



Comprehensive Plan Update

Buildable Lands Report

What are Buildable Lands?

The Washington State Growth Management Act (GMA) requires the state's fastest growing counties to periodically review and evaluate development trends to ensure consistency with GMA, countywide planning policies, and comprehensive plans (RCW 36.70A.215). This review and evaluation is commonly known as the "Buildable Lands Program" and applies to seven counties, including Kitsap County and the cities of Bainbridge Island, Poulsbo, Bremerton and Port Orchard. The main deliverable of the program is the Buildable Lands Report (BLR).

This BLR includes findings from three key components which are required under RCW 36.70A.215 and Washington Administrative Code (WAC) 365-196-315:

- "Look back" to evaluate whether development trends between 2013-2019 are consistent with development assumptions and policies noted in Kitsap's Countywide Planning Policies (CPPs) and local comprehensive plans.
- "Look forward" to determine if there is sufficient land supply in urban areas to accommodate the remainder of the 20-year targets for:
 - Commercial employment
 - Industrial employment
 - Housing units to accommodate population
- Identify, if necessary, reasonable measures to address the following questions:
 - Are achieved densities consistent with planned densities?
 - Is the rate of employment and population growth consistent with adopted 2036 targets?
 - Is there capacity for employment and population growth compared to 2036 targets?

Kitsap County and the cities within have compiled a total of four BLRs. The 2021 BLR evaluates growth trends between 2013-2019 timeframe. Previous reports were published in 2002, 2007, and 2014.

The findings in the BLR will also help inform the development of new growth targets by jurisdiction, as specifically outlined in the [Kitsap Countywide Planning Policies \(CPPs\)](#). The findings will also be used by jurisdictions to inform the next round of comprehensive plan and development code updates as well as subsequent implementation work by each jurisdiction.

Regional and Local Planning Framework

Countywide Planning Policies and 20-Year Growth Targets

Under RCW 36.70A.210, GMA requires that counties (along with cities) adopt countywide planning policies (CPPs) to establish a regional, countywide policy framework under which county and city comprehensive plans are developed and must be consistent with. The [Kitsap Regional Coordinating Council \(KRCC\)](#) is the regional body in Kitsap County in charge of developing, updating, and maintaining the CPPs for Kitsap County and its cities. KRCC is comprised of elected officials from Kitsap County, the Cities of Bainbridge Island, Bremerton, Port Orchard and Poulsbo, and the Suquamish and Port Gamble S'Klallam Tribes. KRCC also includes representation from the United States Navy, Kitsap Transit, and the Ports of Bremerton and Kingston.

Local policies related to the Buildable Lands Program are found in Element B: Urban Growth Areas (UGAs) of the CPPs. The policies require the County and local cities to do the following:

- Maintain a Land Capacity Analysis Program and use a consistent, agreed-upon methodology to estimate the land supply (Element B (1)(a));
- Participate in an agreed-upon Buildable Lands Analysis Program to monitor and evaluate the effectiveness of their respective comprehensive plans (Element B (1)(b));
- Establish procedures for resolving disputes in the collection and analysis of data (Element B (1)(c));
- Be responsible for implementing appropriate reasonable measures within their jurisdictional boundaries if inconsistencies are identified (Element B (2)).



Local Comprehensive Plans

Under RCW 36.70A.110, jurisdictions must plan and provide for both household and job growth to meet their targets through designation of sufficient urban land suitable for development in their comprehensive plans and regulations. This Buildable Lands Report, guided by RCW 36.70A.215, presents estimated capacity for population and employment growth by jurisdictions based on a methodology informed by actual achieved densities from recent development activity. The results enable the evaluation of whether counties and cities can meet the adopted targets at the end of the planning cycle. Any observed inconsistencies in this study must be addressed by the jurisdiction through reasonable measures identified herein and adopted in their next comprehensive plan and development code update.

Methodology

Kitsap County and the cities located within worked collaboratively to fulfill the requirements of the Buildable Lands Program and the Kitsap Countywide Planning Policies (CPPs). For this BLR, Kitsap County developed the review and evaluation methodology based on statutory requirements, Commerce guidance, and input from the Cities of Port Orchard, Bremerton, Poulsbo, and Bainbridge Island. The CPPs also require a consistent and agreed upon land capacity methodology to estimate land supply. While all Kitsap jurisdictions must use the same land capacity methodology or framework per the CPPs, individual jurisdictions can develop different assumptions based upon local circumstances.

The 2021 Buildable Lands Report can be found [here](#).

