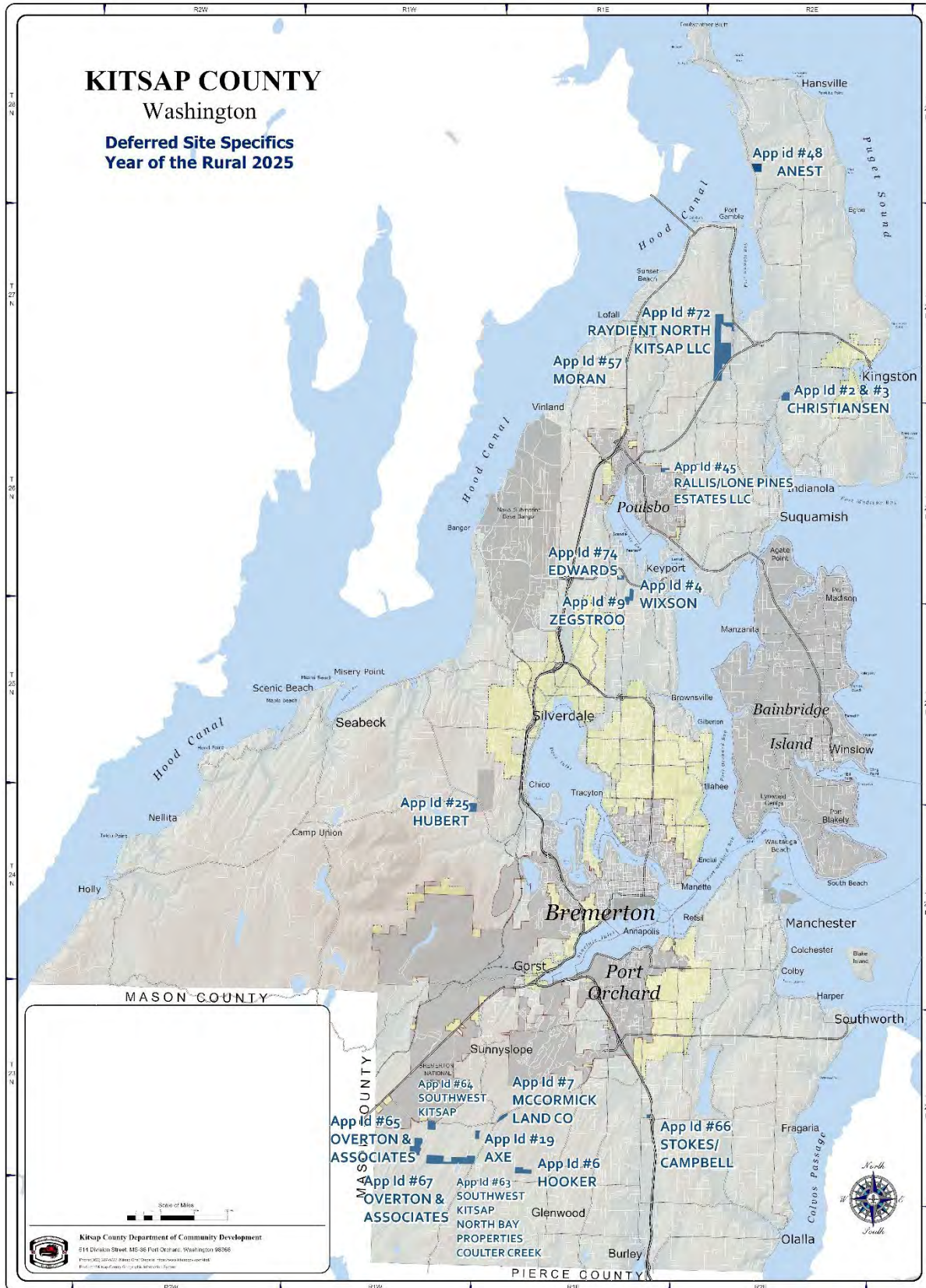

RURAL RECLASSIFICATION REQUESTS

INITIAL SUMMARY REPORT

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Rural to Rural Reclassification Requests Summary

2024 Comprehensive Plan Map Amendments

Under RCW 36.70A.130(2) and Kitsap County Code chapter 21.08, the County may review changes to the Comprehensive Plan Land Use Map no more than once annually, with limited exceptions not applicable here. The following land use reclassification requests were initially submitted in 2022 as part of the 2024 Comprehensive Plan Update process but were deferred for review in 2025.

All these requests were previously evaluated in the Draft Environmental Impact Statement (DEIS) for the 2024 Comprehensive Plan Update. The DEIS studied three preliminary alternatives:

1. No Change
2. Compact Growth
3. Dispersed Growth

Alternative 2 (compact growth) description: Alternative 2 was primarily focused on encouraging growth within existing urban growth areas near high-capacity transit and Centers such as Silverdale and Kingston. It also focused on increasing housing diversity. Section 2.4.2 of the DEIS generally describes Alternative 2 as follows:

Growth Accommodation: Exceeds population growth targets to meet housing need based on Commerce guidance. Generally, meets employment targets (959 jobs short).

Reclassification Requests: Includes those urban requests increasing housing diversity opportunities, facilitating urban service expansions to existing UGAs and/or upzoning in existing UGA boundaries.

UGA Boundaries: Limited expansions to accommodate growth, specifically employment and increased housing diversity.

Urban Center Development: Significant incentives and regulation amendments for multi-family development in multi-family and commercial zones. Special emphasis given to Silverdale and Kingston centers. Greater planned densities, heights and employment intensities.

Rural Rezones: Only those that promote limited rural employment opportunities.

Housing Diversity: Residential options significantly increased through incentives for multi-family and removing unnecessary regulatory barriers to missing middle housing types.

Environment/Climate Change Additions: Sets Greenhouse Gas emissions targets (VISION 2050). Includes tree canopy replacement requirement for urban areas.

Kingston Countywide Center: Does not require commercial on the ground floor of multi-family development.

Alternative 3 (dispersed growth) description: Alternative 3 favored a more dispersed growth model and made fewer changes to development regulations. Development patterns would have been more similar to previous trends. Alternative 3 allowed for minor growth opportunities in rural areas. Section 2.4.3 of the DEIS generally describes Alternative 2 as follows:

Growth Accommodation: Exceeds employment growth targets and includes less population growth

than Alternative 2.

Reclassification Requests: Includes most requests except those that are GMA-non-compliant (e.g., urban zones in rural areas, one-acre zoning, etc.)

UGA Boundaries: Includes more expansions than Alternative 2 to accommodate growth predominantly in Silverdale, Kingston and Bremerton.

Urban Center Development: Unchanged. No new incentives or regulatory revisions included.

Rural Rezones: Allowed for consideration. As proposed in reclassification requests. Type 1 LAMIRDs (Manchester, Suquamish and Keyport) to be analyzed with additional development capacity based on platted lot pattern.

Housing Diversity: Single-Family-centric. Limited multi-family opportunities or incentives.

Environment/Climate Change Additions: Tree retention requirements for development in urban areas.

Kingston Countywide Center: Requires commercial space on the ground floor of multi-family development.

Preferred Alternative: A preferred alternative was selected in April 2024, which was largely based on Alternative 2 compact growth, and further evaluated in the Final Environmental Impact Statement (FEIS). The preferred alternative favored directing growth into existing urban areas and did not include any rural-to-rural reclassification requests.

Because discussion/analysis had been mostly focused around urban areas and housing diversity, the Board determined all rural-to-rural requests should be deferred to allow time for review in conjunction with a broader effort to discuss rural issues. In total, there are 17 requests. Fourteen of these are requesting a rural upzone (RP or RR), 2 are requesting rural industrial (RI), and 1 is requesting rural commercial (RCO).

Today, these requests continue to be treated as land use reclassification requests as they were during the Comprehensive Plan Periodic Update. During the Comprehensive Plan 15 of these 17 requests were in “Alternative 3”, which as an alternative was generally disfavored. Two requests were in “Alternative 2” due to their limited employment potential. In 2025, staff was directed by the 2025 Work Plan Docket in Resolution 207-2024 to provide additional evaluation of each of these individual requests against the review and approval criteria in Kitsap County Code 21.08. This allows the County to consider site-specific amendment information that was not able to be considered during the Comprehensive Plan. In accordance with County Code, the County must consider the cumulative impacts of proposals. A fee was not charged for any of these requests.

General Background

Rural Character

The last Rural Character assessment that was completed was done as part of the 2012 Comprehensive Plan Update. This Rural and Resource chapter of the Comprehensive Plan has since been removed but is currently being updated in 2025. The current Land Use Element of the 2024 Comprehensive Plan recognizes rural character as:

“...a factor in drawing residents. Defining this character is an important step in preserving it. Kitsap County’s rural area consists of differing natural features, landscape types, and land uses. Rural land uses consist of both dispersed and clustered residential developments, farms, wooded lots, and small and moderate-scale commercial and industrial uses that serve rural residents as their primary client. Rural landscapes encompass a full range of natural features including forested expanses, rolling meadows, streams and lakes, pastures and cropland, shorelines, and other sensitive areas.”

In addition, the Land Use Element states:

“For County residents, the term rural also defines a philosophy of living and a quality of life. This quality of life includes a sense of quiet, community, and a slower pace of life. Rural characteristics include the abundance of trees, access to recreation, views of water and mountains, and a quiet, unregimented atmosphere. The elements of rural character also include the dynamic natural systems abundant in Kitsap County which can be vulnerable to human and natural change. Rural goals and policies also recognize that rural areas and communities have unique historical characters, appearances, and functions that should be retained and enhanced.”

Proposed Residential Amendments and “Rural Character”

All residential requests propose to increase residential density. Although the Growth Management Act defines “rural character” at a broad level, the County can consider local circumstances when determining rural densities and permitted uses.

All rural zoning designations, which are defined in [Appendix A](#) of this document, are presumed to be consistent with rural character because the County supports a variety of low-density residential lot size, however surrounding context must be considered. Comprehensive Plan Policy 17.1 states the County should *“Permit residential uses in rural areas in a variety of rural lot sizes consistent with the rural character of the surrounding area.”*

As the policy above states, a variety of lot sizes can be compatible. It is important to note, however, that many of Kitsap County’s rural areas contain substandard sized rural lots, that were created prior to the Growth Management Act and so may not be appropriate comparisons.

Rural Growth Targets

Between 2022-2044, the unincorporated County is targeting population growth of 28,825 additional people. Of that population target under the adopted Preferred Alternative, only 4,391 people are allocated to the rural areas, or approximately 15.2%. The 2044 Employment Target is 19,882 Jobs, with 2,150 new jobs in the rural areas, or approximately 10.8%.

In recent decades, the County has made significant strides toward the balance of growth going into urban areas vs rural areas. In recent years, more development is occurring in urban areas and cities. Per the Kitsap Countywide Planning Policy UGA-5, designated Urban Growth Areas (UGAs) are intended to accommodate at least 76 percent of the 20-year planning period’s population growth, with 24% going to

rural areas based on official population forecasts adopted by the Washington State Office of Financial Management (OFM). According to the 2021 Buildable Lands Report (BLR), the urban/rural percentage split for unincorporated growth during the years 2013 - 2019 was 71 percent urban and 29 percent rural, which is an improvement from the 68%/32% split during the years 2006 – 2012.

It is important to note that the existing 76%/24% goal is an interim goal. Per the Countywide Planning Policies, if this target is met then the target for new population will revert to 83%/17%.

Kitsap County policies continue to integrate the goal of allowing no more than 24 percent of growth going to rural areas, lower than what is shown in the last BLR. In fact, as noted above, the County's rural growth target through the 2024 Comprehensive Plan is currently 15.2%, lower than the CPP target.

The growth targets are especially important to consider in light of the Rural Residential zone, which is the County's most common rural designation. This zone currently consists of approximately 13,130 vacant acres. Without running a rural capacity analysis on this zone, but merely assuming 5-acre lots developed at the maximum density of 1 dwelling unit per 5 acres (not accounting for substandard lots), and assuming 2.5 persons per household, this would amount to an increase of approximately 6,660 additional people. Thus, for the Rural Residential zone alone, general capacity exceeds the 20-year adopted growth target of 4,319.

GMA

Growth Management Act Planning Goals (RCW 36.70A.020) which have been considered during review of these proposals include:

- (1) Urban growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (2) Reduce Sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- (3) Transportation.** Encourage efficient multimodal transportation systems that will reduce greenhouse gas emissions and per capita vehicle miles traveled and are based on regional priorities and coordinated with county and city comprehensive plans.
- (4) Housing.** Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- (5) Economic development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities
- (8) Natural resource industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
- (9) Open space and recreation.** Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

(14) Climate Change and resiliency. Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW [36.70A.210](#) and chapter [47.80](#) RCW adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.

Under RCW 36.70A.070, the county may consider local circumstances in establishing patterns of rural densities and uses, but shall develop a written record explaining how the rural element harmonizes the planning goals in RCW 36.70A.020. The County must also permit forestry and agriculture in rural areas and also provide a variety of rural densities. In doing so, the county is to consider the following measures for governing rural development and protecting rural character that are provided in RCW 36.70A.070(5)(c):

- Containing or otherwise controlling rural development;
- Assuring visual compatibility of rural development with the surrounding rural area;
- Reducing the inappropriate conversion of undeveloped land into sprawling, low-density development in the rural area;
- Protecting critical areas, as provided in RCW 36.70A.060, and surface water and groundwater resources; and
- Protecting against conflicts with the use of agricultural, forest, and mineral resource lands designated under RCW 36.70A.170.

Multi-County Planning Policies and VISION 2050

Kitsap County is part of the four-county planning region that also includes King, Snohomish, and Pierce counties, and thus is required to also plan in accordance with the Regional Growth Strategy, as set forth in Puget Sound Regional Council's VISION 2050. Some relevant policies from VISION 2050 include:

MPP-DP-37 Ensure that development occurring in rural lands is rural in character and is focused into communities and activity areas.

MPP-DP-42 Support the sustainability of designated resource lands. Do not convert these lands to other uses.

MPP-EC-23 Support economic activity in rural and natural resource areas at a size and scale that is compatible with the long-term integrity and productivity of these lands.

MPP-RGS-4 Accommodate the region's growth first and foremost in the urban growth area. Ensure that development in rural areas is consistent with the regional vision and the goals of the Regional Open Space Conservation Plan.

MPP-RGS-13 Plan for commercial, retail, and community services that serve rural residents to locate in neighboring cities and existing activity areas to avoid the conversion of rural land into commercial uses.

MPP-RGS-14 Manage and reduce rural growth rates over time, consistent with the Regional Growth

Strategy, to maintain rural landscapes and lifestyles and protect resource lands and the environment.

MPP-RGS-15 Support the establishment of regional funding sources to acquire conservation easements in rural areas.

RGS-Action-7 Regional Growth Strategy:[...]support the implementation of a full range of strategies, including zoning and development standards,[...]to achieve a development pattern that aligns with VISION 2050 and to reduce rural growth rates over time and focus growth in cities.

Countywide Planning Policies

In addition to the Multi-County Planning Policies, Kitsap County is part of the Kitsap Regional Coordinating Council for localized planning with cities within Kitsap County. Element D of the Kitsap County-wide Planning Policies contains planning policies for rural land uses and development patterns. Rural areas in Kitsap County are characterized as “having a variety of parcel sizes, with a diversity of land use activities.” These areas also contain significant amounts of complex natural systems. It is a high priority to preserve and enhance the rural character of these areas.” Policies related to various requests include:

CW-1.a. Directing population growth to UGAs and centers. ... Population growth should be directed to Cities, Urban Growth Areas, and Centers with a transportation system that connects people with jobs and housing.

ED-2.a. Directing employment to UGAs and existing industrial sites. The County and the Cities shall promote Urban Growth Areas and existing industrial sites as centers for employment.

R-1.a Preserving rural character and enhancing the natural environment. Preserve the character of identified rural areas by protecting and enhancing the natural environment, open spaces, recreational opportunities, and scenic and historic areas. Support small scale farming and working resource land, promote locally grown food, forestry, eco- and heritage-tourism. Support low-density residential living and cluster development that provides for a mix of housing types, rural levels of service, cultural activities, and employment that services the needs of rural areas at a size and scale that is compatible with long-term character, productivity, and use of these lands.

R-4.a. Conserving small-scale natural resource use in rural areas: Rural land use designations in the County's Comprehensive Plan shall recognize ecological functions and support rural uses such as farming, forestry, mining, recreation, and other rural activities, and permit a variety of low-density residential uses which preserve rural character and ecological functions and can be sustained by rural service levels.

R-4.b. Conserving small-scale natural resource use in the rural areas: The County's Comprehensive Plan policies shall promote clustering residential development and other techniques to protect and enhance significant open spaces, natural resources, cultural resources, and critical areas for more effective use of the land. Clustering should not increase residential housing units in the overall area designated as rural, consistent with designated rural densities. Development clusters shall be designed, scaled, and sited in a manner consistent with rural character and the provision of rural levels of service.

UGA-3.d. Directing employment capacity to Urban Growth Areas. Sufficient area/capacity must be included in the Urban Growth Areas to accommodate the adopted 20-year population distribution and countywide employment as adopted by the Kitsap Regional Coordinating Council.

Initial Review

Annually, the County considers a docketing resolution which specifies the types of amendments the County will consider that year. [Resolution 207-2024](#) was adopted in December of 2024 which directed County Staff to consider all rural-to-rural reclassification requests that had been deferred from the 2024 Comprehensive Plan Update (17 in total). During the Comprehensive Plan Update, reclassification requests were included as part of land use alternatives. 15 of the 17 requests were part of “Alternative 3” which was generally disfavored. However, because the Comprehensive Plan has been adopted, review criteria in KCC 21.08 can now be applied, which allows staff to consider site specific information that could not have been considered during last year’s update.

In the process described under KCC 21.08, the general procedures for Comprehensive Plan amendments include an optional pre-application meeting, followed by initiation of review. Per KCC 21.08.050.D, the department is tasked with providing this initial review for all docketed amendments and forwarding a recommendation to the Board of Commissioners as to which applications should move forward for further consideration. The Board may adopt an updated docket listing those applications to move forward for further consideration.

The initial review includes consideration of the general criteria listed in KCC 21.08.070(A) (shown below). These criteria must be met, and findings must be made to demonstrate compliance prior to any final approval. Accordingly, applications that do not meet these criteria may be removed from further consideration after this initial review. Applications that meet these criteria, or where more analysis is warranted, may be selected to move on for further consideration, which would include additional review and may require additional information or studies, if necessary. This subsequent analysis would include review under the remaining approval criteria in KCC [21.08.070\(D\)](#), which is shown in [Appendix B](#). If any requests are to be considered as an “area-wide” amendment, then the criteria of in KCC 21.08.070(C) would apply. If an application would move forward for additional review, a SEPA decision and a public comment period would be required.

When reviewing the potential impacts of a change in zoning, staff examine the range of uses allowed under that proposed zone, in addition to other code-based criteria. Potential development projects or project-level details on a site are not part of the review. Additional information relevant to the property, such as critical areas studies, may be considered. However, a project-specific SEPA analysis and determination is not made until a development application is submitted.

Regarding applications that do not meet the general criteria, the adopted docket in Resolution 207-2024 also stated in Section 3, “Proposed amendments that do not comply shall be automatically removed from the 2025 docket because they will prevent the batch consideration of the amendments in a timely manner.” The Board is the ultimate decision-maker when reviewing and deciding reclassification requests and has the policy discretion to determine compliance with all required criteria. The Board of Commissioners thus has the discretion to determine if additional consideration is needed to determine an application complies with the criteria, or to direct that an amendment is not processed further or be deferred. Per Section 3(D) of the docket, the Board may also decide to stop further consideration of a request for any reason.

General Criteria for All Amendments

The docket states that requests “must further the Goals of the Growth Management Act RCW 36.70A, as well as the 2024 Comprehensive Plan Update.” It then goes on to require compliance with the general criteria of KCC 21.08.070(A), as stated above. Relevant to this review are the [Comprehensive Plan policies, Countywide Planning Policies, Multi-County Planning Policies, and GMA Goals](#) as listed General Background in the section above.

Residential Requests

As part of the initial review for consistency with the criteria in KCC 21.08.070(A)(1-3), as discussed below, staff focused the following factors. These factors are integrated into the General Criteria Below and within the Evaluation Criteria of each request as they apply. They are also shown in a matrix in [Appendix C](#) of this document, which was used as a preliminary internal review tool.

- Have circumstances changed since the adoption of the 2016 Comprehensive Plan?
- Does the proposal increase Rural Growth Capacity?
- Does the proposal alter a regular zoning boundary or increase development pressure on other properties?
- Would the proposal lead to the conversion of land used from forestry or agricultural to use?
- Could the proposal impact critical areas?

KCC 21.08.070(A). General Criteria for Land Use Reclassification Requests (hereafter requests or amendments): For each proposed amendment to the Comprehensive Plan the review authority, the planning commission in reaching its recommendation, and the board of commissioners in making its decision, shall develop findings and conclusions, which demonstrate:

1. How circumstances related to the proposed amendment and/or the area in which the property affected by the proposed amendment is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;

In staff’s initial review, staff considered if there had been a change in circumstances since the adoption of the 2016 Comprehensive Plan. This criterion usually looks at a variety of factors, including changes in land use patterns in the area, and changes in the property itself.

2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual amendment to, the Comprehensive Plan or development regulations; and

In staff’s initial review, the inclusion of each request in Alternative 2 or 3 during the Comprehensive Plan Update is important because requests were assigned to the land use alternative they were most closely related to. Alternative 2 was generally characterized as promoting compact, or focused, growth and was found to be most in line with regional planning, GMA, and Department of Commerce guidelines and so became the base for the Preferred Alternative. Alternative 3, however, was generally characterized as promoting dispersed growth and was not preferred.

For this review, the 2024 assumptions are still valid as are other assumptions such as growth trends and the adopted growth targets. Staff is also considering additional site-specific information that may not have been considered during the 2024 update. This includes information that is available about the site and surrounding vicinity, as well as additional information submitted by applicants.

Rural Growth Capacity

Relative to growth trends and targets, additional rural capacity may conflict with the assumptions for rural growth in the County's Comprehensive Plan, which demonstrates that the County's existing rural capacity exceeds projected rural growth within the 2044 planning horizon. For example, as noted above, the Rural Residential zone alone already has more capacity for growth than the 20-year adopted growth target adopted by the 2024 Comprehensive Plan. Individual, incremental increases in dwelling units may not materially alter growth patterns; however, cumulative impacts of such increases over time, and when combined with other changes, must be considered. This effect is greater when considering those requests that impact a regular boundary or increase development pressure on properties in the vicinity that have similar circumstances. All residential requests together amount to 135-140 units of additional residential capacity. Thus, the cumulative effect of additional rural residential development may conflict with the assumptions of the 2024 Comprehensive Plan.

As noted above, the County has also made strides in improving its urban/rural percentage split. The assumption that the County should continue to improve this balance and limit rural growth is still valid under the 2024 Comprehensive Plan.

Regular Zoning Boundary Development Pressure on Other Properties

Relative to information about the site and surrounding vicinity, a change in designation that results in an area with an irregular boundary removes a natural division between designations and may prompt or incentivize neighboring properties, or properties that have similar circumstances, to seek future redesignations as well. While this may be less of a concern for those land use reclassifications that follow a regular or reasonable boundary, growing development pressure may conflict with the growth assumptions of the Comprehensive Plan, as well as Comprehensive Plan goals and policies as described in subsection 3 below.

3. How the requested redesignation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.

In staff's initial review, a proposal was given greater consideration if it would advance various Comprehensive Plan goals, policies, and strategies.

The Comprehensive Plan supports a mixture of 5-, 10-, and 20-acre lots in the rural area. Changes in rural zoning may still support rural character, but the surrounding area should also be assessed:

- **Land Use Policy 17.1.** Permit residential uses in rural areas in a variety of rural lot sizes consistent with the rural character of the surrounding area.

Supply of Rural Land Available for Rural Development

The cumulative effect of higher densities in rural areas may conflict with the following Comprehensive Plan goals and policies:

- **Land Use Goal 10.** Focus current and future planning on infill and redevelopment of existing Urban Growth Areas (UGAs).
- **Land Use Goal 15.** Direct development to designated Urban Growth Areas consistent with projected population growth, Growth Management Act, VISION 2050, and the Countywide Planning Policies.
 - Relevant policies from VISION 2050 include:
 - **MPP-RGS-4** Accommodate the region's growth first and foremost in the urban growth area. Ensure that development in rural areas is consistent with

the regional vision and the goals of the Regional Open Space Conservation Plan.

- **MPP-RGS-14** Manage and reduce rural growth rates over time, consistent with the Regional Growth Strategy, to maintain rural landscapes and lifestyles and protect resource lands and the environment.
- **RGS-Action-7** Regional Growth Strategy:[...]support the implementation of a full range of strategies, including zoning and development standards,[...]to achieve a development pattern that aligns with VISION 2050 and to reduce rural growth rates over time and focus growth in cities.
- **Land Use Policy 15.2.** Ensure consistency between the assumptions contained in the County's Land Capacity Analysis and Countywide Planning Policies.
 - Note: The Countywide Planning Policies establish growth targets for population, employment, and housing in unincorporated and rural Kitsap County. The County completed a Land Capacity Analysis as part of its Comprehensive Plan update.
- **Land Use Policy 15.4.** Maintain consistency with Countywide Planning Policies regarding growth targeting.
- **Land Use Policy 17.6.** Consistent also with Land Use Goal 14- Direct development to UGAs, limit rural growth rates by focusing growth with the Urban Growth Areas.

Lands in Forest or Agricultural Use

Land that is converted to residential is unlikely to return to forestry or agricultural use. It is important to note that Rural Wooded (RW) zoning is not the same as Forest Resource Lands, although the purpose of Rural Wooded designation is to encourage the preservation of forestry and agricultural uses. Rural Wooded zoning also provides for low density residential use. Changes that relate to converting lands in forestry or agriculture may conflict with:

- **Land Use Policy 20.1.** Account for the continued use of properties managed for timber production and compatibility of these properties with surrounding lands
- **Land Use Policy 20.2.** Coordinate with the Department of Natural Resources (DNR), Tribal governments, community groups, and private forest landowners to promote long-term preservation of forest lands
- **Climate Change Policy 7.3.** Encourage private forestland to remain in timber production

11 of 14 of Residential requests involve changes from RW zoning to a higher density zone. Some applications noted that even though they are zoned Rural Wooded, forestry was no longer a viable or preferred use at that site. This could be due to soil types, changing forest practices, incompatible adjacent uses, prevalent critical areas, or simply a desire to be able to divide land in the future. However, the purpose statement also includes residential use and retention of rural character. If many parcels zoned RW have similar circumstances, development pressures may continue to diminish RW zoning over time.

Impacts on Critical Areas or Forest Cover

Some applications noted that potential for commercial forestry may be limited by the presence of critical areas and argued in some cases a "Rural Protection" designation may be more protective than forestry use. Generally, increases from one rural density to a more intense rural density has the potential to impact natural resources when a significant amount of critical areas exist, especially when considering the cumulative impact of all requests and that the land may be further divided. Critical areas are protected at a project level by the Critical Areas Ordinance, and while rural lots are often large enough to avoid critical areas, a significant presence of critical areas may increase chances of

requests for buffer reductions, or other impacts. Critical areas may also affect the location of future lot lines. This may be in conflict with:

- **Environment Goal 2.** Designate and protect critical areas. Critical areas include wetlands, critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas

Rural Commercial or Rural Industrial Requests

In addition to the 14 residential requests, one request for Rural Commercial (RCO) and two requests for Rural Industrial (RI) were submitted. As part of the initial review for consistency with the criteria in KCC 21.08.070(A)(1-3), staff considered the following factors. These factors are integrated into the General Criteria below and within the Evaluation Criteria of each individual request as they apply:

- Is the request consistent with the rural employment targets in the Comprehensive Plan?
- Could the request create the potential for incompatible land uses resulting from the reclassification?
- Does the request have the potential to impact critical areas?
- Does the proposal have available public facilities (e.g., roads, water, sewer) to serve the type and intensity of land uses that could take place after reclassification?

KCC 21.08.070(A). General Criteria for Land Use Reclassification Requests (hereafter requests or amendments)

For each proposed amendment to the Comprehensive Plan the review authority, the planning commission in reaching its recommendation, and the board of commissioners in making its decision, shall develop findings and conclusions, which demonstrate:

1. How circumstances related to the proposed amendment and/or the area in which the property affected by the proposed amendment is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;

In staff's initial review, staff considered if there had been a change in circumstances following the 2016 Comprehensive Plan. This criterion usually examines a variety of factors, including changed public opinion, changes in land use patterns in the area, and changes in the property itself.

2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual amendment to, the Comprehensive Plan or development regulations; and

For this review, these assumptions are still valid as are other assumptions such as growth trends and the adopted growth targets. Staff is also considering additional site-specific information that may not have been considered during the 2024 update. This includes information that is available about the site and surrounding vicinity, as well as additional information submitted by applicants.

Consistency with Rural Employment Targets

Relative to growth trends and targets, unlike residential reclassifications, requests for industrial or commercial reclassification are not anticipated to increase rural population density and affect rural/urban population split. However, there typically is an impact on rural employment targets. As shown in Exhibit 2.5.3-4 (Employment Capacity of Alternatives) in the 2024 Final EIS, the anticipated employment growth rate in the rural areas will result in 2,150 additional jobs by 2044, which is

consistent with the employment land capacity of the Preferred Alternative.

3. How the requested redesignation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.

Potential for Incompatible Land Uses

Public interest can generally be defined as decisions and actions that are intended to benefit the larger area or community. One aspect of public interest relative to zoning is the potential of a request to create incompatible uses with adjacent lands and the surrounding area. This takes into account existing uses on the subject site, existing and possible uses on surrounding properties, and questions if the proposal would be an isolated change different from the area or contiguous to like zones. It was also considered if the reclassification could encourage nearby property owners to also request reclassification of their properties. These considerations are generally supported by the following goals, policies and strategies:

- **Land Use Strategy 17.e.** Beginning in 2025, explore regulation and incentive programs to improve compatibility between diverse rural uses (e.g. small-scale agriculture, rural businesses, and residences).
- **Land Use Goal 18.** Foster rural businesses and business opportunities on designated commercial and industrial lands in the rural area while balancing the protection of rural character
- **Economic Development Policy 2.5.** Promote a balance between economic growth and protection of Kitsap County's environmental assets and rural character.
- **Economic Development Policy 2.6.** Support efforts to enhance economic, visual, and environmental qualities of rural areas.
- **Economic Development Policy 4.4.** Encourage appropriate economic opportunities in rural areas.

Potential to Impact Critical Areas

Some proposals have critical areas either on or adjacent to their site. The Growth Management Act requires that critical areas be protected to protect the public welfare from hazards and ensure continued function of ecological systems such as riparian areas and wetlands. Rural Industrial or Rural Commercial land uses tend to be more intense than residential uses and therefore redesignation of these lands could have the potential to affect critical areas. Review of the proposals for potential critical areas impacts is supported by the following goal:

- **Environment Goal 2.** Designate and protect critical areas. Critical areas include wetlands, critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas

Available Public Facilities to Serve the Type and Intensity of Land Uses

The Growth Management Act requires that public facilities and services necessary to support development shall be adequate to serve new development at the time it begins its use. This requirement protects the public welfare by ensuring that development is supported without compromising service quality or reducing service levels for the existing community. In considering designating lands as Rural Commercial or Rural Industrial, staff considered if public facilities were available that were adequate to serve potential land uses. This review is supported by the following policies:

- **Land Use Policy 18.3.** When considering public spending for facilities and services within the rural area, prioritize the maintenance of existing facilities and services that protect public health and safety and only upgrade facilities and services to provide rural service levels without creating capacity for urban growth.
- **Land Use Policy 17.5.** Allow for essential public facilities, other regional infrastructure, and rural

governmental services

RESIDENTIAL REQUESTS

(Rural Wooded, Rural Protection, or Rural Residential)

CHRISTIENSEN (APP-ID: 2 & 3)

Land Use Reclassification Proposal

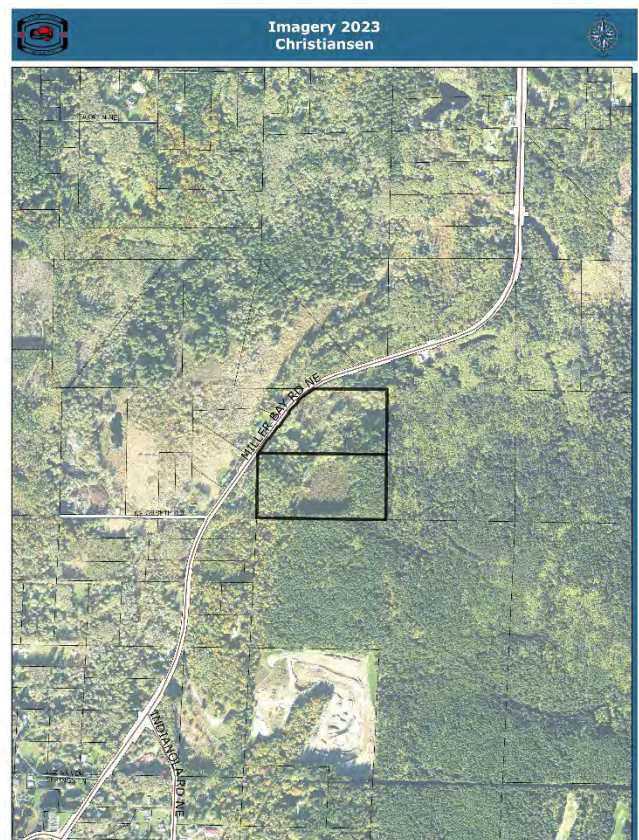
Proposal

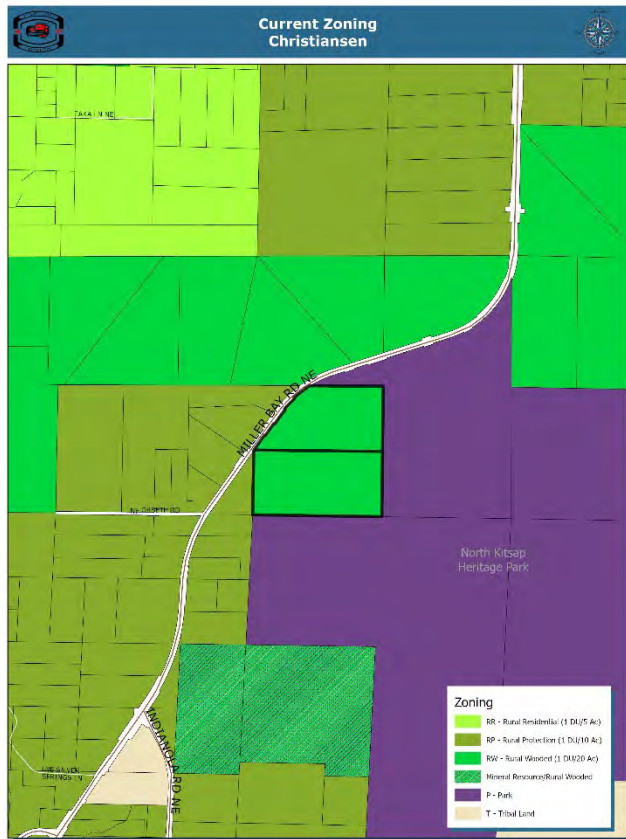
The applicant seeks reclassification to the Comprehensive Plan Land Use and Zoning Maps for the subject properties from Rural Wooded (RW) to either Rural Protection (RP) or Rural Residential (RR).

Current zoning allows for up to 2 dwelling units total on these two parcels. A change to RP would allow potentially up to 3 dwelling units and a change to RR would potentially allow up to maximum 6 dwelling units.

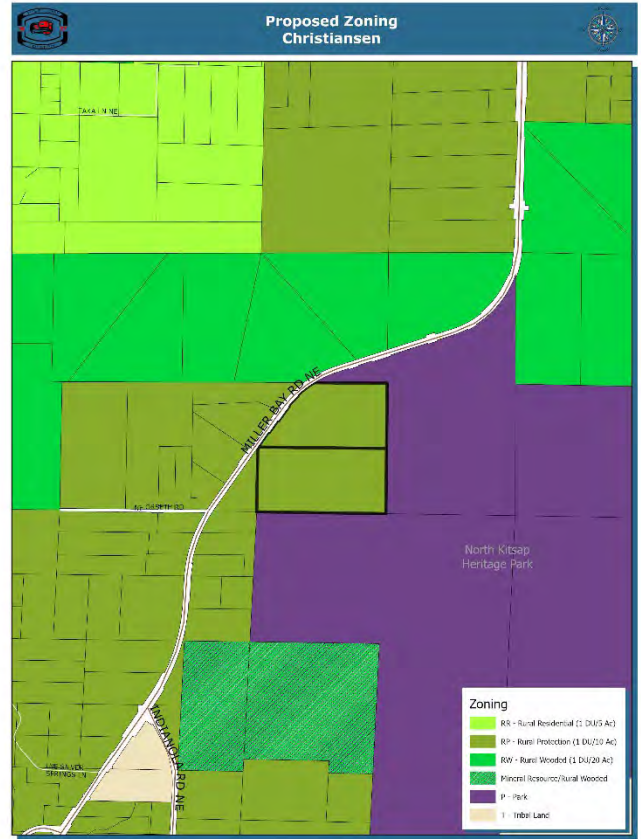
Reclassification Information

Owner	Rob Christiansen
Applicant	Rob Christiansen
Parcel(s)	332702-4-004-2002, 332702-4-005-2001
Current Zone	RW
Requested Zone	RP or RR
Site Size	16.15 + 16.15 = 32.30 Ac
Property Use	Undeveloped
District	North Kitsap
Comp Plan DEIS	<u>Alternative 3</u> of 2024 Comp Plan DEIS





Current Zoning (RW)



Proposed Zoning (as RP)

Site Specific Information

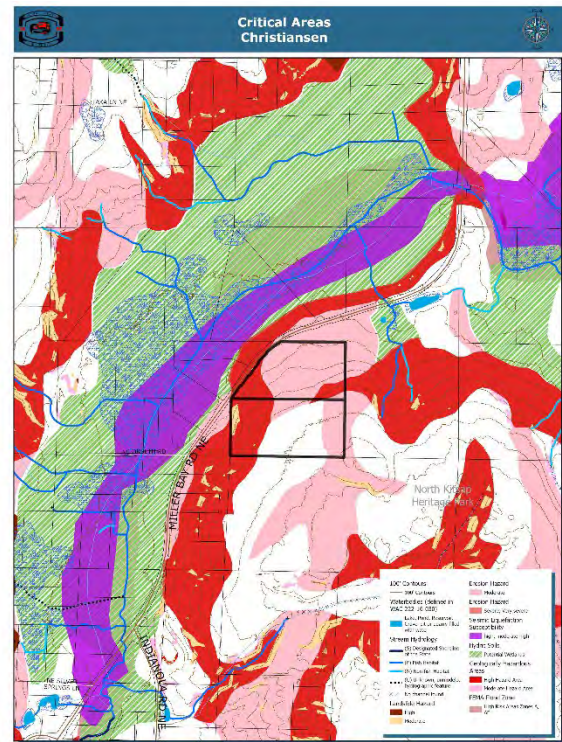
Site Description

The site includes two properties that are each 16.15 acres, totaling 32.30 acres. The site is bordered by and has access to Miller Bay Road NE to the West. The properties are vacant, undeveloped, and largely wooded. County Critical Area Maps indicate the presence of high and moderate erosion hazards.

Current Surrounding Zoning and Land Uses

The subject property is adjacent to properties that are zoned RP, RW, and Park. Nearby properties are non-commercial forest use, single family residential, or undeveloped. To the east is north Kitsap Heritage Park.

At a larger scale, the site is situated adjacent to a large contiguous area of Rural Wooded (RW) property to the north and west. The site is situated approximately 2.5 miles southwest of the unincorporated urban area of Kingston, 4 miles to the north of the rural area of Suquamish, and 6 miles northeast from the City of Poulsbo.



	Current Zoning	Current Land Uses
North	Park	A portion of the North Kitsap Heritage Park borders the north of the site.
	RW	To the north of site, across Miller Bay Road NE, is a large continuous area of Rural Wooded (RW) properties. These properties are typically 20 acres in size. Many of these properties are owned by Greater Peninsula Conservancy and are not in commercial forestry.
East/South	Park	The North Kitsap Heritage Park borders the east and south of the site.
West	RP	Properties zoned Rural Protection RP, approximately 3 to 6 acres in size, border the site to the west. Many of these properties are on the opposite side of Miller Bay Road NE. Properties directly abutting the property are developed with single family homes, while some others slightly further away are vacant or forested.

Evaluation Detail

This request was previously included as part of “Alternative 3” in the 2024 Comprehensive Plan Update but was deferred along with 16 other rural-to-rural land use reclassification requests. The County is to consider the cumulative impact of all proposals under review as well to review the proposal against the criteria in KCC 21.08.070.

The initial docket states that requests “must further the Goals of the Growth Management Act RCW 36.70A, as well as the 2024 Comprehensive Plan Update.” Relevant to this review are the [Comprehensive Plan policies, Countywide Planning Policies, Multi-County Planning Policies, and GMA Goals](#) as listed in the General Background in the section above.

The analysis below is a review of the proposal’s consistency with general review criteria as noted at KCC 21.08.070.A. This review is connected with the [Initial Review Section](#) earlier in this report for a broader discussion of all requests and the general review criteria.

General Criteria (KCC 21.08.070.A)

A. General. For each proposed reclassification request to the Comprehensive Plan the review authority, the planning commission in reaching its recommendation, and the board of commissioners in making its decision, shall develop findings and conclusions, which demonstrate:

1. How circumstances related to the proposed reclassification request and/or the area in which the property affected by the proposed reclassification request is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;

Staff Comment: Circumstances related to the proposed reclassification request or area in which the property is located have not substantially changed since the adoption of the 2016 or 2024 Comprehensive Plan or development regulations.

2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual reclassification request to, the Comprehensive Plan or development regulations; and

Staff Comment: The assumptions upon which the Comprehensive Plan is based are still generally valid. Updated growth targets and capacity analysis were conducted as part of the 2024 Comprehensive Plan update, and there is sufficient existing rural capacity within the 2044 planning horizon. Further, according to the 2021 Buildable Lands Report, the County is currently not achieving its targeted goal of no more than 24% of growth going to rural areas. Per Countywide Planning Policies, this is an interim target as once this goal is reached it will automatically reduce to no more than 17%. As the assumption is still valid, the County should not promote additional growth to its rural areas. Also, while this change may only provide up to an additional 4 dwelling units, cumulatively with the other requests the changes would make meeting the County targets more difficult.

3. How the requested re-designation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.

Staff Comment: Consistent with the Comprehensive Plan, the County must aim to not promote additional growth to its rural areas. The proposed amendment, however, would increase development capacity in the rural area. It is recognized that individually the increase may be at a small amount but would be larger on a cumulative basis. Additional amendments have the potential to diminish the availability of RW zoning over time. Future development would also likely result in the removal of forest cover to a greater degree with

5-acre lots than with 20-acre lots. The requested rural protection designation is also most appropriate when significant critical areas are present, and there are no streams or wetlands mapped on this property.

Initial Review Recommendation

In staff's opinion, based on the information available, the proposal:

- Does not meet criteria #1.
- Conflicts with criteria #2 because the growth targets and assumptions of the 2024 Comprehensive Plan are valid and do not support additional growth in the rural area.
- Conflicts with criteria #3 because the cumulative effect of additional rural capacity is inconsistent with the balance of Goals and Policies in the Comprehensive Plan.

Additional Considerations: The conflicts above could be weighed against the fact that, if zoned RP instead of RR, the rezone would only allow for one additional unit and would follow a regular zoning boundary. However, the parcel still meets the purpose statement of the RW zone.

WIXSON (APP-ID: 4)

Land Use Reclassification Proposal

Proposal

The applicant seeks a reclassification to the Comprehensive Plan Land Use and Zoning Maps for the subject properties to rezone from Rural Protection (RP) to Rural Residential (RR).

Current zoning allows for potentially up to 4 dwelling units. A rezone to RR would allow potentially up to 8 dwelling units.

This application is adjacent to another land use reclassification request (Zegstroo APP-ID-9)

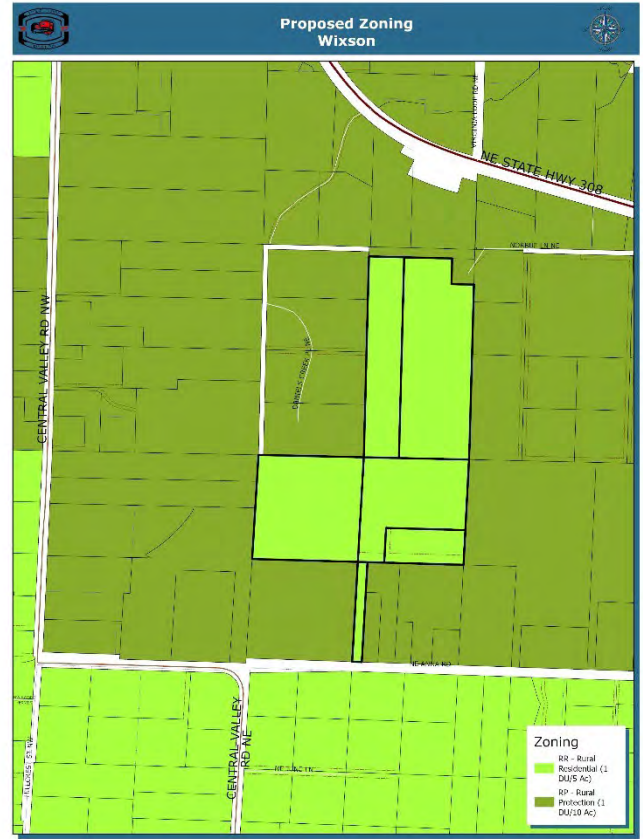
Reclassification Information

Owner	Dave Wixson
Applicant	Dave Wixson
Parcel(s)	022501-2-034-2000, 022501-2-006-2004, 352601-3-024-2000, 352601-3-023-2001, 022501-2-007-2003
Current Zone	RP
Requested Zone	RR
Site Size	38.96 acres
Property Use	Undeveloped; single family residence
District	North Kitsap
Comp Plan DEIS	<u>Alternative 3</u> of 2024 Comp Plan DEIS





Current Zoning (RP)



Proposed Zoning (RR)

Site Specific Information

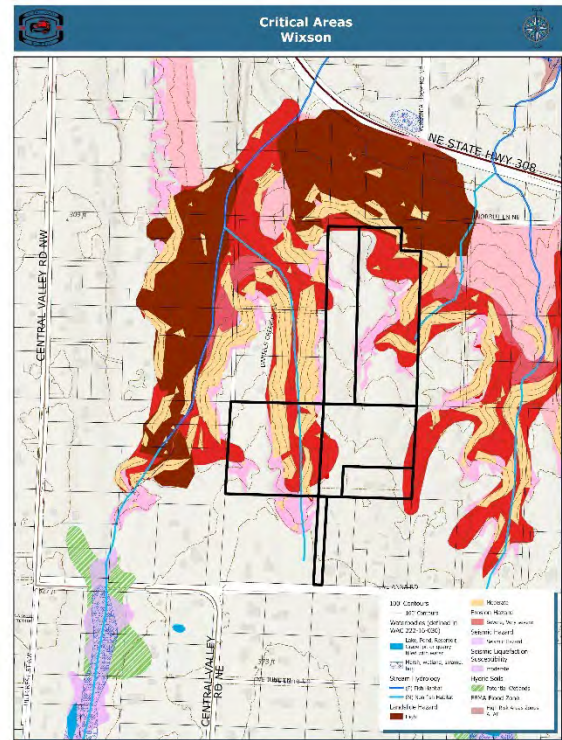
Site Description

The site includes five properties that total 38.96 acres in size. One parcel is 2.46 acres and includes a single-family residence, while the remaining land is vacant and wooded. The site accessed off of NE Anna Rd to the south. The property is adjacent to properties that are zoned RP.

The County Critical Area Maps include areas of High Erosion Hazard and Moderate Landslide Hazard. There is a mapped Type N stream through the middle of the westernmost of the 5 parcels (parcel # 022501-2-007-2003)

Current Surrounding Zoning and Land Uses

The subject property is adjacent to properties that are zoned RP. Properties zoned RP are developed as non-commercial forest land, single family residential, or undeveloped.



At a larger scale, the site is situated adjacent to a large contiguous area of Rural Protection (RP) property to the north, east, and west. The site is situated approximately ¾ miles northeast from Silverdale and Island Lake.

	Current Zoning	Current Land Uses
North/ West/ East	RP	Properties zoned RP vary in size and are developed as non-commercial forest land, single family residential, or undeveloped.
South	RR	On the opposite side of NE Anna Rd. properties are zoned as Rural Residential and are generally 2.5 to 5 acres in size. These properties are zoned as Rural Residential

Evaluation Detail

This request was previously included as part of “Alternative 3” in the 2024 Comprehensive Plan Update but was deferred along with 16 other rural-to-rural land use reclassification requests. The County is to consider the cumulative impact of all proposals under review as well as to review the proposal against the criteria in KCC 21.08.070.

The initial docket states that requests “must further the Goals of the Growth Management Act RCW 36.70A, as well as the 2024 Comprehensive Plan Update.” Relevant to this review are the [Comprehensive Plan policies, Countywide Planning Policies, Multi-County Planning Policies, and GMA Goals](#) as listed in the General Background in the section above.

The analysis below is a review of the proposal’s consistency with general review criteria as noted at KCC 21.08.070.A. This review is connected with the [Initial Review Section](#) earlier in this report for a broader discussion of all requests and the general review criteria.

General Criteria (KCC 21.08.070.A)

A. General. For each proposed reclassification request to the Comprehensive Plan the review authority, the planning commission in reaching its recommendation, and the board of commissioners in making its decision, shall develop findings and conclusions, which demonstrate:

1. How circumstances related to the proposed reclassification request and/or the area in which the property affected by the proposed reclassification request is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;

Staff Comment: Circumstances related to the proposed reclassification request or area in which the property is located have not substantially changed since the adoption of the 2016 or 2024 Comprehensive Plan or development regulations.

2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual reclassification request to, the Comprehensive Plan or development regulations; and

Staff Comment: The assumptions upon which the Comprehensive Plan is based are still generally valid. Updated growth targets and capacity analysis were conducted as part of the 2024 Comprehensive Plan update, and the County’s existing rural capacity is sufficient to accommodate projected rural growth within the 2044 planning horizon. Further, according to the 2021 Buildable Lands Report, the County is currently not achieving its targeted goal of no more than 24% of growth going to rural areas. Per the Countywide Planning Policies, this is an interim target, as once this goal is reached it will automatically reduce to no more than 17% of growth going to rural areas. As the assumption is still valid, the County should not promote additional growth to its rural areas. While this change may only provide an additional 4 dwelling units, cumulatively with the other requests the changes would make meeting the County targets more difficult.

3. How the requested re-designation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.

Staff Comment: Consistent with the Comprehensive Plan, the County must aim to not promote additional growth to its urban areas. The proposed amendment is inconsistent with this goal as it would increase development capacity in the rural area for up to 4 additional units. The proposal would also impact an existing regular boundary of Rural Protection, bordered by NE Ana Rd, and would diminish the RP zoning in this area further creating pressure for re-designation of adjacent lots to RR. Critical areas are mapped on this site and in the vicinity and so increased development in this area has the potential to have greater

pressure to impact critical areas. Development at a higher density has the potential to reduce forest cover.

Initial Review Recommendation

In staff's opinion, based on the information available, the proposal:

- Does not meet criteria #1.
- Conflicts with criteria #2 because the growth targets and assumptions of the 2024 Comprehensive Plan are valid and do not support additional growth in the rural area.
- Conflicts with criteria #3 because the cumulative effect of additional rural capacity is inconsistent with the balance of Goals and Policies in the Comprehensive Plan.

SKROBUT-HOOKER (APP-ID: 6)

Land Use Reclassification Proposal

Proposal

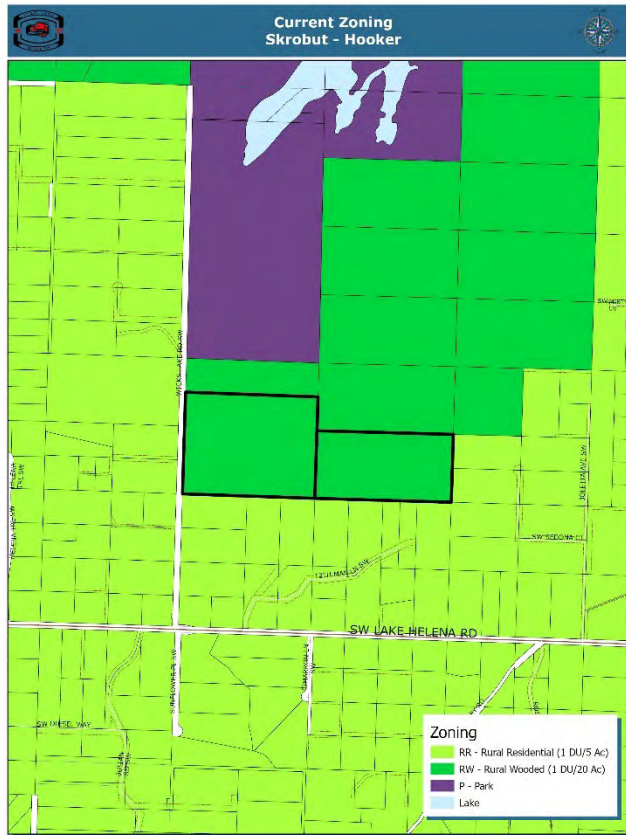
The applicant seeks a reclassification to the Comprehensive Plan Land Use and Zoning Maps for the subject properties from Rural Wooded (RW) to Rural Protection (RP).

Current zoning allows for up to 2 dwelling units. A rezone to RP would allow up to potentially 5 dwelling units.

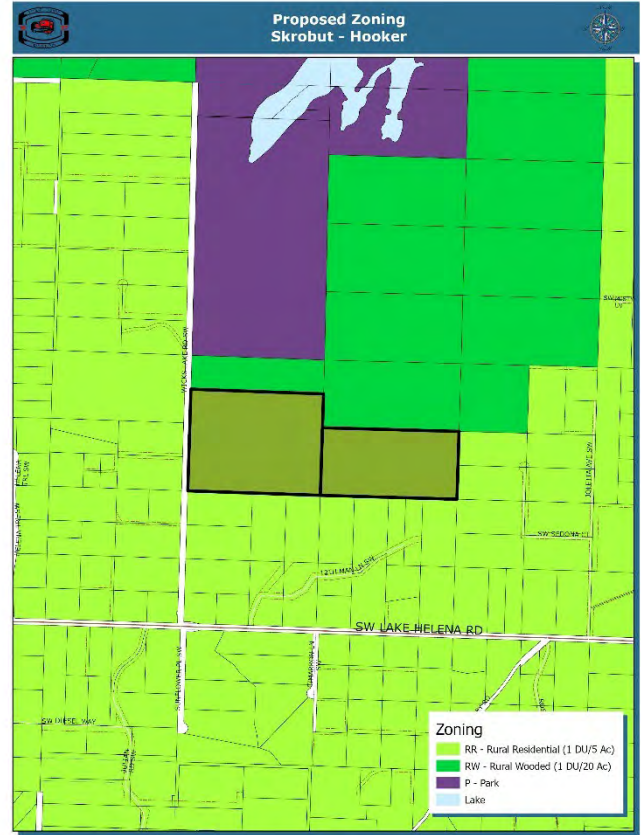
Reclassification Information

Owner	Doug Skrobut
Applicant	Doug Skrobut
Parcel(s)	322301-2-037-2003 322301-1-033-2009,
Current Zone	RW
Requested Zone	RP
Site Size	49.01 acres (29.05+19.95)
Property Use	Undeveloped; vacant; forest land
District	South Kitsap
Comp Plan DEIS	<u>Alternative 3</u> of 2024 Comp Plan DEIS





Current Zoning (RW)



Proposed Zoning (RP)

Site Specific Information

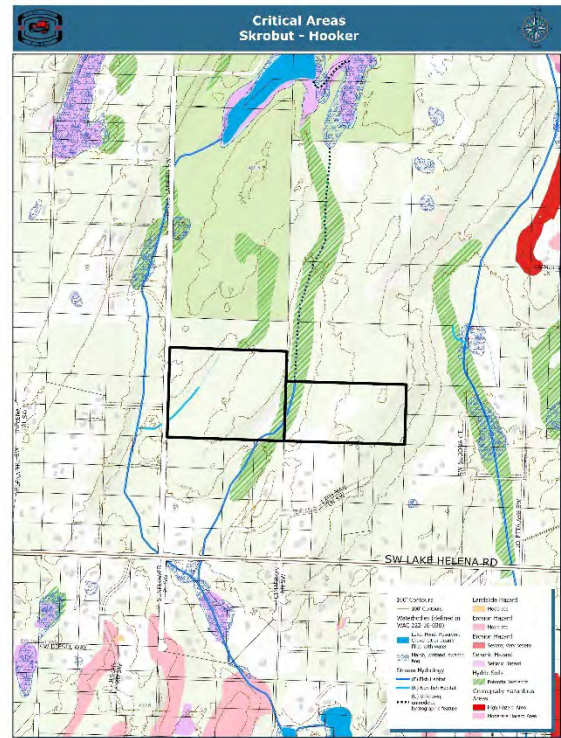
Site Description

The site includes two properties that total 49 acres in size. Both parcels are vacant and wooded. The site is accessed from Wicks Lake Road SW. The property is adjacent to properties that are zoned RW to the north, and RR to the South.

The County Critical Area Maps indicate the presence of a stream approximately between the two parcels, as well as associated hydric soils.

Current Surrounding Zoning and Land Uses

The subject property is adjacent to properties that are zoned RW to the north and RR to the south. Many properties zoned RW are still in forest land or owned by Kitsap County Parks. Properties to the south are typically 5 acres in size and developed with single family residences.



At a larger scale, the site is situated adjacent to a large contiguous area of Rural Wooded (RW) property to the north. The site is situated approximately 3-5 miles south of the City of Port Orchard and its unincorporated UGA.

	Current Zoning	Current Land Uses
North	RW Park	Contiguous block of 20-acre parcels in forestry. Wicks Lake is less than 1 mile to the North, surrounded by County owned land zoned as Park.
South/ West / East	RR	Rural Residential Properties approximately 2.5-5 acres in sized, typically developed with single-family residences.

Evaluation Detail

This request was previously included as part of “Alternative 3” in the 2024 Comprehensive Plan Update but was deferred along with 16 other rural-to-rural land use reclassification requests. The County is to consider the cumulative impact of all proposals under review as well as to review the proposal against the criteria in KCC 21.08.070.A.

The initial docket states that requests “must further the Goals of the Growth Management Act RCW 36.70A, as well as the 2024 Comprehensive Plan Update.” Relevant to this review are the [Comprehensive Plan policies, Countywide Planning Policies, Multi-County Planning Policies, and GMA Goals](#) as listed in the General Background in the section above.

The analysis below is a review of the proposal’s consistency with general review criteria as noted at KCC 21.08.070.A. This review is connected with the [Initial Review Section](#) earlier in this report for a broader discussion of all requests and the general review criteria.

General Criteria (KCC 21.08.070.A)

A. General. For each proposed reclassification request to the Comprehensive Plan the review authority, the planning commission in reaching its recommendation, and the board of commissioners in making its decision, shall develop findings and conclusions, which demonstrate:

1. How circumstances related to the proposed reclassification request and/or the area in which the property affected by the proposed reclassification request is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;

Staff Comment: Circumstances related to the proposed reclassification request or area in which the property is located have not substantially changed since the adoption of the 2016 or 2024 Comprehensive Plan or development regulations. It is noted that this application states that soils are Class IV soils that are inferior for Timber Production, however, County policy related to soil production and RW zoning has not substantially changed.

2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual reclassification request to, the Comprehensive Plan or development regulations; and

Staff Comment: The assumptions upon which the Comprehensive Plan is based are still generally valid. Updated growth targets and capacity analysis were conducted as part of the 2024 Comprehensive Plan update, and the County’s existing rural capacity is sufficient to accommodate projected rural growth within the 2044 planning horizon. Further, according to the 2021 Buildable Lands Report, the County is currently not achieving its targeted goal of no more than 24% of growth going to rural areas. Per Countywide Planning Policies, this is an interim target, as once this goal is reached it will automatically reduce to no more than 17% of growth going to rural areas. As the assumption is still valid, the County should not promote additional growth to its rural areas. While this change may only provide a potential of 3 additional dwelling units, cumulatively with the other requests the changes would make meeting the County targets more difficult.

3. How the requested re-designation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.

Staff Comment: Consistent with the Comprehensive Plan, the County must aim to not promote additional growth to its urban areas. The proposed amendment is inconsistent with this goal as it would increase

development capacity in the rural area for up to 3 additional units. The proposal also requests Rural Protection zoning when no adjacent Rural Protection zoning exists. The RP zone appears to be proposed as a “transition” between Rural Wooded properties to the north and Rural Residential properties to the south, west, and east. However, this property and properties to the north are in Forest Land use, per the assessor, so a transition is not needed. Further, although the proposal would not necessarily create an irregular boundary, it would be the only Rural Protection zoning in the vicinity and the change to Rural Protection could have the potential to increase pressure on RW-zoned properties with similar conditions to also upzone to Rural Protection. A stream is mapped in between the parcels, so the proposal has the chance to impact critical areas, but impacts could likely be avoided with the Rural Protection designation and protections from the Critical Areas Ordinance; nonetheless, the existing RW designation is also protective of critical areas.

Initial Review Recommendation

In staff’s opinion, based on the information available, the proposal:

- Does not meet criteria #1.
- Conflicts with criteria #2 because the because the growth targets and assumptions of the 2024 Comprehensive Plan are valid and do not support additional growth in the rural area.
- Conflicts with criteria #3 because the cumulative effect of additional rural capacity is inconsistent with the balance of Goals and Policies in the Comprehensive Plan.

Additional Considerations: The proponent argues that the property is not fit for timber production due to soil types. The County should consider long-term strategies for the RW zone for properties that may not be in timber production or wish to move away from timber production.

ZEGSTROO (APP-ID: 9)

Land Use Reclassification Proposal

Proposal

The applicant seeks a reclassification to the Comprehensive Plan Land Use and Zoning Maps for the subject properties from Rural Protection (RP) to Rural Residential (RR).

Current zoning allows for up to 1 dwelling unit. A rezone to RR would potentially allow up to 2 dwelling units.

This application is adjacent to another land use reclassification request (Wixson APP-ID-4)

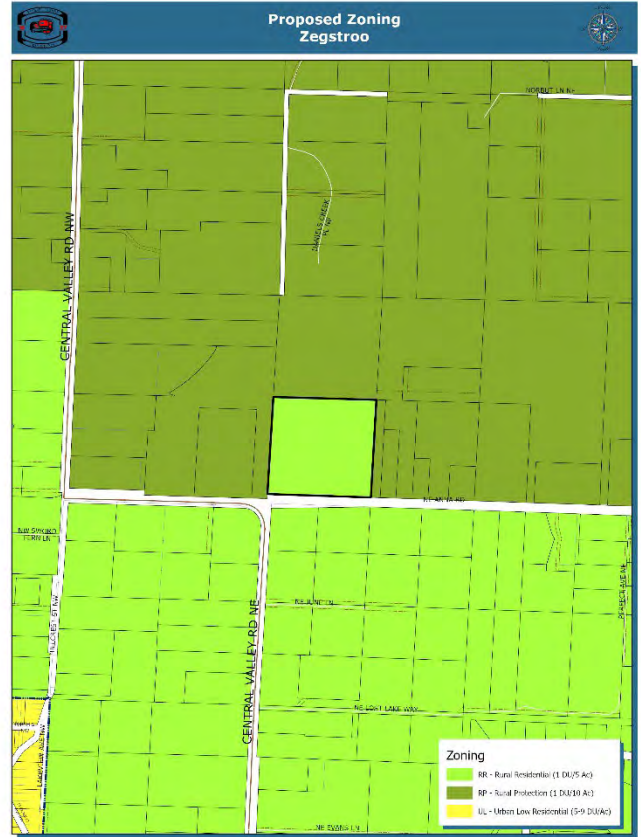
Reclassification Information

Owner	Case Zegstroo
Applicant	Jason Boag (representative)
Parcel(s)	022501-2-008-2002
Current Zone	RP
Requested Zone	RR
Site Size	9.42
Property Use	Single-family residence/barn
District	North Kitsap
Comp Plan DEIS	<u>Alternative 3</u> of 2024 Comp Plan DEIS





Current Zoning (RP)



Proposed Zoning (RR)

Site Specific Information

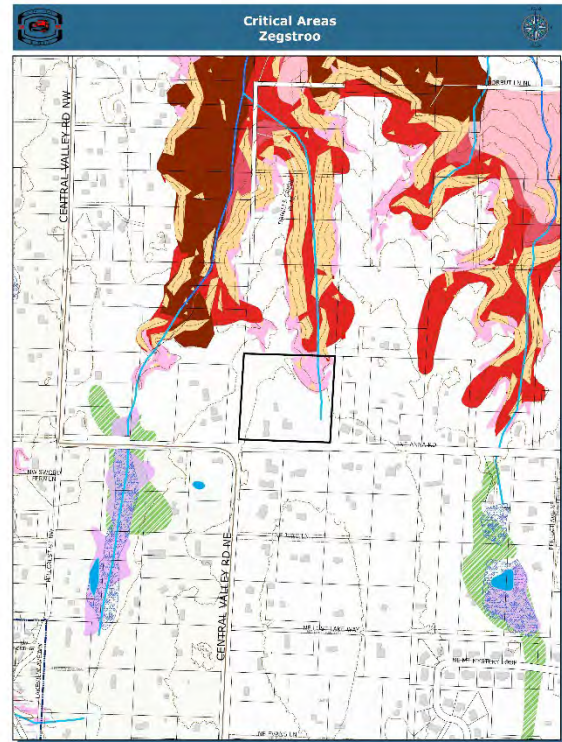
Site Description

The site includes one property that is 9.42 acres in size. It is developed with a single-family residence, barn, and other improvements. The site is mostly cleared/developed with some mature trees in the northern corner. The site is accessed off of NE Anna Rd to the south. The property is adjacent to properties that are zoned RP.

The County Critical Area Maps include areas of High Erosion Hazard and Moderate Landslide Hazard. There is a mapped Type N stream at the northeast portion of the site.

Current Surrounding Zoning and Land Uses

The subject property is adjacent to properties that are zoned RP. Properties zoned RP are developed as non-commercial forest land, single family residential, or undeveloped. The parcel is across NE Anna Road from Rural Residential property.



At a larger scale, the site is situated adjacent to a large contiguous area of Rural Protection (RP) property to the north, east, and west. The site is situated approximately ¾ miles northeast from the unincorporated area of Silverdale and Island Lake.

	Current Zoning	Current Land Uses
North/ West/East	RP	Properties zoned RP vary in size and are developed as non-commercial forest land, single family residential, or undeveloped.
South	RR	On the opposite side of NE Anna Rd. properties are zoned as Rural Residential and are generally 2.5 to 5 acres in size. These properties are zoned as Rural Residential.

Evaluation Detail

This request was previously included as part of “Alternative 3” in the 2024 Comprehensive Plan Update but was deferred along with 16 other rural-to-rural land use reclassification requests. The County is to consider the cumulative impact of all proposals under review as well as review the proposal against the criteria in KCC 21.08.070.A.

The initial docket states that requests “must further the Goals of the Growth Management Act RCW 36.70A, as well as the 2024 Comprehensive Plan Update.” Relevant to this review are the [Comprehensive Plan policies, Countywide Planning Policies, Multi-County Planning Policies, and GMA Goals](#) as listed in the General Background in the section above.

The analysis below is a review of the proposal’s consistency with general review criteria as noted at KCC 21.08.070.A. This review is connected with the [Initial Review Section](#) earlier in this report for a broader discussion of all requests and the general review criteria.

General Criteria (KCC 21.08.070.A)

A. General. For each proposed reclassification request to the Comprehensive Plan the review authority, the planning commission in reaching its recommendation, and the board of commissioners in making its decision, shall develop findings and conclusions, which demonstrate:

1. How circumstances related to the proposed reclassification request and/or the area in which the property affected by the proposed reclassification request is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;

Staff Comment: Circumstances related to the proposed reclassification request or area in which the property is located have not substantially changed since the adoption of the 2016 or 2024 Comprehensive Plan or development regulations.

2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual reclassification request to, the Comprehensive Plan or development regulations; and

Staff Comment: The assumptions upon which the Comprehensive Plan is based are still generally valid. Updated growth targets and capacity analysis were conducted as part of the 2024 Comprehensive Plan update, and the County’s existing rural capacity is sufficient to accommodate project rural growth within the 2044 planning horizon. Further, according to the 2021 Buildable Lands Report, the County is currently not achieving its targeted goal of no more than 24% of growth going to rural areas. Per Countywide Planning Policies, this is an interim target as once this goal is reached it will automatically reduce to no more than 17% of growth going to rural areas. As the assumption is still valid, the County should not promote additional growth to its rural areas. While this change would only add one additional unit, cumulatively with the other requests the changes would make meeting the County targets more difficult. This request is also connected to another similar rezone proposal (Wixson APP-ID 4) and also effects an irregular split between RP zoned land to the north, west and east, and RR zoned land to the south.

3. How the requested re-designation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.

Staff Comment: Consistent with the Comprehensive Plan, the County must aim to not promote additional growth to its rural areas. The proposed amendment is inconsistent with this goal as it would increase development capacity in the rural area. The proposal would also impact an existing logical boundary of Rural Protection, bordered by NE Anna Rd, and would diminish the RP zoning in this area further creating

pressure for re-designation of adjacent lots to RR. It is logically connected to APP-ID #4 (WIXSON) and the two together would result in approximately 5 additional lots. Critical areas are mapped on these sites and additional development could potentially impact those critical areas.

Initial Review Recommendation

In staff's opinion, based on the information available, the proposal:

- Does not meet criteria #1.
- Conflicts with criteria #2 because the because the growth targets and assumptions of the 2024 Comprehensive Plan are valid and do not support additional growth in the rural area.
- Conflicts with criteria #3 because the cumulative effect of additional rural capacity is inconsistent with the balance of Goals and Policies in the Comprehensive Plan.

AXE (APP-ID: 17)

Land Use Reclassification Proposal

Proposal

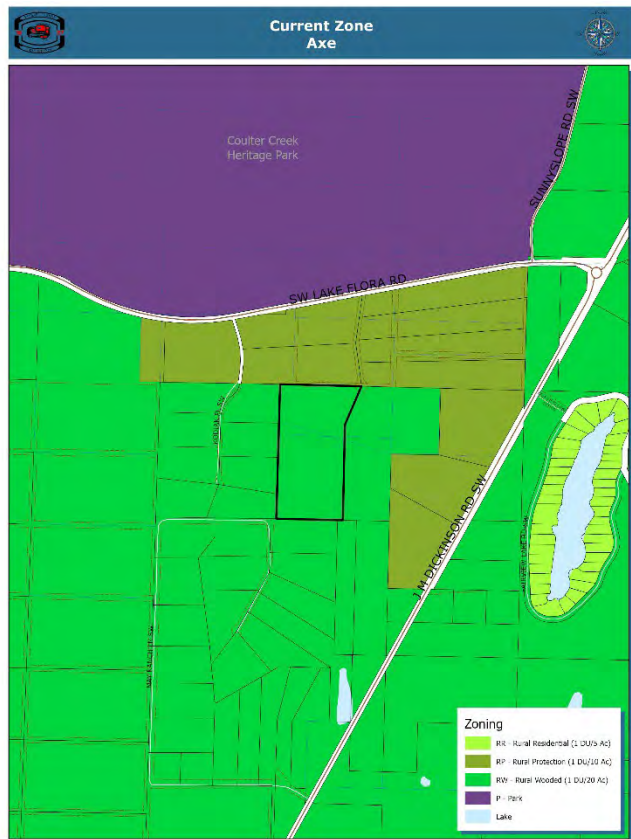
The applicant seeks a reclassification to the Comprehensive Plan Land Use and Zoning Maps for the subject properties to rezone from Rural Wooded (RW) to either Rural Protection (RP) or Rural Residential (RR).

Current zoning allows for up to 1 dwelling unit. A rezone to RP would potentially allow up to 2 dwelling units and a rezone to RR would allow up to 4 dwelling units.

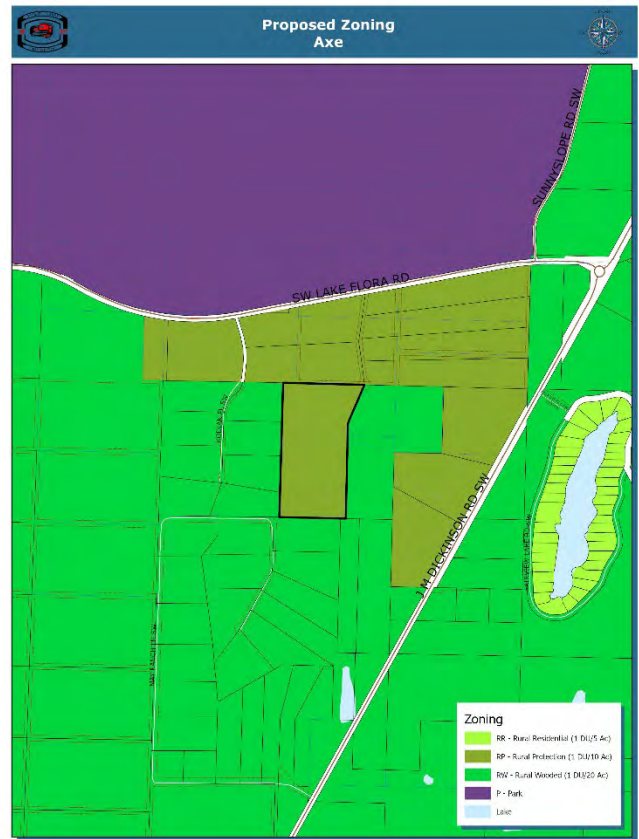
Reclassification Information

Owner	Matthew Axe
Applicant	Matthew Axe
Parcel(s)	302301-2-039-2003
Current Zone	RW
Requested Zone	RP or RR
Site Size	20.54 acres
Property Use	Single-family residential
District	South Kitsap
Comp Plan DEIS	<u>Alternative 3</u> of 2024 Comp Plan DEIS





Current Zoning (RW)



Proposed Zoning (as RP)

Site Specific Information

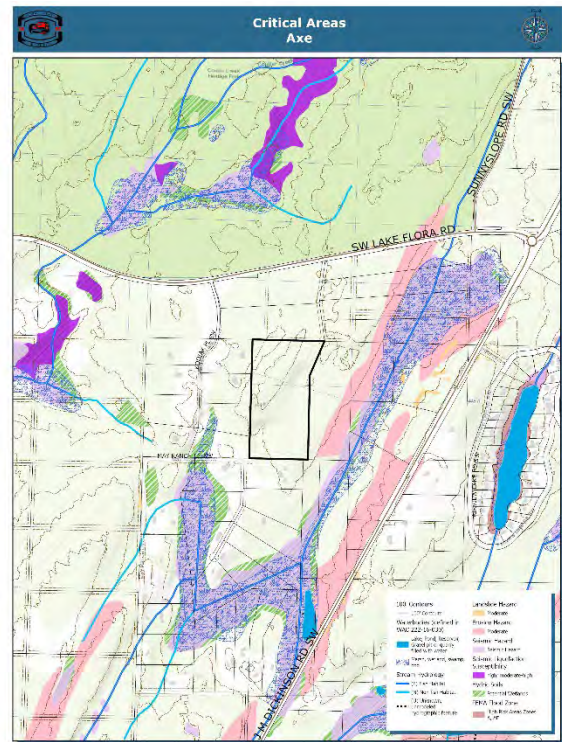
Site Description

The site is one property totaling 20.42 acres in size. There is one single-family residence on the property, which is accessed by a private driveway and easement to the cul-de-sac of SW Lake Flora Road at the northwest corner of the subject property. The remainder of the property is largely wooded. County Critical Area Maps do not show critical areas on the property; however, adjacent properties have a stream, wetlands, erosion hazard and seismic hazard areas. The applicant indicated in the reclassification application that the property “includes wetlands and sensitive areas”.

Current Surrounding Zoning and Land Uses

The subject property is adjacent to properties to the east, west, and south that are zoned Rural Wooded (RW). These properties are developed with single-family homes (west and south) or undeveloped (east). The property to the north is zoned Rural Protection (RP) and is developed with a single-family residence.

At a larger scale, the property is within a large area zoned RW located southwest of SW Lake Flora Rd and J.M. Dickinson Rd SW. A limited area of RP zoning is also located just southwest of the intersection of Lake Flora and Dickinson. The site is located approximately 1.6 miles southwest of the City of Port Orchard and .9 miles east of the City of Bremerton.



	Current Zoning	Current Land Uses
North	RP	Properties to the north of the subject property, south of SW Lake Flora Rd, are zoned RP and are approximately 10 acres in size. They are developed with single-family homes and retain significant wooded area.
South	RW	Properties to the south are zoned RW, most approx. 5-10 acres in size. They are developed with single-family homes or are undeveloped.
West	RW	Properties immediately to the west are in a large-lot subdivision zoned RW, with lots approximately 4.5 acres in size. Further west is a large (122 acre) undeveloped property.
East	RW RP	The adjacent properties east of the subject property are zoned RW and are undeveloped. Between these properties and J.M. Dickinson Rd SW to the east, properties are developed with single-family homes or are undeveloped. These properties are approximately 6-12 acres in size.

Evaluation Detail

This request was previously included as part of “Alternative 3” in the 2024 Comprehensive Plan Update. This request was deferred along with 16 other rural-to-rural land use reclassification requests. The County considers the cumulative impact of proposals under review. This proposal is also reviewed against the criteria in KCC 21.08.070.A.

The initial docket states that requests “must further the Goals of the Growth Management Act RCW 36.70A, as well as the 2024 Comprehensive Plan Update.” Relevant to this review are the [Comprehensive Plan policies, Countywide Planning Policies, Multi-County Planning Policies, and GMA Goals](#) as listed in the General Background in the section above.

The analysis below is a review of the proposal’s consistency with general review criteria as noted at KCC 21.08.070.A. This review is connected with the [Initial Review Section](#) earlier in this report for a broader discussion of all requests and the general review criteria.

General Criteria (KCC 21.08.070.A)

- A. General. For each proposed reclassification request to the Comprehensive Plan the review authority, the planning commission in reaching its recommendation, and the board of commissioners in making its decision, shall develop findings and conclusions, which demonstrate:**

- 1. How circumstances related to the proposed reclassification request and/or the area in which the property affected by the proposed reclassification request is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;**

Staff Comment: In 2016, a number of properties to the north were rezoned from RW to RP, many of which have since developed with Single-Family residences on 10-acre lots. The north-south orientation of this parcel is due to a Boundary Line Adjustment in 2019 with the neighboring parcel to the east (302301-2-040-2000).

- 2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual reclassification request to, the Comprehensive Plan or development regulations; and**

Staff Comment: The assumptions upon which the Comprehensive Plan is based are still generally valid. Updated growth targets and capacity analysis were conducted as part of the 2024 Comprehensive Plan update, and the County’s existing rural capacity is sufficient to accommodate project rural growth within the 2044 planning horizon. Further, according to the 2021 Buildable Lands Report, the County is currently not achieving its targeted goal of no more than 24% of growth going to rural areas. Per Countywide Planning Policies, this is an interim target as once this goal is reached it will automatically reduce to no more than 17% of growth going to rural areas. As the assumption is still valid, the County should not promote additional growth to its rural areas. This rezone would provide only an additional 2-4 dwelling units, but its location could lead to additional development pressure on other parcels to rezone to higher densities. Cumulatively with other requests, the rezone would make meeting the County’s growth targets more difficult.

- 3. How the requested re-designation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.**

Staff Comment: Consistent with the Comprehensive Plan, the County must aim to not promote additional growth to its rural areas. The proposed amendment is inconsistent with this goal as it would increase development capacity in the rural area. The proposal could also diminish the greater and immediate RW

area, further creating pressure for re-designation of adjacent lots to rezone to RP or RR. If zoned RP, the pressure of expansion could be mitigated due to the fact that adjacent lots are already substandard in size at 5-10 acres, and lots to the north recently rezoned to RP in 2016. However, it would also create an island of RW zoning to the east, and rezoning of that property might also need to be considered.

Initial Review Recommendation

In staff's opinion, based on the information available, the proposal:

- Meets criteria #1. Due to a 2016 rezone to the north to RP, and subsequent development of those parcels, circumstances have changed.
- Conflicts with criteria #2 because the because the growth targets and assumptions of the 2024 Comprehensive Plan are valid and do not support additional growth in the rural area.
- Conflicts with criteria #3 because the cumulative effect of additional rural capacity is inconsistent with the balance of Goals and Policies in the Comprehensive Plan.

Additional Considerations: The conflicts above could be weighed against the fact that, if zoned RP instead of RR, the rezone would only allow for one additional unit. Surrounding development to the north and substandard lots to the west and east could potentially mitigate the potential for development pressure on surrounding parcels.

HUBERT (APP-ID: 25)

Land Use Reclassification Proposal

Proposal

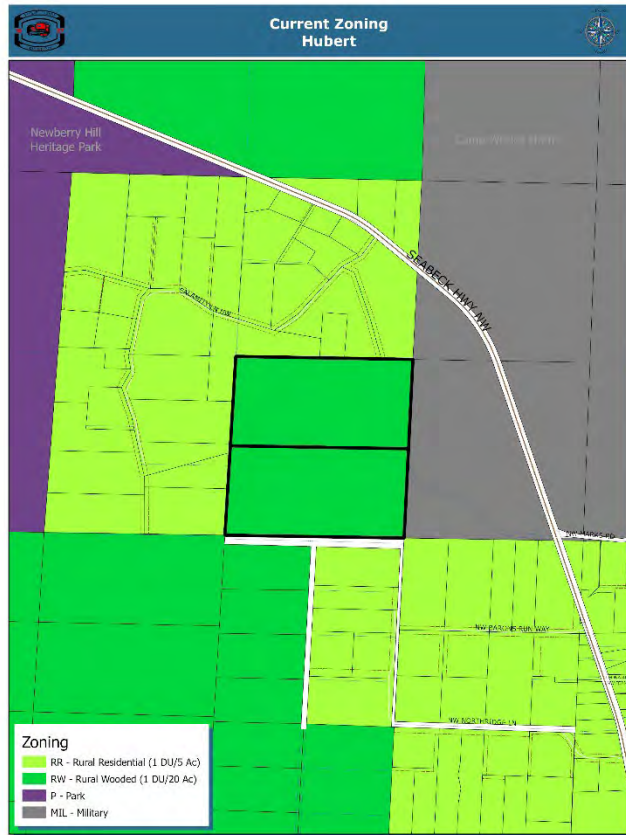
The applicant seeks a reclassification to the Comprehensive Plan Land Use and Zoning Maps for the subject properties to rezone from Rural Wooded (RW) to Rural Residential (RR).

Current zoning allows for up to 2 dwelling units. A rezone to RR would potentially allow up to 8 dwelling units.

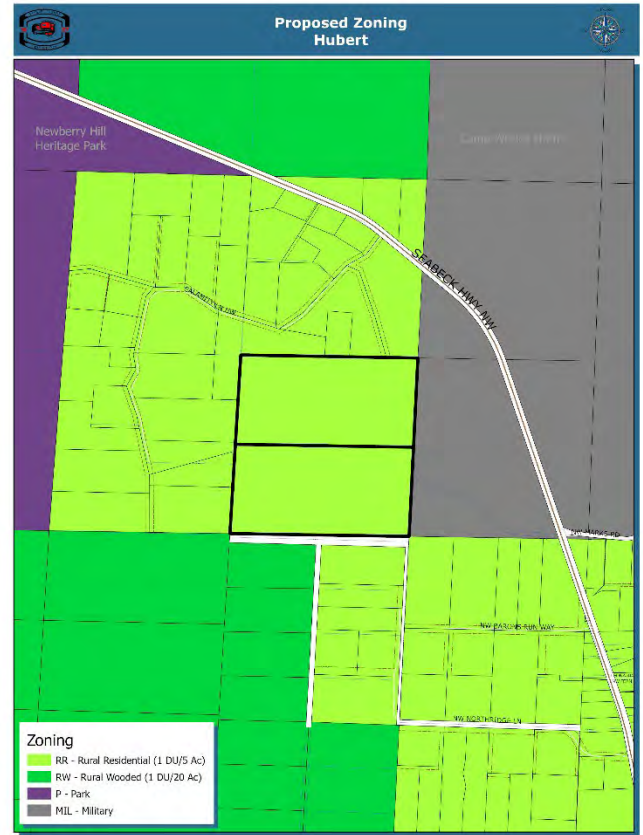
Reclassification Information

Owner	Marlena Hubert
Applicant	Philip Havers
Parcel(s)	012401-1-024-1008, 012401-1-023-1009
Current Zone	RW
Requested Zone	RR
Site Size	40.63 acres (20.26 & 20.37 acres)
Property Use	Christmas tree farm/single-family residence
District	Central Kitsap
Comp Plan DEIS	<u>Alternative 3</u> of 2024 Comp Plan DEIS





Current Zoning (RW)



Proposed Zoning (RP)

Site Specific Information

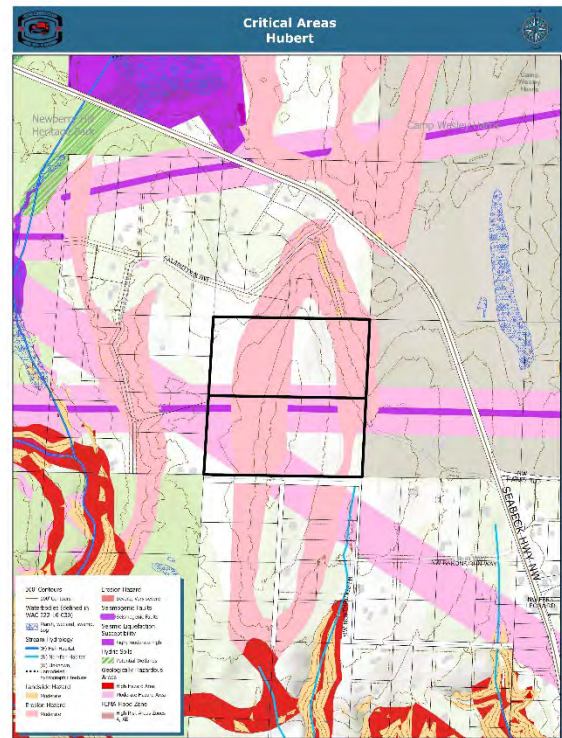
Site Description

The site is two properties totaling 40.63 acres in size. Both properties are currently in agricultural use as part of a Christmas tree farm which extends across several other properties. The properties are accessed from Calamity Lane NW, through an adjacent property at the northwest corner of the site which is also part of the Christmas tree farm. County Critical Areas Maps show areas of moderate erosion hazard and moderate seismic hazard on these properties.

Current Surrounding Zoning and Land Uses

The properties are adjacent to Rural Residential zoned properties to the north and west. These properties are developed with single-family homes, with the exception of the parcel at the northwest corner, which contains an agricultural building and carport. Properties to the south are zoned Rural Wooded (RW) and Rural Residential (RR). The RW properties are nearly all undeveloped or under current agricultural use. The RR properties are developed with single-family residences with the exception of one property at the southeast corner of the subject site, which is part of the Christmas tree farm. On the east, the properties are bordered by Camp Wesley Harris, which is a 387-acre US Navy weapon and ordnance training range.

At a larger scale, the properties are at the edge of an extensive area zoned RW located southwest of Seabeck Hwy NW. These areas of RW zoning are surrounded by RR zoning to the east and west. The site is located approximately 1 mile southwest of the boundary of the Silverdale Urban Growth Area, and 2 miles northeast of the City of Bremerton.



	Current Zoning	Current Land Uses
North	RR	Properties to the north, south of Seabeck Hwy NW, are zoned RR and range in size between .8 and 6.8 acres. They are developed with single-family homes except for the Christmas tree farm parcel adjacent to the subject properties.
South	RW RR	Properties to the south are zoned RW and RR. The RR properties are developed with single-family homes, except for the parcel adjacent to the southeast side of the subject property which is part of the Christmas tree farm. The RW properties are mostly undeveloped except for the parcel adjacent to the southwest side of the subject property which is part of the Christmas tree farm.
West	RR	Properties to the west are zoned RR, and range in size between .6 and 5.4 acres. They are developed with single-family homes.
East	Military	The US Navy's Camp Wesley Harris training range is adjacent to the east side of the subject properties.

Evaluation Detail

This request was previously included as part of “Alternative 3” in the 2024 Comprehensive Plan Update. This request was deferred along with 16 other rural-to-rural land use reclassification requests. The County considers the cumulative impact of proposals under review. This proposal is also reviewed against the criteria in KCC 21.08.070.A.

The initial docket states that requests “must further the Goals of the Growth Management Act RCW 36.70A, as well as the 2024 Comprehensive Plan Update.” Relevant to this review are the [Comprehensive Plan policies, Countywide Planning Policies, Multi-County Planning Policies, and GMA Goals](#) as listed in the General Background in the section above.

The analysis below is a review of the proposal’s consistency with general review criteria as noted at KCC 21.08.070.A. This review is connected with the [Initial Review Section](#) earlier in this report for a broader discussion of all requests and the general review criteria.

General Criteria (KCC 21.08.070.A)

- A. General.** For each proposed reclassification request to the Comprehensive Plan the review authority, the planning commission in reaching its recommendation, and the board of commissioners in making its decision, shall develop findings and conclusions, which demonstrate:

- 1. How circumstances related to the proposed reclassification request and/or the area in which the property affected by the proposed reclassification request is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;**

Staff Comment: Circumstances related to the proposed reclassification request or area in which the properties are located have not substantially changed since the adoption of the 2016 or 2024 Comprehensive Plan or the associated development regulations.

- 2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual reclassification request to, the Comprehensive Plan or development regulations; and**

Staff Comment: The assumptions upon which the Comprehensive Plan is based are still generally valid. Updated growth targets and capacity analysis were conducted as part of the 2024 Comprehensive Plan update, and the County’s existing rural capacity is sufficient to accommodate project rural growth within the 2044 planning horizon. Further, according to the 2021 Buildable Lands Report, the County is currently not achieving its targeted goal of no more than 24% of growth going to rural areas. Per Countywide Planning Policies, this is an interim target as once this goal is reached it will automatically reduce to no more than 17% of growth going to rural areas. As this assumption is still valid, the County should not promote additional growth to its rural areas. While this change would only add one additional unit, cumulatively with the other requests the changes would make meeting the County targets more difficult. This rezone would allow up to 6 additional dwelling units.

- 3. How the requested re-designation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.**

Staff Comment: Consistent with the Comprehensive Plan, the County must aim to not promote additional growth to its rural areas. The proposed amendment is inconsistent with this goal as it would increase development capacity in the rural area and potentially encourage conversion of the property from its agricultural use. The proposal would also diminish the greater and immediate RW area, further creating pressure for re-designation of adjacent lots to rezone to RR.

Initial Review Recommendation

In staff's opinion, based on the information available, the proposal:

- Does not meet criteria #1.
- Conflicts with criteria #2 because the growth targets and assumptions of the 2024 Comprehensive Plan are valid and do not support additional growth in the rural area.
- Conflicts with criteria #3 because the cumulative effect of additional rural capacity is inconsistent with the balance of Goals and Policies in the Comprehensive Plan.

Additional Considerations: The above conflicts could be weighed against the fact that the rezone follows a regular zoning boundary, potentially mitigating additional development pressure on adjacent properties.

RALLIS (APP-ID: 45)

Land Use Reclassification Proposal

Proposal

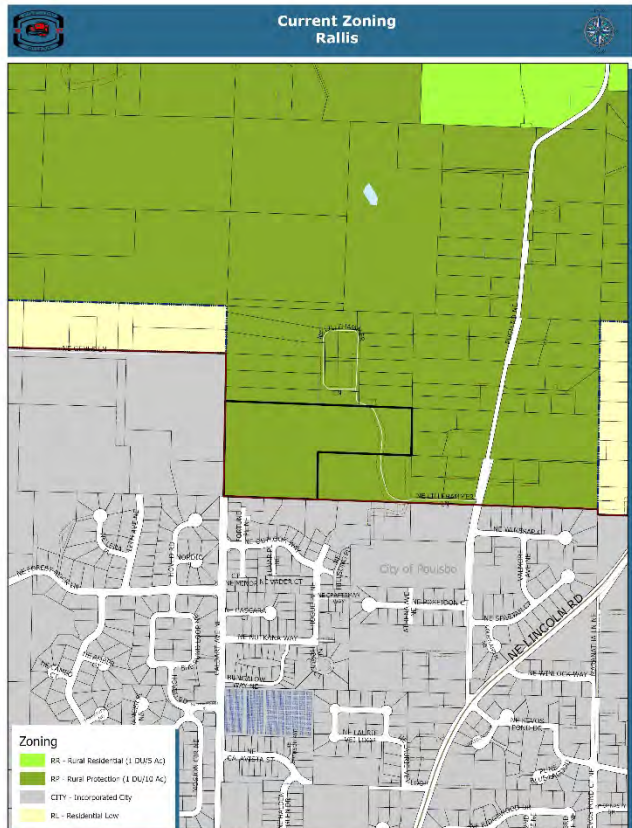
The applicant seeks a reclassification to the Comprehensive Plan Land Use and Zoning Maps for the subject properties to rezone from Rural Protection (RP) to Rural Residential (RR).

Current zoning allows for up to 1 dwelling unit. A rezone to RR would potentially allow up to 3 dwelling units.

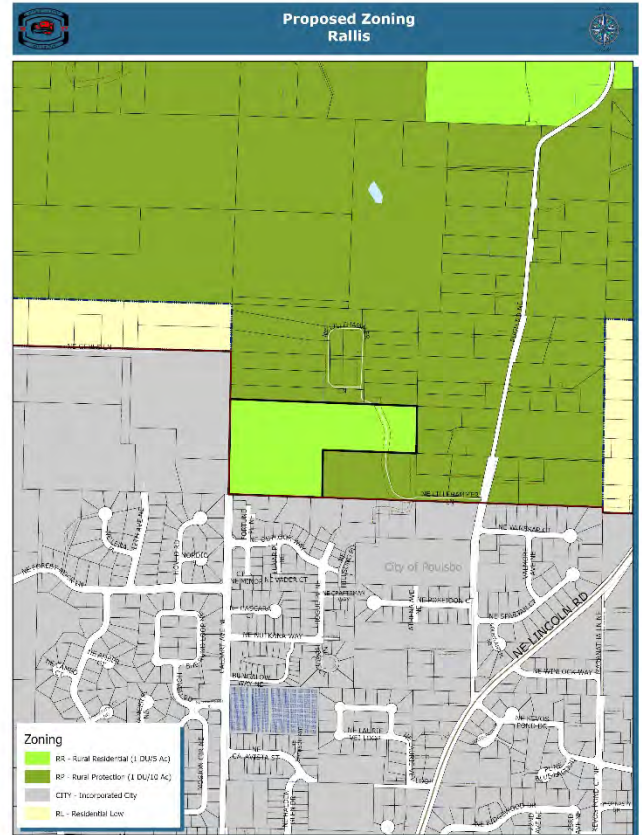
Reclassification Information

Owner	Basil Rallis
Applicant	Basil Rallis
Parcel(s)	132601-2-020-2002
Current Zone	RP
Requested Zone	RR
Site Size	14.77 acres
Property Use	Vacant
District	North Kitsap
Comp Plan DEIS	<u>Alternative 3</u> of 2024 Comp Plan DEIS





Current Zoning (RP)



Proposed Zoning (RR)

Site Specific Information

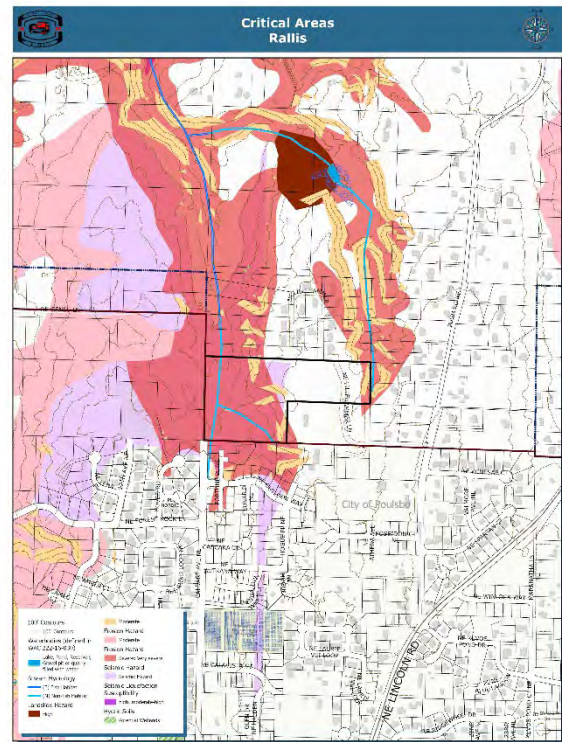
Site Description

The site is 14.77 acres in size. It is heavily wooded and vacant. The property is accessed in the east off of NE Lillehammer Lane. A Type-N stream and high geohazard areas are mapped in the western half of the property.

Current Surrounding Zoning and Land Uses

The parcel is directly abutting the City of Poulsbo to the South and West. Lots to the South are developed as residential at an urban density and lots to the west are vacant. To the north and east are rural single-family homes.

All abutting lots are non-conforming in size for the Rural Protection zone, ranging from 1 acre to 5 acres.



	Current Zoning	Current Land Uses
North	RP	Single-family residential
South	City of Poulsbo	Vacant/ single-family residential
West	City of Poulsbo	Vacant, wooded
East	RP	Single-family residential

Evaluation Detail

This request was previously included as part of “Alternative 3” in the 2024 Comprehensive Plan Update. This request was deferred along with 16 other rural-to-rural land use reclassification requests. The County considers the cumulative impact of proposals under review. This proposal is also reviewed against the criteria in KCC 21.08.070.A.

The initial docket states that requests “must further the Goals of the Growth Management Act RCW 36.70A, as well as the 2024 Comprehensive Plan Update.” Relevant to this review are the [Comprehensive Plan policies, Countywide Planning Policies, Multi-County Planning Policies, and GMA Goals](#) as listed in the General Background in the section above.

The analysis below is a review of the proposal’s consistency with general review criteria as noted at KCC 21.08.070.A. This review is connected with the [Initial Review Section](#) earlier in this report for a broader discussion of all requests and the general review criteria.

General Criteria (KCC 21.08.070.A)

- A. General. For each proposed reclassification request to the Comprehensive Plan the review authority, the planning commission in reaching its recommendation, and the board of commissioners in making its decision, shall develop findings and conclusions, which demonstrate:**

- 1. How circumstances related to the proposed reclassification request and/or the area in which the property affected by the proposed reclassification request is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;**

Staff Comment: Circumstances related to the proposed reclassification request or area in which the property is located have not substantially changed since the adoption of the 2016 or 2024 Comprehensive Plan or the associated development regulations.

- 2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual reclassification request to, the Comprehensive Plan or development regulations; and**

Staff Comment: The assumptions upon which the Comprehensive Plan is based are still generally valid. Updated growth targets and capacity analysis were conducted as part of the 2024 Comprehensive Plan update, and the County’s existing rural capacity is sufficient to accommodate projected rural growth within the 2044 planning horizon. Further, according to the 2021 Buildable Lands Report, the County is currently not achieving its targeted goal of no more than 24% of growth going to rural areas. Per Countywide Planning Policies, this is an interim target as once this goal is reached it will automatically reduce to no more than 17% of growth going to rural areas. As the assumption is still valid, the County should not promote additional growth to its rural areas. This rezone would provide up to 2 additional residential units, but its location creates an island of RR zoning.

- 3. How the requested re-designation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.**

Staff Comment: Consistent with the Comprehensive Plan, the County must aim to not promote additional growth to its rural areas. The proposed amendment is inconsistent with this goal as it would increase development capacity in the rural area. The proposal would also diminish the greater and immediate RP area, further creating pressure for re-designation of adjacent lots to RR. Additionally, the purpose of the RP designation is to protect environmental features such as “wildlife corridors, steep slopes, wetlands, streams and adjacent critical areas.” Given the significant critical area encumbrances on the site (Type N

stream, seismic and geologic hazard areas), and the County's policies that direct protection of critical areas, watersheds, and habitat ecosystems, the existing designation of RP appears appropriate.

A reclassification of the property may result in incompatible adjacent land uses and impacts to critical areas and buffers. A reclassification to RR would also create an isolated area of zoning, would increase residential land in the rural area beyond that necessary to meet the Comprehensive Plan's needs for its allocated population, and would direct additional development into the rural area.

The protection of critical areas should be weighed against the likely development and impacts on the site, and against the Comprehensive Plan's policies to preserve critical areas and buffers. However, consideration should also be given to the property's location. The property is not within the Poulsbo Urban Growth Area, but it abuts the City of Poulsbo on the south and west sides.

Initial Review Recommendation

In staff's opinion, based on the information available, the proposal:

- Does not meet criteria #1.
- Conflicts with criteria #2 because the growth targets and assumptions of the 2024 Comprehensive Plan are valid and do not support additional growth in the rural area.
- Conflicts with criteria #3 because the cumulative effect of additional rural capacity is inconsistent with the balance of Goals and Policies in the Comprehensive Plan.

ANEST (APP-ID: 48)

Land Use Reclassification Proposal

Proposal

The applicant seeks a reclassification to the Comprehensive Plan Land Use and Zoning Maps for the subject properties to rezone from Rural Wooded (RW) to Rural Residential (RR).

Current zoning allows for up to 2 dwelling units. A rezone to RR would potentially allow up to 8 dwelling units.

Reclassification Information

Owner	Gene Anest
Applicant	Gene Anest
Parcel(s)	322802-1-035-2001,
Current Zone	RW
Requested Zone	RR
Site Size	41.58 acres (38.36 and 3.23)
Property Use	Vacant, forest Land
District	North Kitsap
Comp Plan DEIS	<u>Alternative 3</u> of 2024 Comp Plan DEIS





Current Zoning (RW)



Proposed Zoning (RP)

Evaluation Detail

This request was previously included as part of “Alternative 3” in the 2024 Comprehensive Plan Update. This request was deferred along with 16 other rural-to-rural land use reclassification requests. The County considers the cumulative impact of proposals under review. This proposal is also reviewed against the criteria in KCC 21.08.070.

The initial docket states that requests “must further the Goals of the Growth Management Act RCW 36.70A, as well as the 2024 Comprehensive Plan Update.” Relevant to this review are the [Comprehensive Plan policies, Countywide Planning Policies, Multi-County Planning Policies, and GMA Goals](#) as listed in the General Background in the section above.

The analysis below is a review of the proposal’s consistency with general review criteria as noted at KCC 21.08.070.A. This review is connected with the [Initial Review Section](#) earlier in this report for a broader discussion of all requests and the general review criteria.

General Criteria (KCC 21.08.070.A)

- A. General.** For each proposed reclassification request to the Comprehensive Plan the review authority, the planning commission in reaching its recommendation, and the board of commissioners in making its decision, shall develop findings and conclusions, which demonstrate:

1. How circumstances related to the proposed reclassification request and/or the area in which the property affected by the proposed reclassification request is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;

Staff Comment: Circumstances related to the proposed reclassification request or area in which the property is located have not substantially changed since the adoption of the 2016 or 2024 Comprehensive Plan or the associated development regulations.

2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual reclassification request to, the Comprehensive Plan or development regulations; and

Staff Comment: The assumptions upon which the Comprehensive Plan is based are still generally valid. Updated growth targets and capacity analysis were conducted as part of the 2024 Comprehensive Plan update, and the County’s existing rural capacity is sufficient to accommodate project rural growth within the 2044 planning horizon. Further, according to the 2021 Buildable Lands Report, the County is currently not achieving its targeted goal of no more than 24% of growth going to rural areas. Per Countywide Planning Policies, this is an interim target as once this goal is reached it will automatically reduce to no more than 17% of growth going to rural areas. As the assumption is still valid, the County should not promote additional growth to its rural areas. This rezone would provide up to 6 additional residential units.

3. How the requested re-designation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.

Staff Comment: Consistent with the Comprehensive Plan, the County must aim to not promote additional growth to its rural areas. The proposed amendment is inconsistent with this goal as it would increase development capacity in the rural area. Rezoning this parcel to RW has the potential to diminish the greater and immediate RW area, further creating pressure for re-designation of adjacent lots to RR.

The property, which is forested, is crossed by an untyped stream and has areas of erosion hazard. Pressure for potential impact to these critical areas resulting from residential development and loss of forest cover should be considered and weighed against the Comprehensive Plan’s policies to preserve critical areas and

tree canopy. Redesignation of the property to RR would likely remove it from its current use of forest land.

Initial Review Recommendation

In staff's opinion, based on the information available, the proposal:

- Does not meet criteria #1.
- Conflicts with criteria #2 because the growth targets and assumptions of the 2024 Comprehensive Plan are valid and do not support additional growth in the rural area.
- Conflicts with criteria #3 because the cumulative effect of additional rural capacity is inconsistent with the balance of Goals and Policies in the Comprehensive Plan.

Additional Considerations: This property is the only remaining RW property that abuts Hood Canal Drive NE in this area. Therefore, rezoning of this parcel could be compatible with the adjacent RR substandard-sized lots. However, these factors should be weighed against diminishing the County's RW zoning at this location and in the general area as well as conflicts with County policies and assumptions regarding rural growth.

SOUTHWEST KITSAP – NORTH BAY (APP-ID: 63)

Land Use Reclassification Proposal

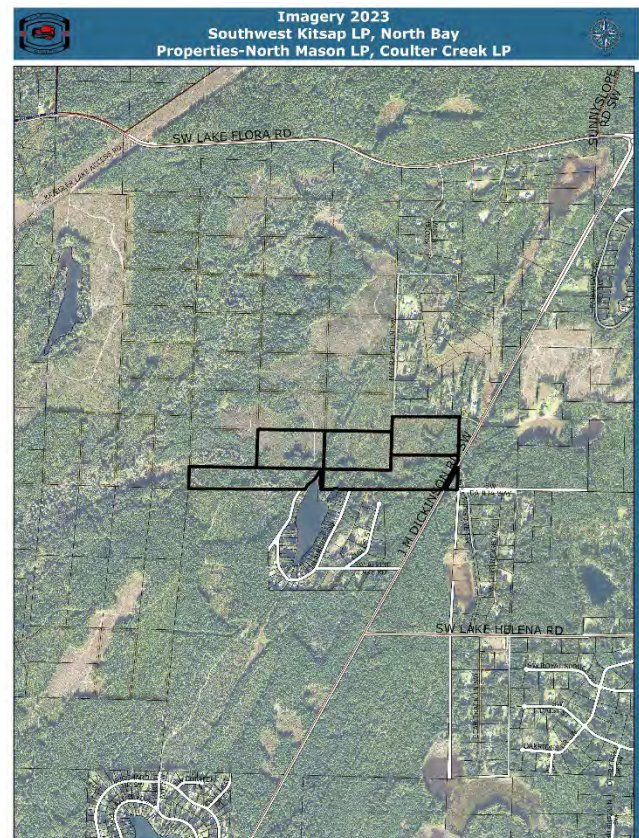
Proposal

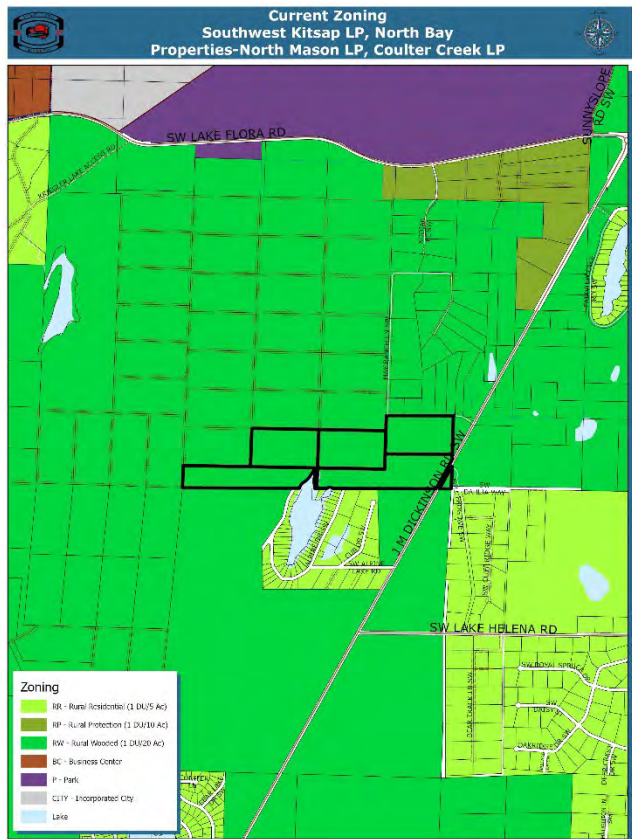
The applicant seeks a reclassification to the Comprehensive Plan Land Use and Zoning Maps for the subject properties to rezone from Rural Wooded (RW) Rural Residential (RR).

Current zoning allows for up to 5 dwelling units. A rezone to RR would potentially allow up to 21 dwelling units.

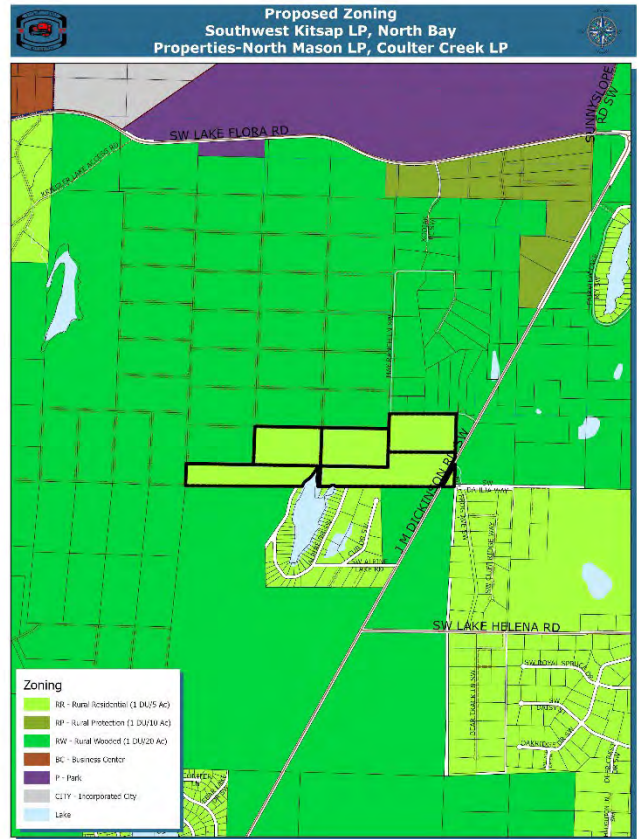
Reclassification Information

Owner	Southwest Kitsap, LP, North Bay Properties North Mason, LP Coulter Creek, LP
Applicant	Colleen Noronha (representative)
Parcel(s)	252301-3-009-1006, 252301-3-007-1008, 252301-4-014- 1007, 252301-4-016-1005, 252301-4-018-1003
Current Zone	RW
Requested Zone	RR
Site Size	108.92 acres (21.15 & 20 & 20.01 & 20.01 & 27.75)
Property Use	Vacant, forest Land
District	South Kitsap





Current Zoning (RW)



Proposed Zoning (RR)

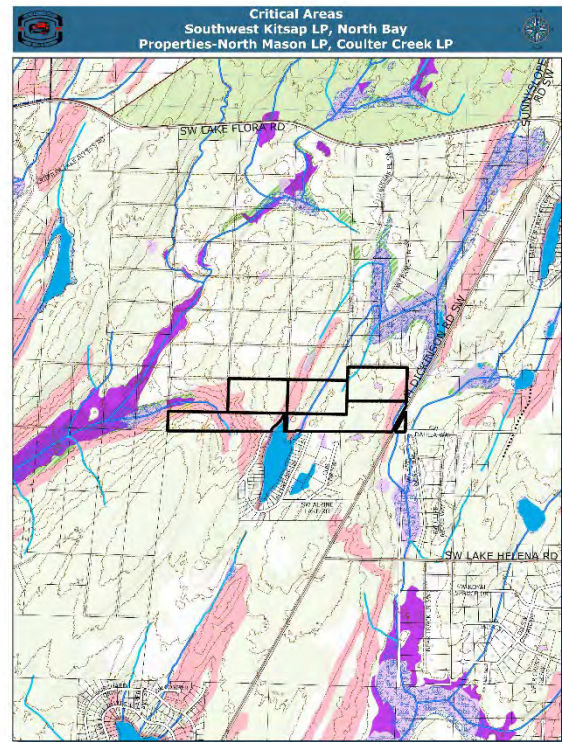
Site Specific Information

Site Description

The site is comprised of 5 parcels, in various ownership, totaling approximately 108 acres in size. Access would presumably come from either side of Bear Lake on Alpine Drive SW. The application discusses potential of Alpine Drive extension creating a “loop” around the lake. A critical areas map was submitted showing 3-4 Type-F streams with -200-foot buffers, and the buffer from Bear Lake and associated floodplain.

Current Surrounding Zoning and Land Uses

Existing parcels around the lake to the south are substandard in size, zoned RR, and are between .25-3 acres in size. Parcels to the north and west are 20 acre parcels zoned RW, which are vacant and/or forest land. There are numerous critical areas on site. At a larger scale, the property is located approximately 3 miles from the Puget Sound Industrial Center, 2.5 miles from Trophy Lake Golf Course, and 9 miles from the City of Port Orchard. It is located not far from the location of a potential future Belfair Bypass Road.



	Current Zoning	Current Land Uses
North	RW	Vacant / forest use
South	RR RW	Single family residential and Bear Lake
West	RW	Vacant / forest use
East	RW RR	Vacant / forest use and single family residential

Evaluation Detail

This request was previously included as part of “Alternative 3” in the 2024 Comprehensive Plan Update. This request was deferred along with 16 other rural-to-rural land use reclassification requests. The County considers the cumulative impact of proposals under review. This proposal is also reviewed against the criteria in KCC 21.08.070.

The initial docket states that requests “must further the Goals of the Growth Management Act RCW 36.70A, as well as the 2024 Comprehensive Plan Update.” Relevant to this review are the [Comprehensive Plan policies, Countywide Planning Policies, Multi-County Planning Policies, and GMA Goals](#) as listed in the General Background in the section above.

The analysis below is a review of the proposal’s consistency with general review criteria as noted at KCC 21.08.070.A. This review is connected with the [Initial Review Section](#) earlier in this report for a broader discussion of all requests and the general review criteria.

General Criteria (KCC 21.08.070.A)

- A. General. For each proposed reclassification request to the Comprehensive Plan the review authority, the planning commission in reaching its recommendation, and the board of commissioners in making its decision, shall develop findings and conclusions, which demonstrate:**

- 1. How circumstances related to the proposed reclassification request and/or the area in which the property affected by the proposed reclassification request is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;**

Staff Comment: The application notes the passing of the 2024 Critical Areas Ordinance, which increased buffers. The application states that 25 percent of the parcels are covered by critical areas and their buffers, which limits the ability to harvest trees or to provide commercially significant forestry. Although buffers around streams have increased, the circumstances on these parcels have not changed substantially.

- 2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual reclassification request to, the Comprehensive Plan or development regulations; and**

Staff Comment: The assumptions upon which the Comprehensive Plan is based are still generally valid. Updated growth targets and capacity analysis were conducted as part of the 2024 Comprehensive Plan update, and the County’s existing rural capacity is sufficient to accommodate project rural growth within the 2044 planning horizon. Further, according to the 2021 Buildable Lands Report, the County is currently not achieving its targeted goal of no more than 24% of growth going to rural areas. Per Countywide Planning Policies, this is an interim target as once this goal is reached it will automatically reduce to no more than 17% of growth going to rural areas. As the assumption is still valid, the County should not promote additional growth to its rural areas. This rezone would provide up to 16 additional residential units, but its location could lead to additional development pressure on other parcels to rezone to higher densities.

During the Comprehensive Plan, site specific information was not considered. In 2025, the applicant provided additional environmental information such as a site plan, showing critical areas and their buffers. The application also shows that SW Alpine Dr. could be extended to serve the properties, creating a “loop around Bear Lake for better traffic flow and emergency access.”

3. How the requested re-designation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.

Staff Comment: Consistent with the Comprehensive Plan, the County must aim to not promote additional growth to its rural areas. The proposed amendment is inconsistent with this goal as it would increase development capacity in the rural area. The proposal would also diminish the greater and immediate RW area, further creating pressure for re-designation of adjacent lots to RR. With the larger area in forestry use, changes to RR does not support the long-term continuation of forest lands. Critical areas and buffers (including three or four Type F streams, the buffer from Bear Lake, floodplain, and areas of geologic hazards) constrain these properties, and potential impacts to these critical areas resulting from loss of forest cover and residential development should be considered against the Comprehensive Plan's policies to preserve critical areas and buffers. To the south, on both sides of J.M. Dickinson Rd SW, there are existing areas of RR zoning that abut these properties, which may provide reasonable connection to compatible adjacent uses.

Initial Review Recommendation

In staff's opinion, based on the information available, the proposal:

- Does not meet criteria #1.
- Conflicts with criteria #2 because the because the growth targets and assumptions of the 2024 Comprehensive Plan are valid and do not support additional growth in the rural area.
- Conflicts with criteria #3 because the cumulative effect of additional rural capacity is inconsistent with the balance of Goals and Policies in the Comprehensive Plan.

SOUTHWEST KITSAP (APP-ID: 64)

Land Use Reclassification Proposal

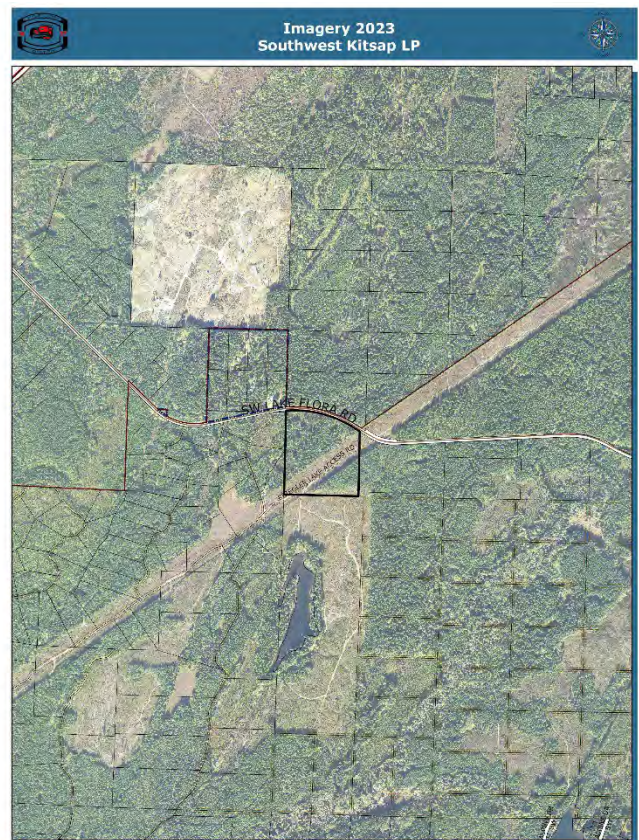
Proposal

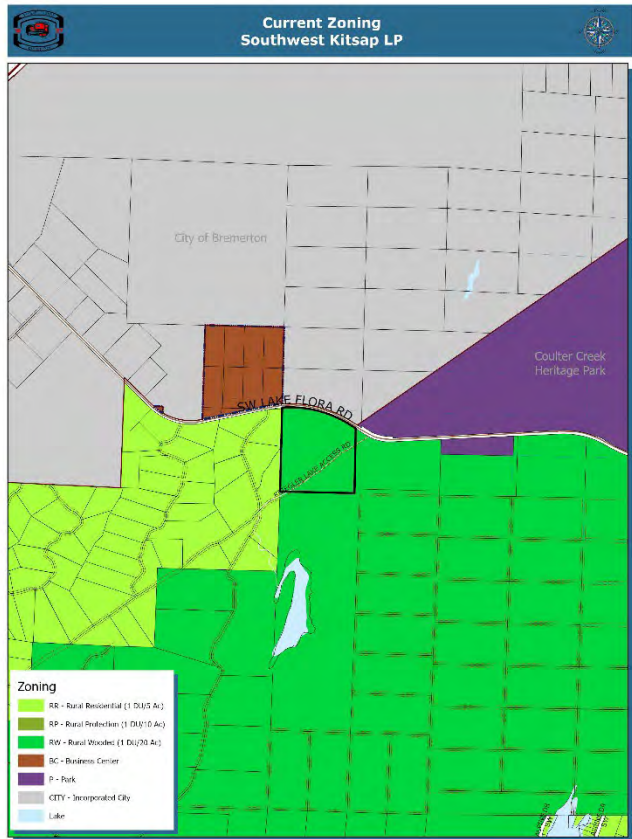
The applicant seeks a reclassification to the Comprehensive Plan Land Use and Zoning Maps for the subject properties to rezone from Rural Wooded (RW) to Rural Residential (RR).

Current zoning allows for up to 2 dwelling units. A rezone to RR would potentially allow up to 8 dwelling units.

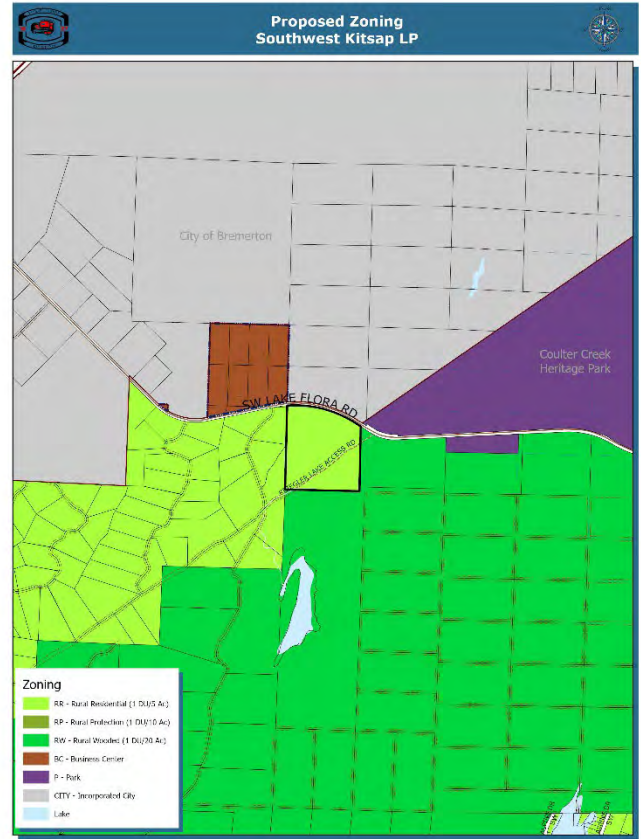
Reclassification Information

Owner	Southwest Kitsap, LP
Applicant	Colleen Noronha (representative)
Parcel(s)	232301-4-013-1000
Current Zone	RW
Requested Zone	RR
Site Size	38.08
Property Use	Vacant, forest land
District	South Kitsap
Comp Plan DEIS	<u>Alternative 3</u> of 2024 Comp Plan DEIS





Current Zoning (RW)



Proposed Zoning (RR)

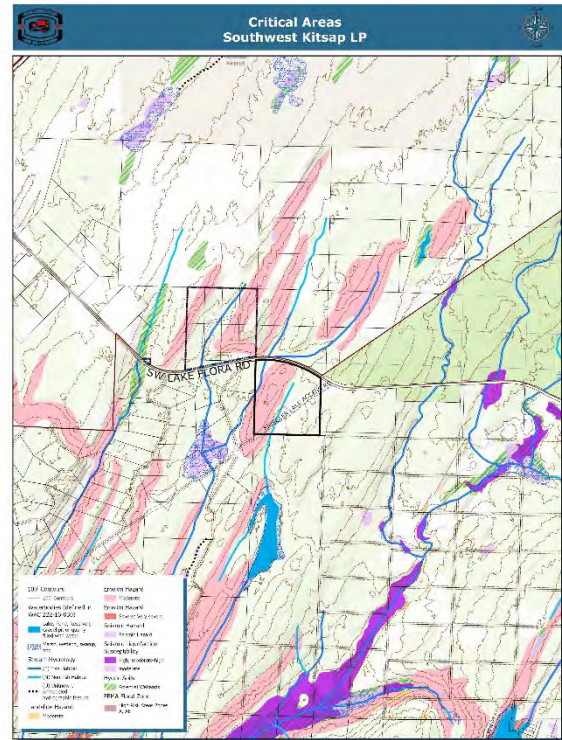
Site Specific Information

Site Description

The site is one parcel that is 38 acres in size. The property is currently undeveloped forest land on Lake Flora Road SW. A critical areas map was submitted showing 2 Type-F streams with 200-foot buffers. The Bonneville Transmission Line and Utility Easement runs through the property.

Current Surrounding Zoning and Land Uses

The property is surrounded by RW to the east and south, RR to the west, and Puget Sound Industrial Center Bremerton Subarea (PSIC-B) to the north. The land has streams and wetlands and the Bonneville Transmission Line and utility easement runs from the northeast corner of the parcel to the southwest corner. At the larger scale, the Puget Sound Industrial Center (PSIC) is 1.2 miles to the north, and the property is located near the future potential Belfair Bypass Road. Kriegler Lake is nearby to the South.



	Current Zoning	Current Land Uses
North	City of Bremerton	Vacant, Puget Sound Industrial Center
South	RW	Vacant/forest land
West	RR	Vacant/forest land
East	RW	Vacant/forest land

Evaluation Detail

This request was previously included as part of “Alternative 3” in the 2024 Comprehensive Plan Update. This request was deferred along with 16 other rural-to-rural land use reclassification requests. The County considers the cumulative impact of proposals under review. This proposal is also reviewed against the criteria in KCC 21.08.070.

The initial docket states that requests “must further the Goals of the Growth Management Act RCW 36.70A, as well as the 2024 Comprehensive Plan Update.” Relevant to this review are the [Comprehensive Plan policies, Countywide Planning Policies, Multi-County Planning Policies, and GMA Goals](#) as listed in the General Background in the section above.

The analysis below is a review of the proposal’s consistency with general review criteria as noted at KCC 21.08.070.A. This review is connected with the [Initial Review Section](#) earlier in this report for a broader discussion of all requests and the general review criteria.

General Criteria (KCC 21.08.070.A)

- A. General.** For each proposed reclassification request to the Comprehensive Plan the review authority, the planning commission in reaching its recommendation, and the board of commissioners in making its decision, shall develop findings and conclusions, which demonstrate:

- 1. How circumstances related to the proposed reclassification request and/or the area in which the property affected by the proposed reclassification request is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;**

Staff Comment: The application notes the passing of the 2024 Critical Areas Ordinance, which increased buffers. The application states that 13 acres of parcels are covered by critical areas and their buffers. An additional 9 acres is covered by a transmission line, which limits the ability to harvest trees or to provide commercially significant forestry and potentially limits the area available for housing. Over 52.0% of this property is a critical area, buffer, or a utility easement and is unavailable for forestry practices. Although buffers around streams have increased, the circumstances on this parcel have not changed substantially.

- 2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual reclassification request to, the Comprehensive Plan or development regulations; and**

Staff Comment: The assumptions upon which the Comprehensive Plan is based are still generally valid. Updated growth targets and capacity analysis were conducted as part of the 2024 Comprehensive Plan update, and the County’s existing rural capacity is sufficient to accommodate project rural growth within the 2044 planning horizon. Further, according to the 2021 Buildable Lands Report, the County is currently not achieving its targeted goal of no more than 24% of growth going to rural areas. Per Countywide Planning Policies, this is an interim target as once this goal is reached it will automatically reduce to no more than 17% of growth going to rural areas. As the assumption is still valid, the County should not promote additional growth to its rural areas. This rezone would provide up to 8 residential units, but its location could lead to additional development pressure on other parcels to rezone to higher densities.

During the Comprehensive Plan, site specific information was not considered. In 2025, the applicant provided additional environmental information such as a site plan, showing critical areas and their buffers.

- 3. How the requested re-designation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.**

Staff Comment: Consistent with the Comprehensive Plan, the County must aim to not promote additional growth to its rural areas. The proposed amendment is inconsistent with this goal as it would increase development capacity in the rural area. The proposal would also diminish the greater and immediate RW area, further creating pressure for re-designation of adjacent lots to RR. With the larger area in forestry use, and no nearby residential uses, changes to RR does not support the long-term continuation of forest lands. There are no residences in the immediate vicinity. Future. Future development would likely result in the removal of forest cover to a greater degree with 5-acre lots than with 20- acre lots.

Critical areas on the property include two Type F streams and associated buffers, and geologic hazard areas. The pressure for potential impact to critical areas with residential development and removal of forest cover on these areas should be considered against the Comprehensive Plan's policies to preserve critical areas and buffers. An easement for a high-voltage transmission line is an additional constraint through the center of the property.

Initial Review Recommendation

In staff's opinion, based on the information available, the proposal:

- Does not meet criteria #1.
- Conflicts with criteria #2 because the because the growth targets and assumptions of the 2024 Comprehensive Plan are valid and do not support additional growth in the rural area.
- Conflicts with criteria #3 because the cumulative effect of additional rural capacity is inconsistent with the balance of Goals and Policies in the Comprehensive Plan.

Additional Considerations: The above conflicts could be weighed against the fact that the rezone follows a regular zoning boundary, potentially mitigating additional development pressure on adjacent properties.

OVERTON (APP-ID: 65)

Land Use Reclassification Proposal

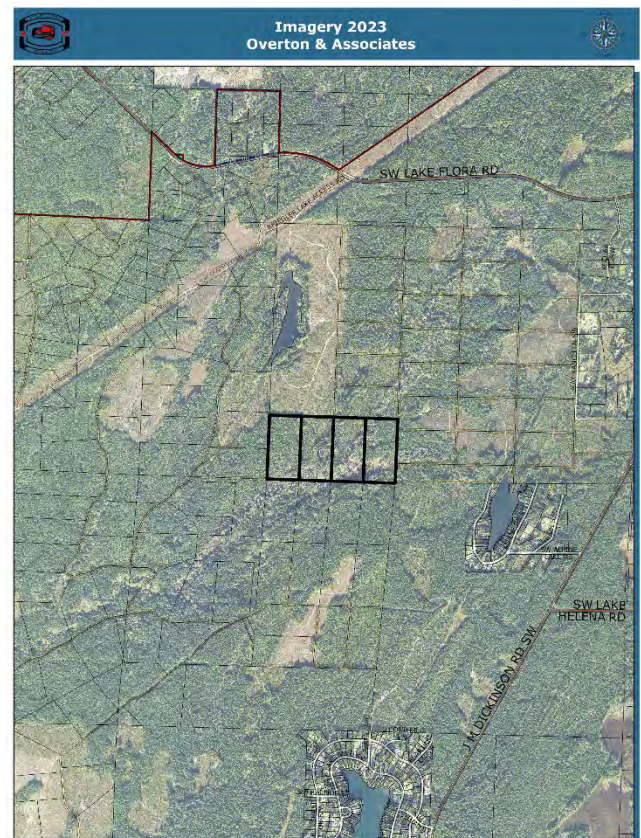
Proposal

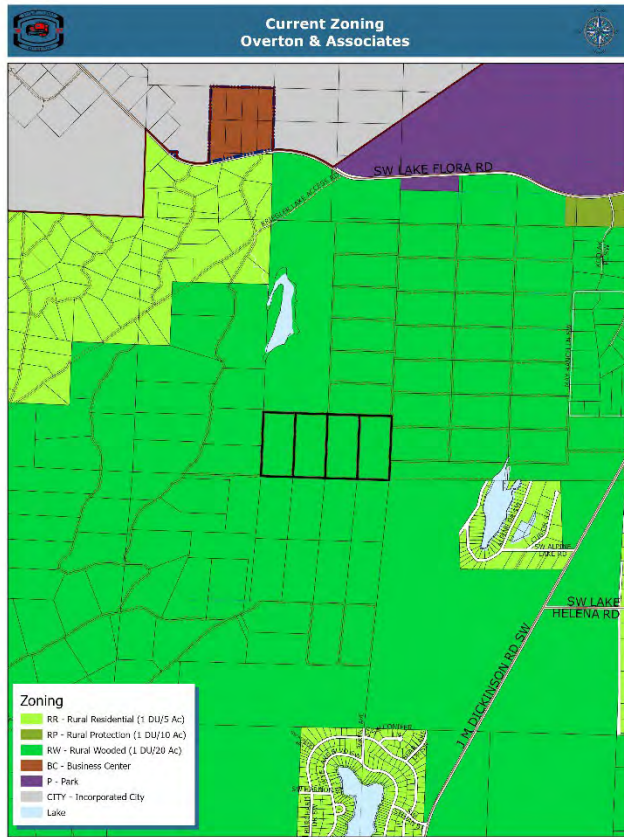
The applicant seeks a reclassification to the Comprehensive Plan Land Use and Zoning Maps for the subject properties to rezone from Rural Wooded (RW) to Rural Residential (RR).

Current zoning allows for up to 4 dwelling units. A rezone to RR would potentially allow up to 16 dwelling units.

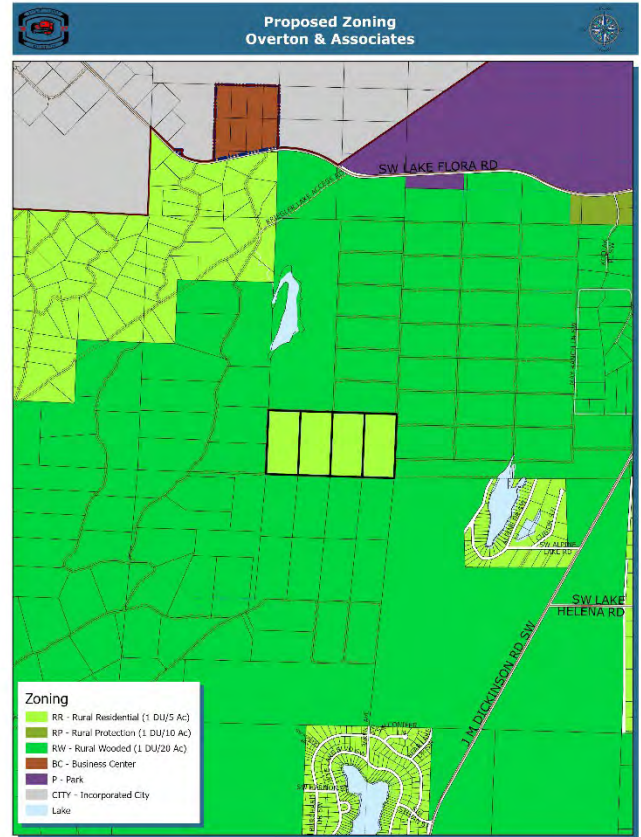
Reclassification Information

Owner	Overton and Associates
Applicant	Coleen Noronha (Representative)
Parcel(s)	262301-4-003-1009, 262301-4-004-1008, 262301-4-010-1000, 262301-4-011-1009
Current Zone	RW
Requested Zone	RR
Site Size	Total: 82.41 (20.58 & 20.60 & 20.60 & 20.63)
Property Use	Vacant, Forest Land
District	South Kitsap
Comp Plan DEIS	<u>Alternative 3</u> of 2024 Comp Plan DEIS





Current Zoning (RW)



Proposed Zoning (RR)

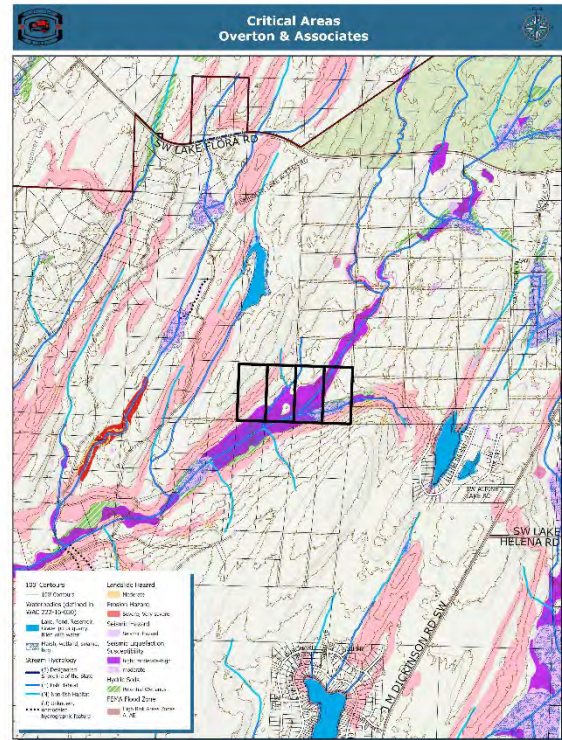
Site Specific Information

Site Description

The site is four parcels that total 82.4 acres in size under single ownership. The property is currently undeveloped forest land. There is no existing access other than a dirt road/forest road but presumably access would come from Alpine Dr. SW to the east. This would also presumably be reliant on the development of the parcels directly adjacent to the East which are part of another reclassification request (APP-ID 63). A critical areas map was submitted showing Type F streams with 200-foot buffers and wetlands. Properties are heavily encumbered by critical areas.

Current Surrounding Zoning and Land Uses

The property is surrounded by RW land that is vacant/forest use and generally 20 acres in size. At a larger scale it is near to Bear Lake to the east, and approximately 3 miles to the South of the Puget Sound Industrial Center.



	Current Zoning	Current Land Uses
North	RW	Vacant/forest land
South	RW	Vacant/forest land
West	RW	Vacant/forest land
East	RW	Vacant/forest land

Evaluation Detail

This request was previously included as part of “Alternative 3” in the 2024 Comprehensive Plan Update. This request was deferred along with 16 other rural-to-rural land use reclassification requests. The County considers the cumulative impact of proposals under review. This proposal is also reviewed against the criteria in KCC 21.08.070.

The initial docket states that requests “must further the Goals of the Growth Management Act RCW 36.70A, as well as the 2024 Comprehensive Plan Update.” Relevant to this review are the [Comprehensive Plan policies, Countywide Planning Policies, Multi-County Planning Policies, and GMA Goals](#) as listed in the General Background in the section above.

The analysis below is a review of the proposal’s consistency with general review criteria as noted at KCC 21.08.070.A. This review is connected with the [Initial Review Section](#) earlier in this report for a broader discussion of all requests and the general review criteria.

General Criteria (KCC 21.08.070.A)

- A. General.** For each proposed reclassification request to the Comprehensive Plan the review authority, the planning commission in reaching its recommendation, and the board of commissioners in making its decision, shall develop findings and conclusions, which demonstrate:

- 1. How circumstances related to the proposed reclassification request and/or the area in which the property affected by the proposed reclassification request is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;**

Staff Comment: The application notes the passing of the 2024 Critical Areas Ordinance, which increased buffers. The application states that 43 percent of the parcels are covered by critical areas and their buffers, which limits the ability to harvest trees or to provide commercially significant forestry. Although buffers around streams have increased, the circumstances on these parcels have not changed substantially.

- 2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual reclassification request to, the Comprehensive Plan or development regulations; and**

Staff Comment: The assumptions upon which the Comprehensive Plan is based are still generally valid. Updated growth targets and capacity analysis were conducted as part of the 2024 Comprehensive Plan update. The County’s existing rural capacity is sufficient to accommodate projected rural growth within the 2044 planning horizon. According to the 2021 Buildable Lands Report, the County is currently not achieving its targeted goal of no more than 24% of growth going to rural areas. Per Countywide Planning Policies, this is an interim target as once this goal is reached it will automatically reduce to no more than 17% of growth going to rural areas. As the assumption is still valid, the County should not promote additional growth to its rural areas. This rezone would provide up to 12 additional residential units, but its location could lead to additional development pressure on other parcels to rezone to higher densities.

During the Comprehensive Plan, site specific information was not considered. In 2025, the applicant provided additional environmental information such as a site plan, showing critical areas and their buffers.

- 3. How the requested re-designation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.**

Staff Comment: Consistent with the Comprehensive Plan, the County must aim to not promote additional growth to its rural areas. The proposed amendment is inconsistent with this goal as it would increase development capacity in the rural area. The proposal would also diminish the greater and immediate RW

area, further creating pressure for re-designation of adjacent lots to RR. With the larger area in forestry use, changes to RR does not support the long-term continuation of forest lands. Rezoning of these four lots on their own would be considered a “spot zone” and would likely rely on the rezoning of adjacent lots to ensure contiguous and regular zoning boundaries. Rezoning of these four lots on their own would be considered a “spot zone” and would likely rely on the rezoning of adjacent lots to ensure contiguous and regular zoning boundaries. There are no residences in the immediate vicinity. Future development would likely result in the removal of forest cover to a greater degree with 5-acre lots than with 20-acre lots. Additionally, the properties are highly constrained with critical areas, including Type F streams, wetlands, and geologic hazard areas. The potential pressure to impact these areas from residential development should be considered against the Comprehensive Plan’s directive to preserve critical areas and their buffers.

Initial Review Recommendation

In staff’s opinion, based on the information available, the proposal:

- Does not meet criteria #1.
- Conflicts with criteria #2 because the because the growth targets and assumptions of the 2024 Comprehensive Plan are valid and do not support additional growth in the rural area.
- Conflicts with criteria #3 because the cumulative effect of additional rural capacity is inconsistent with the balance of Goals and Policies in the Comprehensive Plan.

OVERTON (APP-ID: 67)

Land Use Reclassification Proposal

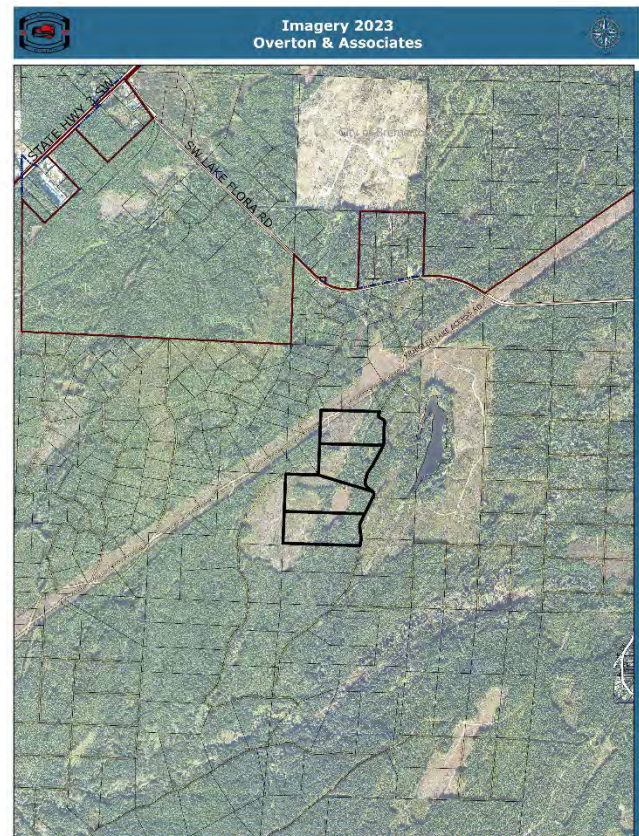
Proposal

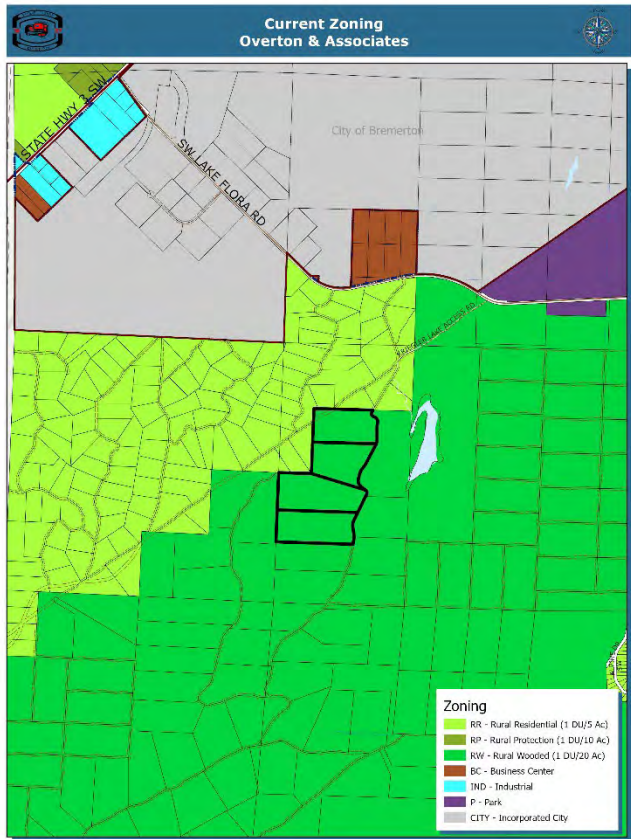
The applicant seeks a reclassification to the Comprehensive Plan Land Use and Zoning Maps for the subject properties to rezone from Rural Wooded (RW) to Rural Residential (RR).

Current zoning allows for up to 4 dwelling units. A rezone to RR would potentially allow up to 18 dwelling units.

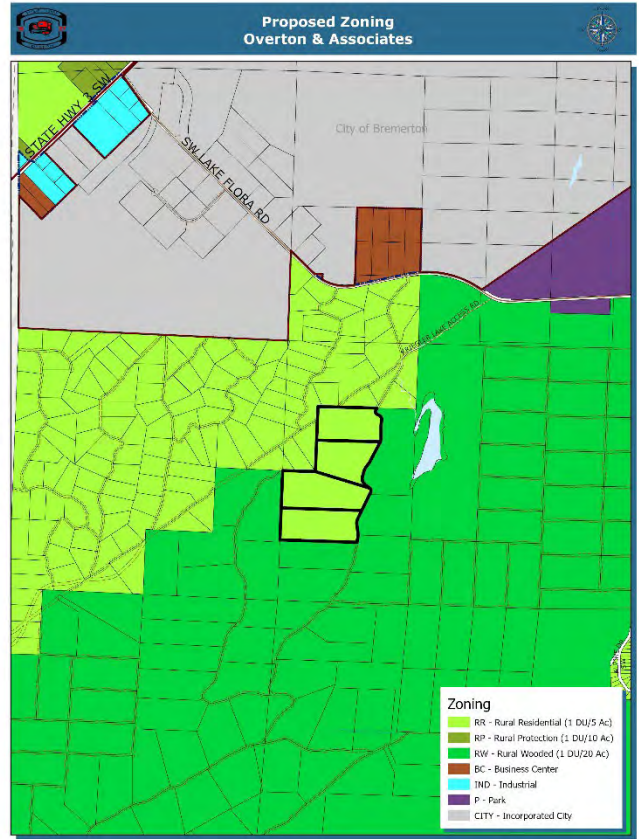
Reclassification Information

Owner	Overton and Associates
Applicant	Coleen Noronha (Representative)
Parcel(s)	262301-2-026-1006, 262301-2-027-1005, 262301-3-010-1002, 262301-3-011-1001
Current Zone	RW
Requested Zone	RR
Site Size	91.68 acres (20.40 & 20.10 & 27.26 & 23.92)
Property Use	Vacant, forest land
District	South Kitsap
Comp Plan DEIS	<u>Alternative 3</u> of 2024 Comp Plan DEIS





Current Zoning (RW)



Proposed Zoning (RR)

Evaluation Detail

This request was previously included as part of “Alternative 3” in the 2024 Comprehensive Plan Update. This request was deferred along with 16 other rural-to-rural land use reclassification requests. The County considers the cumulative impact of proposals under review. This proposal is also reviewed against the criteria in KCC 21.08.070.

The initial docket states that requests “must further the Goals of the Growth Management Act RCW 36.70A, as well as the 2024 Comprehensive Plan Update.” Relevant to this review are the [Comprehensive Plan policies, Countywide Planning Policies, Multi-County Planning Policies, and GMA Goals](#) as listed in the General Background in the section above.

The analysis below is a review of the proposal’s consistency with general review criteria as noted at KCC 21.08.070.A. This review is connected with the [Initial Review Section](#) earlier in this report for a broader discussion of all requests and the general review criteria.

General Criteria (KCC 21.08.070.A)

- A. General. For each proposed reclassification request to the Comprehensive Plan the review authority, the planning commission in reaching its recommendation, and the board of commissioners in making its decision, shall develop findings and conclusions, which demonstrate:**

- 1. How circumstances related to the proposed reclassification request and/or the area in which the property affected by the proposed reclassification request is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;**

Staff Comment: The application notes the passing of the 2024 Critical Areas Ordinance, which increased buffers. The application states that 35 acres of parcels are covered by critical areas and their buffers. An additional area is covered by a transmission line. These constraints limit the ability to harvest trees or to provide commercially significant forestry and potentially limits the area available for housing. Although buffers around streams have increased, the circumstances on these parcels have not changed substantially.

- 2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual reclassification request to, the Comprehensive Plan or development regulations; and**

Staff Comment: The assumptions upon which the Comprehensive Plan is based are still generally valid. Updated growth targets and capacity analysis were conducted as part of the 2024 Comprehensive Plan update. The County’s existing rural capacity is sufficient to accommodate projected rural growth within the 2044 planning horizon. According to the 2021 Buildable Lands Report, the County is currently not achieving its targeted goal of no more than 24% of growth going to rural areas. Per Countywide Planning Policies, this is an interim target, as once this goal is reached it will automatically reduce to no more than 17% of growth going to rural areas. As the assumption is still valid, the County should not promote additional growth to its rural areas. This rezone would provide up to 14 additional residential units, and its location could lead to additional development pressure on other parcels to rezone to higher densities.

During the Comprehensive Plan, site specific information was not considered. In 2025, the applicant provided additional environmental information such as a site plan, showing critical areas and their buffers.

- 3. How the requested re-designation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.**

Staff Comment: Consistent with the Comprehensive Plan, the County must aim to not promote additional growth to its rural areas. The proposed amendment is inconsistent with this goal as it would increase

development capacity in the rural area. The proposal would also diminish the greater and immediate RW area, further creating pressure for re-designation of adjacent lots to RR. There are no residences in the immediate vicinity. Available information indicates that streams are located in the central and northeast property areas, and potential wetlands are in the westerly property area. Future development would likely result in the removal of forest cover to a greater degree with 5-acre lots than with 20-acre lots. Potential pressure to impact critical areas should be considered against the Comprehensive Plan's directive to preserve critical areas and buffers.

Initial Review Recommendation

In staff's opinion, based on the information available, the proposal:

- Does not meet criteria #1.
- Conflicts with criteria #2 because the growth targets and assumptions of the 2024 Comprehensive Plan are valid and do not support additional growth in the rural area.
- Conflicts with criteria #3 because the cumulative effect of additional rural capacity is inconsistent with the balance of Goals and Policies in the Comprehensive Plan.

RAYDIENT (APP-ID: 72)

Land Use Reclassification Proposal

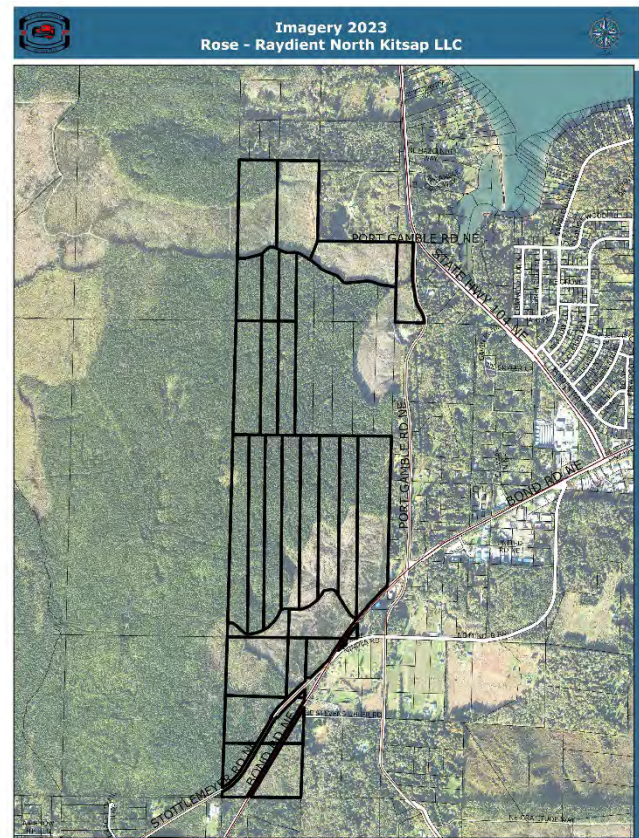
Proposal

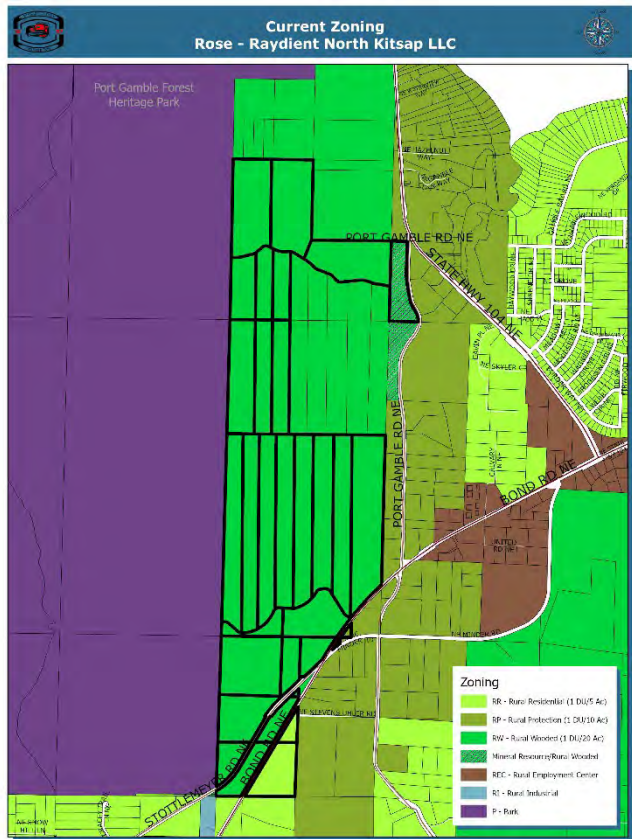
The applicant seeks a reclassification to the Comprehensive Plan Land Use and Zoning Maps for the subject properties from Rural Wooded (RW) to Rural Residential (RR).

The current zoning allows for up to 20 dwelling units, based on acreage. A rezone to RR would potentially allow up to 80 dwelling units.

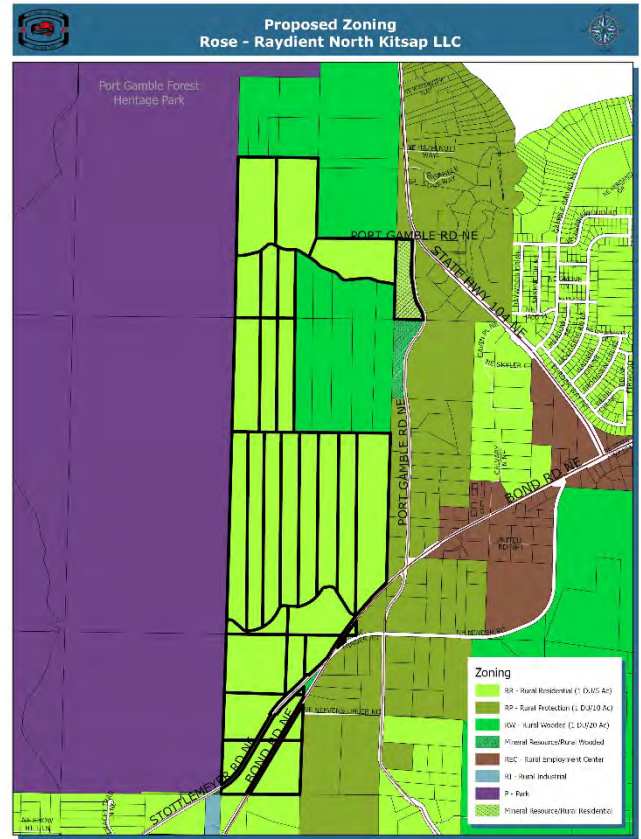
Reclassification Information

Owner	Raydient LLC
Applicant	Jon Rose
Parcel(s)	202702-3-005-2008, 302702-1-013-2000, 312702-1-024-2006, 302702-4-015-2002, 312702-1-022-2008, 302702-4-010-2007, 192702-4-004-2000, 302702-1-012-2001, 302702-4-012-2005, 302702-4-017-2000, 192702-4-003-2001, 302702-1-011-2002, 302702-4-016-2001, 312702-1-023-2007, 302702-4-009-2000, 302702-4-013-2004, 192702-4-005-2009, 302702-4-011-2006, 302702-4-014-2003
Current Zone	RW
Requested Zone	RR
Site Size	418.9 acres
Property Use	Vacant, forest land
District	North Kitsap
Comp Plan DEIS	<u>Alternative 3</u> of 2024 Comp Plan DEIS





Current Zoning (RW)



Proposed Zoning (RR)

Site Specific Information

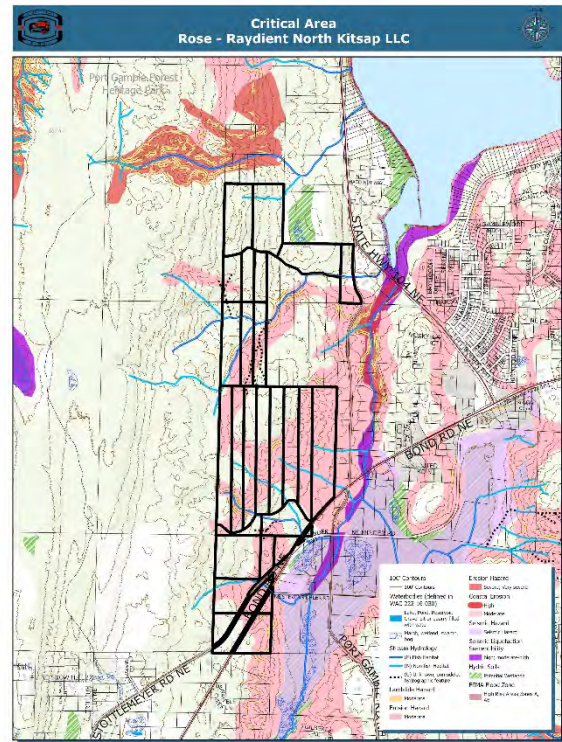
Site Description

The site is 418.9 acres generally abutting the northern edge of Bond Road (SR 307), west of Port Gamble Road and south of the intersection of Port Gamble Road and SR 104. The site has historically been for timber production and has been harvested in phases, leaving a mix of forested and recently logged areas. Mapped critical areas include moderate erosion hazard and Category II Critical Aquifer Recharge Area. Streams are also mapped; however, critical area studies were submitted, and a reconnaissance summary therein states that none of the mapped streams meet the definition of a stream.

Current Surrounding Zoning and Land Uses

The site is directly adjacent to the Port Gamble Heritage Park to the west. Single family residences are located to the north and in some areas in the east. The site is bordered by Bond Road to the south.

At a larger scale, the site is at the south end of the Port Gamble Peninsula.



	Current Zoning	Current Land Uses
North	RW	Undeveloped land, single-family residential, private forest land
South	RP RR	Single-family residential
West	Park	Port Gamble Forest Heritage Park
East	RW RP	Single-family residential

Evaluation Detail

This request was previously included as part of “Alternative 3” in the 2024 Comprehensive Plan Update but was deferred along with 16 other rural to rural land use reclassification requests. The County is to consider the cumulative impact of proposals under review as well as review the proposal against the criteria in KCC 21.08.070.

The initial docket states that requests “must further the Goals of the Growth Management Act RCW 36.70A, as well as the 2024 Comprehensive Plan Update.” Relevant to this review are the [Comprehensive Plan policies, Countywide Planning Policies, Multi-County Planning Policies, and GMA Goals](#) as listed in the General Background in the section above.

The analysis below is a review of the proposal’s consistency with general review criteria as noted in KCC 21.08.070.A. This review is connected with the [Initial Review Section](#) earlier in this report for a broader discussion of all requests and the general review criteria.

General Criteria (KCC 21.08.070.A)

A. General. For each proposed reclassification request to the Comprehensive Plan the review authority, the planning commission in reaching its recommendation, and the board of commissioners in making its decision, shall develop findings and conclusions, which demonstrate:

1. How circumstances related to the proposed reclassification request and/or the area in which the property affected by the proposed reclassification request is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;

Staff Comment: Since the adoption of the 2016 Comprehensive Plan, the Port Gamble Redevelopment Plan to the north, a portion of which encompasses the Port Gamble Rural Historic Town, has been approved. The redevelopment plan could include upwards of 265 residential units (actual number TBD).

The phased acquisition from the applicant’s predecessor Pope Resources of the 3,500-acre Port Gamble Heritage Park is also a recent change in circumstances. Sales from the applicant to the County of property that is now the Port Gamble Forest Heritage Park also occurred in approximately 2022. In all, 4,600 acres, formerly owned by Pope Resources is now owned by Kitsap County (and the Great Peninsula Conservancy), much of which is directly adjacent to the project area. The applicant has stated that changes in adjacent use (Park land) make timber harvesting less compatible.

The property had historically been used for forestry and timber production and the application states that forestry has become less viable at this location as well as in the general North Kitsap area. Changing forest practices, negative sentiment from the community about timber harvesting, and the transformation of North Kitsap from resource-driven to a bedroom community are cited as reasons for this change.

The changing forest practices noted above are attributed by the applicant to a 2018 ban on aerial herbicide spraying. Photos were provided showing invasive scotch broom in a large area, which the applicant argues crowds out replanted trees.

Due to the above circumstances, the applicant argues that the property no longer fits the purpose of the Rural Wooded zoning (copied below) and argues that Rural Residential is a more appropriate designation. It should be noted that the RW zoning also provides for low density residential use as well as retaining rural character and conserving natural resources.

“This zone is intended to encourage the preservation of forest uses and agricultural activities, retain an area’s rural character and conserve the natural resources while providing for some rural residential use. This zone is further intended to discourage activities and facilities that can be considered detrimental to the maintenance of timber production. Residents of rural wooded (RW) residential tracts shall recognize that they can be subject to normal and accepted farming and forestry practices on adjacent parcels”

2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual reclassification request to, the Comprehensive Plan or development regulations; and

Staff Comment: The assumptions upon which the Comprehensive Plan is based are still generally valid. As mentioned above, updated growth targets and capacity analysis were conducted as part of the 2024 Comprehensive Plan update. The conclusion was that the County’s existing rural capacity is sufficient to accommodate projected rural growth within the 2044 planning horizon. Additionally, according to the 2021 Buildable Lands Report, the County is currently not achieving its targeted goal of no more than 24% of growth going to rural areas. Per Countywide Planning Policies, this is an interim target, as once this goal is reached it will automatically reduce to no more than 17% of growth going to the rural areas. As the assumption is still valid, the County should not promote additional growth to its rural areas. This rezone would provide up to 60 additional residential units, which alone represents approximately 44% of the cumulative rural density increase from all requests.

In 2025 the applicant altered the original request, to remove a 5-acre portion of RCO zoning, so that the request is now fully for Rural Residential zoning.

During the Comprehensive Plan update, site specific information was not considered. In 2025, the applicant provided additional environmental information including:

- 1. Preliminary Existing Conditions Characterization and Hydrogeological/Geologic Hazard Analysis for Due Diligence – Prepared by Associated Earth Sciences, December 7, 2023*
- 2. Wet Weather Geologic Field Report, Prepared by Associated Earth Sciences, February 29, 2024*
- 3. Critical Areas Reconnaissance, Prepared by Ecological Land Services, INC, Dated November 11, 2023*
- 4. Critical Areas Reconnaissance and Wet Weather Review, Prepared by Ecological Land Services, INC, Dated April 2, 2024*
- 5. Critical Areas Report, Prepared by Ecological Land Services, INC, Dated November 2024*
- 6. Cultural Resources Assessment, prepared by Westland Engineering and Environmental Services, Dated November 10, 2023*
- 7. North Kitsap United Compliance with the Kitsap County Land Use Regulations and Washington State Growth Management Act, prepared by the Raydient Team, Dated October 20, 2023.*

Although new information has been reviewed, the underlying assumptions of the Comprehensive Plan related to growth in the rural area are still valid.

3. How the requested re-designation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.

Staff Comment: Consistent with the Comprehensive Plan the County must aim to not promote additional growth to its rural areas. The proposed amendment is inconsistent with this goal as it would increase development capacity in the rural area by approximately 60 units. The proposal would also diminish the greater and immediate RW area, further creating pressure for re-designation of Rural Wooded lots with

similar circumstances. If forestry becomes less preferred overtime, the County should consider long-term strategies for RW zones. The purpose of the RW zone is not only to encourage the preservation of forest and agricultural uses, but to retain rural character and conserve natural resources. It also provides for low density residential use. RW zoning is less prevalent in North Kitsap than South Kitsap and the proposed amendment area represents a significant portion of the remaining Rural Wooded land in North Kitsap County.

The proposal leaves an area of RW zoning in the central part of the proposal, near to Port Gamble Road, that might be pressured to also convert to RR zoning, as well as the remaining RW zoning to the north.

Initial Review Recommendation

In staff's opinion, based on the information available, the proposal:

- Meets criteria #1 due to the establishment of the Heritage Park to the west.
- Conflicts with criteria # 2 because the growth targets and assumptions of the 2024 Comprehensive Plan are valid and do not support additional growth in the rural area.
- Conflicts with criteria # 3 because the cumulative effect of additional rural capacity is inconsistent with the balance of Goals and Policies in the Comprehensive Plan.

Additional Considerations: The proponent argues that forestry and timber harvest has become less viable on this property as well as the greater area. The surrounding land use has also recently changed with the recent sale of forest land and the establishment of the Heritage Park directly to the west. These factors should be weighed against diminishing the County's RW zoning at this location and in the general area as well as conflicts with County policies and assumptions regarding rural growth.

EDWARDS (APP-ID: 74)

Land Use Reclassification Proposal

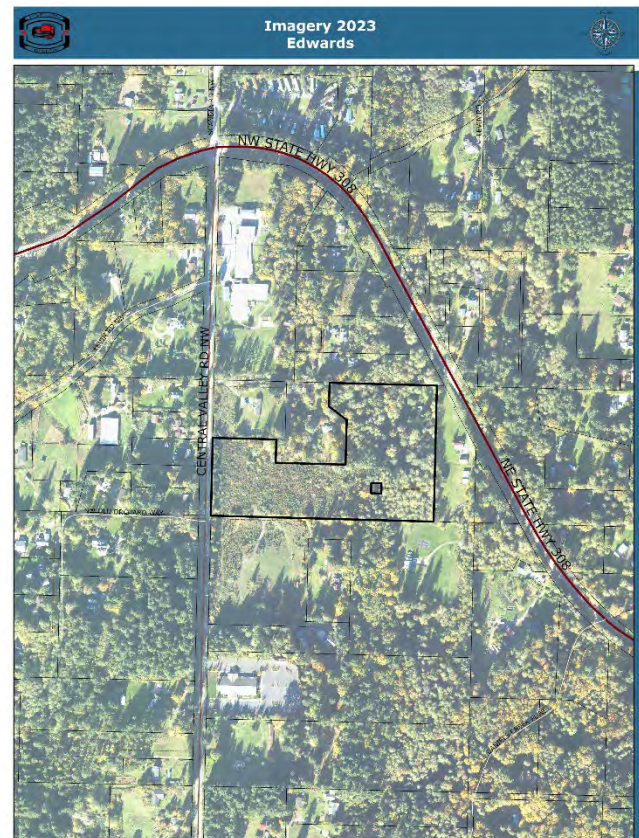
Proposal

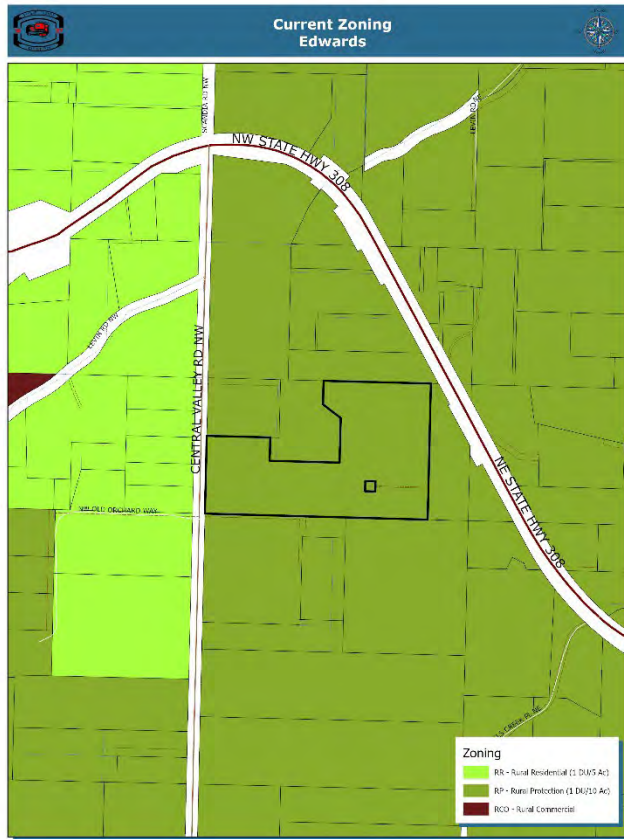
The applicant seeks a reclassification to the Comprehensive Plan Land Use and Zoning Maps for the subject properties to rezone from Rural Protection (RP) to Rural Residential (RR).

The current zoning allows for up to 1 dwelling unit. A rezone to RR would potentially allow up to 2 dwelling units.

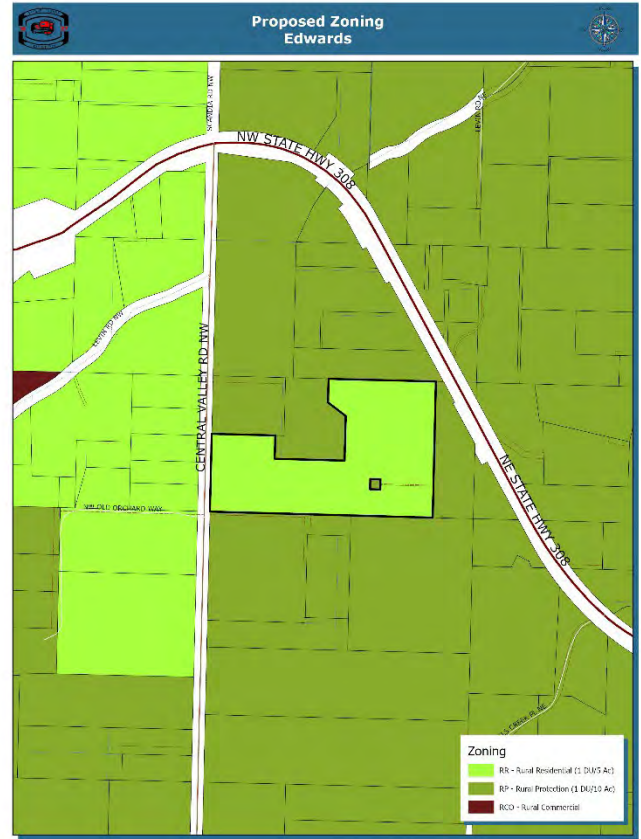
Reclassification Information

Owner	Gloria Edwards
Applicant	Gloria Edwards
Parcel(s)	342601-1-002-2001
Current Zone	RP
Requested Zone	RR
Site Size	11.66 acres
Property Use	Single-family residence
District	North Kitsap
Comp Plan DEIS	<u>Alternative 3</u> of 2024 Comp Plan DEIS





Current Zoning (RP)



Proposed Zoning (RR)

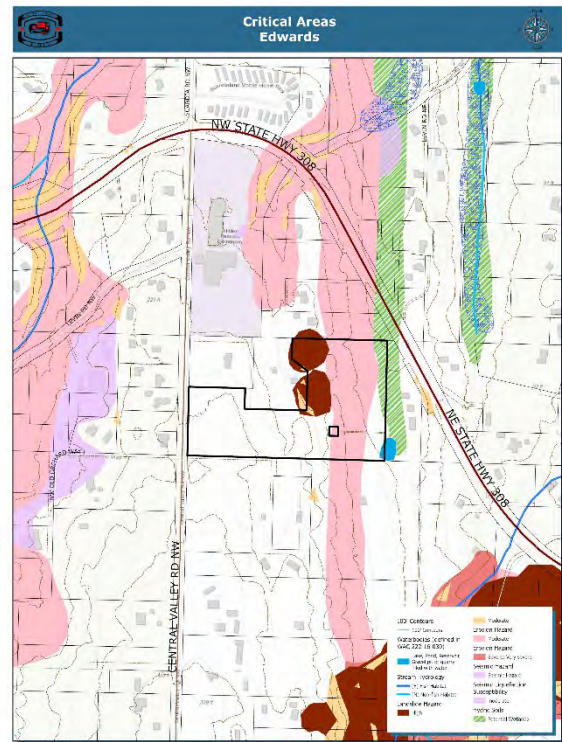
Site Specific Information

Site Description

The site is 11.66 acres in size and is accessed by Central Valley Rd NW to the west. Moderate erosion hazard area is mapped in the east.

Current Surrounding Zoning and Land Uses

The site is surrounded by single family residences in all directions. Hilder Elementary is nearby to the north. In the larger area, the parcel is approximately 1.5 miles from Keyport to the East and 3 miles from Silverdale UGA to the south.



	Current Zoning	Current Land Uses
North	RP	Single-family residence
South	RP	Single-family residence
West	RR	Single-family residence
East	RP	Single-family residence

Evaluation Detail

This request was previously included as part of “Alternative 3” in the 2024 Comprehensive Plan Update. This request was deferred along with 16 other rural-to-rural land use reclassification requests. The County considers the cumulative impact of proposals under review. This proposal is also reviewed against the criteria in KCC 21.08.070.

The initial docket states that requests “must further the Goals of the Growth Management Act RCW 36.70A, as well as the 2024 Comprehensive Plan Update.” Relevant to this review are the [Comprehensive Plan policies, Countywide Planning Policies, Multi-County Planning Policies, and GMA Goals](#) as in the listed General Background in the section above.

The analysis below is a review of the proposal’s consistency with general review criteria as noted at KCC 21.08.070.A. This review is connected with the [Initial Review Section](#) earlier in this report for a broader discussion of all requests and the general review criteria.

General Criteria (KCC 21.08.070.A)

- A. General.** For each proposed reclassification request to the Comprehensive Plan the review authority, the planning commission in reaching its recommendation, and the board of commissioners in making its decision, shall develop findings and conclusions, which demonstrate:

1. How circumstances related to the proposed reclassification request and/or the area in which the property affected by the proposed reclassification request is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;

Staff Comment: Circumstances related to the proposed reclassification request or area in which the property is located have not substantially changed since the adoption of the 2016 or 2024 Comprehensive Plan or its associated development regulations.

2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual reclassification request to, the Comprehensive Plan or development regulations; and

Staff Comment: The assumptions upon which the Comprehensive Plan is based are still generally valid. Updated growth targets and capacity analysis were conducted as part of the 2024 Comprehensive Plan update, and the County’s existing rural capacity is sufficient to accommodate project rural growth within the 2044 planning horizon. Further, according to the 2021 Buildable Lands Report, the County is currently not achieving its targeted goal of no more than 24% of growth going to rural areas. Per Countywide Planning Policies, this is an interim target as once this goal is reached it will automatically reduce to no more than 17% of growth going to rural areas. As the assumption is still valid, the County should not promote additional growth to its rural areas. This rezone would provide 1 additional residential unit, but its location could lead to additional development pressure on other RW parcels to rezone to higher densities.

3. How the requested re-designation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.

Staff Comment: Consistent with the Comprehensive Plan, the County must aim to not promote additional growth to its rural areas. The proposed amendment is inconsistent with this goal as it would increase development capacity in the rural area. Central Valley Road creates a regular boundary between RP zoning to the east and RR zoning to the west that would be affected by this change, further creating pressure for re-designation of adjacent lots to RR.

Initial Review Recommendation

In staff's opinion, based on the information available, the proposal:

- Does not meet criteria #1.
- Conflicts with criteria #2 because the growth targets and assumptions of the 2024 Comprehensive Plan are valid and do not support additional growth in the rural area.
- Conflicts with criteria #3 because the cumulative effect of additional rural capacity is inconsistent with the balance of Goals and Policies in the Comprehensive Plan.

RURAL COMMERCIAL AND RURAL INDUSTRIAL REQUESTS

SKROBUT-MCCORMICK LANDS CO (APP-ID: 07)

Land Use Reclassification Proposal

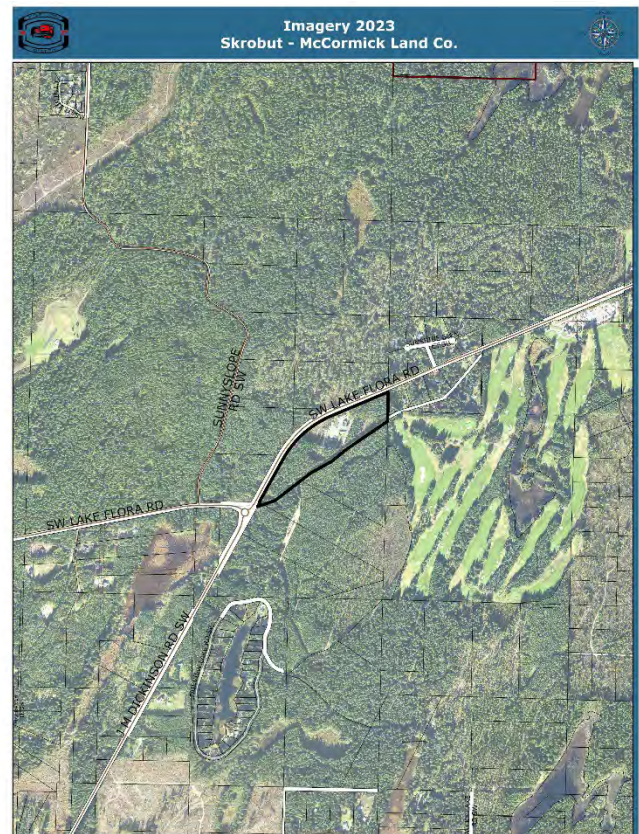
Proposal

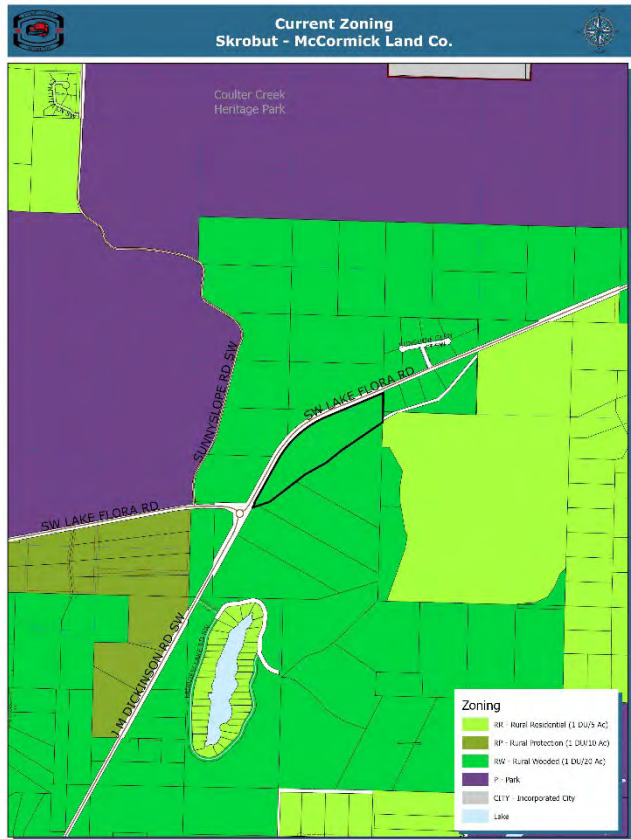
The applicant seeks a reclassification to the Comprehensive Plan Land Use and Zoning Maps for the subject properties to rezone from Rural Wooded (RW) to Rural Industrial (RI).

The current zoning allows for up to 1 dwelling unit. A rezone to RI would allow for a variety of small-scale industrial uses that are intended by the zone to serve the immediate rural population.

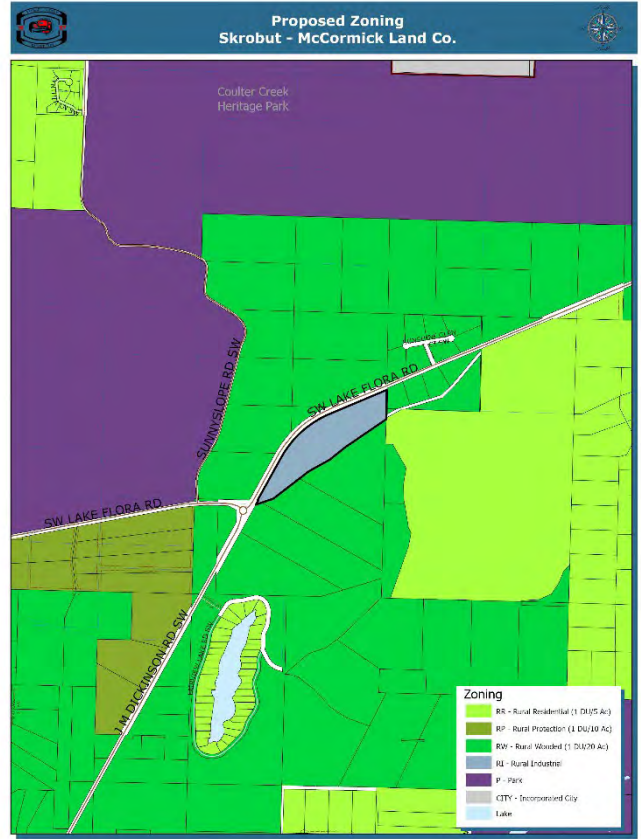
Reclassification Information

Owner	Doug Skrobut
Applicant	Doug Skrobut
Parcel(s)	192301-4-022-2003
Current Zone	RW
Requested Zone	RI
Site Size	20.95 acres
Property Use	SFR, commercial, industrial
District	South Kitsap
Comp Plan DEIS	<u>Alternative 2 and 3</u> of 2024 Comp Plan DEIS





Current Zoning (RW)



Proposed Zoning (RI)

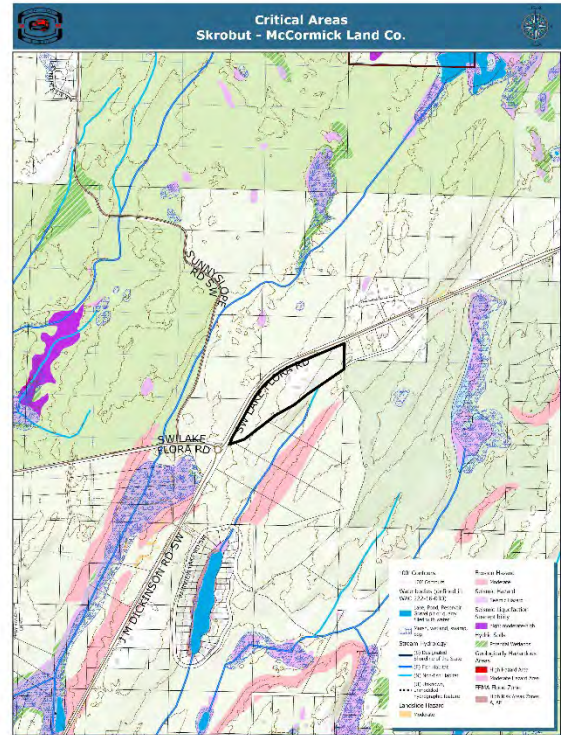
Site Specific Information

Site Description

The site is a 20.95-acre parcel that is currently developed with a mobile home, carports and garages, two office buildings, a storage building and a shop building. The remainder of the property is forested. Access to the property is from SW Lake Flora Rd. on the north property boundary. The applicant indicates that no critical areas are on the site, although critical areas maps show a Type N stream to the south that may have buffers on the subject property or extend into the property.

Current Surrounding Zoning and Land Uses

Properties to the north are in current forestry use. The Coulter Creek Heritage Park is nearby on the north side of Lake Flora Road. The Trophy Lake Golf Course is to the east. Several single-family homes are also located to the east. The site is bordered by SW Lake Flora Road to the north. The site is approximately .8 miles south of the City of Port Orchard.



	Current Zoning	Current Land Uses
North	RW Park	A number of large RW-zoned parcels to the north, on the north side of Lake Flora Road, are in current timber production. Beyond these parcels, the Coulter Creek Heritage Park is to the north and west.
South	RW	Several parcels approximately 20 acres in size are developed with single-family residences on the south side of Lake Flora Road.
West	RW Park	On the west side of Lake Flora Road, RW-zoned parcels vary in size and are developed with single-family residences. Coulter Creek Heritage Park also extends into this area.
East	RW RR	Several RW-zoned properties between 2 and 7 acres are east of the site and south of Lake Flora Road. Trophy Lake Golf Course to the east is zoned RR.

Evaluation Detail

This request was previously included as part of both “Alternative 2” and “Alternative 3” in the 2024 Comprehensive Plan Update but was deferred along with 16 other rural to rural land use reclassification requests. The County is to consider the cumulative impact of proposals under review and review the request against the criteria in KCC 21.08.070.

The initial docket states that requests “must further the Goals of the Growth Management Act RCW 36.70A, as well as the 2024 Comprehensive Plan Update.” Relevant to this review are the [Comprehensive Plan policies, Countywide Planning Policies, Multi-County Planning Policies, and GMA Goals](#) as listed in the General Background in the section above.

The analysis below is a review of the proposal’s consistency with general review criteria as noted at KCC 21.08.070.A. This review is connected with the [Initial Review Section](#) earlier in this report for a broader discussion of all requests and the general review criteria.

General Criteria (KCC 21.08.070.A)

- A. General.** For each proposed reclassification request to the Comprehensive Plan the review authority, the planning commission in reaching its recommendation, and the board of commissioners in making its decision, shall develop findings and conclusions, which demonstrate:

- 1. How circumstances related to the proposed reclassification request and/or the area in which the property affected by the proposed reclassification request is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;**

Staff Comment: There has not been a change in circumstances since the adoption of the 2024 Comprehensive Plan. However, because this proposal was initially submitted in 2022, staff also considered whether circumstances had changed since the adoption of the 2016 Comprehensive Plan. This proposal was considered under both Alternative 2 and Alternative 3 for the 2024 Comprehensive Plan; Alternative 2 was most closely aligned with the BOCC’s Preferred Alternative. Alternative 2 indicated that if rural rezones were approved, they should be those that promote limited rural employment opportunities. The proposal to reclassify the subject property from RW to RI may promote additional rural employment opportunities, as the property could then be developed with rural industrial uses.

- 2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual reclassification request to, the Comprehensive Plan or development regulations; and**

Staff Comment: Exhibit 2.5.3-4 (Employment Capacity of Alternatives) in the 2024 Final EIS shows that the anticipated employment growth rate in the rural areas will result in 2,150 additional jobs by 2044. This number is consistent with the employment land capacity of the Preferred Alternative, and the 2044 employment target for the County’s rural areas established in the PSRC’s Vision 2050.

The Preferred Alternative included UGA expansions adjacent to Olympic View Industrial Park and in West Bremerton to acknowledge potential countywide needs for additional industrial land. The available information does not indicate that additional industrial land is needed beyond that approved in the 2024 Comprehensive Plan. Therefore, if the subject property is reclassified from RW to RI, the increase of industrial land and employment potential in the rural area may be inconsistent with the directives of Vision 2050 and the CPPs to direct growth primarily into urban areas and to preserve natural resource uses and forest cover in the rural areas.

- 3. How the requested re-designation is in the public interest and the proposal is consistent with the**

Kitsap County Comprehensive Plan.

Staff Comment: Because the proposed reclassification would increase industrial land in the rural area beyond that necessary to meet the Comprehensive Plan's employment growth target and would direct additional development into the rural area with resulting loss of natural resource use and forest cover, the proposal may not be consistent with the Comprehensive Plan and the KCPPs. Since most of the surrounding properties are RW, a reclassification of the subject property may result in land uses that are more intense and have greater impacts on adjacent land uses and could encourage other nearby properties to request conversion from forest and natural resource uses.

The applicant has not provided information on why the reclassification to RI has been requested. The property currently is developed with a mobile home, office buildings, garages, and other storage-type outbuildings, with the rest of the property remaining wooded. If the applicant wants the land use designation to reflect existing development, the Rural Commercial (RCO) designation may be more appropriate than RI. Additional information may be needed to determine if the proposed redesignation to RI is appropriate.

Initial Review Recommendation

Based on the general criteria above and the information available for review, staff recommend this application for further consideration in 2025. Additional analysis of rural employment and rural industrial/rural commercial zoning countywide is warranted.

MORAN (APP-ID: 57)

Land Use Reclassification Proposal

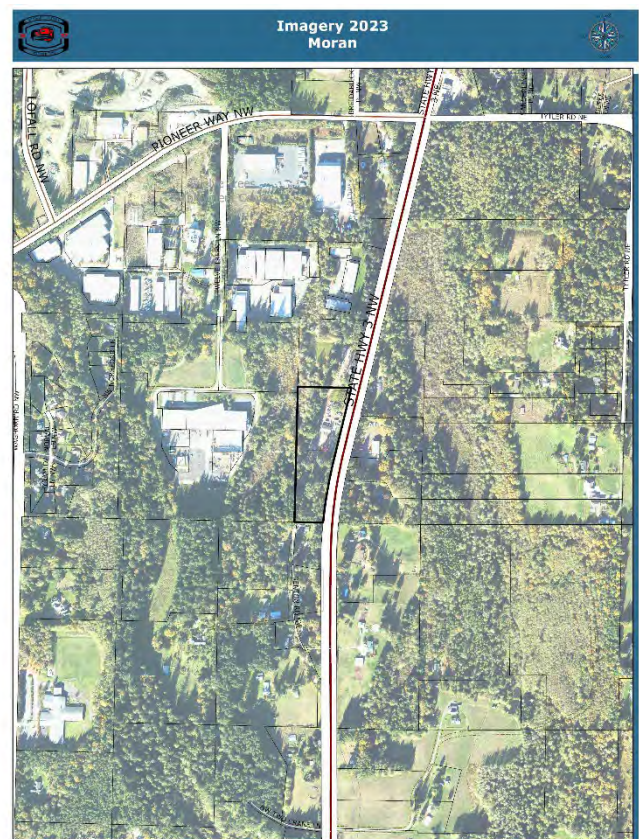
Proposal

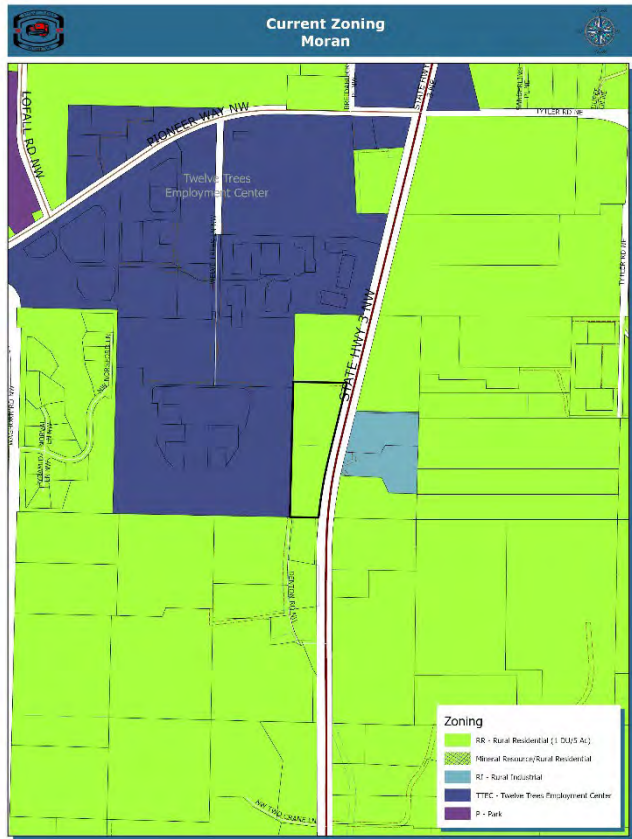
The applicant seeks a reclassification to the Comprehensive Plan Land Use and Zoning Maps for the subject properties to rezone from Rural Residential (RR) to Rural Industrial (RI).

The current zoning allows for up to 1 dwelling unit. A rezone to RI would allow for a variety of small-scale industrial uses that are intended by the zone to serve the immediate rural population.

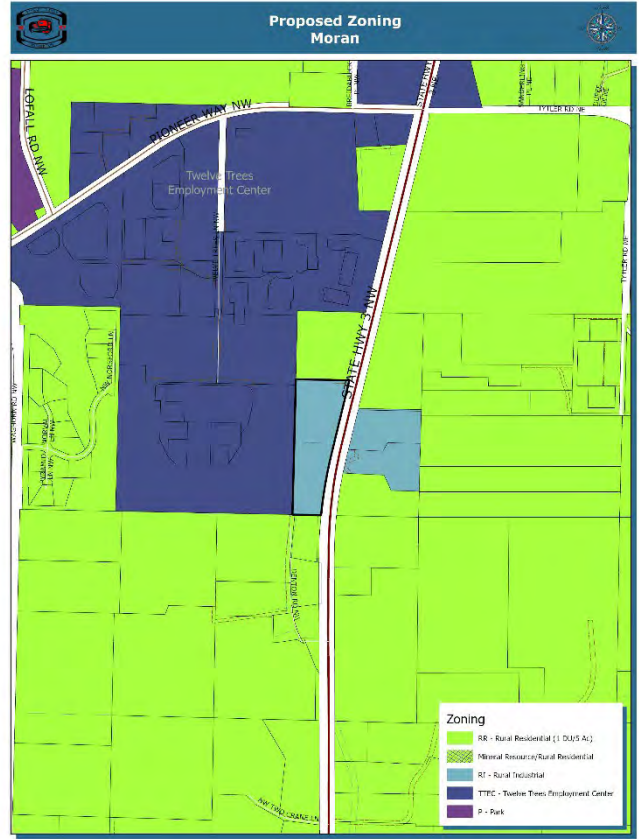
Reclassification Information

Owner	Humberto Moran & Adriana Tovar Larios
Applicant	Kathy Cloninger
Parcel(s)	272701-4-086-2002
Current Zone	RR
Requested Zone	RI
Site Size	5.21
Property Use	Garage
District	North Kitsap
Comp Plan DEIS	<u>Alternative 3</u> of 2024 Comp Plan DEIS





Current Zoning (RR)



Proposed Zoning (RI)

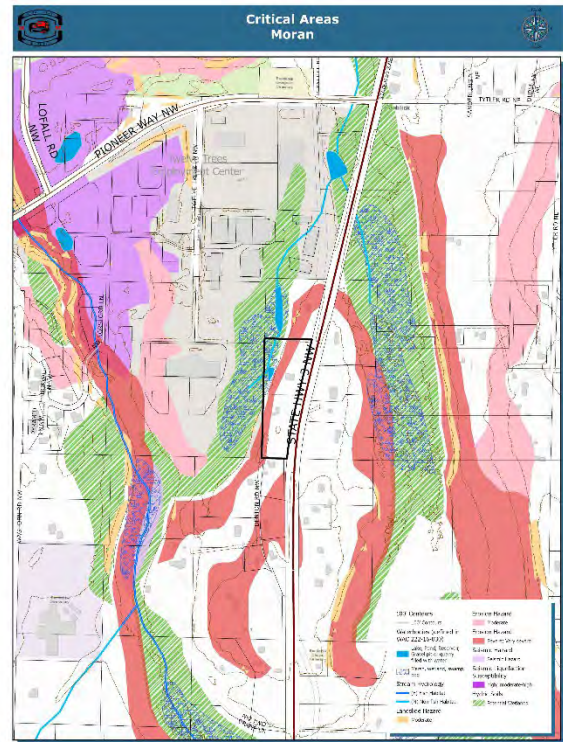
Site Specific Information

Site Description

The site is a 5.21-acre parcel developed with a contractor storage building, an unpaved driveway and parking area. The remainder of the property is forested. Access is from SR-3. A critical areas report provided by the applicant indicates that a Category III wetland is on the west side of the property. A linear area of high erosion hazard extends through the middle of the property. The property is significantly encumbered by critical areas and buffers

Current Surrounding Zoning and Land Uses

The site is adjacent to the Twelve Trees Employment Center to the west and north, on the west side of SR-3. Two parcels zoned Rural Industrial are directly east on the east side of SR-3. Other nearby parcels are zoned Rural Residential and are developed with single family homes. The site is approximately 2 miles north of the City of Poulsbo.



	Current Zoning	Current Land Uses
North	RR TTEC	A 4-acre RR-zoned property to the north is developed with a single-family home. The Twelve Trees Employment Center (TTEC) is a business/light industrial park to the north and south of the subject property.
South	RW	Properties to the south are zoned RR and are of varying size, developed with single-family homes.
West	TTEC	The TTEC is adjacent to the west side of the property.
East	RR RI	To the east, on the east side of SR-3, RR-zoned properties are of varying sizes and are developed with single-family homes. Two parcels zoned RI are developed with a light industrial/commercial warehouse building and associated outbuildings.

Evaluation Detail

This request was previously included as part of “Alternative 2” and “Alternative 3” in the 2024 Comprehensive Plan Update. This request was deferred along with 16 other rural to rural land use reclassification requests. The County considers the cumulative impact of proposals under review. It is also reviewed against the criteria in KCC 21.08.070.

The initial docket states that requests “must further the Goals of the Growth Management Act RCW 36.70A, as well as the 2024 Comprehensive Plan Update.” Relevant to this review are the [Comprehensive Plan policies, Countywide Planning Policies, Multi-County Planning Policies, and GMA Goals](#) as listed in the General Background in the section above.

The analysis below is a review of the proposal’s consistency with general review criteria as noted at KCC 21.08.070.A. This review is connected with the [Initial Review Section](#) earlier in this report for a broader discussion of all requests and the general review criteria.

General Criteria (KCC 21.08.070.A)

- A. General.** For each proposed reclassification request to the Comprehensive Plan the review authority, the planning commission in reaching its recommendation, and the board of commissioners in making its decision, shall develop findings and conclusions, which demonstrate:

- 1. How circumstances related to the proposed reclassification request and/or the area in which the property affected by the proposed reclassification request is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;**

Staff Comment: There has not been a change in circumstances since the adoption of the 2024 Comprehensive Plan. However, because this proposal was initially submitted in 2022, staff also considered whether circumstances had changed since the adoption of the 2016 Comprehensive Plan. This proposal was considered under Alternative 3 for the 2024 Comprehensive Plan; Alternative 2 was most closely aligned with the BOCC’s Preferred Alternative. Alternative 2 indicated that if rural rezones were approved, they should be those that promote limited rural employment opportunities. The proposal to reclassify the subject property from RR to RI may promote additional rural employment opportunities, as the property could then be developed with rural industrial uses.

- 2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual reclassification request to, the Comprehensive Plan or development regulations; and**

Staff Comment: Exhibit 2.5.3-4 (Employment Capacity of Alternatives) in the 2024 Final EIS shows that the anticipated employment growth rate in the rural areas will result in 2,150 additional jobs by 2044. This number is consistent with the employment land capacity of the Preferred Alternative, and the 2044 employment target for the County’s rural areas as established in the PSRC’s Vision 2050.

The Preferred Alternative included UGA expansions adjacent to Olympic View Industrial Park and in West Bremerton to acknowledge potential countywide needs for additional industrial land. The available information does not indicate that additional industrial land is needed beyond that approved in the 2024 Comprehensive Plan. Therefore, if the subject property is reclassified from RR to RI, the increase of industrial land and employment potential in the rural area may be inconsistent with the directives of Vision 2050 and the KCPPs to direct growth primarily into urban areas and to preserve natural resource uses and forest cover in the rural areas.

- 3. How the requested re-designation is in the public interest and the proposal is consistent with the**

Kitsap County Comprehensive Plan.

Staff Comment: Because the proposed reclassification would increase industrial land in the rural area beyond that necessary to meet the Comprehensive Plan's employment growth target and would direct additional development into the rural area with resulting loss of natural resource use and forest cover, the proposal may not be consistent with the Comprehensive Plan and the KCPPs. The subject property is adjacent to the Twelve Trees Employment Center to the west, and an RI property is located across from the subject property on the east side of SR 3. The reclassification would not result in spot zoning and the extension of industrial land between Twelve Trees and the existing RI property may be a logical connection. However, all other nearby properties are RR. A reclassification of the property may result in land uses that are more intense and that have greater impacts on adjacent land uses and could encourage other nearby properties to request conversion from RR (particularly to the north). Additional information may be needed to determine whether the proposed reclassification to RI is appropriate.

Initial Review Recommendation

Based on the general criteria above and the information available for review, staff recommend this application for further consideration in 2025. Additional analysis of rural employment and rural industrial/rural commercial zoning countywide is warranted.

STOKES/CAMPBELL (APP-ID: 66)

Land Use Reclassification Proposal

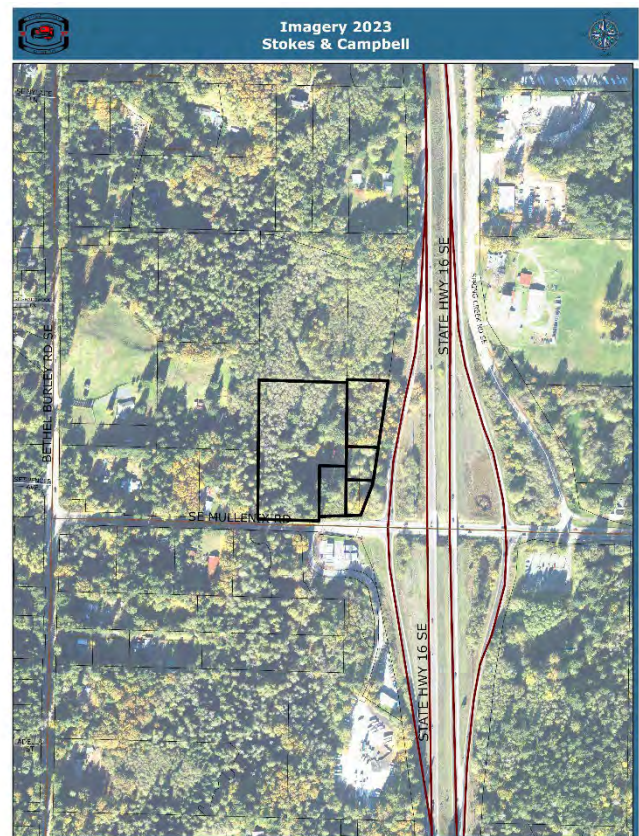
Proposal

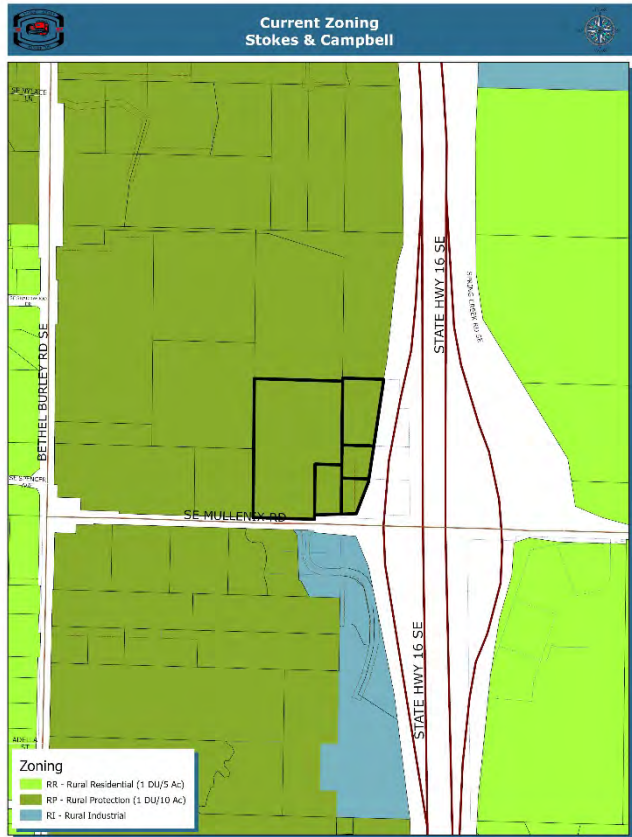
The applicant seeks a reclassification to the Comprehensive Plan Land Use and Zoning Maps for the subject properties to rezone from Rural Protection (RP) to Rural Commercial (RCO).

The current zoning allows for up to 1 dwelling unit. A rezone to RCO would allow for a variety of small-scale retail and service uses that are intended by the zone to serve the immediate rural population.

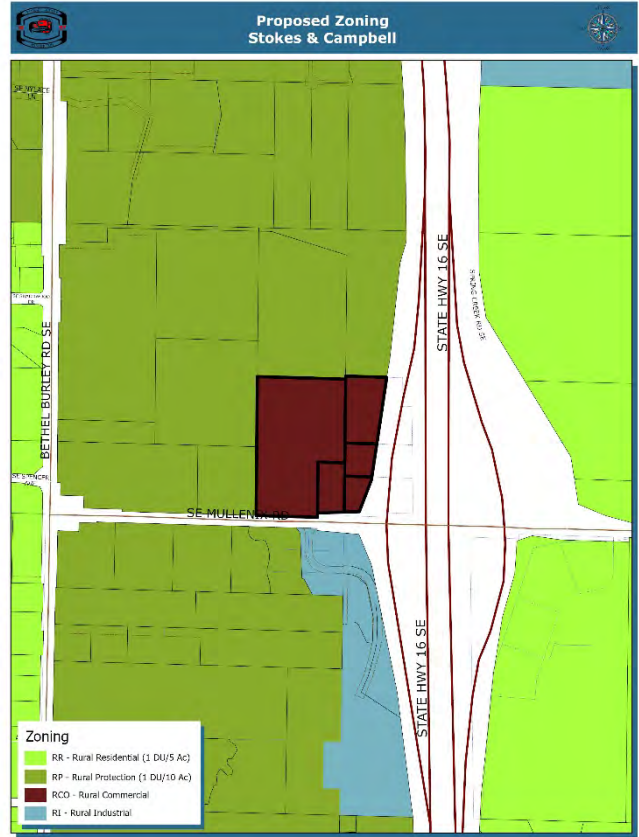
Reclassification Information

Owner	Craig Campbell, Jeff Stokes
Applicant	Bill Palmer (representative)
Parcel(s)	242301-2-005-2001, 242301-2-011-2003, 242301-2-024-2008, 242301-2-025-2007, 242301-2-037-2003
Current Zone	RP
Requested Zone	RCO
Site Size	7.66 acres
Property Use	SFR, vacant
District	South Kitsap
Comp Plan DEIS	<u>Alternative 2 and 3 of 2024</u> Comp Plan DEIS





Current Zoning (RP)



Proposed Zoning (RCO)

Evaluation Detail

This request was previously included as part of “Alternative 2” and “Alternative 3” in the 2024 Comprehensive Plan Update. This request was deferred along with 16 other rural to rural land use reclassification requests. The County considers the cumulative impact of proposals under review. It is also reviewed against the criteria in KCC 21.08.070.

The initial docket states that requests “must further the Goals of the Growth Management Act RCW 36.70A, as well as the 2024 Comprehensive Plan Update.” Relevant to this review are the [Comprehensive Plan policies, Countywide Planning Policies, Multi-County Planning Policies, and GMA Goals](#) as listed in the General Background in the section above.

The analysis below is a review of the proposal’s consistency with general review criteria as noted at KCC 21.08.070.A. This review is connected with the [Initial Review Section](#) earlier in this report for a broader discussion of all requests and the general review criteria.

General Criteria (KCC 21.08.070.A)

- A. General. For each proposed reclassification request to the Comprehensive Plan the review authority, the planning commission in reaching its recommendation, and the board of commissioners in making its decision, shall develop findings and conclusions, which demonstrate:**

- 1. How circumstances related to the proposed reclassification request and/or the area in which the property affected by the proposed reclassification request is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;**

Staff Comment: There has not been a change in circumstances since the adoption of the 2024 Comprehensive Plan. However, because this proposal was initially submitted in 2022, staff also considered whether circumstances had changed since the adoption of the 2016 Comprehensive Plan. This proposal was considered under both Alternative 2 and Alternative 3 for the 2024 Comprehensive Plan; Alternative 2 was most closely aligned with the BOCC’s Preferred Alternative. Alternative 2 indicated that if rural rezones were approved, they should be those that promote limited rural employment opportunities. The proposal to reclassify the subject property from RP to RCO may promote additional rural employment opportunities, as the property could then be developed with rural commercial uses.

Since the adoption of the 2016 Comprehensive Plan, the Mullenix Market and Shell Gas Station has been developed to the South, on the opposite side of SE Mullenix Rd.

- 2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual reclassification request to, the Comprehensive Plan or development regulations; and**

Staff Comment: Exhibit 2.5.3-4 (Employment Capacity of Alternatives) in the 2024 Final EIS shows that the anticipated employment growth rate in the rural areas will result in 2,150 additional jobs by 2044, which is consistent with the employment land capacity of the Preferred Alternative. Under the Preferred Alternative and the adopted Comprehensive Plan, the County has sufficient land to accommodate the 2044 employment target for its rural areas, as established in the PSRC’s Vision 2050. No shortage of commercial land in the rural area has been identified.

If the subject property were reclassified from RP to RCO, the increase of commercial land and employment potential in the rural area may be inconsistent with the directive of Vision 2050 and the KCPPs to direct growth primarily into urban areas.

How the requested re-designation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.

Staff Comment: The properties are encumbered by critical areas and buffers, particularly the largest westernmost property (Assessor's Tax ID No. 242301-2-037-2003). Burley Creek, a Type F stream, runs through this property within a mapped wetland corridor. There are also areas of seismic and geologic hazards on three of the five properties. The purpose of the RP designation is to protect environmental features such as "wildlife corridors, steep slopes, wetlands, streams and adjacent critical areas." Given the significant critical area encumbrances on the site, and the County's policies that direct protection of critical areas, watersheds, and habitat ecosystems, the existing designation of RP appears appropriate.

A reclassification of the property may result in less incompatible adjacent land uses and impacts to critical areas and buffers and may encourage other nearby properties to request conversion from RP or RR. A reclassification to RCO would create an isolated area of commercial zoning, would increase commercial land in the rural area beyond that necessary to meet the Comprehensive Plan's employment growth target, and would direct additional development into the rural area.

The applicant has not provided information on how a commercial development could be accommodated on this heavily encumbered site. The pressure for potential impact to critical areas should be weighed against the likely development and impacts on the site. Consideration should also be given to the site's location at an intersection with SR 16, and to the compatibility with existing nearby development, such as the Mullenix Market and Kitsap Transit's Park & ride. More information is needed to determine whether RCO is an appropriate designation for these properties, particularly if the individual property owners could move forward with separate development plans.

Initial Review Recommendation

Based on the general criteria above and the information available for review, staff recommend this application for further consideration in 2025. Additional analysis of site-specific details as well as rural employment and rural industrial/rural commercial zoning countywide is warranted.

Appendix A – Land Use Designations

Comprehensive Plan Land Use Designations (Rural)

The present Comprehensive Plan Map Designation for rural areas are defined below.

- **Rural Wooded (RW) designation:** This designation is intended to encourage the preservation of forest uses and agricultural activities, retain rural character, and conserve natural resources while providing for some rural residential use. This zone is further intended to discourage activities and facilities that can be considered detrimental to the maintenance of timber production. Residents of rural wooded (RW) residential tracts shall recognize that they can be subject to normal and accepted farming and forestry practices on adjacent parcels. Maximum density is 1 dwelling unit per 20 acres.
- **Rural Residential (RR):** This designation promotes low-density residential development and agricultural activities that are consistent with rural character. It is applied to areas that are relatively unconstrained by environmentally sensitive areas or other significant landscape features. These areas are provided with limited public services. Maximum density is 1 dwelling unit per 5 acres.
- **Rural Protected (RP):** This designation promotes low-density rural development and agricultural activities that are consistent with rural character and protects environmental features such as significant visual, historical, and natural features, wildlife corridors, steep slopes, wetlands, streams, and adjacent critical areas. Maximum density is 1 dwelling unit per 10 acres.
- **Rural Commercial (RCO):** This designation is intended to permit the location of small-scale commercial retail businesses and personal services which serve a limited area of the rural population outside established UGAs. Appropriate uses are small-scale retail, sales, and services located along county roads on small parcels that serve the nearby rural residential population. This designation may be located at crossroads of county roads, state routes, and major arterials.
- **Rural Industrial (RI):** This designation provides for small-scale light industrial, light manufacturing, recycling, mineral processing, and resource-based goods production uses that are compatible with rural character and do not require an urban level of utilities and services.

The following tables compare the existing and proposed zoning designations and dimensional standards for selected uses.

Exhibit 1. Kitsap County Code: Selected Allowed Uses (KCC 17.410.042)

Selected Uses	Rural Residential (RR)	Rural Protection (RP)	Rural Wooded (RW)	Rural Commercial (RCO)	Rural Industrial (RI)
Residential Uses					
• Single Family Attached	C	C	-	-	-
• Single Family Detached	P	P	P	-	-
• Manufactured Home Park	C	C	C	-	-
• Mobile homes	P	P	P	-	-
Commercial/Business Uses					
• Day-care center	C	C	-	ACUP	
• Bed and Breakfast (over 5 rooms)	C	C	C	C	-
• General Retail Merchandise (5k-9k sq. ft.)	-	-	-	C	-
• Kennels/ Pet Care	C	C	-	C	C
• Event Facility	C	C	-	-	C
• Nursery, retail	C	C	-	ACUP	-
• Recreational facilities, outdoor	ACUP	ACUP	C	ACUP	-
• Recreational facilities, Indoor	C	C	C	ACUP	-
• Storage, Outdoor	-	-	-	C	P
Resource Land Uses					
• Agricultural uses	P	P	P	-	P
• Forestry	P	P	P	P	P

Legend: "C" = Conditional, "P" = Permitted, "-" = Prohibited

Exhibit 2. Selected Development Standards Comparison (KCC 17.420.052)

Density and Dimensions	RR	RP	RW
Minimum lot size (acre)	5	10	20
Lot width (feet)	140	140	140
Lot depth (feet)	140	140	140
Maximum height (feet)	35	35	35

Appendix B – Approval Criteria

The initial review of all applications must meet the following general criteria from 21.08.070(A)

A. General. For each proposed amendment to the Comprehensive Plan the review authority, the planning commission in reaching its recommendation, and the board of commissioners in making its decision, shall develop findings and conclusions, which demonstrate:

1. How circumstances related to the proposed amendment and/or the area in which the property affected by the proposed amendment is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;
2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual amendment to, the Comprehensive Plan or development regulations; and
3. How the requested redesignation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.

Applications that move forward for final review will be reviewed against all site-specific amendment criteria in KCC 21.08.070(D).

D. Site-Specific Amendments. In addition to the findings and conclusions in subsection (A) of this section, a proposed site-specific map amendment may be recommended for approval by the planning commission and may be approved by the board of commissioners if the following findings are made:

1. All Site-Specific Amendment Requests. Each of the following requirements must be satisfied for a recommendation for approval.
 - a. The proposed amendment meets concurrency requirements for transportation, sewer and water, and will not result in significant adverse impacts on adopted level of service standards for other public facilities and services, such as police, fire and emergency medical services, park services, and general government services;
 - b. The proposed amendment is consistent with the balance of the goals, policies and objectives of the Kitsap County Comprehensive Plan and reflects the local circumstances of the county;
 - c. The subject parcel(s) is suitable for the requested land use designation based upon, but not limited to, access, provision of utilities, consistency with existing and planned uses, environmental constraints and compatibility with the neighborhood;
 - d. The proposed amendment does not materially affect the land uses and growth projections which are the basis for the Comprehensive Plan, and reflects local circumstances in the county;
 - e. The proposed amendment does not materially affect the adequacy or availability of urban facilities and services to the immediate area or the overall area of the urban growth area; and
 - f. 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.
2. All Site-Specific Amendment Requests Regarding Parcels Located Within an Associated Urban Growth Area (Including UGA Expansions of Associated Urban Growth Areas). Each of the following

requirements must be satisfied for a recommendation for approval:

- a. Demonstration from the jurisdiction affiliated with the UGA that the proposal has the capability and capacity to provide urban level services to the area.
- b. Demonstration that the proposal is consistent with the associated urban growth area jurisdiction's comprehensive plan.
- c. Demonstration that the proposal meets the affiliated jurisdiction's transportation standards.

3. Rural Commercial/Industrial and Type III LAMIRD Site-Specific Amendment Requests. Each of the following requirements must be satisfied for a recommendation for approval.

- a. Demonstration of an unmet need for the proposed land use designation in the rural area.
- b. Demonstration that Kitsap County's rural character will be preserved or unaffected by the change of designation.
- c. Demonstration that the proposed designation will principally serve the rural area.
- d. Demonstration that appropriate rural services are available (i.e., water, sewerage, etc.) and that urban services will not be required for the proposed designation.
- e. Demonstration that the proposal is contiguous to existing industrial or commercial zoning. (Exceptions to this policy must demonstrate a unique or exceptional need for the proposed land use designation.)
- f. Demonstration that the property is sized appropriately for the proposed land use designation.
- g. Demonstration that there is a lack of appropriately designated and available sites within the vicinity.

4. Requests Within the Rural Area Not Pertaining to Commercial or Industrial Requests. If applicable, each of the following requirements must be satisfied for a recommendation of approval:

- a. Any proposed amendments to rural and natural resource areas shall not substantially affect the rural/urban population balance;
- b. Any proposed change to land designated as natural resource land shall recognize that natural resource designations are intended to be long-term designations and shall further be dependent on one or more of the following:
 - i. A substantial change in circumstances pertaining to the Comprehensive Plan or public policy;
 - ii. A substantial change in circumstances beyond the control of the landowner pertaining to the subject property;
 - iii. An error in initial designation; and/or
 - iv. New information on natural resource land or critical area status.

Appendix C – Internal Review Matrix – (Residential Applications Only)

Legend:

* **Red** Colored boxes in “Circumstances have changed since 2016 Comp Plan” and “additional rural capacity” columns may conflict with approval criteria in KCC 21.08.070(A)

** Remaining columns provided for potential other considerations. This matrix was prepared as an internal review tool.

APP-ID	Applicant	Request	Circumstances have changed since 2016 Comp Plan	Additional rural capacity	Irregular boundary line / Development pressure on area	Potential conversion of forestry or agricultural use	Potential to impact critical areas
2 & 3	Christiansen	32 acres from RW to RR or RP	No	Yes (1-4 additional units)	No (if RP)	No	No
					Yes (if RR)		
4	Wixson	39 acres from RP to RR	No	Yes (4 additional units)	Yes	No	Yes
6	Skrobut-Hooker	49 acres from RW to RP	No	Yes (3 additional units)	There is no adjacent RP zoning, however the RP zoning is proposed as a “transition” to adjacent RR zoning.	Property is in “forest land” use per assessor but potentially limited (limited by soils)	Minimal
9	Zegstroo	9.4 acres from RP to RR	No	Yes, (1 additional unit)	Yes	Minimal	Minimal
17	Axe	20.5 acres from RW to RP or RR	Yes (properties to North were rezoned to RP in 2016)	Yes, (1-3 additional units)	Yes (If RR)	Partial “forest land” use per assessor	No
					Yes/No if RP. Adjacent lots to west already developed and substandard size.		
25	Hubert	40.6 acres from RW to RR	No	Yes, (6 additional units)	No	Yes, although still allowed under RR zoning, potentially impacts tree farm use	No

RECLASSIFICATION REQUEST STAFF REPORT

APP-ID	Applicant	Request	Circumstances have changed since 2016 Comp Plan	Additional rural capacity	Irregular boundary line / Development pressure on area	Potential conversion of forestry or agricultural use	Potential to impact critical areas
45	Rallis	14.8 acres from RP to RR	No	Yes, (2 additional units)	Yes, isolated zone	No	Yes
48	Anest	41.5 acres from RW to RR	No	Yes (6 additional units)	Not an irregular boundary, however, request has potential to further diminish RW zoning in the vicinity.	Property is in “forest land” designation, but long-term forestry potentially limited.	Yes
63	SW Kitsap/North Bay	109 acres from RW to RR	2024 CAO reduced area available for significant forestry, but conditions are still generally the same.	Yes (16 additional units)	Yes. Request has potential to add development pressure to RW zoning to north.	Yes, but forestry potentially limited by critical areas.	Yes
64	SW Kitsap	38.1 acres from RW to RR	2024 CAO reduced area available for significant forestry, but conditions are still generally the same.	Yes (6 additional units)	Not an irregular boundary, however, request is not in a residential area and has potential to add development pressures on surrounding forest lands/ RW zoning.	Yes, but forestry potentially limited by critical areas.	Yes
65	Overton	82.4 acres from RW to RR	2024 CAO reduced area available for significant forestry, but conditions are still generally the same.	Yes, (12 additional units)	Yes. request is not in a residential area, would create an isolated area of RR zoning, and has potential to add development pressures on	Yes, but forestry potentially limited by critical areas	Yes

RECLASSIFICATION REQUEST STAFF REPORT

APP-ID	Applicant	Request	Circumstances have changed since 2016 Comp Plan	Additional rural capacity	Irregular boundary line / Development pressure on area	Potential conversion of forestry or agricultural use	Potential to impact critical areas
					surrounding forest lands/ RW zoning.		
67	Overton	91.7 acres from RW to RR	2024 CAO reduced area available for significant forestry, but conditions are still generally the same.	Yes, (14 additional units)	Although connected to RR zoning, request is not in a residential area and has potential to add development pressures on surrounding forest lands/ RW zoning.	Yes, but forestry potentially limited by critical areas	Yes
72	Raydient	460 acres from RW to RR	Yes (Port Gamble Redevelopment, Sale of land for Heritage Park)	Yes (60 additional units)	Yes. Request has potential to further diminish RW zoning in the vicinity.	Yes, but future forestry use/viability potentially limited.	Critical areas are mapped but critical areas study states no streams present.
74	Edwards	11.6 acres from RP to RR	No	Yes (1 additional unit)	Yes	No	No