



Planning Commission Executive Summary

Issue Title: Kitsap County Buildable Lands Update
Meeting Date: September 7, 2021
Time Required: 1 hour
Department: Department of Community Development (DCD)
Attendees: Angie Silva, Liz Williams, and Melissa Shumake

Action Requested At This Meeting:

No action requested – DCD will present the draft Buildable Lands Report

Background

Kitsap County, in coordination with local cities, is updating its Buildable Lands Program pursuant to the requirements set forth in the State's Growth Management Act, RCW 36.70A.215 and WAC 365-196-315.

The Growth Management Act requires Kitsap County and its cities to issue a Buildable Lands Report no later than three years prior to the 8-year update of comprehensive plans and development regulations as required by RCW [36.70A.130](#). Kitsap County's Comprehensive Plan and development regulation update is due in June 2024, and the completion of the Buildable Lands Report is one of the first pieces of that process. The purpose and scope of the Buildable Lands Program and subsequent report is to:

- look back at development trends between 2013 and 2019 to review consistency with local policies and plans;
- look forward and evaluate if there is sufficient land supply to accommodate planned population and employment growth, and;
- identify reasonable measures, if necessary, to address any inconsistencies that may be identified by the review and evaluation.

In addition to the requirements in state law, Kitsap's Countywide Planning Policies (CPPs) require Kitsap jurisdictions to use an agreed-upon methodology or framework for the forward-looking Land Capacity Analysis (LCA) to determine if there is adequate land supply.

Status Update

Since October 2020, the Department has provided briefings on the status but also components of the Buildable Lands Program, including approaches to addressing new requirements in state law. On August 20, 2021, the draft 2013-2019 Buildable Lands

Report was distributed for public review. The draft report is organized into the following components.

- **Chapter 1 - Introduction:** summarizes the regulatory and policy framework for this update to the Buildable Lands Program.
- **Chapter 2 - Methodology Overview:** gives an overview of the methodologies used by jurisdictions to evaluate historic development trends as well as future growth capacity.
- **Chapter 3 - Growth and Development Trends:** reports on the findings of development trends during the evaluation period of 2013 to 2019. Population and growth trends were covered at the Planning Commission's July 20, 2021 meeting.
- **Chapter 4 - Growth Capacity:** summarizes and discusses urban land capacity within each city and the unincorporated UGAs. On December 15, 2020, February 16, 2021, April 20, 2021, and June 1, 2021, the Planning Commission briefings discussed the framework, market factor assumptions and new requirements under the statute to evaluate future land capacity.
- **Chapter 5 - Reasonable Measures:** identifies required consistency checks, observations, and reasonable measures to be considered in Kitsap County's next comprehensive plan and development code update other than adjusting urban growth areas.
- **Appendix A – Kitsap County Land Capacity Analysis Technical Methodology Guidance:** This document establishes an overall framework used by jurisdictions to consistently evaluate future land capacity, as required in the Kitsap Countywide Planning Policies (CPPs). The preliminary land capacity analysis framework and new requirements under the statute were previously discussed with the Planning Commission on December 15, 2020, February 16, 2021, April 20, 2021, and June 1, 2021.
- **Appendix B – Market Factor Guidance:** This document explains the method and supporting data used to recommend suggested market factor ranges for each jurisdiction in Kitsap County and considerations for selecting a Market Factor assumption. On April 20, 2021 and June 1, 2021, the Planning Commission briefings discussed the preliminary guidance and new requirements under the statute.
- **Appendix C – City & County Land Capacity Analysis Documentation:** This section includes the City and County documentation of assumptions used to evaluate future land supply.
- **Appendix D – Kitsap County's Existing Reasonable Measures Evaluation:** This memo includes an evaluation of Kitsap County's previously adopted Reasonable Measures, a description of each measure and its implementation status, a summary of related observed inconsistencies identified in this Buildable Lands Reports (BLR), a review of the measures' effectiveness in achieving their intended outcomes, and recommendations for possible changes.
- **Appendix E – Housing Availability and Affordability Memo:** This memo reviews the findings of several recent housing needs assessments and evaluates housing availability and affordability across the countywide market spectrum in context with the Washington State Growth Management (GMA) and the Buildable Lands Program requirements.

- **Appendix F – Public Participation Plan:** The Public Participation Plan outlines the approach Kitsap County took to provide opportunities for public participation early and often throughout the Buildable Lands Program Update.

The August 20th release initiated a 30-day public comment period which is scheduled to close on September 21, 2021. Comments can be submitted using one of the following methods:

- Online: [via computer or mobile device](#)
- Email: buildablelands@co.kitsap.wa.us
- Mail: 614 Division St - MS36, Port Orchard, WA 98366

At the September 7, 2021 briefing, DCD will provide an overview of findings in Chapter 3 (Growth and Development Trends) specifically achieved densities, Chapter 4 (Growth Capacity), Chapter 5 (Reasonable Measures) and Appendix E (Housing Availability and Affordability Memo).

Attachments:

1. [Draft Buildable Lands Report](#)