2025 Year of the Rural

Presented by
Heather Cleveland

Welcome

Introductions

Agenda

2025 Year of the Rural

- Growth Management Act
- Rural Kitsap
- Groundwork
- Scope of Work, Timeline, and Roles
- Deliverables, Approach, and Outcomes
- Community Engagement
- Questions and Comments

Growth Management Act | 14 Goals to Balance

Urban Growth	Reduce Sprawl	Transportation	Housing	Economic Development
Property Rights	Permits	Natural Resource Lands	Open Space/Recreation	Environment
Citizen Participation	Public Facilities/Services	Historic Preservation	Climate Change and Resiliency	Shoreline Management

No priority order. Balancing based on local circumstances.

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
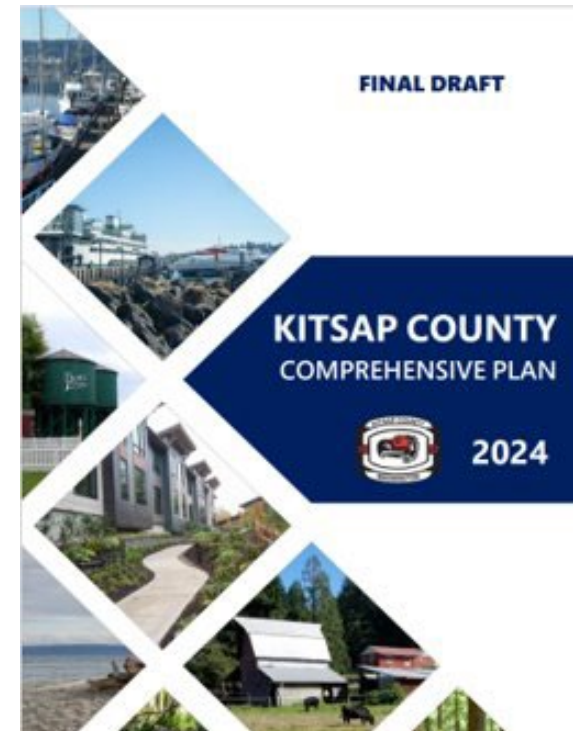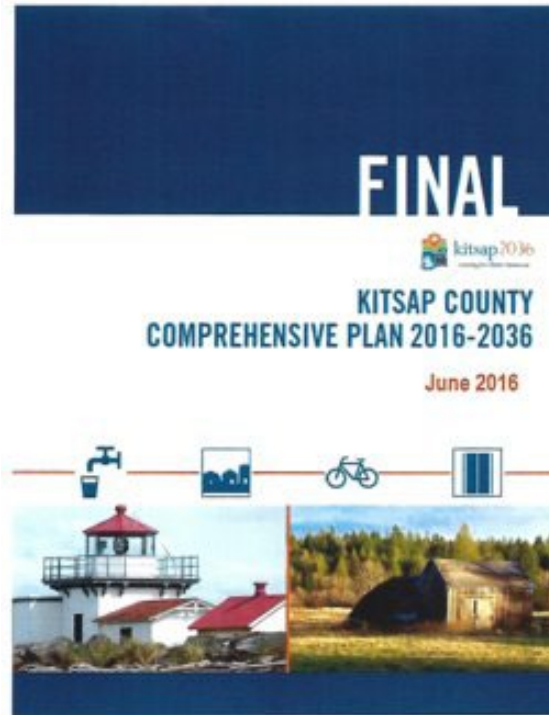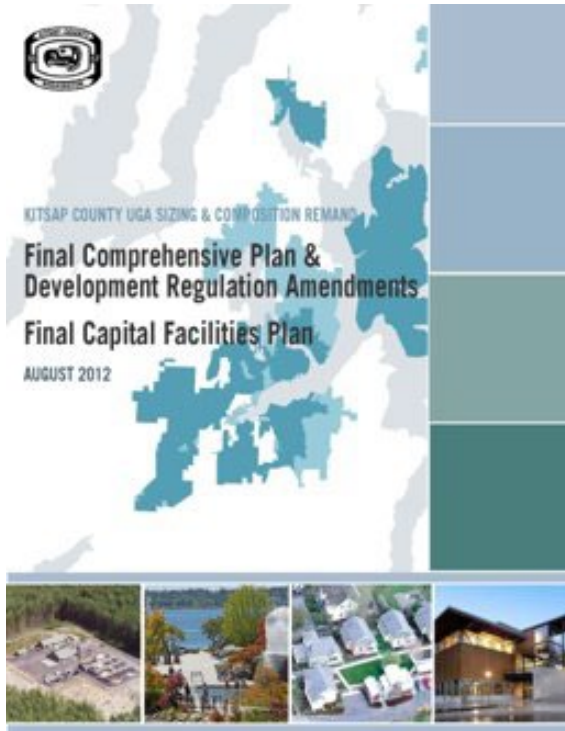- Mining limited to existing gravel and other pits

Growth Management Act | Rural Element

The Rural and Resource Land Chapter Update will provide a definition of rural character in Kitsap Count and establish measures to preserve it.

Legislature finds that in defining its rural element under RCW 36.70A.070(5), a county should foster land use patterns and develop a local vision of rural character that will: Help preserve rural-based economies and traditional rural lifestyles; encourage the economic prosperity of rural residents; foster opportunities for small-scale, rural-based employment and self-employment; permit the operation of rural-based agricultural, commercial, recreational, and tourist businesses that are consistent with existing and planned land use patterns; be compatible with the use of the land by wildlife and for fish and wildlife habitat; foster the private stewardship of the land and preservation of open space; and enhance the rural sense of community and quality of life. RCW 36.70A.011

Growth Management Act | Previous and Current Plans

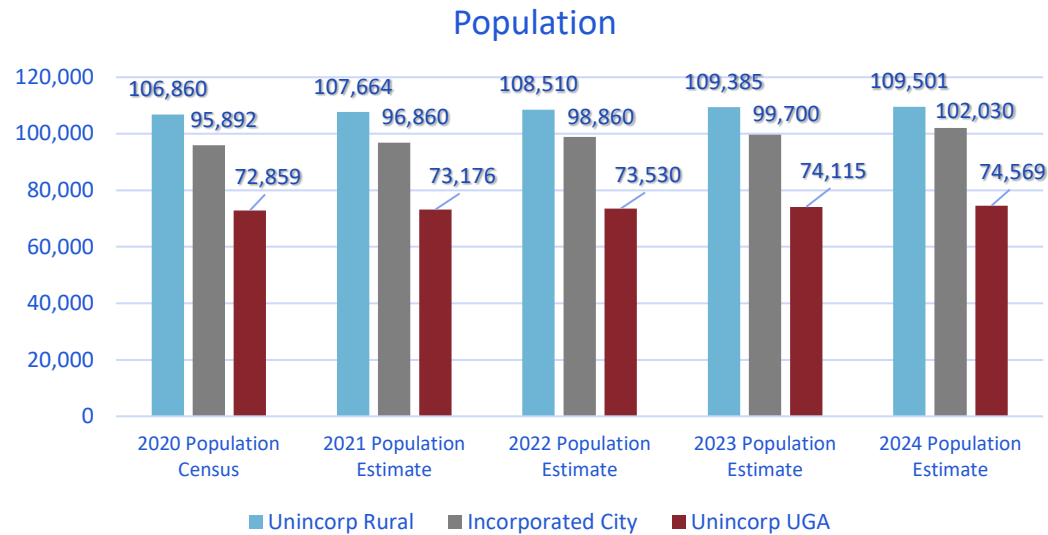# 2024 Kitsap | Rural Baseline Data & 2024 Comp Plan Projections

Population

Chart values:

	2020 Population Census	2021 Population Estimate	2022 Population Estimate	2023 Population Estimate	2024 Population Estimate
Unincorp Rural	106,860	107,664	108,510	109,385	109,501
Incorporated City	95,892	96,860	98,860	99,700	102,030
Unincorp UGA	72,859	73,176	73,530	74,115	74,569

Legend: ■ Unincorp Rural ■ Incorporated City ■ Unincorp UGA

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.

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?

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?	How can Kitsap County protect agriculture land without agriculture zoning?	Is growth in Rural Kitsap aligned with the Comprehensive Plan?	Are we prepared for energy siting in rural Kitsap County?
Gap Analysis	Ag Working Group	Land capacity and land use analysis	Energy Siting Work Group

Scope of Work | Rural and Resource Lands Chapter Update
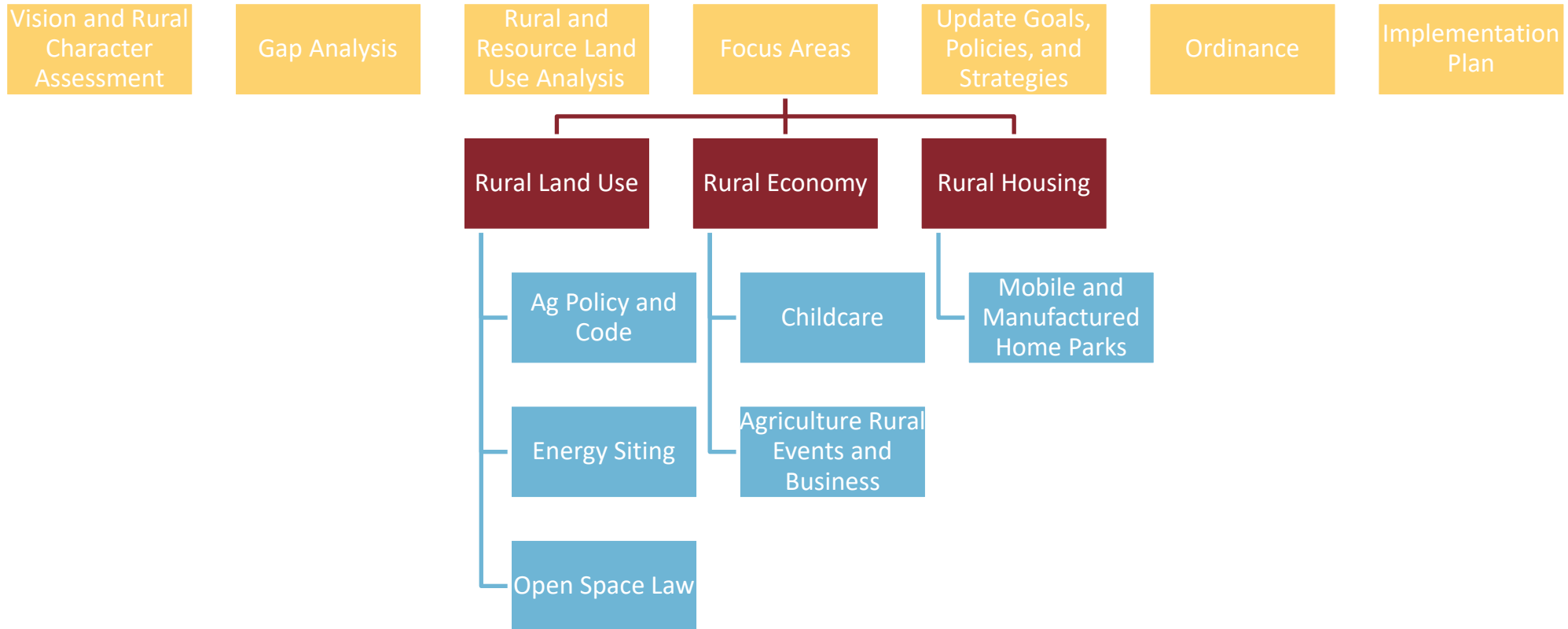
Scope of Work | Additional Work

Reclassification Requests

Potential Code Updates

Updated Agriculture Advisory Council Proposal

Administration

Outreach

Reclassification Request | Process

| 17 applications deferred from the 2024 Comprehensive Plan Update | Feb: Additional information was requested last week that aligns with KCC 21.08 | March-May: Initial staff review and land use analysis | June/July: Staff will provide additional information about the requests and a preliminary recommendation in June/July. | June/July: Docket will be updated | Reclassification requests that move forward, staff will complete review and provide public notice prior to adoption process through Dec. – including:
• notice to property owners within 800 feet
• posted on the webpage |

Collaboration | Internal Review Team

Kitsap County Dept, Program, or Organization	Assigned
Long Range Planning - Facilitator	Heather Cleveland
Planning & Environmental Programs	Scott Diener
Long Range Planning	Colin Poff
Long Range Planning	Jim Rogers
Current Planning	Darren Gurnee
Environmental Programs	Kirvie Mesebeluu-Yobech
Noxious Weeds Program	Jade Jarvis
Building, Fire, and Safety	David Lynam
Public Works	Rose Schaffer
Public Works	Michelle Perdue
Parks	Carmen Smith
Emergency Management	Brian Nielson
Public Health	Rudy Baum
Public Health	Eric Evans

Collaboration | Collaborate with Departments, Organizations, and the Community

Park Zoning

- Differentiate between recreational and conservation park zones
  - From IRT Meeting Landscaping zones are in progress

Septic Systems

- Update code to allow for improved septic system technology (e.g., Membrane Biofiltration Reactor)
  - From IRT Meeting – information about updated Stated code

Mineral Resource Overlay

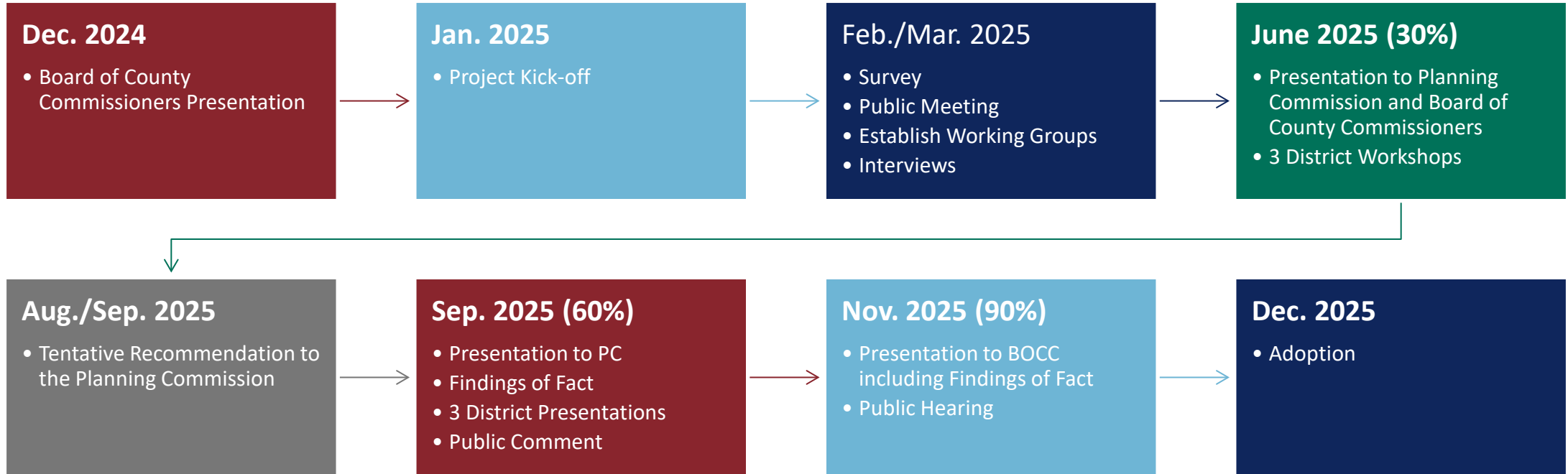- Assess existing MRO with WDNR updated mineral resources map

Watershed Restoration and Enhancement Plan: WIA 15 Kitsap Watershed

- Gap analysis, e.g., permit-exempt wells impact on groundwater recharge preventative actions
  - From IRT meeting – information from Kitsap Public Health and will include additional outreach and discussions

Wildland Urban Interface

- Emergency Management updating the Comprehensive Emergency Management Plan

Timeline

Dec. 2024
- Board of County Commissioners Presentation

Jan. 2025
- Project Kick-off

Feb./Mar. 2025
- Survey
- Public Meeting
- Establish Working Groups
- Interviews

June 2025 (30%)
- Presentation to Planning Commission and Board of County Commissioners
- 3 District Workshops

Aug./Sep. 2025
- Tentative Recommendation to the Planning Commission

Sep. 2025 (60%)
- Presentation to PC
- Findings of Fact
- 3 District Presentations
- Public Comment

Nov. 2025 (90%)
- Presentation to BOCC including Findings of Fact
- Public Hearing

Dec. 2025
- Adoption

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	TBD
Topic Lead	New Planner	Technical support and review	TBD
Communication and Outreach	Alicia Adler	Support outreach, events, and graphics	Newsletters, Graphics, Website, Outreach Event Coordination
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 – including working groups and interviews
- 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
- February 1 – March 7

Interviews/Working Groups
- Feb/March; June/July; Sept/Oct

IRT Meetings
- February, June, and September

Presentations
- Small group presentations
- Kick-off and Public Comment period

Public Meeting/Presentation
- February (initial period)
- September (60%)

Public Workshops
- June/July
- Three Kitsap County Districts

Public Comment Period
- September (60%)

Board Testimony
- November (90%)

Newsletters/Gov Delivery
- On-going

Majority of the outreach will occur
- Feb/March (engagement)
- June/July (workshops)
- September (comment)

Working Groups/Interviews

Agriculture – Agriculture Working Group Steering Committee

Managed Forest

Energy Siting

In-home Day Care

Manufactured/Mobile Home Parks

Equestrian

Mineral Resources

Environment – Green Belts and Wildlife Corridors

Tribes

Water – Private Wells

Internal Review Team

Engagement to Date

Ad-hoc Agriculture Working Group

Review Rural Comments

Survey

WA Agritourism Study

Specific Outreach

Community Event

Kitsap County

Discussion

Engagement

- Survey open through March 7, 2025
- Project webpage
- Year of the Rural email list

Thank you!

We welcome your comments and questions.

Please introduce yourself before speaking.