

Equestrian Facilities Working Group Meeting

Date: Wednesday, February 18, 2026

Members:

1. Anna Dukes, Central District - not present (traveling)
2. Trish Strong, Central District - present (online)
3. Valorie Dodd, Central District - present
4. Annie Braddock, North District - present
5. Cindy Daniels, North District - not present
6. Dale (Duke) Bourgeois, North District - not present
7. Dawn Oien, South District - present
8. Helen Jones, South District - present
9. Jessy Olson, South District - present
10. Diane Fish, Kitsap Conservation District - present
11. Colen Corey, Neighbor - present

County Staff:

1. Heather Cleveland, Facilitator
2. Garrett Ballew, Support

Agenda:

- Complaint summary overview - attachments
 - Addition of data for zoning and parcel size
 - Does not include distinction of private/commercial - potential additional research for business license
 - Total number of code compliance cases – question submitted.
 - Narrowed to relevant cases (two additions-methodology)
 - Further assessment of relevant cases – additional review of case documents
 - Analysis summary draft – complaint theme summary
- Analysis in progress
 - Historic CUP Analysis
 - Impact/Existing Code (weave in the list from the email/code cases)
 - Jurisdiction Review
- Survey status and next steps
- Workshop Open House Program
 - Gaps?
- Potential Recommendations

- Timeline Update

Meeting Notes (by category):

- General Notes
 - The Conservation District and Kitsap Health District should be referred to as “agencies” and not “groups”
 - In the future similar projects & issues should be referred to the new ag advisory council.
 - There may be issues with Notice to Titles not being closed/resolved - separate topic to investigate.
 - King County offers 50% off of permit fees when a commercial farm provides proof of organic certification, enrollment in Ag Current Use Taxation or an IRS Schedule F. King County does not maintain a list of commercial farm businesses.
- Ag Businesses
 - The relevance of ACUPs has shifted since the 1990s – not as many large parcels now, and costs have increased.
 - Equestrian facilities and feed sales are connected. Sellers provide a resource to the ag/equestrian community.
 - There is a regulatory pathway for feed/hay sales to operate under a moderate home business if it does not fall under the definition of a farm stand. This warrants further examination.
 - Scaling of a business often requires investment.
- Education
 - There is a need for educational resources/procedure for Code Compliance with ag cases.
 - A guidebook for ag businesses would be a helpful resource for education – not many view the NRCS BMPs – accessibility needed. Snohomish County has a guide to reference.
 - Kitsap Conservation District website has photo examples of BMPs and a brochure about BMPs available online or print
 - Snohomish County has a website for agriculture.
<https://snohomishcountywa.gov/1399/Agriculture-Office>
 - Whatcom Conservation District has an informational brochure on BMPs
 - People might be afraid to ask, “What permits do I need?”

- Roundup Lane
 - Issues began in 2018, a few months after new ownership.
 - Complaints regarding noise, lights, odors, high turnover of horses, manure, water quality, and dust were made.
 - Issues primarily stem from a combination of feed sales and boarding.
 - Water quality has improved over time
 - Health District and Ecology were involved in issues with Manure pollution into waterways. Testing occurred for e-coli.
 - Road built prior to current standards – contributes to drainage issues.
 - If the access road were to be permitted now, an SDAP would likely be required with an engineered drainage design.
- Watering Arenas
 - BMPs exist for managing dust from arenas including watering and vegetative buffers.
 - Dust control within dry months presents a challenge
 - It is not clear who does what if BMPs are not used
 - Watering equipment can be expensive
 - Watering, vegetated buffers, and manure management are among the BMPs
 - The Conservation District does provide cost share on items including cisterns, rain gardens, and manure management options.
 - There are dust, noise, and smell provisions in the Right to Farm Act
- Emergency Management
 - The Conservation District has applied for funding to support emergency planning/evacuation offerings for events like fires and floods.
 - In the event of a natural disaster the fairgrounds may be an option for livestock. Other operations were discussed as well.
 - Temporary pens could be used
 - Emergency notifications regarding livestock would be helpful.
- Action Items
 - By Friday 2/20 Kitsap County Share with Equestrian Working Group:
 - Workshop/Open House Outline
 - Survey Results (Raw Data)
 - By Monday 2/23 Kitsap County Share with Equestrian Working Group:
 - More Developed Workshop/Open House Program
 - By Thursday 2/26 Equestrian Working Group Share with Kitsap County:
 - Feedback/Highlights/Analysis on survey results
 - Any recommendations or suggestions

- Project Timeline
 - 2/27 - Internal Presentation to DCD Leadership
 - 3/3 - Planning Commission Presentation (Informational only – no decision)
 - 3/9 - Presentation to Board of County Commissioners – Receiving Direction/feedback
 - TBD