



Planning Commission Executive Summary

Issue Title: Zoning Use Table Update
Meeting Date: August 17, 2021
Time Required: 60 minutes
Department: Department of Community Development (DCD)
Attendees: Angie Silva, Liz Williams, Darren Gurnee

Action Requested At This Meeting:

1) No action requested – Review the Zoning Use Table Update staff report and attachments.

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](#)

This release begins the Planning Commission public review process. Over the coming months, the Planning Commission will discuss the draft proposal during two work study sessions on 8/17/2021 and 9/7/2021. The Department is also planning two public virtual meetings with question and answer sessions on 8/19/2021 and 9/16/2021.

Additionally, upcoming Planning Commission public comment opportunities include:

- 30-day written public comment period from 8/20/2021 to 9/21/2021.
- Planning Commission Public Hearing on 9/21/2021.

Recent and Upcoming Outreach

Public outreach and coordination efforts since the Planning Commission's last briefing on August 3, 2021, the following are completed and anticipated coordination and outreach efforts for this project:

- August 6, 2021 – Notification letters – *complete*
- August 11, 2021 – Kingston Citizens Advisory Council
- August 17, 2021 – Planning Commission work study session
- August 19, 2021 – Virtual meeting with question and answer session
- August 20, 2021 – Start 30 day written public comment period
- September 7, 2021 – Planning Commission work study session
- September 16, 2021 – Virtual meeting with question and answer session
- 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 by late December 2021.

- Board of County Commissioners Public Hearing in late February 2022.
- Board of County Commissioners Adoption in late March 2022.