



kitsap2036  
*Growing for a Better Tomorrow*



---

# ZONING USE TABLE UPDATE

---

PLANNING COMMISSION – BRIEFING

MAY 4, 2021



# GOAL AND POLICY GUIDANCE

---



Growth Management Act

Countywide Planning Policies (CPP)

Comprehensive Plan

Kitsap County Code

# PURPOSE OF THE ZONING USE TABLE UPDATE

**Urban Growth Areas (UGAs), Limited Areas of More Intense Rural Development (LAMIRD), Rural Commercial and Rural Industrial zones:**

Remove barriers  
to investment

Modernize and define allowed uses and align land use permit review with the purpose and intent of a zone.

Encourage  
housing diversity

Propose a diverse range of housing types in urban areas to allow for greater choice.

Support economic  
development

Propose a mix of business types at different scales to support urban and rural economies.

Increase  
predictability

Reorganize the code structure to create a new chapter with allowed use standards and remove footnotes, as appropriate.



# PROCESS OVERVIEW

---

# PROJECT PROCESS

---

**Scoping**  
**(June 2019 – October 2020)**

## Scoping - Develop Conceptual Changes and Preliminary Draft:

- **Countywide survey**
- **Internal review**
- **Planning Commission workshops**
- **Open houses**
- **Public comment**
- **Stakeholder workshops**
- **Review all comments and develop a proposed Draft**

Develop Draft  
(October 2020 – July 2021)

Analysis  
(May 2021 – July 2021)

Consideration  
(July 2021 – March 2022)



# PROJECT PROCESS

---

Scoping  
(June 2019 – October 2020)

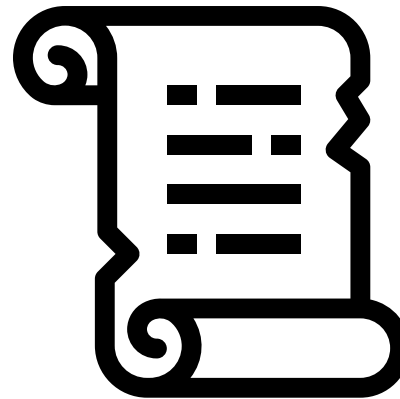
**Develop Draft  
(October 2020 – July 2021)**

Analysis  
(May 2021 – July 2021)

Consideration  
(July 2021 – March 2022)

## Develop Draft – Formal Proposal:

- Analyze preliminary feedback
- Inter-Department meetings
- Department of Community Development to review all comments and develop a formal proposal



# 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
- SEPA review

## Planning Commission Public Review & Recommendation

- Proposed code amendment and supporting documents released
- Engage with key partners and interested parties
- Two study sessions
- 30-day public comment period
- 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
- Two study sessions
- Public comment period
- Public hearing
- Respond to public comments
- At least two deliberation sessions
- Adoption



# PUBLIC PARTICIPATION

---

- Webpage   
<https://www.kitsapgov.com/dcd/Pages/Zoning-Use-Table-Update.aspx>
- Consultations 
- Coordination with local jurisdictions 
- Project announcements 
  - <https://public.govdelivery.com/accounts/WAKITSAP/subscriber/new> and select Kitsap County Code Update Announcement.
- Project Update Meetings (July and August 2021, January and February 2022) 
- Media  
- State Environmental Policy Act (SEPA) public comment period
- Planning Commission and Board of County Commissioner public hearings and comment periods 





# NEXT STEPS

---

- Finalize Public Participation Plan with Board of County Commissioners and Planning Commission
- Complete analysis of the proposal
- Planning Commission and Board of County Commissioner briefings in June
- Formal release of proposal, staff report, and SEPA threshold determination in July
- Start public review process



# KITSAP COUNTY ZONING USE TABLE UPDATE

---

## Main Project Contact

- Darren Gurnee, Senior Planner  
[dgurnee@co.kitsap.wa.us](mailto:dgurnee@co.kitsap.wa.us)  
(360) 337-5777 ext. 4844

## Webpage: Background, materials, announcements

- <https://www.kitsapgov.com/dcd/Pages/Zoning-Use-Table-Update.aspx>

