

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT



MORATORIUM FACT SHEET

Kitsap County 180-Day Development Moratorium: Sept. 24, 2007

On August 15, 2007, the Central Puget Sound Growth Management Hearings Board found the capital facilities element of 2006 Kitsap County Comprehensive Plan 10-Year Update invalid as it related to adequate sanitary sewer planning. On September 13, 2007, following a motion for reconsideration, the Hearings Board ruled that without adequate sewer planning, the urban growth area expansions approved by the Plan (Silverdale, Central Kitsap, West Bremerton, Gorst and Port Orchard) were also invalid. These orders of invalidity prevent the vesting of projects within the expansion areas, except for owner-occupied single-family residences and remodels, and will do so until the Hearings Board lifts the orders of invalidity.

As a result of these rulings, all new development on property within the UGA expansion areas, except for owner-occupied single-family residences and remodels, are subject to a moratorium, enacted by Kitsap County Ordinance 397-2007. Kitsap County has requested clarification and modification of the invalidity from the Central Puget Sound Growth Management Hearings Board and is working to identify possible interim measures for compliance.

Moratorium quick facts:

The following quick facts relate to the September 24, 2007 Moratorium.

- **The moratorium does not apply to:** owners wishing to build a house on existing lots for their own use or expand and remodel existing structures.
- **The moratorium does not apply to:** Boundary Line Adjustments; permits related to remodeling, tenant improvements or expansions of existing structures; or owners/lessees/purchasers wishing to build a house on existing lots for their own or family's use.
- **The moratorium does apply to:** all other development.

Moratorium Meetings Schedule:

- **Monday, 7 PM, November 5th, 2007:** Kitsap County Board of County Commissioners: Public Hearing on the Moratorium – 7 P.M. at Kitsap County Administration Building, 619 Division Street, Port Orchard, WA 98366
- **March 23, 2008:** Effective end date of Moratorium, unless terminated sooner, as determined by the Kitsap Board of County Commissioners.