



Executive Summary

Issue Title: DCD Planning and Environmental Programs - 2016
Comprehensive Plan Update

Meeting Date: October 8, 2014

Time Required: 90 minutes

Attendees: Larry Keeton (DCD Director), Patty Charnas (PEP Division Manager), David Greetham (Planner Supervisor), Katrina Knutson (Senior Planner), Shelley Kneip (Prosecutor's Office)

Action Requested At This Meeting: Receive briefing on current status of Comprehensive Plan update. Concurrence on proposed approach to Comprehensive Plan docket for 2015/2016.

Comprehensive Plan Update

- Buildable Lands Report (BLR): DCD has been working with the four cities to finalize the BLR. An overview will be provided with regard to density achievements and unincorporated UGAs, and the proposed schedule for BLR adoption. (PowerPoint attached)
- Internal Review Team (IRT) Goal and Policy Review: The results of the IRT goal and policy review have been summarized in a report. The report will guide staff in updating existing Comp Plan goals and policies (in addition to input received from CACs, community groups and the general public).
- Policy issues for further input by the Board: DCD staff is currently prioritizing policy issues from the IRT review, and will revisit key policy issues that require further input from the Board at a December briefing.

Comprehensive Plan docket proposal for 2015/2016

- DCD proposes preparation of an 18 month Comprehensive Plan docket for the January 2015 – June 2016 period. This approach would allow for site-specific Comp Plan applications in 2015, which would then be processed as part of the overall Plan update by June 2016.

Attachment: Buildable Lands Report PowerPoint; IRT Summary Sheet

**KITSAP COUNTY COMPREHENSIVE PLAN UPDATE
INTERNAL REVIEW TEAM
“TOTAL FITNESS” GOAL AND POLICY REVIEW SUMMARY
OCTOBER 2014**

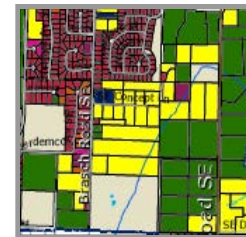
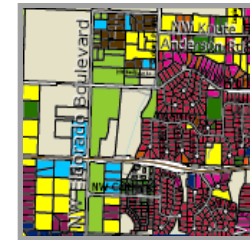
Chapter	Topic	Goals	Policies	Total	Actionable/ Keep as is	Delete	Change	Move	Achieved/ Remove	Additions
Chapter 2	Land Use	36	171	207	14.49%	17.87%	35.27%	32.37%	28.02%	21
Chapter 3	Rural and Resource Lands	20	91	111	49.55%	10.81%	37.84%	1.80%	22.52%	0
Chapter 4	Natural Systems	16	76	92	8.70%	68.48%	21.74%	1.09%	31.52%	8
Chapter 5	Economic Development	5	36	41	14.63%	39.02%	26.83%	19.51%	0.00%	7
Chapter 6	Housing	8	31	39	25.64%	38.46%	35.90%	0.00%	30.77%	3
Chapter 7	Utilities	6	23	29	65.52%	10.34%	24.14%	0.00%	41.38%	0
Chapter 8	Transportation	27	122	149	24.83%	5.37%	58.39%	11.41%	52.35%	10
Chapter 9	Shorelines	15	35	50	28.00%	46.00%	22.00%	4.00%	30.00%	0
Chapter 10	Parks	15	50	65	36.92%	13.85%	41.54%	7.69%	46.15%	2
Chapter 11	Capital Facilities	6	30	36	63.89%	22.22%	16.67%	0.00%	44.44%	0
Chapter 12	Kingston Sub-Area Plan	59	71	130	20.00%	42.31%	26.15%	9.23%	0.00%	3
Chapter 14	Silverdale Sub-Area Plan	35	112	147						
Chapter 15	Urban Sub-Area Plans	58	87	145						
Chapter 16	Rural Villages and LAMIRDs	34	55	89						
Chapter 17	Community Development Plans	79	138	217						
		419	1128	1547	252	249	332	114	275	54



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Growing for a Better Tomorrow

KITSAP COUNTY BUILDABLE LANDS REPORT 2006-2012



Kitsap County Department of Community Development



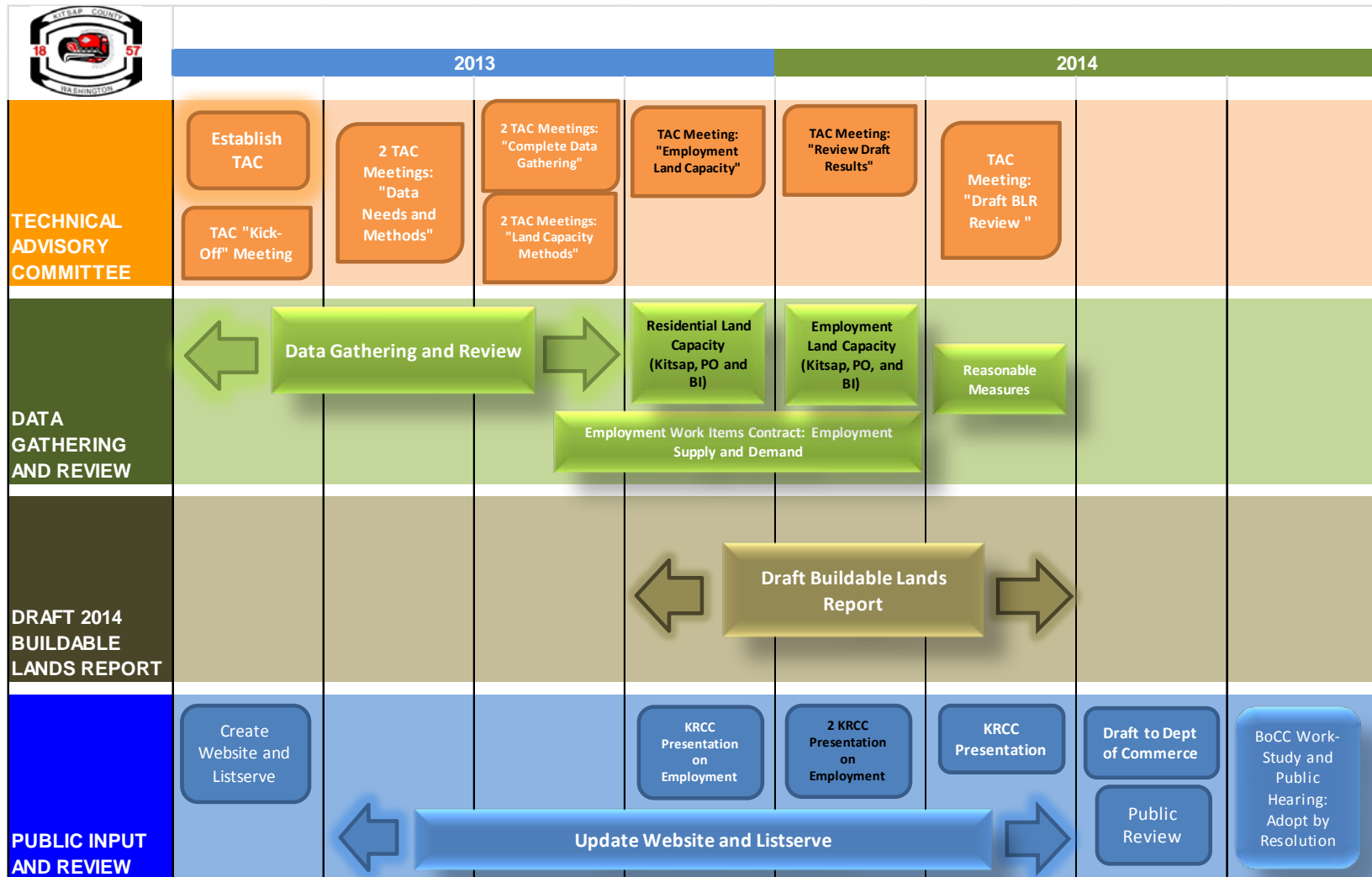
kitsap2035
Growing for a Better Tomorrow



GROWTH MANAGEMENT ACT: BUILDABLE LANDS REQUIREMENTS

- “Review and evaluation program” required by RCW 36.70A.215
- Diagnostic tool to evaluate the effectiveness of local comprehensive plans at achieving efficient urban development patterns
- Evaluate the previous 7 years growth (2006-2012)
- Determine whether there is enough suitable land to accommodate projected growth for the remainder of the 20-year planning period
- Determine whether urban densities are being achieved within Urban Growth Areas (UGAs)

BUILDABLE LANDS PROGRAM PROCESS



WHAT WAS THE AMOUNT OF POPULATION GROWTH FROM 2006-2012 ?

- ◆ Overall, the total county resident population grew by 10,451 persons; majority of population growth occurred in Cities (unlike 2006 report)
- ◆ Countywide annual average population growth (0.60%) was slower than forecast in CPPs (1.44%)
- ◆ Cities grew at a faster rate than the unincorporated county, especially Poulsbo.

WHAT WAS THE AMOUNT OF RESIDENTIAL GROWTH FROM 2006-2012 (COUNTYWIDE)?

	2006	2007	2008	2009	2010	2011	2012	Grand Total
URBAN	548	802	514	407	467	352	622	3712
Single Family	534	748	432	407	322	306	453	3202
Multi Family	14	54	82	0	145	46	169	510
RURAL	564	498	228	126	133	109	157	1815
Single Family	550	452	228	126	126	109	157	1748
Multi Family	14	46	0	0	7	0	0	67
Grand Total	1112	1300	742	533	600	461	779	5527
Urban Total	548	802	514	407	467	352	622	3712
Rural Total	564	498	228	126	133	109	157	1815
Urban Total	49.28%	61.69%	69.27%	76.36%	77.83%	76.36%	79.85%	67.16%
Rural Total	50.72%	38.31%	30.73%	23.64%	22.17%	23.64%	20.15%	32.84%



ARE URBAN DENSITIES BEING ACHIEVED WITHIN UGAS ?

In all jurisdictions, the average net platted densities of all final approved urban plats met or exceeded four units per acre

Average net platted density in unincorporated Kitsap County:

- **Urban Low zone = 8.19 units per acre (compared to 5.6 for the 2006 report)**
- **Urban Medium zone = 13.63 units per acre**
- **Urban High zone = 16.21 units per acre**



IS THE BUILDABLE LAND SUPPLY ADEQUATE TO ACCOMMODATE FORECAST GROWTH ?

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
Subtotal	10438	26029
LAMIRDS		
Keyport	16	40
Manchester	490	815
Suquamish	45	112.5
Port Gamble	7	18
Subtotal	558	986
Total	10996	27015

Unincorporated UGA	Population Capacity & Demand
Bremerton East, West, and Gorst	
2035 UGA Population Capacity	4,347
2010-2035 Allocated Population Growth	4,013
Net 20-Year Population Capacity (+ or -)	334
UGA Pop. Capacity/Demand Ratio	1.08
Central Kitsap	
2035 UGA Population Capacity	6,557
2010-2035 Allocated Population Growth	7,764
Net 20-Year Population Capacity (+ or -)	-1,207
UGA Pop. Capacity/Demand Ratio	.84
Kingston	
2035 UGA Population Capacity	2,868
2010-2035 Allocated Population Growth	2,932
Net 20-Year Population Capacity (+ or -)	-64
UGA Pop. Capacity/Demand Ratio	.98
Port Orchard	
2035 UGA Population Capacity	6,297
2010-2035 Allocated Population Growth	6,235
Net 20-Year Population Capacity (+ or -)	-62
UGA Pop. Capacity/Demand Ratio	1.01
Poulsbo	
2035 UGA Population Capacity	914
2010-2035 Allocated Population Growth	3,778
Net 20-Year Population Capacity (+ or -)	-2,864
UGA Pop. Capacity/Demand Ratio	4.13
Silverdale	
2035 UGA Population Capacity	7,647
2010-2035 Allocated Population Growth	5,779
Net 20-Year Population Capacity (+ or -)	1868
UGA Pop. Capacity/Demand Ratio	1.32
Source: Kitsap County Department of Community Development	

ARE THERE ANY INCONSISTENCIES BETWEEN *ACTUAL* AND *PLANNED* URBAN DENSITIES ?

- The 2002 BLR indicated that the average achieved urban density in UGAs from 1995-1999 was less than four units per acre
- 2007 BLR indicated that this inconsistency has been remedied (with average net densities exceeding four units per acre)
- The 2014 BLR indicates the average achieved urban densities in UGAs were exceeding achievements in 2007 report.

ARE THERE ANY ISSUES BETWEEN *ACTUAL* AND *PLANNED* GROWTH ?

- The 2007 BLR indicates the 2000-2005 residential growth share was 57% urban/43% rural.
- The 2014 BLR indicates the 2006-2012 residential growth share was 67% urban and 33% rural (years 2009, 2010, 2011 and 2012 achieved higher than 76%).



CONCLUSIONS & RECOMMENDATIONS

- Cities and the county achieved increased average urban densities within UGAs
- The urban/rural growth share improved significantly from the previous 7-year period; *although still short of the 20-year “target”*
- Improved inter-jurisdictional permit data collection, coordination and reporting