

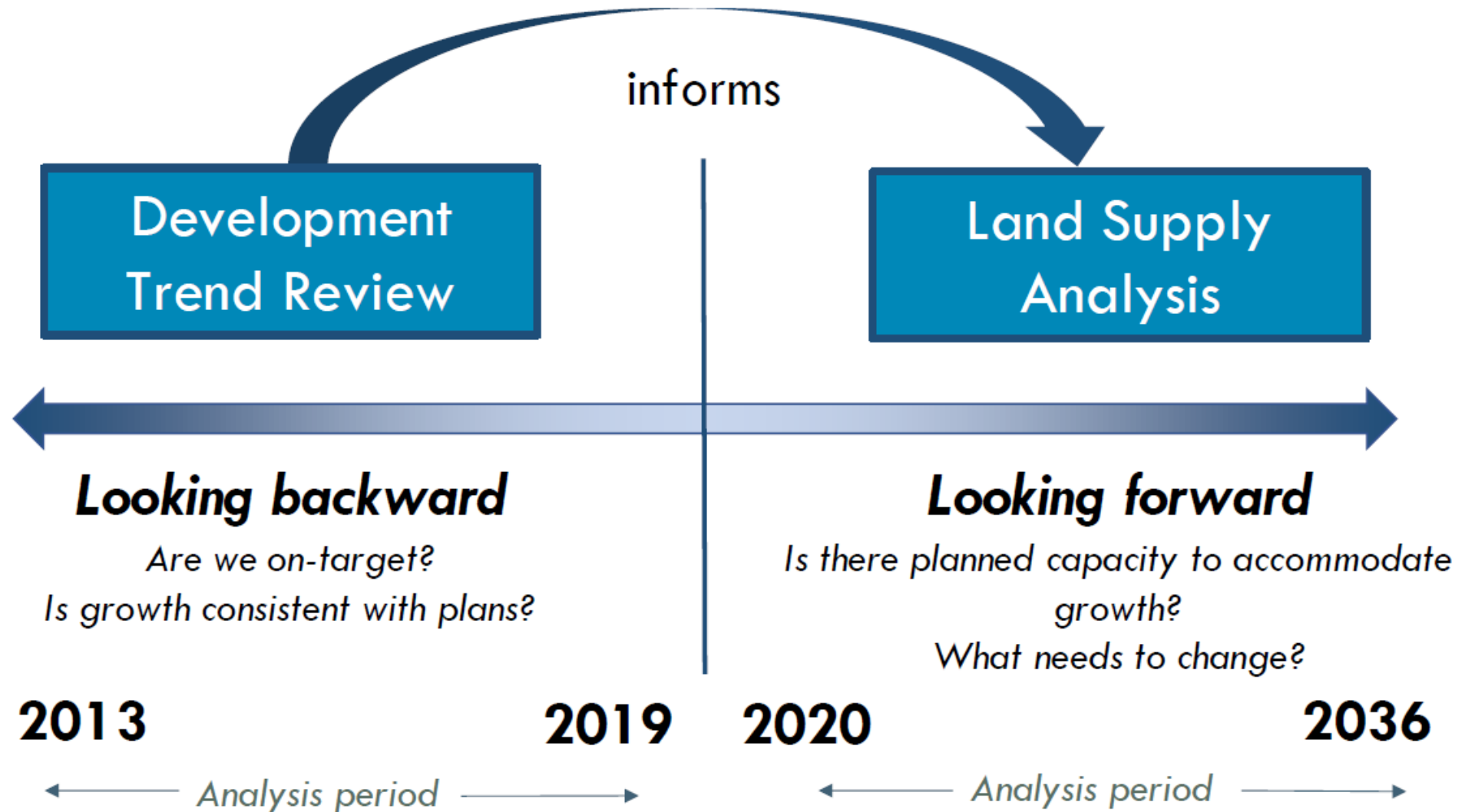
Kitsap County Buildable Lands Program



Department of Community Development

Board of County Commissioners – January 27, 2021

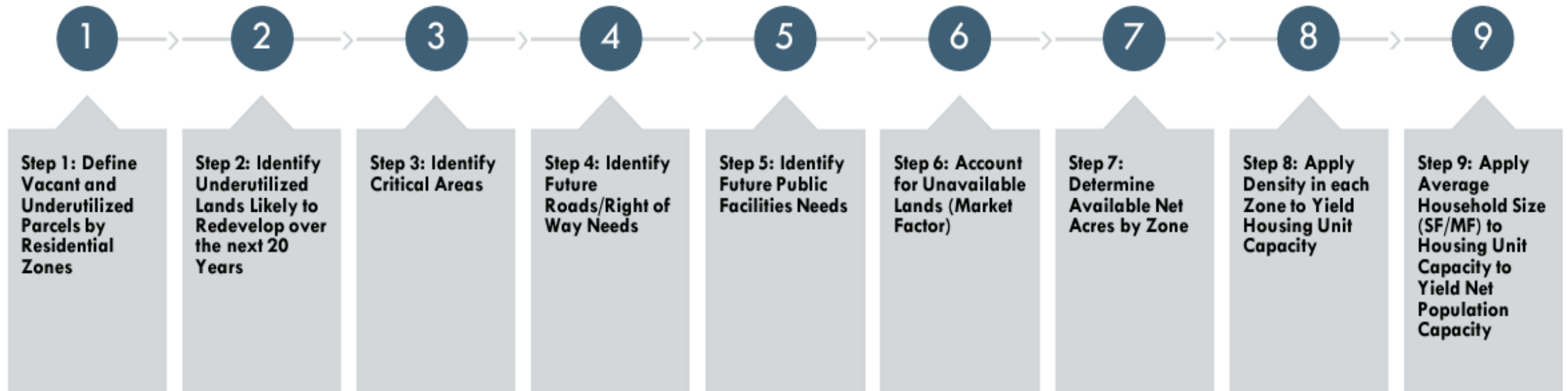
Overview of Buildable Lands Report



Overview of Residential Land Capacity Analysis (LCA)

Kitsap's Countywide Planning Policies (CPPs) require local jurisdictions to use an agreed-upon methodology for the forward-looking analysis to determine if there is sufficient land supply.

Previous Residential LCA Approach



New Statutory Requirement – Infrastructure Gaps

Counties and cities are now required by state law to evaluate and identify lands subject to infrastructure gaps including but not limited to transportation, water, sewer, and stormwater. (RCW 36.70A.215 (3)(b)(i)).

Commerce Buildable Lands Guidance Considerations

Planned and funded capital facilities that are no longer planned to be in service during the 20-year planning period.

Planned transportation improvements that, without being implemented, would limit additional development and redevelopment.

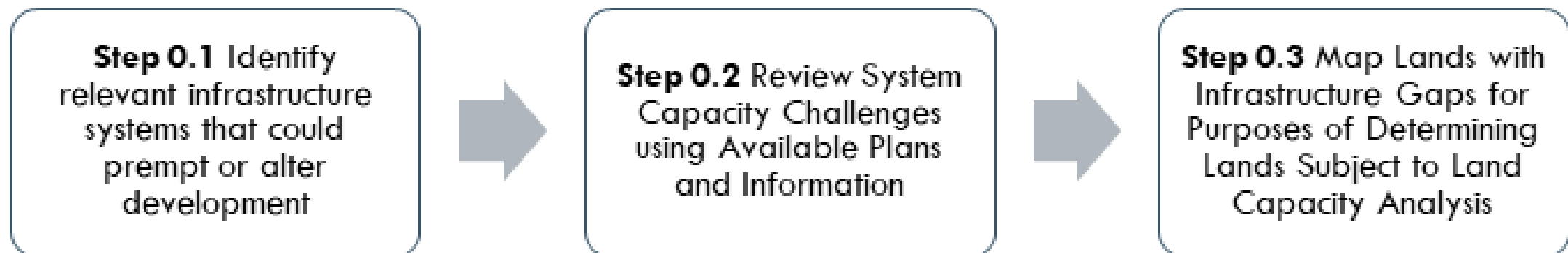
Areas identified for development that are likely to remain outside of water and sewer service boundaries during the planning period.

New Statutory Requirement – Infrastructure Gaps

Potential Approach to Infrastructure Gap Analysis

Framework to review for areawide infrastructure limitations using available plans and information.

Step 0 Infrastructure Gap Analysis Process



Project Timeline



Phase 1 – “Look Back” Review

- Review city permit data & growth targets
- Develop assumptions for LCA
- Develop Housing memo outline
- LCA meetings 1 & 2

Phase 2 – Land Capacity Analysis (LCA)

- Finalize review of development trends
- Draft Housing memo released & public comment period
- LCA meeting 3
- Identify land use & regulatory barriers
- Review of reasonable measures

Phase 3 – Buildable Lands Report

- LCA meeting 4
- Draft Buildable Lands Report released & public comment period
- Final Buildable Lands Report due June 30, 2021

Overview of Outreach

- January 4, 2021 – Quarterly Tribal Coordination — *Complete*
- January 5, 2021 – Manchester Citizen Advisory Committee — *Complete*
- January 7, 2021 – Kitsap Building Association Developers Council — *Complete*
- January 7, 2021 – Suquamish Citizen Advisory Committee — *Complete*
- January 12, 2021 – Kitsap Economic Development Alliance — *Complete*
- January 12, 2021 – City of Port Orchard Coordination — *Complete*
- January 19, 2021 – City of Bremerton Coordination — *Complete*
- January 22, 2021 – City of Port Orchard Coordination — *Complete*
- January 26, 2021 – Department Advisory Group — *Complete*
- January 26, 2021 – City of Bremerton Coordination — *Complete*

Overview of Outreach

- January 27, 2021 – Board of County Commissioners Briefing
- January 28, 2021 – City of Poulsbo Coordination
- January 29, 2021 – Kitsap Building Association Small Work Group
- January 29, 2021 – City of Bainbridge Island Coordination
- February 2, 2021 – Planning Commission Status Update
- February 9, 2021 – All City/County Jurisdiction Coordination Meeting #3

Next Steps

- January 2021 -

- 1:1 check-ins with jurisdictions
- Outreach to interested parties & key partners

February 2021 -

- All City/County Jurisdiction Coordination Meeting #3
- Planning Commission Briefings
- Continue to work on LCA framework & assumptions
- Finalize review of permit trends
- Finalize review of population and employment trends (urban/rural split)
- BERK will begin to draft Housing memo