

Appendix C

Rural Wooded Policies

Alternative 3 Rural Wooded Policies

Rural Wooded Policies (Alternative 3)

The intent of Rural Wooded goals and policies is to provide direction for land use decisions that allow forestry practices on certain resource lands while also allowing limited rural residential development. The Rural Wooded designation is identified on the Kitsap County Comprehensive Plan Land Use Map.

- **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 are currently taxed as timber lands pursuant to state and County programs. The objective of this designation is to promote continued forestry practices, provide ongoing opportunities for large and small-scale timber management, and maintaining large contiguous blocks of forested lands to protect significant environmental features, while allowing limited rural residential development in keeping with rural character. Environmental features may include significant visual, historic, natural features, wildlife corridors, steep slopes, wetlands, streams, and adjacent critical areas. This designation is applied to lands that were formerly zoned as “Interim Rural Forest.” A residential density of one dwelling unit per 20 acres is appropriate for this designation. The goals for this designation are;
 - Provide on-going 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, and allow a variety of levels of rural residential densities and encourage innovative rural planning techniques while meeting the intentions and requirements of the Growth Management Act.
 - 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.

This designation is implemented by the Rural Wooded zone.

Goal 1. Implement the Rural Wooded Incentive Program for clustering of limited residential development in the rural area.

Policy 1 Consider the following issues when implementing the Rural Wooded program:

- Provide 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 promote 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. (new based on County Rural Wooded proposal policy RL-12)

Policy 2

Provide development regulations specifying the base residential density of lands zoned Rural Wooded at one dwelling unit per 20 acres, and allowing 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.” (new based on County Rural Wooded proposal policy RL-13, with revisions)

Policy 3 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. (new based on County Rural Wooded proposal policy RL-15)

Policy 4 Encourage the DNR to continue to act as lead agency for forestry practices on Rural Wooded lands. (new based on County Rural Wooded proposal policy RL-16)

Policy 5 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. (Existing policy RL-12)