

## Chapter 1 - Land Use



### Discussion

The Land Use Chapter plays the central role of guiding urban, rural and resource land use patterns and decisions for the unincorporated portions of Kitsap County. In keeping with state law, the County fulfills this responsibility of shaping land use primarily by regulatory means such as zoning, subdivision, critical areas and shoreline ordinances.

Due to the integral nature of land use and other elements of the Kitsap County Comprehensive Plan (the Plan), land use goals and policies relate directly to all other chapters of the Plan.

The Plan directs future residential and employment growth within the unincorporated portions of the county. Future population growth is accommodated by the capacity of residential units. As part of this Plan, a land capacity analysis was conducted to determine the capacity for new residences and the associated population, as well as employment capacity for the unincorporated county.



The intent of goals and policies regarding population projections and distributions is to establish the growth forecasts to be used for planning purposes, and the specific growth targets for each Urban Growth Area. Designated Urban Growth Areas are intended to accommodate the majority (76 percent) of 20 years' population growth, based on official growth management forecasts adopted by the State of Washington Office of Financial Management.

The County and its cities select a specific growth forecast through adoption of the Countywide Planning Policies (CPPs). These county-level forecasts are distributed among jurisdictions in the region through a cooperative process. The Kitsap Regional Coordinating Council (KRCC) – comprised of participating elected officials of the region's governmental entities – is the body charged with making recommendations for such allocations.

Kitsap County is in a unique position within the Puget Sound area. To the east across the Puget Sound is the highly developed urban area of King County and Seattle. To the west across the Hood Canal is rural Jefferson County. Many Kitsap County residents consider themselves as sandwiched between two extremes: Urban and Rural. While Kitsap County has urban and rural areas, in a regional



perspective Kitsap County exists in the middle. The key to maintaining Kitsap's character is to preserve existing open space in rural areas, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

## Land Use Guiding Directives

The Land Use guiding directives, goals, and policies guide urban and rural land use for unincorporated Kitsap County. In keeping with state law, this chapter is responsible for guiding land use primarily through implementing development regulations, such as zoning, subdivision, critical areas and shoreline standards. Land Use goals and policies in this Comprehensive Plan form an integral basis for other comprehensive plan elements including; *Economic Development, Environment, Housing and Human Services, Transportation, Parks and Recreation, and Capital Facilities*. Specifically impacted are urban and rural residential development, commercial development, industrial and business lands, open space and greenways, historic preservation, and drainage, flooding and stormwater management. Guiding directives in this element provide a path to:

- maintain consistency with the Washington State Growth Management Act,
- maintain consistency with the Puget Sound Regional Council Planning Policies,
- maintain consistency with the Kitsap Countywide Planning Policies,
- direct the majority of growth toward urban areas,
- provide greater distinction between urban and rural areas,
- guide land use patterns to allow for efficient provision of urban services such as sewers and transportation systems,
- preserve open space, and recognize historical and archaeological resources to be preserved for future generations and,
- ensure compatibility between adjacent zones.

The goals and policies recognize the County residents' desire for healthy urban areas that are the region's centers for diverse employment, housing opportunities, educational opportunities for K-12, technical training and college level instruction, and civic and cultural activities. The goals and policies also recognize that rural areas and communities have unique historical characters, appearances, and functions that should be retained and enhanced. Natural resource activities, such as forestry, agriculture, and mining continue to contribute to the rural character and economy, and are also guided by goals and policies in this chapter.



Technical documents used in development of Chapter 1 (Land Use) include the Buildable Lands Report (land capacity analysis).

Beyond the technical documents used to prepare the Plan extensive research on past and future population projections was completed. According to the Washington Office of Financial Management (OFM), between 2006 and 2012 the Kitsap County resident population grew by 10,451 persons. The majority of this growth occurred in incorporated cities.

Countywide, including cities, Urban Growth Areas and rural areas, the existing residential buildable land supply can accommodate a total of approximately 113,252 persons. The planned countywide population growth forecast is 80,483 persons for 2036.

In 2013, Kitsap County adopted new residential growth projections through 2036. The current target is focused on directing 76 percent of growth into the Urban Growth Areas and the remaining 24 percent into the rural areas. Once the 76 percent target is reached, it is reset to 84 to 16 Urban Growth Area to rural respectively.

Cities and Urban Growth Areas (UGAs) have a combined residential buildable land capacity sufficient to accommodate approximately 86,237 persons. The planned incorporated city and Urban Growth Area share of the forecast population growth is 60,266 persons for and the 2012 to 2036 period. They also have a combined commercial/industrial buildable land supply that meets the forecast for the 2016-2036 planning horizon, as adopted in the Kitsap Countywide Planning Policies. The land capacity results for unincorporated UGAs under the Comprehensive Plan Update are based on the updated future land use plan, but show similar results as those reported in the 2014 Buildable Lands Report. Unincorporated UGAs targets and capacities are further described in Appendix D.

The Growth Management Act 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)).



While managing growth, Kitsap County recognizes that the rural character of County is the primary reason many residents decide to make their homes here. Defining this character is an important step in preserving it. Kitsap County’s rural area consists 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 and moderate-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, pastures, cropland, rolling meadows, ridge lines and valley walls, distant vistas, streams and lakes, shorelines and other sensitive areas.

As per the Growth Management Act, the rural area of Kitsap County is much less developed than the urban areas. This allows for the natural landscape to predominate over the built environment. Kitsap County has a maximum density in the rural area of one dwelling unit per five acres. This zoning allows for large amounts of undeveloped land and for the protection of critical areas and rural character. The County also has an adopted Critical Areas Ordinance (CAO). The CAO protects the wetlands, fish and wildlife conservation areas, geologically hazardous areas, frequently flooded areas, and critical aquifer recharge areas. Kitsap County has five adopted zoning classifications in the rural areas that are intended to prevent the inappropriate conversion of undeveloped land. Further, the provision of urban level of governmental services to the rural area is restricted.

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. Rural characteristics include the abundance of trees, access to recreation, views of water and mountains, and a quiet, unregimented atmosphere. The elements of rural character also include the dynamic natural systems abundant in Kitsap County which can be vulnerable to human and natural change.



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 or Mineral Resource Overlay. Forest Resource 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.

## General Land Use Goals and Policies

### Land Use Goal 1. Focus current and future planning on infill and redevelopment of existing Urban Growth Areas.

Land Use Policy 1. Establish specific development standards for medium- and high-density developments to ensure compatibility adjacent to existing low-density neighborhoods.

Land Use Policy 2. Support innovative, high quality infill development and redevelopment in existing developed areas within the Urban Growth Areas.

Land Use Policy 3. Address design variations in multifamily building design features and design variety through lot clustering, flexible setback requirements and mixed attached and detached housing types.

Land Use Policy 4. Minimize new one-story commercial development through zoning and design standards.

Land Use Policy 5. Examine incentives for infill development.

Land Use Policy 6. Where appropriate, encourage mixed use, high density uses, and Transit Oriented Development (TOD) to reduce reliance on the Single Occupancy Vehicle (SOV).

Land Use Policy 7. Facilitate mixed use development in commercial designations.

Land Use Policy 8. Create performance standards for commercial and industrial areas that reflect impact of use for zoning purposes.

Land Use Policy 9. Continue to review and assess data for application of reasonable measures. Monitor the effectiveness of adopted reasonable measures in one-year intervals with the publication of the Buildable Lands Report.

Land Use Policy 10. Measure, adopt and implement reasonable measures if the Buildable Lands Report finds inconsistencies in planned growth.

Land Use Policy 11. In accordance with Kitsap County Health District and Washington State

### Did You Know?



*Land use decisions help determine the look and feel of a neighborhood. They also can directly and indirectly impact residents' lives including a sense of community, economic development and health.*

requirements, require connection to a public sewer system for new or extensively remodeled development located within 200 feet of the public sewer system, and within an urban growth area.

### **Land Use Goal 2. Promote health in the built environment.**

Land Use Policy 12. Review spatial requirements and proximity as considerations when requiring new development to provide connectivity to existing trails, paths and sidewalks and seek locations and means to expand existing trail system.

Land Use Policy 13. Examine health and equity impacts of land use decisions to all populations.

Land Use Policy 14. Through development standards, encourage urban amenities such as open space, plazas, and pedestrian features in areas of more intensive development within Urban Growth Areas.



### **Land Use Goal 3. Support more dense residential areas with access to transportation, urban amenities, goods and services, physical activity and healthy foods.**

Land Use Policy 15. Link non-motorized planning requirements to land use planning decisions.

Land Use Policy 16. Promote housing preservation and development in areas that are already well-served by schools, public transportation and commercial facilities, and have adequate infrastructure to support alternative modes of transportation.

Land Use Policy 17. Support compact commercial areas in order to encourage pedestrian and non-motorized travel and transit use.

Land Use Policy 18. Encourage new opportunities for and preservation of existing public waterfront access, especially in support of the National Water Trails system.

### **Land Use Goal 4. Coordinate with other jurisdictions, tribal governments, agencies, special districts, and property owners to ensure coordinated and compatible land use planning and utilize Urban Growth Area Management Agreements with cities, as feasible.**

Land Use Policy 19. Coordinate with the Puget Sound Regional Council, the Kitsap Regional

Coordinating Council and other jurisdictions not included in these groups, on Land Use / Zoning policy.

Land Use Policy 20. Work with port districts to understand Land Use / Zoning designation needs and encourage new opportunities for and preservation of existing public waterfront access.

Land Use Policy 21. Coordinate with service providers, agencies, local jurisdictions, County departments and the public, to ensure appropriate zoning.

Land Use Policy 22. Preserve and protect features of historic, archaeological, cultural, scientific and educational value or significance through coordination and consultation with the appropriate local, state and federal authorities, affected Indian tribes, and property owners, through non-regulatory means.

**Land Use Goal 5. Encourage urban-rural distinction with cities. Facilitate and encourage incorporation or annexation with associated cities of urban areas over the 20-year planning period and ensure compatibility of development with future planned uses within the unincorporated Urban Growth Area consistent with the Urban Growth Area Management Agreement process called for in the Countywide Planning Policies.**



Land Use Policy 23. Address the issues related to the association of unincorporated Urban Growth Areas with their corresponding incorporated cities, consistent with the CPPs. The following unincorporated Urban Growth Areas are currently associated: Poulsbo (City of Poulsbo), East Bremerton (City of Bremerton), West Bremerton (City of Bremerton), Gorst (City of Bremerton), Puget Sound Industrial Center (City of Bremerton), and Port Orchard (City of Port Orchard).

Land Use Policy 24. Establish a planning process, concurrent with the determination of Urban Growth Area association, within each unincorporated Urban Growth Area that abuts an incorporated area, with the goal of improving consistency between city and County plans, zoning and development regulations, as well as providing efficient delivery of urban services. The goals and procedures of the process should be described in an Urban Growth Area Management Agreement between the County and the city associated with the Urban Growth Area.

Land Use Policy 25. The Silverdale Unincorporated Urban Growth Area is associated with the future

City of Silverdale. The Kingston Unincorporated Urban Growth Area is associated with the future City of Kingston. Considering that the Central Kitsap Unincorporated Urban Growth Area is unassociated with a city, work with the City of Bremerton on an agreement to associate the Central Kitsap Unincorporated Urban Growth Area.

Land Use Policy 26. Include the following components in each Urban Growth Area Management Agreement:



- Specification that the city’s zoning code; densities; development, subdivision, environmental and construction standards; and levels of service shall apply to the entire Urban Growth Area unless mutually agreed otherwise by the city and the County.
- Confirmation that the city’s comprehensive plan should reflect land use and capital facilities planning for the entire Urban Growth Area. This should include agreement regarding the operation and maintenance of County-owned public facilities such as parks and other community buildings.
- Identification of the responsibility and mechanisms for comprehensive plan amendments, zoning changes and development applications within the Urban Growth Area.
- Identification of the services to be provided, the service provider and the terms of services. All service providers should be included in Urban Growth Area planning.
- Provisions on revenue sharing.
- Description of the city’s pre-annexation planning to ensure logical and coordinated boundaries which shall include:
  - ◆ Conditioning City service extensions upon actual annexation for properties contiguous to the City boundary or to agreements of no protest to future annexation for properties not contiguous.
  - ◆ Offering pre-annexation agreements to property owners interested in annexation and needing assurances from the City about service, planning, or other issues.
  - ◆ Plans for tiering and/or phasing of infrastructure development, appropriate to the individual Urban Growth Area.
  - ◆ City priorities for City-led annexation efforts as appropriate.
- Other issues as appropriate for specific Urban Growth Area Management Agreements.
- Perform post-annexation reviews and evaluate accomplishment of the pre-annexation plan goals.

Land Use Policy 27. Enter into discussions with jurisdictions having any newly incorporated areas to address the logical transfer of jurisdiction, including the issues of infrastructure provision, ownership and maintenance; revenue sharing; and regional planning.

**Land Use Goal 6. Direct development to designated Urban Growth Areas consistent with projected population growth, Growth Management Act and Countywide Planning Policies while considering development patterns that reduce sprawl, use urban land more efficiently, and that incorporate feasible, innovative and sustainable practices.**

Land Use Policy 28. Evaluate the assumptions contained in the County’s Land Capacity Analysis for consistency with Countywide Planning Policies.

Land Use Policy 29. Through application of Growth Management Act goals, increase density in urban areas and limit sprawl in rural lands.

Land Use Policy 30. At mid-point of Comprehensive Plan, i.e. 4-year cycle, assess the Land Use Map and docket for Site Specific Amendments.

Land Use Policy 31. Maintain consistency with Countywide Planning Policies regarding growth targeting.

Land Use Policy 32. Explore the creation of incentives and streamlined administrative processes for new short plats in high priority areas to be identified within the Urban Growth Areas as a Reasonable Measure.

Land Use Policy 32.5. The following Tables designate Centers in unincorporated Kitsap County consistent with the regional planning policies and Regional Centers Framework Update adopted by the Puget Sound Regional Council.

Urban Centers	
Kitsap County Center Location	2018 Regional Centers Framework Designation
Silverdale	Regional Growth Center
Puget Sound Industrial Center-Bremerton	Regional Manufacturing/Industrial Center
Kingston	Countywide Center
McWilliams/SR-303	Countywide Center

Rural Centers	
Kitsap County Center Location	2018 Regional Centers Framework Designation
Keyport	Rural Center
Manchester	Rural Center
Port Gamble	Rural Center
Suquamish	Rural Center
Type III LAMIRDs	Rural Center

**Land Use Goal 7. Utilize Low Impact Development (LID) site planning principles to minimize loss of native forest soil cover and minimize imperviousness to reduce stormwater runoff and improve water quality where soil conditions are suitable.**

Land Use Policy 33. Recognize and adopt Western Washington Phase II Municipal Stormwater National Pollutant Discharge Elimination System Permit requirements for low impact development.



**Land Use Goal 8. Encourage development and use of regional stormwater facilities where feasible and consistent with the County’s adopted Stormwater Comprehensive Plan.**

Land Use Policy 34. As part of periodic updates to the County’s Stormwater Comprehensive Plan, the County will identify basins and sub-basins that may be suitable for development of regional stormwater facilities. Regional facilities may be proposed in other locations by either the County or developer, subject to review and approval by the County Public Works Director and a determination that the regional facility is consistent with applicable County goals and policies.

Land Use Policy 35. New development or redevelopment projects that are located within a basin that drains to an existing or proposed regional stormwater facility, may be required to contribute toward the cost of planning, designing, constructing and maintaining that facility in lieu of building onsite improvements. The amount of the contribution will be proportionate to the amount of stormwater being added by the property relative to the capacity of the regional facility.

Land Use Policy 36. The County may enter into Latecomer Agreements with developers for recovery of their costs for capital improvements which benefit other parties in accordance with State law. The County may add an administrative charge for this service.



**Land Use Goal 9. Promote food security, food systems, local food production, and public health by encouraging locally based food production, distribution, and choice through urban agriculture, community gardens, farmers markets, and food access initiatives.**

Land Use Policy 37. Promote inter-agency and intergovernmental cooperation to expand community gardening opportunities.

Land Use Policy 38. Support the development and adoption of joint-use agreements on publicly-owned sites or institutional facilities to allow gardens, distribution and sales.

Land Use Policy 39. Prioritize underserved communities, including communities with “food deserts” e.g. lack of grocery stores, as areas for potential locations for community gardens, farmers markets, and local food access programs.

Land Use Policy 40. Consider allowing alternative retail models including pop-ups and mobile markets.

**Land Use Goal 10. Maintain sufficient industrial land area in the Urban Growth Areas for future industrial use.**

Land Use Policy 41. When updating code pertaining to industrial lands ensure industrial lands uses are a priority in order to prevent commercial encroachment.

**Land Use Goal 11. Consider the strategies and recommendations of the 2015 Naval Base Kitsap Joint Land Use Study (JLUS).**

Land Use Policy 42. Review and consider the Joint Land Use Study recommendations, as recommended by the Joint Land Use Study Implementation Committee.

Land Use Policy 43. Participate in the Joint Land Use Study Implementation Committee.

Land Use Policy 44. Discourage the siting of incompatible uses near military bases that would affect the installations’ abilities for military readiness and proposed future expansion.

*Learn More*



*Visit <http://compplan.kitsapgov.com>  
to learn more about land use  
planning.*

Land Use Policy 45. The following table designates military installations in unincorporated Kitsap County consistent with the regional planning policies and Regional Centers Framework Update adopted by the Puget Sound Regional Council. \_

Major Military Installation	Countywide or Other Military Installation
Naval Base Kitsap - Bangor	Naval Base Kitsap – Keyport

Land Use Policy 46. Recognize and consider the Manchester Fuel Depot freight route when new development and traffic improvements are proposed.

**Land Use Goal 12. Ensure that land use decisions comport with Growth Management Act requirements concerning general aviation airports.**

Land Use Policy 47. Discourage the siting of incompatible uses near airports.

Land Use Policy 48. Land use decisions near or within the operating envelope of an airport must not compromise air safety.

Land Use Policy 49. Consult with the owners and operators of general aviation airports prior to changing comprehensive plan or development regulations that will affect the use.

## Rural Land Use Goals and Policies

### Land Use Goal 13. Protect Kitsap County's unique rural character.

Land Use Policy 50. 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.

Land Use Policy 51. Permit residential uses in rural areas consistent with the planned rural character of the surrounding area.

Land Use Policy 52. For Type I Limited Area of More Intensive Rural Development (LAMIRD), allow for limited areas of more intensive rural development, including necessary public facilities and public services to serve the limited area as follows: Rural development consisting of the infill, development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads development and in accordance with Growth Management Act Requirements.

Land Use Policy 53. Outside of the Type III Limited Area of More Intensive Rural Development (LAMIRD), limit development only to that which serves rural residential or resource needs and does not draw population from Urban Growth Areas. This policy is implemented through Comprehensive Plan Land Use designations, zoning designations, and zoning code provisions.

Land Use Policy 54. In accordance with RCW 36.70A.070(5)(c):

- to preserve rural character of the County, emphasize controlling rural development; assuring visual compatibility of rural development with the surrounding rural area,
- reduce the inappropriate conversion of undeveloped land into sprawling, low-density development in the rural area,
- protect critical areas, as provided in RCW 36.70A.060, and surface water and groundwater resources, and,
- protect against conflicts with the use of agricultural, forest, and mineral resource lands designated under RCW 36.70A.170.

This policy is implemented through Comprehensive Plan Land Use designations, zoning designations, and zoning code provisions.

Land Use Policy 55. Encourage development practices and design standards for the rural area, such



as minimizing changes in grade from pre-development site conditions in order to maximize native vegetation retention.

**Land Use Goal 14. Foster rural businesses and business opportunities on designated commercial and industrial lands in the rural area, while balancing protection of rural character.**

Land Use Policy 56. Consider existing, isolated areas of generally small-scale commercial or industrial activity for designation as a Type III Limited Area of More Intensive Rural Development (LAMIRD).

Land Use Policy 57. Unlimited expansion of commercial and industrial uses in the rural areas is not appropriate. Accordingly, only limited new commercial and industrial uses will be permitted in the rural areas. Such commercial and industrial uses must be consistent with Growth Management Act and Comprehensive Plan requirements for rural areas, preserve Kitsap County’s rural character, and shall not allow urban-type uses or services.



Land Use Policy 58. Encourage business growth in existing LAMIRDs while limiting business growth outside of LAMIRDs so as to not impact the rural character.

Land Use Policy 59. Allow or conditionally allow home-based cottage-type businesses and industries in the rural areas that do not negatively affect rural level of service or rural character.

Land Use Policy 60. 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 which do not create capacity for urban growth.

Land Use Policy 61. Re-examine and, if appropriate, adopt or amend criteria used to determine if land meeting Growth Management Act designation criteria as Agricultural Resource Land exists within the county.

Land Use Policy 62. Explore creation of a “no-net-loss” policy for agricultural lands.

Land Use Policy 63. Foster agriculture opportunities by promoting flexibility in development regulations.

Land Use Policy 64. Continue regulatory and non-regulatory preservation of historic or working farm land, particularly through tax policy, conservation easements, Transfer of Development Rights (TDR), Purchase of Development Rights (PDR), innovative design criteria and the establishment of a small farms institute, to encourage small farms. Some historic Kitsap County working farms should be preserved for food and fiber production, educational and scenic purposes.

Land Use Policy 65. The Kitsap County Agricultural Strategic Plan and Inventory shall be the basis for Kitsap’s food system, including agriculture, policies and programs developed by the County. Agricultural mapping detailed in the plan shall be maintained and refined.

Land Use Policy 66. Allow agricultural activities and practices from cultivation to harvest as well as on-farm value-added processing within the Rural Wooded, Rural Protection and Rural Residential zoning districts or the Farming Focus Areas identified in the Agricultural Strategic Plan and Inventory.

Land Use Policy 67. Permit all agricultural uses as defined KCC 17.110.050 and agricultural activities as defined in Revised Code of Washington 7.48.310 in the Rural Wooded, Rural Protection and Rural Residential zoning districts.

Land Use Policy 68. Slaughtering facilities, meat packing or commercial feed lots shall be limited to the Farming Areas identified in the Agricultural Strategic Plan and Inventory.

Land Use Policy 69. Develop and adopt criteria for permitting temporary farm worker housing standards and policies to allow for construction of farm worker housing and infrastructure.

Land Use Policy 70. Consider procedures to notify neighboring landowners about approved agricultural uses in the Rural Wooded, Rural Protection and Rural Residential zoning districts.

Land Use Policy 71. Coordinate with federal, state and local governments, community groups, and private landowners to promote long-term preservation of farmlands.

Land Use Policy 72. Develop regulations that permit appropriate farm-related activities secondary to primary farm operations in Rural Wooded, Rural Protection and Rural Residential zoning districts. This



includes, but is not limited to, farm infrastructure buildings, commercial activities in conjunction with adding value to products grown on the farm (on-farm processing, community kitchens), farm stands and sales, and other essential farm support activities.

Land Use Policy 73. Develop and promote incentives for continued rural and resource uses, including but not limited to a Transfer of Development Rights program, an expedited agricultural activity permit review program, and educational and agritourism activities.

Land Use Policy 74. Recognize recreational equine activities and animal grazing uses as compatible uses with agricultural uses and activities because of their economic contribution to the County’s agricultural industry and for preserving large parcels of land for other agricultural uses.

Land Use Policy 75. Review and amend development regulations to consider impacts of non-farm-related commercial or industrial uses to the Farming Areas identified in the Agricultural Strategic Plan and Inventory.

Land Use Policy 76. Water is an agricultural necessity. Develop and adopt policies with appropriate local, county and state agencies to promote viable coordinated water resources for greater accessibility to water rights for agriculture usage.

## Resource Land Use Goals and Policies

### **Land Use Goal 15. Develop strategies for future use and compatibility for properties used for minerals.**



Land Use Policy 77. Require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as mineral resource lands, contain a notice that the subject property is within or near designated mineral resource lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. The notice for mineral resource lands shall also inform that an application might be made for mining-related activities, including mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

Land Use Policy 78. Kitsap County should determine if adequate mineral resources are available for projected needs from currently designated mineral resource lands.

Land Use Policy 79. Coordinate with the Washington State Department of Natural Resources (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 Department of Natural Resources.

**Land Use Goal 16. Develop a strategy for use and compatibility of properties used for timber production.**

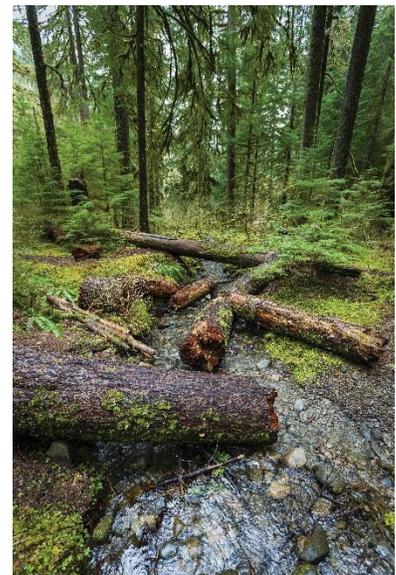
Land Use Policy 80. Maintain and enhance the continuation of forestry lands and forestry through tax policy, conservation easements, purchase of development rights, Transfer of Development Rights (TDR), and clustering incentives.

Land Use Policy 81. Coordinate with the Department of Natural Resources (DNR), Tribal governments, community groups, and private forest landowners to promote long-term preservation of forest lands.

Land Use Policy 82. Allow the use of normal Best Management Practices within the designated Forest Resource Lands and Rural Wooded area, provided all applicable environmental laws and regulations are followed.

Land Use Policy 83. Allow industrial uses associated with forestry activities in the Mineral Resource overlay.

Land Use Policy 84. Develop and promote incentives for continued rural and resource uses, and, as appropriate, preservation including but not limited to a Transfer of Development Rights (TDR) program.



Land Use Policy 85. Require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as forest resource lands contain a notice that the subject property is within or near designated forest resource lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration.

**Land Use Goal 17. Develop and maintain adequate rural and urban facilities and services that support local agriculture.**

Land Use Policy 86. Partner with appropriate local, county, tribal and state agencies to promote viable coordinated water resources for greater accessibility to water rights for agriculture usage.

Land Use Policy 87. Develop strategies for water collection, storage and reuse.



Land Use Policy 88. Consider and identify current and potential economic opportunities and benefits to agriculture and agricultural-related businesses for the enjoyment of residents and visitors.

## Land Use Strategies

### Strategy 1 – Regional Emphasis

*Supports policies 19-27*

- Partnerships: Ensure continued coordination with cities, tribes and other government agencies in the Kitsap Regional Coordinating Council and other jurisdictions.
- Partnerships: Ensure continued coordination in Puget Sound Regional Council for Land Use guidance and consistency with Vision 2040.
- Partnerships: Ensure continued participation with stakeholders that participate in protecting and restoring Puget Sound.
- Partnerships: Continue to bolster relationships with neighboring counties surrounding the Puget Sound.

### Strategy 2 – Focus on Community Development

*Supports policies 18, 28-32 39-40*

- Partnerships: Ensure continued participation of Kitsap County’s Comprehensive Plan Internal Review Team, such as Public Works and other Kitsap County Staff, in implementation of Plan goals and policies.
- Partnerships: Work with Kitsap Economic Development Alliance (KEDA) to ensure continued participation in the implementation of Kitsap County’s Comprehensive Plan.
- Partnerships: Work with public school districts to ensure continued understanding of their anticipated land use plans.
- Partnerships: Work with Kitsap Public Health District to ensure continued participation in the implementation of Kitsap County’s Comprehensive Plan.
- Partnerships: Work with Kitsap Transit to ensure continued participation in the implementation of Kitsap County’s Comprehensive Plan.
- Partnerships: Work with other civic and business organizations in implementing the land use goals and policies.
- Measuring, Monitoring and Evaluation: Conduct an annual land use survey using a random sample of Kitsap County.
- Measuring, Monitoring and Evaluation: Review effectiveness of infill strategies annually.
- Finance and Budget: Consider ways to use crowd sourcing for special projects, for example in public private improvement projects.
- Public Participation: Identify underserved communities and target public participation opportunities for those communities regarding land use decisions.
- Public Participation: Promote measures providing opportunities for community input from the highly impacted segment of the Kitsap County community when determining potential population, health, and equity impact of planning decisions.
- Public Participation: Ensure enhanced public participation for the community in all aspects of comprehensive planning, including plan and development regulation amendments and implementation.

- Measuring, Monitoring and Evaluation: Land Use Strategy -- On a periodic basis review no-net-loss of agriculture lands regarding consistency with PSRC Vision 2040
- Measuring, Monitoring and Evaluation: On a periodic basis review efforts to transition UGAs to cities regarding consistency with PSRC Vision 2040

### **Strategy 3 – Recognize Diversity in Land Uses**

*Supports policies 37-38, 41-69*

- Partnerships: Meet annually with Naval Base Kitsap to implement the Joint Land Use Study (JLUS) findings.
- Projects and Programs: Create policies and programs supporting Kitsap County’s local food system based on the Kitsap County Agricultural Strategic Plan.
- Projects and Programs: Partner with the U.S. Department of Defense to recognize diverse land use opportunities within Kitsap County and to ensure compatible uses in the vicinity of local military installation.
- Projects and Programs: Create a Public Facilities zone.
- Projects and Programs: Consider establishing a historic review board for Kitsap County.
- Measuring, Monitoring and Evaluation: Geo-analyze rural lands to determine appropriate zoning.
- Measuring, Monitoring and Evaluation: Analyze rural lands to determine appropriate zoning based on prime soils for agriculture or timber.
- Finance and Budget: Explore methods to efficiently update resource lands information.

### **Strategy 4 – (Zoning Code) Review and Revision**

*Supports policies 19-21, 24, 26, 53, 66, 67, 70, 72*

- Projects and Programs: Develop a proactive code update process to ensure effective implementation of the Comprehensive Plan.
- Projects and Programs: Apply lean process strategies to on-going code updates.
- Public Participation: Develop an interactive public internet portal linking the Comprehensive Plan to implementing code and maps.

### **Strategy 5 – Continuous Improvement**

*Supports policies 22, 33-36, 73-88*

- Programs and Projects / Measuring, Monitoring and Evaluation: Assign staff to work on National Pollutant Discharge Elimination System (NPDES) Phase II permit and prepare biannual reports on progress.
- Measuring, Monitoring and Evaluation: Annually monitor and report on adopted reasonable measures.
- Measuring, Monitoring and Evaluation / Public Participation: Expand reporting on land use decisions for internal use and public education.
- Finance and Budget: Seek opportunities for federal and nonprofit grants to develop innovative land use practices.

- Public Participation: Continue to use and expand the GOVDelivery list to share meetings minutes, reports, and news regarding land use issues with the public.

## References

- Buildable Lands Report  
[http://www.kitsapgov.com/dcd/community\\_plan/blr%202014/BLR\\_2014.htm](http://www.kitsapgov.com/dcd/community_plan/blr%202014/BLR_2014.htm)
- Joint Land Use Study  
<http://compplan.kitsapgov.com/Pages/JLUS.aspx>
- Puget Sound Regional Council Vision2040  
<http://www.psrc.org/growth/vision2040>
- Puget Sound Clean Air Agency  
<http://www.pscleanair.org/Pages/default.aspx>