

Ordinance No. ###-###

RELATING TO GROWTH MANAGEMENT, AMENDING THE COMPREHENSIVE PLAN AND
MAP AND AMENDMENTS TO TITLE 17 (ZONING)

BE IT ORDAINED:

Section 1. General Findings. The Kitsap County Board of Commissioners (Board) makes the following general findings:

- A. **General Regulation Reference.** Kitsap County is subject to the requirements of the Washington State Growth Management Act (GMA), Chapter 36.70A RCW.
- B. **Review Mandate.** 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.
- C. **Timeline.** Kitsap County's last Year of the Rural effort was completed in 2012 and resulted in a separate Rural and Resource Lands Chapter in the 2012 Comprehensive Plan. In the 2016 Comprehensive Plan Update, this chapter was incorporated into the Land Use Chapter and in the 2024 Update, it was proposed to be moved again to its own chapter, but this work was deferred to 2025. As part of the 2024 Update, reclassification requests were accepted in 2022, seventeen of which were rural-to-rural requests; these were deferred to 2025 as well.
- D. **Docket.** The final docket adopted by the Board of County Commissioners on June 23, 2025 by Resolution No. 117-2025 removed the fourteen residential rural-to-rural reclassifications, left the three remaining to be assessed under chapter 21.08 KCC, and allowed for the consideration of other amendments during the Kitsap County's annual Comprehensive Plan amendment process for 2025.
- E. **Intent.** The purpose of this ordinance is to update the 2024 Comprehensive Plan, adopted December 2, 2024, with a new Rural and Resource Land Chapter consistent GMA Goals including the updates to Goal 9 – Open space and recreation (RCW 36.70A.020(9)). The purpose is also to grant or deny rural-to-rural reclassification requests deferred from the 2024 Comprehensive Plan Update and to update code related to rural lands.
- F. **Public Participation.** There has been early and continuous public participation in the review of the proposed amendments, as required by the GMA, and consistent with the State Environmental Policy Act and Kitsap County Code.
- G. **Statutory Compliance.** The Board finds that the amended Comprehensive Plan and associated development regulations adopted in this Ordinance are consistent with the GMA, CPPs, and other applicable requirements. In conducting its review of these amendments, Kitsap County has followed state law.

Section 2. General Procedural Findings. The Kitsap County Board of Commissioners (Board) makes the following procedural findings:

- 1
- 2 A. **Comprehensive Plan Update Components.** The 2025 Comprehensive Plan update includes
- 3 adoption of the revised Comprehensive Plan and Land Use Maps and amendments to Title 17
- 4 (Zoning).
- 5
- 6 B. **Scope and Strategy.** A project charter and community engagement plan were created to guide
- 7 the Year of the Rural project. The project work plan included the deliverables, major
- 8 milestones, establishment of an Agriculture Working Group Steering Committee, and a
- 9 preliminary schedule.
- 10
- 11 C. **General Public Participation and Outreach.** Consistent with the Growth Management Act,
- 12 the County held numerous opportunities for public participation throughout the process. The
- 13 County kept a record of these public engagement opportunities along with their dates.
- 14 Outreach can be generally summarized as follows:
- 15
- 16 a. **Workshops and Open House.** County staff hosted an Agriculture Working Group Meeting
- 17 on April 4 with the Agriculture Working Group Steering Committee and a cross section of
- 18 additional members from across the agriculture community. Three additional Agriculture
- 19 Workshops were held in collaboration with Kitsap Community & Agriculture Alliance on
- 20 May 10 in Kingston; May 14 in Port Orchard; and May 24 in Bremerton to discuss goals,
- 21 policies, and potential agriculture code updates presented by the agriculture community
- 22 and Kitsap County. A hybrid project presentation and in-person open house was held on
- 23 September 11 in the Commissioner Chambers at 619 Division Street with a large virtual
- 24 (35) and in-person (170) attendance. Community members had the opportunity to ask
- 25 questions and make comments that were answered live or noted.
- 26 b. **Working Groups.** An Agriculture Working Group Steering Committee was created with
- 27 representatives from the following organizations and networks: WSU Kitsap Extension,
- 28 Kitsap Conservation District, Kitsap Community & Agriculture Alliance, Mason-Kitsap
- 29 Farm Bureau, and Kitsap Farmland Preservation Coalition. The Steering Committee met
- 30 monthly from January – April and met in September to coordinate feedback.
- 31 c. **Community Consultations and Stakeholder Engagement.** In 2025, County staff
- 32 convened various meetings or outreach opportunities with stakeholder groups to present
- 33 and discuss the Year of the Rural project. The groups included but were not limited to
- 34 Kitsap County Child Care Task Force, Kingston Rotary, Kitsap Alliance of Property Owners,
- 35 Tribal Coordination Meetings, Great Peninsula Conservancy, a gravel pit owner,
- 36 Washington DNR, Kitsap Environmental Coalition, Kitsap County Public Health, and
- 37 reclassification request applicants.
- 38 d. **Events.** County staff attended various non-County events to engage people on the Year of
- 39 the Rural project and public engagement process including Silverdale Music in the Park
- 40 and Discover Kingston.
- 41 e. **Community Advisory Council (CAC) meetings.** County staff provided updates and
- 42 presentations to the Manchester Community Advisory Council (MCAC), Central Kitsap
- 43 Community Council (CKCC), Suquamish Community Advisory Council (SCAC) and
- 44 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 update, as well as provide comments, sign up for notifications, and review all draft documents and maps related to the update.
- j. **Planning Commission Briefings and Work Sessions.** The Planning Commission conducted regular information sharing and work study sessions throughout the Plan update process. All sessions were open to the public. These briefings and work sessions were held during major milestones of the project and generally occurred in relationship to the (1) initial project kick off, scoping, and direction, (2) outreach and timeline, and (3) review of draft documents and recommendations. [Kitsap County Planning Commission](#)
- k. **Board of Commissioners Briefings and Work Sessions.** The Board of County Commissioners conducted regular information sharing and work study sessions throughout the Plan update process. All sessions were open to the public. These briefings and work sessions were held during major milestones of the project, and general occurred in relationship to the (1) initial project kick off, scoping, and direction, (2) outreach and timeline, and (3) review of final draft documents and adoption.

Section 3. Substantive Findings related to the Comprehensive Plan. The Board of County Commissioners (Board) makes the following findings with respect to the updated Land Use Chapter, Rural and Resource Lands Chapter, and minor edits to subsequent chapters of the Comprehensive Plan:

- A. 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.
- B. County staff were directed to conduct a Year of the Rural project in 2025 to create a new Rural and Resource Land Chapter consistent GMA Goals including the updates to Goal 9 – Open space and recreation (RCW 36.70A.020(9)).
- C. The updated chapters conform to the guiding directives established in the Board reviewed project charter and community engagement plan.

- 1
- 2 D. The Land Use Chapter is amended to reflect the addition of the Rural and Resource Lands
- 3 Chapter to the Comprehensive Plan.
- 4
- 5 E. The Rural and Resource Lands Chapter is an addition to the 2024 Comprehensive Plan,
- 6 adopted December 2, 2024, and reflects the guidance of RCW 36.70A.040(5) with an emphasis
- 7 on rural character, land use compatibility, and priorities and concerns identified through review
- 8 of comments from the 2024 Comprehensive Plan and Year of the Rural community engagement
- 9 and surveys.
- 10
- 11 F. The Planning Commission deliberated on the amended Rural and Resource Lands Chapter. The
- 12 Planning Commission voted to recommend approval of the amended Plan, with revisions to
- 13 reflect community comment and testimony as indicated in the October 21, 2025, Planning
- 14 Commission Findings of Fact, Conclusions, and Recommendations document. The Board of
- 15 County Commissioners hereby adopts the findings of the Planning Commission regarding the
- 16 Rural and Resource Lands Chapter, the findings in the staff report dated **October 24, 2025**, the
- 17 updates to the Land Use Chapter to reflect the addition of the Rural and Resource Lands
- 18 Chapter, and scrivener updates to subsequent chapters to update the numbering after Chapter
- 19 2.
- 20
- 21 G. The amended Rural and Resource Lands Chapter is consistent with Kitsap County-wide
- 22 Planning Policies and complies with requirements of the GMA RCS 36.70A.070.
- 23

24 **Section 4. Substantive Findings related to Site-specific Amendment APP-ID: 07 (Skrobut-**

25 **McCormick Lands Co).** The Board of County Commissioners (Board) makes the following findings

26 related to the site-specific amendment APP-ID:07 (Skrobut-McCormick Lands Co):

- 27 A. Reclassification requests were accepted in 2022 as part of the 2024 Comprehensive Plan
- 28 Update. Seventeen rural-to-rural requests were deferred to 2025, fourteen were removed from
- 29 the docket June 23, 2025, and three were assessed using Kitsap County Code 21.08.070
- 30 procedures.
- 31
- 32 B. The applicant seeks a reclassification to the Comprehensive Plan Land Use and Zoning Maps
- 33 for the subject properties from Rural Wooded (RW) to Rural Industrial (RI) (potentially Rural
- 34 Commercial). The applicant agrees that a RCO designation may be more appropriate based on
- 35 existing uses, and as it is the less intense of the two potential designations, staff recommends
- 36 approval of RCO.
- 37 a. Applicant Name: Doug Skrobut (Applicant and Owner)
- 38 b. Taxpayer: McCormick Land Co
- 39 c. Parcel Number(s): 192301-4-022-2003
- 40 d. Current Comprehensive Plan Map Designation: Rural Wooded (RW)
- 41 e. Proposed Comprehensive Plan Map Designation: Rural Commercial (RCO)
- 42 f. Current Zoning: Rural Wooded (RW)
- 43 g. Proposed Zoning: Rural Commercial (RCO)
- 44 h. Total Lot Area / Size: 20.95 acres
- 45 i. 2024 Comprehensive Plan Alternative: Included as part of the 2024 Comprehensive

Plan Update Draft and Final Environmental Impact Statement (EIS) Alternative 2 and Alternative 3.

- C. On September 2, 2025, Department of Community Development published a staff report analyzing the amendment and recommending adoption of the amendment.
- D. On September 2, Kitsap County, as lead agency under the State Environmental Policy Act (SEPA), issued a *Programmatic Determination of Non-Significance and Incorporation by Reference*. A Notice of Availability was posted in the Kitsap Sun newspaper, sent to the SEPA Register, and properly noticed to agencies, Tribes and interested parties. Under KCC 21.04.290(E), there is not administrative appeal process for this non-project SEPA decision.
- E. On October 21, 2025, the Planning Commission recommended adoption of the amendment. As required by KCC 21.08.100(F), the Planning Commission adopted findings that the amendment, as conditioned:
 - a. Is supported by the Capital Facilities Plan;
 - b. Is consistent with the GMA, the Countywide Planning Policies, the Kitsap County Comprehensive Plan, and other applicable laws and policies;
 - c. Is consistent with the applicable decision criteria in Kitsap County Code 21.08.070, as demonstrated in the findings and conclusions of the staff report and adopted herein;
 - d. Reflects current local circumstances;
 - e. Promotes the public interest and welfare of the citizens of Kitsap County;
 - f. Is justified by changed or changing conditions;
 - g. Will not create an isolated land use designation (spot zone) unrelated to adjacent designations; and
 - h. Will be compatible with neighboring properties and not likely to adversely affect the value of those properties.
- F. On **October 24, 2025**, the Department of Community Development published a revised staff report incorporating the Planning Commission record, analyzing the amendment, and recommending adoption of the amendment.
- G. On **November XX, 2025**, the Board deliberated on the amendment and considered **(insert)**.
- H. On **December XX, 2025**, the Kitsap County Board of Commissioners **adopted/denied** the recommendation of the Department of Community Development.

Section 5. Substantive Findings related to Site-specific Amendment APP-ID: 57 (Moran). The Board of County Commissioners (Board) makes the following findings related to the site-specific amendment APP-ID:57 (Moran):

- A. 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.

- 1 B. The applicant seeks a reclassification to the Comprehensive Plan Land Use and Zoning Maps
2 for the subject property to rezone from Rural Residential (RR) to Rural Industrial (RI) to be able
3 to add a new enclosed building to store vehicles.
- 4 a. Applicant Name: Humberto Moran (property owner) and Kathy Cloninger
5 (representative)
 - 6 b. Taxpayer: MORAN HUMBERTO & LARIOS ADRIANA TOVAR
 - 7 c. Parcel Number(s): 272701-4-086-2002
 - 8 d. Current Comprehensive Plan Map Designation: Rural Residential (RR)
 - 9 e. Proposed Comprehensive Plan Map Designation: Rural Industrial (RI)
 - 10 f. Current Zoning: Rural Residential (RR)
 - 11 g. Proposed Zoning: Rural Industrial (RI)
 - 12 h. Total Lot Area / Size: 5.21 acres
 - 13 i. 2024 Comprehensive Plan Alternative: Included as part of the 2024 Comprehensive
14 Plan Update Draft and Final Environmental Impact Statement (EIS) Alternative 3.
- 15
- 16 C. On September 2, 2025, Department of Community Development published a staff report
17 analyzing the amendment and recommending adoption of the amendment.
- 18
- 19 D. On September 2, Kitsap County, as lead agency under the State Environmental Policy Act
20 (SEPA), issued a *Programmatic Determination of Non-Significance and Incorporation by*
21 *Reference*. A Notice of Availability was posted in the Kitsap Sun newspaper, sent to the SEPA
22 Register, and properly noticed to agencies, Tribes and interested parties. Under KCC
23 21.04.290(E), there is not administrative appeal process for this non-project SEPA decision.
- 24
- 25 E. On October 21, 2025, the Planning Commission recommended adoption of the amendment
26 with condition to that approval also includes the parcel to the north of the subject parcel
27 (Parcel Number 272701-4-085-2003). As required by KCC 21.08.100(F), the Planning
28 Commission adopted finding that the amendment, as conditioned:
- 29 a. Is supported by the Capital Facilities Plan;
 - 30 b. Is consistent with the GMA, the Countywide Planning Policies, the Kitsap County
31 Comprehensive Plan, and other applicable laws and policies;
 - 32 c. Is consistent with the applicable decision criteria in Kitsap County Code 21.08.070, as
33 demonstrated in the findings and conclusions of the staff report and adopted herein;
 - 34 d. Reflects current local circumstances;
 - 35 e. Promotes the public interest and welfare of the citizens of Kitsap County;
 - 36 f. Is justified by changed or changing conditions;
 - 37 g. Will not create an isolated land use designation (spot zone) unrelated to adjacent
38 designations; and
 - 39 h. Will be compatible with neighboring properties and not likely to adversely affect the
40 value of those properties.
- 41
- 42 F. On **October 24, 2025**, the Department of Community Development published a revised staff
43 report incorporating the Planning Commission record, analyzing the amendment, and
44 recommending adoption of the amendment.
- 45
- 46 G. On **November XX, 2025**, the Board deliberated on the amendment and considered **(insert)**.
- 47

H. On **December XX, 2025**, the Kitsap County Board of Commissioners **adopted/denied** the recommendation of the Department of Community Development.

Section 6. Substantive Findings related to Site-specific Amendment APP-ID: 66

(Stokes/Campbell). The Board of County Commissioners (Board) makes the following findings related to the site-specific amendment APP-ID:66 (Stokes/Campbell):

- A. 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.
- B. 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).
 - a. Applicant Name: Jeff Stokes and Craig Campbell (Owners), Bill Palmer (Representative)
 - b. Taxpayer: Jeffrey Stokes (east properties), Craig & Kathryn Campbell (west properties)
 - c. Parcel Number(s): 242301-2-005-2001, 242301-2-011-2003, 242301-2-024-2008, 242301-2-025-2007, 242301-2-037-2003
 - d. Current Comprehensive Plan Map Designation: Rural Protection (RP)
 - e. Proposed Comprehensive Plan Map Designation: Rural Commercial (RCO)
 - f. Current Zoning: Rural Protection (RP)
 - g. Proposed Zoning: Rural Commercial (RCO)
 - h. Total Lot Area / Size: 7.66 acres
 - i. 2024 Comprehensive Plan Alternative: Included as part of the 2024 Comprehensive Plan Update Draft and Final Environmental Impact Statement (EIS) Alternative 2 and Alternative 3.
- C. On September 2, 2025, Department of Community Development published a staff report analyzing the amendment and recommending adoption of the amendment.
- D. On September 2, Kitsap County, as lead agency under the State Environmental Policy Act (SEPA), issued a *Programmatic Determination of Non-Significance and Incorporation by Reference*. A Notice of Availability was posted in the Kitsap Sun newspaper, sent to the SEPA Register, and properly noticed to agencies, Tribes and interested parties. Under KCC 21.04.290(E), there is not administrative appeal process for this non-project SEPA decision.
- E. On **October 24, 2025**, the Planning Commission recommended adoption of the amendment. As required by KCC 21.08.100(F), the Planning Commission adopted finding that the amendment, as conditioned:
 - a. Is supported by the Capital Facilities Plan;
 - b. Is consistent with the GMA, the Countywide Planning Policies, the Kitsap County Comprehensive Plan, and other applicable laws and policies;
 - c. Is consistent with the applicable decision criteria in Kitsap County Code 21.08.070, as demonstrated in the findings and conclusions of the staff report and adopted herein;
 - d. Reflects current local circumstances;

- e. Promotes the public interest and welfare of the citizens of Kitsap County;
- f. Is justified by changed or changing conditions;
- g. Will not create an isolated land use designation (spot zone) unrelated to adjacent designations; and
- h. Will be compatible with neighboring properties and not likely to adversely affect the value of those properties.

F. On **October XX, 2025**, the Department of Community Development published a revised staff report incorporating the Planning Commission record, analyzing the amendment, and recommending adoption of the amendment.

G. On **November XX, 2025**, the Board deliberated on the amendment and considered **(insert)**.

H. On **December XX, 2025**, the Kitsap County Board of Commissioners **adopted/denied** the recommendation of the Department of Community Development.

Section 7. Substantive Findings related to the development regulations. The Board of County Commissioners (Board) makes the following findings related to the Plan with respect to the updated development regulations:

- A. The proposed revisions to Title 17 KCC “Zoning” (Child Care and Agriculture) are consistent with the proposed Comprehensive Plan.
- B. The proposed regulations foster access to child care throughout Kitsap county, rural business, and rural economic viability.

Section 8. Kitsap County Code Section 17.110.200 Day care center, last amended by Ordinance 637-2024, is repealed.

Section 9. Kitsap County Code Section 17.110.157 Child care center, last amended by Ordinance 534-2016, as amended as follows:

17.110.157 Child care center

~~“Child care center” means the same as “day-care center.”~~ an agency that regularly provides early childhood education and early learning services for a group of children for periods of less than 24 hours. If there is a conflict between this definition and the definition of child care in RCW 43.216, state law shall govern.

Section 10. Kitsap County Code Section 17.110.205 Day-care center, home-based, last amended by Ordinance 637-2024, is renumbered, renamed, and amended as follows:

17.110.271 Family day care provider 205-Day-care-center, home-based

~~“Day-care-center, home-based” means an owner- or manager-occupied primary dwelling and premises in and on which not more than six individuals are cared for during some portion of a twenty-four-hour period.~~ “Family day care provider” means a child care provider who regularly provides early childhood education and early learning services for not more than 12 children at any given time in the provider’s home in the family living quarters, except as provided in RCW

1 43.216.692. If there is a conflict between this definition and the definition of family day care
2 provider in RCW 43.216, state law shall govern.
3

4 **Section 11.** Kitsap County Code Section 17.110.271, Family Living, is renumbered to 17.110.272.

5 **17.110.272 Family Living 271 (Repeated)**
6

7 **Section 12.** Kitsap County Code Section 17.110.330 Heavy equipment, last amended by Ordinance
8 611-2022, is amended as follows:

9 **117.110.330 Heavy Equipment**

10 “Heavy equipment” means, but shall not be limited to, self-powered, self-propelled or towed
11 mechanical devices, equipment and vehicles of the nature customarily used for commercial
12 purposes such as tandem axle trucks, graders, backhoes, tractor trailers, cranes and lifts but
13 excluding automobiles, recreational vehicles, boats and their trailers, and farm equipment
14 equipment used for agricultural purposes.
15
16

- 1 **Section 13. Kitsap County Code Section 17.410.042 Rural, Resource, and Urban Residential Zones Use Table, last amended by**
 2 **Ordinance 641-2025, is amended as follows:**

	RR	RP	RW	FRL	MRO	UR	GB	UL	UCR	UM	UH
Child care center Day-care center	C P	C P	-- P	--	--	ACUP P	ACUP -	ACUP P	ACUP P	P	P
Family Day Care Provider Day-care center, home-based	P	P	P--	--	-	P	P	P	P	P	P

3

1 **Section 14. Kitsap County Code Section 17.410.044 Commercial, Industrial, Parks, and Public Facility Zones Use Table, last**
2 **amended by Ordinance 641-2025, is amended as follows:**

	C	RC	LIC	UVC	NC	RCO	BC	IND	RI	P
Child care center Day-care center	P	P	P	P	P	ACUP P	ACUP P	P	--	ACUP
Family Day Care Provider Day-care center, home-based	P	P	P	P	P	ACUP P#	ACUP P	--	--	--

3 ~~Footnote #: In the case of a non-conforming use such as a single-family residence, see KCC 17.570.~~

4

1 **Section 15. Kitsap County Code Section 17.410.046 Limited Area of More Intensive Rural Development (LAMIRD) Zones Use Table,**
 2 **last amended by Ordinance 641-2025, is amended as follows:**

3 **17.410.046 Limited Area of More Intensive Rural Development (LAMIRD) Zones Use Table**

	KVC	KVLR	KVR	MVC	MVLR	MVR	SVC	SVLR	SVR	REC	TTEC
Child care center Day-care center	P	CP	CP	P	CP	CP	P	CP	CP	P	P
Family Day Care Provider Day-care center, home-based	P	P	P	ACUPP	P	P	P	P	P	--	--

4

Section 16. Kitsap County Code Section 17.415.020 Accessory use or structure, last amended by Ordinance 611-2022, is amended as follows:

17.415.020 Accessory use or structure.

A. One piece of heavy equipment may be stored in any single-family zone; provided, that it is either enclosed within a permitted structure, or screened to the satisfaction of the director.

B. Storage of shipping containers is prohibited unless allowed as part of a land use permit and/or approval. Placement of storage containers allowed only with an approved temporary permit subject to the provisions of Section 17.105.090(I). This restriction does not apply to shipping containers used for agricultural purposes.

Section 17. Kitsap County Code Section 17.415.140 Day-care center, last amended by Ordinance 611-2022, is renumbered and amended as follows:

~~17.415.10640 Day-care center~~ Child care center .

~~A.—In the business center (BC), business park (BP), or industrial (I) zone, a day-care center shall be located and designed to serve adjacent area.~~

~~A.B:~~ In the urban village commercial (UVC) zone or neighborhood commercial (NC) zone, a ~~day-care~~ child care center shall not exceed four thousand square feet of gross floor area.

~~B.C: In those zones that prohibit residential uses, day-care centers:~~

~~1.—Shall have a minimum site area of ten thousand square feet.~~

~~2.—Shall provide and maintain outdoor play areas with a minimum area of seventy-five square feet per child of total capacity. A sight-obscuring fence of at least four feet in height shall be provided, separating the play area from abutting lots.~~

~~3: Shall provide a~~Adequate off-street drop-off parking and loading space shall be provided.

~~Driveway paving, widening and sight distance verification may be required for safe ingress/egress and connection to a public roadway~~ (for additional discussion with Fire Marshal and Public Works)

~~C. Outdoor noise shall be limited to the hours of 9:00 a.m. to 7:00 p.m.~~

~~D. Use prohibited within the portion of the Gorst urban growth area between the Sinclair Inlet shoreline and State Highways 3 and 16.~~

17.415.140 Reserved.

17.415.145 Reserved.

Section 18. Kitsap County Code Section 17.415.140, Day-care center, last amended by Ordinance 611-2022 is repealed.

Section 19. Kitsap County Code Section 17.415.145 Day-care center, home-based, last amended by Ordinance 611-2022, is renumbered, renamed, and amended as follows:

~~17.415.197 Family day care provider~~ 145 Day-care center, home-based.

~~A. In all zones where the use is allowed, only the following conditions shall be applied:~~

1. Compliance with County permitting requirements for building, fire, safety, health, and business licensing;

1 2. Conformance to lot size, building size, setbacks, and lot coverage standards applicable
2 to the zone;

3 3. Certification by the Department of Children, Youth and Families of a safe passenger
4 loading area;

5 4. Outdoor noise shall be limited to the hours of 9:00 a.m. to 7:00 p.m.

6 5. Evidence of written neighbor notification to immediately adjoining property owners
7 before state licensing, with contact information for the Department of Community
8 Development; and

9 6. Must comply with all applicable state licensing requirements for a family day care prior to
10 operation.

11 ~~A.—Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards~~
12 ~~located in Chapter 17.700, Appendix C3).~~

13 B. Use prohibited within the portion of the Gorst urban growth area between the Sinclair Inlet
14 shoreline and State Highways 3 and 16.

15 ~~C. In the business center (BC) or business park (BP) zone, a day-care center, home-based,~~
16 ~~shall be located and designed to serve adjacent area.~~

17 ~~D. In the urban village commercial (UVC) zone or neighborhood commercial (NC) zone, a day-~~
18 ~~care center, home-based, shall not exceed four thousand square feet of gross floor area.~~

19 E. C. In those zones that prohibit residential uses, ~~day-care centers, home-based,~~ family day
20 care providers are only allowed in existing residential structures, ~~and will not be considered an~~
21 ~~expansion of a nonconforming use under Chapter 17.570.~~

22
23 **Section 20.** Kitsap County Code Section 17.455.060 Agriculture, accessory use or agritourism, last
24 amended by Ordinance 587-2020, is amended as follows:

25
26 **17.455.060 Agriculture, accessory use or agritourism**

27 An accessory agricultural use or agritourism use is allowed on a farm where a primary agricultural
28 use exists and is allowed. The accessory agricultural or agritourism use shall be operated so as to
29 not interfere with the primary agricultural use and shall not significantly interfere with the rural
30 character of an area.

31 A. A farm stand or farm market is an allowed accessory agricultural use; provided, that:

32 1. At least fifty percent of farm products available for sale must be grown or processed on
33 the farm where the farm stand is located;

34 2. At least seventy-five percent of farm products available for sale must be grown or
35 processed within Kitsap County or counties immediately adjacent to Kitsap County;

36 3. Farm support items or other incidental items available for sale must directly relate to the
37 farm products sold at the farm stand such as seeds, garden and hand tools and supplies,
38 feed and forage, agricultural education and training or show materials, compost, and other
39 similar items. Sales of farm support or incidental items shall not exceed ten percent of the
40 products available for sale;

41 4. A farm stand does not include structures designed for occupancy as a residence or for
42 activities other than the sale of farm crops, livestock, and incidental items identified in
43 subsection (A)(3) of this section and does not include structures for banquets, public
44 gatherings or public entertainment; and

1 5. A farm stand shall use legal access, off-street parking, and implement traffic planning
2 measures so that adjacent properties are not impacted.

3 B. Mobile agricultural processing or production facilities, including for slaughtering, are allowed;
4 provided, that:

5 1. The facility and operations are shielded to minimize visibility from immediately adjacent
6 residences and public rights-of-way; and

7 2. The facility must have all appropriate registrations and licenses necessary to operate as a
8 mobile slaughtering facility.

9 C. A permanent use meeting the Food Safety and Inspection Service definition of a very small
10 processing facility or a very small slaughtering facility may be allowed on a farm as an accessory
11 agricultural use; provided, that a site plan review permit is acquired.

12 D. A permanent use meeting the Food Safety and Inspection Service definition of a small or large
13 processing or slaughtering facility may be an allowed use in industrial zones subject to a
14 conditional use permit (CUP).

15 E. A use meeting the state or federal definition for a certified feed lot, public livestock market,
16 stockyard, warehouse, or grain elevator may be allowed in industrial zones subject to a conditional
17 use permit (CUP).

18 F. A facility used to breed, maintain, and sell herding dogs as defined by the American Kennel
19 Club or livestock guardian dogs shall be considered an accessory agricultural use.

20 G. Farm stays and agricultural schools may be allowed as an accessory agricultural use subject
21 to an administrative conditional use permit (ACUP).

22 H. Wineries, Breweries, Cideries, and Distilleries. A winery, brewery, cidery, or distillery as defined
23 in this chapter is allowed as an accessory agricultural use; provided, that:

24 1. A tasting room under this chapter may be allowed in conjunction with a winery, brewery,
25 or distillery licensed by the Washington State Liquor and Cannabis Board subject to an
26 administrative conditional use permit (ACUP). As part of the ACUP applications shall
27 include:

28 a. A site plan review with a fee established by county resolution;

29 b. A traffic management plan;

30 c. Except as included in a town master plan approved pursuant to
31 Section [17.360C.030](#), a parcel(s) without direct access to a Kitsap County maintained
32 right-of-way shall require the farm owner to obtain written consent by a majority of the
33 owners of an easement used to access the farm. A notice to title for each owner of the
34 easement shall be required and submittal of the associated fee established by county
35 resolution;

36 ~~d. A written agreement to not serve products in serving glassware, cups, or containers~~
37 ~~greater than a four-ounce capacity except when included in a town master plan~~

~~approved pursuant to Section 17.360C.030, glassware with larger capacity may be served with a conditional use permit;~~

2. Structures and equipment related to the operations of a winery, brewery, cidery, or distillery shall comply with Titles 14 and 17 and are not exempted from building permits; and
3. Retail sales are directly related to the facility, such as sales of wine, beer, cider, or spirits and related merchandise.

I. Assembly Events. Assembly events as defined in this chapter are allowed on a farm; provided, that:

1. The event(s) must be incidental and secondary to a primary agricultural use and may be subject to an assembly permit pursuant to Title 14;
2. All operations comply with Title 10, Peace, Safety and Morals;
3. A parcel(s) without direct access to a Kitsap County maintained right-of-way shall require the farm owner to obtain written consent by a majority of the owners of an easement used to access the farm. A notice to title for each owner of the easement shall be required and submittal of a fee established by county resolution;
4. Attendance shall not exceed two hundred persons at any given time. A venue where the attendance will exceed two hundred persons may be allowed subject to an administrative conditional use permit (ACUP);
5. Up to eight assembly events per calendar year are allowed; provided, that:
 - a. Not more than one event can occur per twelve days;
 - b. A permit is obtained after a site plan review and submittal of a fee established by county resolution;
 - c. Access, egress, and parking facilities must be clearly identified on site. Adjacent properties can be used for parking if:
 - i. A written agreement between the assembly event location owner and the owner of the parcel used for parking is provided; and
 - ii. The off-site parking is included in the site plan review.
 - d. Written notification shall be provided to the owner of any parcel immediately adjacent to the farm either six weeks prior to each event, or four weeks prior to the first event of the year where such notice is provided with a calendar indicating the date of future events. Noticing shall include the event, hours of the event, and contact information for the event manager that is available at all times during the event;
6. Nine or more assembly events may be allowed subject to an administrative conditional use permit (ACUP). As included in a town master plan approved pursuant to Section 17.360C.030, sixteen or more events may be allowed with each occurring no less than six days apart with a conditional use permit. Kitsap County staff may restrict the number of events or timing of events during the permit process;
7. Each scheduled assembly event shall be considered a separate assembly event from any that preceded or came after;
8. The duration of an assembly event or activity shall not exceed forty-eight consecutive hours including set-up and clean-up;
9. Sanitation and solid waste shall conform to Kitsap Public Health District requirements; and
10. Land use approvals for events or activities are transferable with the land. Occupancy and assembly permits are not transferable.

- J. Farm workers or interns may be housed on a farm in structures permitted through one of the two following processes:
1. A temporary permit issued pursuant to Section 17.105.090 for a farm worker or intern to occupy a recreational vehicle (RV) on the farm where he or she works subject to the following conditions:
 - a. The subject property must be located on a farm;
 - b. The RV must be occupied by the farm worker or intern;
 - c. The RV must be provided with water, electrical power, and obtain health district approval;
 - d. The location of the RV must meet all setbacks required by the underlying zone;
 - e. The minimum RV size shall be two hundred square feet; and
 - f. A permit will be required each time the RV is placed on a parcel. If the RV is placed on the same parcel each year the application fee will be half of the initial fee.
 2. Where farm workers are needed to assist in the operation of a farm, a manufactured home or mobile home may be placed upon the same lot as a single-family dwelling for occupancy by the individual and their family subject to the following limitations:
 - a. The subject property must be located on a farm;
 - b. The farm worker must be actively working on the farm where the manufactured or mobile home is located;
 - c. The manufactured/mobile home must meet the setback requirements of the zone in which it is situated;
 - d. A permit must be obtained for a manufactured/mobile home. Such permit shall remain in effect for one year and may, upon application, be extended for one-year periods, provided there has been compliance with the requirements of this section;
 - e. The manufactured/mobile home must be removed when the structure is no longer used for housing a farm worker; and
 - f. Placement of the manufactured/mobile home is subject to applicable health district standards for water service and sewage disposal.

Section 21: Adoption.

The Kitsap County Board of Commissioners, based on the foregoing findings does hereby adopt pursuant to the Growth Management Act, chapter 36.70A RCW, and Article 11, Section 11 of the Washington Constitution:

- A. **Comprehensive Plan.** The September 2nd Draft Version of the Rural and Resource Lands Chapter of the 2024 Comprehensive Plan, with Land Use Chapter and map amendments, attached hereto as **Appendix XX** and incorporated herein by this reference, and amended by the Board of Commissioners as shown in the Deliberations Matrix dated **November XX, 2025**, attached as **Appendix XX**.
- B. **Title 17, Zoning.** Amendments to Title 17 as described above.

Section 22: Scrivener's Error. Should any amendment made to this Ordinance that was passed by the Board during its deliberations inadvertently be left out of the final printed version of the plan, maps, or code, the explicit action of the Board as discussed and passed shall prevail upon subsequent review and verification by the Board and shall be corrected.

Section 23: Severability.

1 If any provision of this ordinance or its application to any person or circumstance is held invalid or
2 unconstitutional, the remainder of the ordinance or its application to other persons or
3 circumstances shall not be affected.
4

5 **Section 24: Effective Date.**

6 The effective date of this ordinance will be _____ (immediate or specific date).
7

DRAFT

Adopted this XXth day of December 2025

BOARD OF COUNTY COMMISSIONERS

Kitsap County, Washington

ATTEST:

CHRISTINE ROLFES, Chair

KATHERINE T. WALTERS, Commissioner

Dana Daniels, Clerk of the Board

ORAN ROOT, Commissioner

Approved as to form:

Lisa Nickel, Deputy Prosecuting Attorney

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