

Department of Community Development

Equestrian Facility Assessment
Planning Commission Briefing

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KitsapCounty



Agenda

Project Overview

Equestrian Facility Working Group

Impact Assessment

Potential Courses of Actions

Next Steps



Project Overview

Purpose and Background

Research and Assessment

- Roundup Lane Case Study
- Historic – Recent Code Information
- Code Compliance Data
- Existing Code
- Cross Jurisdiction Code
- Best Management Practices

Engagement and Outreach

- Equestrian Working Group, Survey, Workshop



Bainbridge Island Review: A chestnut horse grazes on hay at Lazy K Stables



King 5 and Kitsap Sun

Initial Impacts Assessment

Adjacent Properties

- Noise, Dust, and Odor
- Traffic and Customers
- Runoff and Water Pollution
- Emergency Evacuation and Access
- Enforcement

Equestrian Community

- Increased Regulation – Land Conversion
- Existing Equestrian Facilities and Impact
- Cost of Administrative Conditional Use or Conditional Use Permit
- Economic Viability (Growth)
- Clear Thresholds
- Setbacks and Animal Density vs Best Management Practices
- Rural Character and Community

Potential Courses of Actions

Status Quo

Refine "Simple" Options (Examples)

- KCC 17.455.060.A Director's Interpretation and subsequent code update for "Farm Stand"
- BMP education/coordination for Equestrian Facilities
- Agriculture support for Code Compliance

Undertake Longer Term (not "Simple") Projects

- Registration for existing agriculture and commercial equestrian facilities
- Define "Commercial" Equestrian Facilities
- Tiered thresholds for Commercial Equestrian Facilities
- NEW! Create Use Standards for Equestrian Facility Events - like Agritourism Assembly Events

Next Steps: Underway-Exists

Current Process	Method	Impact this addresses
Farm Plan	Kitsap Conservation District, Kitsap Public Health District, and WA DOE	Runoff and Water Pollution, Odor
	KCD will add information on farm and stable emergency planning	Emergency Evacuation and Access
Phone Tree	"Cowgirl" 911 program to assist in emergencies (formalize?)	
KCD Coordination Grant (pending)	Coordination between farms, stables, and Kitsap County DEM	
Agriculture specific support	Connection with Agriculture Advisory Council	Enforcement
Civil Dispute	Reiterate this is a civil matter. To engage attempts to set precedent for other private road issues	Private Roads

Next Steps: Simple Options

Option	Method	Impacts this would address
DI or Code Update	Using Farm Stand and Moderate Home Business Code	Traffic and Customers
Farm Plan Education	Workshops – Collaboration with KCD	Runoff and Water Pollution, Odor
Best Management Practices Education		Dust and Noise
Business Specific Guidance on Dust and Noise		
Mediation	Explore mediation program/options	Enforcement
Notifications	TBD	Topic for Agriculture Advisory Council



Thank you!

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