

Unclassified Use Permits - Equestrian Facilities	Date of Approval	Property Description	Summary of Approved Use	Conditions of Approval	2026 Code References	Notes
LU-2510 Highpoint Stables	2/3/1991	11.5 acres located south of Mullenix Rd, west of Ramiller Lane SE Rural 1 Acre zoning (1 unit/acre)	Use of existing 3,264 sq ft barn for equestrian stables for 8-20 horses, and a 9,504 sq ft riding arena. Future construction of an additional 1,300 sq ft barn.	1. All applicable Bremerton-Kitsap County Health Department regulations shall be adhered to prior to occupancy.	Requirements for Health District review of water supply and sewage disposal are in KCC 14.04.268 (Building Code). The Health District may also have its own permit requirements.	DCD staff report states that a UUP was required because the applicants did not intend to reside on the site. Previous building permits (barn, arena) were conditioned as accessory structures to residential use.
				2. A plan for the temporary storage and regular removal of animal wastes from the site shall be reviewed and approved by the Bremerton-Kitsap County Health Department (BKCHD) and the Kitsap County Conservation District prior to occupancy.	KCC 17.455 (Agriculture Code) addresses setbacks for animal enclosures and manure storage, as well as manure pile separation from water supplies. See KCC 17.455.070.B and 17.455.080.A.	--
				3. The requirements of the County Public Works Department shall be met, as follows: Traffic/Engineering: a) The applicant will be required to construct a new road approach on Ramiller Road. Ingress and egress associated with the subject land use proposal shall be restricted to this new approach, the location of which shall be no closer than 250 ft. from the intersection. The interior layout of the driveway is subject to Health Department approval due to the proximity of the drainfield. The applicant will be responsible for the necessary signage restricting patrons from using the present paved approach on Mullenix. b) The applicant will be required to construct a commercial type approach/apron (minimum 30 ft. throat width) at this new location to match the existing road surface of Ramiller Rd. with a minimum 45 ft. fillet radii. The approach shall be paved with a minimum of two (2) inches compacted depth of asphalt concrete over two (2) inches compacted depth crushed surfacing top course.	N/A	There is no specific code addressing what (if any) transportation improvements must be done for a an individual use or development. Some projects require a traffic study, and CUP conditions may be developed based on the study's findings. Other projects may have traffic impact fees or road improvements required through SEPA review.
				4. Building permits shall be revised, and all necessary inspections shall be completed per applicable codes prior to occupancy.	KCC 14.04.240 (new building) or KCC 14.04.250 (existing building) addresses inspections prior to issuance of a CO.	--
				5. As proposed, the number of horses shall not exceed 20 on site at any time.	N/A	--
				6. A sign permit shall be obtained for the proposed wooden sign.	Sign permit requirements are in KCC 17.510.	--
				7. There shall be no amplification of voices for instruction or any other purpose.	Sound amplification is addressed in KCC 10.28.145(3) and (4) - Public disturbance noises.	--
				8. Approval is limited to the proposal as depicted and described in the application and outlined in this report.	N/A	--
LU-2635 Clover Valley Riding Center	5/3/1993	5 acres, 5919 Phillips Rd SE Rural 1 Acre zoning (1 unit/acre)	Barn (16,850 sq ft) and two paddocks (7,000 sq ft and 5,600 sq ft) are existing on the site. The barn has 25 stalls, with 10-12 visitors and 3-4 horse trailers per day.	1. All applicable Bremerton-Kitsap County Health Department regulations shall be adhered to prior to final approval.	Requirements for Health District review of water supply and sewage disposal are in KCC 14.04.268 (Building Code). The Health District may also have separate permit requirements.	UUP was for "riding arena and boarding stable". Previous owner of property operated the existing facilities as a commercial business without appropriate permits.
				2. The applicant shall provide fire protection systems adequate to meet the requirements of the Kitsap County Fire Prevention Bureau in all respects.	Fire protection requirements are in KCC 14.04 (Building and Fire Code), regarding fire suppression systems, alarms, inspections, etc.	--

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				3. Operation of the riding center should be consistent with the intent of the management plan formulated by the Conservation District.	KCC 19.200.225.B.2 (Wetlands) requires implementation of a farm plan approved by the conservation district if a wetland buffer is not fenced for protection from agricultural activities. Not applicable to other critical areas or to areas outside critical areas and buffers.	--
				4. Hours of operation shall be limited to daylight hours, except that indoor training programs may be conducted until 10:30 pm.	N/A	Although some permitted and conditional uses may have limits on operating hours, there is no general KCC standard that would automatically apply to commercial businesses.
				5. The parking area shall be surfaced with gravel to the extent necessary to provide improved parking facilities for all vehicles on site at any one time.	N/A	The zoning code does not prescribe a surfacing standard for parking lots. However, for practical purposes most commercial parking lots must pave in order to meet stormwater control standards/BMPs for an SDAP (KCC Title 12 and the stormwater manual.)
				6. One unlighted sign of no more than 6 square feet shall be allowed. A sign permit shall be required.	Sign permit requirements are in KCC 17.510.	--
				7. An "after-the-fact" commercial building permit for the arena shall be required.	N/A	The KCC does not provide "after the fact" permit requirements; this process appears to be based on administrative policy. However, in the permit fee schedule, the County distinguishes between fees charged for a regular permit application and one that is after the fact.
				8. Approval should be listed to the proposal as depicted and described in the application. Approval is not to be construed as implied approval of more extensive utilization of the site or commercial development in the vicinity.	N/A	--
				9. The requirements of the Department of Public Works shall be met, including: Traffic/Transportation Division A. The applicant will be required to construct a paved approach/apron (minimum 22 foot throat width) on SE Donato Lane to match the existing surface of Phillips Road, with a minimum 45 foot fillet radii. The approach shall be paved with a minimum of two (2) inches compacted depth of asphalt concrete over two (2) inches compacted depth crushed surfacing top course and shall extend eastward a minimum of thirty (30) feet from existing edge of pavement on Phillips Road. Applicant shall contact Jerry Anderson (876-7121) of the Public Works Department prior to commencing construction.	N/A	There is no specific code addressing what (if any) transportation improvements must be done for a an individual use or development. Some projects require a traffic study, and CUP conditions may be developed based on the study's findings. Other projects may have traffic impact fees or road improvements required through SEPA review.