

2025 Year of the Rural Project Update

Presented by
Heather Cleveland



Agenda

2025 Year of the Rural

Introductions

GMA

Comprehensive Plan

Deliverables

- Chapter Update
- Code Updates
- Reclassification Requests

Next Steps

Questions and Comments



Growth Management

Planning Goals

1. Urban growth
2. Reduce sprawl
3. Transportation
4. Housing
5. Economic development
6. Property rights
7. Permits
8. Natural resource industries
9. Open space and recreation
10. Environment
11. Citizen participation and coordination
12. Public facilities and services
13. Historic preservation
14. Climate change and resiliency
15. Shorelines of the state



Growth Management

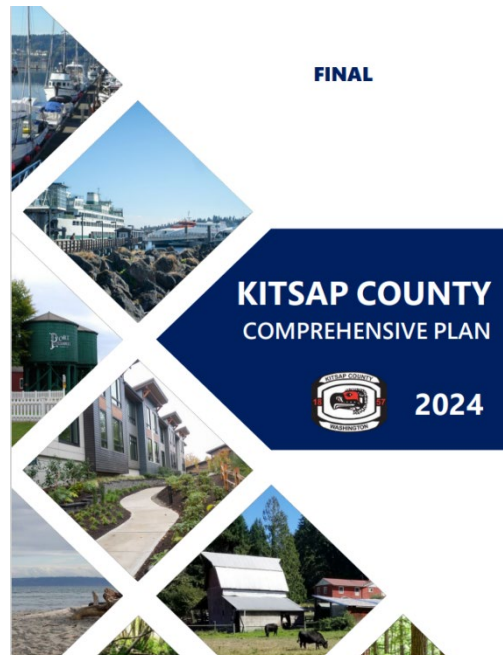
Mandatory Elements

1. Land Use
2. Housing
3. Capital Facilities
4. Utilities
5. Rural
6. Transportation
7. Economic Development
8. Park and Recreation
9. Climate Change and Resilience

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

Multicounty Planning Policies and Countywide Planning Policies

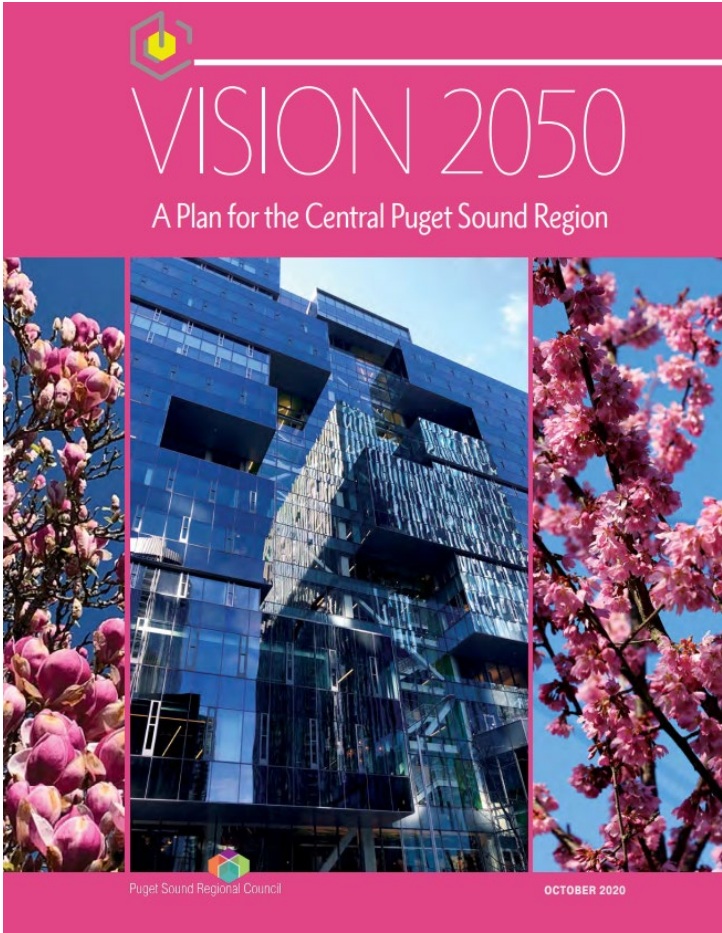


Figure 4 – Washington State Planning Framework



Growth Management Act

Kitsap County's History



01 Pre GMA

Many small lots in rural areas including dense housing developments



02 Services

Lower density development in urban areas without access to urban services (sewer)



03 Shorelines

Heavily subdivided shorelines



04 Resource Lands

Undesignated resource lands



05 Status Quo

Strong public interest in maintaining these historic development patterns



06 Invalid

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 zoning and 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



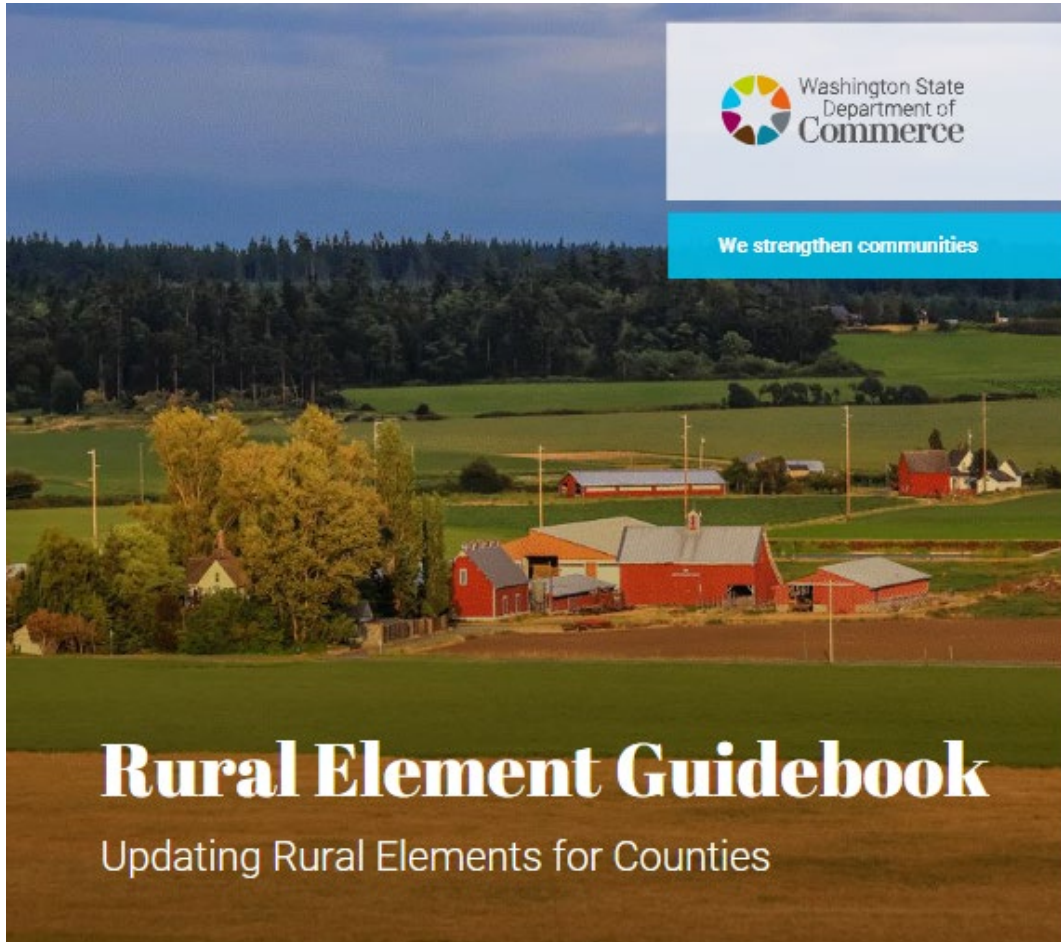
RCW

36.70A.070 Comprehensive Plans – Mandatory elements.

(5) Rural element. Counties shall include a rural element including lands that are not designated for urban growth, agriculture, forest, or mineral resources. The following provisions shall apply to the rural element:

- (a) Growth management act goals and local circumstances.
- (b) Rural development.
- (c) Measures governing rural development.
- (d) Limited areas of more intensive rural development.

Department of Commerce



DRAFT Rural Element Guidebook

Counties have worked to balance the need to provide housing and employment opportunities while ensuring that places beyond urban centers remain rural in character for the long term.

2024 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



Kitsap County 2024
Comprehensive
Plan was adopted
December 2, 2024



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?

- Gap Analysis

How can Kitsap County protect agriculture land without agriculture zoning?

- Ag Working Group

How can we balance rural development and conservation in the future?

- Land capacity and land use analysis

Are we prepared for energy siting in rural Kitsap County?

- Energy Siting Work Group

Scope of Work

Rural and Resource Lands Chapter Update

Vision and Rural
Character
Assessment

Outreach and
Engagement

Gap Analysis
and Research

Rural and
Resource Land
Use Analysis

Update Goals,
Policies, and
Strategies

Ordinance

Implementation
Plan

Deliverables |

Rural and Resource Lands Chapter Update

Potential Code Updates

Reclassification Request Recommendations



2025

February

Survey 1.0
Public Outreach & Engagement
Research/Gap Analysis

June

Workshops
Survey 2.0
30% Chapter Draft Story Map

September

60% draft published and presented to PC
Public Comment
Public Hearing

November

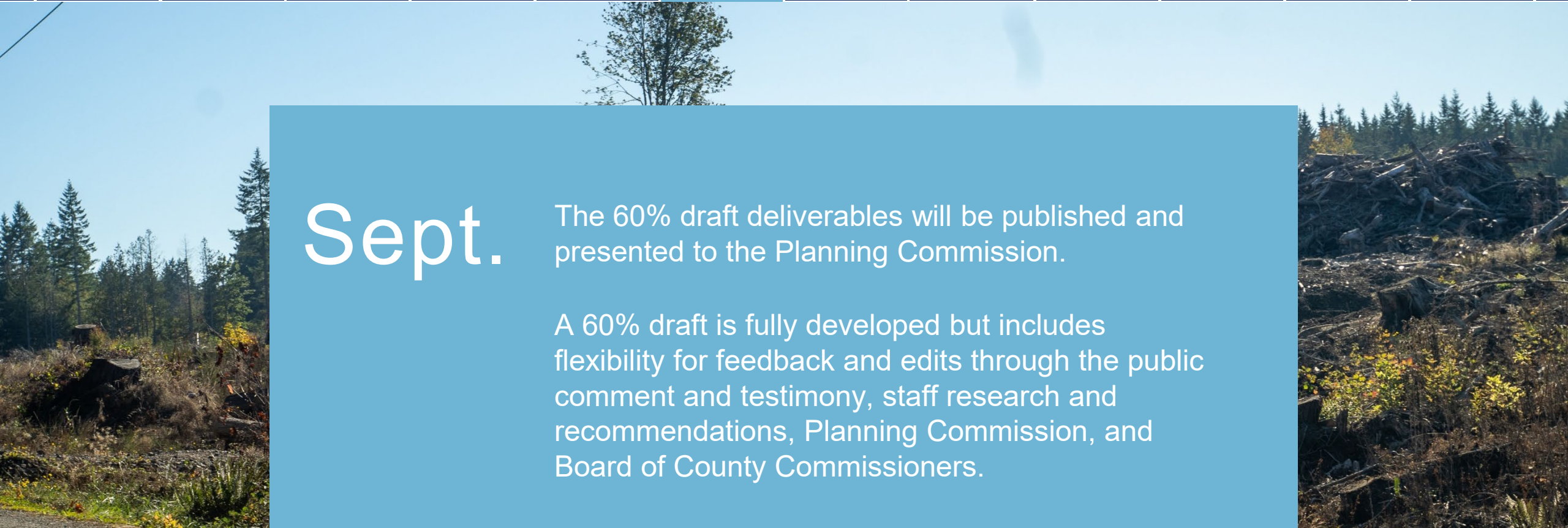
90% draft presented to BOCC
Public Hearing

	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec
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Sept.

The 60% draft deliverables will be published and presented to the Planning Commission.

A 60% draft is fully developed but includes flexibility for feedback and edits through the public comment and testimony, staff research and recommendations, Planning Commission, and Board of County Commissioners.



Inputs |

Outreach

- Comp Plan Public Comment Review and Summary
- Survey
- Working Groups and Interviews

Gap Analysis & Research

- Legislative Updates
- Best Practices
- New, Updated, and Relevant Plans

Mapping & Data Analysis

- Urban/Rural Development Patterns
- WDNR Mineral Resources
- USDA Soil Survey - Farmland Soils Determination



Chapter Update

Rural and Resource Lands – 30% Draft

A photograph of a large, two-story red wooden barn with white trim on the doors and windows. The barn is situated in a grassy field with a black wooden fence in the foreground. In the background, there are tall evergreen trees and some deciduous trees with yellowing leaves, suggesting an autumn setting. A small house is partially visible behind the trees.

Kitsap County Rural and Resource Lands Chapter Update

Kitsap County Rural and Resource Lands Chapter Update

June 2025

Kitsap County - Department of Community Development
May 27, 2025

[Vision](#) Rural Character Intent GMA and Regional Coordination Relationship to Elements Background of Chapter Key Terms Rural Zoning LAMIRD Resource Lands Goals, Policies & Strategies 202

Code Updates

Code Review and Assessment Report

- Introduction 3
- Active Evaluation 3
 - Agriculture 3
 - Rural Business - Child Care..... 6
 - Rural Business – Events..... 8
 - Energy Siting 9
 - Rural Wooded Setbacks 10
 - Boundary Line Adjustments..... 10
- Future Review 10
 - Agritourism 10
 - Rural Business and Land Use Compatibility 11
 - Rural Zones 11
 - Legislative Action Process 11
- Legislative Updates 11

Reclassification Requests

17 Rural to Rural Reclassification Requests Deferred from the 2024 Comprehensive Plan

Two reclassification requests were included in Alternative 2 (most like the Preferred Alternative)

- One Current Rural Protection - Proposed Rural Commercial (RCO)
- One Current Rural Wooded – Proposed Rural Industrial (RI)

All others included in Alternative 3

- One Rural Residential to Rural Industrial
- Fourteen Upzone Reclassification Requests

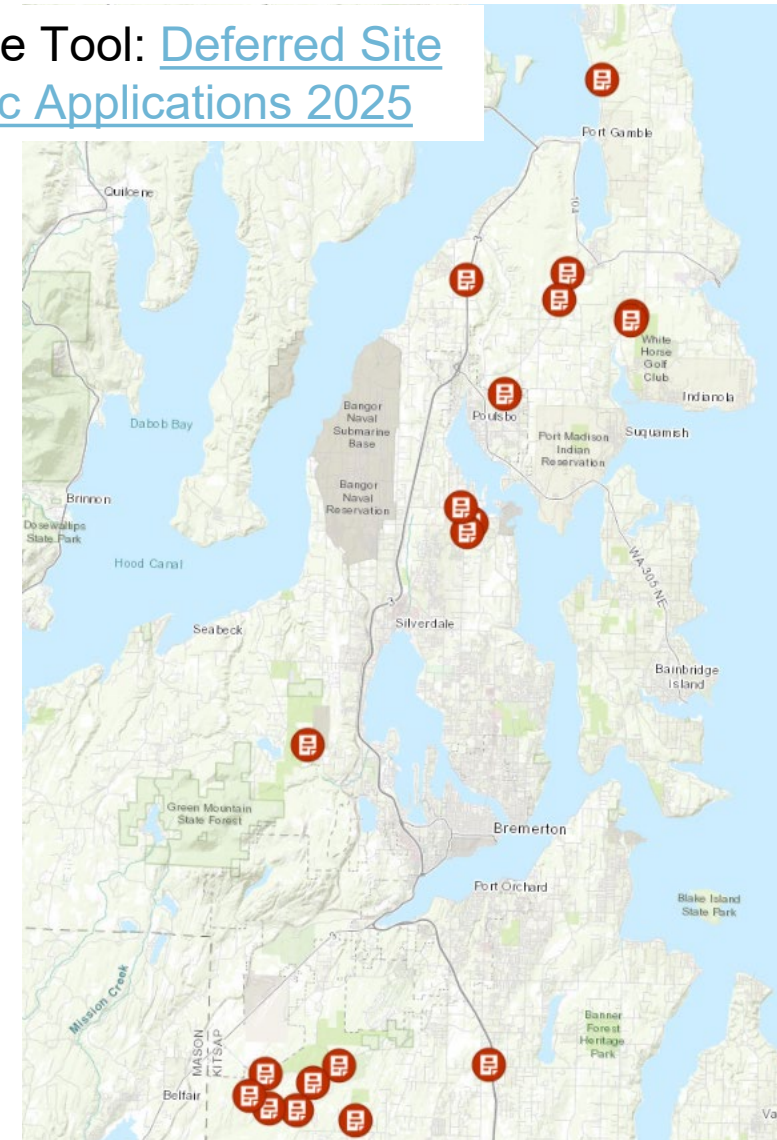
BOC amended docket 6/23/25. Only the three non-residential requests (RCO/RI) will move forward.

- Only the three non-residential requests (RCO/RI) will move forward. KCC 21.08. 070 Criteria for recommendation or decision

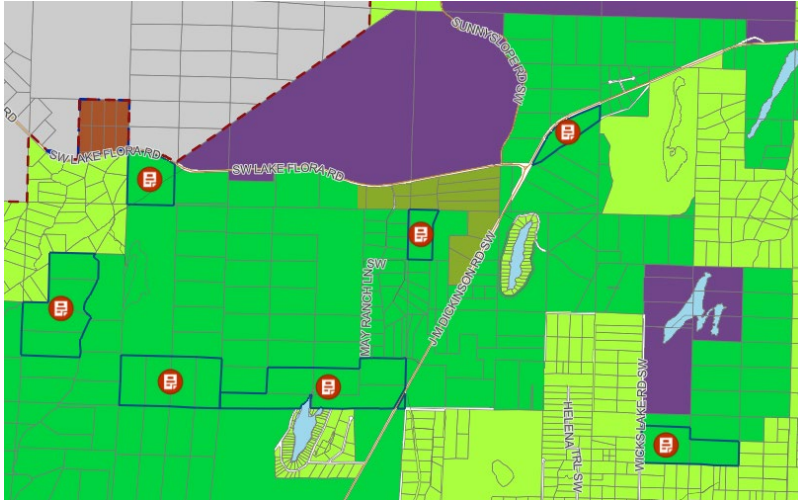
Review amendments against requirements of KCC 21.08

- E.g. “The proposed amendment is consistent with the GMA, Kitsap County-wide Planning Policy, state and local laws and other applicable inter-jurisdictional policies or agreements.”

Website Tool: [Deferred Site Specific Applications 2025](#)



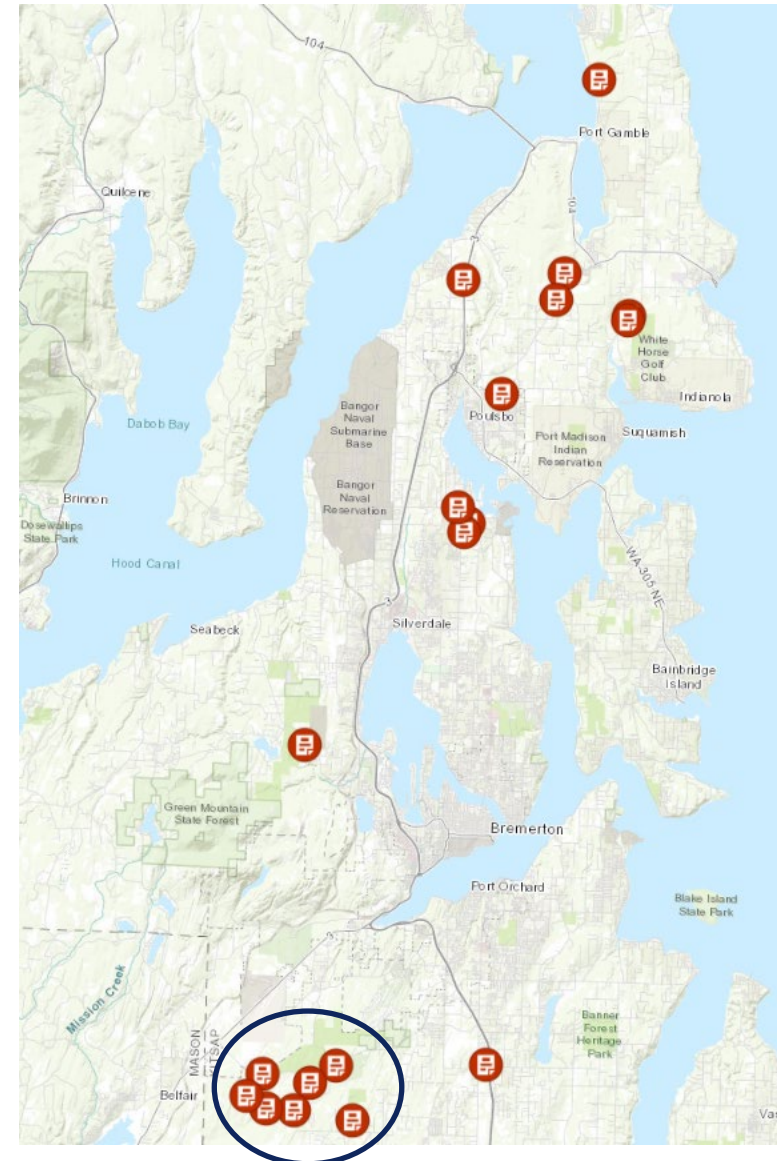
Reclassification Requests



Current Zoning:
RW 1DU/20Ac



Proposed Zoning:
RR 1DU/5Ac
RP 1DU/10Ac
Rural Industrial



Initial Criteria for Amending the Comprehensive Plan

KCC 21.08.070.A.1. Significant Change

- Conditions in the area or topic have changed since the plan was adopted.

KCC 21.080.070.A.2. Outdated Assumptions or New Information

- The original basis for the plan is no longer valid, or new information has become available.

KCC 21.080.070.A.3. Public Benefit & Consistency

- The change serves the public interest and aligns with the overall Comprehensive Plan.

Board of Commissioners Votes to Revise Docket, Remove Rural Residential Rezone Requests. Work on rural planning efforts will continue through an update to the Rural and Resource Lands Chapter of the 2024 Comprehensive Plan



Revised Workplan and Final Docket



In a 2-1 vote, the Kitsap County Board of County Commissioners approved a resolution to revise the 2025 Workplan and Final Docket, removing 14 rural residential rezone requests from the "Year of the Rural" docket.

The decision followed a substantial volume of public comment and testimony during the board meeting. Commissioners Walters and Rolfes cited the 2024 Comprehensive Plan, which emphasized directing growth to the county's urban areas.



Outreach and Engagement



- June
 - Workshops
 - Rural and Resource Lands Survey 2.0 (July 11)
- September
 - Public Comment
 - Public Hearings



Questions and Comments

- State your name and the area you live and/or work.
- Limit your questions or comments to 2 minutes.
- In-person, then online.
- Finish by 6:30pm to shift to the in-person workshop.

2025 Year of the Rural June Workshop

Facilitated by
Heather Cleveland, Keri Sallee, and
Scott Diener





Rural Character
6:40pm-6:55pm

What is rural character to you?

What are the tensions in rural character for Kitsap County?

How might we address them?

Child Care – Opening a business, maintaining a business, utilizing childcare, the dream, and location ideas.

Events – Discuss event facility scale options and potential impacts.



Rural Service and Infrastructure
7:20pm-7:30pm

Energy Siting – Share information on BESS, share questions and concerns.

Transportation – Note place for transportation opportunities and ideas.



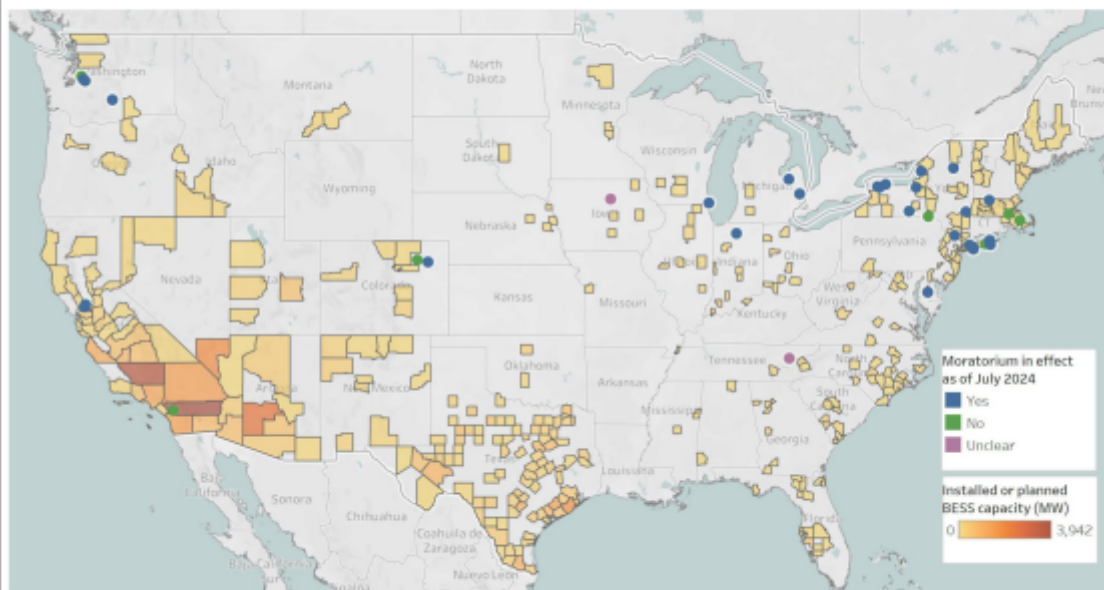
Rural Business
7:00pm-7:15pm

GMA defined rural **character** (simplified):

- Dominated by natural landscapes and vegetation over built environments
- Support traditional rural lifestyles and economies
- Preserve rural visual character
- Compatible with wildlife habitat and use
- Limit low-density sprawl and land conversion
- Do not typically require urban government services
- Protect natural water flows and recharge/discharge areas



JURISDICTIONS WITH LOCAL BESS MORATORIA AND INSTALLED OR PLANNED ENERGY STORAGE CAPACITY IN THE U.S.



Source for BESS data: EIA 860M, May 2024. Capacity aggregated at county level. "Planned" projects are actively under construction or in the regulatory approvals process. Moratoria not in effect have been repealed or expired. Moratoria still in effect are as of July 2024.

Common Drivers of BESS Moratoria

Some common drivers of moratorium adoption, based on text of adopted moratoria and local news coverage:

- ♦ **Fire:** Concerns about battery fires, often referencing specific incidents, are very common.
- ♦ **Lack of familiarity and data:** BESS technologies are new and unfamiliar, driving concerns including lack of first responder training for battery incidents.
- ♦ **Noise and visual impacts:** Noise and viewshed concerns are common for residential or mixed zones.
- ♦ **Property values:** As with other development proposals, BESS projects can raise concerns about neighboring property value impacts.
- ♦ **Local benefits and revenue:** Concerns arise about imbalance between impacts (highly local) and benefits (diffuse for grid-connected systems).
- ♦ **Land use conflicts:** Conflicts between BESS and other land uses, particularly agriculture, are noted in moratoria in some areas. This concern is also a common driver of restrictions against large wind and solar projects, especially in rural communities.

Discussion and Future Work

- ♦ **Adopt clear zoning ordinances:** Many local officials use, or plan to use, their moratorium period to research and develop a zoning ordinance for BESS, pointing to a need for resources and support around best practices for BESS zoning. PNNL is engaged in ongoing work in this space.
- ♦ **Provide education on fire and safety:** Concerns about safety, especially regarding fires, remain a prevalent concern driving moratoria and other pushback against BESS. Ongoing education and support for communities, planners, and first responders around fire risks will continue to be critical in supportively addressing these concerns. There are roles for project developers, state officials, and the research community in these efforts.
- ♦ **Prioritize community engagement:** Proactive and thoughtful community engagement, especially from project developers, is an essential step in addressing local concerns. A forthcoming PNNL report will address best practices for community engagement around BESS planning, zoning, and siting.
- ♦ **Consider state authority and roles:** In some cases, state siting bodies may have the authority to step in to supersede local restrictions or moratoria. Tradeoffs should be considered with this approach, such as impacts on community support.



Battery storage systems play a critical role in accelerating our transition to clean energy

- Battery storage systems allow us to get the **most value from existing renewables** and **offset the need** to build **additional generation resources** that are used only at times of high demand.
- We estimate we will need approximately **1,500 MW of storage by 2030** (DER, hybrid, utility scale combined).
- We’re exploring a mix of **PSE and developer-owned agreements** for battery storage projects.



Slide Source – City of Sumner Planning Commission

PSE will eliminate coal-fired resources from PSE’s allocation of electricity to WA retail electric customers by 2025 (740 MW total)

200 MW typically BESS would be an 8-10 acres project. Projects are getting smaller with technology.

1MW can power approx. 200-300 homes for one day.



Anatomy of a Battery Energy Storage System (BESS)

BESS projects are safe for the environment. There are no emissions or contamination from BESS facilities to the air, water, or soil.

At the end of the system's lifetime, BrightNight will safely remove the battery enclosures and recycle the majority of the project's components.

No water-use or emissions.

Cost-effective and energy dense option for space-constrained area

Quick response time; less than 200 milliseconds

Internal Components of Battery Enclosure



The Agate Storage Project in Kitsap County, Washington, will feature a 170-megawatt (MW) / 680 MWh Battery Energy Storage System (BESS). The project will provide a new capacity and a non-wires alternative to ensure critical transmission resilience and reliability in the Kitsap Peninsula area.

The BrightNight Agate Storage Project will utilize lithium-ion batteries housed in pre-integrated temperature-controlled enclosures. This maximizes the utilization of the project footprint, creating a great option for space-constrained areas. Energy dispatched from this project will be fed to the White River Substation located adjacent to the project site.

[BrightNightPower.com](https://www.brightnightpower.com)

What questions do you have about Battery Energy Storage Systems?