

**FINDINGS OF FACT, CONCLUSIONS AND RECOMMENDATIONS
OF THE KITSAP COUNTY PLANNING COMMISSION,
TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT,
REGARDING THE PROPOSED AMENDMENTS TO
KITSAP COUNTY COMPREHENSIVE PLAN RURAL AND RESOURCE LANDS CHAPTER, KITSAP
COUNTY CODE TITLE 17 “ZONING” (CHILD CARE AND AGRICULTURE), AND
RECLASSIFICATION REQUESTS**

General Background. The Kitsap County Planning Commission makes general findings as follows:

1. The Washington State Growth Management Act (GMA) requires Kitsap County to periodically review and revise its comprehensive plan and development regulations. In accordance with RCW 36.70A.130, Kitsap County completed and adopted the update December 2, 2024.
2. The GMA, RCW 36.70A.130, mandates that Kitsap County’s Comprehensive Plan (Plan) and corresponding development regulations, including the Zoning Code and Map, be subject to continuing review and evaluation.
3. GMA Goal 8 – Natural Resource Industries (RCW 36.70A.020(8)) and GMA Goal 9 – Open space and recreation (RCW 36.70A.020(9)) directly address rural and resource-based industries.
4. Kitsap County’s last Year of the Rural effort was completed in 2012 and included a separate Rural and Resource Lands Chapter in the 2012 Comprehensive Plan.
5. Reclassification requests were accepted in 2022 as part of the 2024 Comprehensive Plan Update. Seventeen rural-to-rural requests were deferred to 2025, fourteen were removed from the docket June 23, 2025, and three were assessed using Kitsap County Code 21.08.070 procedures.
6. Kitsap County Code 21.08.100 establishes procedures for Planning Commission review of the County’s comprehensive plans, development regulations, and amendments thereto.

Procedural history. The Kitsap County Planning Commission makes general procedural findings as follows:

7. **General Public Participation and Outreach.** Consistent with the Growth Management Act, the County held numerous opportunities for public participation throughout the process. The County kept a record of these public engagement opportunities along with their dates. Outreach can be generally summarized as follows:
 - a. **Workshops and Open House.** County staff hosted an Agriculture Working Group Meeting on April 4 with the Agriculture Working Group Steering Committee and a cross section of additional members from across the agriculture community. Three additional Agriculture Workshops were held in collaboration with Kitsap Community & Agriculture Alliance on May 10 in

Kingston; May 14 in Port Orchard; and May 24 in Bremerton to discuss goals, policies, and potential agriculture code updates presented by the agriculture community and Kitsap County. A hybrid project presentation and in-person open house was held on September 11 in the Commissioner Chambers at 619 Division Street with a large virtual (35) and in-person (170) attendance. Community members had the opportunity to ask questions and make comments that were answered live or noted.

- b. **Working Groups.** An Agriculture Working Group Steering Committee was created with representatives from the following organizations and networks: WSU Kitsap Extension, Kitsap Conservation District, Kitsap Community & Agriculture Alliance, Mason-Kitsap Farm Bureau, and Kitsap Farmland Preservation Coalition. The Steering Committee met monthly from January – April and met in September to coordinate feedback.
- c. **Community Consultations and Stakeholder Engagement.** In 2025, County staff convened various meetings or outreach opportunities with stakeholder groups to present and discuss the Year of the Rural project. The groups included but were not limited to Kitsap County Child Care Task Force, Kingston Rotary, Kitsap Alliance of Property Owners, Tribal Coordination Meetings, Great Peninsula Conservancy, a gravel pit owner, Washington DNR, Kitsap Environmental Coalition, Kitsap County Public Health, and reclassification request applicants.
- d. **Events.** County staff attended various non-County events to engage people on the Year of the Rural project and public engagement process including Silverdale Music in the Park and Discover Kingston.
- e. **Community Advisory Council (CAC) meetings.** County staff provided updates and presentations to the Manchester Community Advisory Council (MCAC), Central Kitsap Community Council (CKCC), Suquamish Community Advisory Council (SCAC) and Kingston Community Advisory Council (KCAC).
- f. **Tribal Coordination Meetings.** County staff provided a project presentation early in the process, holding several staff-to-staff meetings mid-year, and additional meetings and presentations in September with Tribal staff from Tribal governments (Suquamish, Port Gamble S’Klallam, Squaxin Island, and Point No Point Treaty Council).
- g. **Internal Review Team.** To ensure internal consistency, the County convened an Internal Review Team comprised of various departments and service providers within the County, including Parks, Public Works, and Emergency Management, and Kitsap County Department of Community Development Divisions: Community Planning, Current Planning, Building and Fire Safety, and Environmental Programs.
- h. **Public Noticing.** Meetings, events, and public comment periods were noticed through the electronic GovDelivery system, posted on the project webpage, and in some cases posted using social media. Proper noticing procedures were followed for all public hearings and release of the draft and final environmental impact statement, such as posting in the Kitsap Sun Newspaper, or sending to the Ecology SEPA register.
- i. **Project webpage.** Kitsap County created a dedicated webpage for the Year of the Rural project, [Year of the Rural](#). The webpage provides an opportunity for the public to stay current with emerging issues and events related to the Plan

- 1 update, as well as provide comments, sign up for notifications, and review all
2 draft documents and maps related to the update.
- 3 j. **Planning Commission Briefings and Work Sessions.** The Planning
4 Commission conducted regular information sharing and work study sessions
5 throughout the Plan update process. All sessions were open to the public.
6 These briefings and work sessions were held during major milestones of the
7 project and generally occurred in relationship to the (1) initial project kick off,
8 scoping, and direction, (2) outreach and timeline, and (3) review of draft
9 documents and recommendations. Kitsap County Planning Commission
- 10 k. **Board of Commissioners Briefings and Work Sessions.** The Board of County
11 Commissioners conducted regular information sharing and work study sessions
12 throughout the Plan update process. All sessions were open to the public.
13 These briefings and work sessions were held during major milestones of the
14 project, and general occurred in relationship to the (1) initial project kick off,
15 scoping, and direction, (2) outreach and timeline, and (3) review of final draft
16 documents and adoption.
- 17
- 18 8. **SEPA Review.** On September 2, the County issued a *Programmatic Determination of*
19 *Non-Significance and Incorporation by Reference*. A Notice of Availability was posted in
20 the Kitsap Sun newspaper, sent to the SEPA Register, and properly noticed to agencies,
21 Tribes and interested parties.
- 22
- 23 9. **Land Use Requests.** Kitsap County accepted requests for land use reclassifications in
24 2022 during the Comprehensive Plan Update. The application was open to anyone who
25 wished to apply, and 86 such requests were received. Seventeen rural-to-rural requests
26 were deferred to the 2025 Year of the Rural project and fourteen of those were removed
27 from the docket on June 23, 2025. Three remained for consideration.
- 28
- 29 10. **Preliminary Alternatives for 2024 Comprehensive Plan Update.** In Spring of 2023, the
30 County developed three preliminary land use alternatives (Alternative 1: No Action,
31 Alternative 2: Focused Growth and Alternative 3: Dispersed Growth). These alternatives
32 reflected different major policy initiatives, development regulations, and map changes.
- 33
- 34 11. **DEIS Issued.** The reclassification requests were included in Alternative 2 or Alternative
35 3 of the Draft Environmental Impact Statement (DEIS) that was issued on December 15,
36 2023 and which studied and compared the three preliminary alternatives. A Notice of
37 Availability was posted in the Kitsap Sun newspaper, sent to the SEPA Register, and
38 properly noticed to agencies, Tribes and interested parties. A public comment period
39 was held on the DEIS between December 15, 2023 and February 26, 2024.
- 40
- 41 12. **FEIS Issued.** On August 30, 2024, the County issued a Final Environmental Impact
42 Statement (FEIS). A Notice of Availability was posted in the Kitsap Sun newspaper, sent
43 to the SEPA Register, and properly noticed to agencies, Tribes and interested parties.
- 44
- 45 13. **Department of Commerce Review.** On October 3, 2025, the County issued a 60-day
46 Notice of Intent to Adopt to the Department of Commerce. A Commerce letter of
47 acknowledgement of receipt was received on October 6, 2025.
- 48

1 **14. Planning Commission Public Comment period.** Following proper noticing, a public
2 comment period was held for the draft the draft Rural and Resource Lands Chapter
3 Update, Kitsap County Code Title 17 “Zoning” (Child Care and Agriculture), and
4 Reclassification Requests between September 2, 2025 through September 23, 2025.
5 Comments received by the September 23, 2025 hearing date were forwarded to the
6 Planning Commission in advance of deliberations.

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8 **15. Planning Commission Public Hearing.** On September 23, 2025, following timely and
9 effective notice, the Planning Commission held a public hearing to consider the draft
10 Rural and Resource Lands Chapter Update, Kitsap County Code Title 17 “Zoning” (Child
11 Care and Agriculture), and Reclassification Requests

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13 **16. Planning Commission Deliberations.** On October 14, 2025 and October 21, 2025, the
14 Planning Commission deliberated on the draft Rural and Resource Lands Chapter
15 Update, Kitsap County Code Title 17 “Zoning” (Child Care and Agriculture), and
16 Reclassification Requests.

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18 Substantive Findings and Conclusions Related to Comprehensive Plan and Capital Facilities
19 Plan. The Kitsap County Planning Commission makes the following substantive Findings and
20 Conclusions in respect to the Comprehensive Plan and Capital Facilities Plan:

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22 17. The proposed Comprehensive Plan and Comprehensive Plan Land Use Map are
23 consistent with the Washington State Growth Management Act (GMA), including
24 the fifteen statewide planning goals contained therein and the State
25 Environmental Policy Act (SEPA).

26
27 18. The Comprehensive Plan update is consistent with PSRC’s Vision 2050 and the
28 Kitsap Countywide Planning Policies.

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30 19. The Comprehensive Plan update reflects local circumstances and bears a
31 substantial relationship to the public’s general health, safety, and welfare.

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33 Substantive Findings and Conclusions Related to the Development Regulations. The Kitsap
34 County Planning Commission makes the following substantive Findings and Conclusions in
35 respect to the Proposed Development Regulations:

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37 20. The proposed revisions to Title 17 KCC “Zoning” (Child Care and Agriculture) are
38 consistent with the proposed Comprehensive Plan.

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40 21. The proposed regulations foster access to child care throughout Kitsap county, rural
41 business, and rural economic viability.

42
43
44 **NOW THEREFORE,** the Kitsap County Planning Commission recommends to the Department of
45 Community Development as follows:
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RECOMMENDATION:

1. Approval of Rural and Resource Lands Chapter Update draft dated September 2, 2025, as amended by the Planning Commission shown in Attachment A.
2. Approval of the Kitsap County Code Title 17 "Zoning" (Child Care and Agriculture) draft dated September 2, 2025, as amended by the Planning Commission shown Attachment A.
3. Approval of Reclassification Requests, as amended by the Planning Commission shown in Attachment A.

Attachments:

1. Attachment A: Planning Commission Deliberations Table and Recommendations Matrix

Approved by the Planning Commission of Kitsap County, Washington, at a regular meeting thereof, held this 21st day of October 2025.

By



Alan Beam, Chair

Kitsap County Year of the Rural Project - Deliberations Matrix

Updated 10/21/2025 - Planning Commission Recommendations

Deliverable	#	Topic	Summary of Issue	Staff Recommendation	Planning Commission Recommendation	Board Direction
Chapter	1	Wildlife Corridors and Habitat Connectivity	Add wildlife corridor and habitat connectivity to the chapter with specificity to identify and map corridors, identify key species of concern, and link corridors to allow movement of species.	Goal: Protect and enhance wildlife corridors and habitat connectivity in Kitsap County to support biodiversity, allow species movement, and maintain healthy ecosystems while balancing rural character and land use needs. Policy: Identify and prioritize wildlife corridors and habitat areas using best available science and regional coordination. Policy: Collaborate with state, tribal, regional, and local partners to support long-term habitat connectivity. Policy: Develop and adopt a Wildlife Corridor Plan that identifies, prioritizes, and protects critical wildlife corridors and habitat connections across Kitsap County. Strategy: Conduct a countywide inventory of wildlife corridors using the Rural Lands Analysis and other mapping tools. Strategy: Identify key species of concern and document their habitat needs.	Recommend as prepared by staff.	
Chapter	2	Forestry - Advisory Council	Include community members and various interest groups.	Agree - included in the draft proposal	No recommendation.	
Chapter	3	Agriculture - Advisory Council	Include community members and various interest groups.	Agree - assessing the draft proposal.	No recommendation.	
Chapter	4	Rural Walkability and Bikeability	Add strategies - connections and safety is important.	Strategies are not feasible at this time. Will need to create future strategies in concert with KC PW.	Strategy: Exploration of strategies that align with Kitsap County Target Zero to prevent injury and other serious traffic conflicts in rural communities with consideration of ADA accessibility.	
Chapter	5	Climate Change Element	Use best available science and avoid clear cutting.	To be better understood (esp in a local context) and discussed with future potential Forestry Advisory Council.	No recommendation.	
Chapter	6	Tribal Lands	Acknowledge Tribal Lands and acreage.	In progress. Using Assessor data to compile Tribal Land data. (+ military installation land)	New section in background of chapter "Tribal Land Treaty Rights" to include acknowledgement of tribal lands as a type of land recognizing and supporting tribal cultures, meaningful tribal consultation in rural and resource lands policy decisions and protection of cultural resources. New section in RURAL LAND USE DESIGNATIONS AND ZONING - assessing and compiling data for tribal lands. New section in RURAL LAND USE DESIGNATIONS AND ZONING - assessing and compiling data for military lands.	
Chapter	7	Cluster Development	Cluster development is an urban development tool.	The intent is not to encourage it but to explore it. Staff agrees with the concern but acknowledges its a tool for rural development described in GMA.	Recommend language as proposed by staff.	
Chapter	8	Water Resources	Add policy under Rural Environment "Identify and protect natural areas contributing to aquifer recharge."	Add policy under "Identify and protect natural areas contributing to aquifer recharge."	Recommend language as proposed by staff.	
Chapter	9	Rural Data Analysis	Assess rural zoning designations from 1998 to current designations.	Will consider in the Rural Lands Analysis.	No recommendation.	
Chapter	10	Equestrian Facility	Equestrian activity part of rural character and economy while recognizing impact on neighbors.	Add under Rural Business: Goal: Develop regulations that support equine activities as part of the rural economy and lifestyle while maintaining rural character and compatibility with neighbors. Policy: Support equestrian businesses as integral components of the rural economy, rural character, and rural lifestyle, providing opportunities for rural entrepreneurship and community engagement. Policy: Ensure equestrian facilities and businesses are designed, sited, and operated to maintain rural character, minimize impacts, and ensure compatibility with neighboring properties.	Strike the second policy. Goal - Develop policy and regulations that support the equestrian facility topic through consultations with the equestrian community.	
Code - Child Care	11	Hours of Outdoor Noise	Suggest revising from "9 am to 7 pm" to "7 am to 7 pm" for outdoor noise because children can't be quiet until 9 am.	Make code consistent with noise code by referencing KCC 10.28 (7am to 10pm). https://www.codepublishing.com/WA/KitsapCounty/#!/html/Kitsap10/Kitsap1028.htm	Approve staff recommendation.	
Code - Child Care	12	Language	Suggest revising "Family Day Care" to "Family Child Care" or "Family Home Early Learning Program" because the industry is trying to move away from "daycare" as it historically connotes a perceived lower level of provider education and quality care.	No change. Will use state classifications.	No recommendation.	

Kitsap County Year of the Rural Project - Deliberations Matrix

Updated 10/21/2025 - Planning Commission Recommendations

Deliverable	#	Topic	Summary of Issue	Staff Recommendation	Planning Commission Recommendation	Board Direction
Code - Agriculture	13	Agriculture Building Exemption	Conflict with ICC Building Code and KCC Title 14	Remove proposed change. Defer to Agriculture Advisory Council.	Remove proposed change.	
Code - Agriculture	14	Notice	Updating existing code as it is not in practice but uncertain if the proposal can move forward.	Remove proposed change. Will consider outreach options as part of the Agricultural Advisory Council.	Follow staff recommendation.	
Code - Agriculture	15	Gardens	Gardens definitions	--	All sections related to garden definitions be tabled until the Agriculture Advisory Council is established.	
Reclass - Skrobut	16	Intensificaiton; Demonstration of Unmet Needs	Further intensification concern; did not demonstrate an unmet need for additonal rural commercial or industrial land.	See Reclass Report recommendation summary. Tentative approval.	Recommend approval.	
Reclass - Moran	17	Code Compliance; Critical Areas	On-going code compliance but property owner is cooperative; critical areas	See Reclass Report recommendation summary. Update to tentative conditional approval to include northern parcel (272701-4-085-2003) .	Recommend - approval on condition that the approval also includes the parcel to the north of the subject parcel.	
Reclass - Stokes & Campbell	18	Critical Areas; Previous Denials; Change in Circumstances	Properties significantly incumbered by criticla areas. Three previous denials. Concern for a lack of change in circumstances.	See Reclass Report recommendation summary. Tentative approval.	Recommend approval.	
SEPA	19	Related to Reclassification Requests	Suquamish Tribe comments imply that site-specific reclassification requests are subject to project level SEPA process.	No change. Reclassification requests were asssested at the programmatic level in the DEIS and FEIS for the 2024 Comp Plan and are incorporated by reference.	No recommendation.	