



**Kitsap County:**

Kitsap County  
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Scope of Assistance:

On July 28, 2005, AHBL and PSAT staff met with Kitsap County staff to discuss opportunities to introduce and/or integrate low impact development more effectively into County code. During the meeting, County staff noted that the Home Builders Association of Kitsap County received a large grant to further assist County staff with the integration of low impact development into County codes. Because of the other pending assistance, County staff requested a focused list of technical assistance that included the following:

- Review potential impediments within Kitsap County Code Title 16 – Subdivision Code
- Create more technical deviation language more friendly to Low Impact Design
- Review and compare parking standards with other jurisdictions
- Consider increased vegetation standards, obtained through incentives
- Look for ways to use incentives to encourage LID projects with incentives

As a result of the meeting and the consultant team's review of the County Code, the following materials were prepared and/or reviewed:

- Preparation of a Planned Low Impact Developments (PLID)
- Preparation of Cost Comparison
- Preparation of an Incentive Matrix
- Revision to Technical Deviation Language
- Revision to the Performance Based Development Chapter to recognize LID as something that warrants PBD approval
- Preparation of a Landscaping and Native Vegetation Chapter

Findings and Observations:

For the purposes of LID, clustering is a good tool to reduce impervious surfaces by confining the building envelope and to allow the preservation of native forest areas. Kitsap County's existing standards, principally its Performance Based Development (Chapter 17.425 KCC) requirements, do not refer to preservation of native open space as a justification for clustering. The provision of active common space is the primary requirement to justify approval of an application for Performance Based Development approval. The consultant team prepared an alternative to this chapter which would for the same incentives that developers enjoy under Chapter 17.425 KCC for projects that preserve native forest areas.

Kitsap County staff were very knowledgeable about LID and provided detailed reviews of draft materials. Moreover, they assembled a large and diverse collection of staff for the kickoff meeting which was held on July 28, 2005. Elected officials did not participate in the meetings. The participation of Mr. Art Castle of the Home Builders Association of Kitsap County suggests that the development community is interested in LID.