

2025 Year of the Rural

Presented by
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Agenda

2025 Year of the Rural

Growth Management Act

Rural Kitsap

Groundwork

Scope of Work, Timeline, and Roles

Deliverables, Approach, and Outcomes

Community Engagement

2024 Kitsap

Rural Baseline Data & 2024 Comp Plan Projections

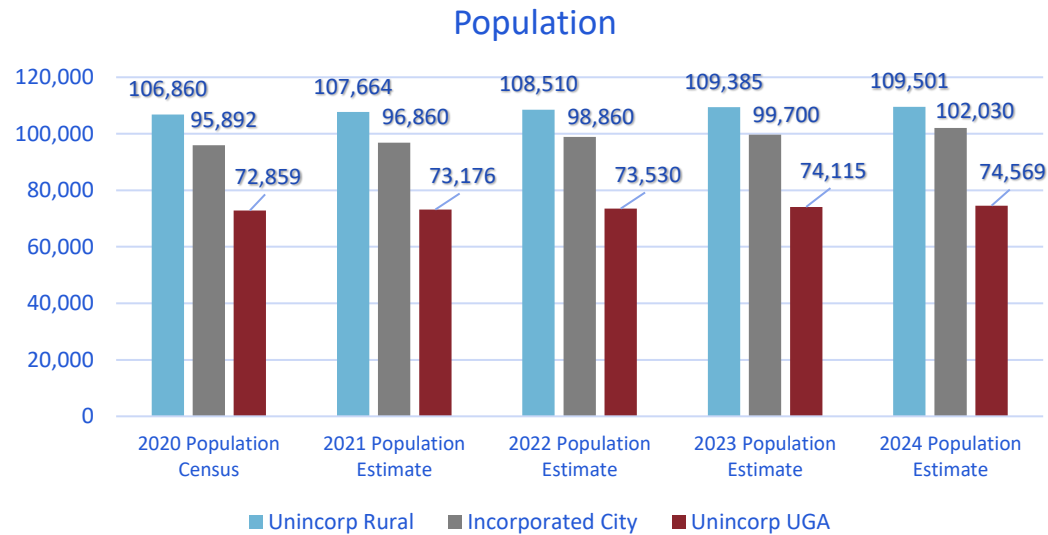


Table 1. Estimated Population Growth Targets 2022

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

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

2024 Kitsap | Rural Baseline Data

	Count of Account Number	Sum of Acres
Residential	40,629	75,175.06
10-14 UNITS	4	6.25
20-29 UNITS	1	1.26
50+ UNITS	1	8.28
5-9 UNITS	9	23.31
CABIN	206	355.58
CONDOMINIUMS - RESIDENTIAL	6	0.88
DUPLEX	207	152.12
FOUR UNITS	21	35.23
MOBILE HOME - REAL PROPERTY	5,873	13,475.19
MOBILE HOME COMMUNITY	19	178.67
OTHER RESIDENTIAL	31	137.95
SHED/GARAGE	925	2,349.80
SINGLE FAMILY RESIDENCE	33,315	58,444.72
TRIPLEX	11	5.82
Grand Total	40,629	75,175.06

Single family residence uses are 82% of the total tax parcels in the rural area and account of 78% of the rural acres.

Growth Management Act

Core Concepts

Three main types of land

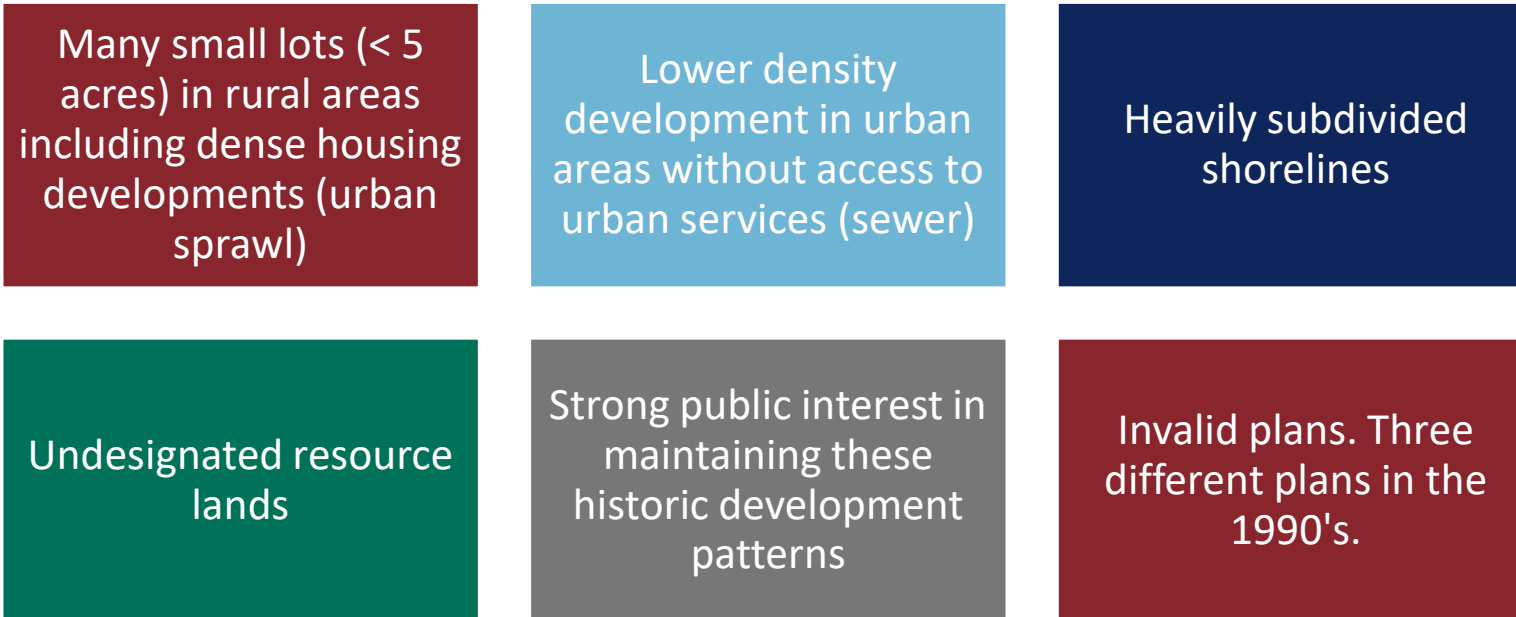
- Urban
 - Growth focused
 - Dense housing, shopping, jobs
- Rural
 - Protected from growth
 - Large properties, rural jobs, limited commercial
- Resource
 - Protected from all development
 - Timber, agriculture, mining

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



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

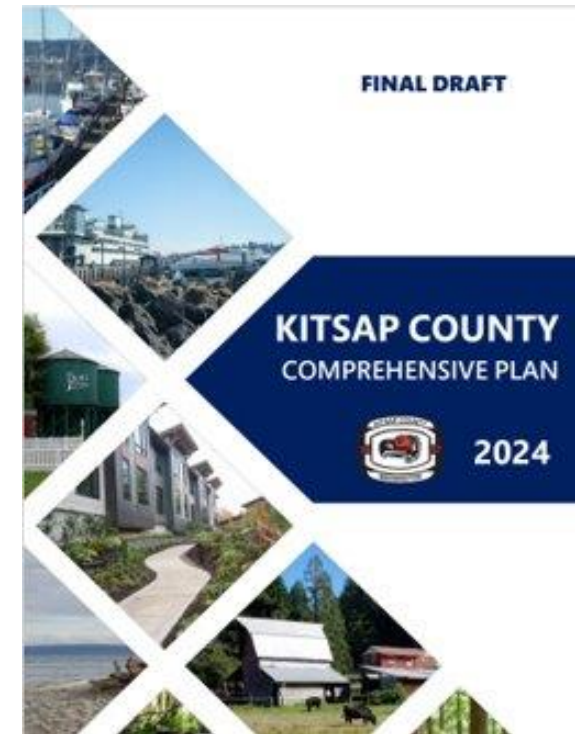
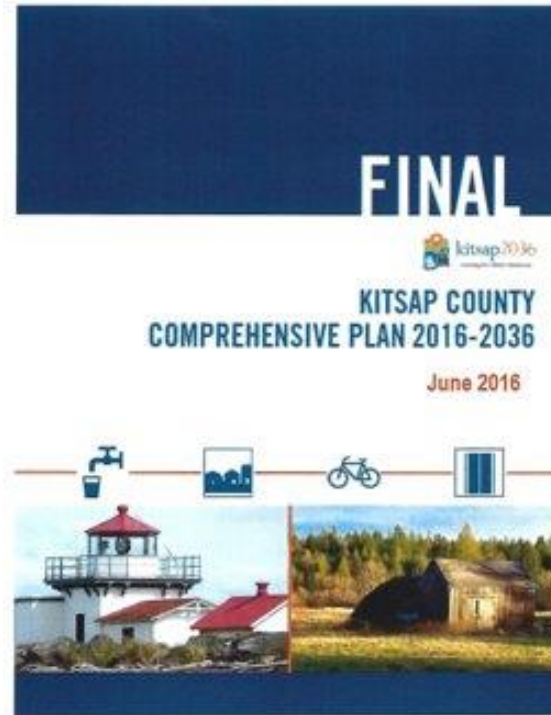
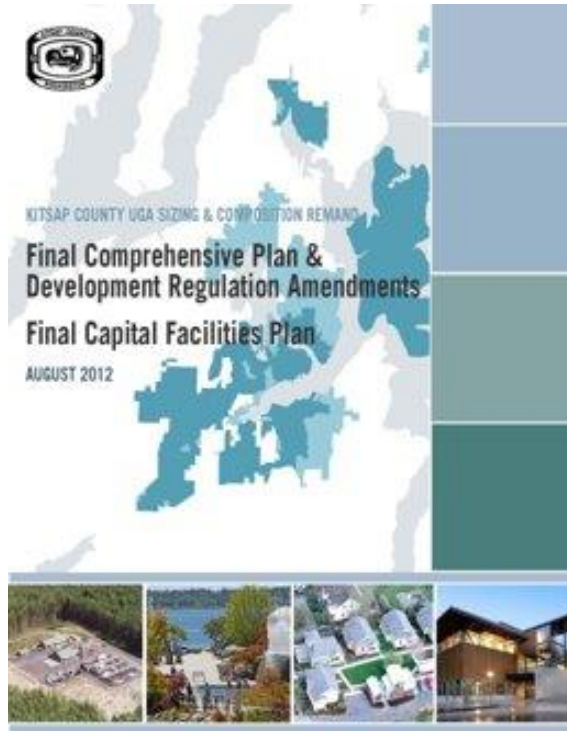
Time limited to state lands

No commercial agriculture

Mining limited to existing gravel and other pits

Growth Management Act

Previous and Current Plans



Groundwork

Prepare in the scope of work for the project

Year of the Rural
Project Charter

Community
Engagement
Plan

Published on
the website

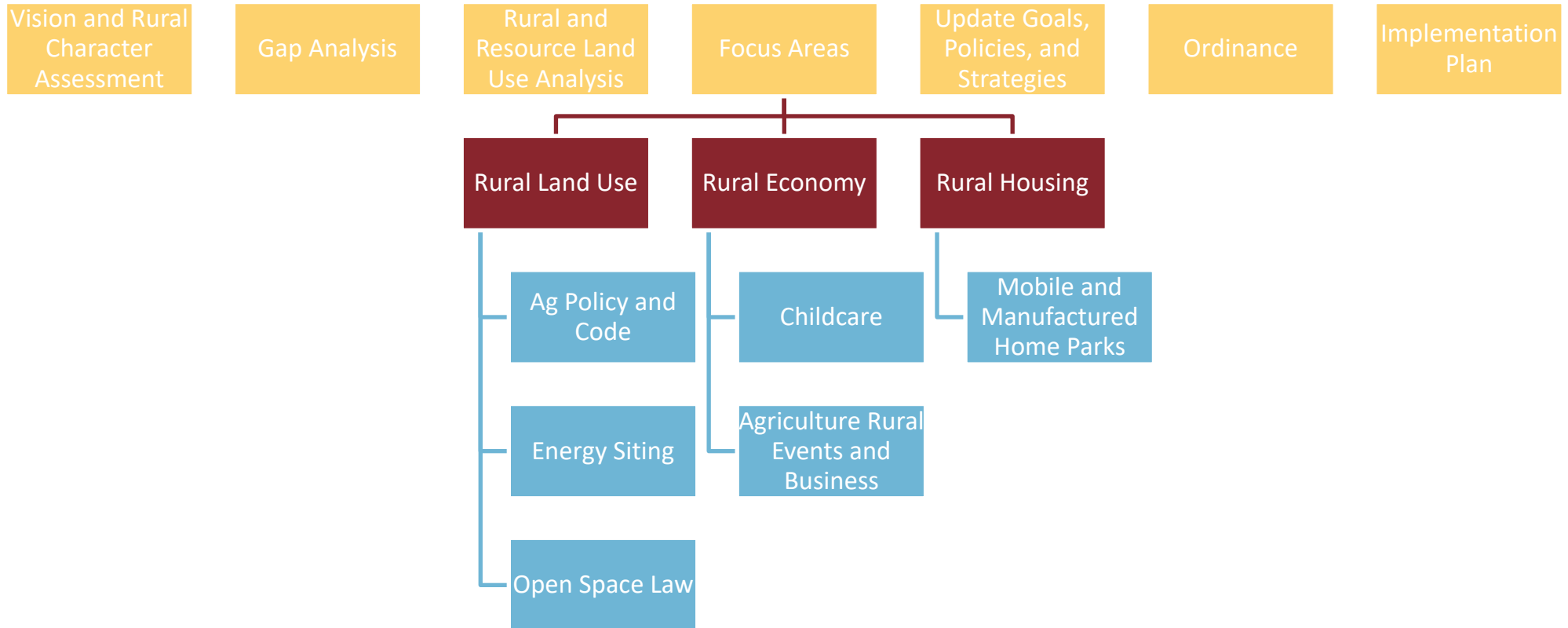
Board of County
Commissioners
Presentations

Planning
Commission
Presentations

What is the problem
we are trying to solve?

Scope of Work

Rural and Resource Lands Chapter Update



Scope of Work

Additional Work

Reclassification Requests

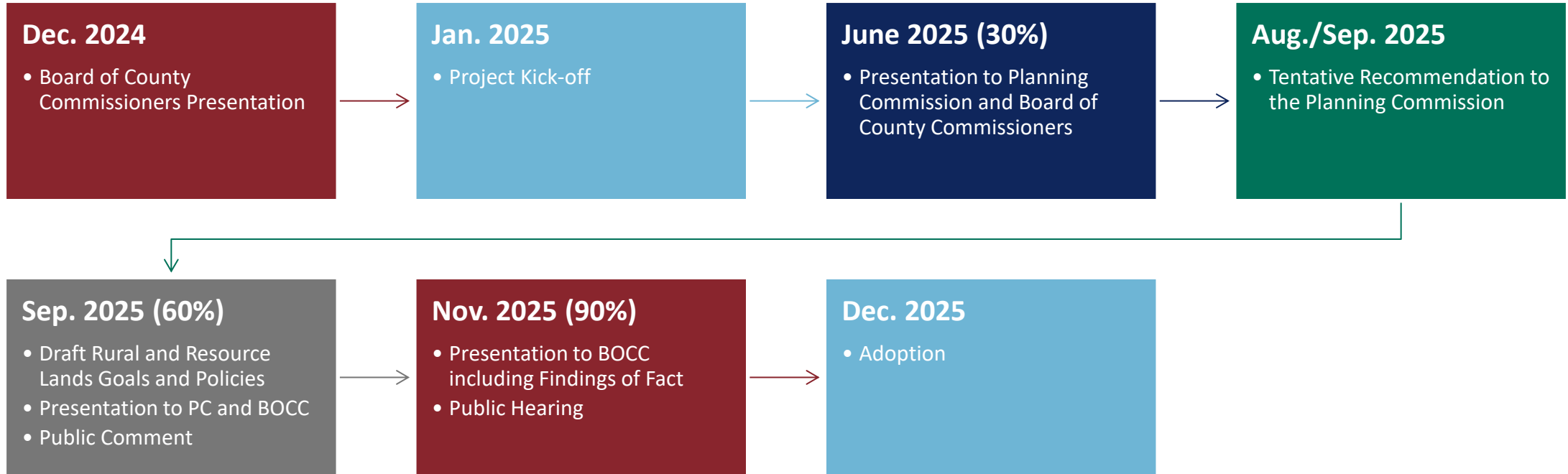
Potential Code Updates

Updated Agriculture Advisory Council Proposal

Administration

Outreach

Timeline



Roles

Role	Person	General Responsibilities	Project Responsibilities
Project Director	Scott Diener	Scope, direction, liaison to leadership, staffing and capacity	Boundary Line Adjustment
Project Manager	Colin Poff	Oversight, big picture, communication with other levels, interim deadlines, accountability to work plans	Rural Reclassification, Mineral Overlay Assessment, Code Updates Review
Project Administrator and Lead	Heather Cleveland	Managing day-to-day project tasks, develop and maintain project relationships, regular progress reports	Outreach Engagement, Policy Review, Data Assessment and Analysis Coordination, Draft Goals, Policies, and Strategies
Topic Lead	Jim Rogers	Technical support and review	Rural Visioning and Economy
Topic Lead	New Planner	Technical support and review	Rural Housing
Topic Lead	Kirvie Mesebeluu-Yobech	Technical support and review	Environment
Data Analyst	Cindy Read	Data analysis, maps, and graphics	Rural Reclassification, Mineral Resource Overlay, Rural and Resource Lands Analysis

Deliverables

- Rural and Resource Lands Chapter Update
- Rural Land Use Reclassifications
- Rural Code Updates, if applicable

Approach

- Community engagement
- Gap Analysis, land use analysis, review, and research
- Internal Review Team (IRT)
- Iterative updates

Outcomes

- Consistent with Growth Management Act
- Consistent with PSRC Vision 2050 and KRCC CPP
- User friendly, comprehensive chapter
- Plan and goals that are aspirational and fiscally responsible
- Policy direction that preserves and enhances rural character
- Used in project level guidance

Community Engagement

Website

- January and updated regularly

Survey

- January - February

Interviews

- January - March

IRT Meetings

- February, June, and September

Presentations

- Two presentations CACs
- Other community groups – Initial period with survey open

Virtual Open Houses (2)

- February (initial period)
- September (60%)

Public Comment Period

- September (60%)

Board Testimony

- November (90%)

Newsletters/Gov Delivery

- On-going

Majority of the outreach will occur

- Jan-March (engagement)
- September (comment)

Engagement to Date

Ad-hoc Agriculture Working Group

Review Rural Comments

Survey

WA Agritourism Study

Specific Outreach

Community Event

Discussion

Planning
Commission
Engagement