

Department of Community Development

Year of the Rural Update – Board of
County Commissioners' Hearing

Heather Cleveland, Long Range Planner
November 10, 2025



KitsapCounty



Agenda

Project Overview

Planning Commission Recommendations

Deliverables + Updates

Public Process – Next Steps



Year of the Rural

Project Overview

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

Introduction

Chapter 1 Land Use

New! Rural and Resource Lands

Chapter 2 Economic Development

Chapter 3 Environment

Chapter 4 Housing

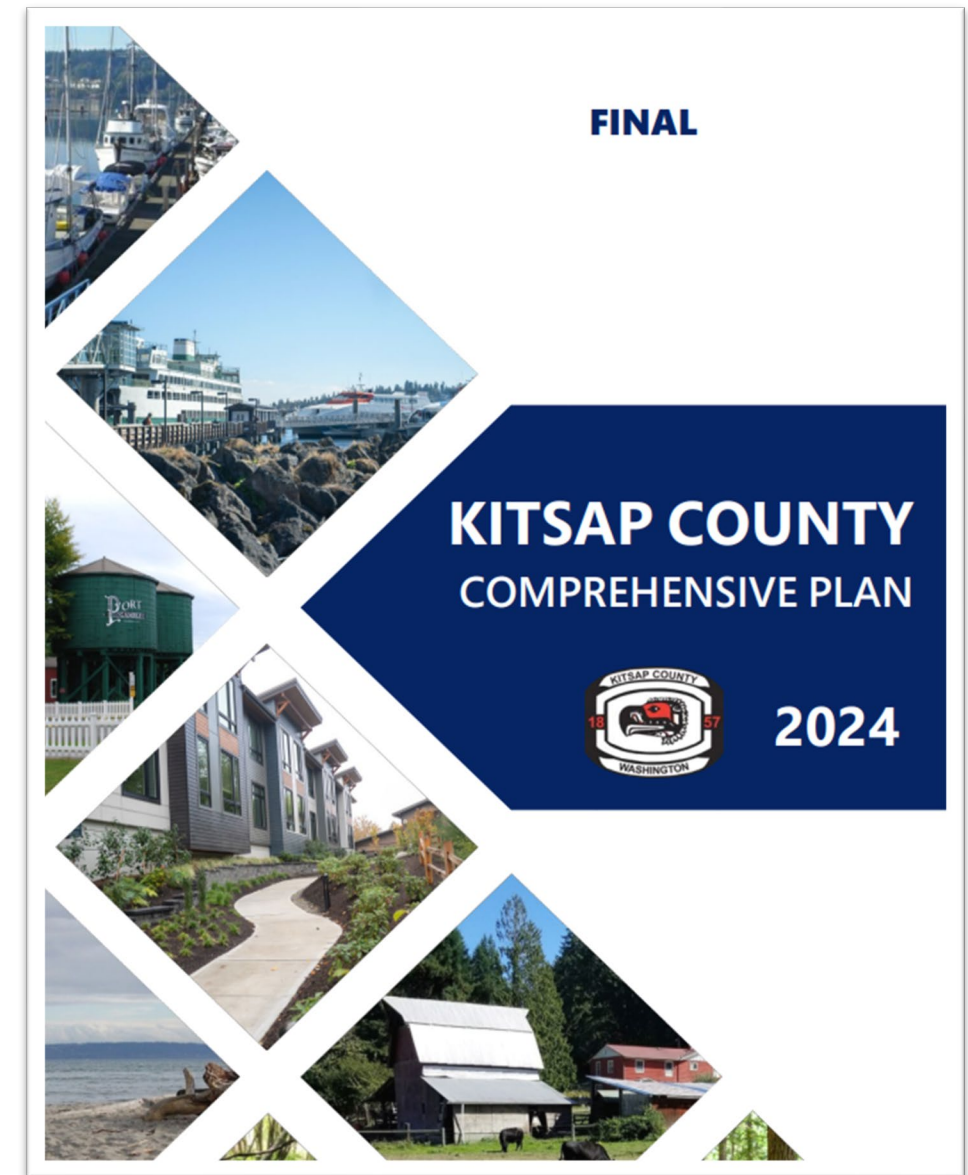
Chapter 5 Transportation

Chapter 6 Parks, Recreation, and Open Space

Chapter 7 Capital Facilities and Utilities

Chapter 8 Climate Change

Chapters 9+ Subarea and Neighborhood Plans



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

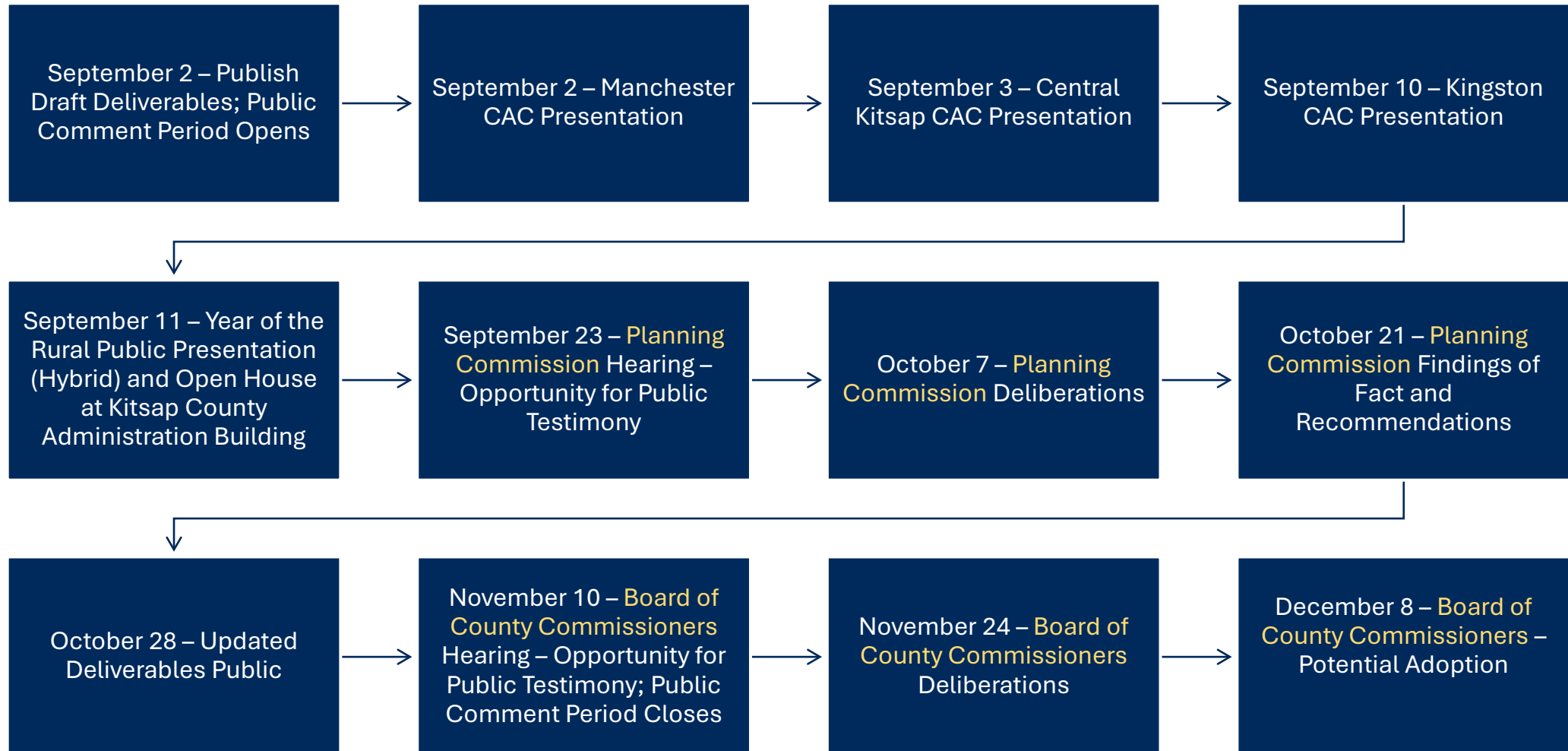
Public Comment

Public Testimony



Workshop Comment:
“Forestry requires access
to mills or onsite milling.
What provisions are adding
small scale industrial
zoning to Rural Wooded?”

Timeline



Year of the Rural

Planning Commission Recommendations

Planning Commission: Deliberations and Recommendations

Kitsap County Year of the Rural Project - Deliberations Matrix

Updated 10/21/2025 - Planning Commission Recommendations

Deliverable	#	Topic	Summary of Issue	Staff Recommendation	Planning Commission Recommendation	Board Direction
Chapter	1	Wildlife Corridors and Habitat Connectivity	Add wildlife corridor and habitat connectivity to the chapter with specificity to identify and map corridors, identify key species of concern, and link corridors to allow movement of species.	Goal: Protect and enhance wildlife corridors and habitat connectivity in Kitsap County to support biodiversity, allow species movement, and maintain healthy ecosystems while balancing rural character and land use needs. Policy: Identify and prioritize wildlife corridors and habitat areas using best available science and regional coordination. Policy: Collaborate with state, tribal, regional, and local partners to support long-term habitat connectivity. Policy: Develop and adopt a Wildlife Corridor Plan that identifies, prioritizes, and protects critical wildlife corridors and habitat connections across Kitsap County. Strategy: Conduct a countywide inventory of wildlife corridors using the Rural Lands Analysis and other mapping tools. Strategy: Identify key species of concern and document their habitat needs.	Recommend as prepared by staff.	
Chapter	2	Forestry - Advisory Council	Include community members and various interest groups.	Agree - included in the draft proposal	No recommendation.	
Chapter	3	Agriculture - Advisory Council	Include community members and various interest groups.	Agree - assessing the draft proposal.	No recommendation.	
Chapter	4	Rural Walkability and Bikeability	Add strategies - connections and safety is important.	Strategies are not feasible at this time. Will need to create future strategies in concert with KC PW.	Strategy: Exploration of strategies that align with Kitsap County Target Zero to prevent injury and other serious traffic conflicts in rural communities with consideration of ADA accessibility.	
Chapter	5	Climate Change Element	Use best available science and avoid clear cutting.	To be better understood (esp in a local context) and discussed with future potential Forestry Advisory Council.	No recommendation.	
Chapter	6	Tribal Lands	Acknowledge Tribal Lands and acreage.	In progress. Using Assessor data to compile Tribal Land data. (← military installation land)	New section in background of chapter "Tribal Land Treaty Rights" to include acknowledgement of tribal lands as a type of land recognizing and supporting tribal cultures, meaningful tribal consultation in rural and resource lands, policy decisions and protection of cultural resources. New section in RURAL LAND USE DESIGNATIONS AND ZONING - assessing and compiling data for tribal lands. New section in RURAL LAND USE DESIGNATIONS AND ZONING - assessing and compiling data for military lands.	
Chapter	7	Cluster Development	Cluster development is an urban development tool.	The intent is not to encourage it but to explore it. Staff agrees with the concern but acknowledges its a tool for rural development described in GMA.	Recommend language as proposed by staff.	
Chapter	8	Water Resources	Add policy under Rural Environment "Identify and protect natural areas contributing to aquifer recharge."	Add policy under "Identify and protect natural areas contributing to aquifer recharge."	Recommend language as proposed by staff.	
Chapter	9	Rural Data Analysis	Assess rural zoning designations from 1998 to current designations.	Will consider in the Rural Lands Analysis.	No recommendation.	
Chapter	10	Equestrian Facility	Equestrian activity part of rural character and economy while recognizing impact on neighbors.	Add under Rural Business: Goal: Develop regulations that support equine activities as part of the rural economy and lifestyle while maintaining rural character and compatibility with neighbors. Policy: Support equestrian businesses as integral components of the rural economy, rural character, and rural lifestyle, providing opportunities for rural entrepreneurship and community engagement. Policy: Ensure equestrian facilities and businesses are designed, sited, and operated to maintain rural character, minimize impacts, and ensure compatibility with neighboring properties.	Strike the second policy. Goal - Develop policy and regulations that support the equestrian facility topic through consultations with the equestrian community.	

For illustrative purpose only.

Year of the Rural

Deliverables + Updates:

Rural and Resource Lands Chapter Update

Proposed Code Updates

Reclassification Requests Recommendations

Edit Matrix

Kitsap County Year of the Rural Project - Edit Matrix

Created 10/24/2025 - Includes Planning Commission Recommendations

Deliverable	PC Matrix #	Topic	Edit
Chapter	1	Wildlife Corridors and Habitat Connectivity	Add. Goal: Protect and enhance wildlife corridors and habitat connectivity in Kitsap County to support biodiversity, allow species movement, and maintain healthy ecosystems while balancing rural character and land use needs. Policy: Identify and prioritize wildlife corridors and habitat areas using best available science and regional coordination. Policy: Collaborate with state, tribal, regional, and local partners to support long-term habitat connectivity. Policy: Develop and adopt a Wildlife Corridor Plan that identifies, prioritizes, and protects critical wildlife corridors and habitat connections across Kitsap County. Strategy: Conduct a countywide inventory of wildlife corridors using the Rural Lands Analysis and other mapping tools. Strategy: Identify key species of concern and document their habitat needs.
Chapter	4	Rural Walkability and Bikeability	Add. Strategy: Exploration of strategies that align with Kitsap County Target Zero to prevent injury and other serious traffic conflicts in rural communities with consideration of ADA accessibility.
Chapter	6	Tribal Lands, Military Installations	Add. Section in background of chapter "Tribal Land Treaty Rights" to include acknowledgement of tribal lands as a type of land recognizing and supporting tribal cultures, meaningful tribal consultation in rural and resource lands policy decisions and protection of cultural resources. Add. Section in RURAL LAND USE DESIGNATIONS AND ZONING - assessing and compiling data for tribal lands.
Chapter	8	Water Resources	Add. Section in RURAL LAND USE DESIGNATIONS AND ZONING - assessing and compiling data for military lands. Add. Policy "Identify and protect natural areas contributing to aquifer recharge."
Chapter	10	Equestrian Facility	Add under Rural Business: Goal: Develop regulations that support equine activities as part of the rural economy and lifestyle while maintaining rural character and compatibility with neighbors. Policy: Support equestrian businesses as integral components of the rural economy, rural character, and rural lifestyle, providing opportunities for rural entrepreneurship and community engagement. Policy: Develop policy and regulations that support the equestrian facility topic through consultations with the equestrian community. (Modification from PC recommendation - added as a policy rather than a goal.)
Chapter	NA	Definitions	Edit. Forest Resource Land - delete ", or that are currently being used for commercial timber production and harvesting." Add. Agriculture Area definition Add. Forestry Area definition
Chapter	NA	Working Lands Definition	Add. Working land definition.

For illustrative purpose only.

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

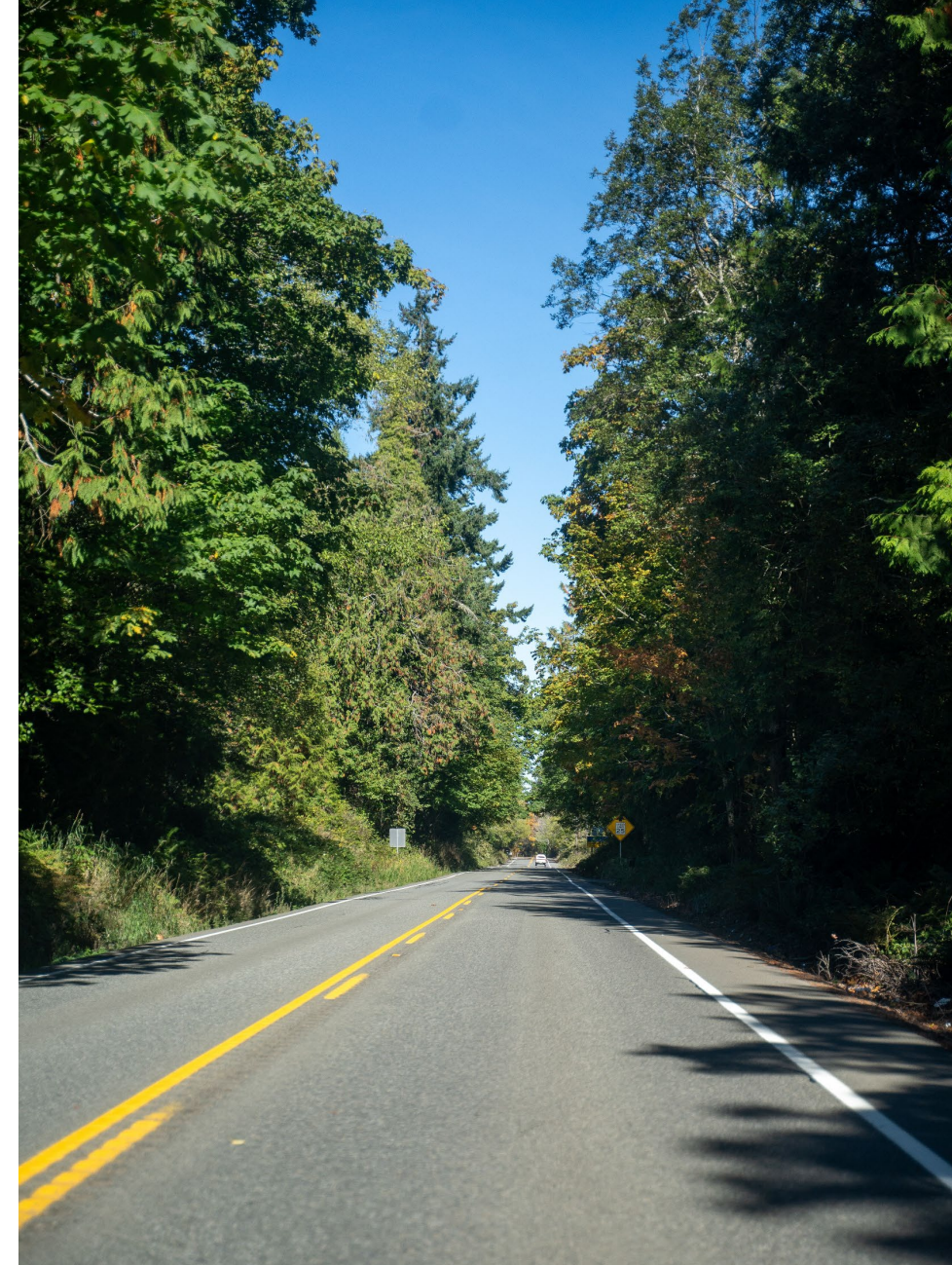
Rural Development

Resource Lands and Working Lands

Rural Business

Rural Services and Infrastructure

Rural Environment



Chapter Updates Since v1.0 (Sept 2nd)

Added or Edited

- Wildlife Corridors and Habitat Connectivity
- Rural Walkability and Bikeability
- Tribal Lands
- Military Installations
- Equestrian Facility
- Water Resource
- Definitions

Deliberated

- Advisory Councils
- Climate Change Element – Timber Industry
- Cluster Development
- Rural Data Analysis

Proposed Code Updates

Agriculture

Child Care



Agriculture Code – Post PC Deliberations

Keep

- 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.

Remove/Postpone

- 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.
- Define **gardens** – versus primary agriculture

Child Care Code – Post PC Deliberations

Keep

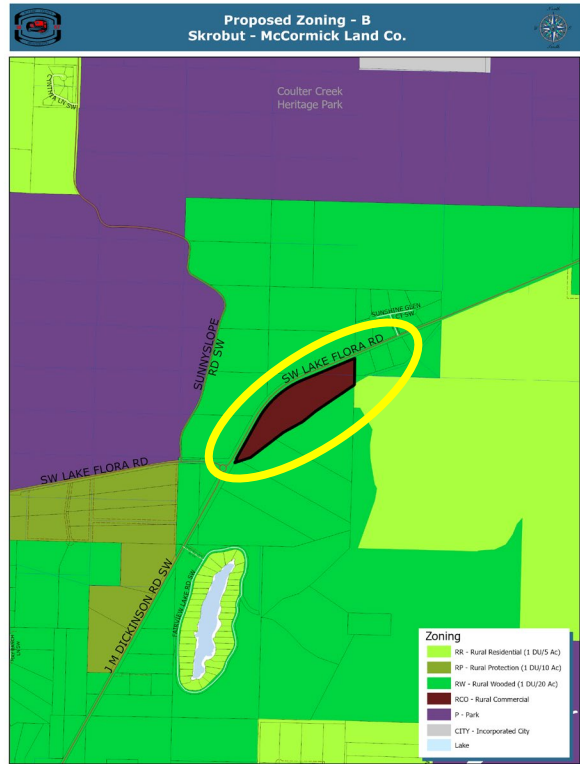
- Allow family day care and child care centers in most zones without a conditional use permit.
- Provide reasonable approval and operating standards to ensure compatibility with surrounding neighborhoods.
- Simplify the permit review process to encourage establishment of child care and family day care services.

Update

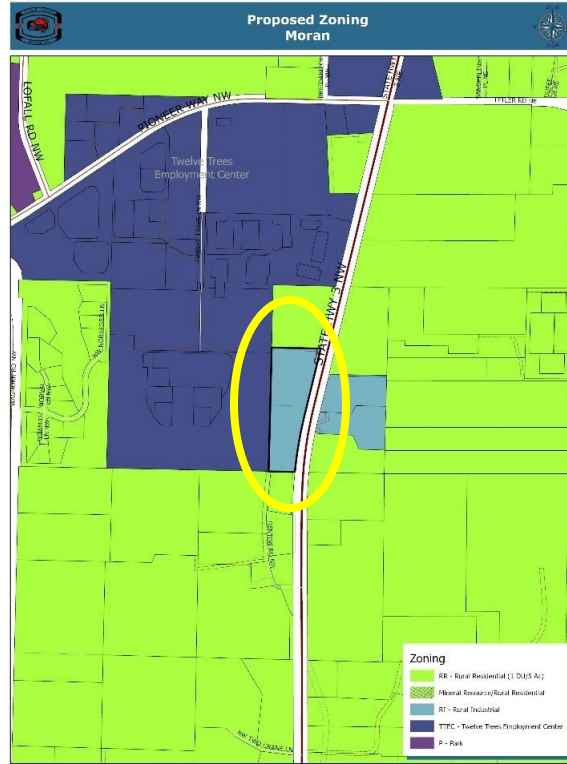
- Made code consistent with Kitsap County noise code, Title 10.

Reclassification Requests

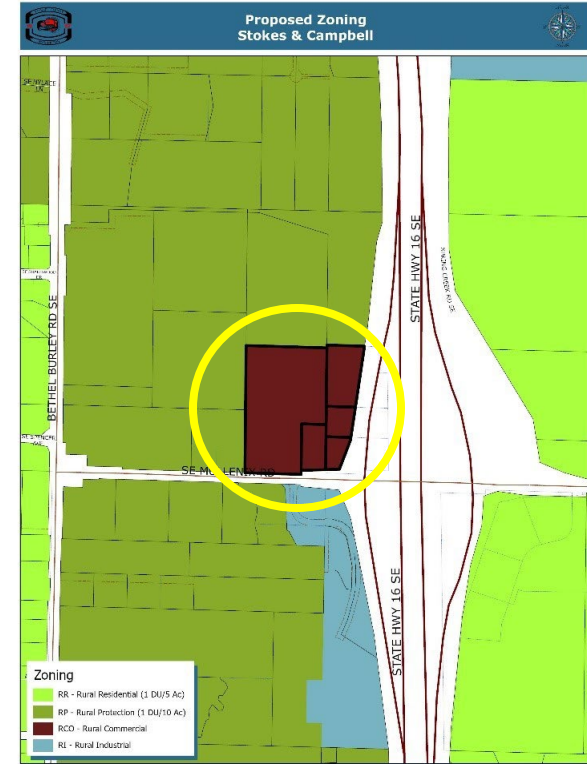
Rural Commercial and Rural Industrial



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



App ID #58: RR to RI
Moran



App ID #66: RP to RCO
Stokes & Campbell

Reclassification Requests

Rural Commercial and Rural Industrial



Reclassification Requests Staff Report

Date: September 2, 2025, Updated October 24, 2025

To: Board of County Commissioners (Hearing - November 10, 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

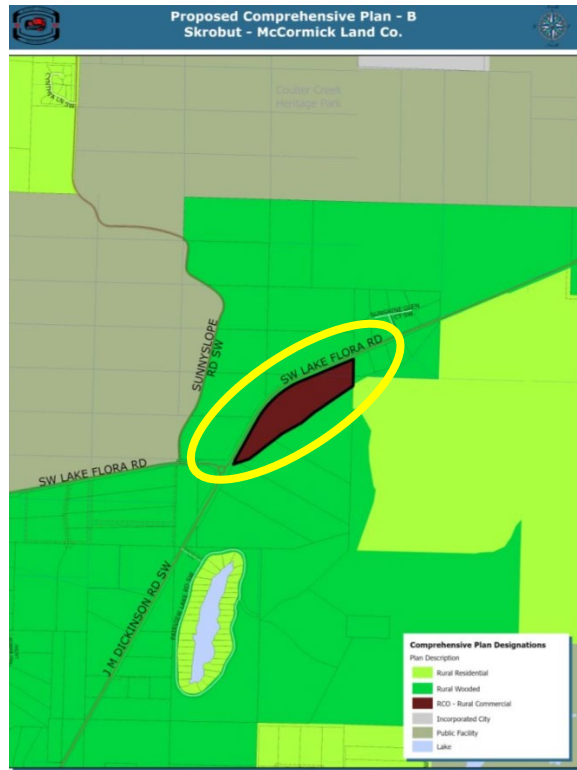
A. APP-ID: 07 SKROBUT-MCCORMICK LANDS CO

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

Planning Commission Deliberations

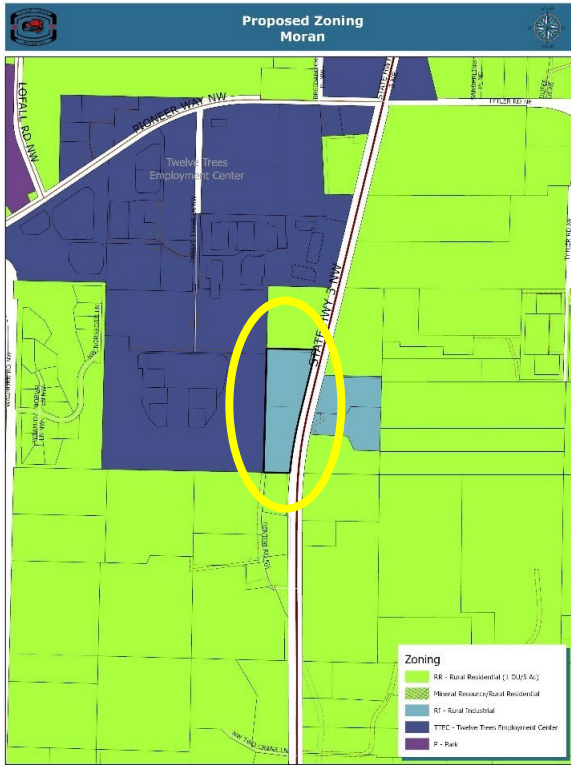
- Intensification
- Demonstrate an Unmet Need

Planning Commission Recommendation

- Approval as stated in the report

Reclassification Requests

App ID #58: Moran



App ID #58: RR to RI
Moran

Planning Commission Deliberations

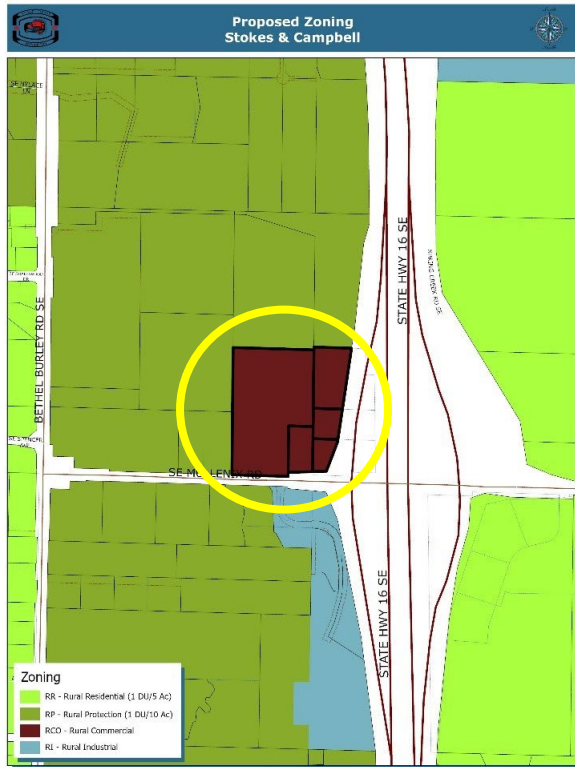
- Code Compliance
- Critical Areas

Planning Commission Recommendation

- Conditional Approval that includes the parcel to the north of the subject property

Reclassification Requests

App ID #66: Stokes & Campbell



App ID #66: RP to RCO
Stokes & Campbell

Planning Commission Deliberations

- Critical Areas
- Previous Denials
- Change in Circumstances

Planning Commission Recommendation

- Approval as stated in the report that includes conditions

Year of the Rural

Public Process – Next Steps

Public Process Continued

Comments

- November 10 – comments accepted
- November 12 – comments posted on project webpage
- November 17 – comment analysis and summary posted
- November 24 – comments highlighted in deliberations table for discussion with the Board of County Commissioners

BoCC Next Steps

- Deliberations – November 24, 2025
- Potential Adoption – December 8, 2025



Thank you!

Heather Cleveland
Long Ranger Planner
Project Lead

Email:
hcleveland@kitsap.gov