

Department of Community Development

Year of the Rural – Planning
Commission Deliberations

Heather Cleveland, Long Range Planner
October 7, 2025



KitsapCounty



Agenda

Project Overview	Growth Management Act (GMA)
	2024 Kitsap County Comprehensive Plan
	Outreach Overview

Deliverables	Rural and Resource Lands Chapter
	Proposed Code Updates
	Reclassification Requests

Public Process	Comments
	Testimony
	Equestrian Facility Code Working Group

Deliberations

Next Steps



Year of the Rural

Project Overview

Growth Management Act (GMA)

Planning Goals

Mandatory Elements – Rural Element

Three Main Types of Lands

- Is there a fourth type of land?

Tiered Planning

- Vision 2050 & Multi County Planning Policies
- Countywide Planning Policies
- Local Comprehensive Plans

Kitsap County's History

Today in Kitsap County



2024 Kitsap County Comprehensive Plan

Introduction

Chapter 1 Land Use

New! Rural and Resource Lands

Chapter 2 Economic Development

Chapter 3 Environment

Chapter 4 Housing

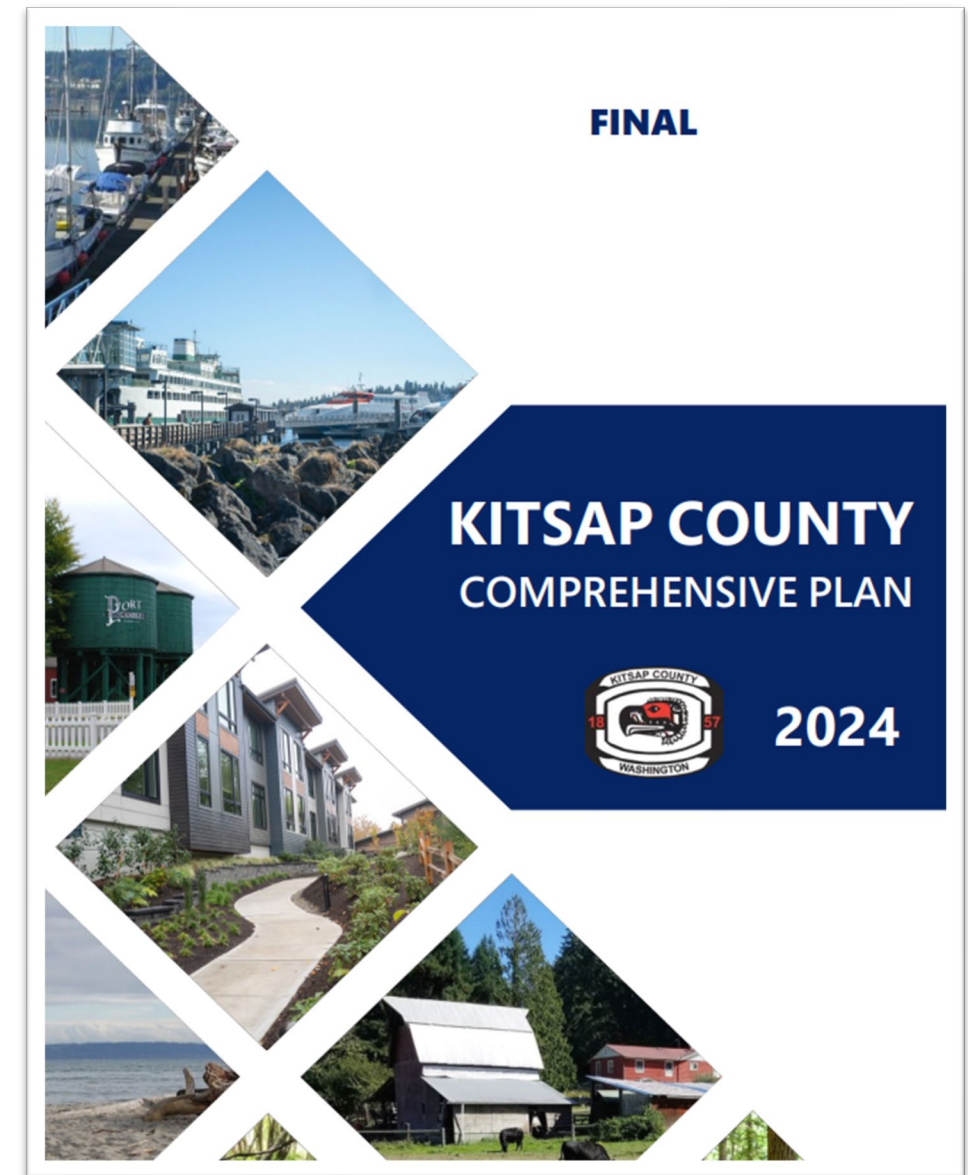
Chapter 5 Transportation

Chapter 6 Parks, Recreation, and Open Space

Chapter 7 Capital Facilities and Utilities

Chapter 8 Climate Change

Subarea and Neighborhood Plans



Outreach Overview

Review and Summarize Rural Comp Plan Public Comments

Surveys

- Survey 1.0 – Feb/March
- Survey 2.0 – June/July

Presentations, Interviews, Meetings

- Agriculture Working Group
- Kitsap County Child Care Task Force
- Kingston Rotary
- Tribal Coordination Meeting(s)
- Kitsap Rural Business Coalition
- Great Peninsula Conservancy
- Gravel Pit Owner; Washington Department of Natural Resources
- Kitsap Environmental Coalition
- Kitsap County – Parks Forester and Emergency Management
- DCD: Current Planning, Building & Fire Safety, Environmental Programs

Workshops

Community Advisory Council Presentations

Open House

Public Comment

Public Testimony



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

Deliverables



Rural and Resource Lands
Chapter



Proposed Code Updates



Reclassification Requests

Rural and Resource Lands Chapter

Vision

Rural Character

Intent

GMA and Regional Coordination

Other Applicable State Laws

Relationships to Other Elements

Background of Chapter

Key Terms

Rural Land Use Zoning Designations

Limited Areas of More Intensive Rural Development (LAMIRDs)

Resource Lands and Working Lands

Goals, Policies, and Strategies



Goals, Policies, and Strategies

Rural Development

Resource Lands and Working Lands

Rural Business

Rural Services and Infrastructure

Rural Environment



Proposed Code Updates

Actively Evaluating

- Childcare
- Horse Boarding
- Agriculture



Child Care Code

Allow family day care and child care centers in most zones without a conditional use permit.

Provide reasonable approval and operating standards to ensure compatibility with surrounding neighborhoods.

Simplify the permit review process to encourage establishment of child care and family day care services.

Equestrian Facilities Code

Equestrian facilities are commercial facilities for equine boarding, breeding, riding lessons, training, and events.

Stabling, riding and pasture for use solely by a property owner's own horses is **not an equestrian facility**.

The equestrian facilities **code is not retroactive** for legally existing facilities, unless otherwise determined by the County Commissioners to protect public health and safety.

Administrative CUP for boarding-only facilities; CUP for facilities providing additional services.

Standards for site design and operation to limit impacts to neighboring properties and protect **public health, safety and welfare**.

Any other commercial uses on the property may require separate review and permitting.

Update! Equestrian Facility Code Q&A

What is the problem we are trying to solve?

- Kitsap County is the only county in the State of Washington that does not have Agriculture Zoning. With that, in 2016, Agriculture Code was adopted. Through multiple updates since 1999, the Equestrian Facility CUP was removed. It was brought to our attention that this was removed, and land use compatibility became a focus area for Year of the Rural.

Outreach

- Outreach to the agriculture community was attempted throughout this process, but there is room for improvement.
- An Equestrian Facility Code Working Group is in the works and will work to provide feedback on an updated version of the Equestrian Facility Code.

Code Origin

- The proposed code was created from the previous Kitsap County Code, conditions on existing CUPs, and language from other counties in Kitsap County.

Grandfathered/Retroactive

- The Equestrian Facility Code is not retroactive on existing legal equestrian facilities, nor does it apply to non-commercial facilities.

Add paddock or upgrade existing facility

- The code will apply if intensity increases, e.g., begin boarding horses (ACUP) or offer classes (CUP) or other commercial uses.

Unintentionally forced out

- We appreciate the equestrian community and what it adds to rural character, and we hope to find compromise with the equestrian community to address land use compatibility issues in the future.

New! Equestrian Facility Code

How will comments and testimony be incorporated into the process?

Comments and testimony will be compiled, reviewed, and analyzed once the comment period with the Planning Commission closes.

Comments and comment summary will be published to the website and shared with the Planning Commission before October 7, 2025, when deliberations with the Planning Commission begins.

An Equestrian Facility Code Working Group has been established with 9 equestrian industry representatives – representing the three districts and one spot for Kitsap Conservation District.

As of September 23, 2025, at 12:00pm, the comment period for the Planning Commission closes September 23.

A deliberations table will be created based on the comments and testimony and updated through discussion during the meeting.

We will work together to draft an Equestrian Facility Code 2.0 that will be shared in advance of the BOCC Hearing on November 10.

New! Equestrian Facility Code

What are we hearing so far (highlights)?

- CUP/ACUP
- Small business threshold
- 200ft setback for paddocks and manure storage

We will work with the Equestrian Facility Code Working group on potential updates.

Agriculture Code

Storage and use of **shipping containers** allowed for agricultural purposes.

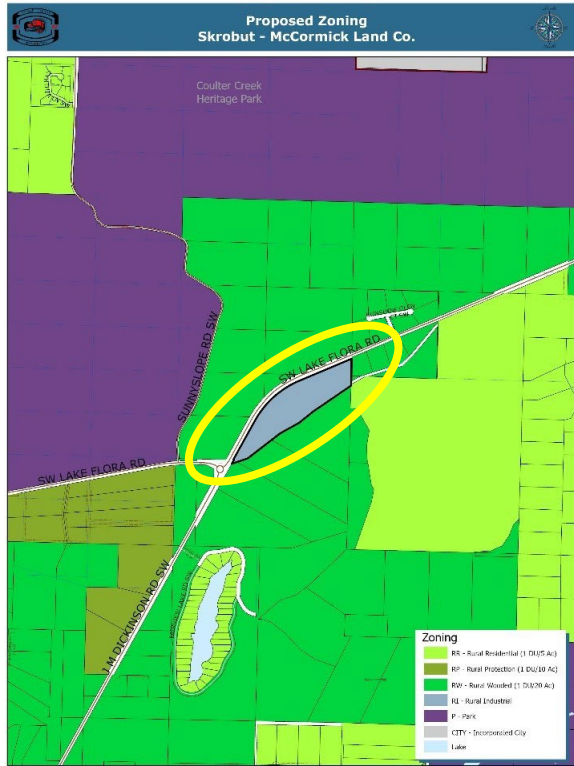
Removal of existing code limiting wineries, breweries and cideries from serving products in greater than **4-ounce containers** without a CUP.

Expansion of maximum allowed size for **agricultural buildings** without obtaining a building permit.

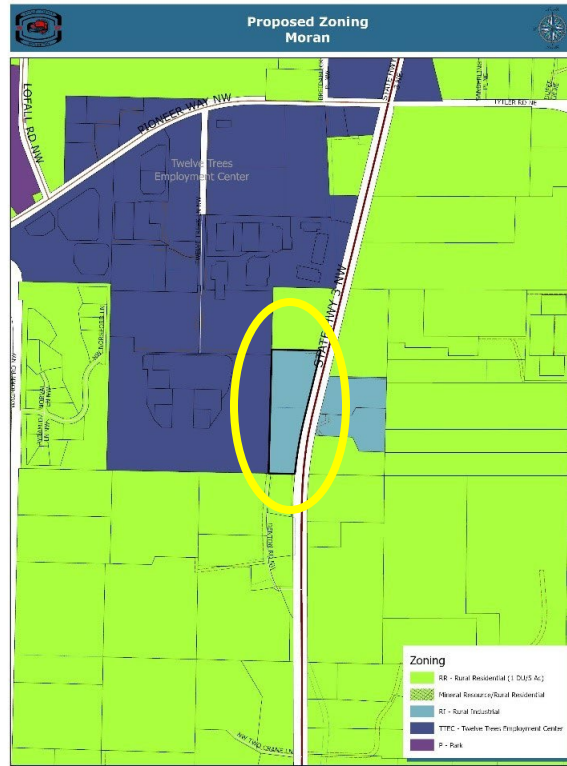
Kitsap County will **notify adjacent property owners** when land is enrolled in the open space agriculture use program, for public information and education.

Reclassification Requests

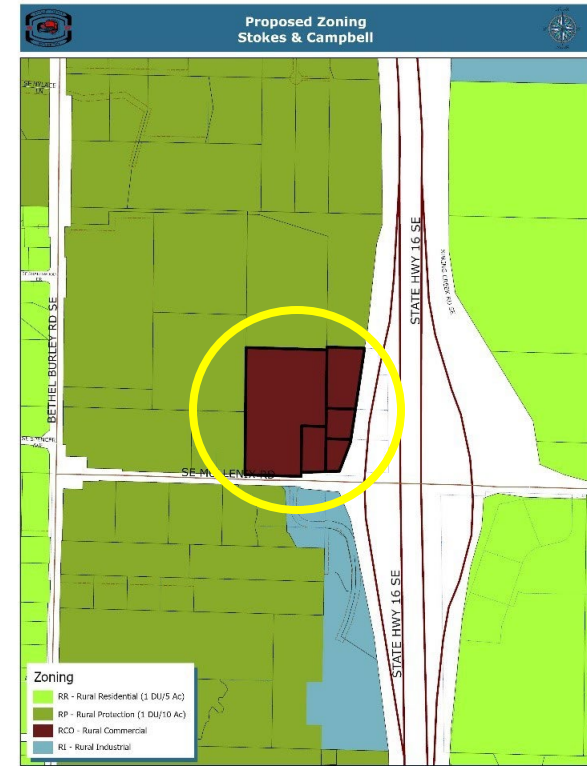
Rural Commercial and Rural Industrial



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



App ID #58: RR to RI
Moran



App ID #66: RP to RCO
Stokes & Campbell

Reclassification Requests

Rural Commercial and Rural Industrial



Reclassification Requests Staff Report

Date: September 2, 2025

To: Kitsap County Planning Commission (Hearing - September 23, 2025)

From: Heather Cleveland, AICP, Long Range Planner, DCD

Keri Sallee, AICP, Long Range Planner, DCD

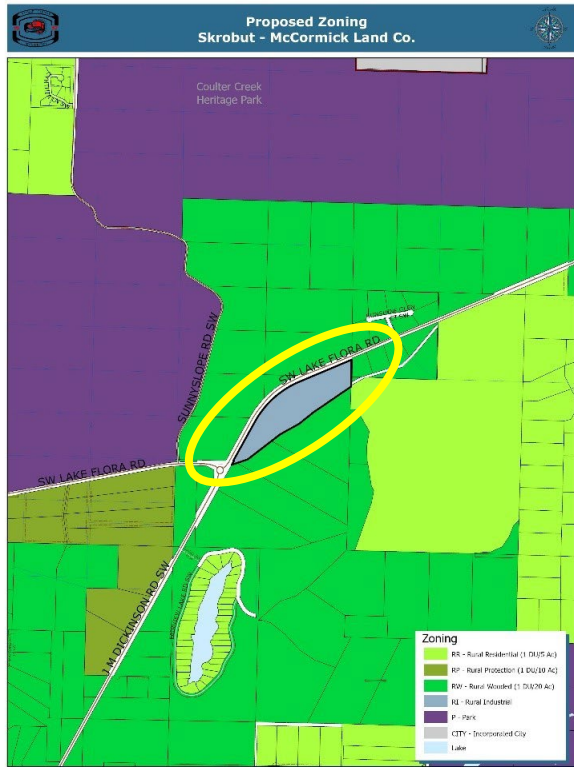
Scott Diener, Planning Manager, DCD

Re: Rural Industrial and Rural Commercial Reclassification Requests

- A. APP-ID: 07 SKROBUT-MCCORMICK LANDS CO
- B. APP-ID: 57 MORAN
- C. APP-ID: 66 STOKES/CAMPBELL

Reclassification Requests

App ID #07: Skrobut-McCormick



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

Findings of Fact

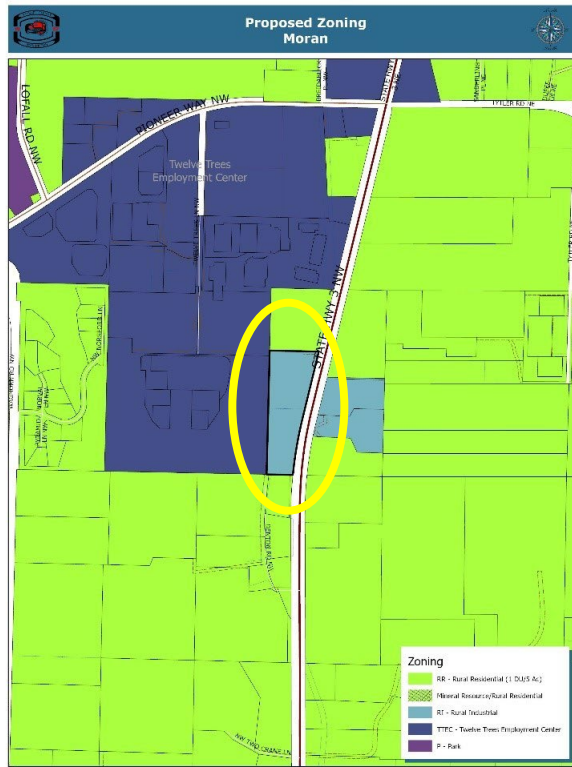
- Application. The applicant, Doug Skrobut, President of McCormick Land Company and owner of the subject property, submitted the application to Kitsap County on June 15, 2022.
- Request. The applicant seeks a Comprehensive Plan Amendment to change the current zoning of one parcel from Rural Wooded (RW) to Rural Industrial (RI) or Rural Commercial (RCO).
- Location. The parcel is located along SW Lake Flora Rd.
- Surroundings use. The parcel is surrounded by parcels in current timber production, several parcels with housing, Coulter Creek Heritage Park, and the Trophy Lake Golf Course.
- Current use. The subject property has pre-GMA industrial/commercial development.
- Adjacent zoning. Adjacent properties are zoned Rural Wooded, Rural Residential, and Park.
- Road type. The property is located on SW Lake Flora Rd – a minor arterial and County Road between two major arterials, SR-16 and SR-3.
- Critical areas. The Building Limitations - Critical Areas Maps show a Type N stream to the south that may have buffers on the subject property or extend into the property.
- Rural services. Proposed development would be required to be consistent with rural levels of service.
- Proposal specific issues. The applicant is open to either RI or RCO redesignation and acknowledged that RCO may be a better fit.

Tentative Recommendation

- Approval

Reclassification Requests

App ID #58: Moran



App ID #58: RR to RI
Moran

Findings of Fact

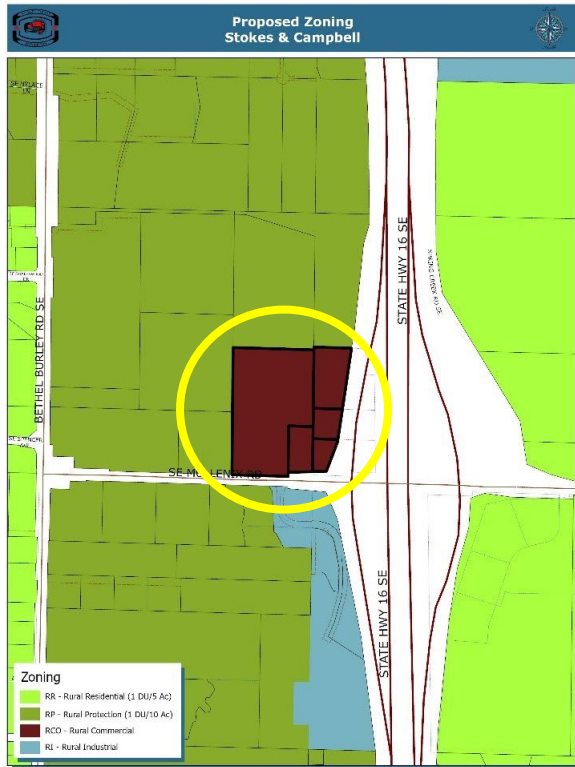
- Application. The applicant, Humberto Moran, owner of the subject property, and representative, Kathy Cloninger, submitted the application to Kitsap County on June 15, 2022.
- Request. The applicant seeks a Comprehensive Plan Amendment to change the current zoning of one parcel from RR to RI.
- Location. The parcel is located along SR-3.
- Surroundings use. The parcel surrounded by parcels in Twelve Trees Employment Center, single family and mobile homes, light industrial/commercial warehouse building and outbuildings, and undeveloped land.
- Current use The subject property has a shed/garage constructed in 1994.
- Adjacent zoning. Adjacent properties are zoned Twelve Trees Employment Center, Rural Residential, and Rural Industrial.
- Road type. The property is located on SR-3, a state highway.
- Critical areas. A wetland delineation report provided by the applicant indicates that a Category III wetland is on the west side of the property. The Building Limitations – Critical Areas Map shows a linear area of high erosion hazard extends through the middle of the property.
- Rural services. Proposed development would be required to be consistent with rural levels of service.
- Proposal specific issues.
 - The applicant also owns the property to the north with an open code violation compliance case, and no permits for development were issued on the subject parcel.
 - If the current application is approved, the property to the north would become a RR zone island.

Tentative Recommendation

- No recommendation

Reclassification Requests

App ID #66: Stokes & Campbell



App ID #66: RP to RCO Stokes & Campbell

Findings of Fact

- Application. The applicants, Jeff Stokes and Craig Campbell, owners of the subject properties, and representative, William Palmer, submitted the application to Kitsap County on June 15, 2022.
- Request. The applicant seeks a Comprehensive Plan Amendment to change the current zoning of five parcels from RP to RCO.
- Location. The parcels are located along SE Mullenix Rd.
- Surroundings use. The parcels are surrounded by SR-16, gas station and convenience store, park and ride lot, and single-family residences.
- Current Use. The subject properties currently have a single-family residence and a mobile home on separate parcels, and the remaining is forested.
- Adjacent zoning. Adjacent properties are zoned Rural Protected, Rural Industrial, and Rural Residential.
- Road Type. The property is located on SE Mullenix Road, a county road, and adjunct to SR-16, a state highway.
- Critical Areas. The Building Limitations – Critical Areas Map shows the southeast and large northeast parcel are heavily encumbered by critical areas. Burley Creek, a Type F Streams runs through these properties within a mapped wetland corridor. Areas of seismic and geologic hazards are on three of the five properties.
- Rural Services. Proposed development would be required to be consistent with rural levels of service.

Tentative Recommendation

- Conditional approval

Year of the Rural

Public Process

Public Process

Comments

- Submitted September 2, 2025 – September 23, 2025
- Comments document – posted September 24, 2025
 - Attachments added September 29, 2025
- Comments analysis – posted October 3, 2025

Testimony

- Submitted to Planning Commission during Hearing September 23, 2025

Equestrian Facility Code Working Group

Initial Meeting

- Thursday, September 18
 - Facilitated a large group meeting
 - Selected representation from equestrian specialties and district

Meetings Moving Forward

- **October 2, 5-7pm – Equestrian Facility Working Group Meeting**
- **October 7 – Planning Commission Deliberations**
- **October 16, 5-7pm - Equestrian Facility Working Group Meeting**
- October 21 – Findings of Fact/Recommendations
- **October 30, 5-7pm - Equestrian Facility Working Group Meeting**
- November 10 – Board of County Commissioners Hearing
- **TBD**
- November 24 – Board of County Commissioners Deliberations
- December 8 – Board of County Commissioners Regular Meeting (potential adoption)

Topics

- Representation
- Transparency
- Code feedback
- Deliberations matrix
- Equestrian Facility Code 2.0

On-going

- Identify information gaps – connect with research support
- Break down activities, intensities, and impacts – connect with research support
- Review existing CUPs – connect with research support
- Review other counties – connect with research support

Year of the Rural

Deliberations

Deliberations – See Deliberations Table

Rural and Resource Lands Chapter

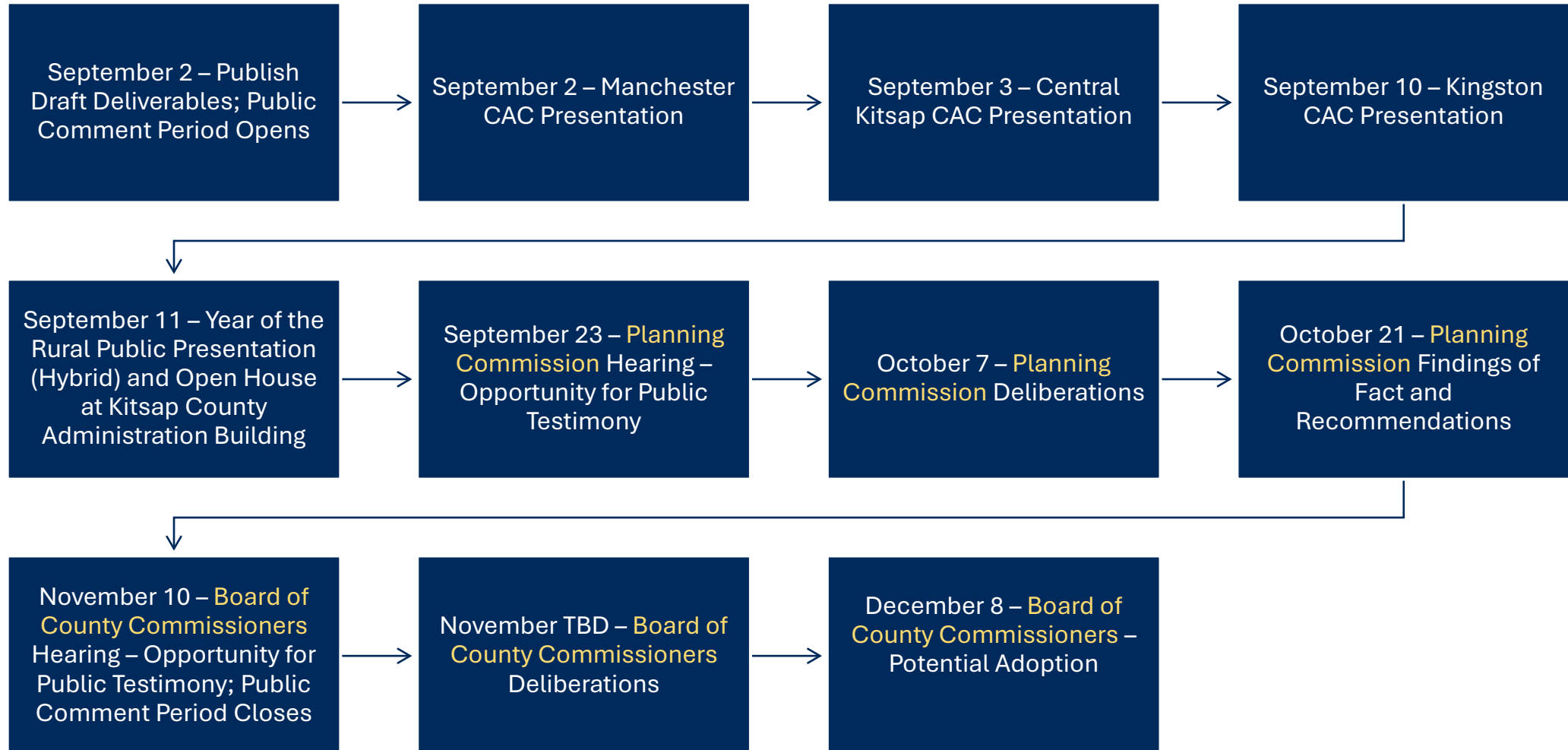
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- Child Care
- Horse Boarding
- Agriculture

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- App ID #58: RR to RI – Moran
- App ID #66: RP to RCO - Stokes & Campbell

What's Next?





Thank you!

Heather Cleveland
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Project Lead

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