

Chapter 1

Introduction



kitsap2035
Growing for a Better Tomorrow



Introduction

Overview

The Washington State Growth Management Act (GMA), RCW 37.70A, was revised in 1997 to include a requirement for Kitsap County (as well as other counties) to collect and analyze permit data to evaluate achievement of locally adopted planning goals. Codified at RCW 36.70A.215, the Buildable Lands Program requires counties, in consultation with their cities, to establish a “review and evaluation” program to determine whether a county and its cities are achieving urban densities within urban growth areas (UGAs). If inconsistencies are found between what was planned and what was built, the statute requires local jurisdictions to implement “reasonable measures” that will correct those inconsistencies in the future.

The Buildable Lands Report (BLR) is a “look back” to review consistency between actual and planned densities in development trends. The Kitsap County BLR answers to following:

- Is residential development within the UGAs occurring at densities envisioned and planned for in the Comprehensive Plan?
- Is there sufficient land supply to accommodate the 20-year population and employment growth?

Kitsap County’s 2000 and 2007 BLRs reviewed and evaluated five years of development data, as per requirements of RCW 36.70A.215. In 2012, the Washington State Legislature amended RCW 36.70A.215 and now requires the BLR to be completed one full year prior to a Comprehensive Plan update, instead of the every five year requirement. As a result of the statute change, this report reviews seven years of development data (2006-2012). This change to legislation allows the 2014 BLR to be completed prior to the Comprehensive Plan Update in order to ensure proper sizing of UGAs.

Locally the County and its Cities jointly adopted Countywide Planning Policies (CPPs) to establish and implement the review and evaluation program. Those policies include provisions for using consistent methodology for evaluating buildable lands among the responsible jurisdictions.

Countywide Planning Policies (CPPs) Requirements

GMA, RCW 36.70A.210, requires that counties (along with their cities) adopt Countywide Planning Policies (CPPs) for establishing a countywide framework by which Comprehensive Plans are developed and adopted. The Kitsap Regional Coordinating Council (KRCC) is the regional body in Kitsap County in charge of developing, updating and maintaining the Kitsap County CPPs. KRCC is comprised of elected officials from Kitsap County and the Cities of Bainbridge Island, Bremerton, Port Orchard and Poulsbo, the Suquamish and Port Gamble S'Klallam Tribes. KRCC also includes representation from the United States Navy and the Port of Bremerton.

Two components of the CPPs directly affect the BLR; the policies directing the “Land Capacity Analysis Program” and the “20-Year Population Distributions” that allocate future population growth among all the jurisdictions.

Land Capacity Analysis Program

This CPP outlines how the County’s jurisdictions mutually implement the buildable lands program requirements. *CPP Element B. Urban Growth Areas, Policy 1. Land Capacity Analysis Program* indicates that the County and Cities shall maintain a land capacity analysis program to monitor land supply and trends for residential, commercial, and industrial lands. This program determines the success of their comprehensive planning efforts. It also requires that the County and Cities:

- use a consistent methodology for determining land capacity;
- develop strategies to efficiently utilize available development capacity within the urban growth areas; and
- establish procedures to resolve inconsistencies in the collection and analysis of land capacity data.

20-Year Population Distribution

Appendix B of the Kitsap CPPs (most recently amended in 2013) shows the future 20-year population growth distribution among the jurisdictions in the County. These are the forecast growth allocations (derived from the Office of Financial Management countywide forecasts) that each jurisdiction uses in developing its own Comprehensive Plan. The KRCC Board endorsed Appendix B: Population Distribution 2010-2036 on November 25, 2013.

Population distributions are reviewed every five years by the KRCC. That review includes an analysis of the County’s and Cities’ progress in achieving the “target” population distributions. The future growth allocations are based on a “target” of accommodating 76 percent of new population growth within Urban Growth Areas (UGAs) and 24 percent of new growth in rural areas. Appendix B of the CPPs notes that once the 76 percent UGA growth target is met or exceeded, the UGA target for accommodating new growth in the succeeding forecast growth period shall increase to

83 percent of total forecast countywide growth. It also notes that if the 76 percent UGA growth target is not met, *“the target may be reaffirmed or otherwise modified”* prior to the succeeding forecast growth period.

Buildable Lands Report Process

In 2004, Kitsap County updated its land capacity methods through a cooperative effort comprised of interested citizens, developers, builders, realtors, and local residents. This LCA methodology was amended in 2012 through the Comprehensive Plan Remand in response to required changes from the Order on Remand by the Central Puget Sound Growth Management Hearings Board (CPSGMHB).¹ On August 29, 2012, Kitsap County adopted Ordinance 493-2012 in response to the Remand Order that changed the methodology, and revised the Kitsap County Comprehensive Plan and UGAs based upon a revised land capacity analysis. On November 6, 2012, the CPSGMHB found the County’s revisions on remand to be in compliance with the GMA.

For the 2014 BLR, Kitsap County established a BLR Technical Advisory Committee (TAC) in 2012 to gather permit data, review LCA methods, and review the draft product. The TAC was comprised of City and County staff responsible for preparation of the 2014 BLR. From 2013-2014, the TAC met to coordinate in the BLR data gathering, formatting, evaluation and reporting among all the responsible jurisdictions in the County.

The report was issued for public review and comment on December 1, 2014. The public comment period ran from December 1, 2014 through January 31, 2015, and the County received 14 comments. The comments were thoroughly reviewed and analyzed and changes were made to the draft based on feedback.

¹ *Suquamish Tribe et al. v. Kitsap County (“Suquamish II”)*; CPSGMHB No. 07-3-0019c. Final Decision and Order on Remand (8/31/11) (“Remand Order”).