

# Department of Community Development

Year of the Rural – Planning  
Commission Work Study

**Heather Cleveland, Long Range Planner**

September 23, 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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Proposed Code Updates

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Reclassification Requests

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What's next?

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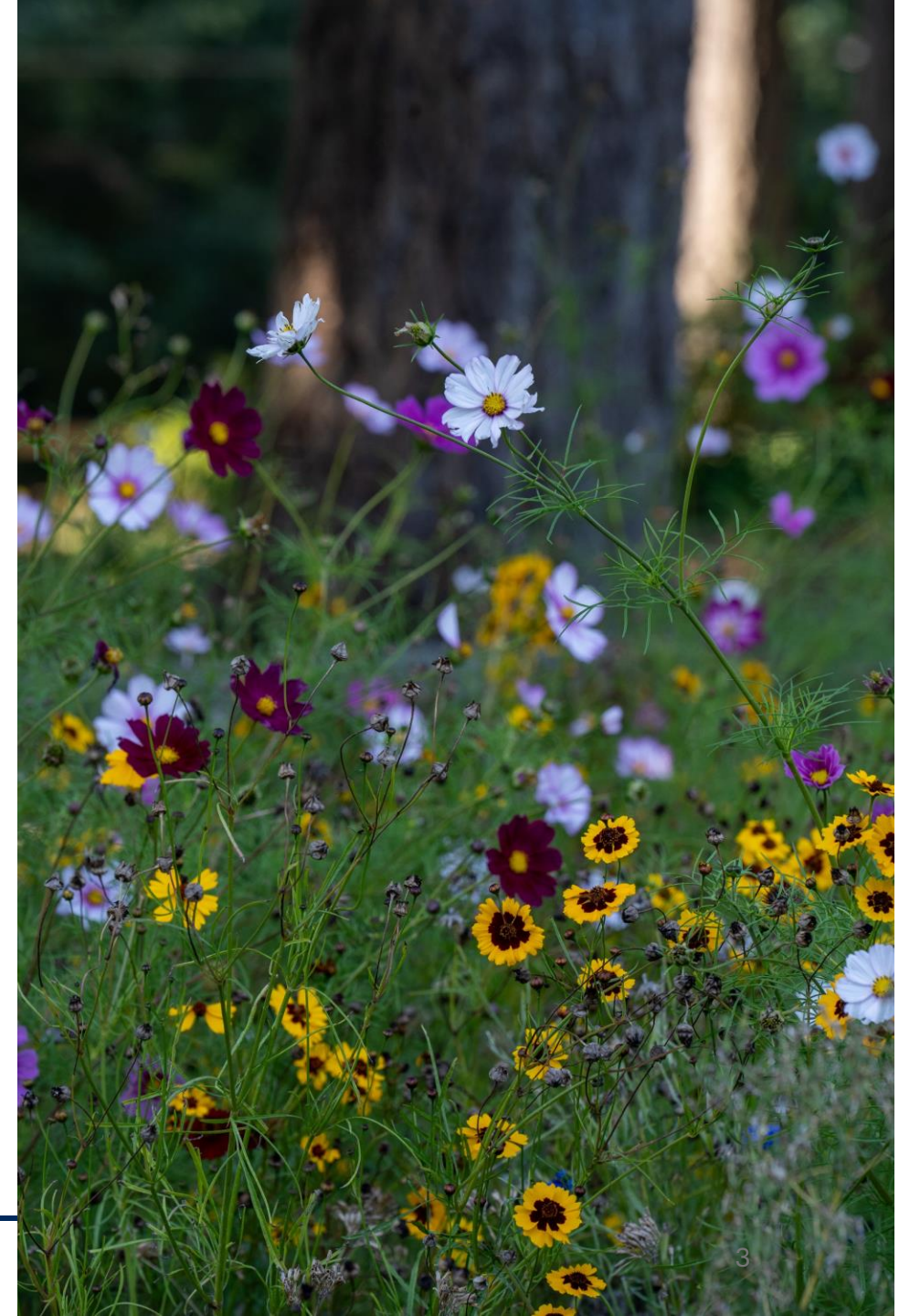
Project Webpage

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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 Lands

- Is there a fourth type of land?

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

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Introduction

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Chapter 1 Land Use

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**New! Rural and Resource Lands**

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Chapter 2 Economic Development

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Chapter 3 Environment

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Chapter 4 Housing

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Chapter 5 Transportation

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Chapter 6 Parks, Recreation, and Open Space

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Chapter 7 Capital Facilities and Utilities

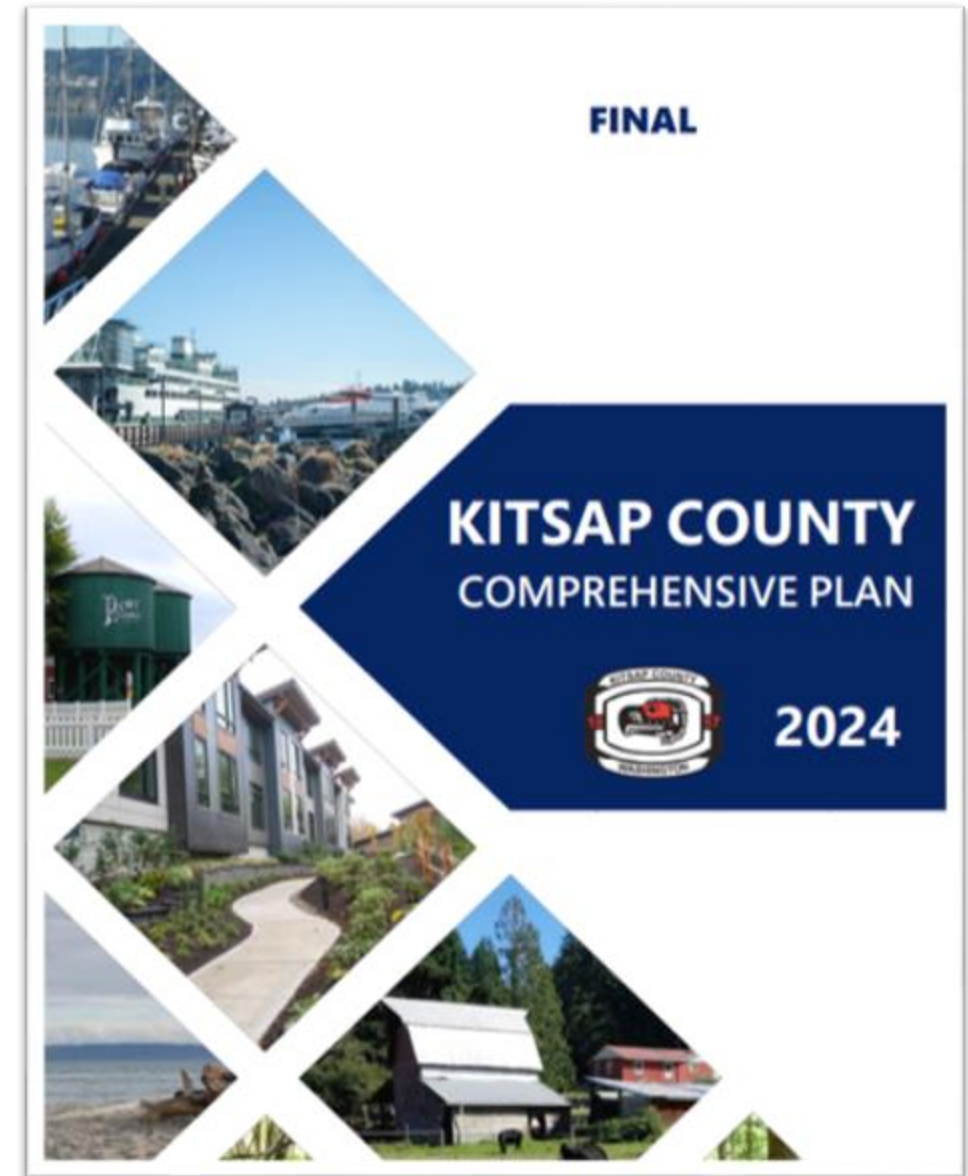
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Chapter 8 Climate Change

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Subarea and Neighborhood Plans

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# 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 and Working Lands

Goals, Policies, and Strategies



# Goals, Policies, and Strategies

Rural Development

Resource Lands and Working Lands

Rural Business

Rural Services and Infrastructure

Rural Environment



# Rural Development

Goal: Retain the rural character of the County outside of designated UGAs.

- Limit development in the rural area to appropriate rural uses that do not need urban-level services and facilities.
- Develop and adopt design and development standards for rural areas outside of LAMIRDs and rural villages.
- Limit the rural area to low residential densities.
- Allow rural clustering where appropriate.
- Prepare a Rural Lands Analysis to evaluate the current status and future development projects for the rural area.
- Evaluate legacy (pre-GMA) lots to identify opportunities for aggregation or other mechanisms to resolve their challenges and constraints.
- Evaluate tools such as purchase of development rights (PDR), transfer of development rights (TDR) and performance-base development (PBD) for rural areas.

# Resource Lands and Working Lands

Goal: Protect and conserve designated resource lands and working lands.

- Allow industrial uses associated with forestry activities in the forest resource land zone.
- Reduce loss of agriculture, forestland and timber production through incentives and other mechanisms.
- Form a Forestry Advisory Council for long-term planning and outreach.

Goal: Conserve and manage mineral resource lands for long-term supply and land use compatibility.

- Review and revise Mineral Resource designations using updated data.
- Ensure that future reclamation plans are consistent with the comp plan and surrounding land uses.

Goal: Conserve and enhance agricultural lands.

- Adopt policies to promote greater accessibility to water rights for agricultural usage.
- Encourage preservation of historic farms.
- Form an Agriculture Advisory Council for long-term planning and outreach.

# Rural Business

Goal: Foster rural businesses on rural commercial and industrial lands while protecting rural character.

- Update the zoning code to allow home-based cottage-type businesses and industries that do not negatively impact rural character.

Goal: Increase the availability of child care to rural residents.

- Allow family day care providers in all zones that allow residential or commercial use.

Goal: Enable social gatherings and related business opportunities while ensuring that scale and activities are compatible with rural character and neighboring properties.

- Establish and conduct outreach on standards for events to minimize impacts.
- Allow flexibility for temporary or seasonal events while ensuring they do not cause long-term land use conflicts.

# Rural Services & Infrastructure

**Goal: Maintain appropriate rural levels of service for public services and facilities.**

- Prioritize maintenance of existing facilities and services without creating capacity for urban-level growth.
- Evaluate potential options for improvements to public transit in the rural area.
- Update the comp plan to address development of battery energy storage systems (BESS) and large-scale data centers in rural areas.

**Goal: Sustain the character of Type I LAMIRDSs through appropriate infill and development.**

- Allow creation and expansion of essential rural retail services in Type I LAMIRDSs.
- Update development regulations for Type I LAMIRDS to allow appropriate infill.
- Consider allowing "middle housing" in Type I LAMIRDS where appropriate.

**Goal: Enhance rural walkability and bikeability.**

- Encourage rural development patterns that provide safe, accessible pedestrian and bicycle connections.

# Rural Environment

Goal: Protect natural ecosystems and resources in the rural area.

- Coordinate with KNRAMP to develop watershed plans.
- Improve understanding of the management, capacity and compliance of rural Group B water systems.

Goal: Prevent and control noxious weeds.

- Promote community awareness and education on noxious weed identification, prevention, and management.

Goal: Support coexistence with beavers while managing and mitigating negative impacts on property and infrastructure.

- Develop strategies to address and mitigate conflicts caused by beaver activity.
- Encourage preservation of areas with high potential for natural beaver recolonization.

Goal: Reduce stormwater impacts on salmon and streams.

- Preserve and restore stream buffers and natural drainage corridors.
- Encourage use of rain gardens, permeable surfaces, and other low-impact stormwater techniques.

# Proposed Code Updates

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



# Child Care Code

Allow family day care and child care centers in most zones without a conditional use permit.

Provide reasonable approval and operating standards to ensure compatibility with surrounding neighborhoods.

Simplify the permit review process to encourage establishment of child care and family day care services.

# Equestrian Facilities Code

Equestrian facilities are commercial facilities for equine boarding, breeding, riding lessons, training, and events.

Stabling, riding and pasture for use solely by a property owner's own horses is **not an equestrian facility**.

The equestrian facilities **code is not retroactive** for legally existing facilities, unless otherwise determined by the County Commissioners to protect public health and safety.

**Administrative CUP for boarding-only facilities**; CUP for facilities providing additional services.

Standards for site design and operation to limit impacts to neighboring properties and protect **public health, safety and welfare**.

Any other commercial uses on the property may require separate review and permitting.

# Equestrian Facility Code Q&A

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Problem

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Outreach

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Economic Impact

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Code Origin

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Consult

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Grandfathered/Retroactive

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Add paddock or upgrade existing facility

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Unintentionally forced out

# Agriculture Code

Storage and use of **shipping containers** allowed for agricultural purposes.

Removal of existing code limiting wineries, breweries and cideries from serving products in greater than **4-ounce containers** without a CUP.

Expansion of maximum allowed size for **agricultural buildings** without obtaining a building permit.

Kitsap County will **notify adjacent property owners** when land is enrolled in the open space agriculture use program, for public information and education.

## Rural Commercial and Rural Industrial



# Reclassification Requests

## Rural Commercial and Rural Industrial



## Reclassification Requests Staff Report

Date: September 2, 2025

To: Kitsap County Planning Commission (Hearing - September 23, 2025)

From: Heather Cleveland, AICP, Long Range Planner, DCD

Keri Sallee, AICP, Long Range Planner, DCD

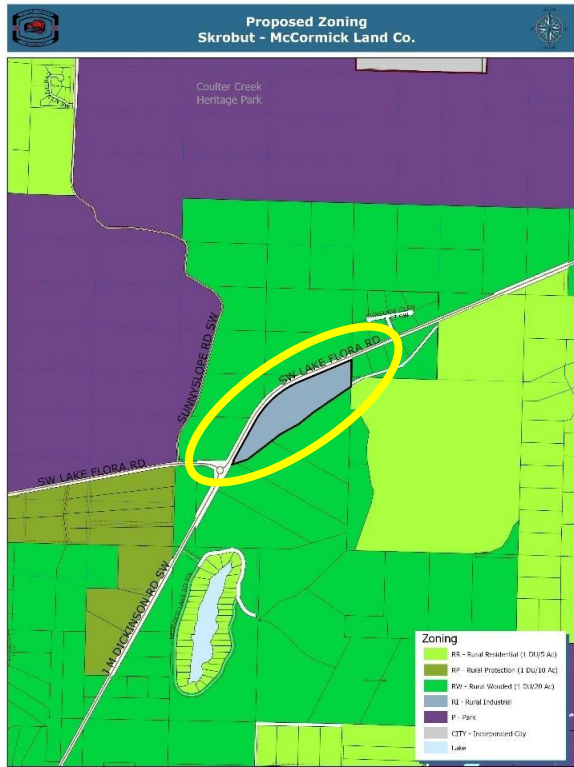
Scott Diener, Planning Manager, DCD

Re: Rural Industrial and Rural Commercial Reclassification Requests

- A. APP-ID: 07 SKROBUT-MCCORMICK LANDS CO
- B. APP-ID: 57 MORAN
- C. APP-ID: 66 STOKES/CAMPBELL

# Reclassification Requests

## App ID #07: Skrobut-McCormick



### App ID #07: RW to RI or RCO Skrobut-McCormick

#### Findings of Fact

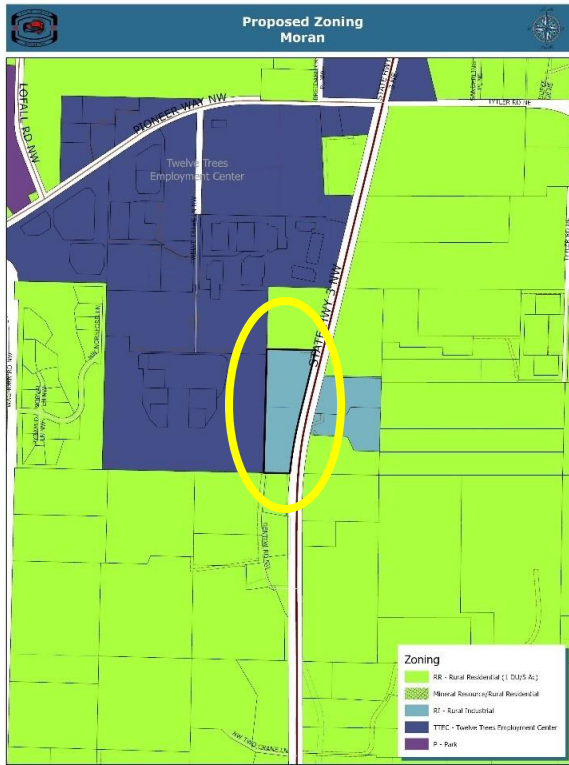
- Application. The applicant, Doug Skrobut, President of McCormick Land Company and owner of the subject property, submitted the application to Kitsap County on June 15, 2022.
- Request. The applicant seeks a Comprehensive Plan Amendment to change the current zoning of one parcel from Rural Wooded (RW) to Rural Industrial (RI) or Rural Commercial (RCO).
- Location. The parcel is located along SW Lake Flora Rd.
- Surroundings use. The parcel is surrounded by parcels in current timber production, several parcels with housing, Coulter Creek Heritage Park, and the Trophy Lake Golf Course.
- Current use. The subject property has pre-GMA industrial/commercial development.
- Adjacent zoning. Adjacent properties are zoned Rural Wooded, Rural Residential, and Park.
- Road type. The property is located on SW Lake Flora Rd – a minor arterial and County Road between two major arterials, SR-16 and SR-3.
- Critical areas. The Building Limitations - Critical Areas Maps show a Type N stream to the south that may have buffers on the subject property or extend into the property.
- Rural services. Proposed development would be required to be consistent with rural levels of service.
- Proposal specific issues. The applicant is open to either RI or RCO redesignation and acknowledged that RCO may be a better fit.

#### Tentative Recommendation

- Approval

# Reclassification Requests

App ID #58: Moran



**App ID #58: RR to RI**  
Moran

## Findings of Fact

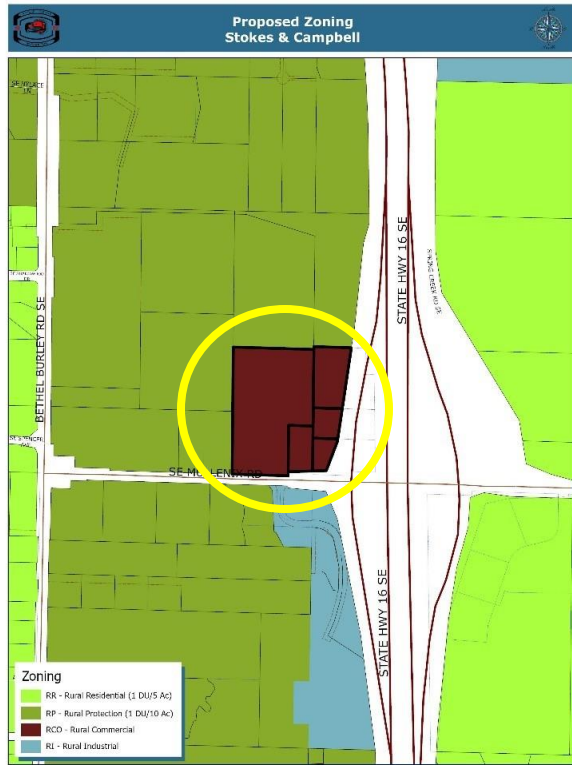
- Application. The applicant, Humberto Moran, owner of the subject property, and representative, Kathy Cloninger, submitted the application to Kitsap County on June 15, 2022.
- Request. The applicant seeks a Comprehensive Plan Amendment to change the current zoning of one parcel from RR to RI.
- Location. The parcel is located along SR-3.
- Surroundings use. The parcel surrounded by parcels in Twelve Trees Employment Center, single family and mobile homes, light industrial/commercial warehouse building and outbuildings, and undeveloped land.
- Current use The subject property has a shed/garage constructed in 1994.
- Adjacent zoning. Adjacent properties are zoned Twelve Trees Employment Center, Rural Residential, and Rural Industrial.
- Road type. The property is located on SR-3, a state highway.
- Critical areas. A wetland delineation report provided by the applicant indicates that a Category III wetland is on the west side of the property. The Building Limitations – Critical Areas Map shows a linear area of high erosion hazard extends through the middle of the property.
- Rural services. Proposed development would be required to be consistent with rural levels of service.
- Proposal specific issues.
  - The applicant also owns the property to the north with an open code violation compliance case, and no permits for development were issued on the subject parcel.
  - If the current application is approved, the property to the north would become a RR zone island.

## Tentative Recommendation

- No recommendation

# Reclassification Requests

## App ID #66: Stokes & Campbell



## App ID #66: RP to RCO Stokes & Campbell

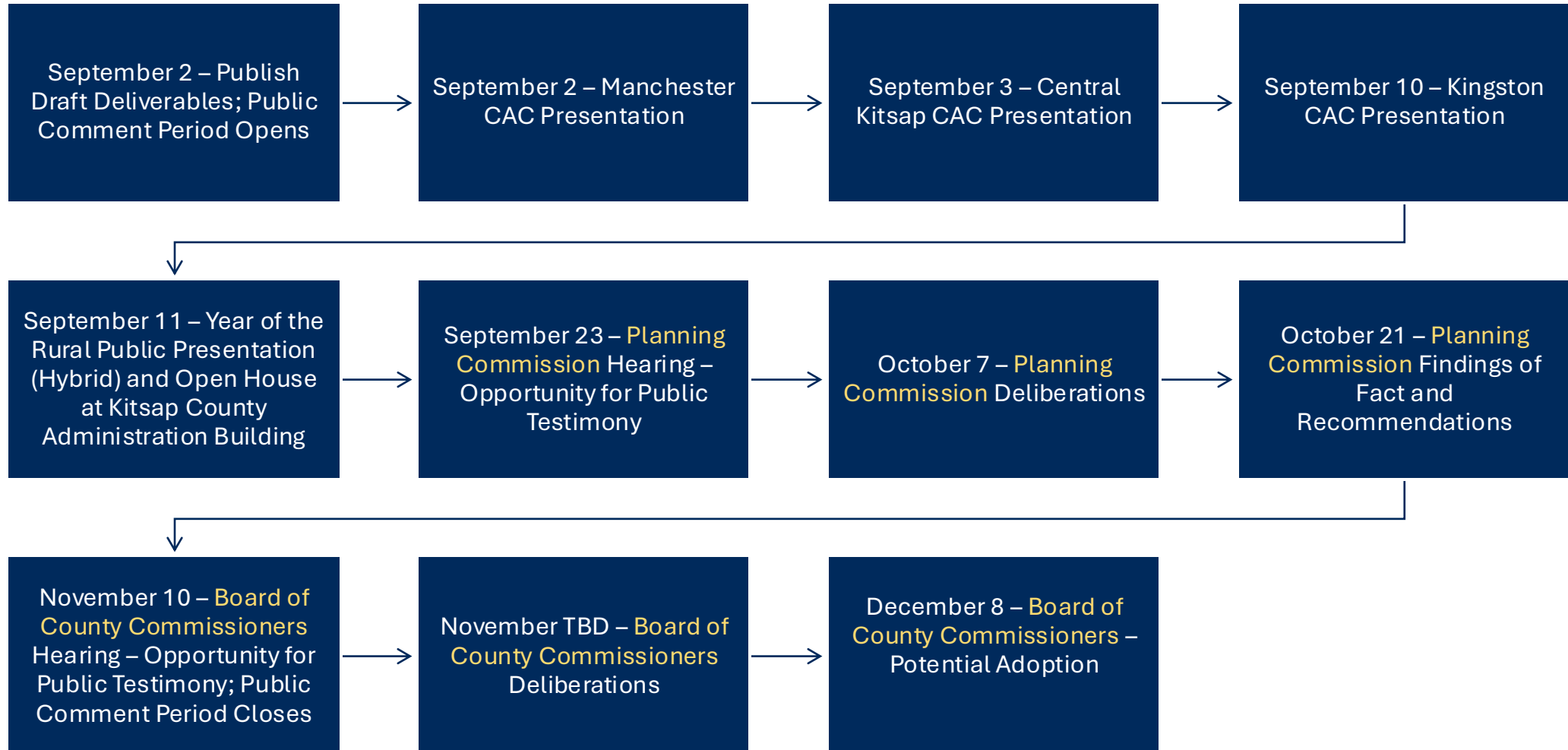
### Findings of Fact

- Application. The applicants, Jeff Stokes and Craig Campbell, owners of the subject properties, and representative, William Palmer, submitted the application to Kitsap County on June 15, 2022.
- Request. The applicant seeks a Comprehensive Plan Amendment to change the current zoning of five parcels from RP to RCO.
- Location. The parcels are located along SE Mullenix Rd.
- Surroundings use. The parcels are surrounded by SR-16, gas station and convenience store, park and ride lot, and single-family residences.
- Current Use. The subject properties currently have a single-family residence and a mobile home on separate parcels, and the remaining is forested.
- Adjacent zoning. Adjacent properties are zoned Rural Protected, Rural Industrial, and Rural Residential.
- Road Type. The property is located on SE Mullenix Road, a county road, and adjunct to SR-16, a state highway.
- Critical Areas. The Building Limitations – Critical Areas Map shows the southeast and large northeast parcel are heavily encumbered by critical areas. Burley Creek, a Type F Streams runs through these properties within a mapped wetland corridor. Areas of seismic and geologic hazards are on three of the five properties.
- Rural Services. Proposed development would be required to be consistent with rural levels of service.






### Tentative Recommendation

- Conditional approval

# What's Next?





	<p><b>Tues Sept 2</b></p> <p><b>Comment Period Begins</b>          Tuesday, Sept 2 - Monday, Nov 10          (through Sept 23 for Planning Commission)          Comment form on the project webpage</p>	<p><i>Review Documents</i></p> <p>Draft documents are published to the project webpage</p>
	<p><b>Thurs Sept 11</b></p> <p><b>Presentation and Open House</b>          5:00pm - Presentation (Hybrid)          6:00pm - Open House (In-Person)</p>	 <p><b><a href="https://kcowa.us/yearoftherural">kcowa.us/yearoftherural</a></b></p>
	<p><b>Tues Sept 23</b></p> <p><b>Planning Commission Hearing</b>          5:30pm - Virtual and In-person          More info on the project webpage</p>	
	<p><b>Mon Nov 10</b></p> <p><b>Board of County Commissioners Hearing</b>          5:30pm - Virtual and In-person          More info on the project webpage</p>	<p><i>Provide Comments</i></p> <p>Provide comments on the Year of the Rural deliverables.</p>



Kitsap > DCD > Year of the Rural

## Year of the Rural

### New Draft Documents

- **New!** [2025 Draft Rural and Resource Lands Chapter](#)
- **New!** [2025 Draft Reclassification Staff Report](#)
- **New!** [2025 Agriculture Draft Code](#)
- **New!** [2025 Child Care Draft Code](#)
- **New!** [2025 Horse Facilities Draft Code](#)

### Provide Your Feedback - Deliverables Comment Form

Kitsap County is seeking public input on the draft Rural Resource Lands Chapter of the Comprehensive Plan, proposed updates to rural development codes, and site-specific reclassification requests. Your comments are an important part of the review process! The information you provide will help guide the County in refining policies, regulations, and map changes to better reflect community priorities.

[Please use this form](#) to share your perspectives, concerns, or suggestions regarding these proposals.

**Comment period: September 2 - November 10, 2025**

Comments through September 23 will be shared with the Planning Commission and Board of County Commissioners; comments after September 23 will be shared with the Board of County Commissioners.

[Deliverables Comment form](#)

## Common Questions We're Hearing

**Is the code retroactive?**

### Upcoming Meetings

#### Project Presentation (Hybrid) and Open House (In-Person)

Thursday, Sept 11, 5:00 pm

Hybrid Presentation 5:00 pm-6:00 pm

In-Person Open House 6:00 pm-7:00 pm

Virtual: Link and Passcode coming soon

In-person: Kitsap County  
Administration Building, 619 Division  
Street, Port Orchard, Commissioner's Chambers

#### Planning Commission

- **Hearing** - Tuesday, Sept 23, 5:30 pm
- **Deliberations** - Tuesday, Oct 7, 5:30 pm
- **Findings of Fact and Recommendations** -  
Tuesday, Oct 21, 5:30 pm

In-person: Kitsap County  
Administration Building, 619 Division  
Street, Port Orchard, Commissioner's Chambers



# Thank you!

**Heather Cleveland**  
Long Ranger Planner  
Project Lead

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