

# Department of Community Development

Year of the Rural – Project Briefing

**Heather Cleveland, Long Range Planner**

September 3, 2025



**KitsapCounty**





# Agenda

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Project Overview

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Growth Management Act (GMA)

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2024 Kitsap County Comprehensive Plan

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Outreach Overview

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Rural and Resource Lands Chapter

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Potential Code Updates

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Reclassification Requests

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What's next?

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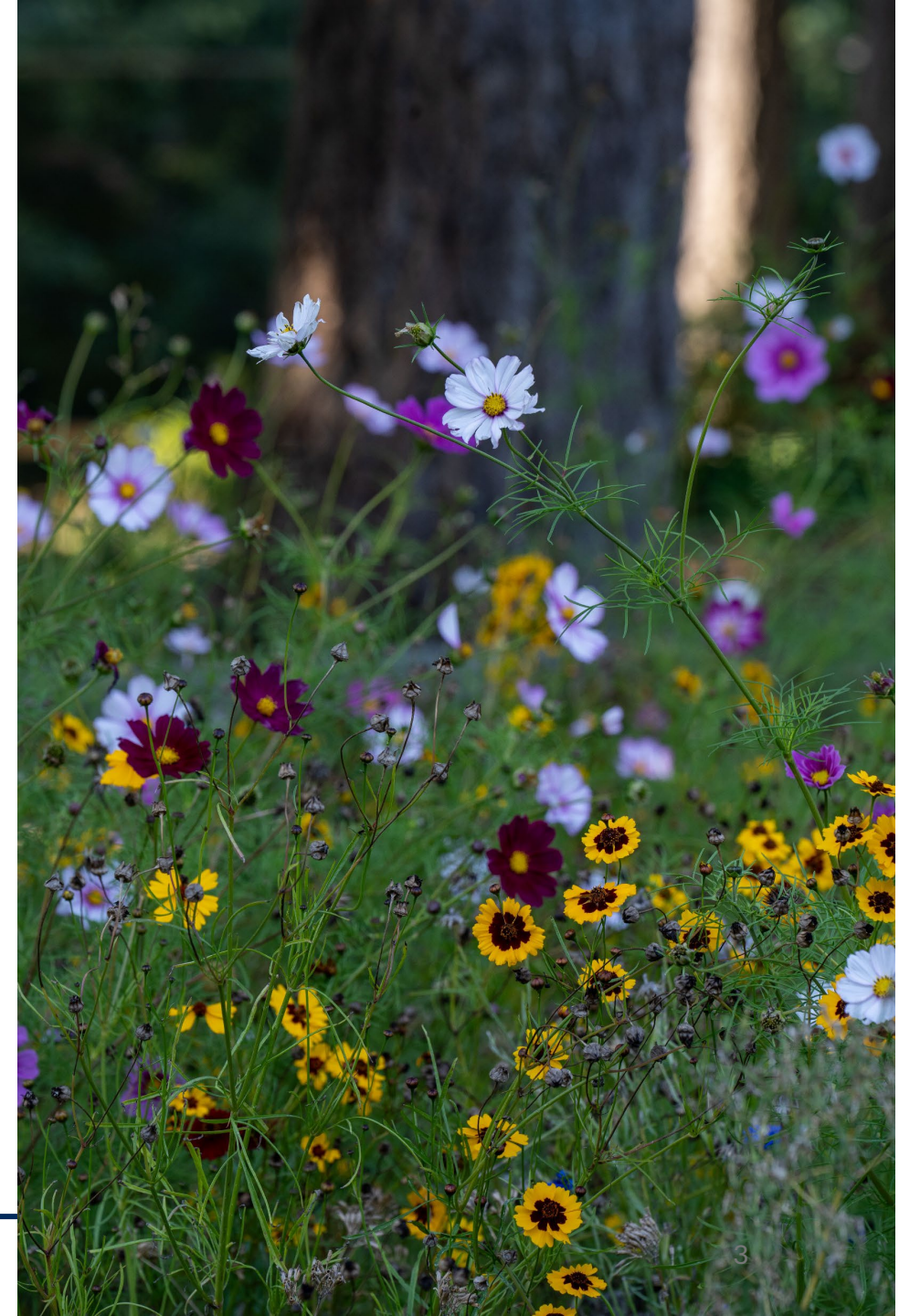






# Project Overview

- ☒ Charter & Community Engagement Plan
- ☒ Deliverables: Rural and Resource Lands Chapter Update, Potential Code Updates, Reclassification Request Recommendations
- ☒ Outreach & Engagement
- ☒ Research and Gap Analysis
- ☒ Data Analysis and Mapping







# Growth Management Act (GMA)

Planning Goals

Mandatory Elements – Rural Element

Three Main Types of Rural Lands

Tiered Planning

- Vision 2050 & Multi County Planning Policies
- Countywide Planning Policies
- Local Comprehensive Plans

Kitsap County's History

Today in Kitsap County



# 2024 Kitsap County Comprehensive Plan

Introduction

Chapter 1 Land Use

**New! Rural and Resource Lands**

Chapter 2 Economic Development

Chapter 3 Environment

Chapter 4 Housing

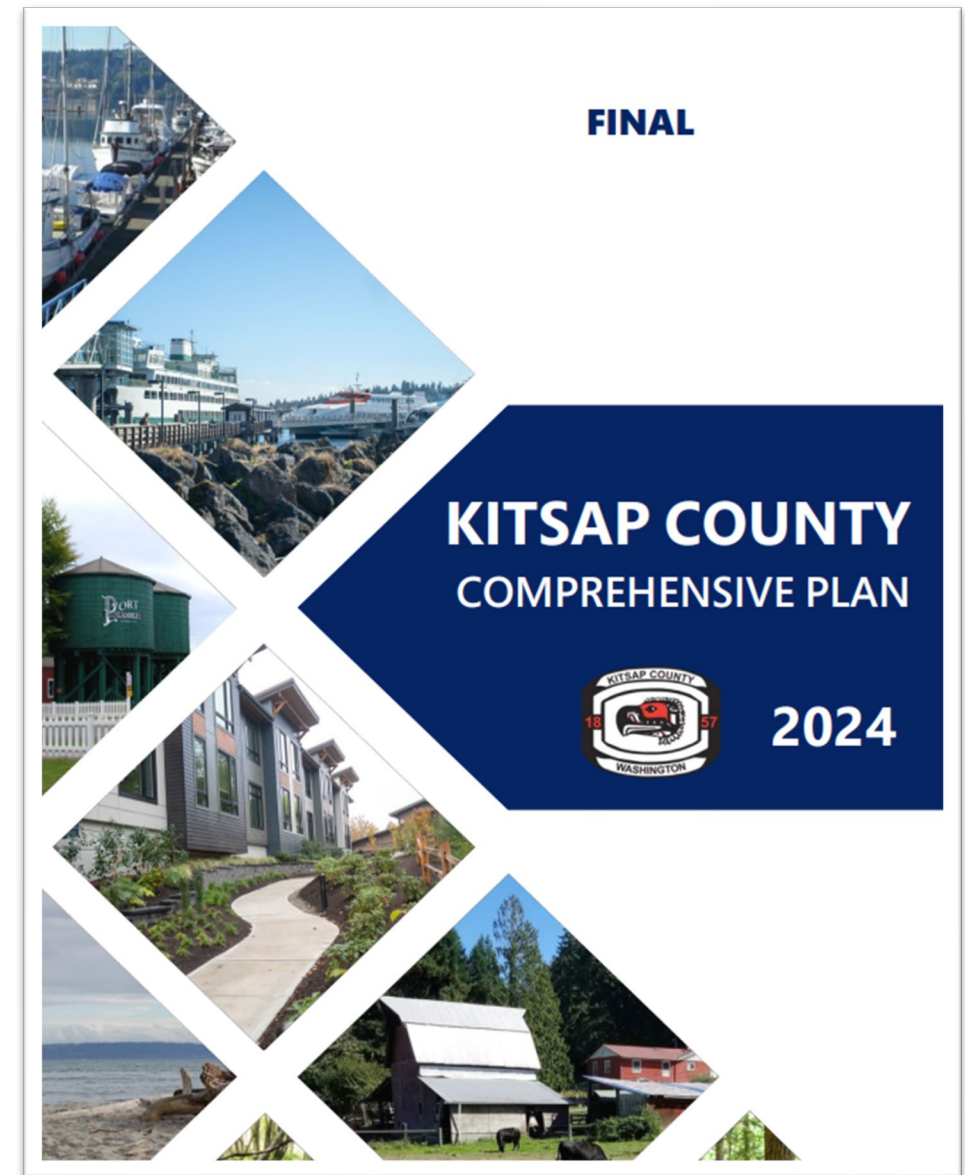
Chapter 5 Transportation

Chapter 6 Parks, Recreation, and Open Space

Chapter 7 Capital Facilities and Utilities

Chapter 8 Climate Change

Subarea and Neighborhood Plans





# 2024 Kitsap County Comprehensive Plan

Table 11. Preferred Alternative Capacity Relative to Projected Housing Need

Income Level (% AMI)	Projected Housing Need	Zone Categories Serving These Needs	Aggregated Housing Needs <sup>1</sup>	Total Capacity	Capacity Surplus (Deficit)
0-30% PSH	1,214	Low-Rise Multifamily, Mid-Rise Multifamily, ADUs	7,747 (non-pipeline) + 607 (pipeline) = 8,354	6,187 (non-pipeline) + 607 (pipeline) + 381 ADU = 7,175	(1,179)
0-30% Non-PSH	2,768				
31-50%	2,376				
51-80%	1,996				
81-100%	1,028	Moderate Density	2,040	1,874	(166)
101-120%	1,012				
>120%	4,103	Low Density	2,342 (non-pipeline) + 1,761 (pipeline) = 4,103	2,418 (non-pipeline) + 1,761 (pipeline) = 4,179	76
<b>Total</b>	<b>14,497</b>		<b>12,129 (non-pipeline) + 2,368 (pipeline) = 14,497</b>	<b>13,228 (including 2,368 pipeline units and 381 ADUs)</b>	<b>(1,269)</b>

Source: Facet 2024, incorporated into this plan as Appendix A

Table 1. Estimated Population Growth Targets 2022

UGA	Census Population 2020	CPP Targeted Growth 2020-2044	Adjusted Growth 2022-2044
<b>Bremerton</b>	10,105	2,762	2,544
<b>Silverdale</b>	19,675	9,896	9,442
<b>Kingston</b>	2,435	3,200	3,121
<b>Poulsbo</b>	528	1,065	1,054
<b>Port Orchard</b>	15,370	3,552	3,486
<b>Central Kitsap</b>	24,741	5,000	4,787
<b>Rural</b>	106,865	5,415	4,391
<b>Total</b>	<b>179,719</b>	<b>30,890</b>	<b>28,825</b>

Sources: Targets from the Countywide Planning Policies and extrapolated based upon historic growth patterns.

Table 2. Estimated Employment Growth Targets 2022-2044

UGA	Census Employment 2020	CPP Targeted Growth 2020-2044	Adjusted Growth 2022-2044
<b>Bremerton</b>	1,401	2,434	2,454
<b>Silverdale</b>	13,281	11,416	11,023
<b>Kingston</b>	1,077	1,400	1,343
<b>Poulsbo</b>	78	97	103
<b>Port Orchard</b>	2,683	1,500	1,429
<b>Central Kitsap</b>	3,985	1,470	1,380
<b>Rural</b>	22,896	2,301	2,150
<b>Total</b>	<b>45,401</b>	<b>20,618</b>	<b>19,882</b>

Sources: Targets from the Countywide Planning Policies and extrapolated based upon historic growth patterns.

# Outreach Overview

## Review and Summarize Rural Comp Plan Public Comments

### Surveys

- Survey 1.0 – Feb/March
- Survey 2.0 – June/July

### Presentations, Interviews, Meetings

- Agriculture Working Group
- Kitsap County Child Care Task Force
- Kingston Rotary
- Tribal Coordination Meeting(s)
- Kitsap Rural Business Coalition
- Great Peninsula Conservancy
- Gravel Pit Owner; Washington Department of Natural Resources
- Kitsap Environmental Coalition
- Kitsap County – Parks Forester and Emergency Management
- DCD: Current Planning, Building & Fire Safety, Environmental Programs

### Workshops

#### Community Advisory Council Presentations

#### Open House

#### Public Comment

#### Public Testimony



Workshop Comment:  
“Forestry requires access  
to mills or onsite milling.  
What provisions are adding  
small scale industrial  
zoning to Rural Wooded?”



# Rural and Resource Lands Chapter

Vision

Rural Character

Intent

GMA and Regional Coordination

Other Applicable State Laws

Relationships to Other Elements

Background of Chapter

Key Terms

Rural Land Use Zoning Designations

Limited Areas of More Intensive Rural Development (LAMIRDs)

Resource Lands

Goals, Policies, and Strategies







# Goals, Policies, and Strategies

Rural Development

Resource Lands

Rural Business

Rural Services and Infrastructure

Rural Environment





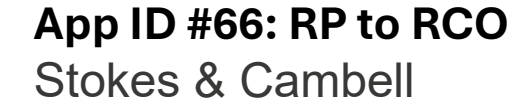
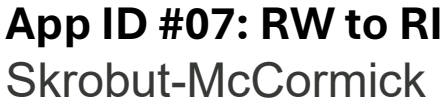
# Potential Code Updates

- Actively Evaluating
  - Childcare
  - Horse Boarding
  - Agriculture
  - Mobile Home Park Preservation
- Future:
  - Boundary Line Adjustments
  - Battery Energy Storage Systems – Moratorium
  - Reclassification Request Process
  - Events
  - Rural Lands Analysis
  - In-Home Business





## Rural Commercial and Rural Industrial



# What's Next?







# Thank you!

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