



Planning Commission Executive Summary

Issue Title: 2019 Zoning Use Table Update
Meeting Date: September 24, 2019
Time Required: 90 minutes
Department: Department of Community Development (DCD)
Attendees: Dave Ward, Liz Williams, Darren Gurnee, and Carmen Smith

Action Requested at This Meeting:

No action requested – conduct a work study session to develop proposed amendments for the 2019 Zoning Use Table Update Project

Background

- The Board of County Commissioners approved funding in 2019 to review and revise the Kitsap County Code (KCC) Zoning Use Tables (KCC 17.410).
- On 5/21/2019, the Planning Commission was briefed on the project work plan.
- On 7/30/2019, the Planning Commission conducted an initial work study session and reviewed the following:
 - Results of the recent customer survey
 - Comparison of land uses by jurisdiction
 - Kitsap County zone purpose statements
 - Kitsap County code footnote analysis
 - Preliminary discussion draft – level of permit review by zone
- On 8/20/2019, the Planning Commission conducted a second work study session and reviewed the following:
 - Preliminary discussion draft – level of permit review for residential zones
 - Preliminary discussion draft – level of permit review for commercial zones
 - Preliminary discussion draft – level of permit review for limited area of more intensive rural development (LAMIRD) zones
 - Comparison of Kitsap County permit types
 - Results of the county-wide survey
- On 9/17/2019, the Planning Commission conducted a third work study session and reviewed the following:
 - Summary of changes
 - Land use tables – proposed changes
 - Comparison of the level of permit review for combined uses

Schedule

The Department proposes the following schedule for the Planning Commission as we develop the proposed amendment for this project:

Mtg Date	Purpose
9/24/2019 Special Meeting	Work Study Session #4 (90 minutes) <ul style="list-style-type: none">• Reorganized use table, footnotes & development regulations for new land uses

For the 9/24/2019 work study session, the Planning Commission should review the included attachments.

At the 9/24 work study session, staff proposes to:

- review the revised summary of proposed changes (Attachment 1) and finalize discussion from 9/17/2019 work study session;
- present the proposed framework for the use tables and footnotes (Attachment 2); and
- discuss the project schedule (Attachment 3) and next steps.

Attachments

Attachment 1 – Revised Summary of Proposed Changes

Attachment 2 – Proposed Framework for the Use Table and Footnotes

Attachment 3 – Updated Project Schedule



Kitsap County Department of Community Development
2019 Zoning Use Table Update
Summary of Changes as of 9/24/2019

Attachment 1

Guiding Questions for Recommending Changes to the Level of Permit Review

The following questions were considered when proposing changes in the level of permit review:

1. Is the proposed change consistent with the purpose and intent of the zone?
2. Will the proposed change preclude achieving the purpose and intent of the zone?
3. Will the proposed change be compatible with other uses allowed in the zone?
4. Is the proposed change consistent with the level of permit review across all zones?
5. Will the proposed change remove barriers to investment in unincorporated urban growth areas (UUGA)?
6. Will the proposed change remove barriers to investment in rural commercial and industrial zones?
7. Does the proposed change align with the responses in the county-wide survey?
8. Is the proposed change consistent with the goals of the Growth Management Act?
9. Is the proposed change consistent with the Kitsap county-wide planning policies?
10. Is the proposed change consistent with the goals and policies in the Kitsap County Comprehensive Plan?

New Uses

The following land uses were added to the categorical listings based on a comparison with surrounding jurisdictions:

- | | |
|---|---|
| 1. Domestic violence shelter | 2. Wedding facility Event facility |
| 3. Manufactured home park/RV park/
park models/tiny home park, long term | 4. Resort |
| 5. Adaptive reuse of commercial buildings | 6. Shooting/gun range, indoor |
| 7. Maker space Shared work/maker space | 8. Shooting/gun range, outdoor |
| 9. Structured parking facilities | 10. Marina support services |
| 11. Marijuana retailer | 12. Secure community transition facility |
| 13. Wireless communications facilities | 14. Stormwater infrastructure |
| 15. Manufactured home, park models, tiny
homes sales | 16. Marijuana processor |
| 17. Marijuana producer, tier 1 | 18. Marijuana producer, tier 2 |
| 19. Marijuana producer, tier 3 | 21. Agricultural activity |
| 20. Airport services | |
| 22. Firework sales (temporary) | 23. Outdoor display (accessory) |
| 24. Garage sales (temporary) | 25. Farmer's Market (temporary) |
| 26. Food truck (temporary) Mobile vendor
(temporary) | 27. Transitory accommodations |

Combined Uses

The following uses were combined into a single use based on similarity of definition and potential land use impacts:

Original Uses	New Use
Residential care facility	Assisted or independent living facility
Convalescence care facility	
Convalescence care facility	Hospital
Zoo	Zoo, aquarium, arboreta, botanical gardens
Auto parts and accessory stores	General retail merchandise stores
Boat/marine supply stores	
Custom art and craft stores	
Contractor's storage yard	Storage, outdoor
Storage, vehicle and equipment	
Cold storage facilities	Storage, indoor
Storage, self-service	
Brew pubs	Restaurant, without drive-thru
Farm and garden equipment and sales	Equipment sales, rentals, and repair, heavy
Engineering and construction offices	General office and management services
Financial, banking, mortgage and title institutions	
Laundromats and laundry services	Personal services
Movie/performance theaters, indoor	Entertainment facility, indoor
Movie/performance theaters, outdoor	Entertainment facility, outdoor
Air pilot training school	Airport
Assembly and packaging operations	Manufacturing and fabrication
Boat yard	
Recycling facilities	
Top soil production, stump grinding	Top soil production, stump grinding, firewood cutting and composting

Split Uses

The following land uses were split into separate categorical listings based on neighborhood compatibility, the ability to scale, and potential land use impacts:

Original Use	New Uses
Bed and breakfast house or vacation rental	Bed and breakfast house, 1-4 rooms
	Bed and breakfast house, 5 or more rooms/serves meals to non-overnight guests
	Short-term vacation rentals, 1-4 rooms
	Short-term vacation rentals, 5 or more rooms
Automobile service station	Fuel or charging station, with convenience store
	Fuel or charging station, without convenience store
Automobile or boat repair and car washes	Automobile, recreational vehicle or boat repair
	Car washes
Equipment rentals	Equipment sales, rentals, and repair, nonmotorized
	Equipment sales, rentals, and repair, light
	Equipment sales, rentals, and repair, heavy
Pet shop- retail and grooming	General retail merchandise stores
	Personal services (stand alone grooming use)
Museum, galleries, aquarium, historic or cultural exhibits	Entertainment use, indoor
	Zoo, aquarium, arboreta, botanical gardens
Research laboratory	Research laboratory, less than 4,000 s.f.
	Research laboratory, 4,000 to 9,999 s.f.
	Research laboratory, 10,000 to 15,000 s.f. 10,000 s.f. or greater
	Research laboratory, 15,001 to 24,999 s.f.
	Research laboratory, 25,000 s.f. or greater
Public or private schools	Private or public schools, elementary and middle school/junior high
	Private or public schools, high school
	Private or public schools, college/ vocational school – less than 8,000 s.f.
	Private or public school, college/ vocational school – 8,000 s.f. or greater
Public facilities and electric power and natural gas utility facilities, and substations, ferry terminals, and commuter park-and-ride lots	Public facilities and electric power and natural gas utility facilities, and substations
	Transportation terminals, non-marine
	Transportation terminals, marine
Cemeteries, mortuaries, and crematoriums	Cemeteries
	Funeral homes
Food and beverage production; brewery or distillery	Food and beverage production, less than 4,000 s.f.
	Food and beverage production, 4,000 to 9,999 s.f.
	Food and beverage production, 10,000 to 15,000 s.f. 10,000 s.f. or greater

Original Use	New Uses
	Food and beverage production, 15,001 to 24,999 s.f.
	Food and beverage production, 25,000 s.f. or greater
Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc.	Airport
	Airport services

Eliminate Uses

The following land uses are proposed to be eliminated:

- 1. ~~Mobile homes~~
- 2. Mobile home sales
- 3. Race track, major



**Kitsap County Department of Community Development
2019 Zoning Use Table Update
Proposed Framework for Use Tables and Footnotes**

Proposed Definitions for Categorical Uses

The Department proposes to add definitions to Chapter 17.110 ‘Definitions’ for existing and new categorical uses that are not defined.

Proposed Chapter for Categorical Use Development Standards

The Department propose to create a new chapter that will contain development standards that are unique to each categorical use. This chapter will replace section 17.410.060 ‘Special provisions applying to allowed uses’. The proposed development standards that will be incorporated are predominately existing footnotes or are from other chapters of the code (i.e. transitory accomodations, marijuana regulations, etc).

Proposed Section for Zone Development Standards

The Department proposes to incorporate development standards that are unique to each zone. The development standards would be incorporated in the existing ‘Special provisions’ section of each zone chapter. The proposed development standards that will be incorporated are predominately existing footnotes or are from other chapters of the code.

Proposed Use Table Framework

The Department proposes to reformat the existing use tables as shown below to promote predictability and reduce surprises for our customers. Proposed changes include:

- Adds section references and hyperlinks to categorical use definitions, development standards that apply to specific categorical uses, and development standards that apply to each zone; and
- Lumps categorical uses that are scaled under a common heading.

Comprehensive Plan Land Use Designation	Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential	Definition ↓	Categorical Use Standards ↓
	RR	RP	RW	FRL	MRO	UR	GB	UL	UCR	UM	UH		
Zone Standards →	17.130.XXX	17.140.XXX	17.150.XXX	17.160.XXX	17.170.XXX	17.180.XXX	17.190.XXX	17.200.XXX	17.210.XXX	17.220.XXX	17.230.XXX		
RESIDENTIAL USES													
Accessory units													
100 Dwelling, attached												17.110.XXX	17.415.XXX
102 Dwelling, detached												17.110.XXX	17.415.XXX

Comprehensive Plan Land Use Designation		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential	Definition ↓	Categorical Use Standards ↓
Zoning Classification →		RR	RP	RW	FRL	MRO	UR	GB	UL	UCR	UM	UH		
Zone Standards →		17.130.XXX	17.140.XXX	17.150.XXX	17.160.XXX	17.170.XXX	17.180.XXX	17.190.XXX	17.200.XXX	17.210.XXX	17.220.XXX	17.230.XXX		
106	Guest house												17.110.XXX	17.415.XXX
Dwellings														
108	Existing												17.110.XXX	17.415.XXX
110	Duplex												17.110.XXX	17.415.XXX
112	Single-family (includes manufactured homes)												17.110.XXX	17.415.XXX
114	Mobile home												17.110.XXX	17.415.XXX
116	Condominium or townhouse												17.110.XXX	17.415.XXX
118	Multifamily												17.110.XXX	17.415.XXX
Bed and breakfast house														
120	1-4 rooms												17.110.XXX	17.415.XXX
122	5 or more rooms or serves meals to non-overnight guests												17.110.XXX	17.415.XXX
Short-term vacation rentals														
124	1-4 rooms												17.110.XXX	17.415.XXX
126	5 or more rooms												17.110.XXX	17.415.XXX
Other residential uses														
128	Adult family home												17.110.XXX	17.415.XXX
130	Assisted and independent living facility												17.110.XXX	17.415.XXX
132	Boarding house												17.110.XXX	17.415.XXX
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**Kitsap County Department of Community Development
2019 Zoning Use Table Update**

Attachment 3

Revised Project Schedule as of 9/24/2019

Date	Purpose
May 10, 2019	Internal project team kick-off
May 13, 2019	Board briefing to review work plan
May 13 – May 31	Develop county-wide survey & outreach and engagement materials
May 21, 2019	Planning Commission briefing to review work plan
June 3, 2019	Board briefing to review survey & final outreach plan
June 3 – July 19, 2019	Distribute county-wide survey & conduct kick-off presentations with interested parties
July 30, 2019, August 20, 2019, Sept 17, 2019, & Sept 24, 2019	Facilitate four (4) work study sessions with the Planning Commission to refine the initial draft proposal
August 19, 2019	Board briefing to provide project update
September 25, 2019	Board briefing to provide project update
October, 2019	Finalize draft proposal & prepare for community workshop(s)
October 14, 2019	Board briefing to review outreach plan
November - December, 2019	Community workshop(s) to refine the draft proposal developed by the Department & Planning Commission
December 18, 2019	Board briefing during DCD Update to provide project update
December - January, 2019	Department analysis of final draft proposal (staff report, SEPA environmental review, and open public comment period)
January 15, 2019	Board briefing to review Department recommendation
January 21, 2020 & February 4, 2020	Planning Commission work study to review final draft proposal
February 18, 2020	Planning Commission open house & public hearing
February 26, 2020	Board briefing to provide update on Planning Commission public hearing
March 3, 2020	Planning Commission deliberations
March 17, 2020	Planning Commission deliberations & recommendation
April 7, 2020	Planning Commission adoption of Findings of Fact (if necessary)
April 22, 2020	Board work study to review final draft Ordinance
April 27, 2020	Board open house & public hearing
May 6, 2020	Board work study to review public comment
May 11, 2020	Board deliberations & tentative adoption
June 8, 2020	Board adoption (if necessary)