Executive Summary

The 2014 Buildable Lands Report responds to the review and evaluation requirements of the Washington State Growth Management Act (GMA) in RCW 36.70A.215. This is the third BLR completed by Kitsap County and its Cities. Previous reports were published in 2000 and 2007 respectively.

The Washington State Growth Management Act (RCW 36.70A), enacted in 1990, requires all counties to designate Urban Growth Areas (UGAs). These UGAs are required to be of sufficient size to accommodate the projected population and employment growth for the 20-year planning period (2016-2035 for this report). This report further evaluates whether there is sufficient suitable land within UGAs to accommodate the projected residential, commercial and industrial growth anticipation.

Growth Conclusions of the 2014 Buildable Lands Report:

- According to the Washington Office of Financial Management (OFM), between 2006 and 2012 the Kitsap County resident population grew by 10,451\(^1\) persons. The majority of this growth occurred in incorporated cities.

- Countywide population growth grew more slowly than anticipated. The Countywide Planning Policies (CPPs) predicted an average annual growth rate of 1.44 percent over the course of the 20-year planning period. Countywide, actual average annual population growth during the past seven years was 0.70 percent. The cities of Port Orchard and Poulsbo experienced the largest population growth.

- Kitsap County and the cities cumulatively permitted 5,527 new housing units from 2006-2012\(^2\). The majority of these new units were permitted in unincorporated Kitsap County.

- Countywide, new single family units accounted for 89.6 percent\(^3\) of new units while multi-family units accounted for 10.4 percent of new units permitted.

- Countywide, 67.2 percent of all new permitted housing units were in cities or UGAs and 33 percent were in unincorporated rural areas. The 2006-2012 urban share of new permitted housing units increased significantly from the previous 5-year period—from 57 percent (2000-2005) to 67 percent (2006-2012). The 67 percent total countywide share of new urban housing unit growth, however, still

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\(^1\) Total Kitsap County population in 2006 (based on US Census) was 244,049. All jurisdictions experienced population gains during the reporting period.

\(^2\) This compares with 9,945 new residential units permitted countywide from 2000-2005 according to the 2006 Kitsap County Buildable Lands Report.

\(^3\) This compares with 80 percent single family according to the 2006 Buildable Lands Report.
appears short of the adopted 76 percent CPP urban population growth target. Nevertheless, the data show that there has been significant progress toward this 20-year goal since the 2006 BLR.

### COMBINED KITSAP COUNTY URBAN RURAL SPLIT 2006-2012

<table>
<thead>
<tr>
<th>Residential Permit Totals</th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>Grand Total</th>
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</thead>
<tbody>
<tr>
<td>URBAN</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family</td>
<td>524</td>
<td>739</td>
<td>432</td>
<td>405</td>
<td>322</td>
<td>304</td>
<td>458</td>
<td>3192</td>
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<td>3</td>
<td>5</td>
<td>0</td>
<td>17</td>
<td>11</td>
<td>16</td>
<td>57</td>
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<tr>
<td>RURAL</td>
<td>552</td>
<td>459</td>
<td>228</td>
<td>126</td>
<td>127</td>
<td>109</td>
<td>156</td>
<td>1758</td>
</tr>
<tr>
<td>Single Family</td>
<td>550</td>
<td>452</td>
<td>228</td>
<td>126</td>
<td>126</td>
<td>109</td>
<td>157</td>
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<td>0</td>
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<td>0</td>
<td>0</td>
<td>10</td>
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<tr>
<td><strong>Total</strong></td>
<td>1089</td>
<td>1214</td>
<td>670</td>
<td>532</td>
<td>468</td>
<td>425</td>
<td>657</td>
<td>5055</td>
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<tr>
<td>Urban Total</td>
<td>537</td>
<td>756</td>
<td>441</td>
<td>406</td>
<td>341</td>
<td>316</td>
<td>501</td>
<td>3298</td>
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<tr>
<td>Rural Total</td>
<td>552</td>
<td>458</td>
<td>229</td>
<td>126</td>
<td>127</td>
<td>109</td>
<td>156</td>
<td>1757</td>
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<tr>
<td>% Urban Total</td>
<td>49.31%</td>
<td>62.27%</td>
<td>65.82%</td>
<td>76.32%</td>
<td>72.86%</td>
<td>74.35%</td>
<td>76.26%</td>
<td>67%</td>
</tr>
<tr>
<td>% Rural Total</td>
<td>50.69%</td>
<td>37.73%</td>
<td>34.18%</td>
<td>23.68%</td>
<td>27.14%</td>
<td>25.65%</td>
<td>23.74%</td>
<td>33%</td>
</tr>
</tbody>
</table>

| 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |

- Approximately 95 percent of all new permitted housing units in rural areas were located on legally established pre-existing lots.
- Over 90 percent of new lots created countywide through the final long plat process were in cities and UGAs4.
- Kitsap County and the cities cumulatively permitted over 2 million square feet of new commercial/industrial building space5.
- A major factor during this reporting period was The Great Recession of 2008 to 2011.

**Density Conclusions:**

- Kitsap Cities and UGAs achieved net platted densities from 2006-2012 that met or exceeded the planned densities indicated in the various jurisdictions’ comprehensive plans. With some very limited exceptions, net platted densities fell short of the target plan density. However, these circumstances were

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4 Long plats are a type of land subdivision, subject to RCW 58.17, where a parcel is subdivided into more than four lots for purposes of subsequent development.

5 This compares to almost 18 million in the previous reporting period. Further discussion of this topic in Chapter 5.
characterized by a very small number of plats that did not represent a large enough sample size to effectively assess average achieved densities across the entire applicable zone.

- In unincorporated rural areas, average achieved net platted and permitted densities were generally higher than planned rural densities in the applicable zones. This is attributed to both pre-GMA vested subdivisions that did not receive final plat approval until 2006-2012 and the fact that the majority of new permitted rural units were on pre-existing small non-conforming lots approved under old pre-GMA density standards.

**Urban Density Conclusions:**

- In all jurisdictions, the average net platted densities of all final approved urban residential plats and condominiums met or exceeded adopted density targets.

**Residential and Employment Capacity Conclusions:**

- Countywide, the existing residential buildable land supply of all jurisdictions can accommodate a total of approximately 113,252 persons. The planned 2010-2035 countywide population growth forecast is 80,483 persons.

- Cities and UGAs have a combined residential buildable land capacity sufficient to accommodate approximately 86,237 persons. The planned 2010-2035 incorporated city and UGA share of the forecast population growth is 63,800 persons.

- Unincorporated rural lands, including Limited Areas of More Intensive Rural Development (LAMIRDs), have a combined residential buildable land capacity sufficient to accommodate approximately 27,015 persons. The rural population is anticipated to be 16,638 by 2035.

- Cities and UGAs have a combined commercial/industrial buildable land supply that meets the forecast demand from 2016-2035, as adopted in the Kitsap Countywide Planning Policies.

**Reasonable Measures:**

- The County and its Cities will continue growth monitoring per RCW 36.70A.215(4) in order to ensure growth is occurring at planned densities. Any differences in supply/demand outlined in this report will be addressed through the 2016 Comprehensive Plan Updates.