



Planning Commission Executive Summary

Issue Title: Zoning Use Table Update
Meeting Date: August 3, 2021
Time Required: 30 minutes
Department: Department of Community Development (DCD)
Attendees: Angie Silva, Liz Williams, Darren Gurnee

Action Requested At This Meeting:

1) No action requested – introduce 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.

Following multiple months of review and outreach on a preliminary working draft, DCD postponed this project in October 2020 to 1) recognize budget reductions due to COVID-19 2) work with the Port Gamble landowner and Tribes on Port Gamble use table amendments adopted in April, 2020 and 3) allow DCD to focus on two state-mandated projects. Internal coordination between County Departments, feedback from interested parties and key partners supported the development of proposed revisions throughout the process.

The Department met with the tribes on 6/16/2021, 6/30/2021, and 7/19/2021, to review the proposed “carve out” of recent Port Gamble development code amendments adopted

in 2020. The Department met with other interested parties on 7/28/2021. These meetings revealed a general support for the “carve out” strategy.

The Department met with community organizations, the Central Kitsap Community Council (CKCC), Manchester Citizens Advisory Committee (MCAC), and the Suquamish Community Advisory Committee (SCAC) in early July to provide project information regarding how to access project documents when released, opportunities to learn about the project, and how to provide feedback during the public process. The Department will meet with the Kingston Citizens Advisory Council (KCAC) as well on 8/14/2021.

On July 20, 2021, the Department reviewed the summary of amendments matrix with the planning commission ahead of releasing the public draft and staff report on July 30, 2021.

Status Update

The Department released a public draft and staff report on Friday, July 30, 2021. This briefing will not discuss the details of the proposal; rather, it will focus on an overview of the documents available for public review, how to use the documents to better understand the proposed code changes, and where to find them on the project website <https://tinyurl.com/ZoningUseTableUpdate>. Following this overview briefing, the Department intends to discuss the draft proposal details during planning commission study sessions on 8/17/2021 and 9/7/2021. The Department is also planning public virtual meetings with question and answer sessions on August 19, 2021 and September 16, 2021.

Additionally, upcoming Planning Commission and Board of Commissioners key public comment opportunities include:

- 30 day written public comment period from 8/20/2021 to 9/20/2021.
- Planning Commission Public Hearing on 9/21/2021.
- Planning Commission Recommendation by late December 2021.
- Board of County Commissioners Public Hearing in late February 2022.
- Board of County Commissioners Adoption in late March 2022.

The documents released on July 30, 2021 include the staff report and the following attachments:

- A. Proposed Code Changes
 - 1. Ordinance
- B. Maps
 - 1. Kitsap County Zoning Map – Countywide
- C. State Environmental Policy Act (SEPA)
 - 1. SEPA Determination of Non-Significance
 - 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