

# KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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Information provided by

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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. In addition, the Hearings Board order remanded a number of issues and directed the County to take action by no later than August 6, 1999.

## **Two Remand Issues:**

The Kitsap County Board of Commissioners (BCC) divided the remand issues into two separate packages for review. The first remand package included revisions to the Zoning Ordinance, joint planning policy language and corrections to the Transportation and Economic Development Appendix and the appropriate designation of the "Screen Property" which were addressed on May 10, 1999.

The second package of remand items included the appropriate designation for the Port Gamble area. It also included updates to the six-year financing plan in the Capital Facilities element of the plan (1998-2004) that the BCC addressed on July 21, 1999.

## **Port Gamble Designated "Rural Historic Town":**

On March 30, 2000, Kitsap County received a ruling from the CPSGMHB that upheld the county's designation of Port Gamble as a "Rural Historic Town" and brought its Comprehensive Plan into full compliance with goals and requirements of the Growth Management Act (GMA). The county developed the designation, along with special development regulations for the historic town, pursuant to language added to the GMA by the legislature in 1998. The county has successfully taken this planning approach with the Suquamish and Manchester areas, with the Port Gamble case being the first time the Hearings Board delivered a ruling on the GMA requirements for these "limited areas" of intensive rural development.

The Hearings Board agreed with the county that areas with this designation are "not quite urban, but not quite rural." The decision speaks approvingly of the plan the county developed for Port Gamble and concludes that the mix of uses within the town and its physical form clearly qualify it as the type of "limited area of more intensive rural development" envisioned by the legislature. The Hearings Board upheld both the outer boundary of the town, which includes the area know as Gamble Village, and the range and intensity of uses allowed within the town.

This decision completes all 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 county's web site at [www.kitsapgov.com](http://www.kitsapgov.com).

**Subarea Planning/Joint Planning Areas (JPAs):**

The Comprehensive Plan outlined a process for addressing the issues of Urban Joint Planning Areas (JPAs) 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.

**One JPA Approved and Three JPAs Being Prepared For:**

There are currently four JPAs currently being prepared for. The Kitsap County Commissioners have given tentative approval to the overall plan for the South Kitsap Industrial Area (SKIA) JPA, about 2,000 acres which includes the Bremerton National Airport and the Olympic View Industrial Park. A final decision on the concept will come when the county's Comprehensive Plan is updated in 2003. 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 JPAs are still in process. The Anderson Hill/Berry Lake JPA adjacent to the City of Port Orchard is expected to be completed in 2003 or 2004. The Gorst JPA and Kitsap Lake JPA have no established target dates to begin the planning process. Recently completed subarea planning efforts include the Port Blakely Subarea Plan/UGA (2000), the ULID #6 Subarea Plan/UGA (2002) and the Poulsbo Subarea Plan/UGA (2002).

**Areas of More Intensive Rural Development (AMIRD):**

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 April 16, 2001, the Board of County Commissioners adopted Resolution No. 060-2001 providing for the review and possible amendment of the Kitsap County Comprehensive Plan. The Washington State Growth Management Act requires that the 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 2001 annual review process can be located on the Kitsap County website: [www.kitsapgov.com](http://www.kitsapgov.com). Additional review periods will be considered annually pursuant to the requirements of Ordinance No. 254-2001. The second annual review and amendment process is scheduled to be completed by mid 2003.

**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.

**BLP Report:**

Kitsap County has prepared a report and findings in response to the requirements outline 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.

**What the BLP Report Is:**

- \* 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 (with supplemental reports to follow)
- \* 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>.