



Planning Commission Executive Summary

Issue Title: Zoning Use Table Update
Meeting Date: September 21, 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:

Hold a public hearing regarding proposed amendments to Kitsap County Code Title 17 'Zoning'.

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.

Public Hearing

This meeting will include a public hearing on proposed amendments to Kitsap County Code Title 17 'Zoning' as part of the Planning Commission formal consideration per Kitsap County Code (KCC) 21.08.100 (review by planning commission).

Prior to this public hearing, 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 was made available to the public a minimum of 10 days before the Planning Commission

public hearing. 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](#)

A public comment period on proposed amendments began on August 20, 2021 and is open until September 21, 2021. Interested parties who are not able to attend the public hearing are 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 an extension to September 24th at 5:00 PM. This will ensure further opportunity for public comment and not disrupt the project schedule and provide staff time to respond to comments received. To extend the written comment period beyond September 21st, the Department recommends the Planning Commission make a motion at the conclusion of testimony provided at the public hearing.

State Environmental Policy Act (SEPA) Review

A SEPA Determination of Nonsignificance was issued for proposed amendments related to the zoning use table update. The SEPA comment/appeal period began on September 7th, for fourteen days, ending on September 21st. The [SEPA Checklist](#) and [SEPA Determination of Nonsignificance](#) are posted on the project webpage.

Recent and Upcoming Outreach

Consistent with the approved Public Participation Plan, outreach efforts since the Planning Commission's last briefing on September 7, 2021, include:

- September 7, 2021 – Planning Commission work study session #2 – *complete*
- September 10, 2021 – Port of Kingston consultation – *complete*

- September 14, 2021 – Kitsap Building Association consultation – *complete*
- September 15, 2021 – Kitsap Conservation District consultation – *complete*
- September 16, 2021 – Virtual meeting #2
- September 20, 2021 – Kitsap County Association of Realtors consultation
- September 21, 2021 – Planning Commission public hearing
- September 21, 2021 – End 30 day written public comment period
- September 28, 2021 – Department Advisory Group status update
- October 6, 2021 - Board of County Commissioners briefing

Next Steps

- Planning Commission deliberations from October 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.