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## Rural and Resource Land Chapter Relationship to Vision

Vision	Rural and Resource Lands Chapter Concepts
<p><b>County Government.</b> 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.</p>	<ul style="list-style-type: none"> <li>Provide policy direction based on citizen participation to guide future land use decisions.</li> </ul>
<p><b>Natural Environment.</b> 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.</p>	<ul style="list-style-type: none"> <li>Provide for protection of natural ecosystems in rural areas through rural designations, through compliance with Kitsap County “Water as a Resource” Policy (Res.109-2009), and with lower levels of development and lower availability of public services.</li> </ul>
<p><b>Housing.</b> 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 between neighborhoods and to community destinations.</p>	<ul style="list-style-type: none"> <li>Allow for development of rural residential uses that are distinct from urban residential uses.</li> <li>Provide for small, rural communities and Limited Areas of More Intensive Development (LAMIRD) including residential uses.</li> </ul>
<p><b>Open Space.</b> 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.</p>	<ul style="list-style-type: none"> <li>Protect rural areas by precluding urban development and by guiding development standards that preserves open space.</li> </ul>
<p><b>Urban Areas.</b> Healthy urban areas that are the region's centers for diverse employment and housing opportunities, all levels of education, and civic and cultural activities;</p>	<ul style="list-style-type: none"> <li>Support focused development in urban areas as centers for population, employment, and civic and cultural activities (See the Land Use chapter for further policy guidance affecting the urban area.)</li> </ul>
<p><b>Rural Areas.</b> 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.</p>	<ul style="list-style-type: none"> <li>Maintain low residential densities in rural areas and provides policy guidance for development standards which help to preserve the County's rural character.</li> <li>Foster small sustainable farms and agricultural enterprises that provide locally-grown food and fiber for Kitsap citizens.</li> </ul>
<p><b>Cultural Resources.</b> Historical and archaeological resources that are recognized and preserved for future generations.</p>	<ul style="list-style-type: none"> <li>Provide policy guidance for historic rural communities.</li> <li>Preserve historic farms and farmland for food production and educational purposes.</li> </ul>
<p><b>Economic Development.</b> 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.</p>	<ul style="list-style-type: none"> <li>Preserve opportunities for resource-based economic activities within the County.</li> <li>Allow for limited commercial and industrial uses in rural areas, while preserving rural character.</li> </ul>
<p><b>Public Services and Facilities.</b> 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.</p>	<ul style="list-style-type: none"> <li>Provide policy guidance for public services and utilities in the rural area.</li> <li>Provide for limited residential development in the rural area at densities that do not result in a need for public sewer systems.</li> </ul>
<p><b>Transportation.</b> 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.</p>	<ul style="list-style-type: none"> <li>Provide for a land use pattern that allows for more efficient transportation in urban areas.</li> <li>Provide policy direction for the development of transit-supportive densities in growth nodes and centers.</li> </ul>



## Rural and Resource Lands

### 3A. Rural Lands<sup>1</sup>

#### 3A.1 Plan Context

The Rural and Resource Lands Chapter guides land use patterns and directs land use decisions for the unincorporated portions of Kitsap County outside of urban growth areas (UGAs). Together, Chapter 2, *Land Use*, and this chapter form the basis for all future land use patterns and decisions. In addition to goals and policies guiding rural development and resource land uses, this chapter includes goals and policies related to lands that are currently designated rural, but may be potentially included in the UGA as future growth occurs (generally beyond the current planning period of 2025).

The policies in this chapter work in tandem with the Kitsap County Comprehensive Plan (Plan) Land Use Map, which illustrates the location of various land use categories. The Land Use Map is located in Chapter 2 (Figures 2-1 and 2-2). This chapter is divided into the following sections:

- Intent of the Rural and Resource Lands Chapter
- Rural Vision
- Rural Character in Kitsap County
- Rural Lands and the Growth Management Act
- Rural Communities and Compact Rural Areas
- Rural Population Forecast
- Rural Land Distribution/Inventory
- Rural Economies

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<sup>1</sup> Chapters 3A, 3B, and 3C will be reorganized at a future Comprehensive Plan update.

- Rural Public Facilities and Services
- Rural Lands and Planning by Watershed
- Urban Reserve Lands
- Limited Areas of More Intensive Rural Development (LAMIRDs)
- Resource Lands
- Mineral Resource Lands
- Agricultural Resource Lands
- Transfer of Development Rights (TDR)

An inventory of existing land use conditions, including rural and resource lands, was created with the 2006 Plan. Additionally, the inventory completed in 2006 is contained in Section 3.2.1, *Land Use*, of Volume II. Key issues related to existing land use conditions in the rural unincorporated county are summarized as follows:

- The predominant pattern of residential development throughout the unincorporated areas, including the rural area, is low-density single family; and
- As described later in this Chapter, Kitsap County has five Rural Communities and 22 Compact Rural Areas, whose densities are more urban in nature, than rural.

For rural lands, these issues provide the challenges for the future of how to:

- Maintain natural ecosystems and a local forestry sector
- Plan for separation between urban and rural areas
- Preserve, maintain, and enhance rural character
- Preserve open space
- Provide goods and services that support rural activities
- Supply Kitsap citizens with locally grown and harvested resource products
- Protect and enhance critical areas necessary for community health and wildlife
- Protect the existence of rural lands, open space and critical areas that are vital to quality of life for Kitsap County residents
- Foster rural economies by recognizing rural employment centers and LAMIRDs.

### 3A.1.1 Intent of the Rural Lands Chapter

The intent of the Rural and Resource Lands Chapter is to define and provide policy direction to preserve and enhance the rural character of Kitsap County. This chapter designates areas in Kitsap County as appropriate for rural and resource activities, both residential and non-residential. The Plan intends to preserve and protect rural character by providing a definition of rural character in Kitsap County and establishing measures to preserve it.

Of the many reasons that motivate people to live in Kitsap County, an attractive rural environment is one of the most frequently cited. Rural characteristics, as exist in Kitsap County—including the abundance of trees, low-density development patterns, access to recreation, views of water, mountains, farms, and a quiet, unregimented atmosphere – all have a strong appeal to new and established residents alike. Because these characteristics can change or diminish as population grows, the challenge for the County is to preserve the function, appearance, and lifestyle of the rural area in the face of continued population growth and associated pressures.

### 3A.1.2 Rural Vision

Through the 2010 Rural Outreach Meetings and with responses from the 2010 Rural Online Survey, it became apparent that many residents like Kitsap County just how it is right now and want to preserve current conditions or would like to see the County become how it was 20 years ago (See Section 3.1.3 for rural character). Many residents feel that in order to have a future that looks and feels like current conditions, measures must be taken in order to preserve what is most liked about Kitsap County presently. This chapter recognizes that private property owners can be the best stewards of the land, and intends to involve them in protecting rural character.

Some residents did provide a more precise idea of how to preserve rural Kitsap. These include:

- A healthy food-chain and small farms, where Kitsap County residents have access to locally grown agriculture.
- Connectivity between rural communities for multi-modal transportation, such as bike, horses, and walking.
- Destination for visitors/ tourist to enjoy historic areas and recreation opportunities.

### 3A.1.3 Rural Character in Kitsap County

We perceive rural character as we walk through our communities, drive along our public roadways and look across different landscapes. Rural character is created by the way in which we use the land, and the relationship of uses to natural features and the landscape. It perhaps becomes most obvious when it is interrupted. The rural character of Kitsap County is the primary reason many residents decide to make their homes here. Defining this character is the first step in deciding how to preserve 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. The State of Washington defines rural character in Revised Code of Washington (RCW) 36.70A.030 (15). That character is written below with statements of how each bullet applies to Kitsap County.

“Rural character” refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan:

- a. In which open space, the natural landscape, and vegetation predominate over the built environment.
  - i. As per GMA, 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.
- b. That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas.
  - i. Kitsap County allows a range of employment opportunities in the rural areas. The most significant is Bangor Naval Base, while technically Federal Land, is wholly located in the rural area and provides jobs for many living in urban and rural areas. Rural employment centers have grown up around the base, as well as to service the five rural communities, the 22 compact rural areas, and the remaining rural areas. These rural commercial and industrial zones as well as Limited Areas of More Intense Rural Development (LAMIRDs) are considered vital to sustaining the rural area and associated lifestyle.
- c. That provide visual landscapes that are traditionally found in rural areas and communities.
  - i. 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. Additionally, Kitsap County, through the Parks, Recreation, and Open Space Plan and through goals and policies outlined in Chapter Ten “Parks” of the Comprehensive Plan, has a mission to preserve parks and other visual landscapes for future generations.
- d. That are compatible with the use of the land by wildlife and for fish and wildlife habitat.
  - i. Kitsap County has an adopted Critical Areas Ordinance (CAO) which was updated in 2005. The CAO protects the wetlands, fish and wildlife conservation areas, geologically hazardous areas, frequently flooded areas, and critical aquifer recharge areas.
- e. That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
  - i. Kitsap County has five adopted zoning classifications in the rural areas that are intended to stop the inappropriate conversion of undeveloped land.
- f. That generally do not require the extension of urban governmental services.

- i. Kitsap County does not provide an urban level of governmental services to the rural area. Services provided to the rural areas include only responsive services, such as police and fire/aid. For more on rural services (see Section 3.1.9).
- g. That are consistent with the protection of natural surface water flows and ground water and surface water recharge and discharge areas.
  - i. Along with the CAO as described above, Kitsap County also has adopted a “Water as a Resource” Policy and has codified Low Impact Development Standards in Kitsap County Code Title 12 ‘Stormwater and Drainage.’

The rural area is, however, more than just a description of physical characteristics. No single attribute describes what “rural” means to residents of Kitsap County. In many cases, rural characteristics are subjective and not always found in every area of rural Kitsap County.

In an effort to obtain the citizen’s perspective on rural character, Kitsap County conducted Rural Outreach meetings in the Spring, 2010. Over 500 residents attended these meetings and participated in the round-table discussions. Augmenting the outreach effort was an online survey focused on more specific issues. The survey received 150 responses.

The over arching theme that the survey conveyed was that the citizens of Kitsap County wanted rural Kitsap to keep its current conditions. A majority of the respondents agreed that the rural zoning in Kitsap County was an appropriate size, and they enjoyed the large quantities of trails and parks around the area. The rural outreach meetings and the rural survey showed the issue surrounding non-conforming lot sizes in the rural areas is a major concern for rural residents. Non-conforming lots were prevalent in the survey, and citizens were concerned about the implications of these lots transforming their rural setting and impacting their way of life.

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 qualities below were the most common identifiers for rural character from County residents, as obtained from the 2010 Rural Outreach Meetings and the 2010 Rural Online Survey:

- Relatively undeveloped nature
- Lots 5 acres and over
- Agricultural and forest activities
- Land for wildlife and nature
- Personal open space for tranquility (enjoyment of personal property)
- Responsive public services, sense of being self-sufficient
- Wooded trail systems
- Views of the Hood Canal, Puget Sound, the Olympics and Mount Rainier
- Small businesses serving the local population

- Small, intimate communities
- Low population density
- Large forested areas
- Quiet two lane roads

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.

Another unique local circumstance for rural Kitsap County is the large amount of United States Military and Tribal lands located in rural areas. The United States Military has the installations of Bangor and Keyport located in the rural area of Kitsap County totaling 7,295 acres. The United States Military also has the installation in Bremerton; however, it is fully located within the City of Bremerton and not evaluated in this chapter. It is important to note that the U.S. Military is the largest employer in Kitsap County even though the majority of their property is located in the rural area. The Suquamish and Port Gamble/S' Klallam tribes have reservations in rural Kitsap County totaling 8,599 acres. Because these lands are Federal, they are not bound by local regulations, and therefore, have the potential to impact the rural area.

Rural North Kitsap County consists of the “rural communities” of Driftwood Keys, Hansville, Miller Bay and Indianola (Ror Rural Communities, see Section 3.1.5A), the “compact rural areas” of Gamblewood, Edgewater Estates, and President Point (for Compact Rural Areas, see Section 3.1.5 B), the Commercial and/or Industrial LAMIRDs of Ecology Road, Twelve Trees, Streibel’s Corner, and Bond Gunderson and the Type 1 LAMIRD of George’s Corner (For LAMIRDs, see Section 3.2.1B), the Type 1 Residential LAMIRDs of Keyport and Port Gamble, the Suquamish and Port Gamble/S' Klallam Tribe properties, and Naval Base Bangor. Additional places of significance in rural North Kitsap are Eglon, Applecove Point, Lemolo, Vinland, Lofall, and Sunset Beach.

North Kitsap is unique in the fact that most properties are within a short driving distance of a highway for fast travel to other parts of the County. Additionally, North Kitsap has the Hood Canal Bridge connecting it to Jefferson County, and the Kingston/Edmonds and Bainbridge/Seattle ferries connecting it to King County and the rest of the Puget Sound. North Kitsap, like Central and South Kitsap, is a mix of smaller lots, created prior to the Growth Management Act, and large tracts of land used for rural activities and for home-sites. North Kitsap has another unique quality in the fact that it has the highest number of summer homes that have been converted to full-time living.

Rural Central Kitsap consists of the “compact rural areas” of Misery Point, Wildcat Lake, Lake Symington, Lake Tahuya, Tiger Lake, Mission Lake and Panther Lake. Additional places of significance in rural Central Kitsap are Seabeck, Hood Point, Nelita, Holly, Camp Union, Crosby, and Brownsville.

Rural Central Kitsap considers itself the “last frontier.” Citizens at the 2010 Rural Outreach Meetings state that the large wooded parcels and small two-lane roads make it easy for visitors to get lost. Unique to rural Central Kitsap is its many lakes. Many of the small lots created pre-GMA in Central Kitsap were around lakes. Central Kitsap has the largest amount of undeveloped land in Kitsap County, and unlike North Kitsap, does not have immediate access to a highway, making rural services very important. Located within Central Kitsap, Bremerton offers ferry service to Seattle.

Rural South Kitsap consists of the “rural communities” of Sunnyslope and Southworth, the “compact rural areas” of South Sunnyslope, Glenwood Station, Fairview Lake, Bear Lake, Wye Lake, Horizon Hills, Parkview, West Long Lake, South East Long Lake, Long Lake View Estates, Peacock Hill, and Crescent Valley, the Type 1 Residential LAMIRD of Manchester. Additional places of rural significance are Colchester, Colby, Fragaria, Olalla, and Burley.

Rural South Kitsap County is in a very unique position due to sharing its border with Mason and Pierce counties. Rural South Kitsap County has begun to feel the development pressure from Pierce County because of the new Narrows Bridge, as shown in the population increases since its opening. Pierce County has the following zones along the South Kitsap border: Rural Farm, Rural 10, Public Facility, Rural Sensitive Resource, and Community Employment. Most of these zones are consistent with zoning of rural South Kitsap. Mason County has the following zones along the South Kitsap border: Rural Residential 2.5, Rural Residential 10, Rural Commercial, and Rural Multi-family. Rural Residential 2.5 and Rural Multi-Family are not consistent with zoning of Kitsap County. Kitsap County will continue to work with both Mason and Pierce counties to ensure compatibility with our rural lands.

It is this multi-faceted physical character and lifestyle that County residents wish to maintain and enhance through the Plan. Previous efforts including Rural Land Use Policy Community Meetings (March 2000), Kitsap County Rural Policies: Framework from Planning (1994), and The Rural Issue Paper Appendix (May 1998) are important documents because they are visioning and characterization exercises done previously. In updating this chapter, these previous planning efforts were studied and compared to current residents rural vision. The results of this exercise proved that Kitsap County residents still, by and large have a similar vision for rural areas as they did in the 1990’s and 2000’s.

### 3A.1.4 Growth Management Act

The Growth Management Act (GMA) 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)).

### 3A.1.5 Rural Communities and Compact Rural Areas

The 1998 Kitsap County Comprehensive Plan identified “Rural Communities”, “Compact Rural Developments” and “Rural Villages.” These classifications were helpful in 1998 in determining areas suitable for LAMIRD inclusion, and to identify areas of high density rural development.

Rural Communities were defined as large scale, predominately residential areas with some commercial and community services;

Compact Rural Areas were defined as small scale, predominately residential areas with limited services, and;

Rural Villages were defined as a mixed-use community with a broad mix of land uses.

Since the 1998 Plan, many of the areas that were defined as “Rural Villages” have been adopted as LAMIRDS or included into Urban Growth Areas.

These terms were used in the 2010 update to this chapter, and are still useful today in discussing how Rural Communities and Compact Rural Areas affect the rural areas of Kitsap County. Rural Communities and Compact Rural Areas are dense residential developments in the rural area that were created prior to the GMA. These developments are therefore at much higher densities than are currently permitted, and play a part in affecting Kitsap County-wide Planning Policy, GMA and Puget Sound Regional Council growth targets.

#### 3A.1.5a Rural Communities

Kitsap County has five Rural Communities: Hansville, Driftwood Keys, Indianola, Sunnyslope, and Southworth. Below are descriptions of the areas (See Figure 3-1):

Hansville is located on the northern tip of the Kitsap Peninsula, which is bounded by the waters of Puget Sound, Admiralty Inlet, and Hood Canal. The area is characterized by a cluster of single-family residences and vacation homes. The greater Hansville area includes a U.S. Post Office, general store, automotive repair shop, beauty salon, antique craft shop, recreational resorts, RV facilities, and two boat launching facilities. The area is serviced by Public Utilities District No. 1 with an 18-inch water main that runs from Kingston to a reservoir. Hansville is bounded by Puget Sound to the north, and a ring of wetlands and uplands slopes to the south. There are approximately 213 parcels with an average density of 1.7 dwelling units per acre.

Driftwood Keys is a retirement community located on the northwestern tip of the Kitsap Peninsula. It extends along the shoreline of Hood Canal and has a view of the Olympic Mountain range. This community has approximately 1,051 parcels with an average density of 1.6 dwelling units per acre.

Indianola is characterized by a cluster of home sites. Originally popular as a recreation destination, the area grew in response to its proximity to the “Mosquito Fleet” ferry system. Located within the community center are a small grocery store, post office, club house, public dock, and private community beach. Residents desire to retain the community’s unique identity without extensive commercial development. Public utilities include water; the area does not have a sewer system. The

approximate boundaries of what may be considered the Indianola community are the eastern shoreline of Miller Bay on the west; a line roughly equivalent to the tribal reservation line running from the head of Miller Bay to the 90 degree turn on South Kingston Road on the north; the tribal lands east of the church camp on the east, and the shoreline of Madison Bay on the south. This community has an average density of 3.5 dwelling units per acre.

Sunnyslope is located west of Port Orchard near the Bremerton Airport. The community is bordered by Sunnyslope Road to the west, SR-3 to the north, Victory Drive to the east, and a grouping of lots clustered around Old Clifton Road to the south. It is currently serviced by Sunnyslope Water District; however it has no sewer system. This community has approximately 370 parcels with an average density of 1.7 dwelling units per acre.

Southworth is located at the eastern terminus of Sedgwick Road on the shores of Puget Sound. The community is clustered around the Southworth Ferry Terminal which provides service to West Seattle and Vashon Island. The community is predominantly single-family residential on lots created under previous three dwelling units per acre zoning. Public water is provided to the area by Manchester Water District. Manchester upgraded the water system to meet Department of Ecology requirements; however, it has no sewer system.

# Rural Communities

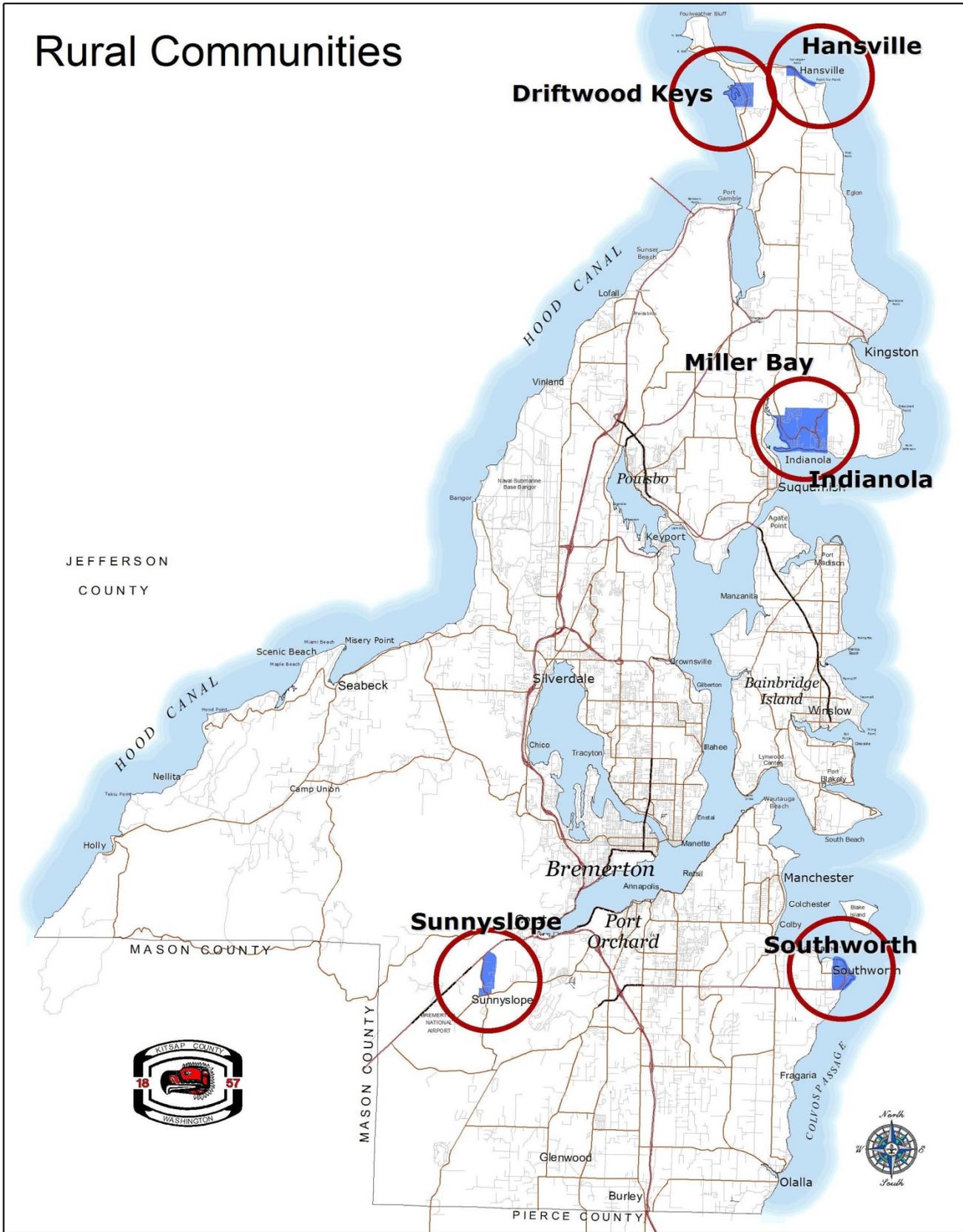


Figure 3-1 Rural Communities

3A.1.5b Compact Rural Areas

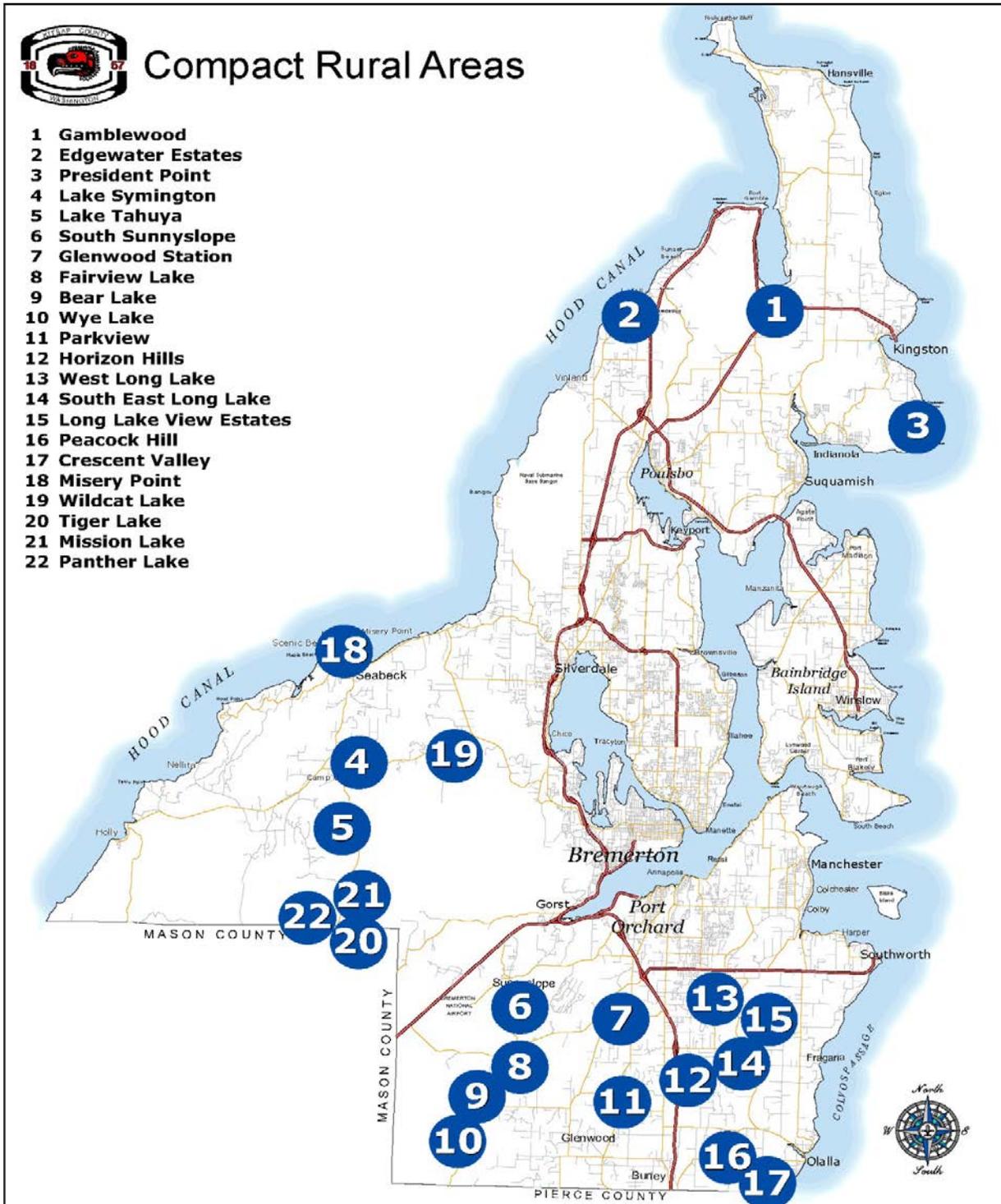


Figure 3-2 Compact Rural Areas

Kitsap County has 22 Compact Rural Areas that are characterized as small scale, predominately residential areas with limited services (Figure 3-2). Below the Compact Rural Areas are described in greater detail.

Of the 22 areas, 15 of those areas are located in South Kitsap, 4 are located in Central Kitsap, and 3 are located in North Kitsap County.

<b>Panther Lake</b>	
	
Number of Tax Lots	106
Number of Vacant Lots	10
Total Acres	127.16
Location	Panther Lake Road W
<i>Average Density</i>	<i>1</i>

**Gamblewood**



Number of Tax Lots	376
Number of Vacant Lots	19
Total Acres	89.82
Location	Bond Road/SR 104
<i>Average Density</i>	<i>4</i>

**Edgewater**



Number of Tax Lots	437
Number of Vacant Lots	33
Total Acres	125.99
Location	Lofall Road/Pioneer Way
<i>Average Density</i>	<i>4</i>

**President Point**



Number of Tax Lots	560
Number of Vacant Lots	89
Total Acres	372.18
Location	South of Kingston
<i>Average Density</i>	<i>4</i>

**Lake Symington**



Number of Tax Lots	544
Number of Vacant Lots	57
Total Acres	183.80
Location	NW Holly Road
<i>Average Density</i>	<i>3</i>

**Lake Tahuya**



Number of Tax Lots	285
Number of Vacant Lots	39
Total Acres	124.49
Location	Gold Creek Road NW
<i>Average Density</i>	<i>2</i>

**Sunnyslope**



Number of Tax Lots	362
Number of Vacant Lots	40
Total Acres	255.29
Location	Old Clifton Road
<i>Average Density</i>	<i>2</i>

**Glenwood Station**



Number of Tax Lots	96
Number of Vacant Lots	2
Total Acres	83.73
Location	Glenwood Road SW
<i>Average Density</i>	<i>1</i>

**Fairview Lake**



Number of Tax Lots	39
Number of Vacant Lots	6
Total Acres	15.00
Location	J.M. Dickerson Road SW
<i>Average Density</i>	<i>3</i>

**Bear Lake**



Number of Tax Lots	42
Number of Vacant Lots	2
Total Acres	22.73
Location	Alpine Lake Rd
<i>Average Density</i>	<i>2</i>

**West Long Lake**



Number of Tax Lots	225
Number of Vacant Lots	30
Total Acres	194.71
Location	Clover Valley Road SE
<i>Average Density</i>	<i>2</i>

**Southeast Long Lake**



Number of Tax Lots	36
Number of Vacant Lots	8
Total Acres	14.58
Location	Long Lake Road SE
<i>Average Density</i>	<i>2</i>

**Long Lake View**



Number of Tax Lots	506
Number of Vacant Lots	39
Total Acres	561.05
Location	Ebbert Drive SE
<i>Average Density</i>	<i>2</i>

**Wye Lake**



Number of Tax Lots	403
Number of Vacant Lots	125
Total Acres	173.60
Location	Carney Lake Road SW
<i>Average Density</i>	<i>2</i>

**Parkview**



Number of Tax Lots	323
Number of Vacant Lots	4
Total Acres	68.39
Location	SE Lakeway Blvd
<i>Average Density</i>	<i>5</i>

**Horizon Hill**



Number of Tax Lots	252
Number of Vacant Lots	5
Total Acres	250.00
Location	SE Mullenix Road
<i>Average Density</i>	<i>1</i>

**Wildcat Lake**



Number of Tax Lots	131
Number of Vacant Lots	11
Total Acres	123.24
Location	NW Holly Road
<i>Average Density</i>	<i>1</i>

**Tiger Lake**



Number of Tax Lots	14
Number of Vacant Lots	2
Total Acres	22.10
Location	W Tiger Lake Road
<i>Average Density</i>	<i>1</i>

**Mission Lake**



Number of Tax Lots	85
Number of Vacant Lots	8
Total Acres	72.30
Location	North Mission Road W
<i>Average Density</i>	<i>1</i>

**Peacock Hill**



Number of Tax Lots	80
Number of Vacant Lots	5
Total Acres	28.62
Location	Peacock Hill Road SE
<i>Average Density</i>	<i>3</i>

**Crescent Valley**



Number of Tax Lots	74
Number of Vacant Lots	5
Total Acres	35.00
Location	Crescent Valley Road SE
<i>Average Density</i>	<i>2</i>

**Misery Point**



Number of Tax Lots	223
Number of Vacant Lots	44
Total Acres	182.22
Location	Misery Point Road NW
<i>Average Density</i>	<i>2</i>

### 3A.1.6 Rural Land Distribution / Inventory

As noted in Section 3.1.3 “Rural Character in Kitsap County,” Kitsap County’s rural areas are very unique and are unlike other rural areas in Washington State. The intent of this section is to provide picture of how the rural area is developed based on actual and existing land-uses (what is occurring on the land), rather than the zoning or land use designations.

The tables included in this section are intended to show existing conditions within rural Kitsap County. The tables utilize definitions used by from the Kitsap County Assessor that are “Assessor Property Tax Classifications” only and are not based on zoning. For instance, when “Wooded Land” is listed, this term is a classification by the Assessor for the purposes of taxation and does not necessarily indicate whether the property is designated forest land per the Washington State Growth Management Act or whether it is necessarily commercially viable forest land. The Assessor definitions utilized are described in more detail below.

#### Definitions.

#### Non-Residential Land Uses- Wooded Land

**880-Forest Land:** Chapter 84.33 RCW provides property tax relief for properties of land of twenty or more contiguous acres primarily devoted to and used for growing and harvesting forest products.

**920-Non Commercial Forest:** Commercial land use designation created by the Assessor to establish an assessed valuation for tax purposes. Forested land that is not used for growing and harvesting products for commercial use falls under this classification.

**950-Open Space Timber:** Chapter 84.34 RCW provides property tax relief for properties that are contiguous ownership of five or more acres that is devoted primarily to the growth and commercial harvest of forest crops.

#### Non-Residential Land Use- Open Land

**911-Common Area:** A common area is an area that is available for use by more than one person, and usually exists in Apartments, Gated communities, Condominiums, Shopping malls and Platted developments.

**810-Agricultural (Not Open Space):** Agricultural lands not used for the commercial production of agricultural products.

**830-Agricultural Open Space:** Chapter 84.33 RCW provides tax relief for properties that either (a) is land in any contiguous ownership of twenty or more acres (i) devoted primarily to the production of livestock, equine related activities or agricultural commodities for commercial purposes, (ii) enrolled in a federal conservation reserve program, or (iii) other similar activities as may be established by rule, or (b) land of five to twenty acres devoted primarily to agricultural uses with a gross income from such uses equivalent to two hundred dollars or more per acre per year for three of the five calendar years preceding the date of application, or (c) land of less than five acres devoted primarily to agricultural uses which has produced a gross income of \$1500 or more per year for three of the five calendar years preceding the date of the application.

940-Open Space General: Chapter 84.34 RCW provides property tax relief for properties that meet certain use requirements and will be kept in the open space program for a minimum of ten years. *Open space land* is defined as any of the following:

1. Land zoned for open space
2. Any land area, the preservation of which, in its present use, would:
  - :conserve and enhance natural or scenic resources, protect streams or water supply, promote conservation of soils, wetlands, beaches or tidal marshes, enhance the value to the public of abutting or neighboring parks, forest, wildlife preserves, nature reservations or sanctuaries or other open space, enhance recreation opportunities, preserve historic sites, preserve visual quality along highway, road, and street corridors or scenic vistas, retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the legislative body granting the open space classification.
3. Any land meeting the definition of “farm and agricultural conservation land”, which means either:
  - a) Land previously classified as farm and agricultural land that no longer meets the criteria and is reclassified under open space land.
  - b) “Traditional farmland”, not classified, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and that has a high potential of returning to commercial agricultural.

## Tables.

The tables in this section describe the distribution of land-uses and density in the rural areas as they exist in 2010. For each zone, the following information is described:

- 1) The percentage, number of tax parcels and acreage for developed properties with the following densities (in acres/dwelling unit):
  - a. 0.03-0.05
  - b. 0.06-0.10
  - c. 0.11-0.25
  - d. 0.26-4.99
  - e. 5.00-9.99
  - f. 10.00-19.99
  - g. 20.00+
  - h. Mobile Home Community
- 2) The percentage, number of tax parcels and acreage for vacant properties with the following densities (in acres/dwelling unit):
  - a. Less than 0.25
  - b. 0.26-4.99
  - c. 5.00-9.99

- d. 10.00-19.99
- e. 20.00+

3) The Non Residential Land Use Types by:

- a. Wooded Land
- b. Open Land
- c. Commercial and Industrial
- d. Institutional
- e. Fishing, mining, and water
- f. Parks and Recreation
- g. Public Facility and Transportation Utilities

## RURAL PROTECTION

This zone promotes low-density rural development that is consistent with rural character and protects environmental features such as significant visual, historical, natural features, wildlife corridors, steep slopes, wetlands, streams and adjacent critical areas.

Approximately 7,384 tax parcels in the Rural Protection zone.

Approximately 28,066.42 acres

### Rural Protection Residential Land Use: Developed

0.03 – 0.05 acres per dwelling unit	0.06 – 0.10 acres per dwelling unit	0.11 – 0.25 acres per dwelling unit	0.26 – 4.99 acres per dwelling unit	5.00 – 9.99 acres per dwelling unit	10.00 – 19.99 acres per dwelling unit	20.00+ acres per dwelling unit	Mobile Home Community
Less than 1%	Less than 1%	2%	60%	8%	2%	Less than 1%	Less than 1%
1 tax parcel	1 tax parcel	146 tax parcels	4394 tax parcels	606 tax parcels	155 tax parcels	21 tax parcels	2 tax parcels
0.03 acres	0.09 acres	32.49 acres	8817.14 acres	3918.61 acres	2051.90 acres	562.70 acres	23.22 acres

**Rural Protection Residential Land Use: Vacant Land**

<b>Vacant Land Less than 0.25 acres</b>	<b>Vacant Land 0.26 – 4.99 acres</b>	<b>Vacant Land 5.00 – 9.99 acres</b>	<b>Vacant Land 10.00 – 19.99 acres</b>	<b>Vacant Land 20.00 + acres</b>
1%	14%	4%	2%	1%
68 parcels	1054 tax parcels	292 tax parcels	113 tax parcels	48 tax parcel
10.48 acres	2475.98 acres	1902.32 acres	1506.10 acres	1487.93 acres

**Rural Protection: Non-Residential Land Use**

<b>Wooded Land</b> (Forest Lands, Open Space Timber, Non-Commercial Forest)	<b>Open Land</b> (Agricultural, Agricultural Open Space, Common Area, Open Space General)	<b>Commercial Industrial</b>	<b>Institutional</b>	<b>Fishing Mining Water</b>	<b>Parks Recreation</b>	<b>Public Facility</b>	<b>Transportation Utilities</b>
1%	3%	Less than 1%	Less than 1%	Less than 1%	Less than 1%	Less than 1%	1%
86 tax parcels	219 tax parcels	7 tax parcels	12 tax parcels	42 tax parcels	12 tax parcels	32 tax parcels	73 tax parcels
1982.48 acres	1888.2 acres	110.89 acres	37.51 acres	554.19 acres	210.08 acres	350.62 acres	143.46 acres

**RURAL RESIDENTIAL**

This zone promotes low-density residential development consistent with rural character. It is applied to areas that are relatively unconstrained by environmentally sensitive areas or other significant landscape features. These areas are provided with limited public services.

Approximately 34396 tax parcels in the Rural Residential zone.

Approximately 76814.35 acres

**Rural Residential Land Use: Developed**

<b>0.03 – 0.05 acres per dwelling unit</b>	<b>0.06 – 0.10 acres per dwelling unit</b>	<b>0.11 – 0.25 acres per dwelling unit</b>	<b>0.26 – 4.99 acres per dwelling unit</b>	<b>5.00 – 9.99 acres per dwelling unit</b>	<b>10.00 – 19.99 acres per dwelling unit</b>	<b>20.00+ acres per dwelling unit</b>	<b>Mobile Home Community</b>
Less than 1%	26%	8%	63%	4%	Less than 1%	Less than 1%	Less than 1%
11 tax parcel	91 tax parcel	2773 tax parcels	21731 tax parcels	1401 tax parcels	164 tax parcels	26 tax parcels	12 tax parcels
3.78 acres	13.62 acres	587.94 acres	34466.06 acres	8768.48 acres	2167.5 acres	718.98 acres	109.39 acres

**Rural Residential Land Use: Vacant Land**

<b>Vacant Land Less than 0.25 acres</b>	<b>Vacant Land 0.26 – 4.99 acres</b>	<b>Vacant Land 5.00 – 9.99 acres</b>	<b>Vacant Land 10.00 – 19.99 acres</b>	<b>Vacant Land 20.00 + acres</b>
3%	13%	2%	Less than 1%	Less than 1%
1032 tax parcels	4479 tax parcels	708 tax parcels	114 tax parcels	63 tax parcel
171.41 acres	7887.72 acres	4476.96 acres	1544.16 acres	2620.78 acres

**Rural Residential: Non-Residential Land Use**

<b>Wooded Land</b> <small>(Forest Lands, Open Space Timber, Non-Commercial Forest)</small>	<b>Open Land</b> <small>(Agricultural, Agricultural Open Space, Common Area, Open Space General)</small>	<b>Commercial Industrial</b>	<b>Institutional</b>	<b>Fishing Mining Water</b>	<b>Parks Recreation</b>	<b>Public Facility</b>	<b>Transportation Utilities</b>
1%	2%	Less than 1%	Less than 1%	Less than 1%	Less than 1%	Less than 1%	1%
470 tax parcels	702 tax parcels	44 tax parcels	53 tax parcels	54 tax parcels	56 tax parcels	72 tax parcels	340 tax parcels
6845.67 acres	3147.67 acres	177.62 acres	154.05 acres	529.18 acres	1545.61 acres	470.55 acres	407.22 acres

## RURAL WOODED

This zone is intended to encourage the preservation of forest uses, retain an area’s rural character and conserve the natural resources while providing for some rural residential use. Residents of rural wooded (RW) residential tracts shall recognize that they can be subject to normal and accepted farming and forestry practices on adjacent parcels.

Approximately 1430 tax parcels in the Rural Wooded zone.

Approximately 49569.04 acres

### Rural Wooded Residential Land Use: Vacant

0.03 – 0.05 acres per dwelling unit	0.06 – 0.10 acres per dwelling unit	0.11 – 0.25 acres per dwelling unit	0.26 – 4.99 acres per dwelling unit	5.00 – 9.99 acres per dwelling unit	10.00 – 19.99 acres per dwelling unit	20.00+ acres per dwelling unit	Mobile Home Community
0%	0%	Less than 1%	14%	3%	1%	1%	0%
0 tax parcel	0 tax parcel	2 tax parcels	194 tax parcels	45 tax parcels	13 tax parcels	10 tax parcels	0 tax parcels
0.00 acres	0.00 acres	0.61 acres	562.09 acres	286.26 acres	165.54 acres	375.38 acres	0.00 acres

### Rural Wooded Developed Land Use: Vacant Land

Vacant Land Less than 0.25 acres	Vacant Land 0.26 – 4.99 acres	Vacant Land 5.00 – 9.99 acres	Vacant Land 10.00 – 19.99 acres	Vacant Land 20.00 + acres
0%	12%	3%	2%	3%
0 tax parcels	175 tax parcels	43 tax parcels	26 tax parcels	40 tax parcel
0.00 acres	404.12 acres	296.60 acres	381.91 acres	2875.98 acres

**Rural Wooded: Non-Residential Land Use**

<b>Wooded Land</b> (Forest Lands, Open Space Timber, Non-Commercial Forest)	<b>Open Land</b> (Agricultural, Agricultural Open Space, Common Area, Open Space General)	<b>Commercial Industrial</b>	<b>Institutional</b>	<b>Fishing Mining Water</b>	<b>Parks Recreation</b>	<b>Public Facility</b>	<b>Transportation Utilities</b>
53%	1%	Less than 1%	Less than 1%	1%	Less than 1%	4%	1%
760 tax parcels	23 tax parcels	1 tax parcel	1 tax parcel	15 tax parcels	5 tax parcels	62 tax parcels	15 tax parcels
39041.49 acres	589.66 acres	6.5 acres	2.00 acres	754.89 acres	1081.62 acres	2670.21 acres	74.18 acres

**URBAN RESERVE**

This zone is intended to be located along the boundaries of existing urban growth areas (UGAs). The zone is intended to allow continued rural development while discouraging land use patterns that could foreclose options for inclusion into future UGAs and their higher densities and land use intensities. This zone may also apply to properties which are being considered for non-residential use.

Approximately 827 tax parcels in the Rural Wooded zone.

Approximately 2127.11 acres

**Urban Reserve Residential Land Use: Developed**

<b>0.03 – 0.05 acres per dwelling unit</b>	<b>0.06 – 0.10 acres per dwelling unit</b>	<b>0.11 – 0.25 acres per dwelling unit</b>	<b>0.26 – 4.99 acres per dwelling unit</b>	<b>5.00 – 9.99 acres per dwelling unit</b>	<b>10.00 – 19.99 acres per dwelling unit</b>	<b>20.00+ acres per dwelling unit</b>	<b>Mobile Home Community</b>
0%	1%	11%	46%	5%	Less than 1%	0%	Less than 1%
0 tax parcel	7 tax parcel	94 tax parcels	377 tax parcels	38 tax parcels	4 tax parcels	0 tax parcels	1 tax parcels
0.00 acres	0.07 acres	18.93 acres	559.96 acres	212.97 acres	48.77 acres	0.00 acres	0.52 acres

**Urban Reserve Residential Land Use: Vacant Land**

<b>Vacant Land Less than 0.25 acres</b>	<b>Vacant Land 0.26 – 4.99 acres</b>	<b>Vacant Land 5.00 – 9.99 acres</b>	<b>Vacant Land 10.00 – 19.99 acres</b>	<b>Vacant Land 20.00 + acres</b>
6%	21%	3%	1%	1%
52 tax parcels	170 tax parcels	26 tax parcels	7 tax parcels	5 tax parcel
6.29 acres	312.33 acres	171.67 acres	80.07 acres	182.50 acres

**Urban Reserve: Non-Residential Land Use**

<b>Wooded Land</b> (Forest Lands, Open Space Timber, Non- Commercial Forest)	<b>Open Land</b> (Agricultural, Agricultural Open Space, Common Area, Open Space General)	<b>Commercial Industrial</b>	<b>Institutional</b>	<b>Fishing Mining Water</b>	<b>Parks Recreation</b>	<b>Public Facility</b>	<b>Transportation Utilities</b>
1%	Less than 1%	Less than 1%	Less than 1%	Less than 1%	Less than 1%	Less than 1%	2%
10 tax parcels	4 tax parcels	1 tax parcel	2 tax parcel	2 tax parcels	2 tax parcels	4 tax parcels	21 tax parcels
248.06 acres	97.76 acres	.60 acres	1.52 acres	40.67 acres	46.24 acres	30.65 acres	66.9 acres

**Existing Land Uses in Rural Lands**  
**Acreage by Land Use Types (does not include LAMIRDs)**

Existing Land Use Type	Acres	Percentage
Commercial Trade and Services	360.07	0.22%
Parks and Recreation	6313.5	3.84%
Manufacturing and Industrial	217.26	0.13%
Public Facilities	4437.78	2.70%
Residential	64801.00	39.37%
Wooded Land *	49979.80	30.36%
Transportation, Utilities, Communication	844.42	0.51%
Undeveloped Lands	29879.25	18.15%
Open Land **	5898.16	3.58
Fishing Related and Mines and Quarries	1879.73	1.14%
Water and Tidelands	1.51	<0.1%
<b>Total</b>	<b>166058.57</b>	<b>100%</b>

\*Forest Lands, Commercial Forest, Open Space Timber

\*\*Agricultural Land, Common Area, Open Space

### Existing Land Uses in Type I LAMIRDs

#### Acreage by LAMIRDs

Existing Land Use Type	George's Corner	Keyport	Manchester	Port Gamble	Suquamish
Commercial Trade and Services	21.37	1.59	2.51	35.22	5.36
Parks and Recreation	0	.49	1.00	0	11.16
Manufacturing and Industrial	0	.31	0	0	1.59
Public Facilities	0	0	14.47	0	15.4
Residential	1.61	53.03	725.05	14.57	218.85
Wooded Land*	0	0	0	3.65	0
Transportation, Utilities, Communication	0	1.4	10.7	2.62	1.19
Undeveloped Lands	12.84	3.95	142.53	2.75	49.08
Open Land**	2.11	0	11.62	34.41	0
Fishing Related and Mines and Quarries	0	0	0	0	0
Water and Tidelands	0	0	.01	0	0
<b>Total</b>	<b>37.93</b>	<b>60.77</b>	<b>907.89</b>	<b>93.22</b>	<b>302.63</b>

\*Forest Lands, Commercial Forest, Open Space Timber

\*\*Agricultural Land, Common Area, Open Space

### Existing Land Uses in Type I LAMIRDs

#### Percentage by LAMIRDs

Existing Land Use Type	George's Corner	Keyport	Manchester	Port Gamble	Suquamish
Commercial Trade and Services	56.34%	2.62%	0.28%	37.78%	1.77%
Parks and Recreation	0.00%	0.81%	0.11%	0.00%	3.69%
Manufacturing and Industrial	0.00%	0.51%	0.00%	0.00%	0.53%
Public Facilities	0.00%	0.00%	1.59%	0.00%	5.09%
Residential	4.24%	87.26%	79.86%	15.63%	72.32%
Wooded Land*	0.00%	0.00%	0.00%	3.92%	0.00%
Transportation, Utilities, Communication	0.00%	2.30%	1.18%	2.81%	0.39%
Undeveloped Lands	33.85%	6.50%	15.70%	2.95%	16.22%
Open Land**	5.56%	0.00%	1.28%	36.91%	0.00%
Fishing Related and Mines and Quarries	0.00%	0.00%	0.00%	0.00%	0.00%
Water and Tidelands	0.00%	0.00%	0.00%	0.00%	0.00%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

\*Forest Lands, Commercial Forest, Open Space Timber

\*\*Agricultural Land, Common Area, Open Space

### Existing Residential Densities in Rural Areas

#### Acreage by Residential Densities (does not include LAMIRD)

Residential Density Category	Acres	Percentage
1 unit per 10+ acres	5454.83	8.46%
1 unit per 5 – 10 acres	13853.65	21.49%
1 unit per 2.5 – 5 acres	20210.06	31.36%
1 unit per 1 – 2.5 acres	17329.84	26.89%
1 – 5 dwelling units per acre	7407.45	11.49%
5 – 10 dwelling units per acre	177.67	0.28%
10- 19 dwelling units per acre	14.41	0.02%
19 - 25 dwelling units per acre	.29	<0.00%
25+ dwelling units per acres	4.01	0.01%
<b>Total</b>	<b>64452.21</b>	<b>100%</b>

### Existing Residential Densities in Type I LAMIRDS

#### Acreage by Residential Densities

Residential Density Category	Acres	Percentage
1 unit per 10+ acres	0	0.00%
1 unit per 5 – 10 acres	23.66	2.38%
1 unit per 2.5 – 5 acres	48.69	4.90%
1 unit per 1 – 2.5 acres	109.49	11.01%
1 – 5 dwelling units per acre	659.74	66.37%
5 – 10 dwelling units per acre	130.170	13.10%
10- 19 dwelling units per acre	20.98	2.11%
19 - 25 dwelling units per acre	1.25	0.13%

25+ dwelling units per acres	.03	<0.00%
<b>Total</b>	<b>994.01</b>	<b>100%</b>

**Existing Residential Densities in Rural Areas and Type I LAMIRDS**

**Percentage by Residential Densities**

<b>Residential Density Category</b>	<b>Rural Percentage</b>	<b>LAMIRD Percentage</b>
1 unit per 10+ acres	8.46%	0.00%
1 unit per 5 – 10 acres	21.49%	2.38%
1 unit per 2.5 – 5 acres	31.36%	4.90%
1 unit per 1 – 2.5 acres	26.89%	11.01%
1 – 5 dwelling units per acre	11.49%	66.37%
5 – 10 dwelling units per acre	0.28%	13.10%
10- 19 dwelling units per acre	0.02%	2.11%
19 - 25 dwelling units per acre	0.00%	0.13%
25+ dwelling units per acres	0.01%	0.00%
<b>Total</b>	<b>100%</b>	<b>100%</b>

### Existing Undeveloped Land and Open Space in Rural Areas

Undeveloped Land and Open Space	Acres	Percentage
Common Area	2056.27	5.28%
Open Space General	2115.76	5.43%
Undeveloped Land	34767.42	89.29%
Other Undeveloped Land	.29	<0.00%
<b>Total</b>	<b>38939.74</b>	<b>100.00%</b>

### Natural Resource Land Uses in Rural Areas

Natural Resource Lands	Acres	Percentage
Agriculture	1774.27	3.37%
Forest Land	40094.54	76.12%
Non Commercial Forest	7901.59	15.00%
Open Space Timber	2030.97	3.86%
Fishing and related services	199.47	0.38%
Mining and related services	668.70	1.27%
<b>Total</b>	<b>52669.54</b>	<b>100.00%</b>

### Existing Public Facility Lands in Rural Areas

Existing Public Facilities	Acres	Percentage
Governmental Service	7462.22	55.12%
Educational Service	311.28	2.30%
Parks/Recreation	5602.22	41.38%

Public Assembly	162.67	1.20%
<b>Total</b>	<b>13538.39</b>	<b>100.00%</b>

### Commercial Land Uses in Rural Areas

Commercial Lands	Acres	Percentage
Commercial Retail	77.61	13.95%
Commercial Services	435.74	78.30%
Hotel/Motel	6.45	1.16%
Parking	36.68	6.59%
<b>Total</b>	<b>556.48</b>	<b>100.00%</b>

### Industrial Land Uses in Rural Areas

Industrial Land	Acres	Percentage
General Industrial	69.97	21.35%
Heavy Industrial	37.42	11.42%
Light Industrial	220.39	67.24%
<b>Total</b>	<b>327.78</b>	<b>100.00%</b>

### 3A.1.7 Rural Population Forecast

The rural areas of Kitsap County are not expected to accommodate a large population increase, but rather allow low density rural development. The GMA requires that Kitsap County contain and control urban development to ensure protection of rural character, protect critical areas and to protect against the conversion of forest, mineral resource and agricultural land.

Kitsap County's 2009 rural population was approximately 95,102 people, down from 98,432 people in 2000. By 2030<sup>1</sup>, the rural population is expected to accommodate 23,905 additional people. This would bring the rural population total to 113,999 people.

Rural development trends have dramatically changed since Kitsap County's initial adoption of the GMA in 1998. Annual building permit activity and rural lot creation has continued to drop in rural areas, meaning more of Kitsap's housing is occurring in the urban areas. In 2000, the County issued 276 residential building permits in the urban area, and 712 residential building permits in the rural area (28% urban and 72% rural). Showing that development is occurring more in the urban areas, in 2005, 1,048 residential building permits were issued in the urban area, and 729 residential building permits were issued in the rural area (59% urban, 41% rural). Additionally, from 2000-2005, 89.3% of all new residential lot creation took place in the urban area. This is a very significant trend, and shows that Kitsap County is becoming more compliant with the GMA and our County-wide Planning Policies.

The application of lower-density zoning or more restrictive standards could reduce the creation of new lots, but would not address the existing legal lots created prior to the GMA.

### 3A.1.8 Rural Economies

The Growth Management Act recognizes and encourages rural economic development that is focused on providing employment and services to rural residents. Given the nature of Kitsap County demographics, commercial and industrial site have developed over the years. Recognizing the need to sustain this rural economy, Kitsap County developed three types of land use designations. Rural Commercial, Rural Industrial, and Limited Areas of More intensive Rural Development are designed to serve the citizens living outside the urban growth areas and provide employment opportunities.

It is recognized that the primary location for commercial and industrial uses are within the urban growth areas. However, there are appropriate commercial, industrial and employment center uses that support rural economies. Sufficient commercial and industrial capacity has been allocated to meet existing needs at the time of the adoption of the 2010 Comprehensive Plan amendments.

Within rural Kitsap County, existing commercial and industrial activities occur that were created prior to the enactment of the GMA. The majority of these uses are found within TYPE III LAMIRDs, although

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<sup>1</sup> Washington State Office of Financial Management Population Projections

there are some commercial and industrial activities outside of these areas. These areas of commerce in the rural areas are intended to serve the immediate rural population and not draw customers from the urban areas. Rural Commercial and Rural Industrial Zones also aid the County in providing for rural-based economies, which are important to Kitsap County.

Recognizing and regulating these areas is important for Kitsap County because they are located in all three Commissioner Districts in rural Kitsap County, while the majority of Urban Commercial and Urban Industrial lands are located in South Kitsap. These lands provide for services close to home for rural residents that can both create jobs and reduce vehicle miles travels for reduced carbon emissions.

The Rural Commercial Zone (RCO) and Rural Industrial Zone (RI) are the implementing zones for these areas:

**Rural Commercial.** The intent and function of the Rural Commercial Zone is to permit the location of small-scale commercial retail businesses and personal services which serve a limited service area and rural population outside established UGAs. The rural commercial zone permits small-scale retail; sales and services located along county roads on small parcels that serve the immediate rural residential population. Rural businesses, which serve the immediate rural population, may be located at crossroads of county roads, state routes, and major arterials.

**Rural Industrial.** The intent and function of the Rural Industrial Zone is to provide for small-scale light industrial, light manufacturing, recycling, mineral processing, and resource-based goods production uses that are compatible with rural character and do not require an urban level of utilities and services.

Examples of these areas are the small commercial areas in Hansville, Seabeck, Ollala, Burley, Sunnyslope, Camp Union, Southworth, and Glenwood that supply residents with employment, grocery and food, and service needs close to home. Additionally, there are a number of gas stations that provide fueling opportunities on rural roads.

Urban Commercial and Urban Industrial lands are discussed in further detail in Chapter 2, Land Use, and Chapter 5, Economic Development.

### 3A.1.9 Rural Public Facilities and Services

Public facilities are services provided to support development. These services include roads, public schools, libraries, parks, police/fire protection and utilities. In the rural area, water is provided by wells or by one of the water systems within Kitsap County. Sewage disposal is generally provided by on-site septic systems.

Kitsap County is required by the GMA to provide certain services such as sewer and stormwater facilities to all urban areas. Therefore, Kitsap County focuses growth within the urban areas so that financial resources can be prioritized to develop and maintain a sufficient level of service. To use financial resources efficiently and reduce growth pressure in the rural area, Kitsap County will not provide an urban level of infrastructure and services to the rural area.

### 3A.1.10 Rural Areas and Planning by Watershed

In 2009, Kitsap County adopted the “Water as a Resource” Policy (Resolution 109-2009) establishing a countywide commitment to managing surface and stormwater as a renewable resource rather than a waste-stream. The policy recognizes that “traditional development patterns and practices” have disturbed or removed natural hydrology functions on a watershed-level and that better management of groundwater and of storm and surface water flows are critically needed.

The County’s lowland topography and reliance on surface and ground water is best planned for and managed at the watershed and/or sub-basin level. Future land use planning and development, especially in the rural areas, will benefit from watershed-based planning to identify and preserve natural hydrologic features and to avoid and minimize impacts to water resources.

In 2008-2010, Kitsap County was recognized as a leader in low-impact-development principles and practices by state and federal water resource and pollution discharge management agencies. These and other “best management practices” are envisioned to occur at the watershed scale in order to provide for appropriate levels of land use and development while preventing impacts to critical water resource values.

## 3A.2 Rural and Resource Lands Goals and Policies

Goals and policies contained in this section address issues related to appropriate development and environmental protection within rural areas in order to preserve and enhance the County’s rural character.

### 3A.2.1 Rural Lands

Kitsap County's rural lands consist of a unique and sensitive balance of differing land features and uses and landscape types. Rural lands for rural development and protection of rural character are identified outside of UGAs on the Land Use Map with the Rural Residential, Rural Protection, Rural Wooded, Rural Industrial, and Rural Commercial designations. Based on Countywide Planning Policies, the rural area is expected to take 24% of the County’s future population growth through 2025.

For information on existing population and housing and the relationship of allocated growth to regional growth projections and allocations, see Section 3.2.3, *Population, Housing, and Employment*, of Volume II. See Chapter 6, *Housing*, for more specific information on the County’s future housing unit growth. For urban residential designations, goals and policies, see Chapter 2, *Land Use*.

- **Rural Residential.** This designation is intended to allow low-density residential development consistent with rural character, and primarily focuses on single-family dwellings. This designation is applied to areas that are relatively unconstrained by environmentally sensitive areas or other significant landscape features, and also recognizes areas that are already committed to a pattern of smaller rural lots. The Rural Residential designation is implemented by the Rural Residential zone.
  - Rural Residential zone. This zone promotes low-density residential development consistent with rural character. It is applied to areas that are relatively unconstrained by environmentally

sensitive areas or other significant landscape features. (Maximum of 1 dwelling unit [du] per 5 acres [ac])

- **Rural Protection.** This designation is intended to allow low-density development in keeping with rural character and to protect significant environmental features, including visual, historic, and natural features; wildlife corridors; steep slopes; wetlands; streams; and adjacent critical areas. It is implemented by the Rural Protection zone.
  - Rural Protection zone. This zone promotes low-density development that is consistent with rural character and protects environmental features such as significant visual, historical, natural features, wildlife corridors, steep slopes, wetlands, streams and adjacent critical areas. (Maximum of 1 du/10 ac)
- **Rural Wooded.** The Rural Wooded designation is generally applied to larger parcels of land in contiguous blocks that are forested in character, that have been actively managed for forestry and harvested, and that may be currently taxed as timber lands pursuant to state and County programs. It is applied to lands that were formerly zoned as “Interim Rural Forest.” The objective of this designation is to allow continued forestry practices, provide ongoing opportunities for large- and small-scale timber management, and maintain large contiguous blocks of forested lands to protect significant environmental features, and allowing limited residential development in keeping with rural character. Environmental features may include significant visual, historic, and natural features; wildlife corridors; steep slopes; wetlands; streams; and adjacent critical areas. The Rural Wooded designation is implemented by the Rural Wooded zone. Policies specific to the Rural Wooded designation are included in Section 3.2.3.
  - Rural Wooded zone. This zone allows for forest resource uses as well as limited residential uses. (1 du/20 ac)
- **Rural Industrial.** This designation contains lands often found at crossroads and supports resource-based industries. It is implemented by the Rural Industrial zone. Rural lands goals and policies regarding industrial uses refer to these uses outside of UGAs.
- **Rural Commercial.** Lands contained within this designation are often found at crossroads, where historical development has allowed for smaller lot sizes. These areas also serve neighboring residences, with quick shopping that is compatible with neighboring uses. Land uses include businesses that provide a service to rural residents. Rural Commercial is implemented by the Rural Commercial zone. Rural lands goals and policies regarding commercial uses refer to these uses outside of UGAs.
- **Rural Employment Center.** Lands contained within this designation are within Type III Commercial and Industrial LAMIRDS. They include intensification of or new development of lots for isolated cottage industries and isolated small-scale businesses.
- **Twelve Trees Employment Center.** Lands contained within this designation are within Type III Commercial and Industrial LAMIRDS. They include intensification of or new development of lots for isolated cottage industries and isolated small-scale businesses.

Rural goals and policies are addressed below; additional Rural Wooded goals are addressed in Section 3.2.3.

## **Goal 1. Retain the rural character of the County outside of designated urban areas, as described in this chapter.**

- Policy RL-1 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.
- Policy RL-2 Provide a variety of densities in the rural areas to make more efficient use of land, maximize the return on public infrastructure investment, and provide for affordable housing opportunities.
- Policy RL-3 Permit residential uses in rural areas consistent with the existing and planned rural character of the surrounding area.
- Policy RL-4 Outside of the Type III LAMIRDs, limit development only to that which serves rural residential or resource needs and not draw people from UGAs.
- Policy RL-5 Apply rural designations on the Comprehensive Plan Land Use Map only to areas that meet one or more of the following criteria:
- Areas not designated for urban growth or as natural resource lands, where a possibility exists for agriculture, forestry and mineral resource management and utilization.
  - Areas not needed for the next 20 years to provide land for population or employment growth.
  - Areas which serve as a buffer between resource activities and conflicting land uses.
  - Areas where the open-space character of the land is to be protected for scenic qualities, recreational activities and environmental functions.
  - Areas in which significant environmental constraints make the area generally unsuitable for intensive urban development.
  - Areas where existing and future uses do not typically require urban-level services and facilities and services are not readily available.
  - Areas where a rural area designation will help foster more logical boundaries for urban public services and infrastructure.

## **Goal 2. Encourage development standards that help preserve the County's rural character.**

- Policy RL-6 Encourage design standards, and encourage development practices and private covenants for subdivisions in the rural area, to limit paved surfaces, changes in grade from pre-development site conditions, elaborate entrance signs, and extensive lawns and other landscaping.
- Policy RL-7 Allow and encourage home-based cottage-type businesses and industries in the rural areas, consistent with Kitsap County Code 17.381.060(B) (1).
- Policy RL-8 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, per Kitsap County Code 21.08. Such commercial and industrial uses must be consistent with GMA and Comprehensive Plan requirements for rural areas, preserve Kitsap County's rural character, and shall not allow urban-type uses or services.
- Policy RL-9 Use the Buildable Lands Program to help implement the Kitsap County Comprehensive Plan to track the type, location, amount and rate of growth in the rural area. Growth will be evaluated to ensure that it is consistent with Comprehensive Plan assumptions and policies. Based on the findings of this monitoring, consider the need to further evaluate or limit the amount or rate of growth in the rural area or to modify its development regulations to ensure that rural character is maintained and that urban growth does not occur in the rural area.

## **Goal 3. Maintain appropriate levels of service for public services and facilities in rural areas.**

- Policy RL-10 Adopt standards for facilities and services in the rural area that protect basic public health and safety and the environment, but are financially supportable at rural densities and do not encourage urban development. Encourage cities adjacent to the rural area and other agencies providing services to the rural area to adopt similar standards.
- Policy RL-11 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 not creating capacity for urban growth.
- Policy RL-12 Prohibit extension of sanitary sewer service in the rural area "except in those limited circumstances shown to be necessary to protect basic public health and safety and the environment and when such services are financially supportable at rural densities and do not permit urban development" (RCW 36.70A.110(4)) or as otherwise allowed by GMA.

- Policy RL-13 Limit the connection of rural lots to community or large on-site sewage systems in accordance to the restriction set forth in KCC 17.383.
- Policy RL-14 Provide road and access standards that enable all-weather access for emergency response vehicles while preserving and enhancing rural character.
- Policy RL-15 Ensure proper installation, use and maintenance of on-site septic systems.
- Policy RL-16 Encourage alternative energy production as appropriate to rural areas that are consistent with rural character.

**Goal 4. Preserve existing open space in rural areas and promote opportunities for provision of new open space in rural areas.**

- Policy RL-17 Encourage the continuation of forests through tax policy, conservation easements, purchase of development rights, Transfer of Development Rights (TDR), and clustering incentives.
- Policy RL-18 Continue regulatory and non-regulatory preservation of historic or working farm land, particularly through tax policy, conservation easements, TDR, Purchase of Development Rights (PDR), innovative design criteria and the establishment of a small farms institute as recommended by the Rural Policy Roundtable, to encourage small farms. Some historic Kitsap County working farms should be preserved for food and fiber production, educational and scenic purposes.
- Policy RL-19 Designate the Barker Creek corridor with a rural designation.

**Goal 5. Encourage and foster rural businesses and business opportunities on currently designated commercial and industrial lands in the rural area, and continue to monitor the rural need for new commercial and industrial allocations to be consistent with the GMA requirement to foster rural economies.**

**3A.2.1a Urban Reserve Lands**

The intent of Urban Reserve goals and policies is to guide the use of lands that may be suitable for inclusion in the UGA in the future. The Land Use Map identifies such lands with the Urban Reserve designation.

- **Urban Reserve.** This designation indicates areas that may be suitable for inclusion in the UGA in the future. It is implemented by the Urban Reserve zone.
  - Urban Reserve zone. This zone is intended to allow rural development while preventing land use patterns that could foreclose options for future higher densities. (maximum of 1 du/10 ac)

## Goal 6 Identify land that is potentially suitable for inclusion in the UGA.

- Policy RL-20 Use the Urban Reserve designation to indicate areas that may be suitable for inclusion in the Urban Growth Area (UGA). Urban Reserve lands are intended to recognize lands adjacent to designated UGAs that may be considered for potential future inclusion within an UGA in response to future needs, as reflected in revised or updated population or employment forecasts or distributions.
- Policy RL-21 Prevent the establishment of land uses or land use patterns in the Urban Reserve designation that could foreclose planning options and eventual development or redevelopment at higher urban densities.
- Policy RL-22 Redesignate Urban Reserve lands if they are determined to not be needed or appropriate for urban development.

### 3A.2.1b Limited Areas of More Intensive Rural Development

The intent of these goals and policies is to guide development of the County's existing LAMIRDs and the future designation of additional LAMIRDs.

**PURPOSE:** This designation is consistent with the 1997 amendment to GMA and is subject to a number of guidelines and criteria (RCW 36.70A.070 (5)(d)). These amendments provide an opportunity to help reconcile the County's historical land use pattern within the parameters of GMA. LAMIRDs are key in developing and enhancing rural-based economies as outlined in the GMA.



There currently are 10 LAMIRDs in Kitsap County: Suquamish, Manchester, Port Gamble, Keyport, Ecology Road, Twelve Trees, Streible's Corner, Bond/Gunderson, and George's Corner. Below are the types of LAMIRDs and respective definitions per GMA.

- **TYPES.** The Growth Management Act identifies three varieties of LAMIRDs, referred to as Type I, II, and III LAMIRDs. Types I and III are most likely to appear in Kitsap County. LAMIRD types are described below.
- **Type I.** The only type of LAMIRD currently designated in Kitsap County prior to 2010, this designation is characterized as infill development or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether as shoreline development, villages, hamlets, rural activity centers, or crossroads. Any industrial development within a Type 1 LAMIRD must be principally designed to serve the rural population. Any new development or redevelopment must be consistent with existing character of the area with respect to building size, scale, use, or intensity. Type 1 LAMIRDs must have been established as more densely developed areas as of July 1990, and they must include pre-GMA existing development. Type 1 LAMIRDs also must be bounded by a "logical outer boundary" that mirrors the limits of the pre-existing development.
- **Type II.** Includes intensification of, or new development of, small-scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses. The uses in a Type II

LAMIRD must be of the kind that rely on a rural location and setting, and may not include new residential development. A Type II LAMIRD is not required to be principally designed to serve the rural population. Public services and public facilities must be limited to the minimum necessary to serve the small-scale recreational or tourist use. If public services and facilities are provided, they must be provided in a manner that does not permit low-density sprawl.

- **Type III.** Includes intensification of or new development of lots for isolated cottage industries and isolated small-scale businesses. Residential development is prohibited. Type III LAMIRDs need not principally serve the rural population, but should provide job opportunities for rural residents. Expansion or new development must conform with the rural character of the area as defined by the local government<sup>1</sup>. Public services and public facilities must be limited to those that are the minimum necessary to serve the industry or business.

The Manchester, Keyport, and Suquamish LAMIRDs (Chapter 16) are further identified as Rural Villages, while Port Gamble is an historic town and Ecology Road, Streibel's Corner, Bond Gunderson, and 12 Trees are identified as rural employment centers (See Figure 3-3). The LAMIRD and Employment Center designations are implemented by zones as described below.

- The Manchester LAMIRD implementing zones include: Manchester Village Commercial (MVC), Manchester Village Low Residential (MVL), and Manchester Village Residential (MVR).
- The Suquamish LAMIRD implementing zones include: Suquamish Village Commercial (SVC), Suquamish Village Low Residential (SVLR), and Suquamish Village Residential (SVR).
- The Port Gamble LAMIRD implementing zones include: Rural Historic Town Commercial (RHTC), Rural Historic Town Residential (RHTR), and Rural Historic Town Waterfront (RHTW).
- The George's Corner LAMIRD implementing zone is Neighborhood Commercial (NC).
- The Keyport LAMIRD implementing zones include Keyport Village Commercial (KVC), Keyport Village Low Residential (KVR) and Keyport Village Residential (KVR).
- The Ecology Road, Bond/Gunderson, Streibel's Corner LAMIRD implementing zone is Rural Employment Center (REC)
- The Twelve Trees LAMIRD implementing zone is Twelve Trees Employment Center (TTEC)

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<sup>1</sup> For rural character in Kitsap County, please see Section 3.1.3



**Goal 7 Allow for the designation of LAMIRDs outside of the UGA based on existing rural residential communities or villages, areas of mixed use activity, isolated areas of small and moderate-scale commercial/industrial activity, and historic towns.**

- Policy RL-23 Identify and designate LAMIRDs in the rural area, consistent with the requirements of the GMA.
- Policy RL-24 Consider existing, isolated areas of generally small-scale commercial or industrial activity for designation as a Type III LAMIRD.
- Policy RL-25 Prohibit designating a LAMIRD adjacent to an UGA.
- Policy RL-26 Establish a community planning process for the designation of LAMIRDs; the process should include interested parties, community groups and other stakeholders.
- Policy RL-27 Encourage changes to zones in LAMIRDs to occur via a local community planning process. This process should incorporate local knowledge, experience and preferences to determine appropriate area-specific land uses, development standards, design guidelines, and public service needs. Specific issues that should be considered in this planning process include:
- Appropriate logical outer boundaries as required by GMA
  - Rural character of the subject area and surrounding area.
  - Appropriate mix of uses, densities and intensities.
  - Feasibility, cost and need for public services.
  - Significant natural constraints or features to be preserved.
  - Provision for a monitoring and evaluation process.
  - Benefits to the local community.
- Policy RL-28 Provide development regulations for LAMIRDs that may provide for the following:
- Maximum protection of sensitive natural features.
  - Building and landscape design that respects the aesthetic qualities and character of the rural area, and provides substantial buffering from the adjoining uses and scenic vistas.
  - Building colors and materials that are muted, signs that are not internally illuminated and site and building lighting that is held to the minimum necessary for safety.
  - Measures to reduce the impacts of noise, odor, and traffic to surrounding rural areas.

- Uses requiring substantial investments in infrastructure such as water, sewers or transportation facilities shall be scaled to avoid the need for public funding of infrastructure.

Policy RL-29 Consider designating as Type I LAMIRDs, areas that have the following rural community characteristics:

- Primarily residential with some commercial and community services.
- Relatively small lots.
- A relatively dense land use pattern.
- Located at some distance from the urbanized portion of the County.

Policy RL-30 Consider designating as Type I LAMIRD areas that have the following rural village characteristics:

- Serves as an activity center for the surrounding rural area.
- A broad mix of land use and densities.
- Community, recreational, institutional services and public facilities.
- Densities that are essentially urban in character.
- Served by public water and sewer.
- Geographically distinct from the closest urbanized portion of the County.

Policy RL-31 Consider designating as a Type III LAMIRD existing employment centers that:

- Are served by water and/or sewer.
- Provide employment opportunities for the rural residents.
- Provide shopping and other services to rural residents.
- Are already served, and easily accessed by existing transportation networks.

Policy RL-32 Allow new or expanded commercial and industrial activities within designated LAMIRDs, as appropriate for limited and contained growth, infill and redevelopment.

Policy RL-33 Encourage new development within designated LAMIRDs to strengthen the desirable characteristics and the historic character of the village or community. New development should be supported by necessary public facilities and services, and compatible with historic resources and nearby rural or resource uses. Development should be kept compact, promoting pedestrian travel within the designated area.

Policy RL-34 Protect, restore, and enhance the historic character of the Port Gamble Rural Historical LAMIRD. Allow for redevelopment of residential uses, limited new commercial,

industrial, waterfront or mixed use development; promote tourist and recreation activities; and provide for necessary public facilities and services.

Policy RL-35 Recognize the historic significance of Port Gamble and its unique "company town" character. To assist in preserving and enhancing the visual integrity of the town site, allow the Board of County Commissioners to appoint a committee of approximately five persons to advise the Department of Community Development on architectural, landscaping and site design issues related to proposed development. The committee shall represent a diverse range of interests, including architecture, landscape architecture and historic preservation. The Port Gamble/S'Klallam Tribal Council may appoint one member to this committee. In the alternative, Kitsap County may hire a qualified professional consultant to advise the Department on development proposals when an applicant funds the cost of such a contract. Committee members or consultants shall show qualifications pursuant to the Secretary of the Interior's Professional Qualifications Standards.

### 3A.2.1c Agriculture Policies for Rural Lands

Agricultural land is defined by the Growth Management Act as “land primarily devoted to the commercial production of horticulture, viticulture, floriculture, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees, or livestock, and that has long-term commercial significance for agricultural production.” Long-term commercial significance “includes the growing capacity, productivity and soil composition of the land for long term commercial production, in consideration with the land’s proximity to population areas, and the possibility of more intense uses of the land.” Kitsap County does not have any designated agricultural land nor are any lands within Kitsap County zoned “Agriculture”. However, because agriculture is considered a resource use by the Growth Management Act and because food is an important need for all humans, the agriculture that is occurring in Kitsap County is described in the paragraphs below.



Kitsap has historically relied on its local farmers for not only food, but for agricultural knowledge, awareness and education. One of the earliest efforts to document farm activity in Kitsap County is the 1956 Washington State Department of Agriculture *Report on Kitsap County Agriculture*. It served Kitsap then to value agriculture and was recently reviewed to once again affirm agriculture’s importance to Kitsap County. *Washington State Farmland Preservation Indicators* prepared by the Washington State Conservation Commission in 2009 provides metrics to evaluate farmland preservation goals and will be used by farmers and related agencies to collect regular agriculture and economic data. In 2009 the Board of County Commissioners created the Food Chain Program to recognize and educate the importance of a localized sustainable food system. Most recently, in 2010, the Board of County Commissioners appointed the



Kitsap County Food and Farm Policy Council to support and encourage local food production, distribution, and access, as well as develop strategies for County consideration.

Agriculture is a growing industry in Kitsap County with 15,294 acres of prime farmland soil designated by the United States Department of Agriculture, and a similar number of acres suitable for either dry-soil crops or with irrigation. The 2007 Agricultural Census identified 664 farm operations in Kitsap, representing an increase of 14% since 2002. The Kitsap Conservation District documented 1000 more farms as part of their ongoing County Watershed Inventory. Kitsap County maintains a Current Use Assessment program for agricultural lands, with 214 enrolled parcels totaling 2,169 acres. The same source estimates food processing and farming accounts for 113 full-time employees in Kitsap County with a total agricultural value of \$59 million. The same source also estimates Kitsap County farmers' markets bring in over \$1,000,000 annually. Small farms in Kitsap County are increasing in number and in production (reflecting a trend seen across the country) and clearly represent a significant contribution to the County's economic, environmental and community sustainability.

The Kitsap agricultural base is diverse. Farmers grow a variety of crops (horticulture, fruits, berries and vegetables; forage and grains; viticulture, vermiculture, organic & non-organic forestry, aquaculture) and perform animal husbandry. In 2007, over half of Kitsap County's agriculture sales (valued at \$7 million) were horticultural products (nursery, greenhouse, floriculture and sod). Kitsap County growers are also among the state's leading producers of Christmas trees. Kitsap County's eight community-based farmers markets reflect the expanding national trend of smaller farms catering to local markets. Because of our growing urban population, and expanding local food outlets, fostering local food production and consumption is an important part of public and economic development policy.

The small farms prevalent in Kitsap, both historically and currently, represent a sole source of income, a partial or second income, or a household supplement of food or fiber, and the value of agricultural activity is significant to many rural households. It is demonstrable that agricultural activities and local food production are important rural activities that are good for public health and provide environmental and economic benefits to Kitsap County.

## **Goal 8. Promote diverse agricultural activities.**

Policy RL-79<sup>1</sup> 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.

Policy RL-80 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.

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<sup>1</sup> Please note the agricultural policies have been numbered beginning with Policy RL-79. The re-numbering of these policies will occur with the Comprehensive Plan Update of 2016.

**Goal 9. Retain and preserve land suitable for agricultural production and encourage the continued practice of farming within the County through regulatory and non-regulatory means.**

Policy RL-81 Develop and adopt a Right-to-Farm ordinance.

Policy RL- 82 Permit all agricultural uses as defined 17.110.050 and agricultural activities as defined in Revised Code of Washington 7.48.310 in the Rural Wooded, Rural Protection and Rural Residential zoning districts.

Policy RL-83 Slaughtering facilities, meat packing or commercial feed lots shall be limited to the Farming Areas identified in the Agricultural Strategic Plan and Inventory.

Policy RL-84 Develop and adopt standards for permitting temporary farm worker housing standards and policies to allow for construction of farm worker housing and infrastructure.

Policy RL-85 Consider procedures to notify neighboring landowners about approved agricultural uses in the Rural Wooded, Rural Protection and Rural Residential zoning districts.

Policy RL-86 Coordinate with federal, state and local governments, community groups, and private landowners to promote long-term preservation of farmlands.

Policy RL-87 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.

Policy RL-88 Develop and promote incentives for continued 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.

Policy RL-89 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.

Policy RL-90 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.

**Goal 10. Develop and maintain adequate rural public facilities and services that support local agriculture.**

Policy RL-91 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.



Figure 3-4 Kitsap County Agricultural Lands

## 3B. Resource Lands<sup>1</sup>

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. Mineral resource lands are identified with the Mineral Resources Overlay, rather than a specific designation; the Mineral Resources overlay is discussed in Section 3.2.2 B.



### 3B.1a Forest Resource

This 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.

- **Forest Resource.**
  - Forest Resource zone. This zone allows residential uses at an appropriate low density as long as they do not interfere with timber management and harvesting activities. (Maximum of 1 du/40 ac)

**Goal 11 Preserve and enhance natural resource-based activities, such as agriculture, forestry, mineral extraction, and aquaculture (as addressed and defined in the Kitsap County Shoreline Management Master Program) in the rural areas through non-regulatory and regulatory means.**

Policy RL-36	Protect natural resource lands from incompatible adjacent uses.
Policy RL-37	Identify and evaluate incentives for landowners to conserve shorelines and resource lands and to continue resource-based activities.
Policy RL-38	Allow and encourage agriculture, mineral and forestry uses in the rural areas of the County. Such uses should not be considered to constitute a nuisance within rural areas if conducted within generally accepted management practices and in compliance with applicable laws that regulate such activities.

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<sup>1</sup> Chapters 3A, 3B, and 3C will be reorganized at a future Comprehensive Plan update.

- Policy RL-39 Require that land use activities within or adjacent to resource lands are sited and designed to minimize conflicts with and impacts on resource lands. Minimization of impacts may be accomplished through the use of setbacks, buffers and other requirements.
- Policy RL-40 Require the following language on approved plats and building permits within 500 feet of resource lands: “Notice: the subject property is within or near land in which resource activities are permitted and encouraged, including a variety of activities which may not be compatible with residential use for certain periods of limited duration. In addition to other activities, these may include noise, dust, smoke, visual impacts and odors resulting from harvesting, planting, surface mining, quarrying, application of fertilizers, herbicides, and associated reclamation and management activities. When performed in accordance with state and federal law, these resource activities are not subject to legal action as a nuisance.”
- Policy RL-41 Identify, evaluate, and pursue incentives for landowners to conserve shorelines and resource lands and to continue resource-based activities. Examples of such incentives include tax reduction, purchase of development rights, TDR and clustering incentives.
- Policy RL-42 Encourage the use of Best Management Practices (BMPs) for all resource activities.

**Goal 12 Retain land suitable for timber production and encourage the continued practice of forestry within the County through regulatory and non-regulatory means.**

- Policy RL-43 Discourage uses other than commercial timber production on Forest Resource lands by limiting residential density to 1 du/40 ac in the Forest Resource Land zone. Dwellings should not interfere with timber management and harvesting activities.
- Policy RL-44 Minimize the conflict between forestry and residential land uses.
- Policy RL-45 Allow the use of normal BMPs, such as spraying, logging, slash burning within the designated Forest Resource Lands and Rural Wooded area, provided all applicable environmental laws and regulations are followed.
- Policy RL-46 Notify nearby landowners and occupants of the likely continued use of lands zoned Forest Resource Lands for resource production.
- Policy RL-47 Consider adopting the 1997 Urban-Wildland Interface Code as part of the County’s wildfire protection efforts.
- Policy RL-48 Coordinate with the Department of Natural Resources (DNR), Tribal governments, community groups, and private forest landowners to promote long-term preservation of forest lands.
- Policy RL-49 Develop incentives for continued resource uses, including but not limited to the following:

- Providing relief from special levies, assessments, and/or local improvement districts.
- Allowing Transfer of Development Rights.
- Promoting economies of scale through cooperative resource management and marketing for small landowners.
- Allowing expedited permit review processes for forestry-related activities that involve stewardship, habitat restoration, and/or resource management plans that include BMPs.
- Working with state agencies and Tribal governments to expedite regulatory review and technical assistance to cooperating landowners.
- Providing incentives for consolidation of non-conforming and non-buildable lots.
- Requiring subdivision site designs to minimize conflict with nearby forestry activities.
- Encouraging fee-simple purchase, less than fee-simple purchase, purchase with leaseback, or other methods to acquire forest land.

### 3B.1b Mineral Resource Lands

The intent of the mineral resource lands goals and policies is to direct the use of lands containing commercial quality mineral resource deposits. The Kitsap County Comprehensive Plan identifies mineral resource lands with the Mineral Resources designation, implemented by a zone overlay.

- **Mineral Resource Overlay.** The intent of the Mineral Resource Overlay is to protect sand, gravel, and rock deposits identified as significant. Commercial-quality deposits should be recognized as non-renewable resources and managed accordingly.



### Goal 13 Discourage inappropriate land uses in the vicinity of commercial quality mineral deposits in the County through regulatory means.

- Policy RL-50 Conduct a comprehensive geologic study to identify commercial quality deposits, establish criteria so that the County may designate deposits of long-term commercial significance, recognizing that commercial quality aggregates, sand, rock and metal deposits are non-renewable resources. Such a study should be undertaken in conjunction and cooperation with other geologic studies, such as the study of aquifers, and shared with property owners.
- Policy RL-51 Designate as mineral resource sites lands that have valid surface mining permits through DNR, and sites identified by individual property owners, and apply the Mineral Resource overlay to these sites once proper permits are in place. This overlay permits mineral

resource extraction activities and accessory supporting industrial uses and discourages land uses that would impede such activities.

- Policy RL-52 Allow residential uses in the Mineral Resource overlay, at a maximum density of 1 du/20 acre.
- Policy RL-53 Allow industrial uses associated with mineral resource extraction and forestry activities in the Mineral Resource overlay.
- Policy RL-54 Encourage the preservation of lands identified as mineral deposits.
- Policy RL-55 Discourage the conversion of identified aggregate lands to uses incompatible with extraction activities.
- Policy RL-56 Use the Mineral Resource overlay to serve as interim protection of mineral resource areas until a comprehensive geologic study is undertaken to determine the extent of additional mineral deposits.
- Policy RL-57 Prohibit residential building in the rural areas adjacent to Mineral Resource zoned lands within 100 feet from any property line unless the applicant for a building permit (1) acknowledges the possible occurrence of resource activity on the adjacent property, and (2) waives any damages which might occur to the residence or occupants because of such activities which are conducted within generally accepted management practices and in compliance with applicable laws which regulate such activities. Such waivers must be filed with the County Auditor. Require the following language on approved plats and building permits within 500 feet of mineral resource lands: “Notice: the subject property is within or near land in which resource activities are permitted and encouraged, including a variety of activities which may not be compatible with residential use for certain periods of limited duration. In addition to other activities, these may include noise, dust, smoke, visual impacts and odors resulting from harvesting, planting, surface mining, quarrying, application of fertilizers, herbicides, and associated reclamation and management activities. When performed in accordance with state and federal law, these resource activities are not subject to legal action as a nuisance.”
- Policy RL-58 Recognize those sites with valid surface mining permits from the State DNR as well as those that have been identified by the property owner as mineral resource lands. Mineral Resource overlay lands that currently appear on the Comprehensive Plan Land Use Map which have been identified by the property owner must submit a geologic study, conducted by a qualified geologist, pertaining to the presence of commercial quality mineral deposits by the second annual review of the plan in order to keep such a designation. Resource designations for lands for mineral resource use may only be added or deleted during the annual review of the adopted Comprehensive Plan. Any additions or deletions will be based upon submission of a geologic study, conducted by a qualified geologist, pertaining to the presence, or lack of commercial quality mineral deposits.

Policy RL -59 Kitsap County should classify lands with potential long-term commercial significance for extracting at least the following minerals: sand, gravel, and valuable metallic substances. Other minerals may be classified as appropriate.

**Goal 14 Encourage the reclamation of exhausted mineral extraction sites and their conversion into viable uses consistent with the Kitsap County Comprehensive Plan.**

Policy RL-60 Prohibit development under the underlying zoning of a mineral resource reclamation site until completion of the reclamation.

Policy RL-61 Coordinate with the 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 DNR.

**Goal 15. Mineral Resource Lands shall not be designated solely on a parcel-by-parcel basis.**

Policy RL-62 Kitsap County should approach the effort of designating mineral resource lands as a county-wide or regional process, with the exception of owner-initiated requests for designation.

Policy RL- 63 Kitsap County should determine if adequate mineral resources are available for projected needs from currently designated mineral resource lands.

Policy RL- 64 In designating mineral resource lands, counties and cities must also consider that mining may be a temporary use at any given mine, depending on the amount of minerals available and the consumption rate, and that other land uses can occur on the mine site after mining is completed subject to approval. Submission of a reclamation plan and approval by the Washington State Department of Natural Resources is required prior to allowing subsequent uses.

Policy RL- 65 Kitsap County should identify and classify mineral resource lands from which the extraction of minerals occurs or can be anticipated.

**Goal 16. The County and the cities should establish Best Management Practices to protect the long-term integrity of the natural environment, adjacent use, and the productivity of resource lands.**

**3.2.2.C Agricultural Lands**

**Goal 17 Recognize agricultural activities without designating land specifically for such uses.**

Policy RL-66 Recognize that Kitsap County currently has no lands specifically designated and zoned for long-term commercially significant agricultural use.

Policy RL-67 Encourage and allow farming and agricultural activities in the designated rural areas of the County and consider them an important rural activity.

### 3B.2 Rural Wooded Policies

Rural Wooded areas are considered a rural land use designation in the Plan. The goals and policies in this section are intended to recognize and preserve forestry as the current land use while allowing for innovative residential uses such as rural clustered housing. These lands are important for their rural character, economic values, natural resource uses, ecological functions and values, and public benefits. This designation is intended to provide environmental protection, facilitate the creation of open space corridors, and promote residential development that is sensitive to the physical characteristics of the land.

The goals for this designation are:

- Provide ongoing opportunities for continued management of these lands for forestry, open space, or other compatible uses to promote a large-scale, connected landscape. These lands are important for their rural character, economic values, natural resource uses, ecological functions and values, and public benefits.
- Preserve rural character, allow a variety of levels of rural residential densities, and encourage innovative rural planning techniques, while meeting the intentions and requirements of GMA.
- Provide a high standard of environmental protection, facilitate the creation of open space corridors, minimize shoreline impacts, and promote residential development that is sensitive to the physical characteristics of the land.

### Goal 18 Implement the Rural Wooded Incentive Program for clustering of limited residential development in the rural area.

Policy RL-68 Consider the following issues when implementing the Rural Wooded Incentive Program:

- Preserving rural character through a mix of rural densities, innovative rural planning, and clustered development;
- Protecting the natural environment and promoting an interconnected system of open space in the rural areas;
- Providing appropriate buffer widths from property boundaries, existing and potential resource uses, other residential development, rights-of-way and other appropriate factors;
- Encouraging design that preserves environmentally sensitive areas and harmonizes with topography and landscape features;
- Encouraging design that maintains or enhances the predominant rural character, scenic views, and open space corridors; and
- Limiting the use of clustering through limited phases and bi-annual monitoring, such that clustering does not become the predominant pattern of development throughout the rural area.

- Policy RL-69 Provide development regulations specifying the base residential density of lands zoned Rural Wooded at one dwelling unit per 20 acres, and allow limited clustered residential development to be developed at greater density, subject to the following criteria:
1. The portion of the property site identified for clustered residential development may be developed for residential uses provided that clustered residential development shall comprise less than one quarter of the portion of the total site utilized to establish residential base density (or a maximum of 25% of the property(s) gross acreage).
  2. The portions of the property not within a clustered residential development but utilized to establish base residential density would be placed in permanent open space a combination of:
    - a. This area is to be permanently reserved as open space through conservation easements or other sufficient mechanisms, although it may be used for the limited forestry, recreational, and community utility uses.
  3. The maximum residential density incentive in any development using this program may not exceed one dwelling unit per five acres with a minimum of 75% of the gross acreage designated as Permanent Open Space described above.
- Policy RL-70 Implement a system to monitor the effectiveness of the Rural Wooded Incentive Program, and the compatibility and impacts of land uses in Rural Wooded zone, in cooperation with landowners, stakeholders, and others. Monitoring will be conducted on a bi-annual basis and presented in a report to the Board of County Commissioners.
- Policy RL-71 Encourage DNR to continue to act as lead agency for forestry practices on Rural Wooded lands.
- Policy RL-72 Encourage design standards, development practices, and private covenants for subdivisions in the rural area that do not include extensive paved surfaces; marked changes in grade from predevelopment site conditions; elaborate entrance signs; extensive lawns and other landscaping; regulation of house color, design, or other features typical of urban or suburban residential development.

**Goal 19. Develop a long term strategy for addressing the future use of properties historically used for timber production, but currently designated as rural.**

## 3C. Transfer of Development Rights<sup>1</sup>

Transfer of Development Rights (TDR) is a market-based tool for conserving land or structures determined to have a public benefit. It complements other incentive-based tools, land or easement acquisition programs, and other regulatory techniques intended to achieve selected growth management objectives. The use of Transfer of Development Rights is authorized by GMA in RCW 36.70A.090, as follows:

A comprehensive plan should provide for innovative land use management techniques, including, but not limited to, density bonuses, cluster housing, planned unit development, and the transfer of development rights.

See Chapter 2, *Land Use*, for policies relating to urban areas of the county, where Transfer of Development Rights receiving sites would be located.

**Goal 20. Promote the Transfer of Development Rights from land valuable to the public, especially rural and resource areas, to urban areas, in order to preserve the rural environment, encourage retention of rural resource-based uses, and avoid urban service demands in the rural area.**



- Policy RL-73 Continue efforts to implement an effective and focused Transfer of Development Rights program, as an innovative means to preserve private lands with countywide public benefit, to encourage higher densities in appropriate areas, and to reduce residential development capacity in natural resource areas.
- Policy RL- 74 Consider the reduction of development in the rural area by encouraging the Transfer of Development Rights from private rural lands into the UGA as the top priority of the voluntary Transfer of Development Rights Program.
- Policy RL-75 Support and work actively to facilitate the transfer of rural development rights for the following:
- a. Preserve the rural environment, encourage retention of resource –based uses, and reduce service demands in the rural areas.
  - b. Provide protection to significant natural resources, which include but are not limited to habitat corridors, shorelines, and areas with a critical recharging affect.
  - c. Increase the regional open space system consistent with the County Open Space Plan per Kitsap County Code Chapter 18.12.

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<sup>1</sup> Chapters 3A, 3B, and 3C and goals / policies will be reorganized and renumbered at a future Comprehensive Plan update.

- d. Encourage rural farm preservation and other related activities countywide, as noted in the Comprehensive Plan Agriculture goals and policies, and in the Kitsap County Strategic Agricultural Plan and Inventory.
- e. Promote interconnected rural non-motorized greenbelt corridors to provide alternative mode of transportation and recreation activities consistent with Section 2.2.9 Opens Space and Greenways.
- f. Promote the use of innovative land use development techniques in rural areas by clustering, and to employ low impact development practices.
- g. Provide bonus Transfer of Development Rights credit for non-conforming lot sending sites, which were created prior to the adoption of the Kitsap County Comprehensive Plan (legacy lots).
- h. Encourage compact development within defined urban centers and provide convenient and attractive commercial and personal service centers.
- i. Preservation of historic sites consistent with goals and policies of Section 2.2.10 Historic Preservation of the Land use Element, Comprehensive Plan.

Policy RL-76 Promote Transfer of Development Rights by facilitating the transfer from private property owners with sending sites to property owners with receiving sites, and by working with cities to develop Interlocal agreements that encourage transfers into cities and within adopted appropriations.

Policy RL-77 Require private properties qualified as sending sites to provide a protected area of sufficient size to provide public benefit. Priority candidates for sending sites are:

- a. All rural lands.
- b. Lands contributing to protection of significant landscape or habitat features.
- c. Lands contributing to the protection of environmentally susceptible features including but not limited to aquifer recharge areas, and sites supporting federally threatened or endangered species, and/or wildlife habitat corridors.
- d. Lands that contribute to preservation of scenic views or maintaining the rural character or that are suitable for inclusions in and provide important links to the regional open space system.

Policy RL-78 Consider the following as candidate for Transfer of Development Rights receiving sites:

- a. Unincorporated Urban Growth Areas and incorporated cities may receive Transfer of Development Rights to include but not limited to increase project density, building height, and reduce off-street parking in urban centers.
- b. Preferences should be given by locations within designated urban centers, or adjacent to transit stations and park and ride lots. Transfers to incorporated areas shall be detailed in an interlocal agreement between the city and County.