

Equestrian Facility Code

Code Update Discussion

- Right to Farm Act [RCW 7.48.305: Agricultural activities and forest practices—Presumed reasonable and not a nuisance—Exception—Damages.](#)
 - Is this allowed?
 - Currently reviewing. Assessment in progress.
- CUP/ACUP - See example below
 - Why: Notifications/Public Input/Conditions
 - CUP is for big, unique projects.
 - Concerns: Process - “take 5 years”; Cost – it's expense
 - Potential Solutions
 - Remove CUP
 - When should ACUP apply?
 - Boarding – what level?
 - Events – what level?
 - P – noticing and design requirements
 - Build with Current Planning and Permitting
- Small Business Threshold
 - What commercial threshold should this apply?
 - Boarding/Events
 - Number of horses or density?
- Event definition
 - What events have an impact that should require a permit?
 - Is it the installation of an arena?
- Easement/Private Roads
 - What private road requirements should be applied?
- Hours
 - This is about commercial operations only. Taking care of a horse, other emergent activities etc. are not regulated.
- Farm Plan (17.455.070 and 17.455.075.G)
 - Kitsap Conservation District prepares farm plans and does not approve them.
 - Remove altogether, edit. It is not intended to be new work but acknowledge existing work.
- Setbacks

- Paddock Consider
 - 50 ft – consistent
 - Property line or nearest residential structure or shop.
- Manure and disposal areas
 - Is existing code description sufficient? 17.455.070.B
- Screen (17.455.075.F.3)
 - Concerns about expense – current CUP Equestrian Facility stated it’s been helpful.
 - [17.110.133](#) “Buffer, screening” means a buffer of evergreen vegetation, vegetation planted as part of LID BMPs, or sight-obscuring fencing intended to provide functional screening between different uses, land use intensities and/or zones. Screening is to be installed or maintained as prescribed by Chapter [17.500](#).”
 - Clarity of how to meet the requirement may help.

CUP/ACUP Examples

- Snohomish County has a three-tier classification, "Equestrian Centers" (CUP), "Mini Equestrian Centers (no permit), and "Stables" (exempt). See [PDE](#). Stables only have personal use or boarding, an MEC has 24 or fewer horses for commercial use (rental/lessons etc) and events. ECs have more than 24 horses. The MECs are also limited in max size of riding arenas. This could be a good code to adapt.
- King County has a two-tier, multiple criteria classification according to (1) number of horses, (2) size of riding arena(s), and (3) commercial use in certain zones. If there are more than six horses per acre or if one or more covered riding arenas exceed 20K sf, a CUP is required. Below these thresholds no permit is required. This is a very simple setup for regulation.