Department of Community Development

Rural Lands Analysis – Salmon Recovery in Local Planning

Planning Commission Briefing

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February 17, 2026

KitsapCounty

Agenda

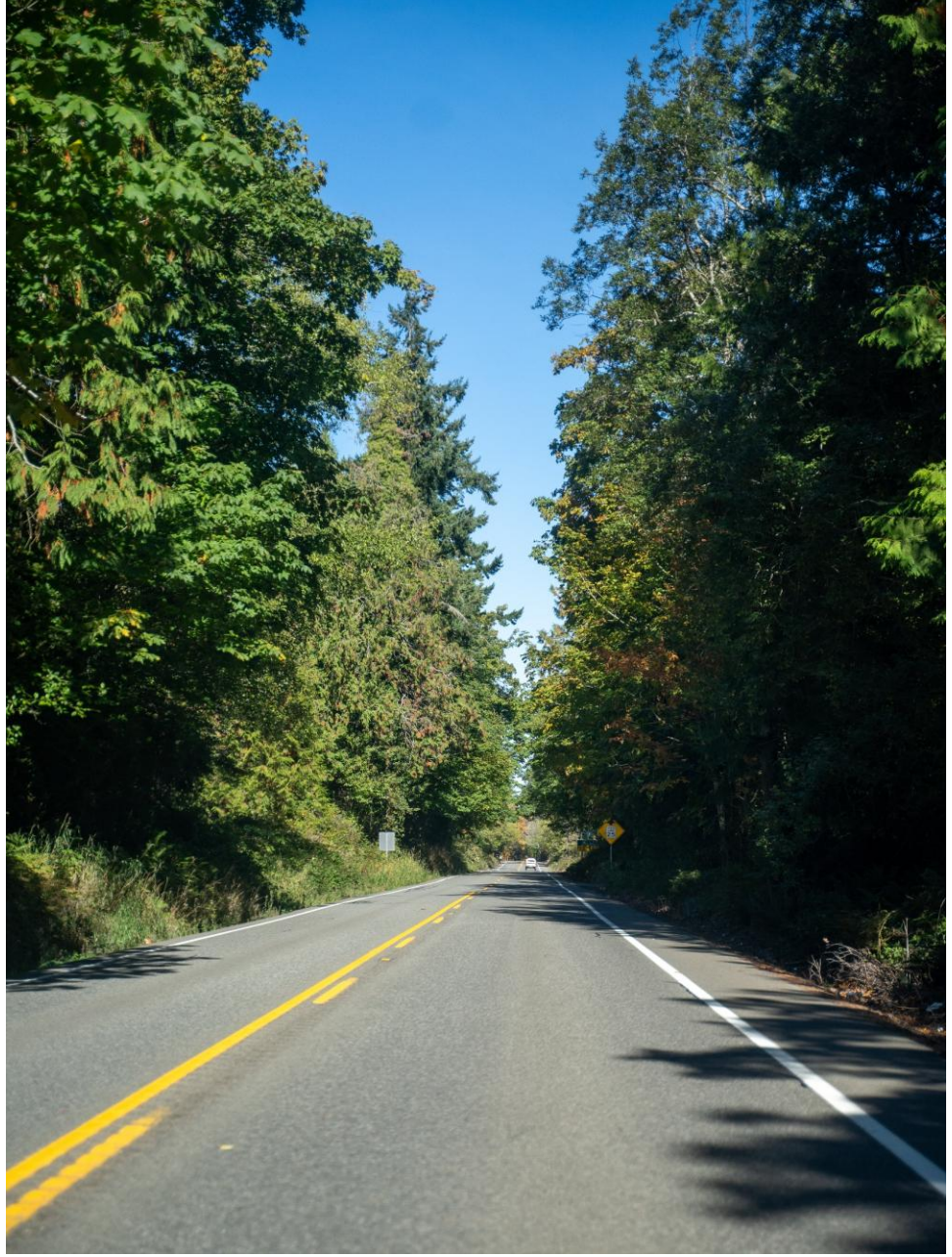
- Purpose
- Background
- Approach
- Outcomes
- Scope of Work
- Timeline
- Deliverables
- Examples

Purpose

Evaluate rural land use conditions

Inform targeted actions

Align rural planning with salmon recovery goals



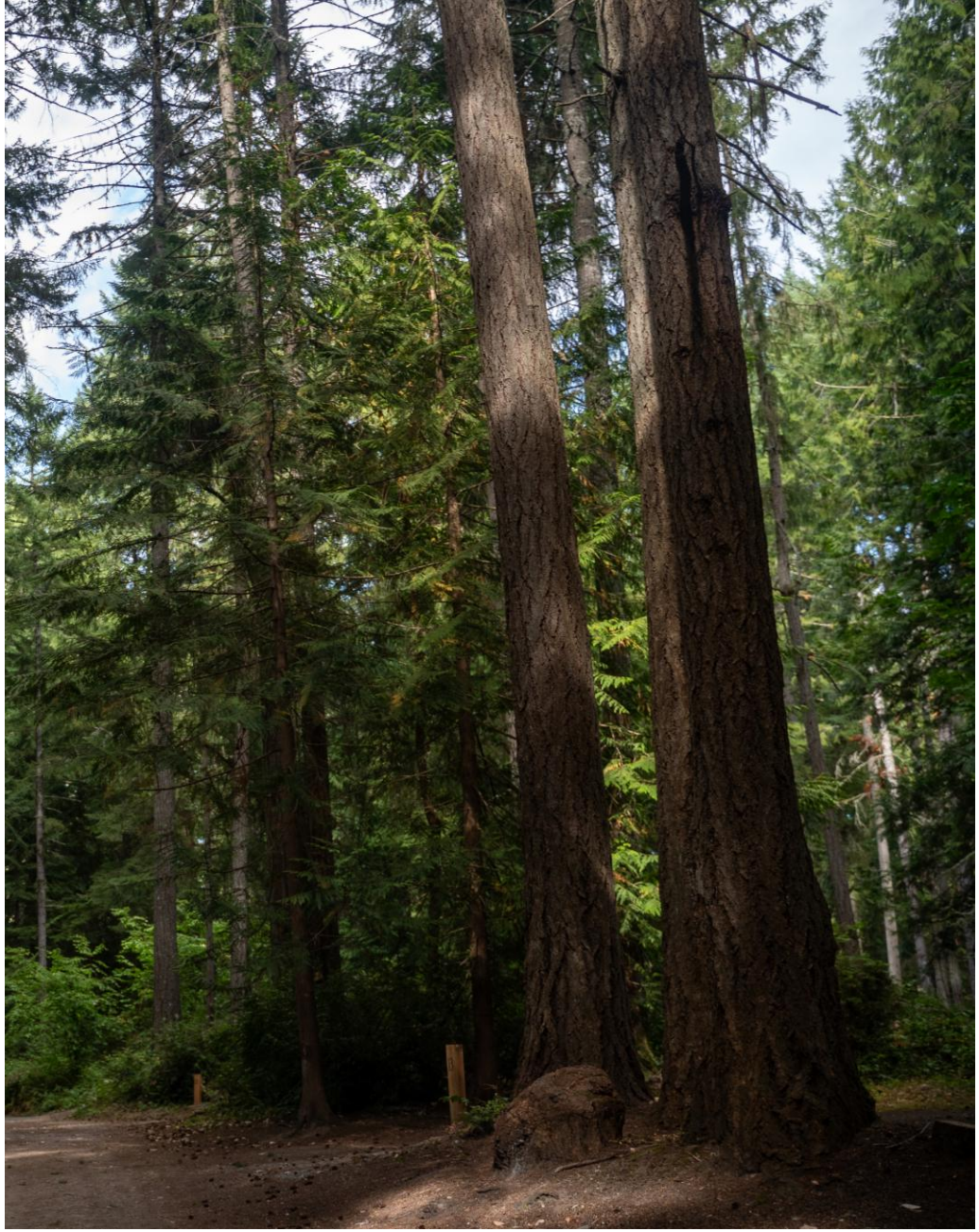
Background

State and regional planning context

Need for focused rural analysis

Integrated salmon recovery focus

- Department of Commerce Salmon Recovery in Local Planning Grant



Approach

Rural Lands Analysis

- Phased and iterative
- Core RLA components
  - Data review and inventory
  - Framework
  - Identification trends, constraints, opportunities, and policy implications
- Consistency with adopted policy
- Alignment between analysis, recommendations, and volunteer and incentive-based implementation tools

Approach

Salmon Recovery in Local Planning

- Plan and data review
  - Collaborate with WSPER and HCCC
- Comprehensive rural lands assessment
  - E.g. Land use, zoning, working lands, development, infrastructure, ecological conditions, habitat connectivity
- Stakeholder engagement
- Analysis and reporting

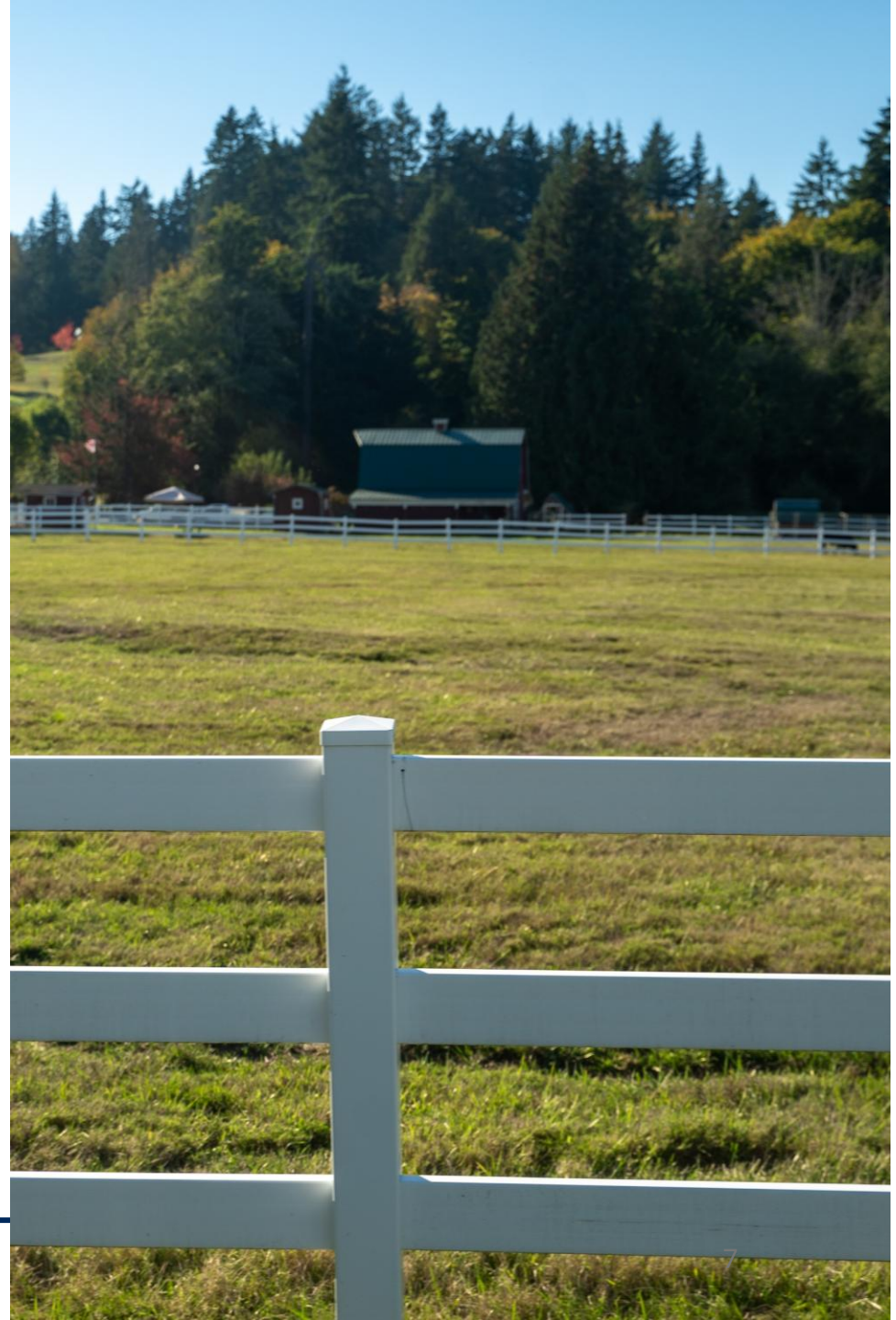
Outcomes

State & Regioinal

- Ensure compliance with GMA and state planning guidance
- Align with regional growth strategies and Countywide Planning Policies

Local

- Understand rural land use patterns and trends
- Support policy decisions and improve alignment of regulations and maps
- Increase clarity, predictability, and public understanding of rural planning



Scope of Work

- Review existing rural and resource lands policies and plans
- Inventory and analyze rural land use patterns and distributions
- Evaluate rural housing types and trends
- Review rural economies and rural-serving land uses
- Assess public facilities, services, and infrastructure
- Identify focus areas and emerging issues
- Develop analytical frameworks and metrics
- Prepare technical memoranda and summary reports
- Support rural land use reclassification review
- Identify potential policy and code considerations

Does not include adoption of Comprehensive Plan or code amendments; provides analysis and recommendations for future actions

Timeline

December 30, 2026 – Awarded Salmon Recovery Grant

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February 17, 2026 – Planning Commission

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Feb-April

- Contract
- Consultant
- LTE Salmon Recovery Long Range Planner Position

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~May 2026

- Planning Commission Progress Briefing

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~August 2026

- Planning Commission Progress Briefing

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~November 2026

- Planning Commission Progress/Findings Briefing/Work Study

RLA Deliverables

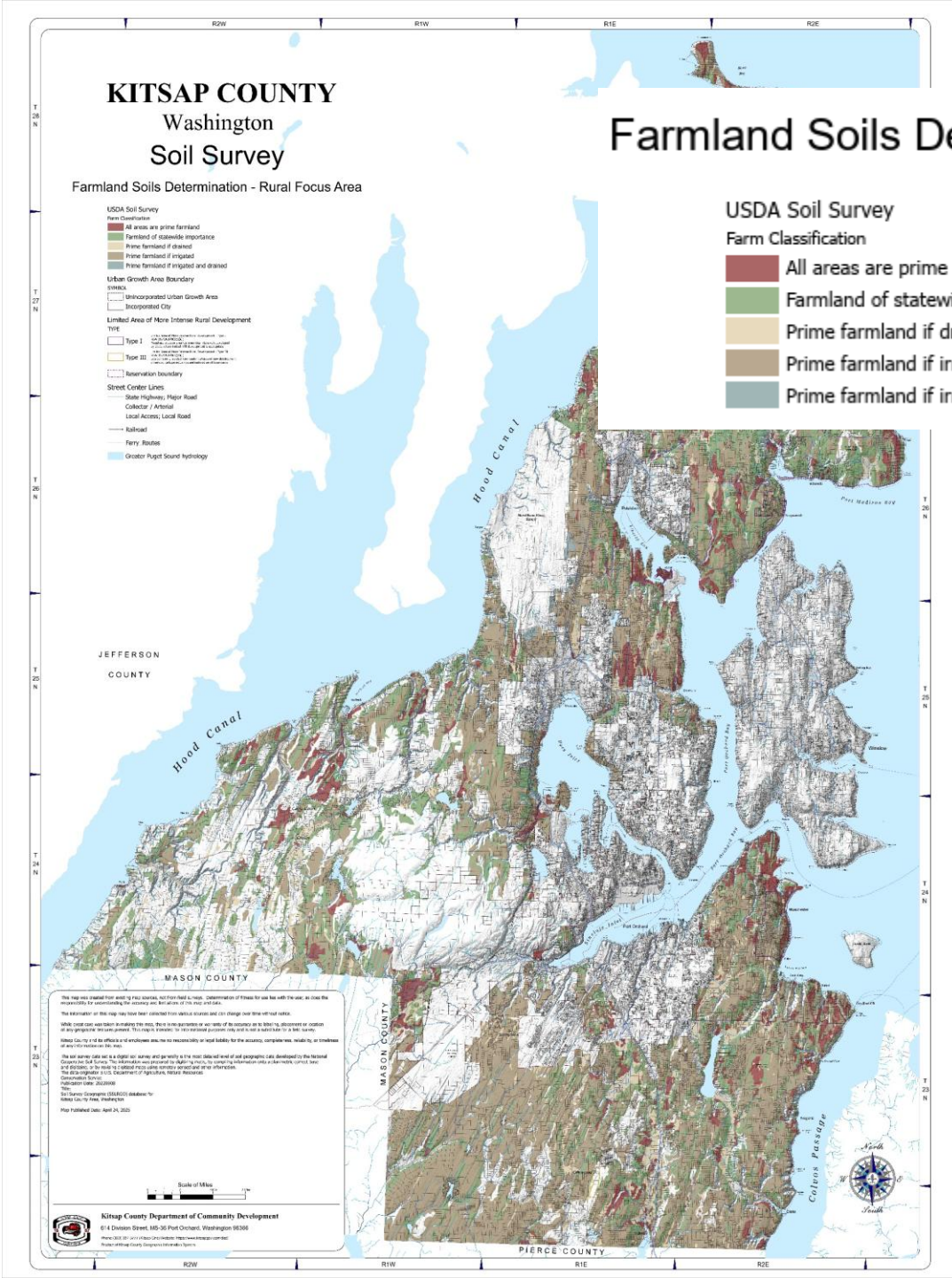
- Existing Data Inventory & Technical Memo
- Rural Lands Analysis & Framework
- Rural Lands Report
- Engagement & Education

Salmon Recovery in Local Planning Deliverables

- Final Project Plan
- Executed consultant contract
- WSPER and HCCC meeting materials
- Spreadsheet of data inventory
- Salmon recovery technical memo
- Existing conditions analysis and communications products
- Observations and analysis framework and methodology memo
- Analysis and conclusions memo
- Rural lands technical coordination meeting materials
- GIS tool – ink to interactive map
- Public outreach and engagement meeting materials
- Draft & Final Salmon Recovery Report

Example: Potential Analyses

- Greater than 40% - all farmland soils
- Parcels greater than 5 acres or 10 acres
- Parcels that are currently enrolled in the Open Space – Agriculture Current Use
- By Commissioner District



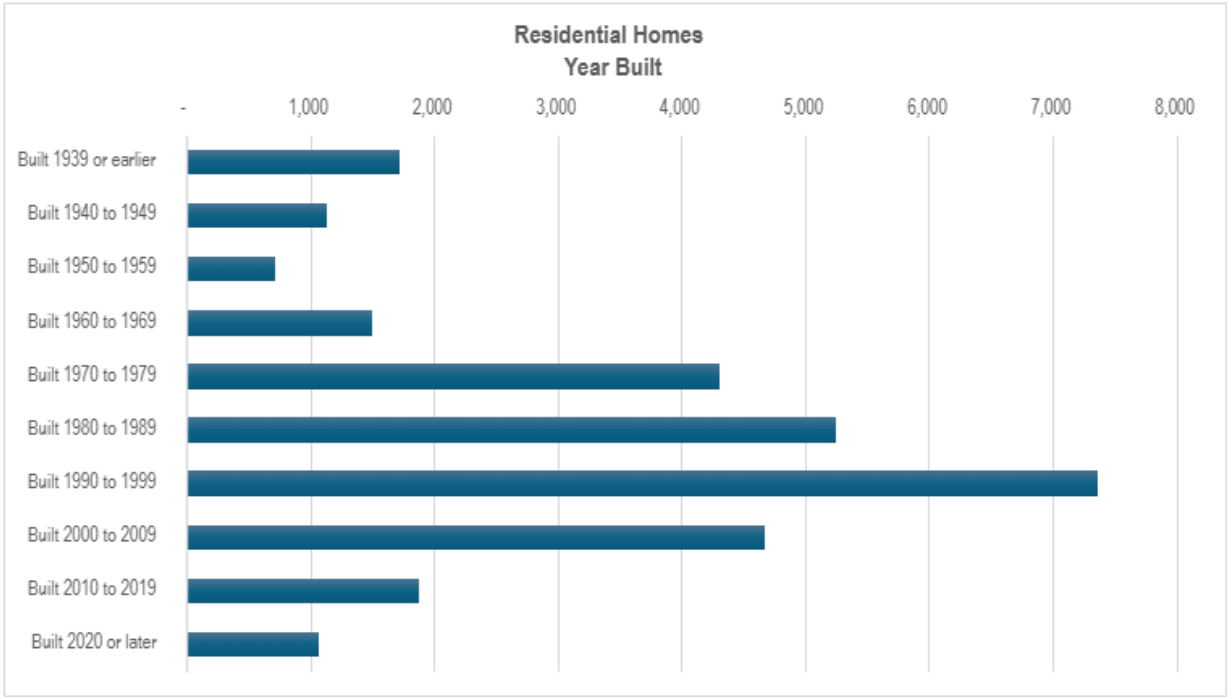
Example: Undeveloped lands & Development History – RR Zone

Residential						
	Less than 0.25 acres	0.26 - 4.99 acres	5.00 - 9.99 acres	10.00 - 19.99 acres	Greater than 20.00 acres	Grand Total
Number of Parcels	3,213	24,360	1,884	156	19	29,632
Percent of Parcels	10.84%	82.21%	6.36%	0.53%	0.06%	100%
Sum of Acres	636.67	37,145.52	11,410.40	2,034.10	539.66	51,766.35
Percent of Acres	1.23%	71.76%	22.04%	3.93%	1.04%	100%

Undeveloped						
	Less than 0.25 acres	0.26 - 4.99 acres	5.00 - 9.99 acres	10.00 - 19.99 acres	Greater than 20.00 acres	Grand Total
Number of Parcels	1,039	3,545	555	108	49	5,296
Percent of Parcels	19.62%	66.94%	10.48%	2.04%	0.93%	100%
Sum of Acres	160.02	5,789.71	3,370.31	1,438.58	1,901.06	12,659.68
Percent of Acres	1.26%	45.73%	26.62%	11.36%	15.02%	100%

Other Uses						
	Less than 0.25 acres	0.26 - 4.99 acres	5.00 - 9.99 acres	10.00 - 19.99 acres	Greater than 20.00 acres	Grand Total
Number of Parcels	432	1,576	529	177	130	2,844
Percent of Parcels	15.19%	55.41%	18.60%	6.22%	4.57%	100%
Sum of Acres	59.17	2,873.69	3,322.33	2,505.26	4,795.40	13,555.85
Percent of Acres	0.44%	21.20%	24.51%	18.48%	35.38%	100%

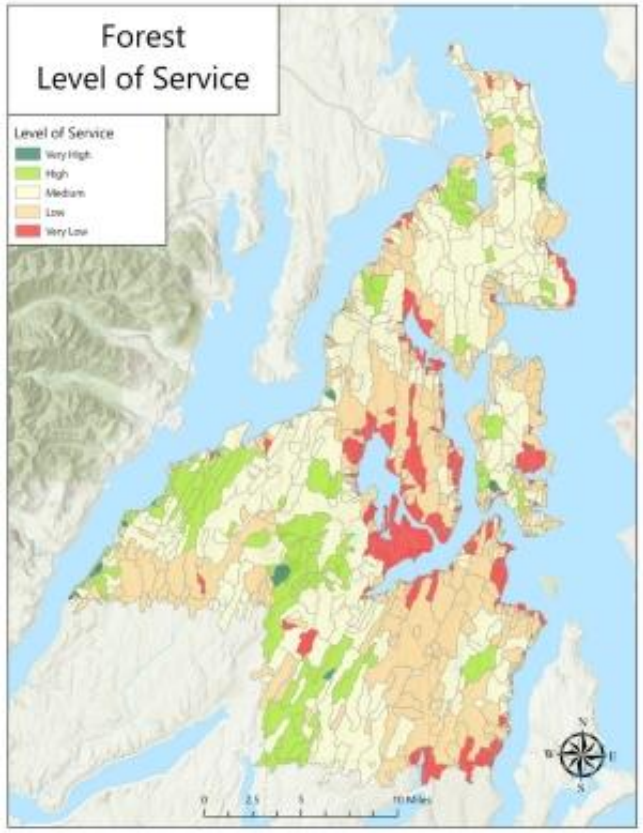
Grand Total						
	Less than 0.25 acres	0.26 - 4.99 acres	5.00 - 9.99 acres	10.00 - 19.99 acres	Greater than 20.00 acres	Grand Total
Number of Parcels	4,684	29,481	2,968	441	198	37,772
Percent of Parcels	12.40%	78.05%	7.86%	1.17%	0.52%	100%
Sum of Acres	855.86	45,808.92	18,103.04	5,977.94	7,236.12	77,981.88
Percent of Acres	1.10%	58.74%	23.21%	7.67%	9.28%	100%



Example: Kitsap Natural Resource Asset Management Program - Forests

Analyze parcel data for the medium, low, and very low Level of Service including:

- Current Zoning
- Ownership
- Historic Use
- Prioritize Conservation/Preservation
- Investigate incentives

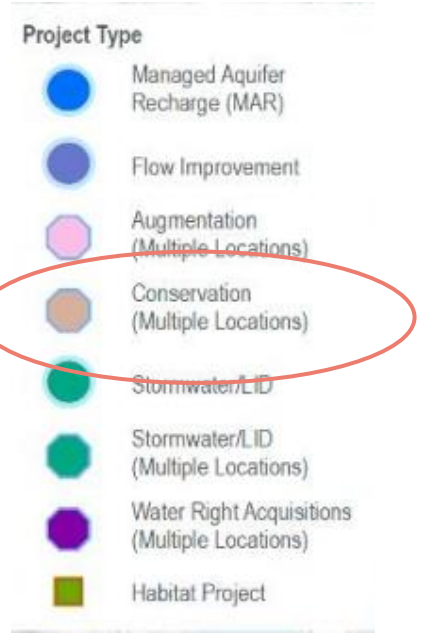


In 2024, the Core Team decided that forest desired level of service should be established for each stream watershed, rather than for each forest management unit. This allows the County additional flexibility to balance forest health with GMA requirements and the needs of urban communities. Creative approaches to protection and restoration, such as landowner incentives, voluntary stewardship, land acquisition, and multi-benefit strategies are needed. Collaborative strategies are especially important in shared watersheds that span County and city boundaries, such as Blackjack Creek (City of Port Orchard) and Anderson Creek (City of Bremerton).

Example: Kitsap Natural Resource Asset Management Program - Forests

Analyze parcel data for the identified conservation projects:

- Current Zoning
- Ownership
- Historic Use
- Prioritize Conservation/Preservation
- Investigate incentives



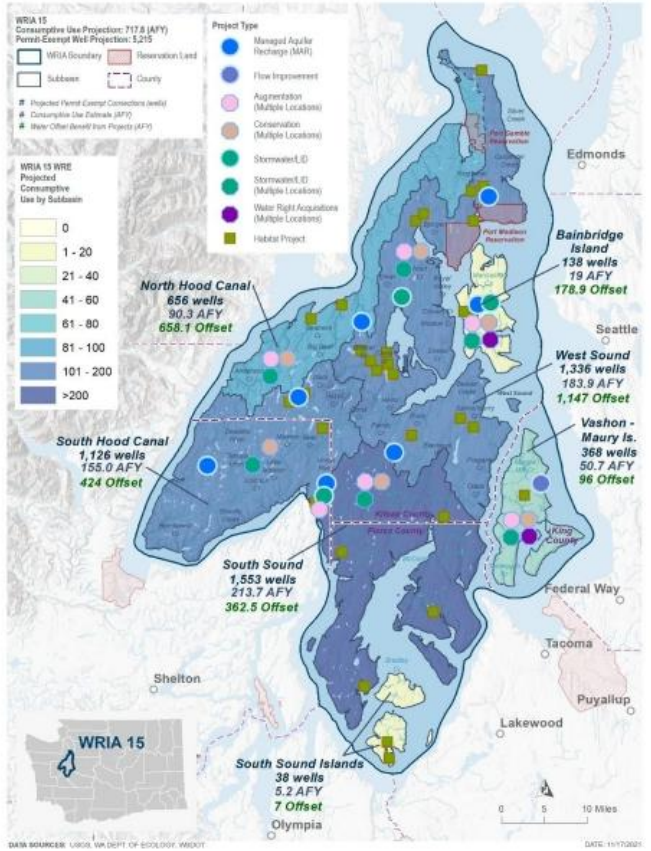


Figure ES 1: Summary of findings of the WRIA 15 Watershed Restoration and Enhancement Plan, including estimates for new domestic PE well growth, consumptive use estimates, and project offset benefits. Map prepared by GeoEngineers.

Based on the information and analyses summarized in this watershed plan, Ecology finds that this watershed plan, if implemented, would achieve a net ecological benefit, as required by RCW 90.94.030 and defined by the Final NEB Guidance (Ecology 2019b). Ecology and the state of Washington are invested in the implementation of this watershed plan, including periodically assessing plan and project implementation and issuing competitive grants to local projects that demonstrably implement this watershed plan while benefiting streamflows and aquatic habitat.

Example: Comprehensive Plan – Rural and Resource Lands Chapter

Goal 1. Retain the rural character of the County outside of designated urban growth areas (UGAs).

- Policy 1.7. Evaluate legacy (pre-GMA) lots …
- Strategy 1.c. Prepare a Rural Lands Analysis (RLA) which evaluates current status and future projections…

Example: Comprehensive Plan – Rural and Resource Lands Chapter

Goal 2. Recognize and support working lands-such as farms, forests, and other resource-based uses as contributing to the rural character, while sustaining economic viability.

- Policy 2.2. Support the long-term preservation and economic viability of resource lands by implementing and promoting incentive-based tools.
- Strategy 2.a. Maintain and enhance the continuation of forestry lands and forestry and agriculture through tax policy, conservation easements, purchase of development rights, Transfer of Development Rights, and clustering incentives.
- Strategy 2.3. Consider participation in the Voluntary Stewardship Program…

Thank you!

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