

Kitsap County Year of the Rural Project - Deliberations Matrix

Updated 12/5/25 from deliberation meeting 12/3/25 in preparation for adoption 12/08/25

Deliverable	#	Topic	Summary of Issue	Staff Recommendation - From Comments 09/02/25-09/23/25	Planning Commission Recommendation	Staff Recommendation - From Comments 9/24/25- 11/10/25	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.	No update.	Support staff recommendation. ADD Policy 17.4: <u>Ensure that private property rights are protected by designing wildlife strategies and regulations that are transparent, clearly defined, developed with landowner engagement, offer flexibility and voluntary stewardship options.</u>
Chapter	2	Forestry - Advisory Council	Include community members and various interest groups.	Agree - included in the draft proposal	No recommendation.	No update.	Support staff recommendation.
Chapter	3	Agriculture - Advisory Council	Include community members and various interest groups.	Agree - assessing the draft proposal.	No recommendation.	No update.	Support staff 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.	ADD Strategy 12.a.: <u>and to connect communities while promoting accessibility, safety, and social cohesion.</u>	Support Planning Commission recommendation.
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.	No update.	Support staff 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.	ADD Rural Land Use Designations and Zoning: <u>Tribal Lands (5,322 acres)</u> <u>This designation covers areas zoned T (Tribal) and includes the Port Gamble S’Klallam Tribe reservation, the Suquamish Tribe reservation, and tribal fee owned and tribal trust land outside the reservation. Kitsap County does not regulate land use or development on Tribal properties.</u> <u>Military Installations (8,347 acres)</u> <u>This designation covers areas zoned MIL (Military) in unincorporated Kitsap County and includes Naval Base Kitsap (NBK) (NBK Bangor, NUWC Keyport, Manchester Fuel Depot, and Camp Wesley Harris).</u> <u>Although NBK military installations impact rural areas, the County does not regulate land use or development on federal military properties.</u>	Support staff recommendation.

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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.	No update.	Support staff recommendation.
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.	No update.	Add/Edit Policy under Rural Environment “Identify and protect natural areas contributing to aquifer recharge.”
Chapter	9	Rural Data Analysis	Assess rural zoning designations from 1998 to current designations.	Will consider in the Rural Lands Analysis.	No recommendation.	No update.	Support staff 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.	Planning Commission goal added as a Policy 9.2. Consider the initial staff recommendation to include the second policy.	Support and modify staff and Planning Commission recommendations. REPLACE Strategy 9.a with edits: <u>Consult with the equestrian community when developing policy and regulations that support or impact equestrian facilities.</u> ADD Policy 9.2 back with edits: <u>Ensure equestrian facilities and businesses are designed, sited, and operated to maintain rural character and minimize negative impacts to neighboring properties.</u>
Chapter	11	Wells and Water Systems	Request to insert basic information about permit-exempt wells and water systems.	Not Applicable	Not Applicable	Include data in the Rural Lands Analysis.	EDIT Strategy 1.c. Prepare a Rural Lands Analysis (RLA) which evaluates current status and future projections for the rural area regarding land use and development trends, land capacity, compatibility of neighboring land uses, availability and adequacy of rural infrastructure, urban/rural boundaries, locations of wildlife corridors and habitat connectivity, transfers and purchases of development rights, <u>permit exempt wells and small water systems</u> , and other rural issues. The RLA should be updated regularly to inform periodic updates to the BLR and Comprehensive Plan.
Chapter	12	Land Use Element and Chapter Vision - Enhance	Retain the word enhance and maintain consistency. The word enhance is removed then used later in the chapter. Suggest keeping it.	Not Applicable	Not Applicable	EDIT Land Use Chapter (pg. 21): The vision for rural areas and communities is the protection <u>and enhancement</u> of rural areas and natural resource lands, including preservation of places of natural beauty, working agriculture and timber lands, community identity, and rural character.	Support staff recommendation.
Chapter	13	Rural Character and Water Quantity	Water quality and quantity is important to rural character.	Not Applicable	Not Applicable	EDIT Rural Character Definition (pg. 1): Water quality <u>and quantity</u> is safeguarded, and the agricultural economy is sustained through responsible stewardship and long-term preservation of working lands (KCC 17.110.666).	Support staff recommendation.

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Chapter	14	Rural Character	Protect and connect wildlife corridors.	Not Applicable	Not Applicable	EDIT Rural Character Definition (pg. 2): Protect and connect wildlife corridors, fish and wildlife habitat and other critical areas, and ensure coexistence with wildlife, while supporting fire resilience, healthy ecosystems, and ecosystem services.	Support staff recommendation.
Chapter	15	Private Property	Ensure private property rights are considered with environmental protections and regulations.	Not Applicable	Not Applicable	Not Applicable	ADD Growth Management Act and Regional Coordination (page 3): <u>Goal 6, Property rights. "Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions." RCW 36.70A.020(6)</u>
Chapter	16	Applicable State Laws - Streamflow Restoration	Add RCW 90.94 Streamflow Restoration - it was omitted and is applicable to Rural and Resource Lands	Not Applicable	Not Applicable	ADD Other Applicable State Laws (pg. 4): <u>RCW 90.94 Streamflow Restoration: Requires watershed planning and mitigation to protect streamflows while allowing limited new rural water use.</u>	Support staff recommendation.
Chapter	17	Tribal Representatives	Describe specific tribes that staff met with on page 5. Each tribe is unique and has unique issues.	Not Applicable	Not Applicable	EDIT Background of Chapter (pg. 5): Tribal representatives <u>including Port Gamble S'Klallam Tribe, Squaxin Island Tribe, Suquamish Tribe, and Point No Point Treaty Council.</u>	EDIT Outreach and Coordination (page 5): ...Kingston Rotary, Tribal representatives , Kitsap Rural Business Coalition,... <u>Kitsap County staff met with tribal representatives from Port Gamble S'Klallam Tribe, Squaxin Island Tribe, Suquamish Tribe, Skokomish Tribe, and Point No Point Treaty Council including project presentations and staff meetings.</u>
	18	Native Culture	Define biocultural restoration term that is used in the working section of goals, policies, and strategies.	Not Applicable	Not Applicable	ADD Key Terms (pg. 5): Biocultural Restoration The science and practice of restoring ecosystems while also revitalizing human and cultural relationships with those ecosystems. It emphasizes the interconnectedness of people and nature, recognizing that each can positively impact the health of the other.	Support staff recommendation.

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Chapter	19	Rural Infrastructure	Policy 1.3 and Policy 11.3 "Limit the rural area to low residential densities that can be sustained by minimal infrastructure improvements..." - the word minimal is subjective.	Not Applicable	Not Applicable	EDIT Policy 1.3: Limit the rural area to low residential densities that can be sustained by <u>rural levels of infrastructure minimal infrastructure improvements</u> , cause minimal environmental degradation, and that will not <u>individually or</u> cumulatively create the future necessity or expectation of urban levels of service. EDIT Policy 11.3: Maintain Type 1 LAMIRDs at residential densities that can by sustained by <u>rural levels of infrastructure minimal infrastructure improvements</u> , minimize environmental degradation, and that will not <u>individually or</u> cumulatively create the future necessity or expectation of public facilities and utilities at urban levels of service.	Support staff recommendation.
Chapter	20	Legacy Lots	Kitsap County has a significant number of parcels that are less than 5 acres (legacy lots). Identify tools to voluntarily reduce rural densities through parcel aggregation.	Not Applicable	Not Applicable	ADD Strategy 1.f: <u>Identify incentives for aggregation of smaller parcels owned by single landowner.</u>	ADD/EDIT Strategy 1.f: <u>Identify incentives for aggregation of smaller-legacy parcels (less than five acres) owned by a single landowner.</u>
Chapter	21	Preservation Tools	Take the next step after evaluate to also evaluate ways to use such tools to protect properties.	Not Applicable	Not Applicable	ADD Strategy 1.g: <u>Explore ways to protect properties that have critical areas, locally important habitats, or wildlife corridors by using tools such as Purchase of Development Rights (PDR), Transfer of Development Rights (TDR), performance-based development (PBD) or through the use of acquisition.</u>	ADD/EDIT Strategy 1.g: <u>Explore Develop ways to protect properties that have critical areas, locally important habitats, or wildlife corridors by using tools such as Purchase of Development Rights (PDR), Transfer of Development Rights (TDR), performance-based development (PBD), or by acquisition.</u>
Chapter	22	Conservation Futures Funding	Seeking creative tools for working lands and farm land preservation.	Not Applicable	Not Applicable	ADD Strategy 2.e: <u>Strategy 2.e. Explore opportunities to dedicate a percentage of Kitsap County Conservation Futures Funding for preservation of working landscapes and farms annually.</u>	Support staff recommendation.
Chapter	23	Voluntary Stewardship Program	Seeking creative tools for working lands and farm land preservation.	Not Applicable	Not Applicable	ADD Strategy 2.f: <u>Strategy 2.f. Explore participation in the Voluntary Stewardship Program to support farmers and forest owners in protecting surface and groundwater while conserving arable land for food, fiber, and forest production.</u>	ADD/EDIT Strategy 2.f: <u>Strategy 2.f. Explore Consider participation in the Voluntary Stewardship Program to support farmers and forest owners in protecting surface and groundwater while conserving arable land for food, fiber, and forest production.</u>
Chapter	24	Kitsap Natural Resource Asset Management Project	Seeking creative tools for working lands and farm land preservation.	Not Applicable	Not Applicable	ADD Strategy 2.g: <u>Strategy 2.g.: Explore the NRCS farmland classified soils as a natural resource asset in the Kitsap Natural Resource Asset Management Project (KNRAMP).</u>	ADD/EDIT Strategy 2.g: <u>Strategy 2.g.: Explore the Natural Resource Conservation Service (NRCS) farmland classified soils as a natural resource asset in the Kitsap Natural Resource Asset Management Project (KNRAMP).</u>

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Chapter	25	Agriculture Lands	Seeking creative tools for working lands and farm land preservation.	Not Applicable	Not Applicable	ADD Strategy 2.h: <u>Consider allowing landowners to designate rural parcels of "agricultural lands of local importance" per WAC 365-190-050(6) to afford additional protections.</u>	Support staff recommendation.
Chapter	26	Biocultural Resources	Better understand how native practices fit in with working lands (e.g. harvest materials for basket weaving and harvesting bark or mushrooms).	Not Applicable	Not Applicable	ADD Strategy 2.i: <u>Explore how biocultural resources under working lands for conservation and preservation.</u>	ADD/EDIT Strategy 2.i: <u>Explore how biocultural resources—such as basket weaving materials, bark, and mushrooms—can be recognized as part of working lands that support conservation and preservation outcomes.</u>
Chapter	27	Timber Industry	Add more specific language to include forestry and timber.	Not Applicable	Not Applicable	EDIT Policy 3.4: Encourage the use of <u>industry-standard forest stewardship, forestry, and timber harvesting</u> Best Management Practices within designated Forest Resource Lands and the Rural Wooded designation, provided all applicable environmental laws and regulations are followed.	Support staff recommendation.
Chapter	28	Forestry Advisory Council	Update to advise the County - similar to the update to the Agriculture Advisory Council.	Not Applicable	Not Applicable	EDIT Strategy 3.b: Form a Forestry Advisory Council to inform the forestry community about development of future policies and regulations and act as a resource to landowners and the timber industry regarding incentives, best management practices, and assistance programs. advise the Commissioners and staff on key forestry matters—including policy, land use, forest health, and economic opportunities—while providing a collaborative forum for stakeholders to support the sustainability and stewardship of the County’s working forest lands.	EDIT Strategy 3.b: <u>Explore mechanisms to better inform County government and the forestry community</u> Form a Forestry Advisory Council to inform the forestry community about development of future policies and regulations and act as a resource to landowners and the timber industry regarding incentives, best management practices, and assistance programs. advise the Commissioners and staff on key forestry matters—including policy, land use, forest health, and economic opportunities—while providing a collaborative forum for stakeholders to support the sustainability and stewardship of the County’s working forest lands in Kitsap County.
Chapter	29	Historic Farm	Use existing program to identify historic farms for historic preservation and farmland preservation.	Not Applicable	Not Applicable	REPLACE Policy 5.b: Encourage preservation of historic farms through the development of a historic farm designation program. <u>Support preservation of historic rural structures by encouraging landowners, where appropriate, to register barns and agricultural buildings with the Washington Heritage Register, including the Heritage Barn Register, to identify historic farms for historic and farmland preservation.</u>	REPLACE/EDIT Policy 5.b: Encourage preservation of historic farms through the development of a historic farm designation program. <u>Support preservation of historic rural structures by encouraging landowners, where appropriate, to register barns and agricultural buildings with the Washington Heritage Register, including the Heritage Barn Register, and to identify historic farms for historic and farmland preservation.</u>

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Chapter	30	Agriculture - Advisory Council	The language for the Agriculture Advisory Council is backwards - the agriculture community should inform the Board of County Commissioners	Not Applicable	Not Applicable	EDIT Strategy 5.c.: Form an Agriculture Advisory Council to inform the agricultural community about development of future policies and regulations and act as a resource to farmers regarding incentives and other assistance programs to advise Commissioners and staff on key agricultural matters, including policy, land use, and economic opportunities, while serving as a collaborative forum for stakeholders to shape the long-term sustainability and resilience of the County's agricultural community.	Support staff recommendation.
Chapter	31	Agriculture Resource Lands	Concern that the concept of a Working Lands Overlay takes away from an in-depth analysis of Agricultural Resource Lands - included in Strategy 5e.	Not Applicable	Not Applicable	No update Strategy 5.e: The concept of working lands will be evaluated along with any changes that may impact Agricultural Resource Lands of commercial significance in Kitsap County.	Support staff recommendation.
Chapter	32	Rural Business	Concerns about the definition of rural business and limitations to serving the rural area.	Not Applicable	Not Applicable	No change Goal 6: Staff agrees with the current definition of rural business as it aligns with the limitation to rural services and minimizes impact on rural character.	Support staff recommendation.
Chapter	33	Agriculture Accessory Use	Difficult to distinguish between agriculture accessory use and rural commercial activity for products not grown on-site.	Not Applicable	Not Applicable	ADD Strategy 6.d: Clarify and distinguish between accessory agricultural uses and rural commercial activities.	Support staff recommendation.
Chapter	34	WRIA 15	Recognize and prioritize permit-exempt well offset projects.	Not Applicable	Not Applicable	ADD Policy and Strategy 13: <u>Policy 13.6. Recognize the connection of wells to groundwater and streamflow.</u> <u>Strategy 13.a. Support the WRIA 15 Watershed Restoration and Enhancement Committee.</u> <u>Strategy 13.b. Actively seek, sponsor, and aid in the implementation of permit-exempt well offset projects.</u>	Support staff recommendation.
Chapter	35	Water Rights	Water rights and availability is a concern to residents and the agriculture community.	Not Applicable	Not Applicable	ADD Strategy 13.c: <u>Strategy 13.c. Conduct an inventory of water rights in Kitsap County.</u>	Support staff recommendation.
Chapter	36	Beaver Habitat	Lacking a strategy to develop and implement a plan to help the community, farmers, and beavers.	Not Applicable	Not Applicable	ADD Strategy 15.a: <u>Strategy 15.a. - Partner with landowners, the Washington Department of Fish and Wildlife (WDFW), Kitsap Conservation District, tribes and other partners to develop and implement an adaptive beaver management plan including beaver dam management strategies, protecting trees, and promoting techniques for living with beavers.</u>	Support staff recommendation.

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Chapter	37	Rural/Urban Services	Concern of urban service in rural areas and proposed clarification for financial sustainability in Policy 10.2.	Not Applicable	Not Applicable	No change. The policy states limited circumstances to protect basic public health and safety and the environment. EDIT Policy 10.2: Prohibit extension of sanitary sewer service in the rural area except in those limited circumstances shown to be necessary to protect basic public health and safety and the environment <u>and when such services are financially supportable at rural densities and do not permit urban development.</u>	EDIT Policy 10.2: Prohibit extension of sanitary sewer service in the rural area except in those <u>rare and</u> limited circumstances shown to be necessary to protect basic public health and safety and the environment <u>and when such services are financially supportable at rural densities and do not permit urban development.</u>
Chapter	38	Large Scale Data Centers	Current policy implies Kitsap County is creating standards to develop large scale data centers in Strategy 10.b.	Not Applicable	Not Applicable	ADD Strategy 10.b: Develop comprehensive plan goals, policies and strategies, and associated development regulations, to address the siting, impacts, and standards for development <u>and limitations on development</u> of battery energy storage systems (BESS) and large-scale data centers for artificial intelligence and cloud computing storage.	Support staff recommendation.
Chapter	39	Development Patterns	Manage rather than encourage development patterns in rural as this policy does not include the caveat to "minimize environmental degradation," and caution to the urban infrastructure language.	Not Applicable	Not Applicable	EDIT Policy 12. 1: Encourage <u>Manage</u> development patterns in rural areas that provide safe, accessible pedestrian and bicycle connections between homes, businesses, and community destinations <u>while minimizing environmental degradation and avoiding urban level development.</u>	Support staff recommendation.
Chapter	40	Water	Acknowledge water is necessary for agriculture but also critical areas and the natural ecosystem.	not Applicable	Not Applicable	EDIT Policy 13.1: Recognize and value water as a necessary asset for agriculture uses, <u>critical areas, and natural ecosystems that rely on water. while balancing this resource as a critical environmental element to the natural ecosystem.</u>	Support staff recommendation.
Code - Child Care	41	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.	EDIT 17.415.197: Family day care provider 4. Outdoor noise shall be limited to the hours of 9:00 a.m. to 7:00 p.m. <u>Outdoor noise shall be limited to the hours of 7:00 a.m. to 10:00 p.m., or as otherwise pursuant KCC Chapter 10.28: Noise.</u> Staff edit for consistency.	Support staff recommendation.
Code - Child Care	42	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 connotates a perceived lower level of provider education and quality care.	No change. Will use state classifications.	No recommendation.	No update.	Support staff recommendation.

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Code - Child Care	43	Notice	Request for notification to neighbors due to increase traffic, etc.	Not Applicable	Not Applicable	ADD: 17.415.106: <u>5. Evidence of written neighbor notification to immediately adjoining property owners before state licensing, with contact information for the Department of Community Development; and</u> <u>6. Must comply with all applicable state licensing requirements for a family day care prior to operation.</u>	Support staff recommendation.
Code - Child Care	44	Ingress/Egress	Code current states "for additional discussion with Fire Marshal and Public Works" had a place holder in the proposed code update. This language remains "Driveway paving, widening and sight distance verification may be required for safe ingress/egress and connection to a public roadway."	Not Applicable	Not Applicable	REMOVE 17.415.106.B: for additional discussion with Fire Marshal and Public Works. Recommend advisory statement to the permit application to acknowledge HOA standards are not reviewed by Kitsap County and are the responsibility of the applicant.	Support staff recommendation.
Code - Agriculture	45	Agriculture Building Exemption	Conflict with ICC Building Code and KCC Title 14	Remove proposed change. Defer to Agriculture Advisory Council.	Remove proposed change.	No update.	ADD to Chapter: <u>Strategy 5.f: Review exisiting agriculture building size exemption and whether it could be expanded.</u>
Code - Agriculture	46	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.	No update.	ADD to Chapter: <u>Strategy 5.g: Review notice requirements for agriculture practices in rural zones to raise awareness of allowed uses and minimize neighbor concerns.</u>
Code - Agriculture	47	Gardens	Gardens definitions	--	All sections related to garden definitions be tabled until the Agriculture Advisory Council is established.	ADD to 17.455.030: Urban Agriculture means the practice of cultivating, processing, and distributing agricultural products within urban and suburban areas, including initiatives like community gardens, rooftop farms, hydroponic and vertical farms and is allowed in urban land use designations.	Support staff recommendation.

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Code - Agriculture	48	Livestock and Dairy Management	Proposed adding language to the agriculture code 17.455.070 relating to farm plans and erroneously referenced Kitsap Conservation District with regulatory language. Kitsap Conservation District proposed accurate language that represents best management practices and farm plans.	Not Applicable	Not Applicable	<p>ADD to 17.455.070: The purpose of the livestock and dairy management section is to allow farmers <u>and the operators of primary and accessory agricultural uses</u> with smaller parcels the opportunity to participate in animal-based agriculture and agricultural uses while minimizing negative impact to neighboring properties, <u>water bodies, and critical areas. Operators shall use Best Management Practices (BMPs), according to NRCS Conservation Practice Standards, to address site-specific resource concerns as outlined in a farm plan. A farm plan should include a farm resource inventory, sufficient information and detail to document soil, water, air, personal, and animal resource concerns, recommendations for appropriate science-based BMPs to address those concerns, and note specific regulatory requirements including critical areas, private or public water supplies, and septic systems.</u></p> <p>Staff confirmed this is already practiced, includes equestrian, and is not stricter than state requirements.</p>	<p>ADD/EDIT to 17.455.070: The purpose of the livestock and dairy management section is to allow farmers and the operators of primary and accessory agricultural uses with smaller parcels the opportunity to participate in animal-based agriculture and agricultural uses while minimizing negative impact to neighboring properties, <u>water bodies, and critical areas. Operators shall use Best Management Practices (BMPs), according to NRCS Conservation Practice Standards, to address site-specific resource concerns as outlined in a farm plan. A farm plan, as described in RCW 89.08.560, should include a farm resource inventory, sufficient information and detail to document soil, water, air, personal, and animal resource concerns, recommendations for appropriate science-based BMPs to address those concerns, and note specific regulatory requirements including critical areas, private or public water supplies, and septic systems.</u></p>
Code - Agriculture	49	Ag Exempt Structures	Comply with state and federal requirements for post-harvest handling of produce, diversified vegetable farmers need a wash and pack facility.	Not Applicable	Not Applicable	<p>EDIT 17.455.080.B.2.a: Agricultural buildings are no larger than eight hundred sixty-four square feet; are erected exclusively for <u>agricultural activities including, but not limited to,</u> the storage of livestock, feed, and/or farm implements, <u>and the post-harvest washing, packing, refrigeration and storage of farm produce produced on the property;</u> are located no closer than ten feet from the nearest structure and not attached to any structure; do not contain plumbing, except as necessary to maintain farm animals <u>those agricultural activities</u>; and do not contain a heat source, such as a wood stove or electric heat, unless specifically permitted;</p>	Support staff recommendation.
Reclass - Skrobut	50	Intensification; Demonstration of Unmet Needs	Further intensification concern; did not demonstrate an unmet need for additional rural commercial or industrial land.	See Reclass Report recommendation summary. Tentative approval.	Recommend approval.	No update.	Support staff recommendation.

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Reclass - Moran	51	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.	No update.	Staff response: The applicant and representative responded 12/5/2025 and prefers to keep the northern parcel Rural Residential zone. Board direction is to remove the condition from the staff recommendation and approve the reclassification request as submitted for the southern subject parcel.
Reclass - Stokes & Campbell	52	Critical Areas; Previous Denials; Change in Circumstances	Properties significantly incumbered by critical areas. Three previous denials. Concern for a lack of change in circumstances.	See Reclass Report recommendation summary. Tentative approval.	Recommend approval.	No update.	Support staff and Planning Commission Recommendation.
Reclass - Stokes & Campbell	53	Buffer Averaging	Applicants requested to keep northeast parcel with the request to allow for buffer averaging. See request email.	Not Applicable	Not Applicable	No change: Flexibility in the code, known as variances, is not available for self-created hardships per KCC 17.560.010(A). Rezoning for a more intensive land use could be a self-created hardship. In turn, development after the parcels are rezoned will be required to meet the avoidance requirement, per the order of mitigation sequencing, KCC 19.100.155. Additionally, the reclassification (without the NE parcel) currently has an approval recommendation because the Critical Areas Ordinance was updated in 2024 with increased protections.	Support staff and Planning Commission recommendation.
SEPA	54	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 assessed at the programmatic level in the DEIS and FEIS for the 2024 Comp Plan and are incorporated by reference.	No recommendation.	No update.	Support staff recommendation.