



Executive Summary

Issue Title: Zoning Use Table Update
Meeting Date: May 10, 2021
Time Required: 30 minutes
Department: Department of Community Development (DCD)
Attendees: Jeff Rimack, Angie Silva, Dave Ward, Liz Williams, Darren Gurnee

Action Requested At This Meeting: Project status update and provide guidance on final public participation plan.

Background

Since 2019, the Department of Community Development (DCD) developed a proposal to update the allowed use tables found in Kitsap County Code Title 17 'Zoning'. The update intends to remove barriers to investment and support affordable housing and economic development within Urban Growth Areas (UGAs). These guiding project principles, where appropriate, are also focused on Limited Areas of More Intensive Rural Development (LAMIRD), and the Rural Commercial and Rural Industrial zones. Specifically, the proposed scope of amendments will:

- Add, update, and revise allowed uses in the zoning use tables to modernize and align with the purpose and intent of the zone.
- Revise the land use permit review requirements to encourage affordable housing and economic development in Urban Growth Areas consistent with the Washington State Growth Management Act, Kitsap's Countywide Planning Policies, the Kitsap County Comprehensive Plan and the joint City of Bremerton/Kitsap County Affordable Housing Recommendations.
- Reorganize, revise, and reduce footnotes and special provisions associated with the zoning use tables to improve predictability and streamline where possible.
- Add or revise definitions and development standards for new and existing allowed uses to ensure predictability and readability for applicants and review staff.

Following multiple months of review and outreach on a preliminary draft, DCD postponed this project in October 2020 to 1) recognize budget reductions due to COVID 2) work with Port Gamble and Tribes on Port Gamble use table amendments adopted in April, 2020 and 3) allow DCD to focus on two state-mandated projects due June 30, 2021. Internal coordination between County Departments and feedback from interested parties and key partners supported the development of proposed amendments throughout the process.

As this project moves forward for consideration, DCD developed a Public Participation Plan (PPP) to describe how it will continue to encourage early and continuous public participation (Attachment 1). The PPP describes goals, roles and

responsibilities, and opportunities to participate and stay informed throughout the process. It also includes a list of community associations and groups, local entities and jurisdictions, state and federal agencies, Native American Tribes, and businesses and non-profit organizations that the County will engage with during the review process. The proposed outreach and participation methods include:

- electronic notifications.
- a dedicated webpage that provides project materials, meeting information, and past notifications.
- four virtual project updates hosted by DCD with question and answer sessions.
- one-on-one meetings upon request.
- Planning commission public process including study sessions, a public comment period, and public hearing.
- Board of County Commissioner public process including study sessions, a public comment period, and public hearing.

On May 10, 2021, project staff will provide an overview of the purpose and scope of this project, proposed schedule, and review the Public Participation Plan with the Board of County Commissioners.

The Department anticipates public outreach and a formal draft proposal release in July 2021. Additionally, the proposed schedule is as follows:

Date	Project milestones
<p style="text-align: center;">Phase I: Develop Code Amendments & Reboot Public Participation (Jan – July 2021)</p>	<ul style="list-style-type: none"> • Public Participation Plan reviewed by Planning Commission and Board of Commissioners • Update project webpage • Draft code amendments prepared for public review
<p style="text-align: center;">Phase II: Planning Commission Review Process (July – Dec 2021)</p>	<ul style="list-style-type: none"> • Draft code amendments released for public review • SEPA Review • Open 30-day public comment period • Planning Commission work studies and public hearing • Response to public comments • Planning Commission deliberations & adoption of Findings of Fact
<p style="text-align: center;">Phase III: Board of County Commissioner Review Process (Jan – Mar 2022)</p>	<ul style="list-style-type: none"> • Final Draft Ordinance released for public review • Board of County Commissioners work study and public hearing • Response to public comment • Board of County Commissioners adoption of proposed amendments

Attachments:

Attachment 1 - Zoning Use Table Update – Public Participation Plan