

Attachment G
KITSAP COUNTY 10-YEAR COMPREHENSIVE PLAN UPDATE
PLANNING COMMISSION RECOMMENDATIONS AND BOARD OF COMMISSIONERS ADOPTED REVISIONS
VOLUME III: DEVELOPMENT REGULATIONS

Chapter	Draft Text Page #	Draft Text	Planning Commission Recommendations	Planning Commission Comments	Board of Commissioners Approval	Board of Commissioners Comments	Ordinance & Page #
Volume III Errata Sheet Presented on 9-18-06	N/A	All suggested corrections and revisions.	Recommend approval of all suggested corrections and revisions.	Includes omissions and improves clarity of document	Approved, with revisions Footnote #18: Density based net acreage of the property(s) after the removal of all critical areas and their buffers.	Reviewed and approved as written to improve clarity and functionality of the text. Also ensures consistency with the intent of the Comprehensive Plan and the implementing regulations.	Title 17 Ordinance, Page173, Footnote # 18
Volume III	Several Pages	Changes to improve clarity, accuracy and consistency of document.	None	Not Specified	See text for minor changes.	Changes improve clarity, accuracy and consistency of document.	Title 17, 18 and 21 Ordinances

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Chapter 2. Land Use Regulations	2-5 & 2-6	17.200.010 Classification of Zones	Add footnote to clarify what zoning classifications implement the Rural Commercial and Industrial designations/zones.	The proposed change clarifies the uses and development regulations applicable for commercial and industrial zones in the rural areas.	17.200.010 Classification of zones. Add two footnotes to the table. Footnote #1 should be placed in the Comprehensive Plan Land Use Designation column and in the Urban High Commercial/Mixed Use row and should read: <u>¹ Includes commercially zoned properties outside of the urban growth areas.</u> Footnote #2 should be placed in the Comprehensive Plan Land Use Designation column and in the Urban High Commercial/Mixed Use row and should read: <u>² Includes Industrial or Business Park zoned lands outside of urban growth areas.</u>	Removes confusion for rural commercial, industrial and business park property owners as to the uses and regulations that apply to their properties.	Title 17 Ordinance, Page 36, Section 17.200.010
Chapter 2. Land Use Regulations	2-1, 2-17, 2-23, 2-29, 2-35	17.381.040. A-E Use Table for Hobby Kennels	Remove reference of Footnote #1 for all Hobby Kennels.	Removes the inconsistency between hobby kennels and the total pet limitations of 17.430.	Same	Removes unintended restrictions on dog breeders.	Title 17 Ordinance, Pages 106, 115, 125, 134, 143, Sections 17.381.040. A-E Use Table
Chapter 2. Land Use Regulations	2-9; 2-15 & 2-43	None	Same	Not Specified	Sanitary Sewer Connection Requirement Add new footnote #47 to the header row of 17.381.040.A and 17.381.040.B for the UCR, UL, UM and UH, NC, UVC, UTC, HTC, RC and MU zones. Footnote #48 <u>Within Urban Growth Areas, all new residential subdivisions, single-family or multi-family developments are required to provide an urban level of sanitary sewer service for all proposed dwelling units.</u>	Improves consistency between plan policies regarding the requirement of urban sewer services (plants, alternate multi-property systems) in UGAs and the development code that applies the requirement.	Title 17 Ordinance, Page 156, Footnote # 48.

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Chapter 2. Land Use Regulations	2-22	17.381.040.C Use table for Engineering & Construction Firms In Business Park requires a Conditional Use Permit (C)	Same	Not Specified	These uses in Business Park requires a <u>Administrative Conditional Use Permit (ACUP)</u>	An Administrative Conditional Use Permit (ACUP) is a more appropriate level of review of this type of use.	Title 17 Ordinance, Page 123, Section 17.381.040.C
Chapter 2. Land Use Regulations	2-24	17.381.040.C Use table for Government/Public Structures In the Business Park and Industrial zones requires an Administrative Conditional Use Permit (ACUP)	Same	Not Specified	These uses in the Business Park and Industrial zones are allowed as Permitted (P) uses.	Permitted is a more appropriate level of review of this type of use.	Title 17 Ordinance, Page 127, Section 17.381.040. C
Chapter 2. Land Use Regulations	2-15 & 2-43	17.381.050 Neighborhood Commercial and Highway Tourist Commercial zoning classifications.	Add footnote reference to clarify rural commercial properties with these zoning classifications are allowed the uses and have all the development regulations of their urban commercial counterparts – with the exception of the new residential density ranges.	The proposed change ensures consistency between the proposed comprehensive plan consolidation of designations and the implementing development regulations.	17.381.050 New Footnote #49 Footnote should be placed in the Use column and the Mixed Use Development row and should read: <u>49. Mixed use development is prohibited outside of urban growth areas.</u> 17.355.020. Uses Uses shall be allowed in accordance with Chapter 17.381 and 17.381.040.B Urban Commercial Mixed Use Zones Use Table. <u>Properties with these zoning classifications located outside of urban growth areas are allowed the same uses as their urban counterparts.</u>	Removes confusion for rural commercial property owners as to the uses and regulations that apply to their properties.	Title 17 Ordinance, Page 156, Section 17.381.050

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Chapter 2. Land Use Regulations	2-21 through 2-26	17.381.040.C Industrial and Business Park zoning classifications.	Add footnote reference to clarify that rural Industrial and Business Park properties with these zoning classifications are allowed the uses and have all the development regulations of their urban counterparts.	The proposed change ensures consistency between the proposed comprehensive plan consolidation of designations and the implementing development regulations.	17.360.020. Uses. Uses shall be allowed in accordance with Chapter 17.381 and 17.381.040.C Airport, Industrial and <u>Urban Holding Area IMPRA Zones Use Table. Properties with these zoning classifications located outside of urban growth areas are allowed the same uses as their urban counterparts.</u>	Removes confusion for rural industrial and business park property owners as to the uses and regulations that apply to their properties.	Title 17 Ordinance, Page 88, Section 17.360.020
Chapter 2. Land Use Regulations	2-25	17.381.040.C Use Table for Storage, Self Service Use w/ Residential footnote (#40). Business Center and Industrial Zoning Classifications footnote refers to residential uses	Same	Not Specified	Remove footnote #40 from these uses in the Business Center and Industrial zoning classifications of the Use Table.	No residential uses are allowed in these zones. The footnote is unnecessary.	Title 17 Ordinance, Page 128, Section 17.381.040 C

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Chapter 2. Land Use Regulations	2-28, 2-29	17.381.040.D for Automobile service and repair, Engineering and construction firms, espresso stands, Financial, banking, mortgage and title institutions, and pet shop-retail and grooming. In the Suquamish Village Commercial zone these uses are Prohibited (X).	Same	Not Specified	These uses in the Suquamish Village Commercial zone should allowed with a Conditional Use Permit (C).	Revisions reflect existing uses in the SVC zone and is an appropriate level of review for this use.	Title 17 Ordinance, Page 132 & 134, Section 17.381.040. D
Chapter 2. Land Use Regulations	2-28 -2-29	17.381.040.D for Personal Services In Suquamish Village Commercial zone requires a Conditional Use Permit (C)	Same	Not Specified	These uses in Suquamish Village Commercial zone require an Administrative Conditional Use Permit (ACUP).	An Administrative Conditional Use Permit (ACUP) is a more appropriate level of review of this type of use.	Title 17 Ordinance, Page 134, Section 17.381.040. D

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Chapter 2. Land Use Regulations	2-42	Footnote # 30. The Design Standards for the Community of Kingston sets forth the policies and regulations for properties within the downtown area of Kingston. All development within this area must be consistent with these standards. A copy of the Design Standards for the Community of Kingston may be referred to in the office of the clerk of the board of county commissioners.	Same	Not Specified	Footnote #30 The Design Standards for the Community of Kingston sets forth the policies and regulations for properties within the downtown area of Kingston. All development within this area must be consistent with these standards. A copy of the Design Standards for the Community of Kingston may be referred to <u>on the Kitsap County web page or at the Department of Community Development front counter.</u> in the office of the clerk of the board of county commissioners.	Clarifying where the public can find a copy of the Kingston Design Standards	Title 17 Ordinance, Page 154, Section 17.381.050, Footnote # 30.
Chapter 2. Land Use Regulations	2-75	Site Design in Urban Village Center and Urban Town Center zoning classifications. Section 17.354.010.	Same	Not Specified	17.354.010 These design criteria are intended to supplement the development standards of the VC <u>Urban Village Commercial (UVC)</u> and TC <u>Urban Town Center (UTC)</u> zones. Where the provisions of this Section 354 conflict with the provisions of the <u>UVC</u> and <u>UTC</u> zones in Section 353, the provisions of the zoning district shall apply..... Where a requirement and/or guideline is followed by the abbreviations <u>UVC</u> or <u>UTC</u> – these requirements and/or guidelines are applicable to that particular zone found in Section 353.	Clarifying which zones that the regulations located in the section apply to by spelling out their acronyms.	Title 17 Ordinance, Page 83, Section 17.354.010 and Section 74

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Chapter 2. Land Use Regulations	2-75	17.355.010.B. Highway/Tourist Commercial (HTC). These centers are intended to provide for those commercial establishments which require larger sites and a high degree of viability. This zone serves the shopping and service needs for large sections and accommodations for both destination and en route travelers. Commercial centers within this zone should not exceed a maximum of twenty acres unless a larger site is needed to accommodate requirements of approval such as stormwater facilities.	17.355.010.B. Highway/Tourist Commercial (HTC). These centers are intended to provide for those commercial establishments which require larger sites, and a high degree of viability. This zone serves the shopping and service needs for large sections and accommodations for both destination and en route travelers. Commercial centers within this zone should not exceed a maximum of twenty acres unless a larger site is needed to accommodate requirements of approval such as stormwater facilities.	The proposed change ensures consistency with recommendation for Volume I, Chapter 2 Land Use, page 2-30.	17.355.010.B. Highway/Tourist Commercial (HTC). These centers are intended to provide for those commercial establishments which require larger sites, and a high degree of viability. This zone serves the shopping and service needs for large sections and accommodations for both destination and en route travelers. Commercial centers within this zone should not exceed a maximum of twenty acres unless a larger site is needed to accommodate requirements of approval such as stormwater facilities.	Ensures consistency with the intent of the Comprehensive Plan and the implementing regulations.	Title 17 Ordinance, Page 84, Section 17.355.010 B.

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Chapter 2. Land Use Regulations	2-76	17.355.010.C Regional Commercial (RC). These centers are intended to provide for the shopping and service needs of the region. Generally these centers contain two or more major department stores along with several shops of the same kind for comparative shopping. New centers should be a minimum of forty acres.	Same	Not Specified	17.355.010.C Regional Commercial (RC). These centers are intended to provide for the shopping and service needs of the region. Generally these centers contain two or more major department stores along with several shops of the same kind for comparative shopping. New centers should be a minimum of forty acres.	Ensures consistency with the intent of the Comprehensive Plan and the implementing regulations.	Title 17 Ordinance, Page 84, Section 17.355.010.C
Chapter 2. Land Use Regulations	2-101	None	Same	Not Specified	17.470.100. Table. Include Column titled "Permitted" Whip Antennas, Mini and Micro Facilities and Co-Location should have an X in the permitted column with a footnote 1. The X should be removed from the Administrative CUP column for these facilities. Footnote 1 should be deleted and replaced with "Development shall be consistent with the design standards of Section 17.382.030."	Maintains incentives for these generally less intrusive alternative cellular technologies.	Title 17 Ordinance, Page 202, Section 17.470.100

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Chapter 2. Land Use Regulations	2-104	17.352.020.B.1. Uses allowed in the Highway Tourist Commercial (HTC) zone but prohibited in the Mixed Use zone may be allowed on MU zoned properties, provided: 1. The site is located along State Highway 303; and	17.352.020.B.1. Uses allowed in the Highway Tourist Commercial (HTC) zone but prohibited in the Mixed Use zone may be allowed on MU zoned properties, provided: 1. The sites <u>are is</u> located along State Highway 303 <u>and Bethel Road</u> ; and	The proposed change ensures consistency with the recommendation for the Port Orchard UGA preferred comprehensive plan designations and zoning.	17.352.020.B.1. Uses allowed in the Highway Tourist Commercial (HTC) zone but prohibited in the Mixed Use zone may be allowed on MU zoned properties, provided: 1. The sites <u>are is</u> located along State Highway 303 <u>and or Bethel Road</u> ; and	Clarifies that properties can be located wither on St. Hwy. 303 or Bethel Road. It is geographically impossible to be on both.	Title 17 Ordinance, Page 77, Section 17.352.020. B. 1
Chapter 2. Land Use Regulations	2-110	None	Same	Not Specified	<u>“Accessory use or structure” means an activity or structure that is commonly associated with but subordinate to any principal use or structure.</u>	Provides a definition to an often-used term to improve clarity for the public and staff.	Title 17 Ordinance, Page 37, Section 17.110.030

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Chapter 2. Land Use Regulations	2-111	“Conditional Use” means an activity specified by this title as a principal or accessory use permitted subject to conditions. Conditional uses reviewed by the department are considered administrative (ACUP) while those reviewed by the hearing examiner require a public hearing.	Same	Not Specified	“Conditional Use” means an activity specified by this title as a principal or accessory use <u>that may be approved or denied based upon consistency with specific criteria (KCC 17.420 and 17.421). Approval of a conditional use is subject to certain conditions.</u> Conditional uses reviewed by the department are considered administrative (ACUP) while those reviewed by the hearing examiner (C) require a public hearing.	A common misconception is that these uses are permitted with conditions and cannot be denied. The revised language emphasizes that uses allowed as conditional uses may be approved or denied based upon their ability to meet specific criteria.	Title 17 Ordinance, Page 40, Section 17.110.175
Chapter 2. Land Use Regulations	2-111	None	None	None	<u>“Caretaker’s dwelling” means a single-family residence accessory to a commercial or industrial use intended for the purposes of providing supervision, maintenance or security of the property.</u>	Provides a definition to an often-used term to improve clarity for the public and staff.	Title 17 Ordinance, Page 40, Section 17.110.152

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Chapter 2. Land Use Regulations	2-134	None	<u>21.04.040.G Within 28 days after the date of a preapplication meeting, the review authority shall mail to the applicant and to other interested parties a written summary of the preapplication review. The preapplication summary shall include a description of the project, all required fees for development permits and project issues regarding critical areas, stormwater, public facilities, roadways and other development limitations. Such information will be based upon the level of detail submitted by the applicant with the preapplication request.</u>	Provides a reasonable timeline for written response to preapplication meeting. Takes into account staffing levels to provide accurate timelines for the public.	<u>21.04.040.G Within 21 days after the date of a preapplication meeting, the review authority shall mail to the applicant and to other interested parties a written summary of the preapplication review. Such information will be based upon the level of detail submitted by the applicant with the preapplication request. The preapplication summary shall include a description of the project, all required fees for development permits and project issues regarding critical areas, stormwater, public facilities, roadways and other development limitations.</u>	28 days is too long for an applicant to await a preapplication summary. 21 days is more realistic though still a long time. The Department should evaluate possible efficiencies to reduce this length of time.	Title 21 Ordinance, Page 11, Section 21.04.040 G
Chapter 2. Land Use Regulations	2-134	None	Same	Not Specified	New subsection F: <u>21.04.040.F. The preapplication meeting shall be scheduled at least five days after the notice is mailed but not more than twenty eight days after the county accepts the application for preapplication review. If the applicant or applicant's representative cannot or does not attend the first scheduled meeting, the county review authority shall reschedule the meeting and give new notice, in which event, the time passing prior to the date the preapplication meeting is held shall not be included in any other time calculation referred to in this chapter.</u>	Applicants need set time frame in which to determine when their preapplication meeting will be scheduled. By maintaining this language, it provides predictability.	Title 21 Ordinance, Page 11, Section 21.04.040 F

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Chapter 2. Land Use Regulations	2-131 & 2-132	None	Same	Not Specified	<p>New footnotes to 21.04.030 Table:</p> <p>Footnote 1 should be placed next to the X in the Type II column of the Master Plan Approval row and should read:</p> <p>¹ <u>Approval process for master plans within the South Kitsap Industrial Area (except those for the Industrial Multi-Purpose Recreational Area designation (see 17.322.030))</u></p> <p>Footnote 2 should be placed next to the X in the Type III column in the Master Plan Approval row and should read:</p> <p>² <u>Approval process for master plans within the ULID #6 Sub-Area.</u></p>	Clarifies which approval process pertains to master plans within specific sub-areas.	Title 21 Ordinance, Page 8, 21.04.030 Table
Chapter 2. Land Use Regulations	2-131 & 2-132	None	Same	Not Specified	<p>21.04.030 Place an X in the Type IV column of the Appeals row</p>	The BOCC hears appeals of Hearing Examiner decisions. That role should be indicated in the table.	Title 21 Ordinance, Page 8, 21.04.030 Table

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Chapter 3. Density, Dimensions & Design	3-7	<p>17.382.060. Urban Residential Density and Dimensions Table.</p> <p>Base/Maximum Density (du/acre) for Urban Restricted equals four du/acre</p>	Same	Not Specified	<p>17.382.060. Urban Residential Density and Dimensions Table.</p> <p>Base/Maximum Density (du/acre) for Urban Restricted equals four <u>five</u> du/acre</p>	Ensures consistency with the intent of the Comprehensive Plan and the implementing regulations.	<p>Title 17 Ordinance, Page 164, Section 17.382.060. Urban Residential Density and Dimensions Table.</p>

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Chapter 3. Density, Dimensions & Design	3-12	17.382.110.A.3. (b): The intent of the short subdivision or subdivision is to keep the property in the ownership of the immediate family members. The application for short subdivision or subdivision must include a list of names of all immediate family members and each lot with the short subdivision or subdivision must be owned by at least one of the listed names. The final short subdivision or subdivision shall include a condition requiring any lots be further subdivided to meet minimum densities, if the lot leaves family ownership. A Notice to Title shall be filed on each lot indicating the same.	17.382.110.A.3. (b): The intent of the short subdivision or subdivision is to keep the property in the ownership of the immediate family members. The application for short subdivision or subdivision must include a list of names of all immediate family members and each lot with the short subdivision or subdivision must be owned by at least one of the listed names. The final short subdivision or subdivision shall include a condition requiring any lots be further subdivided to meet minimum densities, if the lot leaves family ownership. A Notice to Title shall be filed on each lot indicating the same.	The following changes are in response to the draft CTED comments. The proposed deletion does not force staff to judge the nature of the applicant rather than the application.	Same	The following changes are in response to the Final CTED comments. The proposed revisions remove unnecessary requirements that may prove a challenge to enforce.	Title 17 Ordinance, Page 172, Section 17.382.110.A.3. (b)

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Chapter 3. Density, Dimensions & Design	3-14	17.382.110.A.23. The minimum setback shall be 75 feet for any yard abutting a residential zone, unless berming and landscaping approved by the director is provided that will effectively screen and buffer the business park activities from the residential zone that it abuts; in which case the minimum site setback may be reduced to less than 75 feet but no less than 25. In all other cases, minimum site setback shall be 20 feet.	17.382.110.A.23. The minimum setback shall be 75 <u>25</u> feet for any yard abutting a residential zone, unless berming and landscaping approved by the director is provided that will effectively screen and buffer the business park activities from the residential zone that it abuts; in which case the minimum site setback may be reduced to less than 75 feet but no less than 25. In all other cases, minimum site setback shall be 20 feet.	The Planning Commission believed that 75 feet was too great a setback to maintain compatibility between Business Park and residential uses.	17.382.110.A.23. The minimum setback shall be 75 feet for any yard abutting a residential zone, unless berming and landscaping approved by the director is provided <u>based upon a site-specific determination</u> that <u>it</u> will effectively screen and buffer the business park activities from the residential zone that it abuts; in which case the minimum site setback may be reduced to less than 75 feet but no less than 25. In all other cases, minimum site setback shall be 20 feet.	The appropriate setback should be determined on a site-specific basis. In many instances 25 feet may not be enough. The proposed language emphasizes the site-specific nature of the decision while allowing a range of setbacks from 25 to 75 feet.	Title 17 Ordinance, page 174, Section 17.382.110 A. 23

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Chapter 3. Density, Dimensions & Design	3-14	<p>17.382.110.A.27. Whenever an industrial zone abuts a residential zone, a fifty foot landscaped setback shall be provided with plantings, as approved by the director. No structures, open storage, or parking shall be allowed. The plan for landscaping may be approved only if the landscaping is designed to preserve the quality of the residential zone. The minimum lot setback shall be 50 feet for any yard abutting a residential zone unless berming and landscaping or other screening approved by the director is provided, which will effectively screen and buffer the industrial activities from the residential zone which it abuts, in which case the minimum setback may be 25 feet. These setbacks are the minimum setbacks required and may be increase by the director to ensure adequate buffering and compatibility.</p>	<p>17.382.110.A.27. Whenever an industrial zone abuts a residential zone, a fifty foot <u>25 feet</u> landscaped setback shall be provided with plantings, as approved by the director. No structures, open storage, or parking shall be allowed. The plan for landscaping may be approved only if the landscaping is designed to preserve the quality of the residential zone. The minimum lot setback shall be 50 <u>25</u> feet for any yard abutting a residential zone unless berming and landscaping or other screening approved by the director is provided, which will effectively screen and buffer the industrial activities from the residential zone which it abuts, in which case the minimum setback may be 25 feet. These setbacks are the minimum setbacks required and may be increase by the director to ensure adequate buffering and compatibility.</p>	<p>The Planning Commission believed that 50 feet was too great a setback to require to maintain compatibility between Industrial and residential uses.</p>	<p>17.382.110.A.27. Whenever an industrial zone abuts a residential zone, a fifty foot landscaped setback shall be provided with plantings, as approved by the director. No structures, open storage, or parking shall be allowed. The plan for landscaping may be approved only if the landscaping is designed to preserve the quality of the residential zone. The minimum lot setback shall be 50 feet for any yard abutting a residential zone unless, <u>based upon a site-specific determination</u>, berming and landscaping or other screening approved by the director is provided, which will effectively screen and buffer the industrial activities from the residential zone which it abuts, in which case the minimum setback may be 25 feet. These setbacks are the minimum setbacks required and may be increase by the director to ensure adequate buffering and compatibility.</p>	<p>The appropriate buffer should be determined on a site-specific basis. In many instances 25 feet may not be enough. The proposed language emphasizes the site-specific nature of the decision while allowing a range of buffers from 25 to 50 feet.</p>	<p>Title 17 Ordinance, page 174, Section 17.382.110 A. 27</p>

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Chapter 5. Rural Wooded Regulations	5-1 through 5-12	All Proposed Rural Wooded Regulations.	Delete. Deferred to 2008.	The proposed change ensures consistency between the recommended revisions to the proposed comprehensive plan and the implementing development regulations.	17.301.080 (3) Authority (a): The Director of Community Development <u>Board of County Commissioners</u> shall have the authority to recommend, recommend with conditions, or disapprove release of each subsequent phase of acreage available to Rural Wooded Incentive Program developments, subject to the provisions of this section. b. The Director <u>Board of County Commissioners</u> decision on a subsequent rural Wooded Incentive Program phase may be appealed as set forth in Title 21 of this code.	The decision to release additional acreage (beyond the initial 5,000 acres) is a decision that requires the BOCC's review and approval rather than the Director.	Title 17 Ordinance, Page 29, Section 17. 301.080 (3) Authority (A) and (B)
Chapter 6. Transfer of Development Rights	6-4	17.430.070.C. Height increase in all Urban Zones subsection.	Delete and renumber.	Requiring a TDR for increases in structure height may hinder the use of increased heights to increase density within the UGAs or to provide additional housing options.	Same	Requiring a TDR for increases in structure height may hinder the use of increased heights to increase density within the UGAs or to provide additional housing options.	Title 17 Ordinance, Page 189, Section 17.430.070 (A-E)
Chapter 6. Transfer of Development Rights	6-4	None	None	Not Specified	17.430.070 Transfer of Development Rights – when required. <u>C. Urban Growth Area Expansions. The Board of County Commissioners in the annual Comprehensive Plan Amendment docketing resolution may require a transfer of development right or rights as part of a Comprehensive Plan or sub-area plan expansions of urban growth areas.</u>	Provides flexibility for determination if future Board of Commissioners require TDRs for future UGA expansions through a sub-area or comprehensive planning process.	Title 17 Ordinance, Page 189, Section 17.430.070 (C)

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Chapter 6. Transfer of Development Rights	6-6	None	<u>17.430.100. Reinstating development rights of a sending site.</u> A. Properties that have transferred their development right(s) to an allowed receiving site may have them reinstated if a separate development right is purchased from a property within an allowed sending site. The purchase of development right must be consistent with the process established by this Chapter. The reinstatement shall not create an increase in density beyond that allowed at the time of original transfer unless a subsequent code change allows.	Allows property owners in rural areas who have transferred their development right to reinstate it by purchasing another development right located in the rural areas (sending sites). Improves flexibility for property owners, which may improve the likelihood of use of the program.	Same	Creates additional flexibility for rural property owners which may increase the frequency that this program is used.	Title 17 Ordinance, Page 191, Section 17.430.100 (A)
Chapter 6. Transfer of Development Rights	6-6	None	<u>17.430.100. Reinstating development rights of a sending site.</u> B. Properties who have transferred their development right to an approved receiving site and have been included in an urban growth area expansion through sub-area plan or similar area-wide planning effort may have their development right(s) reinstated for development at urban densities. The reinstatement shall be automatic after review and approval of the Comprehensive Plan Amendment and associated SEPA review.	Removes possible unavailable land that could cause future problems with UGA expansions. Improves flexibility for property owners which may improve the likelihood of use of the program.	<u>17.430.110. Reinstating development rights of a sending site.</u> B. Unless otherwise prohibited by the Board of County Commissioners in the annual Comprehensive Plan Amendment docketing resolution, properties who have transferred their development right to an approved receiving site and have been included in an urban growth area expansion through sub-area plan or similar area-wide planning effort may have their development right(s) reinstated for development at urban densities. The reinstatement shall be automatic after review and approval of the Comprehensive Plan Amendment and associated SEPA review.	The BOCC should have the flexibility in requiring the transfer of development rights for properties expanded during a sub-area plan or other area-wide planning effort if appropriate. The revision gives the BOCC this ability.	Title 17 Ordinance, Page 191, Section 17.430.100 (B)