KitsapCounty

PLANNING COMMISSION

Executive Summary

Issue Title: Title 17 Amendments for Guests Houses & ADUs

Meeting Date: December 1, 2026

Time Required: 1 hour

Attendees: Cecilia Olsen

Action Requested at this Meeting:

- Hold a public hearing on the draft Title 17 Zoning code updates to remove Guest House as a separate land use classification and clarify accessory standards.
- Accept public testimony.
- After the close of hearing, proceed with deliberations and findings of fact.

Background:

- Title 17 currently distinguishes among accessory structures, guest houses, and accessory dwelling units as separate uses
- ICC building codes do not define guest house
- In June 2025, a Director's Interpretation (D.I.) was issued to clarify the difference between an ADU and a guest house
- Implementation of the D.I. has demonstrated that maintaining a separate guest house classification creates unnecessary complexity
- Similar accessory structures may be classified differently depending on whether an applicant identifies the space as an art studio, home office, guest house, or other accessory use, despite having substantially similar physical characteristics.
- Proposed amendments would eliminate guest house as a separate categorical use to simplify administration and better align with KPHD regulations

Attachments:

- Presentation
- T17 Guest House-ADU Draft Code Changes
- Staff Report