

HISTORICAL RWIP EVENTS

DATE	DOCUMENT	COMMENT
1970-1990	Kitsap County absorbed 87% increase in population	Source: Rural Issue Paper (1998)
1977	Kitsap County Comprehensive plan	
1982	South Kitsap Subarea Plan	
1983	Central Kitsap Subarea Plan	
06/06/1983	Zoning Ordinance	Largest minimum lot size for any zone = 2.5 acre
7/1/1990	GMA Effective	
10/1992	Countywide Growth Management Act Symposium	
4/20/1992	Strategies for Resource Lands Designation and Interim Development Regulations	
1/26/1993	Rural Roundtable	<p>Values and Objectives:</p> <ol style="list-style-type: none"> 1. Natural systems shall be the primary determinant of all planning activity. 2. The rural quality of Kitsap County shall be maintained and enhanced. Appropriate infrastructure shall be provided to ensure environmental quality. 3. Kitsap County shall provide for the managed absorption of its share of projected Puget Sound growth, and shall provide housing which meets the full range of economic situations and needs. <p>Source: 1998 Rural Issue Paper Appendix</p>
1993	Hansville Community Plan	Rural design guidelines Source: 1998 Rural Issue Paper Appendix
Spring 1993	Kingston Community Plan	Rural overlay zone for PUDs Source: 1998 Rural Issue Paper Appendix

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5/17/1993	Suquamish Community Plan	Policies to maintain rural character Source: 1998 Rural Issue Paper Appendix
July 1993	South Kitsap Rural Community Design Study	Included concept for clustering of communities to maintain open space Source: 1998 Rural Issue Paper Appendix
2/28/1994	Ordinance 93-P-1994; "Conservation Easement Ordinance"	Amended 1983 zoning re PUDs to allow clustering and bonus density in Rural 2.5 and Resource Protection zones; (internal density transfers)
9/29/1994	Untermann Opinion re: Achieving Rural Character in Kitsap County	Opinion commissioned by Overton. "Insuring rural character will require care to preserve <i>ecological functioning lands</i> , care in siting <i>buildings, parking and roads</i> , and in manipulating <i>open space</i> ."
10/5/1994	Statement of Laura Overton	Applaud decision to maintain rural densities of 1 du/2.5 acres; danger that 20 acre minimum would create consumption of rural land by "ranchettes" affordable only to the wealthy. To maintain rural character can use clustering and rural design standards
10/25/1994	<i>Kitsap Citizens for Rural Preservation v. Kitsap County</i> , CPSGMHB No. 94-3-005, FDO (10/25/1994) ("KCRP I")	Growth Hearings Board found CEO not in compliance with GMA; allows urban growth in rural areas; while board could "conceive of a well designed compact rural development containing a small number of homes that would not look urban in character, not require urban governmental services, nor have undue growth-inducing or adverse environmental impact on surrounding properties. . . ." CEO was too vague and without standards. Too much left up to discretion
12/29/1994	Ordinance 169-1994	Adopting first comprehensive plan. Ordinance

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10/9/1995	<i>Bremerton, et al. v. Kitsap County, CPSGMHB 95-3-0039, FDO ("Bremerton I")</i>	<p>No forest resource lands designated.</p> <p>Rural Lands. Board invalidates Kitsap County's 1994 comprehensive plan. Decision references Rural land inventory:</p> <ul style="list-style-type: none"> 1 - 2.5 acre = 28.2% (of total unincorporated rural lands) 2.5 - 5 acres = 28% 5 - 10 acre size = 18.7% > 10 acre = 48.5% <p>Lowest density in plan for all rural lands was 1 du/2.5acre (ranging from 1-9 du/acre in "rural village" to 1 du/2.5 acre for rural wooded).</p> <ul style="list-style-type: none"> -Growth Board found that predominate patter of 1 du/2.5 acres or denser "constitutes sprawl." -Invalidated entire rural element of plan -Decision does not address a rural cluster program, although presumably "rural village" was such a program.
		<p><u>Resource Forest Lands</u>. Growth Board notes that there is unrefuted evidence that there has been a significant reduction or even elimination of infrastructure necessary to support a forest industry. Only 22 persons employed in forestry, no receiving facility for timber. Record was lacking information for Growth Board decision, remanded to County to reconsider criteria for designating resource lands.</p>
Jan. 1996	"Voices of Kitsap" - League of Women Voters & Kitsap Sun sponsored community meetings	
June 1996	County Greenways Plan	Included Wildlife Corridor Plan Source: 1998 Rural Issue Paper Appendix

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6/19/1996	Joint Letter to BOCC from: (1) large property owners; (2) KCRP; and (3) others; signed by Kenneth Olsen and Tom Donnelly	<p>Urge BOCC to adopt a RWIP in comprehensive plan</p> <ul style="list-style-type: none"> - only 25% of RW designated lands to use program during 20 year horizon; - Bonus density to 1 du/5ac; -50% of site placed in "wooded reserve" status; forestry use permitted and encouraged, but other development prohibited -25% in permanent open space; - no more than 25 units per cluster; -no urban services allowed; -clusters buffered by 100 to adjoining properties -minimum 40 acre parcel size; may aggregate smaller parcels to meet minimum size -no more than 1000 contiguous acres/project; -compliance w/ CAO mandatory
12/23/1996	Ordinance 203-1996	<p>Adopting comprehensive plan.</p> <p>Included "rural grandfathering clause": allowing subdivision of rural properties in the "same manner as land surrounding it" if purchased property prior to 12/2/4/1994.</p> <p>Included RWIP allowing clustering up to 1 du/5acres – can be used on 25% of lands designated RW; must place 50% of site in wooded reserve (WR) for forestry use; 25% must be permanent open space; clusters up to 25 units; clusters must be 100' apart; no more than 1000 acres/project.</p>
9/8/1997	<i>Bremerton et al. v. Kitsap County, Port Gamble et al. v. Kitsap County, CPSCMHB 95-3-0039c,</i>	<p>No forest resource lands designated.</p> <p>Growth Board invalidated 1996 rural element. Did not reach merits of RWIP.</p>