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Kitsap County Mission

Kitsap County government exists to protect and promote the safety, health and welfare of our citizens in an efficient, accessible and effective manner.

Kitsap County Vision Statement

Effective and Efficient County Services - County government continuously assesses its purpose, promotes and rewards innovation and improvement, fosters employee development and uses effective methods and technologies to produce significant positive results and lasting benefits for citizens.

Thriving Local Economy - A well-educated workforce and strategic investment in county infrastructure prompt businesses to expand or locate in Kitsap County, creating well-paying jobs and enhancing our quality of life.

Safe and Healthy Communities - People are protected and secure, care about their neighborhoods and are proud of where they live, work and play.

Inclusive Government - County government conducts all activities in a manner that encourages citizen involvement, enhances public trust and promotes understanding.

Protected Natural Resources and Systems - Education, land use planning and coordinated efforts assure that the forests, clean air and water that Kitsap is known for are sustained for the benefit of current and future generations.
Acknowledgements

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Doug Washburn, Human Services Director
Laura Zippel, Assistant County Attorney

Community Groups
Suquamish Citizens Advisory Committee
Central Kitsap Community Council
Kingston Citizens Advisory Council
Manchester Citizens Advisory Committee
Illahee Neighborhood Group
Keyport Neighborhood Group
# Table of Contents

- Kitsap County Mission .................................................................................................................. iii
- Kitsap County Vision Statement .................................................................................................. iii
- Acknowledgements ....................................................................................................................... iv
- Executive Summary ....................................................................................................................... 1-4
- Why a Comprehensive Plan? ....................................................................................................... 1-6
- Comprehensive Plan 2016-2036 Vision ....................................................................................... 1-7

## Chapter 1 - Land Use ............................................................................................................... 1-9
  - Land Use Guiding Directives ..................................................................................................... 1-11
  - General Land Use Goals and Policies ..................................................................................... 1-14
  - Rural Land Use Goals and Policies ......................................................................................... 1-21
  - Resource Land Use Goals and Policies .................................................................................. 1-24
  - Land Use Strategies ................................................................................................................ 1-27

## Chapter 2 - Economic Development ....................................................................................... 2-30
  - Economic Development Guiding Directives ........................................................................... 2-33
  - Economic Development Goals and Policies ........................................................................... 2-35
  - Economic Development Strategies .......................................................................................... 2-40

## Chapter 3 – Environment ....................................................................................................... 3-42
  - Environment Guiding Directives ............................................................................................. 3-43
  - Environment Goals and Policies .............................................................................................. 3-44
  - Environment Strategies ............................................................................................................ 3-48

## Chapter 4 - Housing and Human Services ............................................................................. 4-50
  - Housing and Human Services Guiding Directives ................................................................. 4-53
  - Housing and Human Services Goals and Policies ................................................................. 4-54
  - Housing and Human Services Strategies .............................................................................. 4-57

## Chapter 5 - Transportation ..................................................................................................... 5-59
  - Transportation Guiding Directives ........................................................................................... 5-60
Transportation Goals and Policies ................................................................. 5-61
Transportation Strategies ............................................................................. 5-66

Chapter 6 - Parks, Recreation and Open Space ........................................... 6-69
Parks, Recreation, and Open Space Guiding Directives ............................... 6-70
Parks, Recreation and Open Space Goals and Policies ............................... 6-71
Parks Recreation and Open Space Strategies ............................................. 6-75

Chapter 7 - Capital Facilities and Utilities .................................................. 7-76
Capital Facilities and Utilities Guiding Directives ....................................... 7-76
Capital Facilities (CapF) and Utilities Goals and Policies ......................... 7-78
Capital Facilities and Utilities Strategies ................................................... 7-84

Chapter 8 - Subarea Plans .......................................................................... 8-85
Suquamish ........................................................................................................ 8-85
Vision for Suquamish ..................................................................................... 8-85
Suquamish Goals and Policies ...................................................................... 8-86
Kingston ........................................................................................................... 8-90
Vision for Kingston ......................................................................................... 8-90
Kingston Goals and Policies ......................................................................... 8-91
Manchester ..................................................................................................... 8-97
Vision for Manchester ..................................................................................... 8-97
Manchester Goals and Policies ..................................................................... 8-98
Silverdale Sub Area Plan ............................................................................. 8-103
Vision for Silverdale Sub Area ..................................................................... 8-103
Silverdale Sub Area Plan Goals and Policies ............................................. 8-105
Silverdale Regional Center .......................................................................... 8-111
Vision for Silverdale Regional Center .......................................................... 8-111
Silverdale Regional Center Goals and Policies .......................................... 8-113

Chapter 9 - Neighborhood Plans ................................................................. 9-122
Illahee .............................................................................................................. 9-122
Executive Summary

The Washington State Growth Management Act requires cities and counties to periodically update their Comprehensive Plans. The Kitsap County Comprehensive Plan 2016-2036 (the Plan) serves as the policy document that helps guide decisions on services for a wide range of critical County programs, such as building roads, providing land for housing, and protecting the environment.

This Plan is released concurrently with the Supplemental Environmental Impact Statement (SEIS) and the Capital Facilities Plan (CFP). The Plan describes how residents would like the County to look in the future. This document includes Guiding Directives, Goals and Policies, and Strategies for the following seven elements; Land Use, which includes rural and resource lands, Economic Development, Environment, Housing and Human Services, Transportation and Capital Facilities and Utilities. The Plan elements are organized and presented in the following manner:

- **Discussion:** Discussion text provides an overview and description of the element of the Plan featured in the chapter.
- **Guiding Directives:** Guiding directives for elements of the Plan are the County’s guidance policy directives on how growth management planning will occur. These guiding directives establish overarching practices carried forward from the existing Plan and explain the section’s importance to planning Kitsap County’s future. These directives are from previously adopted planning efforts that require recognition as ongoing policy for guidance purposes. They complement the Plan’s updated goals and policies. This section also reiterates applied sections of the Growth Management Act, provisions under which policies have already been developed.
- **Goals and Policies:** Goals provide guidance to the County for land use development and/or preservation, while policies direct how these goals may be accomplished.
- **Strategies for Implementation:** Strategies are descriptions of how and when certain actions will be prioritized. Many strategies are tied with budget decisions and other annual program plans. Strategies from non-County plans may be considered, adopted, or not implemented dependent on priorities and available resources. These strategies are categorized by: Projects and Programs; Partnerships; Measuring, Monitoring and Evaluation; Public Participation; and Finance and Budget.
- **Supporting Documents:** Technical documents developed and referenced for the Plan include the Buildable Lands Report, the Supplemental Environmental Impact Statement, and the Capital Facilities Plan. Appendix D contains tables reflecting unincorporated urban growth area targets and capacitates.

The Plan emphasizes growth and future development in a sustainable manner. Kitsap County Leadership and staff have used a very inclusive approach to planning and decision-making that
clearly outlines restoration and protection of the natural environment. The Plan through Guiding Directives, Goals, Policies and Strategies demonstrates the County’s deep commitment to maintaining and restoring ecosystems via habitat conservation, restoration of waterways, and reduction of greenhouse gas emissions. The Plan also establishes broad requirements that support and encourage that a healthy environment is intact for residents now and in the future. The Plan was updated based on residential and employment targets that align with VISION 2040. Through the targeting process staff identified the housing units needed in Unincorporated Kitsap County through 2036. The Plan considers affordable housing issues for this planning period. Residential and employment targets were also identified for the County’s designated regional growth center of Silverdale. More specifically the Plan addresses each of the important policy areas in VISION 2040:

- habitat protection
- water conservation
- air quality
- climate change

The Plan takes environmental protection very seriously, including the idea of the environment as an asset. The County, through the Plan, promotes environmentally sound development methods, such as low-impact landscaping. The Plan also focuses on encouraging compact urban development and includes design guidelines for mixed-use and transit-oriented development, while also prioritizing funding and investments to the Silverdale Regional Center. In the Plan the Housing and Human Services element, is committed to expanding housing production at all income levels to meet the diverse needs of current and future residents. The Plan supports an economic development element in Chapter 2 that clearly supports job creation, creating great communities, and maintaining a high quality of life. The transportation element in Chapter 5 directly recognizes the importance of cleaner and more sustainable mobility, with Goals and Policies supporting complete streets, green streets, and thoughtful design. The Plan also supports multi-model transportation and an emphasis of moving people, not necessarily cars. The County also supports important transportation lines with coordinated transportation planning via partnerships with cities and neighboring counties, including, but not limited to level-of-service standards and concurrency provisions. The Plan also continues the County’s commitment to conservation methods in the provision of public services. The Plan addresses local implementation actions in VISION 2040 in the Land Use Strategies section and references the VISION 2040 in that section as well.
Why a Comprehensive Plan?

The Washington State Growth Management Act RCW 36.70A was implemented in 1990. The main focus was to encourage wise land use and reduce the occurrences of sprawl.

“The legislature finds that uncoordinated and unplanned growth, together with a lack of common goals expressing the public’s interest in the conservation and the wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of this state. It is in the public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning. Further, the legislature finds that it is in the public interest that economic development programs be shared with communities experiencing insufficient economic growth.”

The Required elements of the Plan include Land Use, Housing, Capital Facilities, Utilities, Transportation, Rural and Economic Development. Optional Elements included in this plan are Parks and Recreation, and Environment. This Plan outlines the Kitsap County’s efforts to meet the requirements of the Washington State Growth Management Act in the coming 20 years.
Comprehensive Plan 2016-2036 Vision

- **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.

- **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.

- **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.

- **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.

- **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.

- **Housing and Human Services.** 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 or use multi-model transportation options between neighborhoods and to community destinations. Policy guidance or program support for the county’s most at-risk populations.

- **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.
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.

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.
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...
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.

<table>
<thead>
<tr>
<th>Urban Centers</th>
<th>2018 Regional Centers Framework Designation</th>
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<tbody>
<tr>
<td>Kitsap County Center Location</td>
<td>2018 Regional Centers Framework Designation</td>
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<tr>
<td>Silverdale</td>
<td>Regional Growth Center</td>
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<tr>
<td>Puget Sound Industrial Center-Bremerton</td>
<td>Regional Manufacturing/Industrial Center</td>
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<tr>
<td>Kingston</td>
<td>Countywide Center</td>
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<tr>
<td>McWilliams/SR-303</td>
<td>Countywide Center</td>
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<tr>
<td>Rural Centers</td>
<td>2018 Regional Centers Framework Designation</td>
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<td>Port Gamble</td>
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<td>Suquamish</td>
<td>Rural Center</td>
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<tr>
<td>Type III LAMIRDs</td>
<td>Rural Center</td>
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**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.

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Learn More

Visit [http://compplan.kitsapgov.com](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.

<table>
<thead>
<tr>
<th>Major Military Installation</th>
<th>Countywide or Other Military Installation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Naval Base Kitsap - Bangor</td>
<td>Naval Base Kitsap – Keyport</td>
</tr>
</tbody>
</table>

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 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. 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 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.
- 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 / 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
- 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
Chapter 2 - Economic Development

Discussion

Kitsap County is an integral part of the Central Puget Sound Regional Economy (Region), one of the most diverse, innovative, and competitive regional economies in the world; known around the globe as The Greater Seattle Market.

The Region is comprised of four counties, (Snohomish, King, Pierce and Kitsap), surrounding the Central Puget Sound, and is charged by the Economic Development Agency of the U.S. Department of Commerce to jointly plan for transportation, land use, and economic development needs of the Region.

The region’s economy is highly diverse and home to 15 economic clusters (a geographic concentration of interconnected businesses and organizations), of which 11 are present in Kitsap County. Kitsap is home to approximately 7.4 percent of the Region’s population and 5.5 percent of its workforce. On a per capita basis Kitsap contributes above its size, and significantly to the overall competitiveness of the Region. Kitsap is a recognized leader in several key economic sectors: defense; advanced manufacturing (maritime and aerospace); technology (information and communication technology, e-commerce, cyber security and clean tech); health care; business services; specialty foods; and, tourism.

Kitsap is home to the second largest industrial complex in the Pacific Northwest – the Puget Sound Naval Shipyard and Intermediate Maintenance Facility – where over 20,000 employees, (the vast majority of which are civil servant employees of the US Department of Defense) repair, rebuild, and maintain the US Navy’s modern fleet. In addition, thousands of highly skilled enlisted personnel, civilian defense employees, and defense contractors support Naval Base Kitsap’s (NBK) other missions at NBK Bangor Submarine Base, NBK Keyport Undersea Warfare Center, Manchester Fuel Depot, and Naval Hospital Bremerton. Many major multi-national defense contractors (Northrup Grumman, Raytheon, Lockheed Martin, General Dynamics, SAIC, and BAE) maintain significant operations in Kitsap in support of Naval Base Kitsap’s large, diverse and complex mission through a substantial concentration of engineering and technical competencies.
Overall, the defense sector accounts for nearly 50 percent of Kitsap’s economic output and workforce. As a result of Naval Base Kitsap’s large, complex, and longstanding presence in Kitsap, as well as the diversification and leveraging of this defense legacy, our local economy ranks high within the Region in several essential economic development indicators: workforce educational attainment; engineering talent; development of intellectual property; per capita economic output; employment levels; and, median household incomes.

Kitsap’s economic vitality is also closely tied to its proximity and connectivity to the Greater Seattle market’s center of commerce and robust industry supply chain. Kitsap is well connected to the Region via four Washington State Ferry routes (transporting over ten million passengers, and 1.5 million vehicles annually), as well as State Route 305, 3 and 16 connecting Kitsap to the I-5 corridor via the eight-lane Tacoma Narrows Bridge. Travel times from most Kitsap communities to the centers of commerce in Everett, Seattle, Tacoma or SeaTac International Airport is accessed via highway and/or ferry boat. Kitsap’s strategic location in the heart of the Central Puget Sound also positions it to serve as the eastern flank of the West Sound Economy and the bridge between the more rural Olympic Peninsula and the more densely populated cosmopolitan market of Greater Seattle. Kitsap is home to a fulltime equivalent workforce of approximately 110,000 people. Approximately 45,000 Kitsap residents commute from Kitsap to other counties for work each day, mainly to King, Pierce and Snohomish counties, while approximately 20,000 workers commute into Kitsap from surrounding counties. However, a large portion of these Kitsap resident commuters enjoy substantial earnings that are spent locally, adding to the vibrancy of Kitsap’s economy.

In terms of comprehensive planning to retain, expand and strengthen Kitsap’s economic future, it is imperative that our community continue to provide strong support of Naval Base Kitsap and its diverse missions. To do so, we must continue to advance our strengths (and mitigate any weaknesses) in delivering top flight education and workforce training programs critical to developing and attracting the human capital essential to competing in the 21st Century’s knowledge based economy.

Our economic future is also dependent upon the availability and maintenance of strong infrastructure in transportation (roads, bridges, ferries, rail, and air) energy, communications, water and waste water; industrial and commercial land; as well as sustaining the incredible natural environment and balanced quality of life Kitsap citizens so enjoy.

Did You Know?

The defense industry encompasses technology, advanced manufacturing, engineering, ship building and repair, aerospace and more in Kitsap County.
Kitsap County also has abundant natural beauty, miles of shoreline and many acres of forest lands. These areas are valuable for the habitat they provide, for contributing to the scenic beauty of the area as well as an economic value as they attract tourists to the many nationally recognized parks and trails.

City, Special Purpose Districts, and County governments must collaborate to encourage sustainable economic development supporting family wage job opportunities and economic diversification and vitality that leverage the Region’s strengths and global brand, while ensuring the protection of our natural resources and environment and promoting a balanced and healthy quality of life.

Did You Know?

Kitsap is home to the headquarters of many businesses with global impact including; SAFE Boats, ATS and Watson Furniture. See a list of Kitsap County’s top employers at http://kitsapeda.org/key-industries.
Economic Development Guiding Directives

Kitsap County recognizes that adequate land use planning, efficient regulatory processes, solid infrastructure, and environmental protections are key to a stable, prosperous and diversified economy that can provide a setting for Kitsap businesses to grow, living-wage jobs for residents and retain and encourage new businesses to locate in the County. At this time the following industry sectors highlight economic development, either for longevity or potential for growth. An important directive in this effort is the encouragement of expansion/recruitment of these recognized industries:

- Advanced Manufacturing
  - Aerospace
  - Maritime
  - Original Equipment Manufacturers (OEMs), e.g., office furniture and equipment, medical devises, fishing and sporting goods, and energy efficient products

- Clean Technology
  - Architectural and engineering services
  - Consulting
  - Research and Development
  - Energy distribution

- Information Technology
- Healthcare
- Military (Defense)
- Regional Retail
- Construction
- Business Services
  - Finance and Insurance
  - Advertising and Marketing
  - Legal Services
  - Property Management

- Food Processing
- Tourism (including ecotourism and agritourism)

The County continues to encourage economic development while at the same time avoiding concentrating industrial and commercial uses in environmentally sensitive areas and maintaining a high quality of life to attract desired businesses.
Economic growth is also supported in efforts to revitalize the county’s cities/urban cores by attracting commercial and housing development to generate additional demand for the services in urban areas. Recognition of economic development in rural villages and rural commercial and industrial areas continues to be vital to the area economy.

The policies in this section and related code assist in expanding the county’s business and jobs base to promote a healthy and diverse economy, while assuring an adequate mix and supply of land to facilitate employment growth within all business sectors.

Kitsap County also recognizes the importance of agricultural activities to the food system and local economy. As such, educational opportunities that support farming are crucial to strengthening the food system. Kitsap County is committed to promoting food security, food systems, food economy, and public health by encouraging locally based food production, distribution, and choice through urban agriculture, community gardens, farmers markets, and food access initiatives. Lack of food related processing and distribution has created many gaps in Kitsap County’s food system. In order to improve the food sectors economic viability Kitsap County will enhance local and regional aggregation and distribution by increasing, and where necessary, creating, food processing infrastructure.

Healthy partnerships and regular communication among government, private corporations, and nonprofit entities are also part of the broader County mission in order to implement economic development goals and to provide cost-effective capital improvements.
Economic Development Goals and Policies

Economic Development Goal 1. Promote a healthy and diverse economy that provides for a strong and diverse tax base, encourages business formation, retention, and expansion; creates industrial and professional business and employment opportunities to attract new business to the County.

Economic Development Policy 1. Kitsap County will work to invest adequate funding for long-term economic development. Seek a cooperative partnership among the County, cities, tribal governments, port and other local districts, the Kitsap Economic Development Alliance (KEDA), and the private sector, to share in the investments relating to industrial, commercial, and technology business retention, expansion, startup and recruitment activities. The partnership should encourage that each agency work to improve its business retention, expansion, startup and recruitment activities.

Economic Development Policy 2. Develop partnerships and cooperative efforts among government, private corporations, individual and nonprofit entities to plan, finance and implement economic development goals and to efficiently provide cost-effective capital improvements that are needed by commerce and industry.

Economic Development Policy 3. Provide a diverse mix and appropriate range of commercial, industrial and business land uses that will encourage economic activity capable of providing living-wage jobs and reasonably scaled to the needs of the community.

Economic Development Policy 4. Cooperate and coordinate efforts of the local government staff and resources to ensure that plans are implemented in a timely manner.

Economic Development Policy 5. Work with the official county tourism agency, port districts, private sector, other qualified tourism related entities and user groups to identify current and potential visitor and event amenities and services.

Economic Development Policy 6. Develop partnerships to facilitate collaboration among government, private, nonprofit and individual entities to support tourism development, strategies and programs.

Would you like to be more involved?

There are many active civic groups promoting businesses in the area including Chambers of Commerce and interest groups involving specific markets such as tourism and culinary specialists.
Economic Development Goal 2. Support and develop new methods of insuring sustainable business development that create living wage jobs and economic opportunities consistent with local and regional plans.

Economic Development Policy 7. Encourage full utilization and development of industrially and commercially zoned areas.

Economic Development Policy 8. Promote revitalization within existing developed industrial and commercial areas.

Economic Development Policy 9. Encourage mixed use developments within commercial districts that will enhance the visual, economic, and environmental quality of these areas and improve the transition between commercial and residential districts.

Economic Development Policy 10. Develop standards for industrial and commercial development that identify appropriate site size for different types of areas, appropriate types of uses, and standards for design that encourage attractive and efficiently functioning areas.

Economic Development Policy 11. Recognize a wide variety of cultural, tourism, and active recreational programs with regional and neighborhood facilities, providing well-rounded recreational and tourism opportunities.

Economic Development Policy 12. Continue to develop, revise and provide for periodic review of development standards, the zoning code and related ordinances to build a streamlined, understandable, consistent and predictable building, land use and development application procedure.

Economic Development Policy 13. Work with nonprofit groups that support industry sectors identified by the Kitsap Economic Development Alliance and the Puget Sound Regional Council.

Economic Development Policy 14. Recognize the importance of excellent schools as a method to attract and retain businesses and educate a skilled workforce.
Economic Development Goal 3. Provide for the location and design of targeted sector industry needs, transportation, port district activities as well as tourism and visitor amenities, commerce and other developments that are dependent upon a shoreline location and/or use, when the shoreline can accommodate such development.

Economic Development Policy 15. Support development of enterprise areas that stimulate economic development for investors who launch businesses in port and waterfront properties.

Economic Development Policy 16. Continue to work with port districts, and recognize their role as one of Kitsap’s important contributors to the County’s economic vitality.

Economic Development Policy 17. Develop a Memorandum of Understanding between the County and the Port Districts in Unincorporated Kitsap County to establish guidelines to promote cooperation in achieving the economic goals of the Ports and the County.

Economic Development Policy 18. Recognize the value of water-related activities as designated by the Shoreline Master Program.

Economic Development Policy 19. Support development of tourism related activities along the shoreline compatible with the Shoreline Master Program.

Economic Development Policy 20. Support growth in the maritime industry, one of the County’s important industry sectors.

Economic Development Policy 21. Consider and identify the vital connection between protection of Kitsap County’s rural character, environmental assets and environmental benefits and economic opportunities.

Economic Development Policy 22. Support tourism to enhance the local economy.

Economic Development Policy 23. Foster at local, regional, state, and national levels, an environment in which Kitsap supports tourism activities.

Economic Development Goal 4. Support the further development of the Technology sector and business technology use in Kitsap County.
Economic Development Policy 24. Support plans that evaluate and recommend changes that accommodate technology infrastructure for business growth.

Economic Development Policy 25. Support the technology sector with workforce development programs and policies that meet the needs of technology and technology led businesses.

Economic Development Policy 26. Support growth of technology entrepreneurship through creative and collaborative efforts by individuals, business and organizations.

Economic Development Policy 27. The County recognizes Internet Service connectivity is a valuable utility for both the urban and rural residents.

Economic Development Policy 28. The County will continue to support and encourage private sector Internet Service Providers to offer service in urban areas while also establishing the authority for agencies like KPUD to provide retail broadband service to urban and rural “under-served” residents.

Economic Development Goal 5. Support the local food economy.

Economic Development Policy 29. Expand the county’s capacity to produce, process, distribute and access local foods.
Economic Development Policy 30. Support, including agro-tourism and value-added programs that will stimulate economic growth.

Economic Development Policy 31. Strengthen the rural and urban economies through organizational partnerships that support food system education.

Economic Development Policy 32. Promote inter-agency and intergovernmental cooperation to expand community gardening opportunities.

Economic Development Policy 33. Strengthen the food value chain by supporting new congregation and distribution opportunities such as farm stands, farmer’s markets, and food hubs.
Economic Development Policy 34. Support retail sales and local food economy by encouraging locally based food production, distribution, and choice through the support of community gardens, school gardens, farm-to-school programs, farmers or public markets, and other small-scale, collaborative initiatives.

Economic Development Policy 35. Support economic development opportunities related to local urban and rural agriculture. Assess and plan for community-supported agriculture programs, local food processing, wholesaling, and distribution facilities to connect local agriculture to markets such as retailers, restaurants, schools, hospitals, and other institutions.

Economic Development Policy 36. Foster urban agriculture opportunities by promoting flexibility in development regulations.

Economic Development Policy 37. Review and revise conditional use regulations to create a more agriculture-supportive climate.

Economic Development Policy 38. Assess whether publicly owned properties / facilities that may be currently underutilized could be made available for one or more facets of the food system loop.

Learn More

Defined as the path that food travels from field to fork or from farm to table, a food system is a network, typically comprising food production, processing, distribution, access and waste management. These integrated elements enhance the community’s livability. Regional food networks can increase access to healthy and nutritious foods. As seen in the circular figure left, a functioning food system provides the education necessary to create supportive policies. A coordinated food system supports the three tiers of sustainability: a healthy environment, equitable access, and economic viability. This path will increase Kitsap County’s self-sufficiency now and into the future.
Discussion

Kitsap County recognizes the importance of protecting the natural environment, while providing for the needs of the growing number of residents and businesses that call this place home. Intact ecosystems, forest lands, shorelines, freshwater systems, and other critical areas all make up the natural environment of Kitsap County. Human-well-being depends on a healthy, natural environment to provide for clean air, clean water, food and overall high quality of life. The quality and abundance of Kitsap County’s natural environments are well documented and are what define Kitsap County as the “natural side of Puget Sound.”

Since the last Comprehensive Plan update and with a keen eye on planning for the future, Kitsap County has placed a higher priority on environmental sustainability in public policy. A community that embraces sustainability must continually improve the relationship between the developed and natural environment. This includes managing the natural environment as an essential asset alongside other assets like roadways, buildings, capital facilities and revenue. The natural environment provides services and economic benefits which require planning, coordination, monitoring, and supportive fiscal policies and strategies. The County’s formal participation in the Puget Sound Partnership and the adoption of actions at the local level to restore and protect Puget Sound is an example of policy and practice for a sustainable environment.
Environment Guiding Directives

- Kitsap County protects the natural environment in part through its adopted Critical Areas Ordinance (CAO), Shoreline Master Program (SMP) and Stormwater Ordinance.
- The goals and policies of the SMP are hereby incorporated by reference in this update to the Comprehensive Plan.
- In addition to adopted regulations, Kitsap County provides measurable environmental results in protecting and restoring ecological functions and values, including ensuring adequate consideration of anadromous fisheries and recovery of endangered salmon stock.
- Kitsap County is an active participant in the state-federal Puget Sound Partnership (PSP) and is involved in identifying and prioritizing local actions to recover Puget Sound and its shellfish, habitat and water quality.
- Kitsap County continues to carry out its programs under the “Water as a Resource” policy (Kitsap County Resolution 109-2009) that cooperatively addresses water as a resource not a waste stream. The policy supports and is in keeping with continuing the Comprehensive Plan Internal Review Team as a vital coordinating body.
- Kitsap County’s programs that affect and address public water supply work in partnership to provide for protection of the quality and quantity of groundwater.
- Kitsap County works with area Tribes and with other involved groups and agencies to protect important natural environments that are priority tribal treaty rights.

A growing array of tools and strategies exist to help Kitsap County with sustainable development, as well as for environmental protection and restoration. Other tools, strategies and practices are needed, especially related to integrating natural features into the built environments and to address the impacts of climate change.

Key elements of the natural environment in the County are regulated as critical areas, including geologically hazardous areas, critical aquifer recharge areas, wetlands, frequently flooded areas, and fish and wildlife habitat conservation areas. These elements are defined, mapped and regulated in the Kitsap County Critical Areas Ordinance (CAO). This Chapter conveys these concepts and provides the goals, direction and path for the future of sustaining natural environments in Kitsap County.
Environment Goals and Policies

Environment Goal 1. Formally treat natural environments, including forest lands, shorelines, freshwater systems, intact ecosystems, and other critical areas, as an essential asset that is planned for, managed, and invested in to meet the needs of current and future generations.

Environment Policy 1. Working in cooperation with applicable Internal Review Team members and the Board of County Commissioners, adopt a mechanism to acknowledge Kitsap County’s natural environment and the need to manage it as an essential asset. Mechanisms may include but are not limited to plans, ordinances, resolutions and/or official policy directives.

Environment Policy 2. Establish a formal mechanism to coordinate, prioritize actions, report on and continually improve processes to treat the natural environment as an essential asset. Leverage established programs in land use, transportation, economic development and other areas to achieve managing the natural environment as an essential asset.

Environment Policy 3. Identify, document, and evaluate how the natural environment is measured or categorized in land use, transportation, stormwater utility, parks and other County plans.

Environment Policy 4. Use the Internal Review Team or other entities to develop and implement climate change adaptation strategies that create more resilient communities against negative impacts of climate change such as changes in storm frequencies and intensities and other impacts not currently planned for which may affect citizens and infrastructure. This may include actions to protect public health, safety, economy, utility assets, water resources and habitat, in balance with other Growth Management Act required elements.

Environment Policy 5. Support projects that increase air quality, reduce carbon emissions, or reduce climate change impacts.

Environment Policy 6. Work toward the implementation of life cycle cost analyses in County projects and programs to ensure the most efficient and effective use of the natural environment and of public financial resources.

Environment Policy 7. Regularly review relevant codes, development regulations and implementing programs to assure that the natural environment is being managed as an essential asset.

Learn More

To learn more about environmental restoration programs, please call Kitsap County at 360-337-5777.
asset. Adaptive management strategies will be part of this regular review.

**Environment Goal 2. Coordinate with internal and external partners on natural environment management and recovery.**

Environment Policy 8. Use the Internal Review Team or establish other formal coordination for natural environments across all County programs that supplies data, analysis and support for managing natural environments as a County essential asset.

Environment Policy 9. Provide regional leadership with cities, tribes, and County-wide programs to identify priority environmental issues that affect the Kitsap Peninsula.

Environment Policy 10. Coordinate the County’s goals and priorities on environment essential asset management planning with the Puget Sound Partnership, Puget Sound Regional Council, the West Sound and Hood Canal Lead Entities for Salmon Recovery, Recreation and Conservation Office, Tribes and other regional coordinating bodies as appropriate.

Environment Policy 11. Identify areas of joint interest among County programs, state agencies, tribes, conservation land trusts, and federal departments, including Defense, which may facilitate partnerships in data sharing, funding and stewardship for the environment.


**Environment Goal 3. Reduce the risk of damage to life, property and the natural environment through appropriate regulatory and incentive-based approaches in land use, transportation and development engineering programs.**

Environment Policy 13. Use the best scientific information available to direct how functions and values of critical areas are preserved or enhanced.

Environment Policy 14. Explore opportunities for creating additional mitigation banks in Kitsap County.

Environment Policy 15. Maintain, and periodically review and revise, scientifically sound maps and
data to provide optimal information during the development review process and planning efforts, as well as information regarding barriers to fish passage and other inventory items.

Environment Policy 16. Train staff on the use of emerging best practices in the area of sustainable land use practices, including green building and site design, and create awareness of these preferred practices through the use of pilot programs, model ordinances, education, and incentives, while in balance with other Growth Management Act required elements.

Environment Policy 17. Safeguard the quality and quantity of long-term water supplies by identifying and protecting critical aquifer recharge areas, and utilizing Low Impact Development (LID) site planning principles to the greatest extent possible for reducing stormwater runoff.

Environment Policy 18. Compensatory mitigation shall be the last option of resort in mitigation sequencing, following documentation of avoidance and minimization of any impact to the natural environment that triggers compensatory mitigation. Replacement of altered or displaced natural environments (including critical areas and buffers) must be mitigated either on-site, within the watershed, or service area as defined through an approved mitigation bank or in-lieu fee program.

Environment Policy 19. Explore the possible use of tax incentives to protect beneficial open space, forestry, and agriculture areas through agreed commitments with willing landowners.

Environment Goal 4. In support of, and not as a substitute for, the above goals, the County will continue to provide opportunities for stewardship, education and public dialogue regarding the management and protection of the natural environment.

Environment Policy 20. Provide education to County residents and businesses about the functions and benefits of a healthy ecosystem. This may be through, but not limited to, support of existing efforts with County partners and encouragement of an open public dialogue on natural environment management.

Environment Policy 21. Support and coordinate voluntary stream, wetland and shoreline restoration and preservation efforts.

Environment Policy 22. Engage in environmentally preferable purchasing practices and support product stewardship to reduce waste to landfill and carbon emissions.

Environment Policy 23. Coordinate and share data with conservation land trusts and other
voluntary organizations to identify and preserve priority areas for environmental protection and preservation.

Environment Policy 24. Consider and identify the vital connection between protection of Kitsap County’s rural character, environmental essential assets and environmental benefits and economic opportunities.

Did You Know?

Salish Sea Orca depend on healthy salmon from Kitsap streams.
Environment Strategies

Strategy 1 – Ecosystem services and life-cycle cost analysis
Supports policies 1-3, 6, 12, 17
- Programs or Projects: Develop a framework to determine life-cycle costs for the natural environment. This includes methods to identify, describe, and evaluate the quantifiable services provided by intact natural environments.

Strategy 2 – Calibration of ecosystem service valuation for urban and rural lands.
Supports policies (3, 4, 15, 19)
- Programs or Projects, Finance and Budget, Measuring, Monitoring, and Evaluation: Evaluate the various Comprehensive Plan designations and adopted zoning density needs and, utilizing the framework noted above, identify and evaluate the bulk and dimension of ecosystem services as calibrated for more urban versus rural scenarios.

Strategy 3 – Ensure that the functions of the natural environment receive first consideration in planning and review.
Supports policies 2, 8, 12, 15-19
- Programs or Projects, Partnerships: Coordinate an improved development planning and review system that maintains the functional values of the natural environment with other Growth Management Act standards for land use, housing, and economic development, and considers other regional planning efforts such as the Puget Sound Partnership Implementation Strategy for the recovery of Puget Sound.

Strategy 4 – Compliance reporting for FEMA
Supports policies 1, 3, 7, 15
- Programs or Projects, Measuring, Monitoring, and Evaluation: Submit required annual report to Federal Emergency Management Agency regarding Kitsap County’s status on review of projects for compliance with the National Flood Insurance Program (NFIP) Biological Opinion Puget Sound, as well as progress towards achieving programmatic compliance.

Strategy 5 – Develop monitoring program to report on changes to natural environments.
Supports policies 1, 2, 7, 15, 18
- Measuring, Monitoring, and Evaluation: Develop a monitoring program to systematically produce annual reports on the quantitative changes to natural environments based on land cover changes, development projects constructed, types and bulk of mitigation, or other appropriate metrics and the net result for natural environmental essential asset management.
Strategy 6: Create an adaptive management plan.
Supports policies 7, 15-17
- Programs or Projects: Create an adaptive management plan with benchmarks based on the consistent measures of the above mentioned monitoring program. As threshold benchmarks are realized, assess whether changes are warranted to development standards or other environment or land use classifications.

Strategy 7: Coordination on conservation and restoration strategies.
Supports policies 1, 4, 8-11, 19-24
- Programs or Projects, Finance and Budget, Participation: Convene the Internal Review Team and other entities to strategize on prioritization, funding and regulatory and non-regulatory incentives to acquiring, restoring and managing public lands for conservation purposes.

References
- Shoreline Master Program
- Critical Areas Ordinance
  http://www.kitsapgov.com/dcd/lu_env/cao/cao.htm
- Water as a Resource