

Title 17 Definition Updates - Comments Received 7/6/26 - 7/21/26

#	Date Submitted	Name	Comment
1	7/8/2026 5:23 PM	Tessa Roberts	I don't want zoning to allow any data centers in Kitsap county
2	7/8/2026 5:44 PM	Judi Holley	NO DATA CENTERS
3	7/8/2026 7:51 PM	Ruth Anderson	I oppose any and all data centers to be built or buildings to be repurposed to be used as data centers. We are a struggling county and a struggling state. The cost of running data centers is obscene. Also for a state that is conservation friendly data centers will use too much water and destroy our water ecosystems. They are data centers no matter what name you try to hide them under.
4	7/8/2026 8:21 PM	Michael Nichols	Is there anyway you can help me understand why we're not just defining data centers just like we do with single-family residence under the code definitions?
5	7/8/2026 9:00 PM	Elizabeth Anderson	We do not want more data centers the economic impact is far too great with energy usage being passed onto customers and the water use alone. People don't want more AI they want affordable utilities. We do not want more demand being put on the grid. Do not allow this.
6	7/8/2026 9:19 PM	Ashley Yorba	We absolutely do not want data centers anywhere close to our homes. We don't want dirty water, if we get any water at all after they use it all up! We don't want the sounds that pollute from data centers. We don't want them taking our land/trees. We don't want the health problems that may occur after they are here. Data centers are just bad news, please don't allow for them to put any here.
7	7/9/2026 7:40 AM	Audrey Ainsworth	Data centers do not bring in jobs and they do not bring in housing. They bring skilled labor from out of state temporarily and then they deplete the limited resources available in our area. They displace family and wildlife and put a strain on the entire economy and ecosystem. Washington residents are already hurting from utility costs going up every month and data centers would put the added cost on residents without any benefit. We are still fixing ecological damages from poor decisions of state and local officials in the name of progress. Stop adding problems to our way of life.
8	7/9/2026 11:38 AM	LESLIE YUENGER	Clarification of "research laboratory (ies)", "warehouse and distribution" center(s) is very important. However, as I was reading through the draft I noticed an opportunity for misinterpretation. [a W/D center occupied 25% of the total square footage and 75% became an AI center? Or 49% vs 51%? How do we prevent misinterpretation of the defined use? Do we need to include verbiage regarding % of use?
9	7/9/2026 9:45 PM	Kari Purdy	Huge data centers should not be allowed in Kitsap County, the drain on resources. Water and electric are detrimental to residents. The data is mostly used for advertising, monitoring and swaying individuals.
10	7/10/2026 9:14 AM	John Brock	Under no circumstances should data centers be authorized under 17.11.658. Data centers in and of themselves do not perform research although they might be employed by others that are performing research activities. The definition should emphasize research as the singularly defined purpose of the facility. Similarly, data centers do not fit easily in 17.11.743 unless data and requests for data are considered commercial "goods" flowing through the facility. The issue becomes one of the definition of "goods". That needs to be clarified.
11	7/10/2026 9:38 AM	Joanne Corey	Warehousing and distribution clarified to protect rural residential single lane roads in single family rural residential pockets from commercial high impact agriculture sales involving semi trailers, traffic from customers and an overall decline of Rural lifestyle, needs closest and consistent code with teeth!

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			Commissioner Root, Commissioner Walters, and Commissioner Rolfes, Please find attached a letter from the Libertarian Party of Kitsap County regarding the proposed amendments to Kitsap County Code Title 17 addressing the definitions of Research Laboratory and Warehousing and Distribution. We appreciate the County's openness in identifying the motivation for these proposed amendments and recognize the legitimate planning challenges presented by emerging technologies such as large-scale data centers. Our comments are offered in the spirit of constructive dialogue and are intended to encourage a regulatory approach that is transparent, objective, and consistent with the principles of good governance. In our letter, we respectfully recommend that the County consider: •Developing a dedicated land-use definition for data centers rather than addressing them indirectly through revisions to unrelated definitions •Focusing future regulations on measurable impacts, such as infrastructure, water use, noise, and utility capacity, through objective performance standards •Continuing to engage the public as state and regional best practices evolve. Our goal is not to oppose thoughtful planning or appropriate regulation. Rather, we believe that clear, predictable, and transparent rules best serve property owners, neighboring residents, businesses, and the County alike. Thank you for your time, your thoughtful consideration of this important issue, and your continued service to the residents of Kitsap County. We appreciate the opportunity to participate in this public process and would welcome any opportunity to discuss these recommendations further. Respectfully, Chair
12	7/10/2026 12:00 AM	Libertarian Party of Kitsap	See Attachment A
13	7/10/2026 2:41 PM	Philip Mueller	I'm not clear as to what exactly this "clarifications" end result is, but if it is to "prevent" a data center from coming to kitsap county. I'm all for it. Man kind can not survive without water! We can however survive without "data". These centers consume water but the 10s of thousands of gallons a day. Our water resources are already dangerously low and get lower every year, we cant let a data center waist any more.
14	7/11/2026 11:12 AM	William Rappaport	I am against AI data centers existing in Kitsap County or anywhere else, for that matter. They are bad for the environment which we simply can't afford, and what's more, they endanger personal privacy. Please do what is necessary to prevent AI data centers from coming to Kitsap County.
15	7/11/2026 12:12 PM	David Dimond	Zoning and permitting for data centers must include a detailed assessment of regional infrastructure and natural resources. Data center impacts on existing electrical power supply and distribution, demands on water resources and noise pollution must be thoroughly investigated and fully mitigated to ensure no impacts or increased costs on the public.
16	7/11/2026 2:50 PM	Chris Neal	"Yes, please change the definitions of "research laboratories" and "warehousing and distribution" as proposed in the draft Ordinance (as yet unnumbered) Amending Kitsap County Code Title 17 ZONING."
17	7/11/2026 4:19 PM	Irene Lau	Please change the definitions of research laboratories and warehousing and distribution as proposed in the draft ordinance amending Kitsap County code title 17 zoning. Data Centers take up too much water and electricity. We don't even know if we have enough water for those of us who live in the county.
18	7/11/2026 6:39 PM	Arleta Notdgren	Please NO data center in this county.
19	7/11/2026 7:59 PM		No

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20	7/12/2026 8:15 AM	Joanne Corey	Data centers: the impact is negative to surrounding neighbors, animals and depletion of our aquifers . Nashville Zoo is in a fight to stop a data center next to a zoo. Reason in humming/sounds/impact to the environment and animals health and breeding . It has shown to be detrimental to animal/human health. What makes kitsap great is our wildlife/non commercial high impact areas/protection of our salmon habitats. This is a slippery slope there may be a need but the consequences are far larger than its purpose. I strongly oppose Data Centers impact on water, our health, and our environment. I know I'm using my phone to write this, but a better solution with low impact needs to be found.
21	7/12/2026 8:23 AM	Andrew Couture	Please no Datacenters in the County. I fully support closing loopholes on warehouses/research laboratories.
22	7/12/2026 8:57 AM	Lisa	We do not want data centers here in Kitsap or western Washington. Thank you!
23	7/12/2026 6:55 PM	Mike Nelson	I strongly support this proposal. I think we should seek to limit data centers in Kitsap County and Washington State. In the midst of an affordability crisis, we should not allow the big tech companies to cause a massive spike in utilities rates for residential customers as a result of the incredible amount of energy and water it takes to run these facilities.
24	7/13/2026 9:47 AM	Deborah Vedin	Absolutely opposed to any data centers in Kitsap County. We are already putting too much demand on our fragile Aquafirs.
25	7/16/2026 2:17 PM	Richard Ruth	Yes, change the definitions of “research laboratories “ and “technology warehouses” to clearly and explicitly state “high-resource demand data centers.”
26	7/20/2026 9:12 AM		Please update the language and clarify the coding in Title 17 to keep data centers out of Kitsap county.
27	7/21/2026 12:18 PM	Wendy Wheat-McCoy	NO DATA CENTERS IN KITSAP COUNTY!!! We do not need them to steal our water or electricity! No amount of MONEY will replace what it will take from us. DO THE RIGHT THING FOR THE CITIZENS AND KEEP THEM OUT!!!

Attachment A

Libertarian Party of Kitsap County
Kitsap County, Washington

Re: Proposed Title 17 Definition Amendments Regarding Research Laboratories and Warehousing

Commissioner Root, Commissioner Walters, and Commissioner Rolfes,

On behalf of the Libertarian Party of Kitsap County, thank you for the opportunity to comment on the proposed amendments to Kitsap County Code Title 17 concerning the definitions of "Research Laboratory" and "Warehousing and Distribution."

We appreciate the transparency demonstrated throughout this process. Unlike many land use proposals, the County has consistently explained that these amendments are being considered in response to recent data center permitting activity in neighboring jurisdictions and uncertainty regarding how those facilities fit within existing zoning definitions. The staff reports, Planning Commission materials, executive summary, and project webpage all acknowledge that these amendments are intended to address an emerging technology and land use issue.

We also recognize that modern data centers present legitimate planning challenges. Large computing facilities may require significant electrical infrastructure, emergency backup power, water resources, transportation improvements, and utility coordination. These are appropriate subjects for local government to consider.

Our concern is not **whether** Kitsap County should regulate those impacts.
Our concern is **how**.

The County Has Identified the Right Problem but Chosen the Wrong Regulatory Tool

The proposed ordinance does not establish standards for electrical demand, water consumption, emergency generators, transmission infrastructure, noise, lighting, or other impacts identified throughout the County's own supporting documents.

Instead, it narrows the definitions of "Research Laboratory" and "Warehousing and Distribution."

That approach may prevent certain projects from qualifying under existing classifications, but it does not directly regulate the impacts the County has identified as its principal concern.

If data centers are the policy issue, and the County has appropriately acknowledged that they are, we respectfully suggest they should be addressed openly as their own land use rather than indirectly through revisions to unrelated definitions.

Good Government Requires Clear and Predictable Rules

One of the oldest principles of American government is that laws should be understandable before they are enforced.

James Madison warned that laws lose much of their value if citizens cannot reasonably understand them. Economist and legal philosopher Friedrich Hayek later argued that the defining feature of the rule of law is not simply that government follows laws, but that citizens can reasonably foresee how those laws will be applied before government exercises its authority.

Those principles apply directly to land use regulation.

Property owners should understand what may be built before purchasing land.
Neighbors should understand what standards apply before permits are issued.

County staff should have objective criteria that minimize discretionary interpretation.

The proposed amendments introduce concepts such as a facility's "primary function," the "regular presence" of researchers, and "substantial inventory." These terms may be reasonable, but they are also inherently subjective and could produce different interpretations among planners, hearing examiners, and applicants.

Predictability is best achieved through objective standards rather than discretionary classifications.

Regulate Measurable Impacts, Not Labels

Imagine three facilities occupying neighboring industrial parcels.

One is a biotechnology laboratory.
One is an artificial intelligence computing facility.
One is a warehouse.

Suppose all three generate comparable traffic, electrical demand, generator noise, and utility infrastructure requirements.

Should they be regulated differently because of how they are classified?
Or should they be regulated according to the impacts they actually create?

We believe the latter approach better serves both property owners and neighboring residents.

Objective performance standards governing measurable impacts, such as noise, setbacks, emergency power systems, utility capacity, water use, and environmental mitigation, provide greater certainty than attempting to determine whether a facility's "primary function" is research or equipment operation.

The County's Own Record Suggests a Better Path Forward

The Department of Community Development acknowledges throughout its supporting materials that Washington State agencies, the Governor's Data Center Workgroup, the Department of Ecology, the Department of Commerce, and national organizations are actively developing best practices for regulating data centers.

We commend the County for monitoring those efforts.
That raises an important question.

Would Kitsap County be better served by waiting for those recommendations and then developing a comprehensive data center ordinance rather than making permanent changes to existing land use definitions today?

Communities throughout the country, including Prince William County, Virginia, have increasingly recognized data centers as a distinct land use deserving dedicated zoning standards. Likewise, the Urban Land Institute has recommended performance-based regulations tailored to the unique operational characteristics of modern computing facilities.

Kitsap County has an opportunity to benefit from those developing best practices rather than relying on legacy land use classifications that were never written with today's technologies in mind.

Our Recommendations

The Libertarian Party of Kitsap County respectfully encourages the Board to consider the following:

1. **Delay adoption of permanent definitional amendments** until the State's ongoing work regarding data center best practices is substantially complete.
2. **Develop a dedicated definition for "Data Center"** if the County determines such facilities warrant distinct treatment under the zoning code.
3. **Adopt objective performance standards** addressing measurable impacts such as:
 - electrical infrastructure,
 - emergency backup generation,
 - water consumption,
 - noise,
 - lighting,
 - setbacks,
 - landscaping and buffering,
 - environmental mitigation.
4. **Minimize subjective standards** that depend upon administrative interpretation rather than objective measurements.

5. **Continue robust public participation** throughout any future ordinance development so residents, utilities, property owners, businesses, and environmental stakeholders all have meaningful opportunities to contribute.

Closing

This discussion is ultimately larger than data centers.

Tomorrow's land use questions may involve artificial intelligence, biotechnology, advanced manufacturing, or technologies that have yet to emerge.

The principle should remain the same.

Good government does not regulate emerging industries through implication.

It regulates them transparently.

It regulates measurable impacts.

It respects private property.

It minimizes administrative discretion.

And it provides citizens with clear rules before government exercises its authority.

The Libertarian Party of Kitsap County appreciates the thoughtful work already invested in this proposal and respectfully asks the Board to continue that work through a transparent process that directly addresses data centers rather than indirectly redefining existing land use categories.

Thank you for your consideration and for your continued service to the residents of Kitsap County.

Respectfully,

Libertarian Party of Kitsap County