



- **WG:** With drive-thru change C to P in UM and UH.

57. COMM – Marijuana retailer.

- **WG:** Would like to see an ACUP instead of P.
- **PG:** Why can't this go into 'general retail'?

58. COMM – Event facility.

- **WG:** Modify definition to include publicly or privately owned. No difference in permissibility.
- **WG:** Allow in all urban residential zones. Has been enjoyed by neighborhoods.
- **OC – 2019 ZUT-013:** Strongly disapprove of an event facility being allowed in Parks zoning areas. I feel these ideas oppose each other and would not develop well together.

59. COMM – Event facility – Regulations.

- **WG:** Outdoor facilities are predominantly a seasonal use, so making one weekend a month event free takes away ¼ of their revenue.
- **WG:** Noise impacts may be regulated through setbacks and landscaping for buffer.

60. COMM – Event facility – Parking.

- **WG:** Parking will be important. Maybe a portion of the parking lot could be used for park and ride during the day.

61. COMM – Resort.

- **WG:** Vague language in definition ('amenities') – could be firmed up to avoid people finding loopholes.
- **WG:** Allow in all urban residential zones. Has been enjoyed by neighborhoods.
- **OC – 2019 ZUT-013:** Strongly disapprove of a resort being allowed in Parks zoning areas. I feel these ideas oppose each other and would not develop well together.

62. COMM – Adaptive reuse of commercial buildings.

- **WG:** Should be a permitted use.
- **WG:** Why are we having a C for something to be rehabilitated?
- **WG:** For infill redevelopment, should allow uses consistent with NC zone.
- **WG:** Allow in all urban residential zones. Has been enjoyed by neighborhoods.

63. COMM – Wireless communication facilities.

- **WG:** Should be allowed with reference to 17.350.

64. COMM – Hotel/motel.

- **WG:** Permit in every zone.

65. COMM – Veterinary clinics.

- **WG:** Footnote 9 allows and disallows outdoor structures/enclosures.

66. COMM – Shared work/maker space.

- **WG:** Should be permitted in all urban residential zones.



67. COMM – Scaling.

- **WG:** Does this scaling apply to the use or the structure?
- **WG:** Scaling not capturing what is feasible in market.
- **WG:** Smaller break out (less than 4,000 s.f.) should be P and the middle scaling (4,000 to 9,999 s.f.) should be ACUP.

68. COMM – Easements.

- **OC – 2019 ZUT-009:** Concerned about permissibility of uses (such as garage sales, events, farmer’s markets) on properties accessed by private easements. While terms of easement will dictate use, it would be valuable to direct homeowners to check before hosting such uses. Enforcement is critical and not being done.

INDUSTRIAL USES (Ind)

69. IND – Assembly and packaging operations.

- **PG:** See assembly and packaging operations as different uses with different impacts than manufacturing and fabrication. Manufacturing implies creating parts, potentially loud/machinery/other impacts depending on what is being manufactured.
- **PG:** Can lose some of the specifics if we overgeneralize.

70. IND – Funeral homes.

- **PG:** Break out crematorium as a separate use. It has different impacts (ex – air quality) than a funeral home.

71. IND – Contractor’s storage yard.

- **WG:** Contractor’s storage yard is too restrictive. Not an intensive use.

72. IND – Recycling centers.

- **PC:** These facilities have the potential to have large environmental impacts. Is this a clean transfer station?

73. IND – Storage.

- **WG:** These facilities should be an ACUP (at most) in UCR, UM, and UH. They are amenities. At 5-9 du/acre, there is nowhere for people to put their stuff.
- **WG:** Supportive of allowing storage in residential and commercial zones. Especially near multifamily. B-Flats in Bremerton as a good example.

74. IND – Marijuana processor.

- **PG:** Should allow a grower in a retail or office building. State licensing already puts restrictions on these uses (siting etc.)

75. IND – Marijuana producer.

- **PG:** Are these uses required to be on PUD water/electricity? They require a lot of electricity.



76. IND – Data center.

- **PC:** What does this use fall into? It may be missing. Loud, large impact – seems like an industrial use.

INSTITUTIONAL USES (INST)

77. INST – Hospitals.

- **WG:** If owners/operators can make it work with State requirements, County should have more permissibility in residential zones.

78. INST – Places of worship.

- **WG:** Remove footnote 12. Setbacks are excessive.
- **WG:** The freedom of religion clause of the US Constitution would require this use to be permitted outright in all zones.

79. INST – Schools in residential areas.

- **WG:** In areas where there are high concentrations of people and housing, there should be schools for residents to attend.
- **WG:** Schools should be in residential areas where they are not taking up commercial space. Existing schools in the County are in residential areas. Commercial space is hard to come by and we shouldn't preclude that with allowing schools.
- **WG:** Require buffer for schools in residential areas.
- **WG:** Montessori function like day care, should be allowed where residential is allowed.

80. INST – Schools – Splitting.

- **WG:** High school should be in same category as elementary/middle schools.
- **WG:** Square footage isn't relevant for schools – should be based on need.
- **WG:** 8,000 s.f. or greater should be ACUP (C, RC, NC, LIC, RCO).
- **WG:** Montessori and pre-school should be close to homes, promotes walkability, permitted outright. The need is huge.
- **WG:** Private and public schools should be permitted in all zones. Eliminate ACUP restriction. It is hard enough to find enough land to site one of these facilities without the additional ACUP burden.
- **PG:** What is the concern? Why are we splitting?

81. INST – Stormwater infrastructure/Wetland mitigation bank.

- **WG:** Is there a lot of room for wetland mitigation? We are running out of land in Kitsap County. Should protect our wetlands.
- **WG:** Stormwater infrastructure should not be forced into a commercial area.
- **WG:** Should have nothing in here to prohibit these uses. Allow them in every zone (P).
- **WG:** These are almost accessory uses and should go along with the primary use.
- **WG:** Split into two uses. They are different.

82. INST – Transportation terminals, non-marine.

- **WG:** Should be ACUP in UL and UCR. Allow in UR and GB.



- **WG:** Should be permitted in all zones. Eliminate ACUP. It is hard enough to find enough land to site one of these facilities without the additional ACUP burden.

RECREATIONAL USES (REC)

83. REC – Club, civic or social.

- **WG:** In residential communities, there should be a meeting hall for events and for communities to be able to support their own needs. Square footage is important – facility wouldn't need to be larger than 4,000 – 5,000 s.f. and should have minimal kitchen facilities.
- **WG:** Should be an ACUP in UCR and UL.
- **WG:** Eliminate footnote 12. The setbacks are excessive.

84. REC – Marinas.

- **WG:** Remove footnote 80. It is redundant.

85. REC – Marina support services.

- **WG:** Remove footnote 80 in UR. It is redundant.
- **WG:** Supportive of marina support services. See as valuable.

86. REC – Entertainment facility, outdoor.

- **WG:** Should have more areas where permitted outright.

87. REC – Aquarium, arboreta, botanical garden, zoo.

- **WG:** There is no room in Manchester for a zoo. The animals would cause a disturbance.
- **WG:** Separate into two uses: combine 'arboreta and botanical garden' and 'aquarium and zoo'.

88. REC – Parks.

- **WG:** Should in all zones be an ACUP to address impacts (noise, traffic, dogs).
- **WG:** Should these be in industrial areas?

89. REC – Race track.

- **WG:** Should have same considerations as shooting/gun range, outdoor.
- **WG:** Maybe it is noise that makes it go from ACUP to a C.
- **WG:** Supportive of splitting race track into categories (major and minor).
- **WG:** Could use mileage of track, facilities for spectators to separate.

90. REC – Recreational facilities.

- **WG:** In areas where there are high concentrations of people, there should be recreational facilities for residents to use. There should be more integration of uses, except separate the more offensive/ nuisance generating uses from residential areas/uses.
- **WG:** Use 318 (outright permitted) conflicts with uses 324 and 326 (permitted commercial uses). Recommend combining into one use or outright permitting uses 324



& 326. They should have the same restrictions and level of review.

- **WG:** Supportive of splitting uses 324 and 326 based on indoor and outdoor. Indoor should be P and outdoor should be ACUP.

91. REC – Shooting/gun range, indoor.

- **WG:** Should be considered a retail use and scaled by s.f. They are selling time, guns, bullets, etc. The facilities are contained.

92. REC – Shooting/gun range, outdoor.

- **WG:** There should be a minimum acreage size for these facilities to account for noise.
- **WG:** If the facility has been done correctly, it shouldn't be a problem.
- **WG:** Topography of the site should be a consideration – it is better to shoot into a hill than into the woods.
- **WG:** A way to preserve rural character – not going to be developed into houses.

RESOURCE USES

93. Resource Uses – Mineral Resource Overlay (MRO).

- **WG:** Mineral extraction and processing should be allowed without an MRO designation. A conditional use permit (CUP) should suffice.

94. Resource Uses – Hatcheries.

- **WG:** County regulate the on-land buildings and State regulate the water use.

ACCESSORY (ACC) AND TEMPORARY USES (TEMP)

95. ACC – Caretaker's dwelling.

- **WG:** Should be permitted outright in UCR, UM, and UH. It is just a house. Trust that most people will not take advantage of it. We need more housing.
- **WG:** Many storage facilities have caretakers.

96. TEMP – Special care residence.

- **WG:** Should allow park models and tiny homes (in addition to mobile and manufactured homes).

97. TEMP – Espresso stands.

- **WG:** Remove 'no outdoor seating' line from definition. These facilities should be for walk up and drive thru. The limitation could be on no indoor seating.
- **WG:** Supportive of expanding the permissibility of espresso stands.
- **WG:** Allow espresso stands everywhere.
- **WG:** Allow a drive thru through ACUP.

98. TEMP – Garage sales.

- **WG:** Would rather see garage sales regulated under home business.
- **WG:** There should not be any regulation on garage sales in urban areas. The place to regulate them would be in rural areas where there is more potential for impacts



(traffic).

- **WG:** Most people are going to have garage sales and it won't be a problem
- **WG:** Would only want to see them permitted if it was an over the counter permit.
- **WG:** Limit to certain amount of days annually. No outdoor storage.
- **WG:** There should be language regarding parking for garage sales. No street parking allowed, must be able to provide parking on your property.
- **WG:** Noise, hours of occupation.
- **PC:** Why is County regulating down to this level? Would not like to see homeowners need to get permits for garage sales, but rather a tool for code enforcement.

99. TEMP – Mobile vendor.

- **WG:** Allow in UL, GB, commercial areas.
- **WG:** Separate the 'one-off' for events (should be P in every zone) from the more continuous, parked uses.

100. TEMP – Farmer's market.

- **WG:** Concerned about allowing farmer's markets in urban residential areas.
- **OC – 2019 ZUT-010:** Why allow them outside city limits? They should be accessible by bus, and available to folks in areas where foot & auto traffic can support vendors by way of sufficient sales volume.

101. TEMP – Firework sales.

- **WG:** We do not want fireworks sold in Manchester.

102. TEMP – Carnival or circus.

- **WG:** Should be allowed in large, open areas.

PARKING LOT ITEMS (PL)

103. PL – Transitory Accommodations.

- **WG:** Note that these are uses from a different section and that no changes are proposed.
- **WG:** Concerned with allowing them in rural areas.
- **WG:** Should all be P. Who could be motivated to go through the ACUP process?
- **WG:** County pays for permit process to support homelessness and perhaps have facilities on County land.
- **WG:** We do not want transitory accommodations in Manchester.

104. PL – Shipyard.

- **WG:** How will shipyard be impacted by this?

105. PL – Bed and Breakfast House.

- **WG:** 1-4 rooms allow in all residential areas.
- **WG:** Combine 1-4 rooms and 5 or more rooms into one use and allow outright.



106. PL – Predictable sewer needed.

- **WG:** Capital facilities plan shows sewer buildout within a specific timeframe. Timeframe passes, sewer is not installed, timeframe extended. Require higher densities only where sewer exists, allow higher densities where sewer doesn't exist.

107. PL – Sewer – Footnote 48.

- **WG:** 'Residential' should be removed as it applies to commercial zones.
- **WG:** Change to allow septic systems.

108. PL – Housing Affordability/GMA.

- **WG:** Kitsap County is suffering a housing crisis due to low inventory and high costs imposed by regulatory barriers:
 - Inordinate building and rehabilitation regulations
 - Unreasonable maximum density allowances
 - Redundant zoning
 - Burdensome wetland or environmental restrictions
 - Cumbersome and time-consuming permitting and review procedures
 - Overhead costs of regulation impeding construction
- **WG:** Kitsap County Code has become centered on impeding construction and extracting the maximum amount of revenue from building permit applicants. Focus should be on simplification- to reduce the cost of construction and to increase housing supply.
- **WG:** Must not ignore "silver tsunami" as aging baby boomers need single story homes and care facilities- this is not the housing we are requiring be built 5-9 homes per acre.
- **WG:** Conflict between GMA Planning Goals 2 (reduce sprawl) and 4 (housing). A dramatic resolution might be for our County Commissioners to declare Kitsap a "Sanctuary County" from GMA.
- **WG:** Most expensive housing construction is found in urban settings (high cost of required utilities, urban improvements, and purchasing outdated earlier construction to create parcels for re-development).

109. PL – Nonconforming uses.

- **WG:** Definition
- **WG:** Should be allowed to be nonconforming until it is officially vacated - not 24 months.

110. PL – Max lot size.

- **WG:** Max lot size footnote.

111. PL – LAMIRDS.

- **WG:** Use RC or RI zones.

112. PL – Vacation Rentals.

- **WG:** Swapping residences - no money exchange - shouldn't count as a vacation rental.
- **WG:** How do you enforce VRBO?



- **WG:** Allow easier permitting with
 - On-site owner.
 - prescribed design standards such as buffer, setbacks from adjacent properties.
- **WG:** Don't allow VRBO in Manchester.
- **WG:** Combine 1-4 rooms and 5 or more rooms into one use and allow outright.
- **OC – 2019 ZUT-004:** Concerned with Airbnb's in residential neighborhoods with private drives and easements. Increase in traffic, guests traveling too fast, mistaking other homes for the Airbnb, long-time residents selling their homes because of this.

113. PL – Rural Zones – RES – ADU's.

- **WG:** Allow via P or ACUP in rural zones where a residential unit is allowed.

114. PL – Rural Zones – RES – Home businesses.

- **WG:** Allow via P in rural zones where a residential unit is allowed.

115. PL – Rural Zones – RES – Urban Fringe.

- **WG:** Density should be allowed at the urban fringe.

116. PL – Rural Zones – COMM – Fuel or charging station, without convenience store.

- **WG:** Power grid issues for charging stations? Especially in rural areas. Ex- brownouts after Thanksgiving when lots of people tried to charge their car at once.

117. PL – Rural Zones – IND – Boat yard.

- **WG:** Should be allowed in rural zones.

118. PL – Rural Zones – REC – Marina support services.

- **WG:** Should also be allowed in rural zones.

119. PL – Rural Zones – REC – RV camp park.

- **WG:** RV parks should be allowed in rural zones (as long as there is access) and not in commercial and LAMIRDs. We should promote these facilities on the way to Hood Canal/Olympic Peninsula.
- **WG:** Recommend removal of footnote 46 and loosen up the level of permit review.

120. PL – Rural Zones – Resource Uses – Aggregate extraction.

- **WG:** Should not be allowed in rural zones.

121. PL – Rocky Point Annexation.

- **OC – 2019 ZUT-001:** What is the County's opinion (if any) regarding Bremerton's stated desire to annex Rocky Point? I understand that they now can do this without a vote of the affected property owners.

122. PL – Hwy 303/Brownsville Hwy Zoning.

- **OC – 2019 ZUT-003:** Why has the land between Hwy 303 and Brownsville zoned



Commercial? Has there been an environmental review? (Steele Creek) If protecting Steele Creek is no longer important to the County – would like to see properties east of the Commercial zone be rezoned from RR to UR to allow for more uses useful for the County, its residents, and visitors.

123. PL – Manchester parcels.

- **OC – 2019 ZUT-010:** Parcels legally created before Manchester Community Plan should be allowed when set back can be met and utilities accessible even if unable to meet 8712 s.f. The area including Daniels Loop was and should be available for smaller dwellings under 1200 s.f. livable space to support recreational use.