisions
<b>Single-Family Subdivision/Platting Standards</b>				
Density Calculations	Establishes definitions for minimum and maximum density and net developable acreage.	<b>Section 17.110.212</b> Density, maximum. <b>Section 17.110.213</b> Density, minimum. <b>Section 17.110.506</b> Net developable acreage.	Same	
Minimum Lot Sizes	Reduces required lot sizes in the Urban Low (UL), Urban Cluster (UCR) and Urban Medium (UM) zones for single-family subdivision/development to encourage higher densities.	<b>Section 17.382.060</b> Urban Residential Density and Dimensions Table.	Same	
Minimum Lot Dimensions	Reduces required lot dimensions in the Urban Low (UL), Urban Cluster (UCR) and Urban Medium (UM) zones for single-family subdivision/development to encourage higher densities.	<b>Section 17.382.060</b> Urban Residential Density and Dimensions Table.	Same	
Building Setbacks	Allows the reduction of front yard setbacks for the habitable areas (living rooms, bedrooms, etc.) of single-family development. Garages/carports must remain setback a minimum of 20 feet to provide driveway parking.	<b>Section 17.382.060</b> Urban Residential Density and Dimensions Table.	Insert and replace for Front, Side and Rear Yard Setback for UL, UM and UCR zones the following:  <u>If on an alley, 10 feet for a garage/carport opening directly onto the alley or 5 feet in all other instances.</u>	
Active/Passive Recreation Requirements	Establishes active recreation requirements for all single-family subdivision/development more than 30 lots/units. Also, established standards for the size, number and location of these amenities within the subdivision/development.	<b>Section 17.382.037</b> Single-family subdivision/development standards	Remove and defer to Phase III Code Development Process.	

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Parking	Increases required parking for single-family and multi-family residential development by .5 spaces each to meet the existing and future needs of their residents (2.5 for single 2 for multi). Clarifies garage parking not included in calculations.	<b>Section 17.382.037</b> Single-family subdivision/development standards	Maintain 2.0 parking spaces for single-family and exclude the garage as part of the calculation of parking requirements.	
Sidewalk Requirements	Establishes sidewalk requirements for single-family subdivision/development. Sidewalk standards are based on the roadway classification as determined by the newly-adopted KC Road Standards.	<b>Section 17.382.037.B. 1-2</b> Single-family subdivision/development standards	<u>B. Sidewalk requirements.</u> <ol style="list-style-type: none"> <li><u>Sidewalks shall be required on both sides of all public or private streets meeting the criteria for classification as a principal or minor arterial, collector, <del>or local sub-collector</del> or local minor roads as described by the Kitsap County Road Standards. Sidewalk design shall be developed consistent with the requirements of the Kitsap County Road Standards.</u></li> <li><u>Sidewalks shall be required on a minimum of one side of all public or private streets meeting the criteria for classification as a <del>local minor roads</del>, local road cul-de-sac or very low volume local road as designated by the Kitsap County Road Standards or of similar traffic volume. Sidewalk design shall be developed consistent with the requirements of the Kitsap County Road standards. The director may require sidewalks on both sides based upon site-specific conditions.</u></li> </ol>	
Landscaping	Establishes landscaping requirements for subdivision/development entrances and regulations for street trees.	<b>Section 17.382.037.E.2</b> Single-family subdivision/development standards	<u>E. Landscaping requirements.</u> <ol style="list-style-type: none"> <li><u>A landscaped area will be provided at all entrances to the subdivision or development consistent with the landscaping standards of Chapter 17.385.</u></li> <li><u>Street trees consistent with Chapter 17.385 shall be provided along all streets with the road classification of principal or minor arterial, collector or local sub-collector, <del>or local minor roads</del> as determined by the Kitsap County Road Standards or of similar traffic volume. Street trees shall be located in the road right-of-way or the front yards of individual lot or unit. <del>Street trees located on individual lots may be installed before final plat approval or before the certificate of occupancy for individual building permits.</del></u></li> </ol>	

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<b>Performance-Based Development (PBD) Standards</b>				
Density Calculations	Included facilitating density in the purpose statement of the PBD.	<b>Section 17.425.010</b> Purpose.	To allow flexibility in design and creative site planning, while providing for the orderly development of the county. A performance based development (PBD) is to allow for the use of lot clustering in order to preserve open space, encourage the creation of suitable buffers between <u>differing incompatible</u> types of development, <u>facilitate the residential densities allowed by the zone</u> , provide for increased efficiency in the layout of the streets, utilities and other public improvements and to encourage the use of <u>low-impact development techniques and other creative designs techniques</u> for the development of land. <del>The performance based development is to allow for mixed uses, subject to the density limits of the zone in which the performance based development is located.</del> <u>Standard regulations that may be modified through the use of a PBD include:</u> <ol style="list-style-type: none"> <li>1) <u>Lot size</u></li> <li>2) <u>Lot width and depth</u></li> <li>3) <u>Structure height</u></li> <li>4) <u>Setbacks (Front, Side and Rear Yards).</u></li> </ol> <u>Minimum and maximum densities authorized by the zone shall not be subject to modification through the use of a PBD.</u>	
Minimum Lot Sizes and Dimensions	Provided flexibility in lot sizes and dimensions to be based upon the site-specific conditions of the property and the proposed development's density and intensity	No minimums established.	Same	
Open Space Requirements	Revises open space requirements to improve clarity regarding common and recreational open space percentages and locations.	<b>Section 17.425.040.B-C</b> Standards and requirements.	Same	

Proposed Amendment	Proposal Description	Section No.'s	Planning Commission Recommendation	Board of Commissioner Revisions
Active/Passive Recreation Requirements	Establishes active recreation requirements for all single-family subdivision/development more than 20 lots/units. Also, established standards for the size, number and location of these amenities within the subdivision/development.	<b>Section 17.425.040.C.2</b> Standards and requirements.	<p>2. A developed active recreation <del>amenity(s) facility or facilities commensurate consistent</del> with the number of units/lots contained within the PBD. A "facility" shall be: a paved "sport court"; children's play area; exercise fitness trail; community garden or gathering area with water service; or similar amenity. <del>Facilities Amenities</del> shall be provided as follows:</p> <ul style="list-style-type: none"> <li>a. Developments of 0 to <del>19</del>42-lots/units are not required to have <del>such an amenity a facility. except for the contiguous area required above;</del></li> <li>b. For developments with greater than 19 lots/units, <u>one amenity shall be provided for every twenty lots/units within the development. Required amenities shall be sized to accommodate 390 square feet per lot/unit. 13 to 49 lots/units shall provide one facility;</u></li> <li><del>c. 50 to 79 lots/units shall provide two facilities, and there shall be an additional facility required for each additional 30 lots/units;</del></li> <li>c. <u>Amenities shall be centrally-located within the development in clearly visible areas on property suitable for such development. Amenities may be located in other areas of the development if directly linked with a regional trail system or other public park facility.</u></li> <li>d. <u>Based upon topographical or site design characteristics of the subject property(s), amenities may be combined (while continuing to meet the overall square footage requirements established above) if the combination provides for increased benefit to all residents of the PBD.</u></li> <li>d. <del>Facilities Amenities</del> may be located within, and be calculated towards, the recreational open space area if contiguous; <del>contiguous recreational area;</del></li> <li>e. An athletic field with a minimum size of 120 yards long and 60 yards wide or swimming pool shall count as two <del>amenities facilities;</del></li> <li>f. An equestrian development or similar "theme community" may be provided in lieu of other <del>amenities facilities;</del></li> <li>g. Owned in common and available for use by all residents of the PBD; <del>and</del></li> <li><u>h. The active recreational amenity(s) shall be located on five percent (5%) grade or less, except if a greater grade is necessary for the activities common to the amenity e.g. skate park, trails; and</u></li> <li><u>i. Written provisions or agreement for perpetual maintenance by the homeowners' association or a public agency willing to assume ownership and maintenance.</u></li> </ul>	

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<p>Use of Performance Based Development Process for Commercial, Industrial and Institutional Uses</p>	<p>New Section</p>	<p><b>Section 17.425.045</b> Standards and requirements – commercial, industrial and institutional.</p>	<p><u>A. Access, Parking and Circulation</u></p> <ol style="list-style-type: none"> <li><u>1. General: The PBD shall have adequate pedestrian and vehicle access and parking commensurate with the location, size, density and intensity of the proposed development. Vehicle access shall not be unduly detrimental to adjacent areas and shall take into consideration the anticipated traffic which the development may generate.</u></li> <li><u>2. Streets: Provide adequate road access; connected road network; safe pedestrian access; emergency vehicle access;</u></li> <li><u>3. Parking: The number of vehicular parking spaces shall be provided in accordance with Section 17.435.030. Vehicular parking may be provided either on-street or off-street within the PBD, provided the total number of available spaces is at least equal to the parking requirements specific in the parking and loading requirements; and</u></li> <li><u>4. Pedestrian Circulation: Adequate pedestrian circulation facilities shall be provided. These facilities shall be durable, serviceable, safe, and convenient to the buildings and separated by curb or other means from the vehicle traffic facilities.</u></li> </ol> <p><u>B. Common open space.</u></p> <ol style="list-style-type: none"> <li><u>1. Common open space shall be for public use and may include active or passive recreational uses such as trails or pathways, tot lots, plazas, patios or other amenities;</u></li> <li><u>2. Common open space shall be located in a manner suitable for the uses proposed;</u></li> <li><u>3. Each project shall contain a minimum of fifteen percent (15%) common open space based upon the gross acreage of the site; and</u></li> <li><u>4. No area shall be calculated as common open space if less than 500 square feet in size, except if the area provides a reasonable functional or aesthetic benefit to the users of the PBD. Covered or internal open space areas may be used.</u></li> </ol>	

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<p>(Continued)</p> <p>Use of Performance Based Development Process for Commercial, Industrial and Institutional Uses</p>	<p>New Section</p>	<p><b>Section 17.425.045</b> Standards and requirements – commercial, industrial and institutional.</p>	<p><u>C. Site design.</u></p> <ol style="list-style-type: none"> <li><u>1. The project design shall provide a more efficient use of land within the urban areas;</u></li> <li><u>2. Amenities intended for public use shall be coordinated with regional trail, park or other facility plans;</u></li> <li><u>3. Design shall provide innovations to decrease building footprint and other site disturbances; and</u></li> <li><u>4. Design shall include architectural features and other aesthetics to address site impacts.</u></li> </ol> <p><u>D. Structure Height</u></p> <ol style="list-style-type: none"> <li><u>1. The project shall include the use of topography and other site characteristics to minimize the impacts a proposed increase in height; and</u></li> <li><u>2. The increase in height shall minimize site disturbance necessary to accommodate the proposed use.</u></li> </ol>	

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Major and Minor Revisions After Approval	As Performance Based Development often include single-family construction, such developments should be able to revise their permits for revisions such as building separation and small increases in structure height. Otherwise they would have to submit an entirely new application as start the project over.	<b>Section 17.425.110</b> Revision of a performance based development	<b>17.425.110 Revision of a performance based development</b> B. <u>Minor and major revisions are defined as follows:</u> 1. <u>A "minor" revision means any proposed change which does not involve substantial alteration of the character of the plan or previous approval; and</u> 2. <u>A "major" revision means any expansion of the lot area covered by the permit or approval, or any proposed change that includes any one of the following:</u> a. <u>Substantial relocation of buildings, parking or streets;</u> b. <u>A reduction in any perimeter setback;</u> c. <u>An increase in the residential density;</u> d. <u>An increase in the gross floor area of a multi-family, commercial, industrial or commercial component of a project greater than 10%;</u> e. <u>Any relocation of the common open space which makes it less accessible or reduces the area greater than 5%;</u> f. <u>Any change in the landscape buffers resulting in a reduction in width or density of planting between the development and adjoining properties;</u> g. <u>Any substantial change in the points of access;</u> h. <u>Any increase in structure height; or</u> i. <u>An alteration in dwelling unit separation e.g. attached to detached dwelling units</u>	
<b>Mixed Use</b>				
Mixed-Use Zone versus Mixed Use Development	Improves distinction between mixed use development (commercial and residential in same development allowed in multiple zones) and the mixed use zone (commercial and residential in the same project encouraged but all commercial or all medium/high density residential also allowed).	<b>Section 17.352.010</b> Purpose	Same	
Required Commercial and Residential Components	Removed erroneous requirement for all development in the mixed use zone to have both a commercial and residential component (encouraged but not required).	<b>Section 17.382.035</b> Mixed use development standards. <b>Section 17.382.070</b> Commercial and Mixed Use Density and Dimensions Table.	Same	

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Allowed Housing Types	Allowance for single-family, attached housing, meeting a minimum of 10 dwelling units an acre, in the Mixed Use zone.	<b>Section 17.381.040.B</b> Commercial and Mixed Use Zones	Same	
<b>Master Planning</b>				
Master Plan Minimum Size	New Section	<b>Section 17.415.020</b> Master plan – minimum project size	<b>Section 17.415.020</b> <u>The minimum project size for master plans located outside of the SKIA urban growth area (UGA) is forty (40) gross acres. For projects within the SKIA UGA, the minimum is determined by the size of the sub-basin(s) in which the project is located.</u>	
Broadened Application (Countywide)	Broadens the Section 17.415 to apply countywide rather than just to properties within the SKIA UGA. Master plans within the McCormick Urban Village must still follow a separate process outlined in Section 17.428.	<b>Section 17.415.030</b> Master plan – When required	Same	
Decision Criteria	Establishes decision criteria for the approval or denial of a master plan under 17.415. Amendment intended to improve predictability for the applicant and public.	<b>Section 17.415.765</b> Decision criteria for master plan approval.	Same	
<b>Consolidated Use Table Modifications</b>				
Suquamish CAC Request	Modifies a series of commercial and residential uses within the Suquamish Rural Village consistent with the recommendations of the Suquamish Citizens Advisory Committee.	<b>Section 17.381.040.D</b> Limited Areas of More Intensive Rural Development (LAMIRD)	Same	
Expansion of Conditional Uses	Attached a footnote regarding minimum buffering and mitigation of other impacts to multiple uses (kennel, places of worship) in the rural and resource zones.	<b>Section 17.381.040.E</b> Parks, Rural and Resource Zones.	Same	
Land Use Review Requirements	Modifies the land use review required for several uses such as adult family home, family day care center, etc.	<b>Section 17.381.040</b> Zoning use tables.	Same	

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Vehicle Storage in Residential Subdivisions	Provides conditions and zones applicable for use of storage facilities (RV, boat parking).	<b>Section 17.381.040 and 17.381.050 A.40</b> Use Table & Footnotes	<b>17.381.050 Footnotes for zoning use table.</b> A. Where noted on the preceding use tables, the following additional restrictions apply: 40. <del>Self</del> -storage facilities must be <u>enclosed and</u> accessory to the predominant residential use of the property, sized consistently for the number of lots/units being served and may serve only the residents of the single-family plat or multi-family project.	
<b>Master Sign District – Regional Commercial</b>				
Size of District	To facilitate coordinated signage in large commercial developments, property owners may form master sign districts a minimum of 20 net acres in size.	<b>Section 17.445.095</b> Master sign district.	Same	
Allowed Signage	A master sign district may include up to two monuments signs of up to 200 square feet per face. No additional monument signs are allowed regardless of additional existing access points.	<b>Section 17.445.095</b> Master sign district.	Same	
Limitations on Other Allowed Signage	The master sign district shall meet all other sign regulations and any signage above and beyond that allowed by current code must be removed as redevelopment occurs.	<b>Section 17.445.095</b> Master sign district.	Same	

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Height Limitations for Monument Sign(s)	Based upon public comment, the height limitation of 12 feet must be raised to accommodate the monument signage allowed by the Master Sign District.	<b>Section 17.445.095</b> Master sign district.	N/A	<p align="center"><b>Staff Recommendation</b></p> <p><u>17.445.095 Master sign district</u>  <u>B. In addition to the other standards prescribed in this chapter, a master sign district may include one (1) monument sign per main access not to exceed one (1) per roadway and/or two (2) in total. To include this additional signage the district must meet the following criteria:</u></p> <ol style="list-style-type: none"> <li><u>Each monument sign may not exceed 200 square feet per face and may not have more than two faces;</u></li> <li><u>No one business may comprise more than 50 square feet of each sign face;</u></li> <li><u>Each face must include aesthetic features (masonry, tile or other components) which includes no individual business advertising and constitutes a minimum of 20% of the total square footage of the face;</u></li> <li><u>No additional monument signs may be allowed within the master sign district regardless of additional existing or proposed accesses.</u></li> <li><u>Such a monument sign(s) shall not be calculated toward the total square footage limitations prescribed by 17.445.050.</u></li> <li><u>Such a monument sign(s) shall not be limited by the height requirements of Section 17.445.050.H, but shall not exceed twenty-five (25) feet in height.</u></li> </ol>
<b>Race Tracks</b>				
Definitions	Includes definitions of Race Track, Major and Race Track, Minor.	<b>Section 17.110.642</b> Race track, major. <b>Section 17.110.643</b> Race track, minor.	Same	
Zones Allowed	Includes provisions for where such tracks are allowed.	<b>Section 17.381.040</b> Zoning use tables.	Same	

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<b>Miscellaneous Amendments</b>				
Applicable Codes and Statutes	Provides general guidance on how to use Title 17 and applicable state laws, County Code, etc.	<b>Section 17.100.020 N, U and V</b>	N. <u>RCW 30.70A and 30.70B RCW 36.70A Growth Management Act and 36.70B Local Project Review</u> U. RCW 43.21 <u>State Environmental Policy Act.</u> V. RCW 58.17 <u>Plats - Subdivisions – Dedications.</u>	
Definitions	Includes definitions such as awning, comprehensive plan, habitable area, immediate vicinity, infill development, interior lot, permitted use, private airfield or helipad, porch and sub-area plan.	<b>Chapter 17.110</b> Definitions.	Same except as noted below.	
“Landscaping Buffer “ Definition	<u>“Buffer, landscaping” means a buffer treatment within or along the perimeter of a development which varies in numbers and types of vegetation and/or fencing depending on land uses. Trees, shrubs, ground covers and/or fencing are to be provided as required.</u>	<b>Section 17.110.132</b> Definitions	<u>“Buffer, landscaping” means a buffer treatment within or along the perimeter of a development which varies in numbers and types of vegetation and/or fencing depending on land uses. Trees, shrubs, ground covers and/or fencing are to be provided <del>as required</del> as prescribed by Chapter 17.385.</u>	
“Screening Buffer “Definition	<u>“Buffer, screening” means a buffer of native vegetation and/or site-obscuring fencing intended to provide functional screening between different uses, land use intensities and/or zones.</u>	<b>Section 17.110.133</b> Definitions	<u>“Buffer, screening” means a buffer of <del>native</del> natural vegetation and/or site-obscuring fencing intended to provide functional screening between different uses, land use intensities and/or zones <del>installed or maintained</del> as prescribed by Chapter 17.385.</u>	
“Maximum Density” Definition	<u>“Density, maximum” means the largest number of dwelling units that shall be developed on a property(s) within a specific zone based upon the gross acreage of the property(s). In circumstances involving state or federal bald eagle habitat regulations, maximum density may be reduced.</u>	<b>Section 17.110.212</b> Definitions	<u>“Density, maximum” means the largest number of dwelling units that shall be developed on a property(s) within a specific zone based upon the gross acreage of the property(s). In circumstances involving state or federal bald eagle habitat regulations, <del>the calculation of</del> maximum density may be <del>reduced</del>.<del>affected</del>.</u>	
“Habitable Area” Definition	<u>“Habitable area” means the entire area of a dwelling unit or living quarters used for living, sleeping, eating and/or cooking.</u>	<b>Section 17.110.319</b> Definitions	<u>“Habitable area” means the entire area of a dwelling unit or living quarters used for living, sleeping, eating and/or cooking. <del>Storage areas and garages are excluded from</del> calculations of habitable area</u>	

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"Net Developable Acreage" Definition	<u>"Net developable area" means the site area after subtracting all rights-of-way, critical areas and their buffers, stormwater controls, recreational facilities, public facilities, community drainfields or other area-wide sanitary sewer facilities and open space.</u>	<b>Section 17.110.506</b> Definitions	<u>"Net developable area" means the site area after subtracting all rights-of-way, critical areas and their buffers, stormwater controls, recreational facilities, public facilities, community drainfields or other area-wide sanitary sewer facilities, and open space.</u>	
"Nonconforming Lot" Definition	"Nonconforming lot" means a lot which was lawfully created but which does not conform to the lot requirements of the zone in which was located as established by this title or other ordinances or amendments thereto.	<b>Section 17.110.508</b> Definitions	"Nonconforming lot" means a lot which was lawfully created but <del>which</del> does not conform to the lot requirements of the zone in which <u>it</u> was located as established by this title or other ordinances or amendments thereto.	
Relocation of "Parcel" Definition	Move definition to fit into alphabetic order of the definition section.	<b>Section 17.110.547</b> Definitions	Parcel definition needs to be relocated before Parabolic Antenna.	
"Porch" Definition	<u>"Porch" means a covered entrance to a building which may be either open or enclosed up to up-to one-third.</u>	<b>Section 17.110.615</b> Definitions	<u>"Porch" means a covered <del>attached structure providing a single</del> entrance to a building which may be either open or enclosed up to <del>up-to</del> one-third.</u>	
Purpose Statements – Specific Zones	Revises purpose statements for several zones to improve consistency with the Comprehensive Plan.	<b>Sections 17.300.010, 17.305.010, 17.310.010, 17.315.010, 17.321A.010, 17.321B.010, 17.321C.010, 17.325.010, 17.330.010, 17.335.010, 17.360.010, 17.365.010, 17.370.010 and 17.380.010.</b>	Same	
Poulsbo Urban Transition Area Poulsbo Zoning Code	Resolves the longstanding issue of County Code not referencing the most recent Poulsbo Zoning Code and the continued allowance of pre-planning within the Poulsbo UGA.	<b>Chapter 17.318</b> Poulsbo Urban Transition Area	Same	
Clarity, Consistency and Accuracy Changes	Modified code language to improve code language. Examples include changing "zoning ordinance" to "Title 17", "code" to "title", "rural sub-area" to "LAMIRD" and similar amendments.	Throughout the code titles.	Same	

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Recreational Vehicle Camping Grounds	Proposed amendments include revision of the definition of RV camping grounds, as well as zones in which they are allowed and conditions that apply.	<b>Section 17.110.655</b> Definition <b>Section 17.381.040A-E</b> Use Tables	Same	
Guest Houses	Clarifies the use of guest houses by identifying appropriate land use review process, maximum size, appearance, etc. Guest houses are considered an accessory use to a primary dwelling unit.	<b>Section 17.381.040A-E</b> Use Tables <b>Section 17.381.060.8</b> Guest House Special Conditions	Same	
Screening Buffer Standards	Clarifies the purpose and content of the vegetation or landscaping to be provided. Removes the debate over native versus non-native vegetation and the questions regarding invasive "natural" vegetation being acceptable.	<b>Sections 17.385.027.B.2 and 17.385.027.B.3.c</b> Buffer Types-when required.	<p><u>B. Screening buffer</u></p> <p><u>2. Required for residential subdivisions or commercial development abutting a rural zone, a buffer of twenty-five (25) to fifty (50) feet of sight-obscuring, <del>native screening</del> vegetation shall be provided. The director may modify this requirement after evaluating the affects of wind-throw or other safety concerns. In the event that the buffer will only contain high-branching trees which allow visibility through the buffer, a row of evergreen trees planted ten feet on center may be required along the highest point of the buffer.</u></p> <p><u>3. Required around the perimeter of storm drainage facilities to provide sight-obscuring screening from adjacent properties and/or roadways, and consist of:</u></p> <p><u>a. A row of large shrubs and ground cover;</u></p> <p><u>b. A row of evergreen trees planted ten feet on center and ground cover; and/or</u></p> <p><u>c. A <del>natural</del> vegetation buffer sufficient to provide screening.</u></p> <p><u>4. Retention of <del>natural-screening</del> vegetation, where feasible.</u></p>	
Landscaping Installation and Bonding	Describes installation and maintenance provisions for landscaping.	<b>Section 17.385.030 M</b> Installation and maintenance.	M. All landscaping required by this Title shall be installed prior to the issuance of any final certificate of occupancy permit, <u>unless specifically approved by the director and installation is bonded (or other method) for a period not to exceed six months, in an amount equal to 150% of the cost of material and labor.</u>	

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Third-Party Review	Allows the director to employ third-party review of a development's impacts when the impact is more technical than expertise currently on staff (significant noise, vibration, etc.)	<p><b>Section 17.420.035</b> Third-party review.</p> <p><b>Section 17.421.025</b> Third-party review.</p> <p><b>Section 17.425.045</b> Third-party review.</p>	Delete and defer to Phase III Code Development Process.	
ULID #6/McCormick Woods Sub-Area Chapter Title	Provides guidance on master planning requirement for the ULID # 6/McCormick Woods Urban Growth Area.	<p><b>CHAPTER 17. 428</b></p> <p>MASTER PLANNING REQUIREMENTS FOR THE SOUTH KITSAP UGA/ULID # 6</p>	<p>MASTER PLANNING REQUIREMENTS FOR THE <del>SOUTH KITSAP UGA</del>/ULID #6/<u>MCCORMICK WOODS</u> SUB-AREA</p>	
Handicapped Parking	Includes requirements for handicapped parking consistent with the American's with Disabilities Act (ADA).	<b>Section 17.435.060</b> Handicapped parking.	Same	
Criteria for Rezones	Clarifies criteria for rezone application outside of a comprehensive plan amendment process, as long as the proposal is consistent with comprehensive plan and level of programmatic-level of environmental analysis.	<b>Chapter 17.510</b> Changes to Zones, Rezones, Amendments, Alternations	Same	

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Director's Interpretations of County Code	Establishes a process for the Director to formally interpret code with or without a request from the public. These interpretations would clarify ambiguous code, and would be binding on development proposals.	Chapter 17.455.010	<p><b>Section 17.455.010</b>  It shall be the responsibility of the director <u>himself/herself</u> to interpret ambiguous and/or conflicting <u>code</u> and apply the provisions of this Title, Kitsap County Countywide Planning Policies, Kitsap County Comprehensive Plan and applicable sub-area plans.</p> <p><u>A. The director may initiate an administrative code interpretation without an applicant request, at anytime, and the interpretation will be made available pursuant to KC Title 21 by the department with the development code to which it applies.</u></p> <p><u>B. Any person(s) may submit an application for code interpretations from the director and the interpretation will be made available by the department pursuant to Title 21 with the development code to which it applies.</u></p> <p><u>C. At the request of the applicant, in writing, the director may also authorize a variation of up to ten (10) percent of any numerical standard, except density, when unusual circumstances cause undue hardship in the strict application of this title; provided, such a variance shall be approved only when all of the following conditions and facts exist:</u></p> <ol style="list-style-type: none"> <li><u>1. There are special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, that were not created by the applicant and do not apply to other property in the same vicinity or zone;</u></li> <li><u>2. Such variance is necessary for the preservation and enjoyment of a substantial property right or use of the applicant possessed by the owners of other properties in the same vicinity or zone;</u></li> <li><u>3. The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or zone in which the property is located; and</u></li> <li><u>4. The variance is the minimum necessary to grant relief to the applicant.</u></li> <li><u>5. An approved variance shall become void in three years if a complete application has not been received. The director's response, including findings for granting the variation, shall be in writing and kept in the department files.</u></li> </ol> <p><u>D. All code interpretations are binding and may be appealed by any party through the process pursuant to KCC Title 21</u></p> <p><u>E. All code interpretations, hearings examiner decisions on such interpretations and board reviews shall be a permanent record of the department of community development and included in the Kitsap County Department of Community Development Policy Manual. Code interpretations shall be made available to the public and posted on the County website.</u></p>	

Proposed Amendment	Proposal Description	Section No.'s	Planning Commission Recommendation	Board of Commissioner Revisions
Table of Contents	Lists all chapters located within Title 17.	N/A	Revise to include: <a href="#">17.405 Pre-Application Review</a>	
Amendments to Title 18 (Environment)	Modified code language consistent with Prosecutor comments to improve consistency with state RCW regarding the State Environmental Policy Act (SEPA).	<b>Section 18.04.060</b> Transfer of lead agency status to state agency <b>Section 18.04.120.C</b> Mitigated DNS <b>Section 18.04.130.B</b> Preparation of EIS <b>Section 18.16.030</b> Definitions	Same	