

Kitsap County Buildable Lands Program



Department of Community Development

Planning Commission – October 20, 2020



Overview

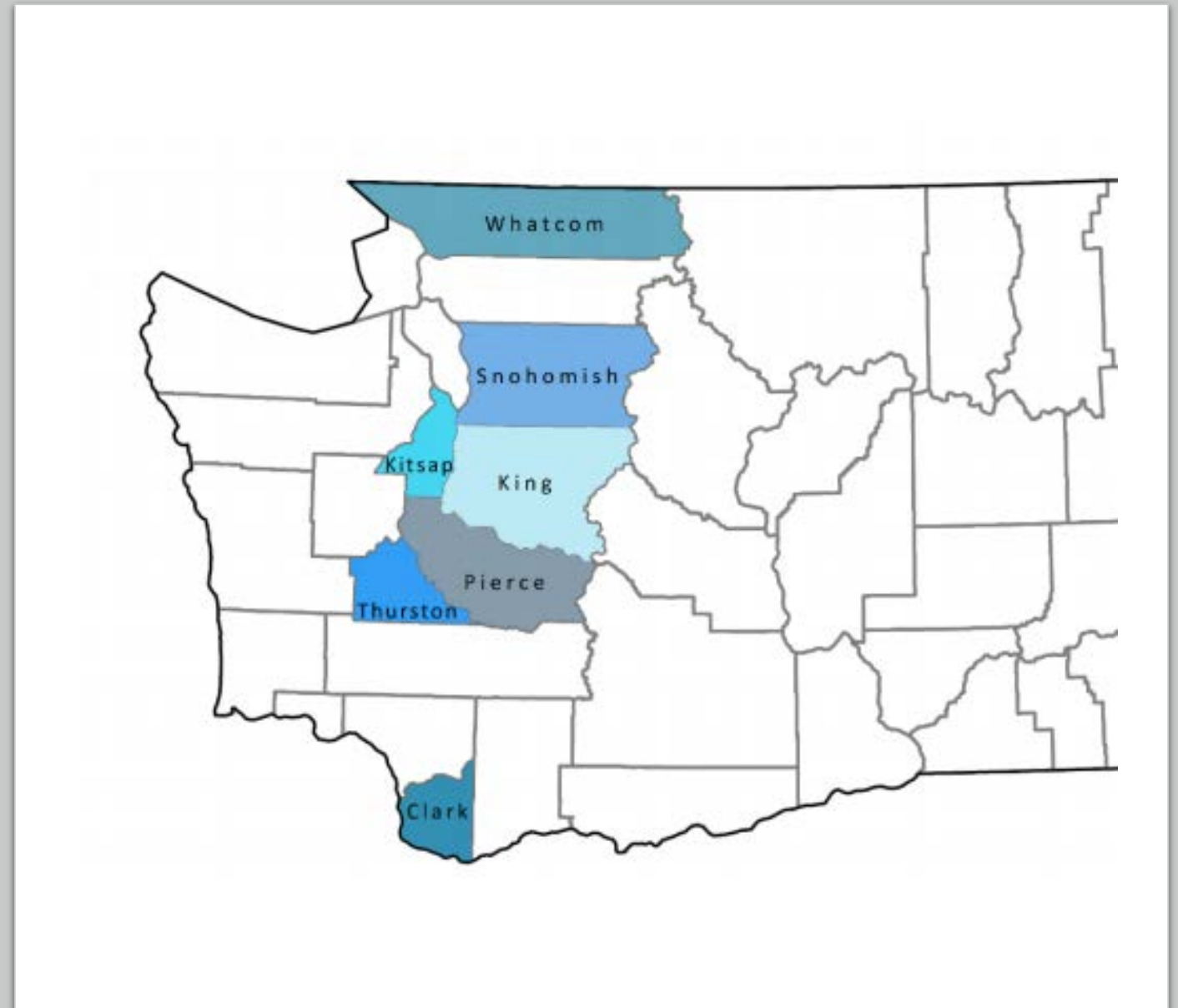
- Buildable Lands Program Overview
- Buildable Lands Report (2013-2019)
- Process to Complete the Buildable Lands Report
- Participation Opportunities
- Next Steps
- More Information

What is the Buildable Lands Program?

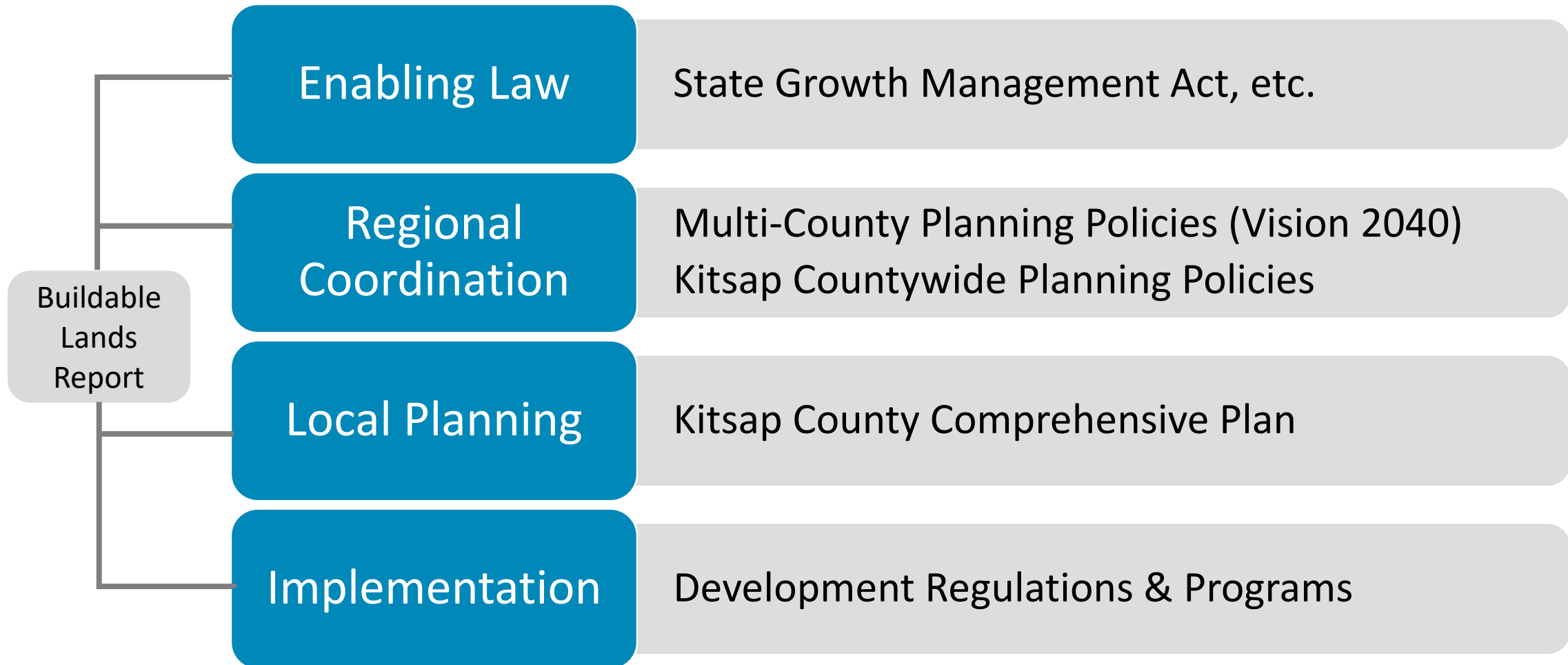
- Buildable Lands Program was added to the State's Growth Management Act (GMA) in 1997.
- Kitsap County is one of seven counties required to have a review and evaluation program.
- Counties and cities must complete a Buildable Lands Report (BLR).
- In 2017, the Washington State Legislature passed the first major revision to the program (SB 5254).
- Washington State Department of Commerce provides guidance & support to local jurisdictions.

RCW 36.70A.215 - Review and evaluation program.

WAC 365-196-315 – Buildable lands review and evaluation.



What Is The Buildable Lands Program?



Purpose 1: Review and Evaluation

- Evaluate whether **achieved densities** are consistent with relevant development assumptions and objectives in CPPs and comprehensive plans.
- Determine if there is sufficient **buildable land capacity** to accommodate the county's 20-year targets:
 - **Commercial** employment
 - **Industrial** employment
 - **Housing** units to accommodate population

Purpose 2: Reasonable Measures

If the evaluation finds **inconsistencies** between:

- Achieved and planned densities; or
- Land capacity and growth targets

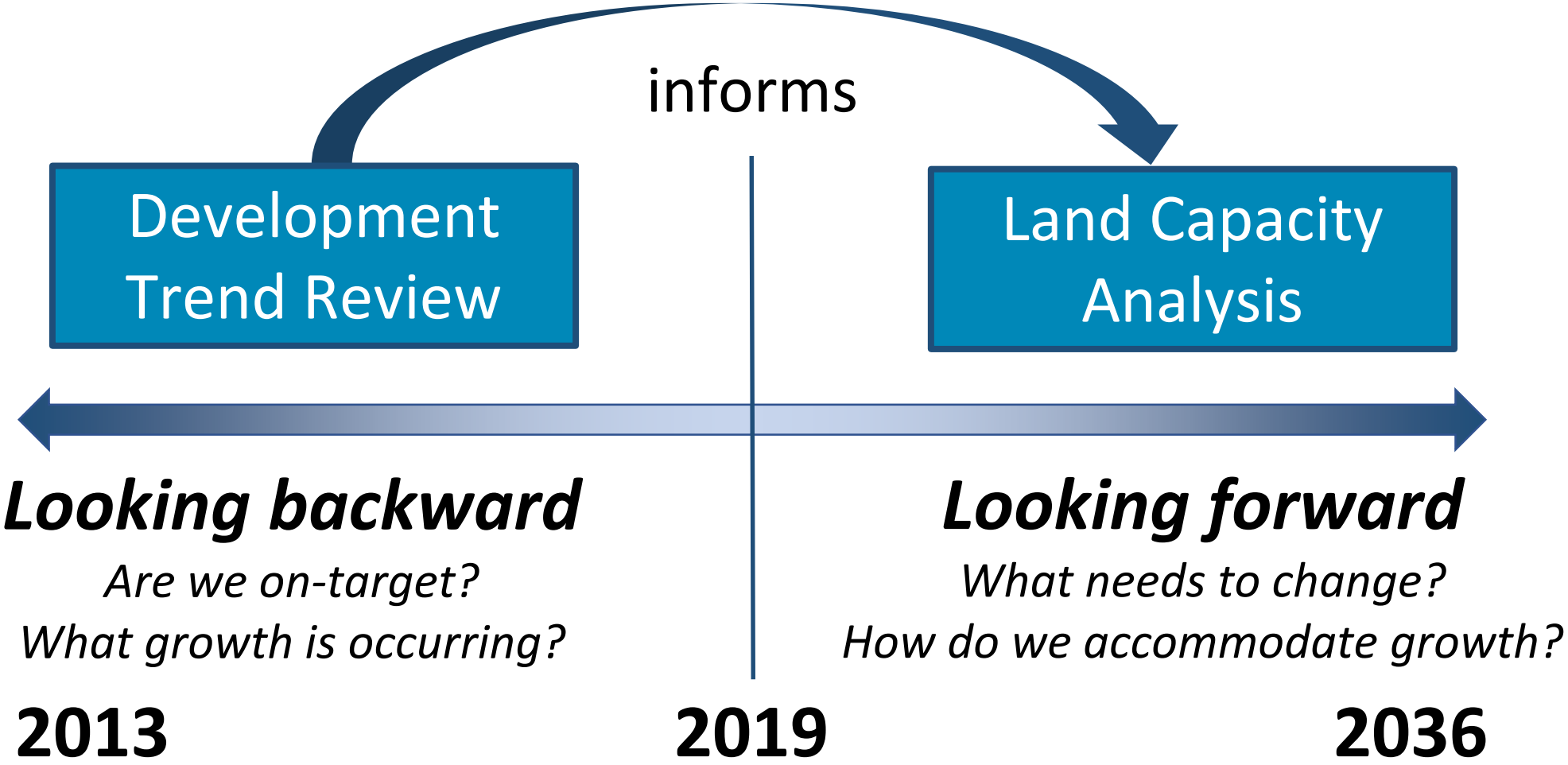


Then identify **reasonable measures** necessary to address those inconsistencies



Include these reasonable measures in the next **comprehensive plan update**

Buildable Lands Report



What is the Process?



Phase 1 – “Look Back” Review

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

Phase 2 – Land Capacity Analysis (LCA)

- Recommendation for future data collection
- Identify land use & regulatory barriers
- Draft Housing memo released
- Public comment period
- Technical memo for LCA released
- LCA meeting 3
- Review of reasonable measures

Phase 3 – Buildable Lands Report

- LCA meeting 4
- Summary of LCA meetings released
- Final Housing memo released
- Draft Buildable Lands Report released
- Public comment period
- Final Buildable Lands Report due June 30, 2021

Planning Commission Participation

- Regular check-in with the Planning Commission throughout the process.
 - Land capacity analysis methodology & assumptions.
 - Barriers to planned growth & development.
 - Housing availability and affordability memo.
 - Draft Buildable Lands Report.
 - Final Buildable Lands Report.

Public Participation

- Project website to describe the process, house important documents, and collect public comment.
- Regular project check-ins with interested parties and key partners throughout process.
- Public comment periods at key project milestones -
 - Draft Housing Availability and Affordability Memo
 - Draft Buildable Lands Report
- Project announcements throughout process to keep interested parties informed

Next steps

- October 27, 2020 – 1st meeting with cities
- October 28, 2020 – Board of County Commissioners
- November, 2020 – Outreach to interested parties & key partners
- December, 2020 – Planning Commission status update

For More Information

- Project website
 - https://www.kitsapgov.com/dcd/Pages/Buildable_Lands_Update.aspx
- Department of Community Development
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