

# Rural Wooded Incentive Program

Historical Events





## RWIP HISTORICAL EVENTS

- 1977 - Kitsap County's first comprehensive plan adopted
- 1983 – Zoning Ordinance implementing 1977 comprehensive plan
  - Rural zones range from 1 to 2.5 acre minimum lot sizes



## RWIP HISTORICAL EVENTS

- Between 1970 and 1990, Kitsap County's population grew by 87%
- 1990 – GMA enacted
  - Counties were initially required to designate critical areas and resource lands (agricultural, forest, and mineral)
  - Comprehensive plans due July 1, 1994 (with possibility of a six month extension)



## RWIP HISTORICAL EVENTS

- Early 1990's: Rural Roundtable Discussions:
  - Rural densities
  - Rural planned developments
  - Forest and Agricultural resource land designations
  - Services for rural areas
  - Policies for fully contained communities and master planned resorts



## RWIP HISTORICAL EVENTS

- Between 1990 and 1994, Kitsap County convened a Countywide Growth Management Symposium
- April 1992 – Kitsap County issued “Strategies for Resource Lands and Interim Development Regulations”
  - This document reported the “preliminary consensus” regarding the issues considered by the Rural Policy Roundtable
  - Adopted policies and criteria for the designation of resource lands



## RWIP HISTORICAL EVENTS

- February 1994: Kitsap County adopted a “Conservation Easement Ordinance”
  - Amended 1983 zoning ordinance to allow clustered and bonus densities in Rural 2.5 and Resource Protection zones
  - Challenged: CPSGMHB found ordinance did not comply with GMA -- too vague, not enough standards



## RWIP HISTORICAL EVENTS

- December, 1994, Kitsap County adopted its first GMA comprehensive plan
  - Rural densities in plan ranged from 1-9 du/acre to 1 du/2.5 acres
  - No forest resource lands designated
- Challenged before the CPSGMHB
  - Comprehensive plan invalidated & remanded
  - Rural element violated GMA



## RWIP HISTORICAL EVENTS

- “Stakeholders” continued working on rural issues
  - 1996 joint letter from property owners and KCRP members re RWIP
- 1996 comprehensive plan –
  - again challenged before CPSGMHB and rural issues found not to be GMA-compliant
  - Rural and resource land issues are both remanded



## RWIP HISTORICAL EVENTS

- 1997 – GMA revisions regarding rural issues
  - Added definition of “rural character”
  - Added LAMIRD criteria
- 1998 – Kitsap County comprehensive plan
  - Included policies to develop rural clustering program
  - Growth Board rescinds invalidity and found 1998 plan GMA-compliant



## RWIP HISTORICAL EVENTS

- 1999 – County designated forest lands of long-term commercial significance
- Growth Board found designation to be GMA-compliant
- Stakeholders continue to meet on “Interim Rural Forest” (IRF) land issues in anticipation of updating the rural element of the comprehensive plan
  - Rural clustering provisions still on the table



## RWIP HISTORICAL EVENTS

- 2003 comprehensive plan revisions
  - Several subarea plans adopted
  - RWIP comprehensive plan policies adopted
    - Implementing development regulations deferred
    - Designation changed from “IRF” to “Rural Wooded” (RW)
  - Challenged before CPSGMHB
    - Growth Board remanded RWIP – found too many ambiguities in policies and impacts difficult to determine without regulations
    - On remand, Kitsap County repealed RWIP policies



## RWIP HISTORICAL EVENTS

- 2006 comprehensive plan amendments (“ten year update”)
- Extensive RWIP adopted
  - Four alternative scenarios, with gross densities ranging from 1 du/5acre to 1 du/10 acre
  - Phasing program
  - Monitoring Program
  - Detailed approval criteria



## RWIP HISTORICAL EVENTS

- 2006 RWIP challenged to CPSGMHB
  - Board remanded on following bases:
    - “blurring” of resource and rural land distinction
    - No discrete document (“Goal Harmonizing Document”)
    - Ambiguities regarding 40 year provision
- On remand: Major Revisions to RWIP
  - Three of four alternatives removed
  - Open space required to be protected in perpetuity
  - Moratorium placed on program to look at other revisions



## RWIP HISTORICAL EVENTS

- CPSGMHB did not find full compliance: another remand
  - Change “notice to title” provision
  - Add description of local circumstances to discrete document
- Board finds RWIP compliant → appealed to Thurston County Superior Court
  - Court upholds Board
  - Superior Court decision currently pending on appeal before the Court of Appeals.
- Moratorium on program remains in place

# RURAL POLICY DISCUSSION





## RWIP: RURAL DISCUSSION

- What is “rural character” in Kitsap County?
  - **KCC ‘Zoning’ 17.110.666: Rural character.**
  - “Rural character” means the patterns of land use and development that are consistent with the following:
    - A. Open space, the natural landscape, and vegetation predominate over the built environment;
    - B. Traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
    - C. Visual landscapes that are traditionally found in rural areas and communities;
    - D. Compatible with the use of the land by wildlife and for fish and wildlife habitat;
    - E. Reduces the inappropriate conversion of undeveloped land into low-density development;
    - F. Protects natural surface water flows and ground water and surface water recharge and discharge areas; and
    - G. Meets the requirements of RCW 36.70A.030(15).



## RWIP: RURAL DISCUSSION

- Rural Character can vary from area to area:
  - Holly
  - Seabeck
  - Olalla
  - Sunnyslope
  - Indianola
  - Hansville
  - Southworth
  - Eglon



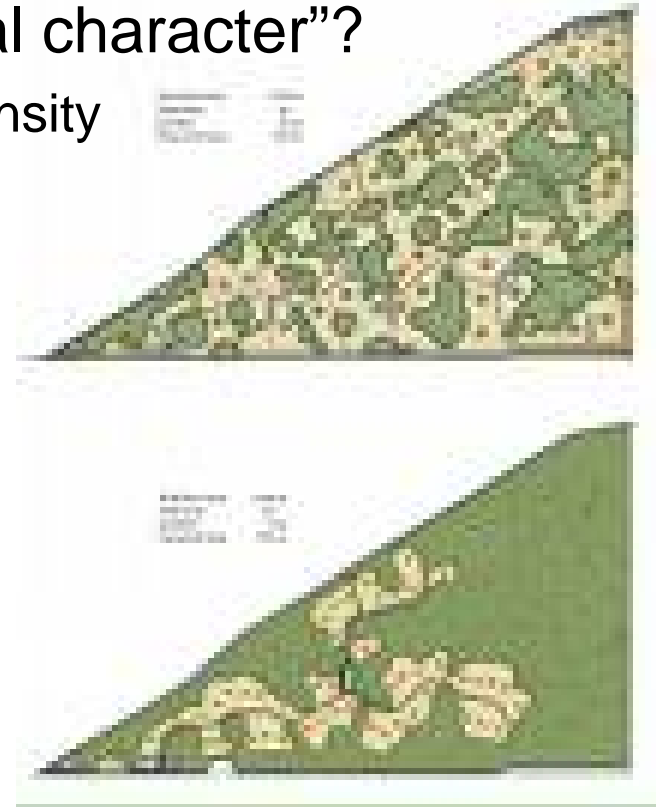
## RWIP: RURAL DISCUSSION

- What is rural in 20 years?
- What densities are rural densities?
- What guiding values will be the basis for a decision?
- What is forest vs. timber?
- What is agricultural land in Kitsap County?
  - Role?
- Should there be different standards for different rural areas?



## RWIP: RURAL DISCUSSION

- What puts “rural” in the Rural Wooded Incentive Program?
  - How does RWIP support “rural character”?
    - RWIP provides a gross rural density





# RWIP: RURAL DISCUSSION





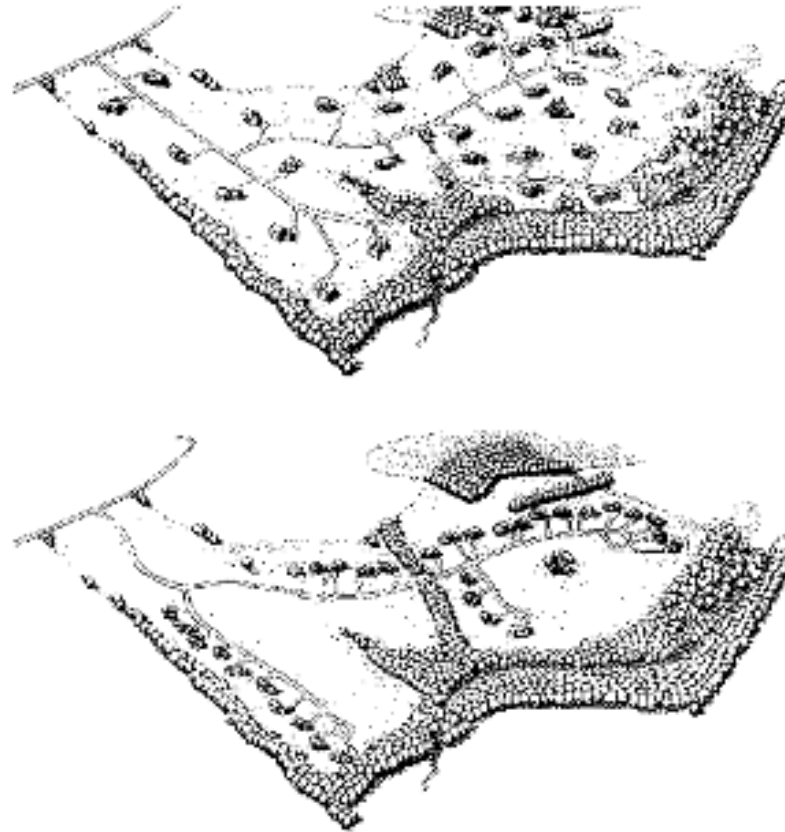
# RWIP: RURAL DISCUSSION



**BAINBRIDGE ISLAND CLUSTERED DEV.**



# RWIP: RURAL DISCUSSION



**A site developed using open space design principles (bottom) maintains more undeveloped common space than the conventional development plan (top) (Source: Arendt, 1996)**



# RWIP: RURAL DISCUSSION



- TRADE WINDS FARM  
A LOW IMPACT DEVELOPMENT SUBDIVISION  
PLATT HILL ROAD  
WINCHESTER, CT  
SITE ATTRIBUTES:  
TOTAL AREA = 104.5 ACRES  
NUMBER OF LOTS = 24  
ACRES OF OPEN SPACE = 64+ (61.2% OF SITE)  
LID PRACTICES INCORPORATED IN PROJECT:
- CONSERVATION SUBDIVISION DESIGN
  - ROAD ALIGNMENT THAT FOLLOW EXISTING TOPOGRAPHY
  - USE OF SITE FINGERPRINTS (MINIMIZATION OF LOT CLEARING)
  - PRESERVATION OF ENVIRONMENTALLY SENSITIVE AREAS OF SITE (WETLANDS, WATERCOURSES, VERNAL POOLS, 25% STEEP SLOPES, RIDGE LINE)
  - SITING OF PROPOSED IMPROVEMENTS TO MINIMIZE SITE GRADING
  - USE OF RAIN GARDENS FOR ROOF DRAINS
  - USE OF MEADOW FILTER STRIPS WITH MICRO BERM TO FILTER OVERLAND FLOW FROM LAWN AREAS.
  - USE OF CONSTRUCTED WETLAND FOR STORMWATER TREATMENT
  - USE OF VEGETATED BASINS AND VEGETATED SWALES WITH STONE FILTER BERMS TO CONVEY AND FILTER STORMWATER
  - USE OF LINEAR VEGETATED LEVEL SPREADER FOR DISPERSEMENT OF STORMWATER

# BOARD DISCUSSION

