



Kitsap County 2014 Buildable Lands Report



kitsap2035

Growing for a Better Tomorrow

Kitsap County Department of Community Development

619 Division Street, MS-36

Port Orchard, WA 98366



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Executive Summary

The 2014 Buildable Lands Report responds to the review and evaluation requirements of the Washington State Growth Management Act (GMA) in RCW 36.70A.215. This is the third BLR completed by Kitsap County and its Cities. Previous reports were published in 2000 and 2007 respectively.

The Washington State Growth Management Act (RCW 36.70A), enacted in 1990, requires all counties to designate Urban Growth Areas (UGAs). These UGAs are required to be of sufficient size to accommodate the projected population and employment growth for the 20-year planning period. In 1997, GMA was amended to require certain jurisdictions to prepare a BLR that (in part) measures whether there is sufficient land to accommodate growth for the remainder of the 20-year planning period. In 2011, GMA was again amended to require the BLR to be completed at least one year before a mandated comprehensive plan update. The update requires the County to review, and revise if necessary, its urban growth, densities and UGA boundaries. This new timing requirement allows the BLR to be used to measure both the growth that has occurred under the existing comprehensive plan and also as a tool for the review required in the update. Thus, this report evaluates the parameters required under RCW 36.70A.215 and further evaluates whether there is sufficient suitable land within UGAs to accommodate the projected residential, commercial and industrial growth for the coming planning horizon.

Growth Conclusions of the 2014 Buildable Lands Report:

- According to the Washington Office of Financial Management (OFM), between 2006 and 2012 the Kitsap County resident population grew by 10,451¹ persons. The majority of this growth occurred in incorporated cities.
- Countywide population growth grew more slowly than anticipated. The Countywide Planning Policies (CPPs) predicted an average annual growth rate of 1.44 percent over the course of the 20-year planning period. Countywide, actual average annual population growth during the past seven years was 0.70 percent. The cities of Port Orchard and Poulsbo experienced the largest population growth.
- Kitsap County and the cities cumulatively permitted 5,492 new housing units from 2006-2012². The majority of these new units were permitted in unincorporated Kitsap County.

¹ Total Kitsap County population in 2006 (based on US Census) was 244,049. All jurisdictions experienced population gains during the reporting period.

² This compares with 9,945 new residential units permitted countywide from 2000-2005 according to the 2006 Kitsap County Buildable Lands Report.

- Countywide, new single family units accounted for 89.9 percent³ and multi-family units accounted for 10.1 percent of new units permitted.
- Countywide, 68 percent of all new permitted housing units were in cities or UGAs and 32 percent were in unincorporated rural areas. The 2006-2012 urban share of new permitted housing units increased significantly from the previous 5-year period (57 percent (2000-2005) to 68 percent (2006-2012)). The 67 percent total countywide share of new urban *housing unit* growth, however, still is somewhat short of the adopted 76 percent CPP urban *population* growth target. Nevertheless, the data show that there has been significant progress toward this 20-year goal since the 2006 BLR, as shown in the table below:

COMBINED KITSAP COUNTY URBAN RURAL SPLIT 2006-2012

Residential Permit Total

	2006	2007	2008	2009	2010	2011	2012	Grand Total
URBAN	547	816	526	409	466	347	623	3,734
Single Family	531	747	432	407	319	301	452	3,189
Multi Family	16	69	94	2	147	46	171	545
RURAL	552	459	228	126	127	109	157	1,758
Single Family	550	452	228	126	126	109	157	1,748
Multi Family	2	7	0	0	1	0	0	10
Total	1,099	1,275	754	535	593	456	780	5,492
% Urban Total	49.8%	64%	69.8%	76.4%	78.6%	76.1%	79.9%	68%
% Rural Total	50.2%	36%	30.2%	23.6%	21.4%	23.9%	20.1%	32%
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

- Approximately 95 percent of all new permitted housing units in rural areas were located on legally established pre-existing lots.
- Over 90 percent of new lots created countywide through the final long plat process were in cities and UGAs⁴.
- Kitsap County and the cities cumulatively permitted over 2 million square feet of new commercial/industrial building space⁵.
- A major factor during this reporting period was The Great Recession of 2008 to 2011.

³ This compares with 80 percent single family according to the 2006 Buildable Lands Report

⁴ Long plats are a type of land subdivision, subject to RCW 58.17, where a parcel is subdivided into more than four lots for purposes of subsequent development.

⁵ This compares to almost 18 million square feet in the previous reporting period. Further discussion of this topic in Chapter 5.

Density Conclusions:

- Kitsap Cities and UGAs achieved platted densities from 2006-2012 that met or exceeded the planned densities indicated in the various jurisdictions' comprehensive plans. In some limited exceptions, net platted densities fell short of the target plan density. However, these circumstances were characterized by a very small number of plats that did not represent a large enough sample size to effectively assess average achieved densities across the entire applicable zone.
- In unincorporated rural areas, average achieved net platted and permitted densities were generally higher than planned rural densities in the applicable zones. This is attributed to both pre-GMA vested subdivisions that did not receive final plat approval until 2006-2012 and the fact that the majority of new permitted rural units were on pre-existing small non-conforming lots approved under old pre-GMA density standards.

Urban Density Conclusions:

- With very limited exceptions, the average net platted densities of all final approved urban residential plats and condominiums met or exceeded adopted density targets in all jurisdictions.

Residential and Employment Capacity Conclusions:

- Countywide, including cities, UGAs and rural areas, the existing residential buildable land supply can accommodate a total of approximately 113,252 persons. The planned countywide population growth forecast is 80,483 persons for both 2025 and 2036.
- In 2013, Kitsap County adopted new residential growth projections through 2036, that did not change the 2025 projections, but extended them another ten years. Therefore, the residential capacity analyses in this BLR will be identical for the planning horizon through 2025 (current comprehensive plan) and 2036 (2016 comprehensive plan update).
- Cities and UGAs have a combined residential buildable land capacity sufficient to accommodate approximately 86,237 persons. The planned incorporated city and UGA share of the forecast population growth is 63,800 persons for both 2025 and 2036.
- Unincorporated rural lands, including Limited Areas of More Intensive Rural Development (LAMIRDs), have a combined residential buildable land capacity sufficient to accommodate approximately 27,015 persons.

- Cities and UGAs have a combined commercial/industrial buildable land supply that meets the forecast demand for the 2025 planning horizon as well as the 2016-2036, as adopted in the Kitsap Countywide Planning Policies.

Reasonable Measures:

- Kitsap County has reasonable measures in place and that appear to be helping meet target goals, as shown in the data shifts. The County and its Cities will continue growth monitoring per RCW 36.70A.215(4) in order to ensure growth is occurring at planned densities and that the required evaluation factors under RCW 36.70A.215(3) do not show inconsistencies between actual development and what is planned in the CPPs, comprehensive plan and development regulations. Any differences in supply/demand outlined in this report will be addressed through the 2016 Comprehensive Plan Updates and the revision or addition of reasonable measures will be addressed through that process. The County's adopted reasonable measures are included in Appendix E of this report.



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

To enable the development of quality, affordable, structurally safe and environmentally sound communities.

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Growth Management Services
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Olympia, WA 98504-2525

June 30, 2015

Dear Sir or Madam:

On behalf of Kitsap County and its cities, I am pleased to submit the 2014 Kitsap County Buildable Lands Report (BLR).

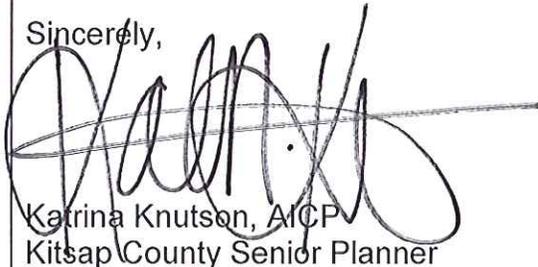
This report fulfills the reporting requirements in RCW 36.70A.215, referred to as the Buildable Lands Program. This document is the result of on-going coordination and cooperation between Kitsap County and its cities in monitoring development activities in Kitsap County.

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 comments received.

As per your guidance letter from December 2012, the County intends to combine the remaining BLR public outreach with our Comprehensive Plan update. The BLR will form as a foundation for evaluating changes through the Update process.

If you have any questions regarding the 2014 BLR, please contact me at (360) 337-5777 or kknutson@co.kitsap.wa.us.

Sincerely,



Katrina Knutson, AICP
Kitsap County Senior Planner

Enclosure: Final Draft Buildable Lands Report

011 Governor's Smart
Communities Award
Kitsap County
'Year of the Rural'

