

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

Information provided by
Jason Rice, Planner
Kitsap County Department of Community Development
(360) 337-4965 / fax (360) 337-4925
email: jrice@co.kitsap.wa.us
Web Site: www.kitsapgov.com

Comprehensive Land Use Plan:

Kitsap County's Comprehensive Land Use Plan is designed to forecast and plan for growth that is expected to occur over the next twenty years in our county's urban and rural areas. The County's designated Urban Growth Areas (UGAs) are designed to contain the predicted growth within designated "urban" areas while preserving Kitsap County's rural character. From 1990 to 2000, the County experienced an approximate annual growth rate of 2%, most of which has migrated to rural areas. This trend is causing an increase in rural population, thus creating a need for increased infrastructure and related amenities to draw more growth into our urban areas. For this reason, the County has been focusing its efforts on developing sub-area plans, seven of which have been adopted.

Subarea Planning/Urban Joint Planning Areas (UJPAs):

The Comprehensive Plan outlines 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.

Sub-area plans were adopted in 1999, 2000, 2001 and 2002 for the Suquamish Rural Village, Port Blakely, Poulsbo and Manchester (respectively). In 2003, the County completed its sub-area planning efforts for the South Kitsap Industrial Area (SKIA), Utility Local Improvement District #6 (ULID #6), as well as for the sub-area plan for the Kingston Urban Growth Area.

Business/Industrial Development Means New Jobs:

The South Kitsap Industrial Area expects to provide 9,350 jobs in the business and industrial markets and consists of approximately 3,400 acres in south Kitsap County. The ULID #6 Sub-Area Plan allow for additional growth of 6,400 people in an area that is adjacent to the existing McCormick Woods development. Development of this community is expected to be mainly residential with some small retail businesses to serve the immediate needs of the community. The Kingston Sub-Area Plan was also adopted in 2003, approving a north-west expansion of the former UGA as well as allocating an additional 640 in population growth. Future sub-area planning efforts include Port Orchard, Silverdale and Chico.

Annual Review and Amendment of the Comprehensive Land Use Plan:

In 2001-2002, the County undertook its first Comprehensive Plan Annual Amedment process, allowing for text and area-wide amendments to the Comprehensive Plan, as well as site-specific land use zoning changes. In 2003, the County completed a subsequent Annual Amendment Process. In addition to the text and area-wide amendments, site-specific land use changes and map corrections, the Board of Commisioners approved the three sub-area

plans for Kingston, ULID #6 and SKIA. Also in 2003, a significant area-wide amendment was adopted for county lands designated "Interim Rural Forest", now referred to as "Rural Wooded". These three sub-area plans and the adopted IRF revisions have been appealed to the Central Puget Sound Growth Management Hearings Board (CPSGMHB), and are currently going through a litigation process.

The 2004 Annual Review and Amendment Process currently underway is expected to conclude in the Fall of 2004. A complete listing of all information related to the 2004 Annual Review Process can be found on the County's website: <http://www.kitsapgov.com>.

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" (LAMIRD) 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 the process that will be used to consider future LAMIRD designations. Along with the LAMIRD designation, these two communities have developed sub-area plans that include a community vision and design standard, as well as other mechanisms to preserve the character of these small communities.

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. In 2004, the County will be forming a "Boundary Advisory Group" for a possible commercial LAMIRD designation at the George's Corner intersection near Kingston.

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".

In June of 2001, there were two requests for additional populations submitted. The first one from the City of Port Orchard for the SK ULID #6 Sub-area planning effort for 10,000 people. And, the second one from the county for the Kingston Urban Growth Area and sub-area planning effort for up to 3,000 people. Future population projections and ranges for the year 2025 are anticipated to be resolved sometime in the Spring of 2004.

Buildable Lands Analysis (BLA) - 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

BLA 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 BLA include: data collection, jurisdictional coordination and updates to buildable lands inventories.

Kitsap County's "Buildable Lands Analysis", dated August 2002, is expected to have periodic evaluation reports every five years. Throughout 2004, the County will be continuously working on updating the BLA through a revised Urban Land Capacity Analysis, which will be used in coordination with the population allocation process.

For additional information or copies of the Buildable Lands Analysis, contact the Department of Community Development or view it on-line at <http://www.kitsapgov.com>.