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Rural and Resource Land Chapter Relationship to Vision

Vision	Rural and Resource Lands Chapter Concepts
<p>County Government. County government that is accountable and accessible; encourages citizen participation; seeks to operate as efficiently as possible; and works with citizens, governmental entities and tribal governments to meet collective needs fairly while respecting individual and property rights.</p>	<ul style="list-style-type: none"> Provide policy direction based on citizen participation to guide future land use decisions.
<p>Natural Environment. Natural ecosystems – including interconnected wetlands, streams, wildlife habitat, and water quality – that are rehabilitated, protected, and enhanced and that allow for flexible and innovative development to meet environmental and growth goals. In developed areas, the growth pattern supports conservation of non-renewable energy and minimizes impacts on air quality and climate.</p>	<ul style="list-style-type: none"> Provide for protection of natural ecosystems in rural areas through rural designations, with lower levels of development and lower availability of public services.
<p>Housing. Residential communities that are attractive, affordable, diverse, and livable supported by appropriate urban or rural services. A variety of housing choices are available, meeting a full range of resident income levels and preferences. Residents are able to walk between neighborhoods and to community destinations.</p>	<ul style="list-style-type: none"> Allow for development of rural residential uses that are distinct from urban residential uses. Provide for small, rural communities and Limited Areas of More Intensive Development (LAMIRD) including residential uses.
<p>Open Space. An open space network – including greenbelts, wildlife habitat, forested areas, and active and passive parks – that is accessible, interconnected, provides opportunities for recreation and defines and distinguishes urban and rural areas.</p>	<ul style="list-style-type: none"> Protect rural areas by precluding urban development and by guiding development standards that preserves open space.
<p>Urban Areas. Healthy urban areas that are the region's centers for diverse employment and housing opportunities, all levels of education, and civic and cultural activities;</p>	<ul style="list-style-type: none"> Support focused development in urban areas as centers for population, employment, and civic and cultural activities (See the Land Use chapter for further policy guidance affecting the urban area.)
<p>Rural Areas. Rural areas and communities where unique historical characters, appearances, functions, and pioneering spirits are retained and enhanced. Natural resource activities, such as forestry, agriculture, and mining continue to contribute to the rural character and economy. Rural recreation opportunities are enhanced, including equestrian facilities, trails, and others.</p>	<ul style="list-style-type: none"> Maintain low residential densities in rural areas and provides policy guidance for development standards which help to preserve the County's rural character.
<p>Cultural Resources. Historical and archaeological resources that are recognized and preserved for future generations.</p>	<ul style="list-style-type: none"> Provide policy guidance for historic rural communities.
<p>Economic Development. A stable, prosperous and diversified economy that provides living wage jobs for residents, supported by adequate land for a range of employment uses and that encourages accomplishment of local economic development goals.</p>	<ul style="list-style-type: none"> Preserve opportunities for resource-based economic activities within the County. Allow for limited commercial and industrial uses in rural areas, while preserving rural character.
<p>Public Services and Facilities. Public services and facilities – including, but not limited to, parks and recreation, law enforcement, fire protection, emergency preparedness, water/sewer, roads, transit, non-motorized facilities, ferries, stormwater management, education, library services, health and human services, energy, telecommunications, etc. – are provided in an efficient, high-quality and timely manner by the County and its partner agencies. Public services and facilities are monitored, maintained and enhanced to meet quality service standards.</p>	<ul style="list-style-type: none"> Provide policy guidance for public services and utilities in the rural area. Provide for limited residential development in the rural area at densities that do not result in a need for public sewer systems.
<p>Transportation. An efficient, flexible, and coordinated multi-modal transportation system – including roads, bridges and highways, ferries, transit, and non-motorized travel – that provides interconnectivity and mobility for County residents and supports our urban and rural land use pattern.</p>	<ul style="list-style-type: none"> Provide for a land use pattern that allows for more efficient transportation in urban areas. Provide policy direction for the development of transit-supportive densities in growth nodes and centers.



Chapter 3. Rural and Resource Lands

3.1. Plan Context

The Rural and Resource Lands Chapter guides land use patterns and directs land use decisions for the unincorporated portions of Kitsap County outside of urban growth areas (UGAs). Together, Chapter 2, *Land Use*, and this chapter form the basis for all future land use patterns and decisions. In addition to goals and policies guiding rural development and resource land uses, this chapter includes goals and policies related to lands that are currently designated rural but may be potentially included in the UGA as future growth occurs (generally beyond the current planning period).

The policies in this chapter work in tandem with the Kitsap County Comprehensive Plan (Plan) Land Use Map, which illustrates the location of various land use categories. The Land Use Map is located in Chapter 2 (Figures 2-1 and 2-2). This chapter is divided into the following sections:

- Rural Character in Kitsap County
- Rural Lands
- Urban Reserve Lands
- Limited Areas of More Intensive Rural Development (LAMIRDs)
- Resource Lands
- Mineral Resource Lands
- Agricultural Resource Lands
- Rural Wooded Policies
- Transfer of Development Rights (TDR)

An inventory of existing land use conditions, including rural and resource lands, was created with the Plan. The inventory is contained in Section 3.2.1, *Land Use*, of Volume II. Key issues

related to existing land use conditions in the rural unincorporated county are summarized as follows:

- The predominant pattern of residential development throughout the unincorporated areas, including the rural area, is low-density single family; and
- Percentages of land historically developed in residential use are nearly the same for urban and rural designated areas (39.5% of UGAs and 36.6% of rural areas).

For rural lands, these issues provide the challenges for the future of how to:

- maintain natural ecosystems and a local forestry sector.
- provide greater distinction between urban and rural areas.
- preserve and enhance rural character.
- preserve open space.

3.1.1. Rural Character in Kitsap County

Kitsap County’s rural area consists of a balance of differing natural features, landscape types and land uses. Rural land uses consist of both dispersed and clustered residential developments, farms, wooded lots, and small-scale commercial and industrial uses that serve rural residents as their primary client. Rural landscapes encompass the full range of natural features, including forested expanses, rolling meadows, ridge lines and valley walls, distant vistas, streams and lakes, shorelines and other sensitive areas. The State of Washington defines rural character in Revised Code of Washington (RCW) 36.70A.030 (15) as follows:



“Rural character” refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan:

- a. In which open space, the natural landscape, and vegetation predominate over the built environment.
- b. That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas.
- c. That provide visual landscapes that are traditionally found in rural areas and communities.
- d. That are compatible with the use of the land by wildlife and for fish and wildlife habitat.

- e. That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- f. That generally do not require the extension of urban governmental services.
- g. That are consistent with the protection of natural surface water flows and ground water and surface water recharge and discharge areas.

The rural area is, however, more than just a description of physical characteristics. For County residents, the term rural also defines a philosophy of living and a quality of life. This quality of life includes a sense of quiet, community and a slower pace of life.

It is this multi-faceted physical character and lifestyle that County residents wish to maintain and enhance through the Plan.

3.1.2. Intent of the Rural Lands Chapter

The intent of the Rural Lands Chapter is to preserve and enhance the rural character of Kitsap County. This chapter designates areas in Kitsap County as appropriate for rural and resource activities, both residential and non-residential, over the long term. The Plan is intended to preserve and protect rural character by reducing the inappropriate conversion of undeveloped rural land to more intensive uses.

Of the many reasons that motivate people to live in Kitsap County, an attractive rural environment is one of the most frequently cited. Rural characteristics—including the abundance of trees, perception of low-density development patterns, access to recreation, views of water and mountains, and a quiet, unregimented atmosphere – all have a strong appeal to new and old residents alike. Because these characteristics can change or diminish as population grows, the challenge for the Plan is to preserve the function, appearance, and lifestyle of the rural area in the face of continued population growth in the County.

3.1.3. Growth Management Act

The Growth Management Act (GMA) provides that “Counties shall include a rural element including lands that are not designated for urban growth, agriculture, forest or mineral resources. The rural element shall permit appropriate land uses that are compatible with the rural character of such lands and provide for a variety of rural densities and uses and may also provide for clustering, density transfer, design guidelines, conservation easements and other innovative techniques that will accommodate appropriate rural uses not characterized by urban growth” (RCW 36.70A.070(5)).

3.2. Rural and Resource Lands Goals and Policies

Goals and policies contained in this section address issues related to appropriate development and environmental protection within rural areas in order to preserve and enhance the County's rural character.

3.2.1. Rural Lands

Kitsap County's rural lands consist of a unique and sensitive balance of differing land features and uses and landscape types. Rural lands for rural development and protection of rural character are identified outside of UGAs on the Land Use Map with the Rural Residential, Rural Protection, Rural Wooded, Rural Industrial, and Rural Commercial designations. Based on Countywide Planning Policies, the rural area is expected to take 24% of the County's future population growth through 2025.

For information on existing population and housing and the relationship of allocated growth to regional growth projections and allocations, see Section 3.2.3, *Population, Housing, and Employment*, of Volume II. See Chapter 6, *Housing*, for more specific information on the County's future housing unit growth. For urban residential designations, goals and policies, see Chapter 2, *Land Use*.

- **Rural Residential.** This designation is intended to allow low-density residential development consistent with rural character, and primarily focuses on single-family dwellings. This designation is applied to areas that are relatively unconstrained by environmentally sensitive areas or other significant landscape features, and also recognizes areas that are already committed to a pattern of smaller rural lots. The Rural Residential designation is implemented by the Rural Residential zone.
 - Rural Residential zone. This zone promotes low-density residential development consistent with rural character. It is applied to areas that are relatively unconstrained by environmentally sensitive areas or other significant landscape features. (Maximum of 1 dwelling unit [du] per 5 acres [ac])
- **Rural Protection.** This designation is intended to allow low-density development in keeping with rural character and to protect significant environmental features, including visual, historic, and natural features; wildlife corridors; steep slopes; wetlands; streams; and adjacent critical areas. It is implemented by the Rural Protection zone.
 - Rural Protection zone. This zone promotes low-density development that is consistent with rural character and protects environmental features such as significant visual, historical, natural features, wildlife corridors, steep slopes, wetlands, streams and adjacent critical areas. (Maximum of 1 du/10 ac)

- **Rural Wooded.** The Rural Wooded designation is applied to larger parcels of land in contiguous blocks that are forested in character, that have been actively managed for forestry and harvested, and that may be currently taxed as timber lands pursuant to state and County programs. It is applied to lands that were formerly zoned as “Interim Rural Forest.” The objective of this designation is to promote continued forestry practices, provide ongoing opportunities for large- and small-scale timber management, and maintain large contiguous blocks of forested lands to protect significant environmental features, while allowing limited residential development in keeping with rural character. Environmental features may include significant visual, historic, and natural features; wildlife corridors; steep slopes; wetlands; streams; and adjacent critical areas. The Rural Wooded designation is implemented by the Rural Wooded zone. Policies specific to the Rural Wooded designation are included in Section 3.2.7.
 - Rural Wooded zone. This zone allows for forest resource uses as well as limited residential uses. (1 du/20 ac)
- **Rural Industrial.** This designation contains lands often found at crossroads and supports resource-based industries. It is implemented by the Industrial and Business Park zones, which are described in Chapter 2, *Land Use*. Rural lands goals and policies regarding industrial uses refer to these uses outside of UGAs.
- **Rural Commercial.** Lands contained within this designation are often found at crossroads, where historical development has allowed for smaller lot sizes. These areas also serve neighboring residences, with quick shopping that is compatible with neighboring uses. Land uses include, but are not limited to, post offices, veterinary clinics, day-care facilities, and medical clinics. Rural Commercial is implemented by the Highway Tourist Commercial and Neighborhood Commercial zones, which are described in Chapter 2, *Land Use*. Rural lands goals and policies regarding commercial uses refer to these uses outside of UGAs.

Rural goals and policies are addressed below; additional Rural Wooded goals are addressed in Section 3.2.7.

Goal 1. Retain the rural character of the County outside of designated urban areas.

- Policy RL-1 Limit the designated rural area to low residential densities that can be sustained by minimal infrastructure improvements, cause minimal environmental degradation, and that will not cumulatively create the future necessity or expectation of urban levels of service.
- Policy RL-2 Provide a variety of densities in the rural areas to make more efficient use of land, maximize the return on public infrastructure investment, and provide for affordable housing opportunities.

- Policy RL-3 Permit residential uses in rural areas consistent with the existing and planned rural character of the surrounding area.
- Policy RL-4 Limit development only to that which serves rural residential or resource needs and not draw people from UGAs.
- Policy RL-5 Apply rural designations on the Comprehensive Plan Land Use Map only to areas that meet one or more of the following criteria:
- Areas not designated for urban growth or as natural resource lands, where a possibility exists for less intensive agriculture, forestry and mineral resource management and utilization.
 - Areas not needed for the next 20 years to provide land for population or employment growth.
 - Areas which serve as a buffer between resource activities and conflicting land uses.
 - Areas where the open-space character of the land is to be protected for scenic qualities, recreational activities and environmental functions.
 - Areas in which significant environmental constraints make the area generally unsuitable for intensive urban development.
 - Areas where existing and future uses do not typically require urban-level services and facilities and services are not readily available.
 - Areas where a rural area designation will help foster more logical boundaries for urban public services and infrastructure.

Goal 2. Encourage development standards that help preserve the County’s rural character.

- Policy RL-6 Encourage design standards, and encourage development practices and private covenants for subdivisions in the rural area, to limit paved surfaces, changes in grade from pre-development site conditions, elaborate entrance signs, and extensive lawns and other landscaping.
- Policy RL-7 Allow and encourage home-based cottage-type businesses and industries in the rural areas, if those activities are compatible with the site and surrounding area.

Policy RL-8 Allow existing commercial and industrial activities in the rural area to continue but not expand beyond the limits of the existing zoning, except as specified under policies RL-30 and RL-31.

Policy RL-9 Use the Buildable Lands Program to help implement the Kitsap County Comprehensive Plan to track the type, location, amount and rate of growth in the rural area. Growth will be evaluated to ensure that it is consistent with Comprehensive Plan assumptions and policies. Based on the findings of this monitoring, consider the need to further evaluate or limit the amount or rate of growth in the rural area or to modify its development regulations to ensure that rural character is maintained and that urban growth does not occur in the rural area.

Goal 3. Maintain appropriate levels of service for public services and facilities in rural areas.

Policy RL-10 Adopt standards for facilities and services in the rural area that protect basic public health and safety and the environment, but are financially supportable at rural densities and do not encourage urban development. Encourage cities adjacent to the rural area and other agencies providing services to the rural area to adopt similar standards.

Policy RL-11 When considering public spending for facilities and services within the rural area give priority to the following:

- Maintaining existing facilities and services that protect public health and safety.
- Upgrading facilities and services when needed to support planned rural development at rural service level standards but not creating capacity for urban growth.

Policy RL-12 Prohibit extension of sanitary sewer service in the rural area “except in those limited circumstances shown to be necessary to protect basic public health and safety and the environment and when such services are financially supportable at rural densities and do not permit urban development” (RCW 36.70A.110(4)) or as otherwise allowed by GMA.

Policy RL-13 Provide road and access standards that enable all-weather access for emergency response vehicles while preserving and enhancing rural character.

Policy RL-14 Ensure proper installation, use and maintenance of on-site septic systems.

Goal 4. Preserve existing open space in rural areas and promote opportunities for provision of new open space in rural areas.

- Policy RL-15 Encourage the continuation of working forests through tax policy, conservation easements, purchase of development rights, TDR, and clustering incentives.
- Policy RL-16 Continue regulatory and non-regulatory preservation of historic or working farm land, particularly through tax policy, conservation easements, innovative design criteria and the establishment of a small farms institute as recommended by the Rural Policy Roundtable, to encourage small farms. An historic Kitsap County working farm, such as Howe or Peterson farm, should be preserved for educational and scenic purposes.
- Policy RL-17 Designate the Barker Creek corridor with a rural designation.

3.2.2. Urban Reserve Lands

The intent of Urban Reserve goals and policies is to guide the use of lands that may be suitable for inclusion in UGA in the future. The Land Use Map identifies such lands with the Urban Reserve designation.

- **Urban Reserve.** This designation indicates areas that may be suitable for inclusion in the UGA in the future. It is implemented by the Urban Reserve zone.
 - Urban Reserve zone. This zone is intended to allow rural development while preventing land use patterns that could foreclose options for future higher densities. (maximum of 1 du/10 ac)

Goal 5. Identify land that is potentially suitable for inclusion in the UGA.

- Policy RL-18 Use the Urban Reserve designation to indicate areas that may be suitable for inclusion in the Urban Growth Area (UGA). Urban Reserve lands are intended to recognize lands adjacent to designated UGAs that may be considered for potential future inclusion within an UGA in response to future needs, as reflected in revised or updated population or employment forecasts or distributions.
- Policy RL-19 Prevent the establishment of land uses or land use patterns in the Urban Reserve designation that could foreclose planning options and eventual development or redevelopment at higher urban densities.
- Policy RL-20 Redesignate Urban Reserve lands if they are determined to not be needed or appropriate for urban development.

3.2.3. Limited Areas of More Intensive Rural Development

The intent of these goals and policies is to guide development of the County's existing LAMIRDs and the future designation of additional LAMIRDs.



- **LAMIRD.** This designation is consistent with the 1997 amendment to GMA and is subject to a number of guidelines and criteria (RCW 36.70A.070(5)(d)). These amendments provide an opportunity to help reconcile the County's historical land use pattern within the parameters of GMA. There currently are four LAMIRDs in Kitsap County: Suquamish, Manchester, Port Gamble and George's Corner. These areas are designated on the Land Use Map. The Manchester and Suquamish LAMIRDs (Chapter 16) are further identified as Rural Villages, while Port Gamble is an historic town and George's Corner is a rural center for commercial uses. The LAMIRD designation is implemented by zones as described below.
 - The Manchester LAMIRD implementing zones include: Manchester Village Commercial (MVC), Manchester Village Low Residential (MVLRL), and Manchester Village Residential (MVR).
 - The Suquamish LAMIRD implementing zones include: Suquamish Village Commercial (SVC), Suquamish Village Low Residential (SVLR), and Suquamish Village Residential (SVR).
 - The Port Gamble LAMIRD implementing zones include: Rural Historic Town Commercial (RHTC), Rural Historic Town Residential (RHTR), and Rural Historic Town Waterfront (RHTW).
 - The George's Corner LAMIRD implementing zone is Neighborhood Commercial (NC).

Goal 6. Allow for the designation of LAMIRDs outside of the UGA based on existing rural residential communities or villages, areas of mixed use activity, isolated areas of small-scale commercial/industrial activity, and historic towns.

- Policy RL-21 Identify and designate LAMIRDs in the rural area, consistent with the requirements of the GMA.
- Policy RL-22 Consider existing, isolated areas of generally small-scale commercial or industrial activity for designation as a LAMIRD.
- Policy RL-23 Prohibit designating a LAMIRD adjacent to an UGA.

- Policy RL-24 Establish a community planning process for the designation of LAMIRDs; the process should include interested parties, community groups and other stakeholders.
- Policy RL-25 Encourage changes to zones in LAMIRDs to occur via a local community planning process. This process should incorporate local knowledge, experience and preferences to determine appropriate area-specific land uses, development standards, design guidelines, and public service needs. Specific issues that should be considered in this planning process include:
- Appropriate logical outer boundaries.
 - Rural character of the subject area and surrounding area.
 - Appropriate mix of uses, densities and intensities.
 - Feasibility, cost and need for public services.
 - Significant natural constraints or features to be preserved.
 - Provision for a monitoring and evaluation process.
 - Benefits to the local community.
- Policy RL-26 Provide development regulations for LAMIRDs that provide for the following:
- Greater setbacks, reduced building height, floor/lot ratios, and maximum impervious surface coverage standards in comparison to standards for urban industrial development.
 - Maximum protection of sensitive natural features.
 - Building and landscape design that respects the aesthetic qualities and character of the rural area, and provides substantial buffering from the adjoining uses and scenic vistas.
 - Building colors and materials that are muted, signs that are not internally illuminated and site and building lighting that is held to the minimum necessary for safety.
 - Measures to reduce the impacts of noise, odor, and traffic to surrounding rural areas.
 - Uses requiring substantial investments in infrastructure such as water, sewers or transportation facilities shall be scaled to avoid the need for public funding of infrastructure.

- Policy RL-27 Consider designating as a LAMIRD areas that have the following rural community characteristics:
- primarily residential with some commercial and community services.
 - relatively small lots.
 - a relatively dense land use pattern.
 - located at some distance from the urbanized portion of the County.
- Policy RL-28 Consider designating as a LAMIRD areas that have the following rural village characteristics:
- serves as an activity center for the surrounding rural area.
 - a broad mix of land use and densities.
 - community, recreational, institutional services and public facilities.
 - densities that are essentially urban in character.
 - served by public water and sewer.
 - geographically distinct from the closest urbanized portion of the County.
- Policy RL-29 Allow commercial and industrial development to locate in designated LAMIRDs, if utilities and other services permit, in order to provide employment, shopping, services and housing opportunities that will reinforce the health of these communities and convenience of rural residents.
- Policy RL-30 Allow new or expanded commercial and industrial activities within designated LAMIRDs, as appropriate for limited and contained growth, infill and redevelopment.
- Policy RL-31 Encourage new development within designated LAMIRDs to strengthen the desirable characteristics and the historic character of the village or community. New development should be supported by necessary public facilities and services, and compatible with historic resources and nearby rural or resource uses. Development should be kept compact, promoting pedestrian travel within the designated area.
- Policy RL-32 Protect, restore, and enhance the historic character of the Port Gamble Rural Historical LAMIRD. Allow for redevelopment of residential uses, limited new commercial, industrial, waterfront or mixed use development; promote tourist and recreation activities; and provide for necessary public facilities and services.

Policy RL-33 Recognize the historic significance of Port Gamble and its unique "company town" character. To assist in preserving and enhancing the visual integrity of the town site, allow the Board of County Commissioners to appoint a committee of approximately five persons to advise the Department of Community Development on architectural, landscaping and site design issues related to proposed development. The committee shall represent a diverse range of interests, including architecture, landscape architecture and historic preservation. The Port Gamble/S'Klallam Tribal Council may appoint one member to this committee. In the alternative, Kitsap County may hire a qualified professional consultant to advise the Department on development proposals when an applicant funds the cost of such a contract. Committee members or consultants shall show qualifications pursuant to the Secretary of the Interior's Professional Qualifications Standards.

3.2.4. Resource Lands

The intent of resource lands goals and policies is to direct the use of lands that contain commercial quality resources, such as for forestry, agriculture, mineral extraction, and aquaculture. These resource-based uses are often intermixed or occur together with residential development within the County's rural areas. Resource lands are identified on the Land Use Map with the Forest Resource designation. Mineral resource lands are identified with the Mineral Resources overlay, rather than a specific designation; the Mineral Resources overlay is discussed in Section 3.2.5.



- **Forest Resource.** This designation primarily focuses on lands that have commercial forestry resources. This designation of resource lands and activities is intended to help keep these lands available for commercially significant resource production and to help maintain these sectors of the local economy. The Forest Resource designation is implemented by the Forest Resource zone.
 - Forest Resource zone. This zone allows residential uses at an appropriate low density as long as they do not interfere with timber management and harvesting activities. (Maximum of 1 du/40 ac)

Goal 7. Preserve and enhance natural resource-based activities, such as agriculture, forestry, mineral extraction, and aquaculture (as addressed and defined in the Kitsap County Shoreline Management Master Program) in the rural areas through regulatory means.

- Policy RL-34 Protect natural resource lands from incompatible adjacent uses.
- Policy RL-35 Identify and evaluate regulatory incentives for landowners to conserve shorelines and resource lands and to continue resource-based activities.
- Policy RL-36 Allow and encourage agriculture, mineral and forestry uses in the rural areas of the County. Such uses should not be considered to constitute a nuisance within rural areas if conducted within generally accepted management practices and in compliance with applicable laws that regulate such activities.
- Policy RL-37 Require that land use activities within or adjacent to resource lands are sited and designed to minimize conflicts with and impacts on resource lands. Minimization of impacts may be accomplished through the use of setbacks, buffers and other requirements.
- Policy RL-38 Require the following language on approved plats and building permits in all rural areas: “Notice: the subject property is within or near land in which resource activities are permitted and encouraged, including a variety of activities which may not be compatible with residential use for certain periods of limited duration. In addition to other activities, these may include noise, dust, smoke, visual impacts and odors resulting from harvesting, planting, surface mining, quarrying, application of fertilizers, herbicides, and associated reclamation and management activities. When performed in accordance with state and federal law, these resource activities are not subject to legal action as a nuisance.”

Goal 8. Preserve and enhance natural resource-based activities, such as forestry, mineral extraction, agriculture, and aquaculture in the rural areas through non-regulatory means.

- Policy RL-39 Identify, evaluate, and pursue incentives for landowners to conserve shorelines and resource lands and to continue resource-based activities. Examples of such incentives include tax reduction, purchase of development rights, TDR and clustering incentives.
- Policy RL-40 Encourage the use of Best Management Practices (BMPs) for all resource activities.

Goal 9. Retain land suitable for timber production and encourage the continued practice of forestry within the County through regulatory means.

- Policy RL-41 Discourage uses other than commercial timber production on Forest Resource lands by limiting residential density to 1 du/40 ac in the Forest Resource Land zone. Dwellings should not interfere with timber management and harvesting activities.
- Policy RL-42 Minimize the conflict between forestry and residential land uses.
- Policy RL-43 Allow the use of normal BMPs, such as spraying, logging, slash burning within the designated Forest Resource Lands and Rural Wooded area, provided all applicable environmental laws and regulations are followed.
- Policy RL-44 Notify nearby landowners and occupants of the likely continued use of lands zoned Forest Resource Lands for resource production.
- Policy RL-45 Consider adopting the 1997 Urban-Wildland Interface Code as part of the County's wildfire protection efforts.

Goal 10. Retain land suitable for timber production and encourage the continued practice of forestry within the County through non-regulatory means.

- Policy RL-46 Coordinate with the Department of Natural Resources (DNR), Tribal governments, community groups, and private forest landowners to promote long-term preservation of forest lands.
- Policy RL-47 Develop incentives for continued resource uses, including but not limited to the following:
- Providing relief from special levies, assessments, and/or local improvement districts.
 - Allowing Transfer of Development Rights.
 - Promoting economies of scale through cooperative resource management and marketing for small landowners.
 - Allowing expedited permit review processes for forestry-related activities that involve stewardship, habitat restoration, and/or resource management plans that include BMPs.

- Working with state agencies and Tribal governments to expedite regulatory review and technical assistance to cooperating landowners.
- Providing incentives for consolidation of non-conforming and non-buildable lots.
- Requiring subdivision site designs to minimize conflict with nearby forestry activities.
- Encouraging fee-simple purchase, less than fee-simple purchase, purchase with leaseback, or other methods to acquire forest land.

3.2.5. Mineral Resource Lands

The intent of the mineral resource lands goals and policies is to direct the use of lands containing commercial quality mineral resource deposits. The Kitsap County Comprehensive Plan identifies mineral resource lands with the Mineral Resources designation, implemented by a zone overlay.



- **Mineral Resource Overlay.** The intent of the Mineral Resource overlay is to protect sand, gravel, and rock deposits identified as significant. Commercial-quality deposits should be recognized as non-renewable resources and managed accordingly.

Goal 11. Discourage inappropriate land uses in the vicinity of commercial quality mineral deposits in the County through regulatory means.

- Policy RL-48 Conduct a comprehensive geologic study to identify commercial quality deposits, establish criteria so that the County may designate deposits of long-term commercial significance, recognizing that commercial quality aggregates, sand, rock and metal deposits are non-renewable resources. Such a study should be undertaken in conjunction and cooperation with other geologic studies, such as the study of aquifers, and shared with property owners.
- Policy RL-49 Designate as mineral resource sites lands that have valid surface mining permits through DNR, and sites identified by individual property owners, and apply the Mineral Resource overlay to these sites. This overlay permits mineral resource extraction activities and accessory supporting industrial uses and discourages land uses that would impede such activities.

- Policy RL-50 Allow residential uses in the Mineral Resource overlay, at a maximum density of 1 du/20 ac.
- Policy RL-51 Allow industrial uses associated with mineral resource extraction and forestry activities in the Mineral Resource overlay.
- Policy RL-52 Encourage the preservation of lands identified as mineral deposits.
- Policy RL-53 Discourage the conversion of identified aggregate lands to uses incompatible with extraction activities.
- Policy RL-54 Use the Mineral Resource overlay to serve as interim protection of mineral resource areas until a comprehensive geologic study is undertaken to determine the extent of additional mineral deposits.
- Policy RL-55 Prohibit residential building in the rural areas adjacent to Mineral Resource zoned lands within 100 feet from any property line unless the applicant for a building permit (1) acknowledges the possible occurrence of resource activity on the adjacent property, and (2) waives any damages which might occur to the residence or occupants because of such activities which are conducted within generally accepted management practices and in compliance with applicable laws which regulate such activities. Such waivers must be filed with the County Auditor.
- Policy RL-56 Recognize those sites with valid surface mining permits from the State DNR as well as those that have been identified by the property owner as mineral resource lands. Mineral Resource overlay lands that currently appear on the Comprehensive Plan Land Use Map which have been identified by the property owner must submit a geologic study, conducted by a qualified geologist, pertaining to the presence of commercial quality mineral deposits by the second annual review of the plan in order to keep such a designation. Resource designations for lands for mineral resource use may only be added or deleted during the annual review of the adopted Comprehensive Plan. Any additions or deletions will be based upon submission of a geologic study, conducted by a qualified geologist, pertaining to the presence, or lack of commercial quality mineral deposits.

Goal 12. Encourage the reclamation of exhausted mineral extraction sites and their conversion into viable uses consistent with the Kitsap County Comprehensive Plan.

- Policy RL-57 Prohibit development under the underlying zoning of a mineral resource reclamation site until completion of the reclamation.

- Policy RL-58 Coordinate with the DNR to ensure that future reclamation plans are consistent with the comprehensive planning for the site and surrounding area, as well as any permits issued by the DNR.

3.2.6. Agricultural Lands

Agricultural land is defined by the GMA as “land primarily devoted to the commercial production of horticulture, viticulture, floriculture, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees, or livestock, and that has long-term commercial significance for agricultural production” (WAC 365-190-050). Long-term commercial significance “includes the growing capacity, productivity and soil composition of the land for long-term commercial production, in consideration with the land’s proximity to population areas, and the possibility of more intense uses of the land.”



In 2002, only 4,102 acres of property were used as harvested farmland within Kitsap County according to the United States Department of Agriculture (USDA), National Agricultural Statistics Service. This means that approximately 0.1% of Washington State’s agricultural land is located within Kitsap County. Less than 4% of the County’s total area comprises prime agricultural soils.

Goal 13. Recognize agricultural activities without designating land specifically for such uses.

- Policy RL-59 Recognize that Kitsap County currently has no lands specifically designated and zoned for long-term commercially significant agricultural use.
- Policy RL-60 Encourage and allow farming and agricultural activities in the designated rural areas of the County and consider them an important rural activity.

3.2.7. Rural Wooded Policies

Rural Wooded areas are considered a rural land use designation in the Plan (Section 3.2.1). The goal and policies in this section are intended to recognize and preserve forestry as the primary land use while allowing for innovative residential uses such as rural clustered housing. These lands are important for their rural character, economic values, natural resource uses, ecological functions and values, and public benefits. This designation is intended to provide environmental protection, facilitate the creation of open space corridors, and promote residential development that is sensitive to the physical characteristics of the land.

The goals for this designation are:

- Provide ongoing opportunities for continued management of these lands for forestry, open space, or other compatible uses to promote a large-scale, connected landscape. These lands are important for their rural character, economic values, natural resource uses, ecological functions and values, and public benefits.
- Preserve rural character, allow a variety of levels of rural residential densities, and encourage innovative rural planning techniques, while meeting the intentions and requirements of GMA.
- Provide a high standard of environmental protection, facilitate the creation of open space corridors, minimize shoreline impacts, and promote residential development that is sensitive to the physical characteristics of the land.

Goal 14. Implement the Rural Wooded Incentive Program for clustering of limited residential development in the rural area.

Policy RL-61 Consider the following issues when implementing the Rural Wooded Incentive Program:

- Providing ongoing opportunities for large- and small-scale timber management;
- Preserving rural character through a mix of rural densities, innovative rural planning, and clustered development;
- Protecting the natural environment and promoting an interconnected system of open space in the rural areas;
- Providing appropriate buffer widths from property boundaries, existing and potential resource uses, other residential development, rights-of-way and other appropriate factors;
- Encouraging design that preserves environmentally sensitive areas and harmonizes with topography and landscape features;
- Encouraging design that maintains or enhances the predominant rural character, scenic views, and open space corridors; and
- Limiting the use of clustering through limited phases and bi-annual monitoring, such that clustering does not become the predominant pattern of development throughout the rural area.

Policy RL-62 Provide development regulations specifying the base residential density of lands zoned Rural Wooded at one dwelling unit per 20 acres, and allow limited

clustered residential development to be developed at greater density, subject to the following criteria:

1. The portion of the property site identified for clustered residential development may be developed for residential uses provided that clustered residential development shall comprise less than one quarter of the portion of the total site utilized to establish residential base density (or a maximum of 25% of the total site area).
2. The portions of the property not within a clustered residential development but utilized to establish base residential density would be placed in a combination of:
 - a. “Wooded Reserve” where forestry would be permitted and encouraged pursuant to the State Forest Practices Act. Properties in Wooded Reserve may not be developed or subdivided earlier than 40 years.
 - b. “Permanent Open Space” where an area, not included within a Wooded Reserve, is permanently reserved as open space through conservation easements or other sufficient mechanisms, although it may be used for the limited forestry, recreational, and community utility uses.
3. The residential density incentive in any development is to be directly related to the ratio of “Permanent Open Space” to “Forest Reserve.” The greater incentives are proposed for the developments with the greater proportion of “Permanent Open Space.”

Policy RL-63 Implement a system to monitor the effectiveness of the Rural Wooded Incentive Program, and the compatibility and impacts of land uses in Rural Wooded zone, in cooperation with landowners, stakeholders, and others. Monitoring will be conducted on a bi-annual basis and presented in a report to the Board of County Commissioners.

Policy RL-64 Encourage DNR to continue to act as lead agency for forestry practices on Rural Wooded lands.

Policy RL-65 Encourage design standards, development practices, and private covenants for subdivisions in the rural area that do not include extensive paved surfaces; marked changes in grade from predevelopment site conditions; elaborate entrance signs; extensive lawns and other landscaping; regulation of house color, design, or other features typical of urban or suburban residential development.

3.2.8. Transfer of Development Rights

Transfer of Development Rights (TDR) is a market-based tool for conserving land or structures determined to have a public benefit. It complements other incentive-based tools, land or easement acquisition programs, and other regulatory techniques intended to achieve selected growth management objectives. The use of TDR is authorized by GMA in RCW 36.70A.090, as follows:

A comprehensive plan should provide for innovative land use management techniques, including, but not limited to, density bonuses, cluster housing, planned unit development, and the transfer of development rights.

See Chapter 2, *Land Use*, for policies relating to urban areas of the county, where TDR-receiving sites would be located.

Goal 15. Promote the TDR from land valuable to the public, especially rural and resource areas, to urban areas, in order to preserve the rural environment, encourage retention of rural resource-based uses, and avoid urban service demands in the rural area.



- Policy RL-66 Continue efforts to implement an effective and focused TDR program, as an innovative means to preserve private lands with countywide public benefit, to encourage higher densities in appropriate areas, and to reduce residential development capacity in natural resource areas.
- Policy RL-67 Consider the reduction of development in the rural area by encouraging the TDR from private rural lands into the UGA as the top priority of the voluntary TDR Program.
- Policy RL-68 Support and work actively to facilitate the transfer of rural development rights to:
- a. Preserve the rural environment, encourage retention of resource-based uses, and reduce service demands in the rural area.
 - b. Provide protection to significant natural resources.
 - c. Increase the regional open space system.
- Policy RL-69 Promote transfers of development rights by facilitating the transfers from private property owners with sending sites to property owners with receiving sites, and

by working with cities to develop interlocal agreements that encourage transfers into cities and within adopted appropriations.

Policy RL-70 Require private properties qualified as sending sites to provide a protected area of sufficient size to provide public benefit. Priority candidates for sending sites are:

- a. All Rural Lands.
- b. Lands contributing to the protection of significant landscape or habitat features.
- c. Lands contributing to the protection of environmentally sensitive features including but not limited to aquifer recharge areas.
- d. Lands that contribute to the preservation of scenic views or maintaining the rural character or that are suitable for inclusion in and provide important links to the regional open space system.

Policy RL-71 Consider the following as candidates for TDR receiving sites:

- a. Unincorporated UGAs and incorporated cities may receive transfers of development rights.
- b. Preferences should be given for locations within designated urban centers, or adjacent to transit stations and park and ride lots. Transfers to incorporated areas shall be detailed in an interlocal agreement between the city and County.