



Planning Commission Executive Summary

Issue Title: Zoning Use Table Update
Meeting Date: September 7, 2021
Time Required: 60 minutes
Department: Department of Community Development (DCD)
Attendees: Angie Silva, Liz Williams, Darren Gurnee, and Melissa Shumake

Action Requested At This Meeting:

1) No action requested – Work study session to review proposed changes.

Background

The Kitsap County Department of Community Development (Department) is updating its zoning allowed use tables found in Kitsap County Code Title 17 'Zoning', Chapter 17.410. The primary goal of the Zoning Use Table Update is to reduce barriers to investment in Urban Growth Areas (UGA), Limited Areas of More Intense Rural Development (LAMIRD), and the rural commercial and rural industrial zones. The project will address:

- **Housing Equity and Diversity.** The project will encourage a wide array of housing product types within the various urban and LAMIRD zones, including addressing gaps in the land use categories and definitions.
- **Economic Development.** The project will encourage economic development by:
 - Scaling land uses to streamline the level of permit review required.
 - Adding new land uses based on projects submitted to the Department and a comparison of other jurisdictions.
- **Making the Code Easier to Use.** Finally, the project will improve predictability and ease of use for applicants and permit reviewers.

Status Update

Proposed amendments to Kitsap County Code Title 17 'Zoning' are available for the Planning Commission formal consideration per Kitsap County Code (KCC) 21.08.100 (review by planning commission).

On July 30, 2021, the Department released a draft Ordinance, staff report, and supporting documents regarding this update. The staff report includes findings, conclusions, and proposed recommendations. Per KCC 21.08.100, the staff report must be made available to the public a minimum of 10 days before the Planning Commission

public hearing on September 21, 2021. Available materials can be found on the project website (<https://tinyurl.com/ZoningUseTableUpdate>) and are outlined below:

Staff Report

- A. Proposed Code Changes
 - 1. [Ordinance](#)
- B. Maps
 - 1. [Kitsap County Zoning Map – Countywide](#)
- C. State Environmental Policy Act (SEPA)
 - 1. SEPA Determination – in process
 - 2. [SEPA Checklist](#)
- D. Supplemental Materials
 - 1. [Scope of Amendments Matrix](#)
 - 2. [Zone Purpose Statements](#)
 - 3. [Preliminary Feedback](#)
 - 4. [Detailed Changes: Definitions](#)
 - 5. [Detailed Changes: Allowed Use Tables](#)
 - 6. [Detailed Changes: Footnote Re-location Guide](#)
 - 7. [Public Participation Plan](#)

On August 17, 2021, the Planning Commission held their first work study session to review the proposed changes. This session focused primarily on changes related to Housing Equity and Diversity.

At the September 7, 2021 work study session, the Department will present proposed changes related to Economic Development and Making the Code Easier to Use. This will be the last work-study for the Planning Commission to ask questions prior to accepting testimony at the public hearing scheduled for Tuesday, September 21, 2021.

Interested parties who are not able to attend the public hearing on September 21st are also encouraged to submit written public comment until September 21, 2021 at 5:00 PM. To be included as part of the official public record, comments can also be submitted via:

- [Online](#);
- Email to Darren Gurnee, Senior Planner, dgurnee@co.kitsap.wa.us; or
- Mail to 614 Division St - MS36, Port Orchard, WA 98366

Should the Planning Commission decide to extend the written comment period beyond September 21st, the Department supports a week extension to ensure opportunity for public comment while not disrupting the project schedule and providing staff time to respond to comments received. To extend the written comment period beyond September 21st, we recommend this is addressed by motion at the Planning Commission public hearing.

Recent and Upcoming Outreach

Consistent with the approved Public Participation plan, public outreach and coordination efforts since the Planning Commission's last briefing on August 17, 2021, the following are completed and anticipated coordination and outreach efforts for this project:

- August 19, 2021 – Virtual meeting #1 – complete
- August 20, 2021 – Start 30 day written public comment period – complete

- August 26, 2021 – Port of Kingston consultation – complete
- August 30, 2021 – Department Advisory Group Status Update – complete
- September 2, 2021 – Kitsap Building Association Developers Council Status Update – complete
- September 7, 2021 – Planning Commission work study session #2
- September 14, 2021 – Kitsap Building Association consultation
- September 16, 2021 – Virtual meeting #2
- September 21, 2021 – Planning Commission public hearing
- September 21, 2021 – End 30 day written public comment period

Next Steps

- Planning Commission deliberations from October 2021 to December 2021 and recommendation to the Department no later than late December 2021.
- Board of County Commissioners Public Hearing in late February 2022.
- Board of County Commissioners Adoption in late March 2022.