



Planning Commission Executive Summary

Issue Title: 2019 Zoning Use Table Update
Meeting Date: March 3, 2020
Time Required: 90 minutes
Department: Department of Community Development (DCD)
Attendees: Dave Ward, Liz Williams and Darren Gurnee

Action Requested at This Meeting:

No action requested – the Department will provide an update regarding project status and conduct a work study session regarding residential uses across all zones.

Background

- The Board of County Commissioners approved funds to develop alternatives to the zoning use tables found in Title 17, Zoning, of the Kitsap County Code.
- In June and July 2019, DCD distributed two surveys to guide the development of proposed changes. The first survey focused on recent DCD customers to understand their experience navigating the County's development regulations. The second survey focused county-wide to understand what stakeholders would like to see built across Kitsap County.
- In July, August, and September 2019, the Planning Commission and held four work study sessions to prepare an initial discussion draft that included:
 - On 5/21/2019, the Planning Commission was briefed on the project work plan.
 - On 7/30/2019, the Planning Commission conducted an initial work study session and reviewed the following:
 - Results of the recent customer survey
 - Comparison of land uses by jurisdiction
 - Kitsap County zone purpose statements
 - Kitsap County code footnote analysis
 - Preliminary discussion draft – level of permit review by zone
 - On 8/20/2019, the Planning Commission conducted a second work study session and reviewed the following:
 - Preliminary discussion draft – level of permit review for residential zones
 - Preliminary discussion draft – level of permit review for commercial zones
 - Preliminary discussion draft – level of permit review for limited area of more intensive rural development (LAMIRD) zones
 - Comparison of Kitsap County permit types
 - Results of the county-wide survey

- On 9/17/2019, the Planning Commission conducted a third work study session and reviewed the following:
 - Summary of changes
 - Land use tables – proposed changes
 - Comparison of the level of permit review for combined uses
- On 9/24/2019, the Planning Commission conducted a fourth work study session and reviewed the following:
 - Reorganized use table, footnotes & development regulations for new land uses.
- The Department developed an outreach plan to provide several opportunities for stakeholders to refine the proposed changes prior to it being finalized for further consideration. The outreach and engagement methods include electronic notifications, an online open house that includes project materials and public comment opportunities, workshops, open houses, and one-on-one meetings.
- The Department analyzed feedback from the outreach efforts (see Attachment A – Preliminary Feedback) to inform the development of a Department recommended proposal for the planning commission public review process. **This study session will identify strategies behind the development of the proposal format and strategies for reviewing future documents.** The study session will also provide an example of proposed residential use permissibility across all zones. The example may organize residential uses into 4 major categories:
 - Accessory Living Units
 - Family Living Units
 - Group Living Units
 - Other Residential Uses
- The Department will review a recommended proposal incrementally with the Planning Commission starting on March 17. Each session will review major land use categories (i.e., residential, commercial, industrial, institutional, recreational, resource, accessory, and temporary). The review will address:
 - Definitions.
 - Changes to the level of permit review required for the use.
 - Additional regulations by categorical use.
 - Additional regulations for a categorical use in a specific zone.

Attachments:

Attachment A – Preliminary Feedback