

Chapter 4

Countywide Population and Housing Growth by Jurisdiction



kitsap2035

Growing for a Better Tomorrow



City of Bainbridge Island

Growth from 2006-2012

OFM City of Bainbridge Island Population Estimate Highlights

- The City of Bainbridge Island had a 2006 population of 22,220
- The City of Bainbridge Island had a 2012 population of 23,090
- Resident population increased by 870 persons from 2006-2012
- Actual 2006-2012 average annual population growth rate = .55 percent

Permitted Residential Development

The data indicate that from 2006-2012 the City of Bainbridge Island permitted 453 new single-family and 49 multi-family units. Single family units accounted for 90.2 percent of all new housing units permitted in the City which indicates a reduction in multi-family units compared to the last report. This is primarily attributed to the Great Recession. Summary residential building permit activity for 2006-2012 is shown in Table 4a-1.

Table 4a-1. City of Bainbridge Island Building Permits 2006-2012

| CITY OF BAINBRIDGE ISLAND NEW UNITS Type | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | Grand Total |
|--|------|------|------|------|------|------|------|-------------|
| Single Family | 119 | 97 | 57 | 40 | 34 | 60 | 46 | 453 |
| Multi Family | 7 | 15 | 12 | 2 | 2 | 0 | 11 | 49 |
| Grand Total | 126 | 112 | 69 | 42 | 36 | 60 | 57 | 502 |

What was the Actual Density of Growth from 2006-2012?

This analysis seeks to determine whether development has occurred at densities consistent with planning assumptions and targets. Achieved densities are measured in two ways. The first measure is platted densities, i.e. the lot density of new subdivisions approved during the past seven years. Platted densities include subdivisions that were committed to a specific lot size, whether or not development actually occurred on each separate parcel. Plat data allow for the determination of net densities. The second measure is permitted densities. This technique measures the density of all new units approved on existing lots or parcels. Permitted densities include new units permitted on larger parcels that may not reflect the full build-out value of each parcel based on its respective zoning that tends to lower the overall density estimate. They may also include new units permitted on pre-GMA lots of record that may inflate the overall

density estimate. Permitted density data also only identifies gross densities. Therefore, platted densities are generally a more accurate means to ascertain achieved densities for the purposes of the BLR. Taken together, however, permitted and platted density data are a good indicator of gross land consumption for residential purposes. Achieved net platted densities can be compared to “plan densities” or the target densities identified in the jurisdiction’s comprehensive plan and implementing development regulations to assess how well those target plan densities are being met based on the creation of new lots.

Platted Densities

Platted density analysis for Bainbridge Island is shown in Table 4a-2. The data indicate that 68 new single-family plats were recorded during the past seven years creating a total of 303 new single family units and four multi-family plats were recorded creating 21 new units.

Table 4a-2. City of Bainbridge Island Residential Plat Achieved Density 2006-2012

| Achieved Plat Densities by Zone - City of Bainbridge Island | R-0.4 | R-1 | R-14 | R-2 | R-2.9 | R-3.5 | R-8 | B/I |
|---|---------|---------|--------|---------|--------|--------|-------|--------|
| Count of Permit ID | 22 | 14 | 1 | 22 | 4 | 3 | 2 | 2 |
| Sum of # of Lots/ Units | 66 | 54 | 45 | 72 | 19 | 64 | 7 | 8 |
| Sum of Net Plat Area (sq. ft.) | 7065266 | 2200854 | 80031 | 2494095 | 274242 | 287969 | 41399 | 471731 |
| Sum of Net Plat Area acres | 162.20 | 50.52 | 1.84 | 57.26 | 6.30 | 6.61 | 0.95 | 10.83 |
| Sum of Gross Lot Size (sq. ft.) | 7822857 | 2528445 | 113242 | 2606622 | 301430 | 456551 | 42669 | 471731 |
| Sum of Gross Lot Size (acres) | 179.59 | 58.05 | 2.60 | 59.84 | 6.92 | 10.48 | 0.98 | 10.83 |
| Net Density | 0.41 | 1.07 | 24.49 | 1.26 | 3.02 | 9.68 | 7.37 | 0.74 |
| Gross Density | 0.37 | 0.93 | 17.31 | 1.20 | 2.75 | 6.11 | 7.15 | 0.74 |

Source: City of Bainbridge Island and Kitsap County.

Permitted Densities:

Permitted density analyses for single family and multi-family are shown in Tables 4a-3 and 4a-4 respectively. The data indicate 550 acres of land were utilized for residential development in the city over the past seven years. This number is half of the previous reporting period and again is most likely attributed to the Great Recession.

Table 4a-3. City of Bainbridge Island Single Family Permits 2006-2012

| Permitted Urban Single Family Densities by Zone | | | | | |
|---|-------------------------|----------------------|--------------------|--------|---------|
| Zone | Planned Density (Acres) | Count of Permit Type | New Dwelling Units | Acres | Density |
| B/I | | | | | |
| | B/I | 2 | 2 | 11.81 | 0.17 |
| MUTC/Core | | | | | |
| | MUTC/Core | 4 | 4 | 16.46 | 0.24 |
| MUTC-Erick | | | | | |
| | MUTC-Erick | 1 | 1 | 0.04 | 50.00 |
| R-0.4 | | | | | |
| | 1 DU/2.5 AC | 112 | 112 | 305.17 | 0.37 |
| R-1 | | | | | |
| | 1 DU/AC | 70 | 70 | 77.5 | 0.90 |
| R-14 | | | | | |
| | 14 DU/AC | 4 | 4 | 0.24 | 20.83 |
| R-2 | | | | | |
| | 2 DU/AC | 177 | 177 | 112.66 | 1.57 |
| R-2.9 | | | | | |
| | 2.9 DU/AC | 33 | 33 | 15.7 | 2.10 |
| R-3.5 | | | | | |
| | 3.5 DU/AC | 36 | 36 | 6.26 | 5.75 |
| R-4.3 | | | | | |
| | 4.3 DU/AC | 9 | 9 | 3.1 | 2.90 |
| R-6 | | | | | |
| | 6 DU/AC | 1 | 1 | 0.21 | 4.76 |
| R-8 | | | | | |
| | 8 DU/AC | 4 | 4 | 0.67 | 5.97 |
| Grand Total | | 453 | 453 | 549.82 | |

Table 4a-4. City of Bainbridge Island 2006-2012 Multi-Family Permits

| Permitted Urban Densities Multi-Family | Zone | Planned Density (Acres) | Count of Permit Type | New Dwelling Units | Acres | Density |
|--|------------|-------------------------|----------------------|--------------------|-------|---------|
| 2006 | | | | | | |
| | MUTC/ Erck | | | | | |
| | R-8 | MUTC/ Erck | 1 | 2 | 0.12 | 16.67 |
| | | 8 DU/AC | 1 | 3 | 0.45 | 6.67 |
| 2007 | | | | | | |
| | MUTC | | | | | |
| | | | 2 | 15 | .80 | 11.51 |
| | | | 2 | 2 | 10 | .2 |
| 2008 | | | | | | |
| | NSC | | 1 | 12 | 1.64 | 4.96 |
| 2009 | | | | | | |
| | MUTC/Core | | | | | |
| | | | 1 | 1 | 1.52 | .66 |
| | MUTC/Core | | | | | |
| | | | 1 | 2 | 4.98 | .4 |
| 2010 | | | | | | |
| | MUTC-Erick | | 1 | 2 | .04 | .02 |
| 2012 | | | | | | |
| | R-14 | | | | | |
| | | 14 DU/AC | 1 | 10 | 0.15 | 66.67 |

Is the City of Bainbridge Island’s Land Supply Adequate to Accommodate the Forecast Growth?

This analysis seeks to determine whether sufficient development capacity exists to accommodate forecast growth. The analysis compares existing buildable land capacity (converted to population growth capacity) with forecast population growth for the planning period. It determines an estimated net growth capacity surplus or deficiency and expresses the result as a ratio. The population capacity/demand ratio can be viewed as a general indicator of how well the City is sized to accommodate its forecast population growth. Ideally, the supply/demand ratios should be close to 1.0.

Buildable Land Capacity

The results of the buildable lands inventory comparison with forecast growth for Bainbridge Island are shown in Table 4a-5.

Table 4a-5. City of Bainbridge Island Land Capacity and Demand

| City of Bainbridge Island | Population Capacity and Demand |
|--|--------------------------------|
| 2025/2036 UGA Population Capacity | 6,814 |
| 2010-2036 Allocated Population Growth | 5,635 |
| Net 20-Year Population Capacity (+ or -) | 1,179 |
| UGA Pop. Capacity/Demand Ratio | 1.21 |

City of Bremerton

Growth from 2006-2012

OFM City of Bremerton Population Estimate Highlights

- The City of Bremerton had a 2006 population of 36,202
- The City of Bremerton had a 2012 population of 39,650
- Resident population increased by 3,448 persons from 2006-2012
- Actual 2006-2012 average annual population growth rate = 1.36 percent

Permitted Residential Development

The data indicate that from 2006-2012 the City of Bremerton permitted 352 new single-family and 211 multi-family units. Single family units accounted for 62.5 percent of all new housing units permitted in the City. Summary residential building permit activity for 2006-2012 is shown in Table 4b-1.

Table 4b-1. City of Bremerton Building Permits 2006-2012

| CITY OF BREMERTON: NEW UNITS Type | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | Grand Total |
|-----------------------------------|------|------|------|------|------|------|------|-------------|
| Single Family | 83 | 81 | 36 | 49 | 42 | 22 | 39 | 352 |
| Multi Family | 9 | 0 | 0 | 0 | 145 | 46 | 11 | 211 |
| Grand Total | 92 | 81 | 36 | 49 | 187 | 68 | 50 | 563 |

Source: City of Bremerton and Kitsap County

What was the Actual Density of Growth from 2006-2012?

This analysis seeks to determine whether development has occurred at densities consistent with planning assumptions and targets. Achieved densities are measured in two basic ways. The first measure is platted densities. That is the lot density of new subdivisions approved during the past seven years. Platted densities include subdivisions that were committed to a specific lot size, whether or not development actually occurred on each separate parcel. Plat data allows for the determination of net densities. The second measure is permitted densities. This technique measures the density of all new units approved on existing lots or parcels. Permitted densities include new units permitted on larger parcels that may not reflect the full build out value of each parcel based on its respective zoning, which tends to lower the overall density estimate.

They may also include new units permitted on pre-GMA lots of record, which tends to inflate the overall density estimate. Permitted density data also only identify gross densities. Therefore, platted densities are a generally more accurate means to ascertain achieved densities for the purposes of the buildable lands program. Taken together, however, permitted and platted density data are a good indicator of gross land consumption for residential purposes. Achieved net platted densities can be compared to “plan densities” or the target densities identified in the jurisdiction’s comprehensive plan and implementing development regulations to assess how well those target plan densities are being met based on the creation of new lots.

Platted Densities

Platted density analysis for Bremerton is shown in the Table 4b-2. The data indicate that 39 new plats were recorded during the past six years creating an area for potentially a total of 366 new single family or multi-family structures.

Table 4b-2. City of Bremerton Residential Plat Achieved Density 2006-2012

| Achieved Plat Densities by Zone - City of Bremerton | Medium Density Residential (Bay Vista SAP) | Medium Density Residential (East Park SAP) | Mixed-Use (Bay Vista SAP) | Medium Density Res | Low Density Residential (R-10) | Residential Low Density (DR) | LDR |
|---|--|--|---------------------------|--------------------|--------------------------------|------------------------------|------|
| Count of Recorded Plats | 1 | 1 | 1 | 1 | 32 | 1 | 2 |
| Sum of Number of Lots | 46 | 54 | 3 | 70 | 166 | 4 | 21 |
| Net Plat Area (acres) | 7.4 | 5.45 | 5.95 | 5.44 | 30.037 | 0.66 | 2.27 |
| Gross Plat Area (acres) | 7.85 | 8.22 | 6.47 | 9.45 | 33.765 | 0.66 | 4.14 |
| Net Density | 6.22 | 9.91 | 0.50 | 12.87 | 5.53 | 6.06 | 9.25 |
| Gross Density | 5.86 | 6.57 | 0.46 | 7.41 | 4.92 | 6.06 | 5.07 |

Source: City of Bremerton and Kitsap County

Permitted density analyses are shown in Tables 4b-4 and 4b-5. The data indicate 70.56 acres of land were utilized for residential development in the city over the past six years.

Table 4b-3. City of Bremerton Single Family Permits 2006-2012

| Zone | Planned Density (units per acre) | Achieved Density | Count of Applications | Sum of Number of Lots | Sum of Net Plat Area | Sum of Gross Plat Area (acres) |
|---|----------------------------------|------------------|-----------------------|-----------------------|----------------------|--------------------------------|
| Medium Density Residential (Bay Vista SAP) | Up to 38 | 6 | 1 | 46 | 7.4 | 7.85 |
| Medium Density Residential (East Park SAP) | Up to 25 | 10 | 1 | 54 | 5.45 | 8.22 |
| Mixed-Use (Bay Vista SAP) | Up to 65 | 1 | 1 | 3 | 5.95 | 6.47 |
| Medium Family Residential | 8 to 18 | 12 | 1 | 70 | 5.44 | 9.45 |
| Low Density Residential (R10) | 5 to 10 | 5 | 7 | 60 | 12.57 | 14.52 |
| | | 6 | 3 | 6 | 0.985 | 0.985 |
| | | 7 | 5 | 17 | 2.53 | 2.53 |
| | | 8 | 2 | 4 | 0.51 | 0.51 |
| | | 9 | 4 | 14 | 1.54 | 1.54 |
| | | 10 | 3 | 35 | 3.36 | 4.24 |
| | | 2* | 3 | 6 | 3.216 | 3.48 |
| | | 3* | 1 | 4 | 1.27 | 1.27 |
| | | 4* | 4 | 20 | 4.056 | 4.69 |
| Residential Low Density (DR) | 3 to 8 | 6 | 1 | 4 | 0.66 | 0.66 |
| Low Density Residential | 3 to 8 | 2 | 1 | 3 | 1.34 | 1.45 |
| | | 19 | 1 | 18 | 0.93 | 2.69 |
| Grand Total | | | 40 | 364 | 57.207 | 70.555 |
| FOOTNOTE: *To allow for further subdivision, pursuant to Bremerton Municipal Code 20.60.065(c)(2) one lot within a proposal for division may exceed 8,712 square feet provided the remaining lots do not exceed 8,712 square feet | | | | | | |

Table 4b-4. City of Bremerton 2006-2012 Single Family Permits

| | Zoning* | Count of Applications | New Dwelling Units | Acres | Density |
|----------------------------------|---------|-----------------------|--------------------|-------------|---------|
| (Applied under 1988 Zoning Code) | SF-2 | 2 | 2 | 0.59 | 3.39 |
| | SF-3 | 3 | 3 | 0.52 | 5.77 |
| | MF | 4 | 4 | 0.5 | 8 |
| (Applied under 2005 Zoning Code) | CCR | 1 | 1 | 0.23 | 4.35 |
| | FC | 1 | 1 | 2.08 | 0.48 |
| | NCC | 3 | 3 | 0.34 | 8.82 |
| | R10 | 297 | 297 | 59.66 | 4.98 |
| | BVSAP | 41 | 41 | 3.58 | 11.45 |
| | | | | | |
| Grand Total | | 352 | 352 | 67.6 | |

Table 4b-5. City of Bremerton 2006-2012 Multi-Family Permits

| Permitted Urban Multi Family Densities by Zone Type | Zoning | Count of Applications | New Dwelling Units | Acres | Density |
|---|--------|-----------------------|--------------------|-------------|---------|
| | DR | 2 | 6 | 0.57 | 10.53 |
| | MR | 1 | 3 | 0.14 | 21.43 |
| | BVSAP | 31 | 202 | 6.3 | 32.06 |
| | | | | | |
| Grand Total | | 34 | 211 | 7.01 | |

Is the City of Bremerton’s Land Supply Adequate to Accommodate the Forecast Growth?

This analysis seeks to determine whether sufficient development capacity exists to accommodate forecast growth. The analysis compares existing buildable land capacity (converted to population growth capacity) with forecast population growth for the planning period. It determines an estimated net growth capacity surplus or deficiency and expresses the result as a ratio. The population capacity/demand ratio can be viewed as a general indicator of how well the City is sized to accommodate its forecast population growth. Ideally, the supply/demand ratios should be close to 1.0.

Buildable Land Capacity

The results of the buildable lands inventory comparison with forecast growth for Bremerton are shown in the following table. The analysis indicates the city has more residential capacity than its projected 2025 and 2036 population growth.

Table 4b-6. City of Bremerton Land Capacity and Demand

| City of Bremerton | Population Capacity & Demand |
|--|------------------------------|
| 2025/2036 Population Capacity | 34,198 |
| 2010-2036 Allocated Population Growth | 14,228 |
| Net 20-Year Population Capacity (+ or -) | -21,156 |
| Pop. Capacity/Demand Ratio | 2.40 |

Source: Kitsap County, City of Bremerton, Kitsap Regional Coordinating Council

City of Port Orchard

Growth from 2006-2012

OFM City of Port Orchard Population Estimate Highlights

- The City of Port orchard had a 2006 population of 8,513
- The City of Port orchard had a 2012 population of 11,780
- Resident population increased by 3,267 persons from 2006-2012
- Actual 2006-2012 average annual population growth rate = 5.4 percent¹

Permitted Residential Development

The data indicate that from 2006-2012 the City of Port Orchard permitted 443 new single-family and 104 multi-family units. Single family units accounted for 80.9% of all new housing units permitted in the City, which indicates a reduction in multi-family units compared to the last report. This is primarily attributed to the Great Recession. Summary residential building permit activity for 2006-2012 is shown in Table 4c-1.

Table 4c-1. City of Port Orchard Building Permits 2006-2012

| CITY OF PORT ORCHARD: NEW UNITS Type | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | Grand Total |
|--------------------------------------|------|------|------|------|------|------|------|-------------|
| Single Family | 23 | 44 | 23 | 55 | 130 | 68 | 100 | 443 |
| Multi Family | | | | | | | 104 | 104 |
| Grand Total | 23 | 44 | 23 | 55 | 130 | 68 | 204 | 547 |

What was the Actual Density of Growth from 2006-2012?

This analysis seeks to determine whether development has occurred at densities consistent with planning assumptions and targets. Achieved densities are measured in two basic ways. The first measure is platted densities. That is the lot density of new subdivisions approved during the past seven years. Platted densities include subdivisions that were committed to a specific lot size, whether or not development actually occurred on each separate parcel. Plat data allows for the determination of net densities. The second measure is permitted densities. This technique measures the density of all new units approved on existing lots or parcels. Permitted densities include new units permitted on larger parcels that may not reflect the full build out value of each parcel based on its respective zoning, which tends to lower the overall density estimate. They may also include new units permitted on pre-GMA lots of record, which tends to

¹ This growth is partially due to large annexations that occurred during the planning period.

inflate the overall density estimate. Permitted density data also only identifies gross densities. Therefore, platted densities are a generally more accurate means to ascertain achieved densities for the purposes of the buildable lands program. Taken together, however, permitted and platted density data are a good indicator of gross land consumption for residential purposes. Achieved net platted densities can be compared to “plan densities” or the target densities identified in the jurisdiction’s comprehensive plan and implementing development regulations to assess how well those target plan densities are being met based on the creation of new lots.

Platted Densities

Platted density analysis for Port Orchard is shown in Table 4c-2. The data indicate that 4 new single-family plats were recorded during the past seven years creating a total of 31 new single family units and 12 multi-family plats were recorded creating 261 new units.

Table 4c-2. City of Port Orchard Residential Plat Achieved Density 2006-2012

| Achieved Plat Densities by Zone - City of Port Orchard | R-12 | R-20 | R-4.5 | R-8 |
|--|------|------|-------|-------|
| Count of Recorded Plats | 5 | | 4 | 6 |
| Sum of Number of Lots | 38 | | 31 | 219 |
| Net Plat Area (acres) | 5.75 | | 7.84 | 44.39 |
| Gross Plat Area (acres) | 5.75 | | 14.72 | 64.79 |
| Net Density | 6.61 | | 3.95 | 4.93 |
| Gross Density | 6.61 | | 2.11 | 3.38 |

Source: City of Port Orchard and Kitsap County

Permitted density analyses are shown in Tables 4c-4 through 4c-6. The data indicate 70.12 acres of land were utilized for residential development in the city over the past seven years. This number is half of the previous reporting period and is most likely attributed to the Great Recession.

Table 4c-4. City of Port Orchard Single Family Permits 2006-2012

| Permitted Urban Single Family Densities | Zoning | Planned Density | Count of Application No. | New Dwelling Units | Acres | Density |
|---|--------|-----------------|--------------------------|--------------------|-------|---------|
| 2006 | | | 23 | 23 | 3.2 | |
| | R20 | | | | | |
| | | 20du/ac max | | | | |
| | R4.5 | | | | | |
| | | 4.5du/ac | 1 | 1 | 0.34 | 2.94 |
| | R8 | | | | | |
| | | 8du/ac | 21 | 21 | 2.44 | 8.61 |
| 2007 | | | 44 | 44 | 7.17 | |
| | BP | | | | | |
| | | N/A | 1 | 1 | 0.33 | 3.03 |
| | R12 | | | | | |
| | | 12du/ac | 18 | 18 | 2.06 | 8.74 |
| | R4.5 | | | | | |
| | | 4.5du/ac | 2 | 2 | 1.26 | 1.59 |
| | R8 | | | | | |
| | | 8du/ac | 23 | 23 | 3.85 | 5.97 |
| 2008 | | | 23 | 23 | 5.83 | |
| | R12 | | | | | |
| | | 12du/ac | 8 | 8 | 1.05 | 7.62 |
| | R8 | | | | | |
| | | 8du/ac | 15 | 15 | 4.78 | 3.14 |
| 2009 | | | 55 | 55 | 7.36 | |
| | R12 | | | | | |
| | | 12du/ac | 1 | 1 | 0.14 | 7.14 |
| | R4.5 | | | | | |
| | | 4.5du/ac | 2 | 2 | 0.75 | 2.67 |
| | R8 | | | | | |
| | | 8du/ac | 52 | 52 | 6.47 | 8.04 |
| 2010 | | | 130 | 130 | 22.89 | |
| | R12 | | | | | |
| | | 12du/ac | 3 | 3 | 0.4 | 7.50 |
| | R20 | | | | | |
| | | 20du/ac max | | | | |
| | R8 | | | | | |
| | | 8du/ac | 126 | 126 | 17.96 | 7.02 |
| 2011 | | | 68 | 68 | 10.06 | |
| | R8 | | | | | |
| | | 8du/ac | 68 | 68 | 10.06 | 6.76 |
| 2012 | | | 100 | 100 | 13.61 | |
| | R8 | | | | | |
| | | 8du/ac | 100 | 100 | 13.61 | 7.35 |
| | | | 443 | 443 | 70.12 | |

Table 4c-5. City of Port Orchard Summary of Single Family Permits 2006-2012

| Permitted Urban Single Family Densities by Zone | Zoning | Count of Applications | New Dwelling Units | Acres | Density |
|---|--------|-----------------------|--------------------|-------|---------|
| SINGLE FAMILY | | 443 | 443 | 70.12 | |
| | BP | 1 | 1 | 0.33 | 3.03 |
| | R12 | 30 | 30 | 3.65 | 8.22 |
| | | | | | |
| | R4.5 | 5 | 5 | 2.35 | 2.13 |
| | R8 | 405 | 405 | 59.17 | 6.84 |
| Grand Total | | 441 | 441 | 65.17 | |

Table 4c-6. City of Port Orchard Multi-Family Permits 2006-2012

| Permitted Urban Densities Multi-Family | Zoning | Count of Applications | New Dwelling Units | Acres | Density |
|--|--------|-----------------------|--------------------|-------|---------|
| MULTI-FAMILY | | | | | |
| | Co | 8 | 104 | 75.2 | 1.38 |
| Grand Total | | 8 | 104 | 75.2 | |

Is the City of Port Orchard’s Land Supply Adequate to Accommodate the Forecast Growth?

This analysis seeks to determine whether sufficient development capacity exists to accommodate forecast growth. The analysis compares existing buildable land capacity (converted to population growth capacity) with forecast population growth for the planning period. It determines an estimated net growth capacity surplus or deficiency and expresses the result as a ratio. The population capacity/demand ratio can be viewed as a general indicator of how well the City is sized to accommodate its forecast population growth. Ideally, the supply/demand ratios should be close to 1.0.

Buildable Land Capacity

The results of the buildable lands inventory comparison with forecast growth for Port orchard are shown in Table 4c-7. The analysis indicates the city has excess population capacity of 2,123 people.

Table 4c-7. City of Port Orchard Capacity and Demand

| City of Port Orchard | Population Capacity and Demand |
|--|--------------------------------|
| 2025/2036 Population Capacity | 10,358 |
| 2010-2036 Allocated Population Growth | 8,235 |
| Net 20-Year Population Capacity (+ or -) | 2,123 |
| UGA Pop. Capacity/Demand Ratio | 1.26 |

Source: Kitsap County, City of Port Orchard, Kitsap Regional Coordinating Council

City of Poulsbo

Growth from 2006-2012

OFM City of Poulsbo Population Estimate Highlights

- The City of Poulsbo had a 2006 population of 7,722
- The City of Poulsbo had a 2012 population of 9,360
- Resident population increased by 1,638 persons from 2006-2012
- Actual 2006-2012 average annual population growth rate = 3.04 percent*

Permitted Residential Development

Summary residential building permit activity for Poulsbo from 2006-2012 is displayed in Table 4d-1. The City permitted a total of 562 new housing units over the reporting period. All of the new housing units were single family houses or duplexes, except for one multi-family unit which was added to an existing apartment building in 2012.

Table 4d-1. City of Poulsbo Residential Building Permits 2006-2012

| CITY OF POULSBO Unit Type | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | Grand Total |
|---------------------------------|------|------|------|------|------|------|------|----------------|
| Single Family | 92 | 177 | 87 | 56 | 19 | 34 | 96 | 561 |
| Multi Family | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| Grand Total | 92 | 177 | 87 | 56 | 19 | 34 | 97 | 562 |

Source: City of Poulsbo Planning and Building Department

SFRs = Single Family Units, Duplexes, Mobile Homes & ADUs

MFRs = Multi-Family Units & Mixed Use Units

* Note: During the reporting period, the City had seven annexations, six of which included residentially zoned land. In addition, the Office of Financial Management revised the City's 2009 population, reflecting a 996 increase in population from 2008 to 2009; however, this revision was a readjustment from previous years' OFM April 1 estimates, and does not reflect actual population growth between 2008-2009.

What was the Actual Density of Growth from 2006-2012?

This analysis seeks to determine whether development has occurred at densities consistent with planning assumptions and targets. Poulsbo evaluates achieved density during the reporting period utilizing two methodologies; 1) review lots created through platting, and 2) review building permits issued. To determine lot creation density, final plats and short plats were reviewed and gross and net density was calculated. Building permit density is determined by identifying the number of building permits issued, and by identifying the number of total acres by zoning district.

Platted Densities

There were 12 final plats, 13 short plats, and one testamentary subdivision recorded in the reporting period. Table 4d-2 summarizes these plat details per zoning district.

Table 4d-2. City of Poulsbo Residential Plat Achieved Density 2006-2012

| Zoning District | Number of Plats | Gross Acreage | Net Acreage | Number of Lots/Units | Achieved Gross Density | Achieved Net Density | Planned Density |
|-------------------------|-----------------|---------------|-------------|----------------------|------------------------|----------------------|-----------------|
| Residential Low (RL) | 17 | 121.37 | 76.95 | 555 | 4.57 | 7.21 | 4-5 |
| Residential Medium (RM) | 2 | 26.17 | 12.33 | 3* | 0.11 | 0.24 | 6-10 |
| Residential High (RH) | 4 | 8.13 | 4.45 | 10 | 1.23 | 2.24 | 10-14 |
| Redevelopment Zone (RD) | 3 | 11.59 | 8.25 | 122 | 10.53 | 14.78 | 10-14 |

Source: City of Poulsbo Planning and Building Department

* Seven total lots were created in the Residential Medium zone during the reporting period; however, only 3 lots were for future residential development.

Building Permit Densities

During the reporting period, there were 562 building permits issued for residential dwelling units. All units except one were single-family or duplexes (the one multi-family unit was an additional unit added to an existing apartment building). Table 4d-3 categorizes the building permits issued by year and zoning district, and identifies the actual density achieved. Table 4d-4 summarizes the building permit actual density by zoning district.

Table 4d-3. City of Poulsbo 2006-2012, Building Permit Actual Density by Year and Zoning District

| Year/ Zoning District | Number of Building Permits | Acres | Actual Density per Acre |
|-----------------------|----------------------------|-------|-------------------------|
| 2006 | 92 total | | |
| RL | 63 | 12.09 | 5.2 du/acre |
| RD | 29 | 2.63 | 11 du/acre |
| 2007 | 177 total | | |
| RL | 152 | 23.75 | 6.39 du/acre |
| RD | 25 | 1.50 | 16.6 du/acre |
| 2008 | 87 total | | |
| RL | 83 | 12.9 | 6.43 du/acre |
| RH | 4 | 0.57 | 7.01 du/acre |
| 2009 | 56 total | | |
| RL | 48 | 6.39 | 7.5 du/acre |
| RD | 8 | 0.65 | 12.3 du/acre |
| 2010 | 19 total | | |
| RL | 14 | 1.74 | 8.04 du/acre |
| RD | 5 | 0.27 | 18.5 du/acre |
| 2011 | 34 total | | |
| RL | 23 | 3.20 | 7.17 du/acre |
| RD | 11 | 0.67 | 16.4 du/acre |
| 2012 | 97 total | | |
| RL | 90 | 15.40 | 5.84 du/acre |
| RH | 1 | N/A* | N/A* |
| RD | 6 | 0.46 | 13.04 |

Source: City of Poulsbo Planning and Building Department

*The one RH unit in 2012 was a unit added to an existing apartment building.

Table 4d-4. City of Poulsbo 2006-2012 Building Permit Actual Density Summary by Zoning District

| Zoning District | Total Acreage | Number of Building Permits | Actual Density per acre |
|--------------------|---------------|----------------------------|-------------------------|
| Residential Low | 75.5 | 473 | 6.26 du/acre |
| Residential Medium | 0 | 0 | N/A |
| Residential High | 0.57 | 4* | 7.01 du/acre |
| Redevelopment Zone | 6.18 | 84 | 13.6 du/acre |

Source: City of Poulsbo Planning and Building Department

* The one RH unit added to an existing apartment house was not included in Table 4d-4's density calculation.

Evaluation and Conclusions

The City of Poulsbo has been performing well within its goals and planned densities for the Residential Low and Redevelopment zoning districts. The result is less definitive in the Residential Medium and Residential High zones. The apparent low densities for RM/RH zones reported in Table 4d-2 will not be the final built-out density. Most of the 13 lots created in the RM/RH zones during the reporting period, are intended for future multi-family development which will be permitted at the minimum density of the zoning district (RM is minimum 6 du/acre and RH is minimum 10 du/acre).

The City updated its zoning code provisions in 2007, and again in 2013, which will impact future development trends in Poulsbo. The 2007 update removed the Planned Unit Development (PUD) code provisions and replaced them with the Planned Residential Development (PRD) regulations. The PUD provisions provided for density bonuses of up to 20 percent; out of the 12 recorded final plats in the RL zoning district during the reporting period, 6 were under the PUD provisions.

The current PRD standards require a public benefit in exchange for a density bonus, and recent submittals have not included requests for bonus density. This may result in a reduction of achieved densities in the future, particularly in the RL zone where most PRDs are proposed. However, residential projects will still be held to the minimum density standard of 4 dwelling units per net acre in the RL zone.

The development standards for the RM and RH zones were also overhauled in the City's 2007 and 2013 zoning code updates. The City has not seen many projects proposed in these zoning districts since the update, but it is likely that future projects will benefit from increase flexibility in housing types and the requirement to meet each zoning district's minimum density standards. The City anticipates that future reporting periods will show an increase in density in both zoning districts.

The 2013 zoning code update introduced additional flexibility for residential development that should provide projects with additional ways to achieve density standards. For example, there are now provisions that allow for lot averaging and expanded sections on infill development and cottage housing. In addition, the zoning code includes new development tools for mixed use developments in the commercial zones that allow for additional opportunities for residential units.

Is the Land Supply Adequate to Accommodate the Forecast Growth?

This analysis seeks to determine whether sufficient development capacity exists to accommodate the forecast growth. The analysis compares existing buildable land capacity (converted to population growth capacity) with forecast population growth for the planning period. It determines an estimated net growth capacity surplus or deficiency and expresses the result as a ratio. The population capacity/demand ratio

can be viewed as a general indicator of how well the UGA is sized to accommodate its forecast population growth. Ideally, the supply/demand ratios should be close to 1.0.

Buildable Land Capacity

The 2025 and 2036 population growth targets for Poulsbo and its urban growth area project a total population of 14,808, and represents a population growth of 5,108 (from 2010-2035). This population target is set forth in Exhibit B of the Kitsap Countywide Planning Policies, and is depicted in Table 4d-5.

Table 4d-5. Poulsbo 2035 Population Target

| | Census 2010 | Population Growth | 2025/2036 Targets |
|-----------------|-------------|-------------------|-------------------|
| City of Poulsbo | 9,222 | 1,330 | 10,552 |
| Poulsbo UGA | 478 | 3,778 | 4,256 |
| Total | 9,700 | 5,108 | 14,808 |

Source: Appendix B Kitsap Countywide Planning Policies

When evaluating population demand and land capacity, Poulsbo does not make a distinction between city limits and its urban growth area. Table 4d-6 combines the land capacity analyses results completed for both the city limits and the current urban growth area, and compares it to the total 5,108 population growth target for Poulsbo and its urban growth area.

Table 4d-6. City of Poulsbo and Poulsbo Urban Transition Area Land Capacity

| Poulsbo city limits and urban growth area | Population Capacity and Demand |
|---|--------------------------------|
| 2025/2036 Population Capacity city limits + urban growth area | 6,597 |
| 2035 Population Growth Target | 5,108 |
| Net 20-Year Population Capacity (+ or -) | 1,489 |
| Population Capacity/Demand Ratio | 1.29 |

Source: Appendix B Kitsap Countywide Planning Policies; City of Poulsbo Planning and Building Department

The 2007 BLR land capacity analysis identified a 1.04 population capacity/demand ratio for Poulsbo (when the city limits and urban growth area are combined). The increase in capacity identified in Table 4d-6 from the 2007 report can be explained by: 1) a number of residential plats during the reporting period utilized the density bonus provisions of the then Planned Unit Development standards, resulting in higher than the planned density of 4-5 dwelling units per acre, and thereby utilized less land than assumed in the 2007 BLR. The City of Poulsbo does not expect this trend to continue in the next reporting period as explained above; and 2) the density assumptions per zoning district

in this report utilizes the maximum density per zone when calculating population, whereas the 2007 BLR utilized the minimum density requirement per zoning district.

The 2014 BLR analysis indicates there is sufficient capacity to accommodate the forecast growth target over the planning period for Poulsbo and its urban growth area. Further, if minimum densities by zoning district were utilized for this analysis, the population capacity/demand ratio would be at 1.03, representing nearly the same ratio as in 2007. For the 2012 BLR, however, Poulsbo is utilizing the maximum density in its land capacity analysis to be consistent with the change in methodology as a result of Kitsap County's remand order.

Unincorporated Kitsap County

Growth from 2006-2012

OFM Total Unincorporated County Population Estimate Highlights

- Unincorporated Kitsap County had a 2006 population of 169,392
- Unincorporated Kitsap County had a 2012 population of 170,620
- The population increased by 1,228 persons from 2006-2012
- Actual 2006-2012 average annual population growth rate flat at 0.01 percent

Permitted Residential Development

Data indicate that from 2006-2012, the County permitted 3,128 new single-family and 190 multi-family units. Of these, 53 percent were in located in unincorporated UGAs and 47 percent were in the rural areas. This is an improvement from the prior report when 63 percent were in rural areas and 37 percent in unincorporated UGAs.¹ Housing units permitted in rural areas were almost exclusively single family residences, and 67 units developed in the rural areas were attributable to the 2012 Comprehensive Plan Remand. As noted in Chapter 1, page 2, footnote 1, after the 2006 Comprehensive Plan was remanded, Kitsap County revised its UGA boundaries, resulting in some vested projects that had reverted from urban to rural zoning. The rural development numbers reflect those vested developments. Single family units accounted for 86 percent of new housing units permitted in the UGAs. This indicates a reduction in multi-family units compared to the previous reporting period.

The rate of rural residential growth, while not specifically targeted in the Countywide Planning Policies (CPPs), dramatically decreased in relation to growth in the urban unincorporated housing supply from 2006-2012. Rural housing units accounted for only 48 percent of housing unit growth in the report period, while they accounted for 63 percent of unincorporated housing unit growth in the previous reporting period. This represents a 15 percent reduction in new rural housing units. On a Countywide level, rural housing units accounted for 33 percent of total housing units. In the previous reporting period, rural housing units accounted for 43 percent of total housing units. This represents a 10 percent reduction in rural housing units from a Countywide perspective. A summary of residential building permit activity for 2006-2012 is shown in Table 4u-1 on the following page. The table includes unincorporated Kitsap County residential building permits.

¹ Because unincorporated Kitsap County includes primarily rural areas, it is somewhat expected to see a greater number of permits in the rural areas. Nevertheless, when the County and its cities are considered as a whole, an even larger majority of development has been taking place in the UGAs.

Table 4u-1. Unincorporated Urban/Rural Permits 2006-2012

| | | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | Grand Total |
|-------------|---------------|------|-------|--------|--------|-------|--------|--------|-------------|
| URBAN | | 214 | 402 | 311 | 207 | 94 | 117 | 215 | 1560 |
| | Single Family | 214 | 348 | 229 | 207 | 94 | 117 | 171 | 1380 |
| | Multi-Family | 0 | 54 | 82 | 0 | 0 | 0 | 44 | 180 |
| RURAL | | 552 | 459 | 228 | 126 | 127 | 109 | 157 | 1758 |
| | Single Family | 550 | 452 | 228 | 126 | 126 | 109 | 157 | 1748 |
| | Multi-Family | 2 | 7 | 0 | 0 | 1 | 0 | 0 | 10 |
| Grand Total | | 766 | 861 | 539 | 333 | 221 | 226 | 372 | 3318 |
| | | | | | | | | | |
| | Urban Total | 28% | 46.7% | 57.70% | 62.16% | 44.5% | 51.77% | 57.80% | 53% |
| | Rural Total | 72% | 53.3% | 42.30% | 37.84% | 55.5% | 48.23% | 42.20% | 47% |

Source: Kitsap County Department of Community Development

What was the Actual Density of Growth from 2006-2012?

This analysis focuses on whether development densities are consistent with planning assumptions and targets. Achieved densities are measured here in two ways. The first measure is platted densities, i.e. lot density of new subdivisions approved during the past seven years. Platted densities include subdivisions that were committed to a specific lot size, whether or not development actually occurred on each separate parcel. Plat data allow for the determination of net densities. The second measure is permitted densities. This measures the density of all new units approved on existing lots or parcels. Permitted densities include new units permitted on larger parcels that may not reflect the full build out value of a parcel (based on its respective zoning, which tends to lower the overall density estimate). They may also include new units permitted on pre-GMA lots of record, which can inflate the overall density estimate if the lot sizes are lower than currently allowed. Permitted density data identifies only gross densities. Therefore, measuring platted densities is a generally a more accurate method to ascertain densities for the purposes of the buildable lands program. Taken together, however, permitted and platted density data are a solid indicator of gross land consumption for residential purposes. Achieved net platted densities can be compared to “plan densities” or the target densities in the jurisdiction’s comprehensive plan to assess success of target plan densities in relationship to the creation of new lots.

UGAs - Platted Urban Densities

Platted urban density analysis for unincorporated Kitsap County is shown in the following tables. The data indicate that there were 32 final plats creating a total of 1,861 new urban single family lots. There were five condominium projects that created 55 new multi-family lots. Table 4u-2 shows unincorporated Kitsap County UGAs platted urban densities for 2006-2012 post remand. Table 4u-2 shows unincorporated Kitsap County UGAs platted urban densities for 2006-2012. Table 4u-3 continues the analysis with condominium density by zone.

Table 4u-2. Urban Growth Area Platted Densities 2006-2012

| | Urban High (19-30 DU/Ac) | Urban Medium (10-18 DU/Ac) | Urban Low (5-9 DU/Ac) | Urban Restricted (1-5 DU/Ac) | Urban Cluster (5-9 DU/Ac) |
|-----------------|-----------------------------|-------------------------------|--------------------------|---------------------------------|------------------------------|
| Final Plats | 1 | 1 | 23 | 6 | 3 |
| Count of Lots | 41 | 59 | 807 | 223 | 783 |
| Gross Acres | 3.62 | 7.13 | 189.73 | 82.62 | 228.49 |
| Net Acres | 2.53 | 4.33 | 101.32 | 27.37 | 102.77 |
| Gross Density | 11.33 | 8.27 | 4.25 | 2.70 | 3.43 |
| Net Density | 16.21 | 13.63 | 7.96 | 8.15 | 7.62 |
| Average Density | 13.77 | 10.95 | 6.10 | 5.42 | 5.53 |

Table 4u-3. Condominium Platted Densities 2006-2012

| Condo Density ² by Zone | Urban High (19-30 DU/Ac) | Urban Medium (10-18 DU/Ac) | Urban Low (5-9 DU/Ac) | Urban Restricted (1-5 DU/Ac) | Mixed Use (10-30 DU/Ac) |
|---------------------------------------|--------------------------------|-------------------------------|--------------------------|---------------------------------|----------------------------|
| Final Plats | | 1 | 2 | 1 | 1 |
| Count of Lots | | 9 | 12 | 25 | 9 |
| Gross Acres | | 0.57 | 2.95 | 6.86 | 0.57 |
| Gross Density | 0.00 | 15.79 | 4.07 | 3.64 | 15.79 |

The County's action on Remand affected two approved final plats. One plat was approved in the urban low zone within the Central Kitsap UGA. This plat development is known as Canyon Estates Division III and created 12 new urban single family lots. Post Remand, this development was removed from the Central Kitsap UGA and placed in the unincorporated rural area. The zoning was changed from urban low residential to Rural residential. The other plat development is known as Sterling Hills Estates, Phase I, which created 40 new single family lots. Post Remand, this development was removed from the Silverdale UGA and placed in the unincorporated rural area. The zoning for this development was changed from urban restricted to rural residential.

² The 2012 Remand Order did not affect Condominium densities.

Permitted Urban Densities

Permitted density analysis for multi-family unincorporated UGAs in Kitsap County for 2006-2012 is shown in Table 4u-5 with single family unit analysis in Table 4u-5. The data indicate that more than 376 gross acres were utilized to accommodate 1,441 new residential units in the UGAs over the past seven years. Some UGA zone densities also reflect development on larger pre-GMA parcels that have lowered the reported gross densities. This resulted in an artificially lower average reported gross density.

Table 4u-5. Unincorporated Permitted Single-Family Permits 2006-2012

| JURISDICTION | ZONING | Count of APPLICATION NO | ACRES | NEW DWELLING UNITS | GROSS DENSITY (dwelling units per acre or dua) |
|-------------------------|----------------------|-------------------------|-------|--------------------|--|
| | | 1,418 | 374.6 | 1380 | |
| Bremerton East UGA | | 62 | 16.34 | 62 | |
| | URBAN LOW | 60 | 13.99 | 60 | 4.29 |
| | URBAN RESTRICTED | 2 | 2.35 | 2 | 0.85 |
| Bremerton West UGA | | 56 | 17.3 | 58 | |
| | URBAN LOW | 45 | 13.92 | 46 | 3.30 |
| | URBAN MEDIUM | 11 | 3.38 | 12 | 3.55 |
| Central Kitsap UGA | | 406 | 93.45 | 411 | |
| | URBAN HIGH | 42 | 3.53 | 42 | 11.90 |
| | URBAN LOW | 200 | 44.75 | 205 | 4.58 |
| | URBAN MEDIUM | 1 | 0.35 | 1 | 2.86 |
| | URBAN RESTRICTED | 163 | 44.82 | 163 | 3.64 |
| Kingston UGA | | 51 | 22 | 51 | |
| | URBAN LOW | 47 | 7.61 | 47 | 6.18 |
| | URBAN RESTRICTED | 3 | 14.18 | 3 | 0.21 |
| | URBAN VILLAGE CENTER | 1 | 0.21 | 1 | 4.76 |
| Port Orchard UGA | | 328 | 94.76 | 342 | |
| | MIXED USE | 1 | 0.29 | 1 | 3.45 |
| | URBAN LOW | 311 | 90.12 | 321 | 3.56 |
| | URBAN MEDIUM | 4 | 1.58 | 8 | 5.06 |
| | URBAN RESTRICTED | 12 | 2.77 | 12 | 4.33 |
| Poulsbo Transition Area | | 2 | 0.65 | 2 | |
| | RESIDENTIAL LOW | 2 | 0.65 | 2 | 3.08 |
| Silverdale UGA | | 180 | 79.22 | 182 | |
| | MIXED USE | 3 | 1.06 | 4 | 3.77 |
| | URBAN LOW | 123 | 67.7 | 124 | 1.83 |
| | URBAN MEDIUM | 34 | 2.6 | 34 | 13.08 |
| | URBAN RESTRICTED | 20 | 7.86 | 20 | 2.54 |
| ULID6 | | 333 | 50.88 | 333 | |
| | URBAN CLUSTER | 231 | 28.63 | 231 | 8.07 |
| | URBAN LOW | 102 | 22.25 | 102 | 4.58 |

Multi-family permitted densities for unincorporated UGAs were lower than the multi-family platted densities for 2006-2012. Two reasons accounting for this are the levels of development that occurred on pre-Growth Management Act lots where larger lots sizes were allowed and that new platting was occurring based on the new more dense zoning and land subdivision regulations adopted in December of 2006.

Table 4u-4. Unincorporated Urban Permitted Multi-Family Permits 2006-2012

| JURISDICTION | ZONING | Count of APPLICATION NO | ACRES | NEW DWELLING UNITS | GROSS DENSITY (dwelling units per acre or dua) |
|--------------------|-------------------------|-------------------------|-------|--------------------|--|
| | | 12 | 60.54 | 180 | Density |
| BREMERTON EAST UGA | | | | | |
| | URBAN MEDIUM | 3 | 3.15 | 9 | 2.86 |
| KINGSTON UGA | | | | | |
| | NEIGHBORHOOD COMMERCIAL | 1 | 1.15 | 35 | 30.43 |
| SILVERDALE UGA | | | | | |
| | URBAN HIGH | 6 | 30.72 | 136 | 4.43 |

Rural Areas - Platted Rural Densities

Platted rural density analysis³ for unincorporated Kitsap County for 2006-2012 is shown in Tables 4u-6. Data indicate seven final plats totaling close to 297 acres were recorded during the past seven years creating a total of 180 new rural single family lots. The average achieved net platted densities in the applicable rural zones are higher than the target planned rural densities due to pre-GMA vested preliminary plats that did not receive final plat approval until 2006-2012. In these instances plats were subject to pre-GMA regulations in effect at the time of their application that generally allowed higher rural densities.

Table 4u-6. Rural Subdivisions 2006-2012

| Rural Platted Density by Zone Post Remand | Rural Residential (1 DU/5 Ac) | Urban Reserve (1 DU/10 Ac) | Rural Protection (1 DU/10 Ac) | Rural Wooded (1 DU/20 Ac) | Forest Resource Lands (1 DU/40 Ac) |
|---|-------------------------------|----------------------------|-------------------------------|---------------------------|------------------------------------|
| Final Plats | 6 | | | 1 | |
| Count of Lots | 136 | | | 44 | |
| Gross Acres | 186.91 | | | 109.78 | |
| Net Acres | 156.75 | | | 80.62 | |
| Gross Density | 0.73 | 0.00 | 0.00 | 0.40 | 0.00 |
| Net Density | 0.87 | 0.00 | 0.00 | 0.55 | 0.00 |

³ These data include the two plats that were vested to urban densities but removed from the urban area Post Remand.

Permitted Rural Densities

Permitted densities for the unincorporated rural area as seen in Table 4u-7 indicate that 4,453 gross acres were utilized to accommodate 1,616 new residential units. The overall average gross densities in the applicable rural zones were higher than the target planned rural densities, but the overall density was better than reported in the 2007 BLR. As stated in the 2007 BLR, these higher-than-currently-allowed densities are likely due to the number of smaller legal non-conforming lots of record (so-called “legacy lots”) approved under the pre-GMA density standards.

Table 4u-7. Rural Permits 2006-2012

| | Count of Permits | Acres | Units | Units/Gross Acres |
|-------------------------------|------------------|---------|-------|-------------------|
| RURAL | 1616 | 4453.28 | 1616 | 10.98 |
| UNINCORPORATED RURAL | | | | |
| Rural Industrial | 1 | 6.22 | 1 | |
| Rural Protection (1 DU/10 Ac) | 278 | 1116.91 | 278 | 2.49 |
| Rural Residential (1 DU/5 Ac) | 1274 | 2934.11 | 1274 | 2.17 |
| Rural Wooded (1 DU/20 Ac) | 42 | 341.64 | 42 | 2.46 |
| Urban Reserve (1 DU/10 Ac) | 21 | 54.4 | 21 | 3.86 |
| Grand Total | 1616 | 4453.28 | 1616 | 10.98 |

Permitted Limited Area of More Intense Rural Development (LAMIRD) Densities

The data indicates that approximately 2.5 gross acres were utilized to accommodate six new residential units in the Keyport LAMIRD. In the Manchester LAMIRD, 32 gross acres were utilized to accommodate 82 new residential units. In the Suquamish LAMIRD, 8.51 gross acres were utilized to accommodate 43 new residential units. The overall average gross densities achieved in the applicable LAMIRD zones do not exceed the maximum planned LAMIRD densities in Manchester, Keyport or Suquamish. All of these LAMIRDs contain small non-conforming lots that create more dense residential development than allowed by current regulations. However, according to their respective Subarea Plans, development in these LAMIRDs is subject to maximum density restrictions and lot consolidation for non-conforming lots in common ownership. The permitted density analysis LAMIRDs for the unincorporated is shown in Table 8⁴.

⁴ The Manchester Village Residential (MVR) zone establishes a 0.25 acre minimum lot size. Minimum density for new lots created in the MVR zone is 0.50 acre unless clustered. The Suquamish Village Low Residential (SVLR) zone requires a minimum 0.10 acre lot size for pre-existing lots and a 0.50 acre minimum lot size for new lots. The Suquamish Village Residential (SVR) zone requires a minimum 0.08 acre lot size for pre-existing lots and a 0.50 acre minimum lot size for new lots. Non-conforming contiguous lots in common ownership must consolidate to meet the minimum density standards in both LAMIRDs.

Table 4u-8. 2006-2012 LAMIRD Permits

| | Count of Permits | Acres | Units | Units/Gross Acres |
|------------------------------------|------------------|-------|-------|-------------------|
| RURAL | 131 | 43.41 | 131 | 3.02 |
| KEYPORT LAMIRD | 6 | 2.5 | 6 | 8.71 |
| Keyport Village Low Residential | 4 | 2.21 | 4 | 1.81 |
| Keyport Village Residential | 2 | 0.29 | 2 | 6.90 |
| MANCHESTER LAMIRD | 82 | 32.4 | 82 | 2.53 |
| Manchester Village Low Residential | 45 | 24.06 | 45 | 1.87 |
| Manchester Village Residential | 37 | 8.34 | 37 | 4.44 |
| SUQUAMISH LAMIRD | 43 | 8.51 | 43 | 5.05 |
| Suquamish Village Low Residential | 13 | 4.21 | 13 | 3.09 |
| Suquamish Village Residential | 30 | 4.3 | 30 | 6.98 |
| Grand Total | 131 | 43.41 | 131 | 3.02 |

Is the Unincorporated Land Supply Adequate to Accommodate Forecast Growth?

This analysis determines whether sufficient development capacity exists to accommodate forecast growth. The analysis compares existing buildable land capacity (converted to population growth capacity) with forecast population growth for the planning period. It determines an estimated net growth capacity surplus or deficiency and expresses that result as a ratio. The population capacity/demand ratio can be viewed as a general indicator of how well the UGA is “sized” to accommodate its forecast population growth. Ideally, the supply/demand ratios should be close to 1.0.

Urban Growth Areas (UGAs)

The land capacity analysis was conducted for unincorporated Kitsap County.⁵ The summary results are illustrated in Table 4u-9. The analysis determined net buildable acres by zone for each unincorporated UGA from which net population capacity was determined based on forecast densities for each zone and average household sizes for the respective single-family and multi-family zones. The following table compares both the 2025 and 2036 population capacity for each UGA with the 20-year population growth forecast to determine net planned UGA capacity status. Most UGAs appear to be adequately sized to accommodate their forecasted 20 year growth.

⁵ See Appendix A: Land Capacity Analysis Methodology and Appendix B: Land Capacity Analysis by Jurisdiction for the detailed land capacity analysis reports for UGAs and rural areas.

Table 4u-9. Unincorporated Population Capacity and Demand

| Unincorporated UGA | Population Capacity & Demand |
|---|------------------------------|
| Bremerton East, West, and Gorst | |
| 2025/2036 UGA Population Capacity | 4,347 |
| 2010-2025/2036 Allocated Population Growth | 4,013 |
| Net 20-Year Population Capacity (+ or -) | 334 |
| UGA Pop. Capacity/Demand Ratio | 1.08 |
| Central Kitsap | |
| 2025/2036 UGA Population Capacity | 6,557 |
| 2010-2025/2036 Allocated Population Growth | 6,764 |
| Net 20-Year Population Capacity (+ or -) | -207 |
| UGA Pop. Capacity/Demand Ratio | .84 |
| Kingston | |
| 2025/2036 UGA Population Capacity | 2,868 |
| 2010-2025/2036 Allocated Population Growth | 2,932 |
| Net 20-Year Population Capacity (+ or -) | -64 |
| UGA Pop. Capacity/Demand Ratio | .98 |
| Port Orchard | |
| 2025/2036 UGA Population Capacity | 6,297 |
| 2010-2025/2036 Allocated Population Growth | 6,235 |
| Net 20-Year Population Capacity (+ or -) | -62 |
| UGA Pop. Capacity/Demand Ratio | 1.01 |
| Poulsbo UTA⁶ Please see Chapter 4 Page 40 for this information. | |
| Silverdale | |
| 2025/2036 UGA Population Capacity | 7,647 |
| 2010-2025/2036 Allocated Population Growth | 8,779 |
| Net 20-Year Population Capacity (+ or -) | -1,132 |
| UGA Pop. Capacity/Demand Ratio | .87 |

Source: Kitsap County Department of Community Development

⁶ The County and City of Poulsbo have an Interlocal agreement whereby the city and UGA land are analyzed together, and results of this analysis are described in the City of Poulsbo residential chapter.

Rural Areas and LAMIRDs: The land capacity analysis was conducted in 2012 for unincorporated Kitsap County.⁷ The land capacity analysis determined the number of vacant and underutilized parcels by size for each rural zone and LAMIRD. This analysis included development potential on remaining non-conforming lots, and determined net dwelling unit and population capacity based on allowable densities for each zone and average household sizes for single-family units. The following table summarizes existing 2012 population capacity for each rural zone and LAMIRD. The analysis indicates that remaining rural and LAMIRD land capacity could accommodate a more than 27,015 persons. Appendix B of the Kitsap County CPPs indicate the total 2016-2036 countywide non-UGA population growth forecast is 23,905 persons. Sufficient capacity exists within the rural areas to accommodate the forecast non-UGA population growth countywide. As noted earlier Table 4u-10 includes unincorporated Kitsap County maximum population capacity estimates for rural zones and LAMIRDs.

Table 4u-10. Rural Land Analysis

| Zone | 2012 Dwelling Unit Capacity | 2012 Population Capacity |
|-----------------------|-----------------------------|--------------------------|
| Rural | | |
| Rural Wooded | 299 | 748 |
| Forest Resource Lands | 0 | 0 |
| Rural Protection | 1,784 | 4,460 |
| Rural Residential | 8,096 | 20,173 |
| Urban Reserve | 259 | 648 |
| <i>Subtotal</i> | <i>10,438</i> | <i>26,029</i> |
| LAMIRDs | | |
| Keyport | 16 | 40 |
| Manchester | 490 | 815 |
| Suquamish | 45 | 112.5 |
| Port Gamble | 7 | 18 |
| <i>Subtotal</i> | <i>558</i> | <i>986</i> |
| <i>Total</i> | <i>10,996</i> | <i>27,015</i> |

⁷ See Appendix A: Land Capacity Analysis Methodology and Appendix B: Land Capacity Analysis by Jurisdiction for the detailed land capacity analysis reports for UGAs and rural areas.