

2025 Year of the Rural

Presented by
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Agenda

2025 Year of the Rural

GMA

Deliverables

Timeline

Inputs

Chapter Update

Code Updates

Reclassification Requests

Next Steps

Growth Management

Planning Goals

1. Urban growth
2. Reduce sprawl
3. Transportation
4. Housing
5. Economic development
6. Property rights
7. Permits
- 8. Natural resource industries**
9. Open space and recreation
10. Environment
11. Citizen participation and coordination
12. Public facilities and services
13. Historic preservation
14. Climate change and resiliency
15. Shorelines of the state



An aerial photograph showing a dense forest of evergreen trees. A paved road winds through the forest, and in the background, a large body of water (likely a lake or bay) is visible under a cloudy sky.

Growth Management

Mandatory Elements

1. Land Use
2. Housing
3. Capital Facilities
4. Utilities
- 5. Rural**
6. Transportation
7. Economic Development
8. Park and Recreation
9. Climate Change and Resiliency

Growth Management Act

Core Concepts

Three main types of land

- Urban
 - Growth focused
 - Dense housing, shopping, jobs
- Rural
 - Protected from growth
 - Large properties, rural jobs, limited commercial
- Resource
 - Protected from all development
 - Timber, agriculture, mining

Urban services

- Sewer, sidewalks, multi-family housing) limited to urban boundaries (UGAs)
- Generally prohibited in rural and resource lands (e.g., sewer).

Growth Management Act

Kitsap County's History

Many small lots (< 5 acres) in rural areas including dense housing developments (urban sprawl)

Lower density development in urban areas without access to urban services (sewer)

Heavily subdivided shorelines

Undesignated resource lands

Strong public interest in maintaining these historic development patterns

Invalid plans. Three different plans in the 1990's.

Growth Management Act

Today in Kitsap County

Urban Areas

Cities, city-adjacent, Silverdale, Kingston

Generally, 5 homes per acre min development

Predominantly single-family development

Rural Areas

5-, 10-, and 20-acre property sizes

Limited existing denser communities

- Manchester, Suquamish, Keyport, and rural job areas

Resource Lands

Timber limited to state lands

No commercial agriculture

Mining limited to existing gravel and other pits

Growth Management Act

Multicounty Planning Policies and Countywide Planning Policies

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Growth Management Act, Multicounty Planning Policies, and Countywide Planning Policies

From Vision 2050, Page 15

Coordinated planning across jurisdictions is a foundation of the Growth Management Act, which recognizes that cities and counties are interdependent and that systems, whether rivers or roads, span across and connect communities.

Figure 4 – Washington State Planning Framework



Growth Management Act, Multicounty Planning Policies, and Countywide Planning Policies

Figure 6 – Population Growth by Regional Geography and County, 2017-50

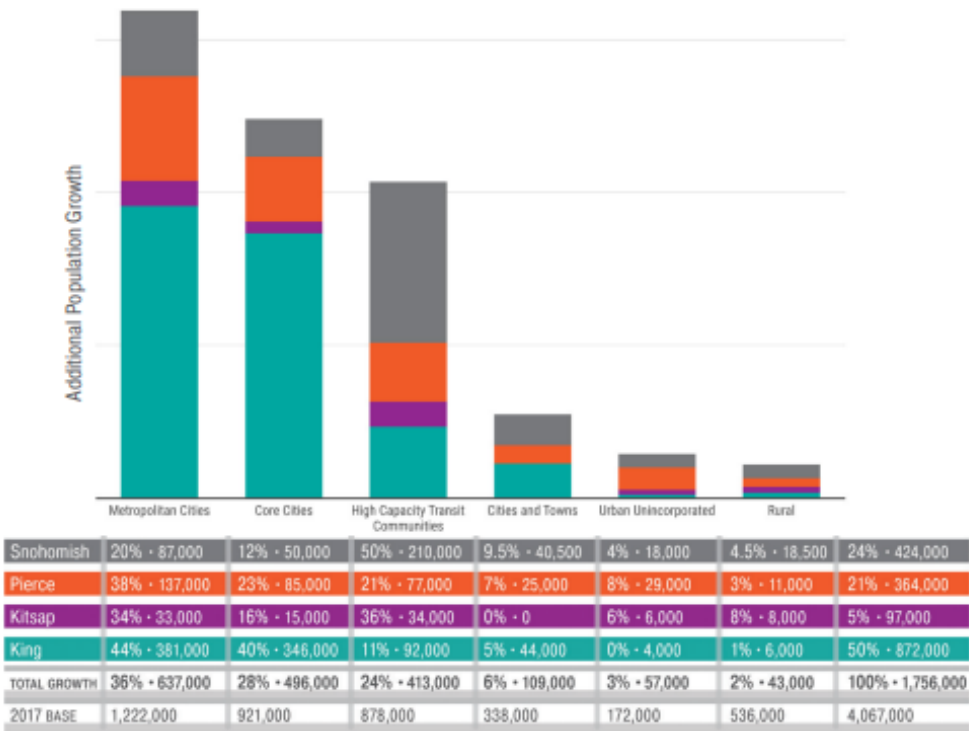


Figure 6 note: May not sum accurately due to rounding. Snohomish County Cities & Towns and Rural figures are rounded to the nearest half percent and 500 population. Other figures are rounded to the nearest whole percentage and 1,000 population.

2024 Comprehensive Plan

Introduction

Chapter 1 Land
Use

NEW! Rural and
Resource Lands

Chapter 2
Economic
Development

Chapter 3
Environment

Chapter 4
Housing

Chapter 5
Transportation

Chapter 6 Parks,
Recreation, and
Open Space

Chapter 7
Capital Facilities
and Utilities

Chapter 8
Climate Change

Subarea and
Neighborhood
Plans

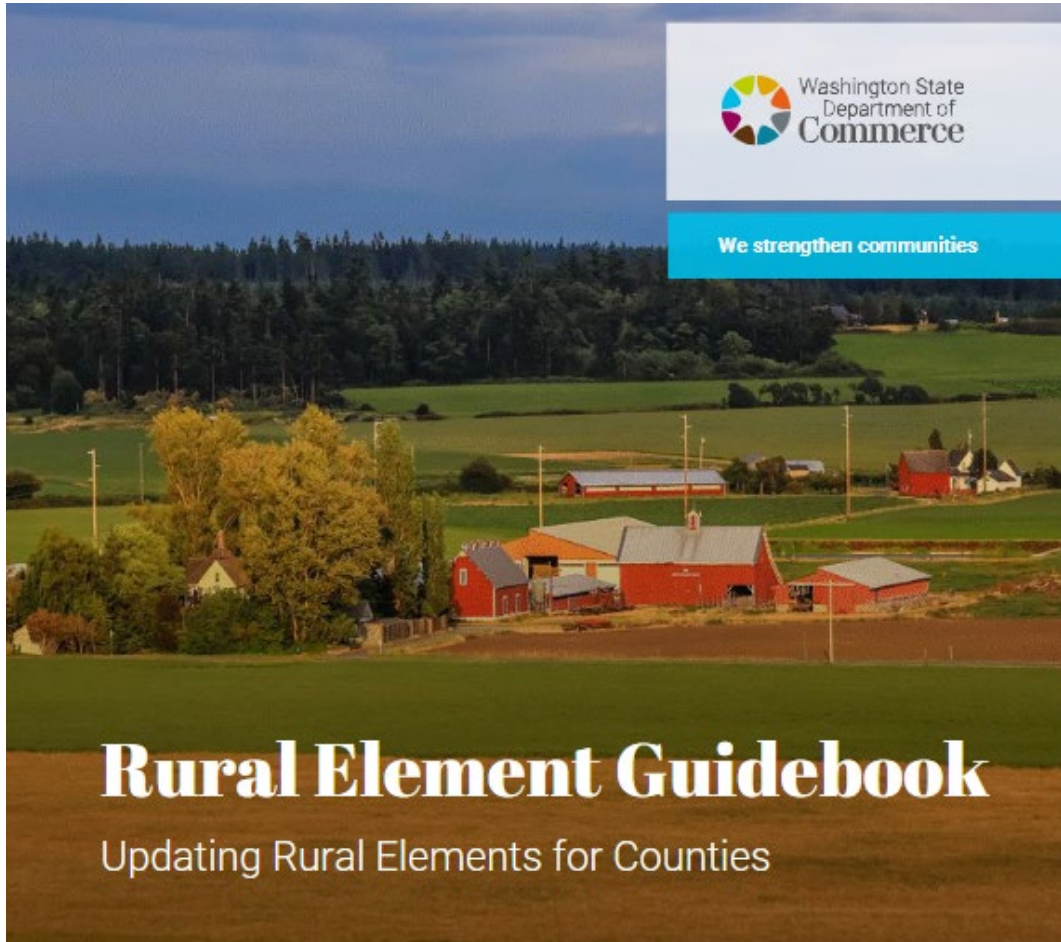
RCW

36.70A.070 Comprehensive Plans – Mandatory elements.

(5) Rural element. Counties shall include a rural element including lands that are not designated for urban growth, agriculture, forest, or mineral resources. The following provisions shall apply to the rural element:

- (a) Growth management act goals and local circumstances.
- (b) Rural development.
- (c) Measures governing rural development.
- (d) Limited areas of more intensive rural development.

Department of Commerce



DRAFT Rural Element Guidebook

Counties have worked to balance the need to provide housing and employment opportunities while ensuring that places beyond urban centers remain rural in character for the long term.

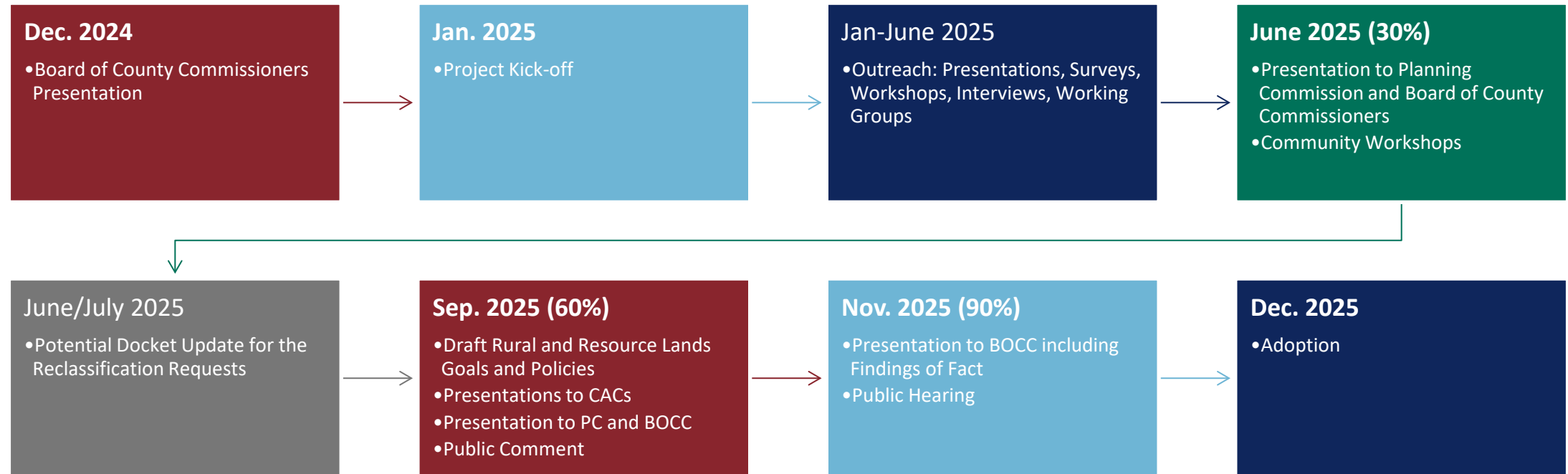
Deliverables |

Rural and Resource Lands Chapter Update

Potential Code Updates

Reclassification Request Recommendations

Timeline



Scope of Work

Rural and Resource Lands Chapter Update

Vision and Rural
Character
Assessment

Outreach and
Engagement

Gap Analysis
and Research

Rural and
Resource Land
Use Analysis

Update Goals,
Policies, and
Strategies

Ordinance

Implementation
Plan

Problems

What are the problems we are trying to solve?

Are we up-to-date with the latest state legislature and state and local plans?

- Gap Analysis

How can Kitsap County protect agriculture land without agriculture zoning?

- Ag Working Group

Is growth in Rural Kitsap aligned with the Comprehensive Plan?

- Land capacity and land use analysis

Are we prepared for energy siting in rural Kitsap County?

- Energy Siting Work Group

Inputs |

Outreach

- Comp Plan Public Comment Review and Summary
- Survey
- Working Groups and Interviews

Gap Analysis & Research

- Legislative Updates
- Best Practices
- New, Updated, and Relevant Plans

Mapping & Data Analysis

- Urban/Rural Development Patterns
- WDNR Mineral Resources
- USDA Soil Survey - Farmland Soils Determination

Outreach

Rural Comp Plan Comments Summary

Rural Comp Plan Comments Summary

- Overview
- Environmental Concerns
- Zoning and Land Use
- Traffic and Transportation
- Infrastructure and Utilities
- Public Services and Facilities
- Procedural and Legals Issues
- Housing and Growth
- General Opposition or Support

Outreach

Survey Summary

Rural and Resource Lands Survey Summary

- Overview
- Preserving Rural Character
- Restricting Growth to Rural Areas
- Improving Rural Transportation and Safety
- Support for Rural-Compatible Economic Development
- Rural Environmental Stewardship
- Government and Communication with Rural Communities

Chapter Update

Rural and Resource Lands

Vision and
Character

Intent

GMA &
Regional
Coordination

Other
Applicable State
Laws

Background of
Chapter

Terms/Glossery

Rural Land Use
Zones

Resource Lands

Goals, Policies,
Strategies

DRAFT. Kitsap County's **vision** is for the protection of rural areas and natural resource lands, including preservation of places of natural beauty, working agriculture and timber lands, and community identity and rural character.

GMA defined rural **character** (simplified):

- Dominated by natural landscapes and vegetation over built environments
- Support traditional rural lifestyles and economies
- Preserve rural visual character
- Compatible with wildlife habitat and use
- Limit low-density sprawl and land conversion
- Do not typically require urban government services
- Protect natural water flows and recharge/discharge areas



State Laws

In addition to the GMA, other state laws and rules apply to rural and resource lands, including but not limited to:



Right to Farm

[RCW 7.48.300-320](#): Right to Farm provisions, which protect existing agricultural activities and forest practices from being subjected to “nuisance” lawsuits.



Energy Sites

[RCW 80.50](#): Energy facility site locations, which addresses the siting of facilities such as power plants, transmission lines, alternative energy facilities (e.g., wind, solar), and energy storage (battery) facilities.



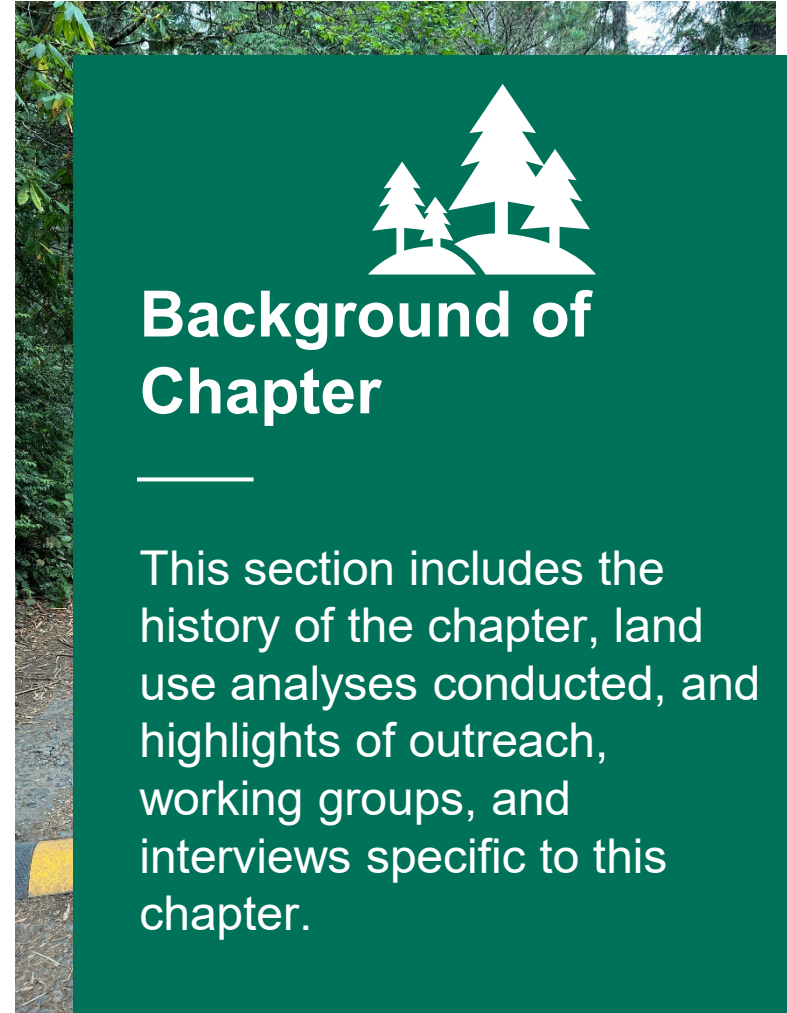
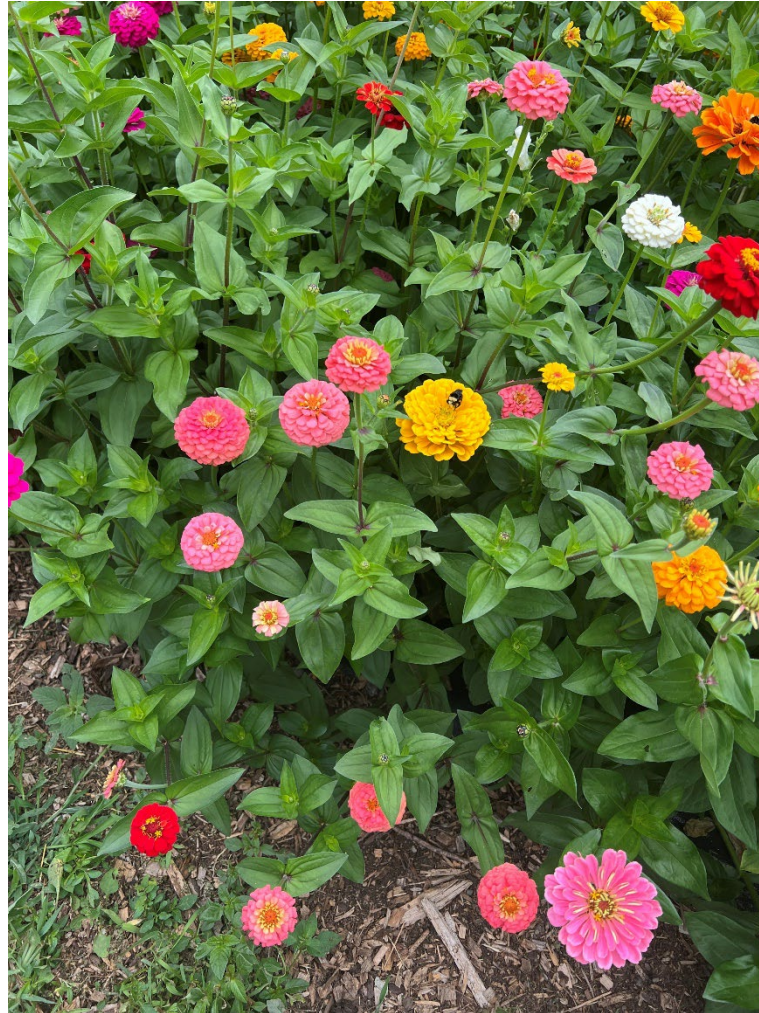
Current Use

[RCW 84.33-34](#): Classification and taxation for farm/agricultural, open space, and timber lands, to encourage their preservation and maintenance of their current uses.



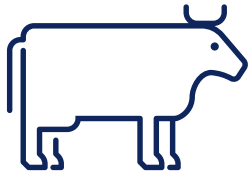
Resources

[WAC 365-190-050](#): Requirements for analysis and designation of agricultural resource lands.



Background of Chapter

This section includes the history of the chapter, land use analyses conducted, and highlights of outreach, working groups, and interviews specific to this chapter.



01 Agriculture

Uses and practices, primarily commercial in nature...



04 Rural Cluster

Residential site development that avoids and preserves critical areas



02 Farm

Any size parcel or... primary agriculture uses.



05 Transfer of Development Rights

A land use planning strategy that allows for the transfer of development rights



03 Forest

The use of land for producing and caring for a forest, including the harvesting of timber.



06 Open Space Plan

Follow...open space law which states in part: "... it is in the best interest of the state to maintain, preserve, conserve and otherwise continue in existence adequate open space lands...

The Rural and Resource Lands Chapter Update will include an inventory and analysis of Rural Land Use Zones and Resource Lands

Rural Land Use Zones

- Rural Residential
- Rural Protection
- Rural Wooded
- Rural Commercial
- Rural Industrial
- LAMIRDs



Resource Lands

- Forest Resource Lands
- Mineral Resource Lands
- Agriculture Resource Lands

Rural and Resource Lands Goals, Policies, and Strategies



2024 Comprehensive Plan (starting point)

- Rural Character and Development
- Agriculture
- Forest and Mineral Resources
- Rural Services and Infrastructure
- LAMIRDs
- Rural Business and Economic Opportunity
- Rural Environment

Code Updates |

Agriculture

Rural Childcare

Energy Siting

Rural Events

LAMIRDs

Boundary Line Adjustments

Rural Small Business/Land use Compatibility

Chapter Update and Potential Code Update Next Steps

- Continued engagement
 - June Workshops
 - Subject Matter Experts
- September 60% Draft, Public Comment, Hearings

Reclassification Requests

17 Rural to Rural Reclassification Requests Deferred from the 2024 Comprehensive Plan

Two reclassification requests included in Alternative 2 (most like the Preferred Alternative)

- One Current Rural Protection - Proposed Rural Commercial
- One Current Rural Wooded – Proposed Rural Industrial

All others included in Alternative 3

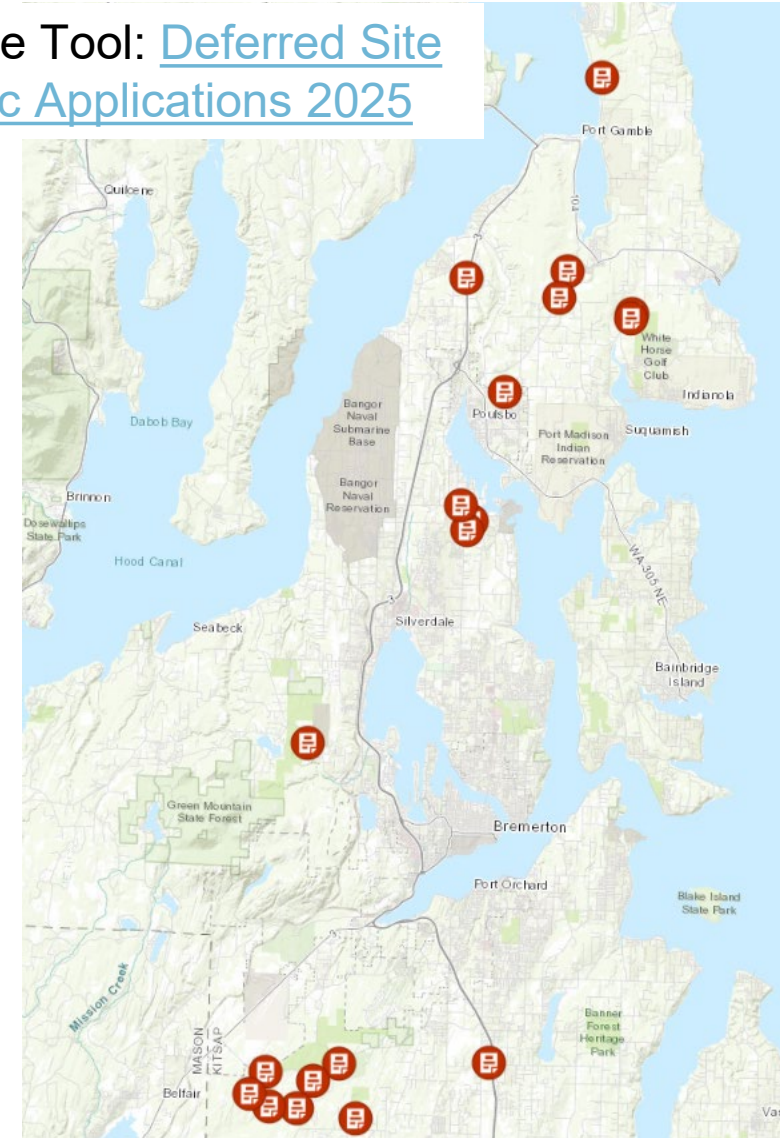
- One Rural Residential to Rural Industrial
- Fourteen Upzone Reclassification Requests

Applications assessments in progress

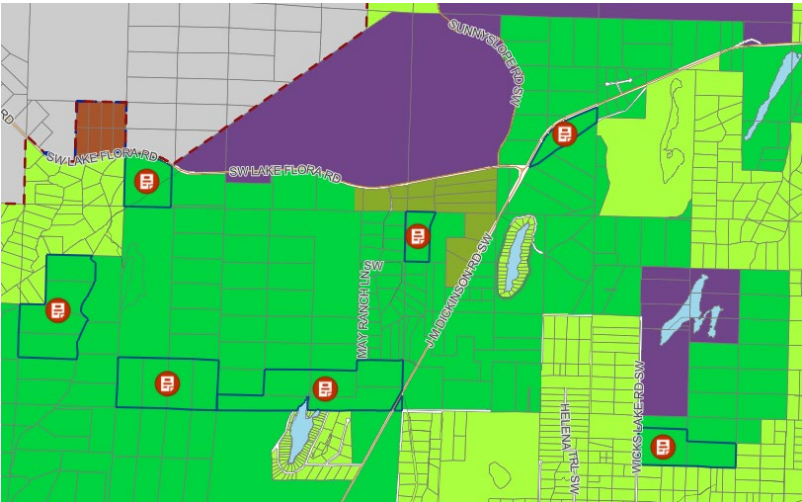
- KCC 21.08. 070 Criteria for recommendation or decision
 - E.g. “The proposed amendment is consistent with the GMA, Kitsap County-wide Planning Policy, state and local laws and other applicable inter-jurisdictional policies or agreements.”

Considering a recommendation to update the docket in June/July.

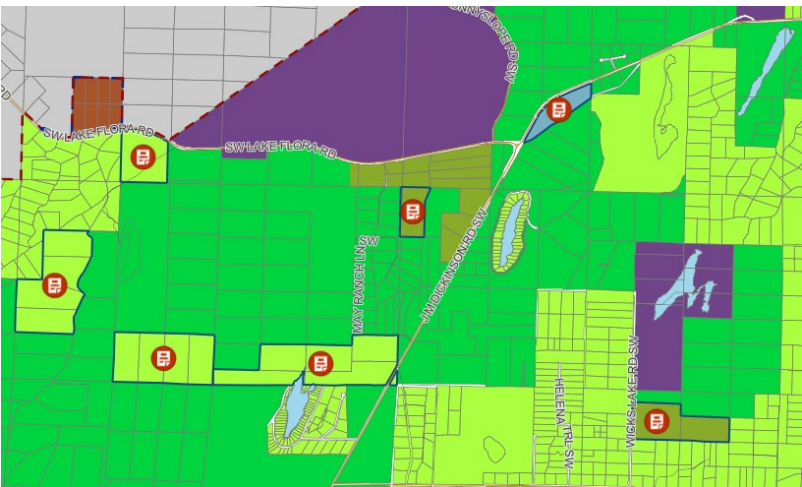
Website Tool: [Deferred Site Specific Applications 2025](#)



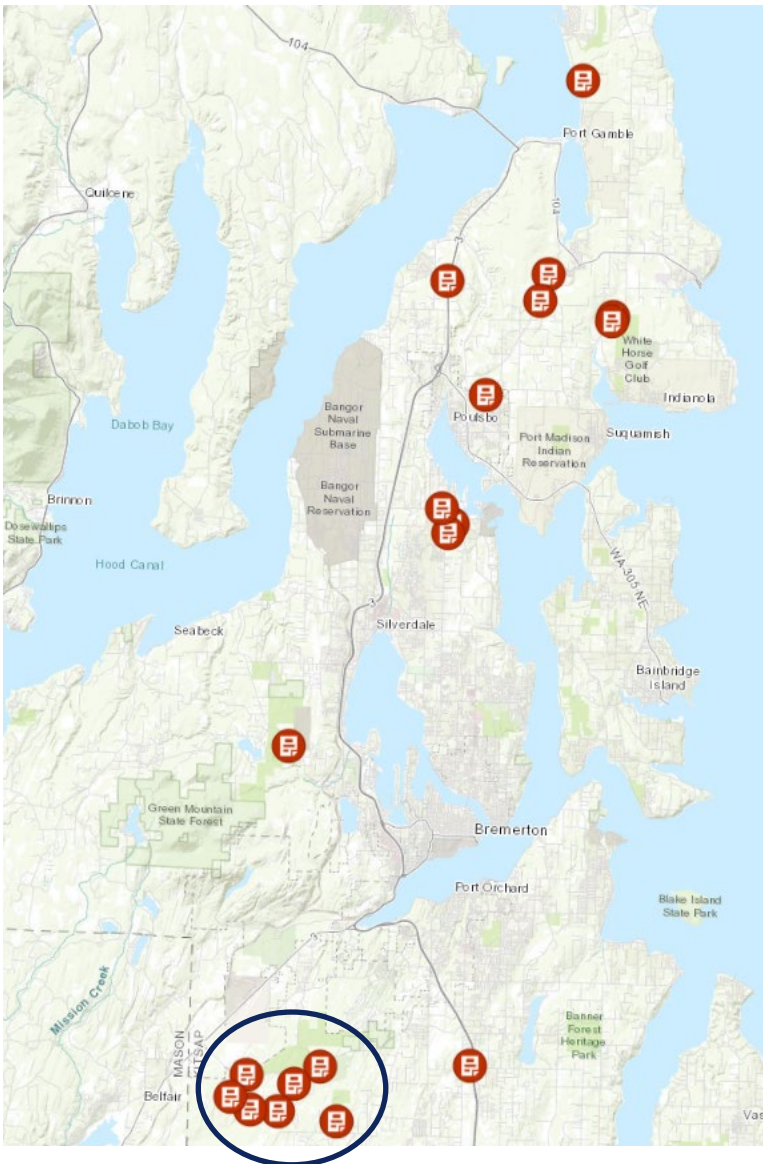
Reclassification Requests



Current Zoning:
RW 1DU/20Ac



Proposed Zoning:
RR 1DU/5Ac
RP 1DU/10Ac
Rural Industrial



Initial Findings - Buckets

Residential Site Specific

Commercial/Industrial

Applicant Feedback

Critical Areas

Timber Commercial Significance

Rural Protection more protective

Surrounding development patterns

Proximity to UGA or City

Development

RP and RR are rural character

Initial Criteria for Amending the Comprehensive Plan

KCC 21.08.070.A.1. Significant Change

- Conditions in the area or topic have changed since the plan was adopted.

KCC 21.080.070.A.2. Outdated Assumptions or New Information

- The original basis for the plan is no longer valid, or new information has become available.

KCC 21.080.070.A.3. Public Benefit & Consistency

- The change serves the public interest and aligns with the overall Comprehensive Plan.

Initial Criteria – Review Matrix

Additional rural capacity

Effects a logical zoning boundary

Increases development pressure on area

Conversion of forestry or agricultural use

Decrease forest cover

Potential to impact critical areas

Potentially area-wide amendment, or consider with conservation/clustering

Scenarios for Docket Update

Scenario 1 – No Docket Update

- All Residential move forward
- All Industrial/Commercial move forward

Scenario 2 – Docket Update

- Only some, or potentially none, of the Residential move forward
- All Industrial/Commercial move forward

Scenario 3 – Docket Update

- No Residential site-specific
- All Industrial/Commercial move forward

Reclassification Request Next Steps

June 9, 2025, BOCC Work Study:

- Initial Reclassification Request Review Summary
- Decision to update Docket

June 23, BOCC Regular Meeting:

- If Board directs docket update, an amended docket will be presented
- Opportunity for community input and comment after the presentation

Stay
connected!

Year of the Rural
email list

- Kitsap.gov

Year of the Rural
project webpage

- kcowa.us/yearoftherural

Thank you!

Questions or
Comments



1

LIVE/VISIT

Planning Commission

Hearing Examiner

Where to Recycle

Campus Map

Visit Kitsap

BUSINESS

Permits

Purchasing Bids

Economic Development & Marketing

GOVERNMENT

Departments

Press Releases

Employment Information

Get Involved

Search & Apply for Jobs

CONNECT WITH US

f

x

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y

NEWS SIGN UP

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Kitsap County Electronic Notification System

3

(Sign Out)

Password Required

You have requested password protection for the subscriber preferences associated with hcleveland@kitsap.gov. Please enter your password to continue.

Password *

[Forgot your password?](#)

Your contact information is used to deliver requested updates or to access your subscriber preferences.

[Privacy Policy](#) | [Cookie Statement](#) | [Help](#)

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Kitsap County Electronic Notification System

2

Get email or text updates for the topics you care about.

Enter your contact information to sign up for updates or to access your subscriber preferences. Select inclement weather and emergency alerts, the road report, recycling and garbage news, and more.

Need help? Contact Kitsap1 at 360.337.5777 or help@kitsap1.com.

For SMS: Message and data rates may apply. Reply HELP for help, STOP to cancel. To view terms and conditions, visit <https://lnks.gd/2/rBwb2J>. Message frequency may vary

Subscription Type

Email Address *

Privacy & Terms

MBHH

mBhh

Verified Successfully

4

☐ Community Development

☐ Address Correction Home

☐ Address Correction Project

☒ Year of the Rural

☐ Burn Bans - Fire Marshal News

☒ Community Development News

☒ Comprehensive Plan Announcements

☒ Development Services & Engineering Updates

☐ Hearing Examiner Information

☒ Kitsap County Code Update Announcement

☒ Planning Commission

☐ Shooting Range Operational Permit

☒ Shoreline Master Program Announcements

☒ Shore Friendly Kitsap

☐ Community Development Online Permitting

☐ Permit Services

☒ Buildable Lands Report Announcements

☒ Noxious & Invasive Species

☐ Sea Level Rise

Steps for
Newsletter
Signup:
www.Kitsap.gov