

# Title 17 Definition Edits

Work Study, Public Hearing,  
Deliberations, & Findings of  
Fact

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July 21, 2026



**KitsapCounty**

Department of Community Development

# Schedule

Jul 21, 2026  
PC Work Study,  
Public Hearing,  
Deliberations, &  
FoF

Jul 22, 2026  
DCD Update to  
BoCC

Aug 10, 2026  
BoCC Public  
Hearing

Late  
Summer/Early  
Fall 2026  
Potential  
Adoption



# Background

- Data centers are often large-scale development projects that can have substantial land use, resource, and infrastructure requirements.
- They require significant amounts of electricity and water for operation, which may have implications for local utilities, natural resources, and environmental conditions, including water quality.



# Awaiting Guidance

- **Governor’s Data Center Workgroup (Dec. 2025):** Recommends reporting requirements for new large utility loads and directing Ecology to develop data center siting and operating best practices that address infrastructure, environmental impacts, and Tribal rights in collaboration with agencies, industry, Tribes, local governments, and utilities.
- **Federal Executive Order 14365 (Dec. 2025):** Directs the U.S. Secretary of Commerce to review state AI laws for conflicts with a national, minimally burdensome AI policy framework; the required report has not yet been released.
- **County Associations:** Several groups from the Washington State Association of Counties to the National Association of Counties are collaborating to develop proposed legislation and best-practice guidance for counties.

The County is following the status of these efforts and is monitoring regional trends to understand potential approaches to regulating and managing data centers.



# Purpose

- Nearby jurisdictions have received applications for data centers submitted under use classifications such as research laboratories or warehouses.
  - Pierce County has made a similar use decision for a data center through a similar use warehousing determination.
  - The City of Seattle has seen a recent application (June 2026) in which the proposal is described as a research and development lab with a co-location data center.
- The proposed revisions to these definitions in Title 17 will provide greater clarity regarding the intended scope of those uses in Kitsap County.



# 17.110.658 Research laboratory.

“Research laboratory” means a building or group of buildings used for scientific research, investigation, and testing; or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory. Research laboratories are characterized by the regular presence of researchers, technicians, scientists, engineers, or similar personnel conducting research, investigative, testing, or experimental activities within the laboratory, testing areas, or related workspaces. A research laboratory may include associated offices, equipment, and support spaces directly related to research functions. Facilities whose primary function is equipment operation, utility service provision, storage, warehousing, or other activities not involving ongoing research, investigation, testing, or experimentation by on-site personnel are not research laboratories.



# 17.110.743 Warehousing and distribution.

“Warehousing and distribution” means a use involving a facility where physical goods are received and/or stored for delivery to other firms or the final customer., physical merchandise, physical materials, or physical equipment are stored for subsequent distribution, sale, transfer, or use elsewhere. The primary purpose of the facility shall be the storage and movement of such physical inventory. A use that does not maintain a substantial inventory of tangible goods as its principal activity shall not be considered a warehouse.



# Thank You

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