CITY OF POULSBO
PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

2016 Draft Comprehensive Plan Update

Hearing Date: November 8, 2016

Time: The hearing is scheduled to begin at 7:00 pm.

Place: Poulsbo City Hall, Council Chambers, 200 NE Moe Street, Poulsbo, WA.

To: Interested citizens and agencies

Summary of the Proposed Applications:
The City of Poulsbo is undertaking a periodic review and update of its comprehensive plan and development regulations, as required by the Washington State Growth Management Act (GMA), RCW 36.70A.130(5). The GMA sets forth that Kitsap County and its cities should review and revise, if needed, their comprehensive plan and development regulations to ensure their plan and regulations comply with GMA requirements. The periodic review shall continue for every eight years thereafter.

Poulsbo's Comprehensive Plan has been updated since the original 1994 GMA Plan, with a significant update adopted December 2009. Amendments have occurred yearly since 2009, including amendments to policies, maps, functional plans, and the capital facilities plan.

The 2016 Draft Comprehensive Plan can be found at this link:
http://www.cityofpoulsbo.com/planning/ProjectPoulsbo2036.htm

The City decided to review its 2009 Comprehensive Plan in concert with the more significant update efforts of Kitsap County and other local cities. The City initiated a public engagement and outreach entitled "community check-in" and established a public participation plan July 2015. The City also began updating all its functional plans; the Water plan was completed and adopted in 2015 and the Sewer, Storm Water, Transportation and Parks plans were updated in 2015/2016, to be adopted with this comprehensive plan update. Other amendments were identified with the establishment of the 2016 comprehensive plan docket in January 2016: 1) Incorporate all the functional plan updates in the Capital Facilities Plan and Appendix B; 2) Update as appropriate the Land Use, Transportation, Natural Environment, Capital Facilities, Housing, Parks Recreation and Open Space, Economic Development, Utilities and

Implementation chapters; 3) Incorporate the 2014 Kitsap County Buildable Lands Report data and land capacity analysis into Section 3 Land Development Review and Evaluation; 4) Update inventories with recent data including Appendix A; and 5) One site-specific re-designation request.

All documents related to the 2016 Draft Comprehensive Plan Update will be available for public review. The primary repository of all information related to the update is the City's website— http://www.cityofpoulsbo.com/planning/ProjectPoulsbo2036.htm where draft documents, meeting dates, updates on process, and official notices (notice of application, environmental review, public hearing notices, etc.), will be posted.

Summary of Amendments:

Amendments to the City of Poulsbo Comprehensive Plan have been made throughout the document. Most amendments are updating information or data from the 2009 Comprehensive Plan document – for example, revisions to the City's Capital Facilities Plan based on updates of the City's functional plan; Census 2010 and American Community Survey data; base parcel map update to all figures; updated annual OFM population estimates; adding updated photographs throughout the document; revisions to the Economic Development Chapter; and revisions to the Parks, Recreation and Open Space Chapter based on the updated Parks functional plan. The 2016 Comprehensive Plan Update Draft amendments are represented as **bold underline** for proposed additions and ~~strikeouts~~ for deletions. A more complete summary of the amendments is available at this link:
http://www.cityofpoulsbo.com/planning/documents/IntroductionandSummaryDocument_Sept2016.pdf

Site-Specific Application: One site-specific application was submitted as part of the 2016 Comprehensive Plan Update. CPA 2016-01 (Foraker/Lanazafame) is a request to re-designate and rezone two properties totaling 5.56 acres from Residential Low (RL) to Office Commercial Industrial (OCI). The properties are located at 1700 NW Finn Hill and 21425 Urdahl Road NW, and are west and north respectively of the Gravitec building.

Environmental Review: A SEPA environmental checklist has been prepared and a threshold determination of DNS was issued October 14, 2016. The SEPA comment period ends on October 28, 2016.

Public Comment Methods: Comments may be provided to the City at any time during the public review process. Written comments received by the City will be forwarded to the recommendation and decision making bodies for consideration and made part of the record. Written comments may be mailed, faxed, or e-mailed to the Planning Contact indicated below. To ensure consideration, all written comments must be received by the City prior to close of the City Council public hearing.

Hearing Information: The Planning Commission public hearing on the 2016 Draft Comprehensive Plan Update on Tuesday, November 8, 2016 beginning at 7 p.m. The City Council public hearing on the draft comprehensive plan is scheduled for December 14, 2016. The Planning Commission will make recommendations to the City Council. City Council is the review and decision making authority for the 2016 Draft Comprehensive Plan Update. Hearing procedures are available from the Planning Department and City Clerk's office and are conducted based on Roberts Rules of Order.

Additional Information: Information on proposed amendment package is on the City's website at http://www.cityofpoulsbo.com/planning/ProjectPoulsbo2036.htm. The draft plan is available for review at the Planning and Economic Development Department between 8:30 am and 4:00 pm. Hard copies can be provided at a reasonable cost.

Staff Contact: City of Poulsbo Planning and Economic Development Department
200 NE Moe Street, Poulsbo, WA 98370
Phone: (360) 394-9748 Fax: (360) 697-8269
E-mail: plan&econ@cityofpoulsbo.com

All interested people are invited to attend the hearing. If you are unable to attend, your written comments, received no later than the date and time scheduled for the hearing, will be given careful consideration by the Planning Commission and made a part of the record. Testimony will be allowed on the proposal and related environmental issues and SEPA documents.

The following procedural rules have been established for public hearings to allow a fair and orderly hearing:

1. The length of time given to individuals speaking for or against a proposal may be determined by the Planning Commission prior to the application being considered;

2. A speaker representing each side of the issue is encouraged.

THE CITY OF POULSBO STRIVES TO PROVIDE ACCESSIBLE MEETINGS FOR PEOPLE WITH DISABILITIES. PLEASE CONTACT THE POULSBO PLANNING DEPARTMENT AT 360-394-9748 AT LEAST 48 HOURS PRIOR TO THE MEETING IF ACCOMMODATIONS ARE NEEDED FOR THIS MEETING.