

Kitsap County Buildable Lands Program

Jurisdiction Coordination Process Overview

October 27, 2020



Presentation Outline

- What is a buildable lands program (BLP)?
 - Purpose
 - Requirements
- Overview of Kitsap County's BLP process
 - Timeline
 - Roles and responsibilities
- Responding to jurisdiction questions

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.
- These counties and their cities must complete a Buildable Lands Report (BLR) every 8-years.
- 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.

Purpose of a 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

Summarized from RCW 36.70A.215(1)(a)

Purpose 2: Reasonable Measures

If evaluation finds:

- Planned urban densities not being achieved
- Insufficient capacity
- Growth targets not being met



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



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

Summarized from RCW 36.70A.215(1)(b)

Countywide Planning Policies

Countywide Planning Policies

Buildable Lands counties must adopt CPPs establishing a Review and Evaluation Program, with guidance for:

- ❑ Data collection and evaluation
- ❑ Determining and documenting when reasonable measures are necessary
- ❑ Monitoring adopted reasonable measures
- ❑ Determining whether adopted reasonable measures are working as intended – and what to do if they are not.
- ❑ Dispute resolution among jurisdictions
- ❑ Amending CPPs and comprehensive plans, as needed, to remedy inconsistencies identified through the evaluation

RCW 36.70A.215(1)

Kitsap County CPPs related to BLP

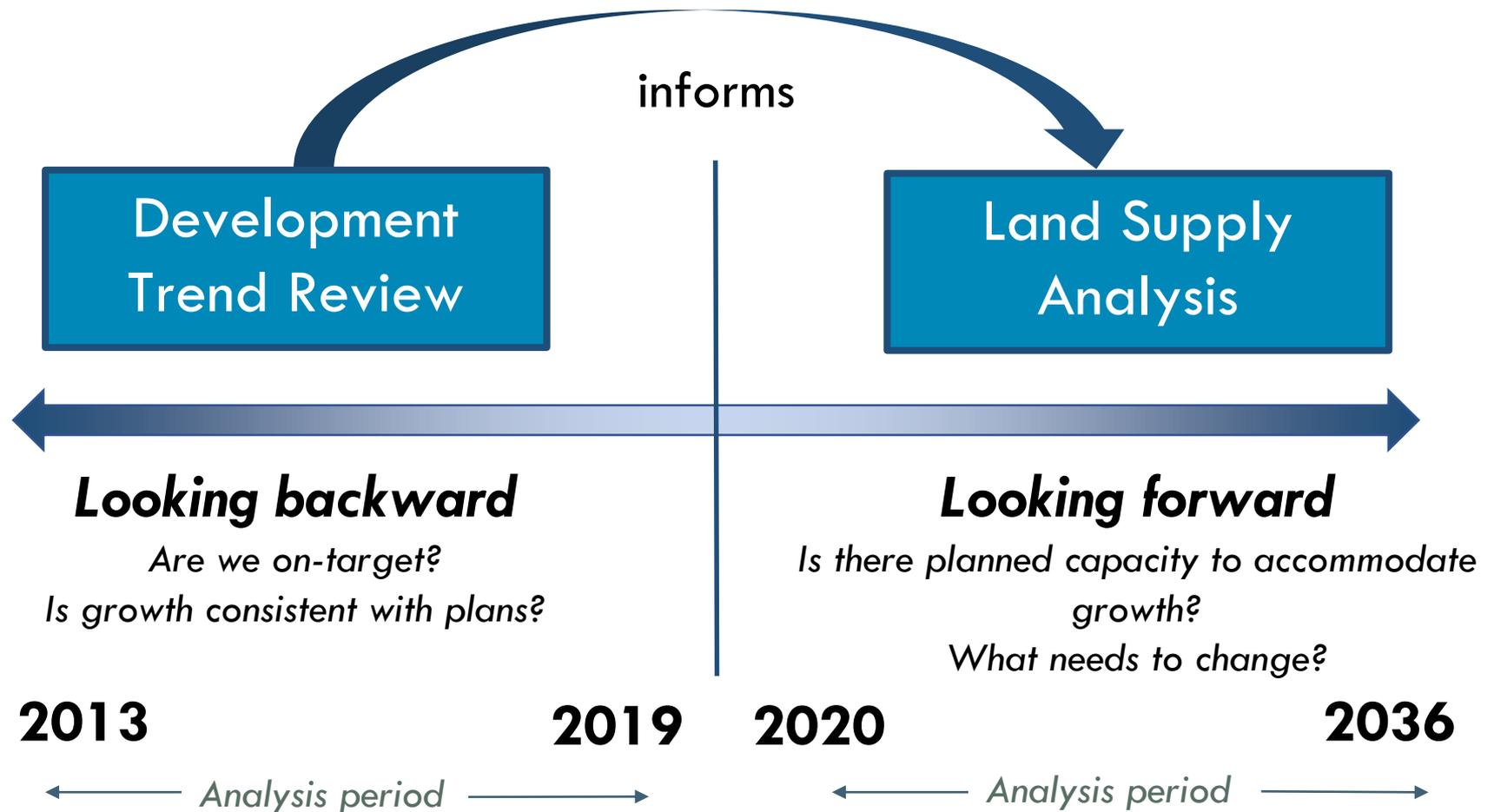
County and cities shall:

- participate in an agreed-upon Buildable Lands Analysis Program
 - to monitor and evaluate the effectiveness of their respective Comprehensive Plans
- use consistent, agreed-upon methodology to estimate the land supply
- establish procedures for resolving disputes in collection and analysis of data
- be responsible for implementing appropriate reasonable measures within its jurisdictional boundary if inconsistencies are identified

See Kitsap County CPPs Element B

Overview of Kitsap County's BLP Process

Process Overview



Analysis Phase	Major Tasks
Evaluate Achieved Densities (2013-2019)	<ul style="list-style-type: none"> • Collect permit and subdivision data • Calculate achieved density for each zone <ul style="list-style-type: none"> • Housing units per acre • Gross commercial/industrial floor area per acre • Compare achieved density to planned/allowed density
Identify Developable Land	<ul style="list-style-type: none"> • Identify and account for pipeline projects • Identify other parcels that are candidates for growth <ul style="list-style-type: none"> • Vacant, partially-utilized, and under-utilized • Determine buildable acres <ul style="list-style-type: none"> • Impacts of development regulations* • Remove critical areas, buffers, & utility easements • Subtract area for planned capital facilities • Account for infrastructure gaps* • Apply market supply factor
Calculate Growth Capacity	<ul style="list-style-type: none"> • Use achieved densities & assumptions to estimate capacity <ul style="list-style-type: none"> • Square foot per jobs assumptions for commercial/industrial
Compare Growth Capacity to Need	<ul style="list-style-type: none"> • Determine capacity needed to accommodate comp plan growth targets <ul style="list-style-type: none"> • Housing units; Commercial employment; Industrial employment • Compare capacity available to capacity needed

* New requirement for this round.

Reasonable Measures Process

- Determine thresholds for identifying inconsistencies:
 - Achieved vs planned growth
 - Insufficient capacity to accommodate growth targets
 - Growth targets not being met
- When inconsistencies are identified:
 - Consider what may explain inconsistencies
 - Infrastructure costs
 - Land use and regulatory barriers
 - Permitting timelines
 - Market demand for planned density levels
 - Identify, adopt, and implement actions to address inconsistencies
- Monitor effectiveness of adopted measures

Housing Availability and Affordability Memo

- Commerce released new guidance for identifying issues that impact housing availability and affordability, such as:
 - Zoning, development, and environmental regulations
 - Permit processing timelines
 - Housing production trends
 - Pertinent national and regional economic and demographic trends
 - Housing unit qualities and how growth targets align with market conditions
- BERK will review guidelines and identify issues most likely to be relevant in Kitsap County, drawing from other BLP findings.
- Findings will be shared in a draft and final memo

Buildable Lands Report (topics included)

- Overview and purpose
- Data and methodology
- Growth trends and achieved densities
 - Countywide
 - By jurisdiction and zone
- Buildable land capacity for growth through 2036
 - Countywide
 - By jurisdiction
- Consistency analysis
 - Describe how consistency is evaluated
 - Identify if/where reasonable measures are needed
 - Document reasonable measures under consideration
- Technical appendices
 - Capacity by zone for each jurisdiction

Timeline and Roles



Role	Phase 1: “Look back” review	Phase 2 – Land Capacity Analysis (LCA)	Phase 3 – Buildable Lands Report
BERK	<ul style="list-style-type: none"> Support and recommendations for data collection process Compare growth trends to targets 	<ul style="list-style-type: none"> Prepare guidance/ methodology for LCA (technical memo) Analyze regulatory barriers and prepare draft housing memo 	<ul style="list-style-type: none"> Prepare draft and final Buildable Lands Report (BLR) and spreadsheet with results Prepare final Housing memo Reviews reasonable measures framework, provides recommendations
County	<ul style="list-style-type: none"> Guidance for permit data preparation and analysis Public/stakeholder outreach 	<ul style="list-style-type: none"> Public/stakeholder outreach Facilitate public comment period 	<ul style="list-style-type: none"> Facilitate public comment period Release final BLR by June 30
Cities*	<ul style="list-style-type: none"> Compile permit data Evaluate achieved densities Local public outreach (if desired) 	<ul style="list-style-type: none"> Carry out LCA Review draft technical memo and draft housing memo 	<ul style="list-style-type: none"> Review draft BLR and provide comments

* County will conduct these activities for unincorporated areas.

Methodology Questions

How to consider changes to allowed density during study period when measuring achieved density?

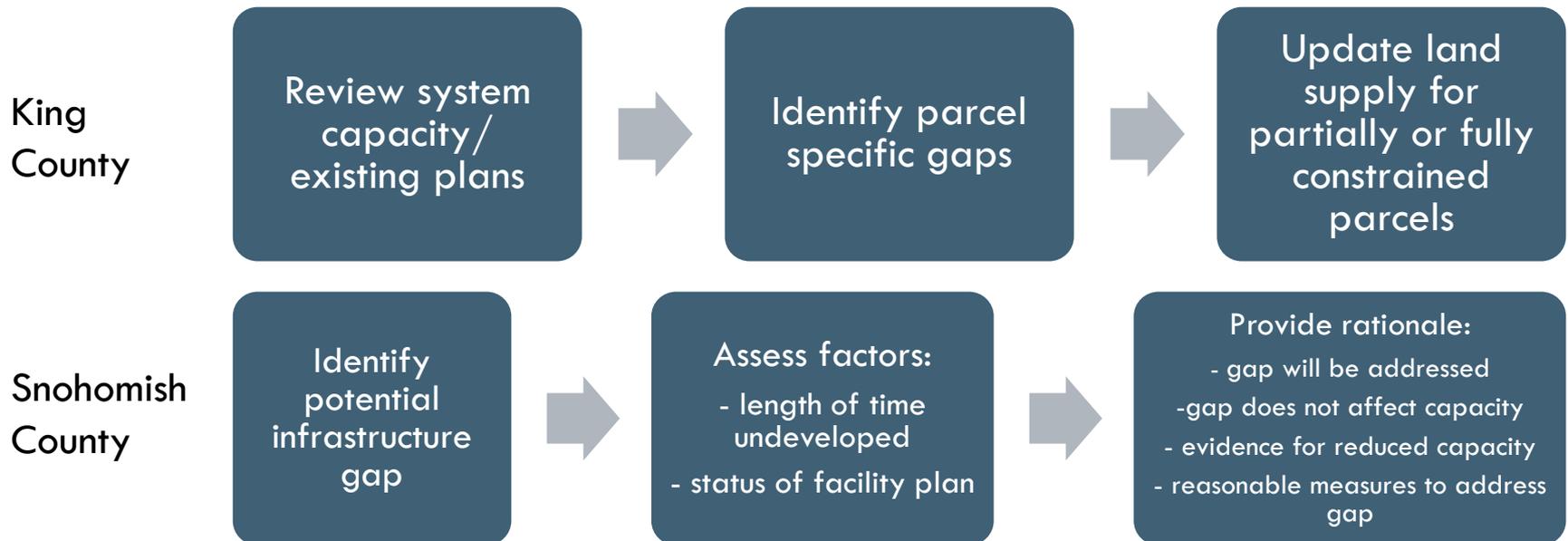
- “Look back” evaluation will compare achieved density to allowed density at the time of permitting
- Subsequent zoning changes can be considered when determining if any additional reasonable measures are necessary.
- For land capacity analysis, it may be appropriate to adopt an assumed density that is higher than achieved density in zones that have recently changed

How to consider development pipeline?

- Not included in the “look back” analysis of achieved density 2013-2019.
- Accounted for as growth capacity in the LCA stage.
- May also be considered if/when developing assumed densities for LCA, in cases where regulatory or market conditions have recently changed.

Accounting for infrastructure gaps in the LCA

- Requirement to review/evaluate infrastructure gaps for impact on land capacity
 - Includes transportation, water, sewer, and stormwater
 - Can reference CFPs
 - Consider likely timing of new infrastructure completion
- Approaches taken in other counties:



Closing Discussion and Next Steps