
FRAMEWORK PRINCIPLES APPENDIX

I. PRINCIPLES

The following principles were being used by Kitsap County to provide guidance for revision of the Comprehensive Plan and implementing regulations. A draft of the principles grew out of a mediated process involving parties to various appeals to the County's plan. The Board of County Commissioners affirmed the draft principles (with some minor changes and additions) in January, 1996.

1. The Comprehensive Plan will result in a more meaningful difference between rural and urban designated areas. The plan will provide for better phasing of growth and scaled back urban growth areas, using OFM population forecast ranges.
2. **A.** The financing of public facilities and utilities will use realistic assumptions about how growth will be paid for and, if not achievable, how the County will reassess land uses to meet available finances. Services to provide public sewer and water in problem spots in rural areas will be provided without allowing additional urban growth.
B. A more detailed and regionalized capital cost and build out analysis will be prepared which evaluates the costs and benefits of land use patterns that meet the agrees upon principles. CTED will be willing to help pay for a fiscal impact analysis that would include opportunities for public participation and will include the school districts, public and private utilities and the cities.
3. **A.** The protection of critical areas will be more fully integrated into the Comprehensive Plan and development regulations (including updates on aquifer protection and water availability) so that land use policies and densities are consistent with limitations imposed by critical areas, and the public is given fuller disclosure and greater certainty.
B. Instream flows will be protected and the interconnectedness of land use and natural resource management will be recognized. To protect salmon, the stormwater management plan will address appropriate limits on impervious surfaces in the drainage basin of salmon-bearing streams.
C. Because water is a necessary and limited resource in Kitsap County, (although near-term supplies are believed to be adequate), the comprehensive plan and implementing regulations will create a framework for identifying and conserving sufficient volumes of clean surface and ground water for human use, fish and wildlife survival, and shellfish certification, to sustain a healthy economy and environment within the constraints of these natural resources.
4. The process of amending comprehensive land use plan designations will strive to meet the requirements of regulatory reform and greater certainty through the adoption of mapped land use designations and through clear, prescriptive regulations and incentives which reflect the plan's goals and policies. This will use the SEPA process to accurately and thoroughly analyze and disclose the environmental and economic costs of alternatives considered in the planning process. Procedures will also be developed which provide criteria and thresholds for exemptions and variances. Public input will be sought on the criteria and thresholds. Public input will also be sought on identified categories of variances and exemptions from critical area regulations in appropriate circumstances.

II. SUBSTANTIVE CHANGES TO ACHIEVE PRINCIPLES

A. Critical Areas Protection

1. Update aquifer recharge maps in Comprehensive Plan and critical areas regulations. Reclassify compatible land uses in the Comprehensive Plan based upon locations of recharge areas.
2. Combine critical area overlays on GIS to determine lands not suitable for development or lands that will require special mitigation measures.
3. Identify critical areas that may require an elimination or restriction for well drilling based upon water quality or water quantity concerns.
4. Limit the quantity of impervious surfaces within the drainage basins of salmon-bearing streams.

B. Rural/Urban Allocations and Population

1. Provide for a range of rural densities and sufficient urban densities to support urban services. The specific range of rural densities will be identified as part of the plan revision.
2. Define rural level-of-service standards for water and sewer for the purpose of protecting public health, natural resource protection and water conservation, with the understanding that these services will not encourage higher densities.
3. Use the GIS from County and PUD to overlay existing infrastructure data and existing land use map to accurately determine growth areas served by urban services.
4. Re-evaluate the size of UGAs.
5. Amend the Comprehensive Plan to direct appropriate commercial and industrial activities into rural centers or villages, while preserving the majority of rural lands at a lower density.
6. Develop a program which includes incentives to help conserve agricultural, forest and open space lands in rural areas, while promoting increased densities in urban areas. Investigate right-to-farm and right-to-practice forestry ordinances.
7. Integrate the shoreline master program into the Comprehensive Plan to help manage and preserve sensitive areas along the marine shorelines.
8. Work with the Cities to develop and encourage programs that ensure and enhance the livability of urban areas.

C. Financing Public Facilities

1. Include costs and probable (local, state and federal) funding sources in the Capital Facilities Element, especially the 6-year plan. If probable funding falls short of meeting identified needs,

discuss how additional funding will be raised or how land use assumptions will be reassessed to maintain levels of service standards.

2. Update functional plans (water, sewer, stormwater, etc.) to accurately reflect locations of existing and proposed urban services and integrate information into the Comprehensive Plan.
3. Incorporate other technical plan data (watershed, groundwater management, etc.) into the Comprehensive Plan amendment.
4. Designate existing and potential mineral lands of long-term commercial significance adequate to meet the growth needs for at least 20 years, and thereby account for the costs of sand and gravel needed for development.

D. Plan Amendments and Fully Contained Communities

1. Develop a comprehensive implementation strategy. Establish a review and amendment process for the Commissioners to monitor and review the progress of the plan and determine if changes in land uses are needed to stay within budget.
2. Include a process for designating Fully Contained Communities according to GMA requirements and the plan amendment process.

E. Build-Out Analysis

1. Analyze actual land use capacity and constraints at various densities for the UGAs and rural lands, using the County and PUD GIS data. Include actual acres available and not available for development. Modify reduction factors subtracting undevelopable lands (critical areas, ROW, etc.) from available lands and use a market factor not greater than 25%. Analyses should include availability and available infrastructure.
2. Analyze options for phasing UGAs based upon financial and natural resource (i.e. water and critical areas) constraints.

F. Affordable Housing

1. Use appropriate incentives and investigate financial and other programs that will support and promote the provision of affordable housing.

G. Essential Public Facilities

1. Identify a process, consistent with GMA direction, to site essential public facilities.

