



kitsap2036
Growing for a Better Tomorrow



ZONING USE TABLE UPDATE

PLANNING COMMISSION WORK STUDY
SEPTEMBER 7, 2021



PURPOSE OF THE ZONING USE TABLE UPDATE

Reduce barriers to investment in Urban Growth Areas (UGAs), Limited Areas of More Intense Rural Development (LAMIRD), and Rural Commercial and Rural Industrial zones:

Housing Equity and Diversity

Provide opportunities to develop:

- “missing-middle” housing
- attached housing
- multi-family housing
- accessory dwelling units

Economic Development

Provide opportunities to support:

- Scaling land uses to streamline the level of permit review required
- Adding new land uses

Make the Code Easier to Use

- Add, repeal, or revise definitions
- Restructure footnotes and reduce surprises
- Modify allowed use table format
- Transfer categorical uses into the allowed use tables

- Does not revise Comprehensive Plan goals and policies
- Does not revise other development requirements in Title 17 (Zoning), such as allowed density and zone purposes
- Does not affect vested projects/permits



Economic Development

Allow uses/streamline land use review based on project scale

- Integrate select small scale commercial uses in residential zones
- Reduce vehicle trips/increase walkability
- Maintain neighborhood compatibility
- Remove residential component for commercial uses in residential zones

Encourage public facilities

- Encourage investment in public infrastructure
- Reduce land use review for small-scale facilities
- Increase predictability for applicants and reviewers
- Review based on size of facility, 300 square feet



Economic Development

Combine land uses

- Reduce redundancy in code

Add new land uses and development standards

- Allow uses based on project proposals and/or neighboring jurisdictions
- Reduce need for interpretations and reduce processing time

Split land uses

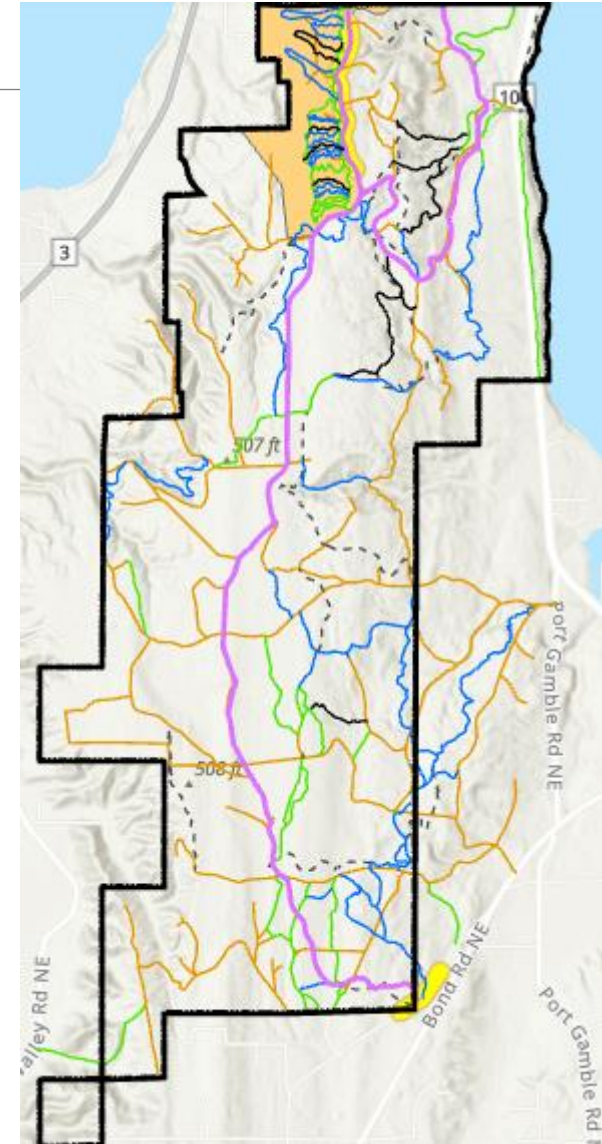
- Use types split by size or function
- Review levels appropriate for impacts



Economic Development

Allow select new uses in Parks zone

- Allow uses that could support operational and real estate considerations for County properties with Parks zone where appropriate
- Allow public/private partnerships where appropriate
- Not all locations appropriate for certain uses; subject to factors including Site Master Plan/Stewardship Plan, Title Restrictions, purpose of partnership
- Requires public process with Parks Department, Parks Advisory Board, and Board of County Commissioners



Ease of Use

Add/clarify definitions

- Increase predictability/reduce need for interpretation
- 88 new definitions
- 48 revised definitions
- 7 removed definitions

Relocate use table footnotes

- Reduce surprises for permit applicants
- Applicable development standards organized by use in one new chapter
- Add hyperlinks to definitions and standards directly in the land use table



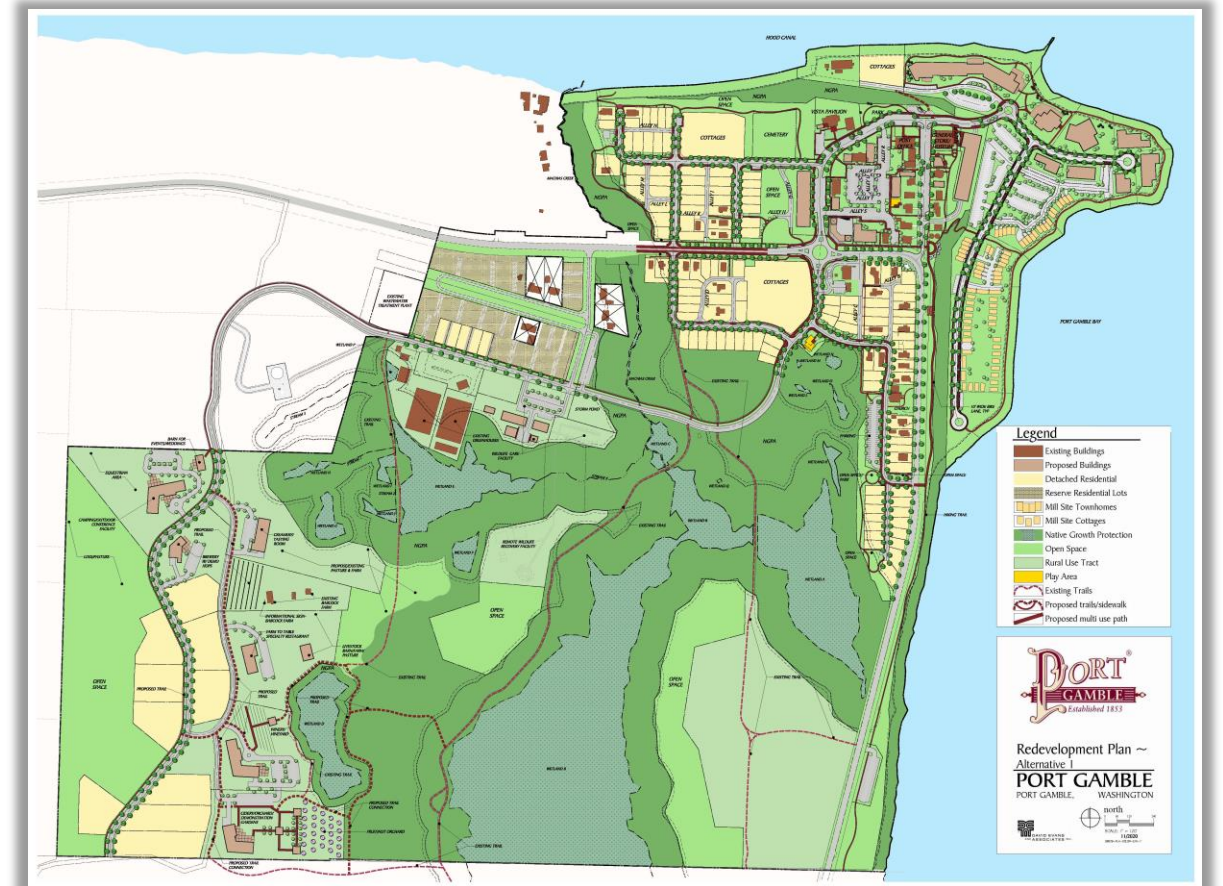
Ease of Use

Transfer uses from other code sections

- All land use categories in one location
- Minimize need for footnotes
- Reduce surprises

Port Gamble Redevelopment Plan
- Appendix

- Maintain existing adopted code for Port Gamble
- Redevelopment Plan area vested to existing code



Housing Equity and Diversity

Diversify allowed housing types

- Allow a mix of housing product types, consistent with state law, Comprehensive Plan, zone intent, and allowed densities
- Allow flexibility for builders/property owners to respond to market demand and construct a variety of housing types
- Allow manufactured/mobile/RV/park-model/tiny home park
- Allow Group Living 1-6 rooms and 7 or more rooms



Housing Equity and Diversity

Align permissibility with zone purpose and intent

- Reduce land use permit review for housing types appropriate for the zone
- Establish clear and predictable processes

Revise urban Accessory Dwelling Units (ADU) standards

- Increase flexibility for ADU construction
- Revise number and size of ADUs allowed
- Revise access and utility requirements
- Revise parking and design standards

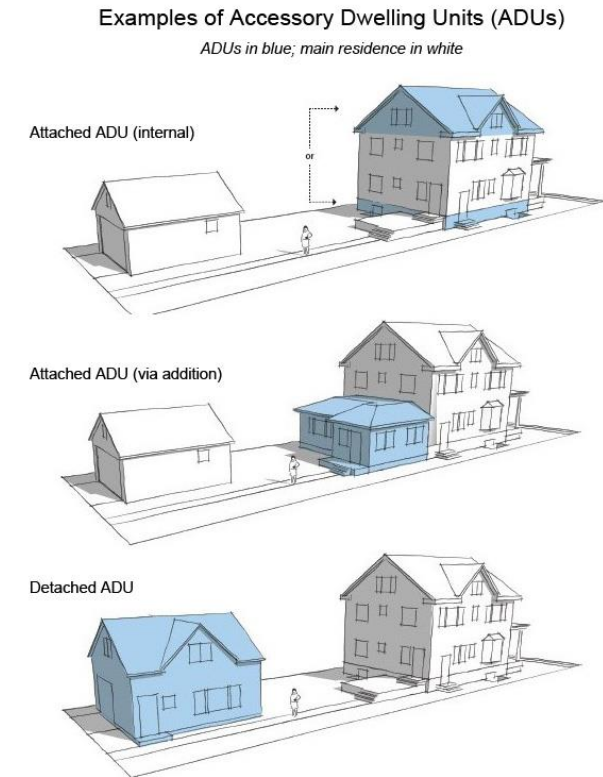


Image credit: City of Saint Paul, MN

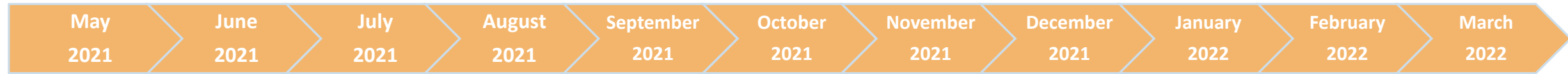
Housing Equity and Diversity

Apply multi-family housing standards uniformly

- Increase predictability by requiring the same standards in all zones
- Reduce the level of land use review for multi-family housing to speed up the permit review process
- Enhance pedestrian connectivity in higher-density areas
- Ensure compatibility with dissimilar adjoining land uses

No changes to rural housing density standards or to vacation rentals

PROJECT PROCESS – Analysis and Consideration



Finalize Code Amendments & Reboot Public Participation

- Public Participation Plan reviewed by Planning Commission and Board of Commissioners
- Update project webpage
- Finalize and analyze proposed code amendments for public review

Planning Commission Public Review & Recommendation

- Proposed code amendment and supporting documents released
- Engage with key partners and interested parties
- Virtual meetings with question and answer sessions
- Two work study sessions
- 30-day public comment period
- SEPA review
- Public hearing
- Respond to public comments
- At least two deliberation sessions
- Recommendation to the Department and Findings of Fact

Board of County Commissioners Public Review & Adoption

- Engage with key partners and interested parties
- Virtual meetings with question and answer sessions
- Two work study sessions
- Public comment period
- Public hearing
- Respond to public comments
- At least two deliberation sessions
- Adoption



Recent and Upcoming Outreach

since the Planning Commission's Work Study #1 on August 17, 2021

- 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 10, 2021 – Port of Kingston consultation
- 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 public hearing on September 21, 2021.
- Planning Commission deliberations begin in October 2021.
- Board of County Commissioners work study in January 2022.
- Board of County Commissioners public hearing February 2022.
- Board of County Commissioners deliberations and adoption in late March 2022.

