

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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Comprehensive Land Use Plan History:

Having a valid Comprehensive Plan returns a level of stability and predictability to land use planning and development throughout Kitsap County. On February 8, 1999, the Central Puget Sound Growth Management Hearings Board (CPSGMHB) issued an order rescinding its September 8, 1997 decision declaring the Kitsap County Comprehensive Plan invalid. The County had been operating under an Interim Zoning Ordinance since the original invalidation order on October 6, 1995. This decision completes all of the challenges and remand items issued on the county's 1998 Comprehensive Plan. The full text from the Hearings Board's decision can be found on the Kitsap County's website, <http://www.kitsapgov.com>.

Subarea Planning/Urban Joint Planning Areas (UJPAs):

The Comprehensive Plan outlined a process for addressing the issues of Urban Joint Planning Areas (UJPAs) through the development of Subarea Plans and Interlocal Agreements (ILAs). These areas are contiguous to cities and are subject to coordinated city/county planning in an effort to resolve outstanding land use and capital facility issues.

Four UJPAs:

There are presently four UJPAs remaining with Subarea Plans being prepared for. The first one, the South Kitsap Industrial Area (SKIA) UJPA, is about 2,000 acres which includes the Bremerton National Airport and the Olympic View Industrial Park (2003), South Kitsap/ULID #6 Urban Growth Area (2003) and the Silverdale Urban Growth Area (2004). Properties included in SKIA are owned by the Port of Bremerton, McCormick Land Co., the Overton family and others. Ultimate development could produce an estimated 9,350 jobs.

The remaining three UJPAs have no established target dates to begin the planning process, but remain identified for future planning efforts. The Anderson Hill/Berry Lake UJPA is adjacent to the City of Port Orchard. The Gorst UJPA and Kitsap Lake UJPA are the last two UJPAs.

Urban Growth Areas (UGAs):

Subarea planning efforts have recently been completed for two UGAs. They are the Port Blakely Subarea Plan/UGA and the Poulsbo Subarea Plan/UGA.

Limited Areas of More Intensive Rural Development (LAMIRD):

The Comprehensive Plan recognizes recent amendments to the Growth Management Act (GMA) which allows counties to define "Limited Areas of More Intensive Rural Development" subject to a number of guidelines and criteria (RCW 36.70A.070(5)(d)). These areas allow for the recognition and designation of existing areas with established development patterns.

Two Demonstration Projects:

Two demonstration projects were recommended — Suquamish and Manchester — to help develop and test criteria for defining a process that will be used to consider future designations. The “Suquamish Rural Village Subarea Plan” was developed and successfully adopted by the Board of County Commissioners on April 19, 1999. This process established additional guidelines for defining the “Rural Village” concept, which resulted in the adoption of the Manchester Community Plan on March 18, 2002.

Population & Employment Projections Determines Land Needed:

The Kitsap Regional Coordinating Council (KRCC) developed a recommendation on the initial process for requesting additional population allocations for Kitsap County through the year 2017. These allocations and projections are primarily used to determine the size of the Urban Growth Areas throughout the County. The revised recommendation that came from the Planning Directors work group stated, “All requests for 2017 population allocation, including Urban Growth Area boundary changes, will be submitted for review at or before the June 2001 meeting of the Kitsap Regional Coordinating Council Policy Board”. There were two requests for additional populations submitted, one from the City of Port Orchard for the SK ULID #6 Sub-area planning effort (10,000) and the other from the county for the Kingston Urban Growth Area and sub-area planning effort (up to 3,000). It's anticipated that future population allocations for the year 2022 will be discussed sometime in 2003.

Comprehensive Plan Amendment Process:

On December 16, 2002, the Board of County Commissioners adopted Resolution No. 219-2002 providing for the second annual review and amendment of the Kitsap County Comprehensive Plan. The Washington State Growth Management Act requires that comprehensive plans be subject to review and evaluation no more than once a year and at least once every five years (RCW 36.70A.130). The goal of the review is to ensure that the Plan complies with new requirements and remains consistent with the County's vision of future development. A complete listing of all information related to the 2003 annual review process can be located on the Kitsap County website: <http://www.kitsapgov.com>. Additional review periods will be considered annually pursuant to the requirements of Ordinance No. 254-2001.

Buildable Lands Analysis (August 2002):

Kitsap County has prepared a report and findings in response to the requirements outlined in the Growth Management Act (GMA). This report addresses a set of 1997 amendments to the GMA, which are referred to as the “Buildable Lands Program” (RCW 36.70A.215). The analysis and report is the first evaluation requirement, which was completed prior to the due date of September 1, 2002. Periodic evaluation reports will be expected every five years thereafter.

Buildable Lands Program (BLP):

The Buildable Lands Program (BLP) is a process for counties and their cities to monitor development trends while keeping an eye on growth management objectives. The planning and monitoring activities that stem from the BLP include: data collection, jurisdictional coordination and updates to buildable lands inventories.

General Overview of BLP Report:

- * Prepared in response to the legislative requirements to address six key GMA questions.
- * A snap-shot in time — showing development densities and land supply through 1999 (2000 will be issued in a supplemental report).
- * Generally indicative of whether land supply is adequate for forecasted demand.
- * Intended to show whether the County and cities are achieving urban densities.
- * Intended to reflect development trends in rural area.

What the BLP Report Is Not:

- * A market analysis of economic conditions — it does not indicate number, size and availability of buildable lots; and does not include market factors affecting development (future analysis may consider these issues.)
- * A prediction of where and when development may occur.
- * Intended to be accurate at extremely small levels of geography — data analyzed is aggregated for analysis purposes.

For additional information or copies of the report contact the Department of Community Development or it can be viewed on-line at <http://www.kitsapgov.com>.