

# Appendix A: Technical and Background Data



# Appendix A-1 Population, Housing and Employment Trends

## 1. Population Trends

The City has experienced steady growth since the initial comprehensive plan was adopted in 1994. The rate of growth has varied, sometimes dramatically depending on the regional economy and housing market. While the last nine years' rate of growth (2000-2009) has decreased from the rapid growth Poulsbo experienced in the 1970's through the 1990's (note the 86% decade growth rate from 1970-1980), Poulsbo continues to draw residents into its fold, often from other states.

**Table Appendix A-1.1 Annual Population 1994-2009**

Year	Population	Annual New Population	Annual Growth Rate
1994 <i>(Comprehensive plan adopted)</i>	5415	--	---
1995	5765	350	6.4%
1996	6070	305	5.2%
1997	6175	105	1.7%
1998	6590	415	6.7%
1999	6445	-145	-2.2%
2000	6813	368	5.7%
2001	6965	152	2.2%
2002	7005	40	.50%
2003	7010	5	.08%
2004	7200	190	2.7%
2005	7450	250	3.4%
2006	7490	40	.54%
2007	7560	70	.94%
2008	7840	280	3.7%
2009	8855	1015*	12.9%

Source: Washington State Office of Financial Management

\*2009 population incorporates additional population which was a result of an intensive hand count of all building permits and certificates of occupancy issued by the City of Poulsbo 2000-2009. This information was forwarded to OFM, who increased Poulsbo's population accordingly.

**Table Appendix A-1.2 Annual Population Growth by Decade 1910-2009**

Year	Population	Growth Rate
1910	364	--
1920	546	50%
1930	584	6.9%
1940	639	9.4%
1950	1014	58%
1960	1505	48%
1970	1856	23%
1980	3453	86%
1990	4848	40%

2000	6813	40%
2009	8855	30%

Source: U.S. Bureau of Census/Washington State Office of Financial Management

Since the adoption of Poulsbo's 1994 Comprehensive Plan, the City's population has grown by 3,440 persons. A clue as to where Poulsbo's new residents come from can be provided in part from Census 2000 data, which polls city residents on where they lived in 1995. Table Appendix A-1.3 demonstrates that from 1995-2000, almost 60% of City residents moved into Poulsbo from another location, with 30% coming from within Kitsap County, 12% from within Washington State but outside of Kitsap County, and almost 20% from outside of Washington State.

**Table Appendix A-1.3 Poulsbo Residency in 1995**

<b>Poulsbo residents who lived in city limits in 2000, lived in 1995:</b>	<b>Percent</b>
Same House in 1995	38.5%
Different House in the US in 1995	58%
<i>In Kitsap County</i>	27.9%
<i>In Washington State (but not Kitsap County)</i>	11.7%
<i>In different state</i>	18.3%
Someplace else in 1995	3.5%

Source: U.S. Bureau of the Census, Census 2000

### **REGIONAL PERSPECTIVE**

The Puget Sound Region experienced unprecedented growth during the 1970's and 1980's. This growth concerned local residents, jurisdictions, and ultimately the Washington State Legislature, who passed the Growth Management Act in 1990 to require planning and provision for future growth, and the preservation of forests, rural areas and open spaces. Kitsap County was required to plan under GMA because it had joined with the other more urban counties as one of the fastest growing counties in the state.

Table Appendix A-1.4 depicts the population growth experienced in Kitsap County and each of its incorporated cities, providing significant context of where Poulsbo and its population growth fits into the larger regional perspective.

**Table Appendix A-1.4 Kitsap County Population**

<b>Jurisdiction</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2005</b>	<b>2008</b>
Kitsap County*	59,204	100,508	138,676	159,896	167,920	170,500
Bainbridge Island	1,461**	2,196**	3,081**	20,308	22,200	23,180
Bremerton	35,307	36,208	38,142	37,259	34,580	36,860
Port Orchard	3,904	4,787	4,984	7,693	8,250	8,420
Poulsbo	1,856	3,453	4,848	6,813	7,450	7,840

Source: U.S. Bureau of Census/Washington State Office of Financial Management

\*unincorporated only (does not include incorporated population)

\*\*City of Winslow population; incorporation of Bainbridge Island in 1991

## DEMOGRAPHICS OF POULSBO

The demographics of Poulsbo – who lives in the city limits – has remained relatively constant from 1990-2000, according to the U.S. Census data. Age, household makeup, and gender proportions have remained very close during this decade. The most significant change was the increase of the median household income during this time of over \$10,000.

**Table Appendix A-1.5 Key Demographic Data 1990, 2000 Census**

Demographic	1990 Census	2000 Census
Total Population	4,848	6,813
<b>Age</b>		
24 years and under	34% (1,641)	31% (2,154)
25 to 44 years	30% (1,431)	27% (1,827)
45 to 64 years	17% (826)	22% (1,503)
65 years and older	19% (950)	20% (1,329)
<b>Households</b>	2,041	2,845
Family households	64% (1,291)	62% (1,773)
Non-family households	36% (750)	38% (1,072)
Average household size	2.28	2.30
<b>Gender</b>		
Male	46% (2,237)	46% (3,163)
Female	53% (2,611)	53% (3,650)
<b>Educational Attainment</b>		
High School graduate	28% (887)	24% (1,103)
Some college, no degree	27% (871)	26% (1,225)
Associate degree	7% (241)	7% (346)
Bachelor's degree	14% (451)	19% (900)
Graduate or prof. degree	6% (203)	10% (476)
High School graduate or higher	82%	87%
Bachelors degree or higher	20%	30%
<b>Median household income</b>	\$25,385	\$38,875

Source: U.S. Bureau of the Census, Census 1990, 2000

## 2. Existing Housing Stock

The characteristics of Poulsbo's existing housing stock can be established through the data collected every 10 years by the U.S. Census Bureau. The data collected in respect to the city's housing units, occupancy, tenure, age and value can provide insight into the city's residential neighborhoods, housing trends, and what housing policies should be forwarded to address areas of concern.

**Table Appendix A-1.6 Poulsbo Total Housing Units**

Total number of housing units	1990	2000	2008
	2,147	2,992	3,581

Source: U.S. Bureau of the Census, Census 1990, 2000; Washington State Office of Financial Management 2008

## **HOUSING TYPE**

Single-family detached housing units remains the dominant housing type for Poulsbo. From the 2008 housing unit data, 61% of the city's housing units are one-unit (single-family); this result is to be expected as the City's past and current land use plan establishes the Residential Low (single-family) zoning district as the primary residential housing type in Poulsbo.

It is worth noting, however, that many policies included in this 2008 Comprehensive Plan update provide techniques or requirements to maximize densities in all land use districts. Further, the minimum density requirement in the multi-family districts should result in an increase of multi-family units (2 or more). Future Census and OFM housing unit data will indicate whether these new policies and the changing housing market will result in increasing the proportion of the multi-family housing unit type in Poulsbo.

**Table Appendix A-1.7 Poulsbo Housing Units by Type**

<b>Type of housing units</b>	<b>1990</b>	<b>2000</b>	<b>2008</b>
1 unit	49% (1,059)	56% (1,679)	61% (2,176)
2 or more units	40% (848)	34% (1,028)	31% (1,111)
Mobile Homes or Other	11% (240)	10% (285)	8% (294)

*Source: U.S. Bureau of the Census, Census 1990, 2000; Washington State Office of Financial Management 2008*

## **HOUSING OCCUPANCY**

Ninety-five percent (95%) housing occupancy remained steady at both the 1990 and 2000 Census, with only 5% of Poulsbo's housing units being vacant at the time of polling. Of those units occupied, home ownership did increase over 10% from 1990 to 2000, with 58% of all occupied housing units being occupied by the household's owners in 2000 compared to 45% in 1990.

**Table Appendix A-1.8 Poulsbo Housing Occupancy**

<b>Occupancy</b>	<b>1990</b>	<b>2000</b>
Unit Occupied	95% (2,041)	95% (2,845)
<i>Household Owner</i>	45% (938)	58% (1,656)
<i>Household Renter</i>	54% (1,103)	42% (1,189)

*Source: U.S. Bureau of the Census, Census 1990, 2000*

## **HOUSING RESIDENCY**

The residency trends indicated in Table Appendix A-1.9 supports the population growth experienced in Kitsap County and Poulsbo.

**Table Appendix A-1.9 Poulsbo Residency**

<b>Year Household moved into unit</b>	<b>1990</b>	<b>2000</b>
1969 or earlier	8% (170)	2% (57)
1970-1979	15% (296)	7% (195)
1980-1989	42% (860)	11% (300)
1989-March 1990	35% (715)	--
1990-1994		17% (487)

1995-1998		35% (1,004)
1999-2000		28% (811)

Source: U.S. Bureau of the Census, Census 1990, 2000

## HOUSING AGE

Housing units constructed 1989 or earlier represent approximately 52% of Poulsbo's total housing units. It is these houses that generally, will require more intensive maintenance and renovation than units constructed in the last 20 years. The older and existing housing stock should be preserved and maintained. Housing policies should support homeowners who wish to preserve and maintain through repairs and renovation the older houses in the city.

**Table Appendix A-1.10 Age of Housing Unit**

Year Structure Built	Poulsbo 2008 Housing Units
1939 or earlier	6% (238)
1940-1959	5% (176)
1960-1969	5% (173)
1970-1979	15% (587)
1980-1989	21% (800)
1990-1994	14% (528)
1995-1998	10% (387)
1999-March 2000	3% (115)
March 2000-April 2008	15% (589)

Source: U.S. Bureau of the Census, Census 2000;  
Washington State Office of Financial Management 2008

## HOUSING VALUE

The value of a Poulsbo home has steadily increased since 1990:

**Table Appendix A-1.11 Housing Unit Value**

Value of Owner-Occupied Units	1990	2000
Less than \$50,000	2% (12)	--
\$50-99,999	57% (387)	7% (94)
\$100-149,999	28% (191)	29% (390)
\$150-199,999	10% (69)	43% (563)
\$200-299,999	3% (19)	17% (220)
\$300-499,999	1% (6)	4% (50)
\$500-999,999	--	1% (8)
<b>Median House Value</b>	<b>\$94,700</b>	<b>\$164,200</b>

Source: U.S. Bureau of the Census, Census 1990, 2000

(Census specified responses; sample does not include all Census respondents in City)

Note: Census asked respondent to estimate the value of how much the property (e.g. structure and lot, condominium unit) would sell for if it were for sale at that time.

The Median House Value (Table Appendix A-1.11) provided through the data collected in the 1990 and 2000 Census compared to the median home price provided by the Northwest Multiple Listing Service (Table Appendix A-1.12) offers a picture of the dramatic climb Poulsbo's housing value has made.

Poulsbo’s amenities, picturesque vistas and its location at the crossroads of two ferry routes and close proximity to Jefferson County, puts Poulsbo at an ideal location for a commuting population.

**Table Appendix A-1.12**

**Poulsbo Median Home Price (based on home sales per year)**

<b>Median Home Sales Price</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>
Poulsbo*	\$330,700	\$357,475	\$359,250
Finn Hill*	\$305,500	\$359,900	\$410,000

*\*Areas as defined by Northwest Multiple Listing Service (NWMLS)*

*Source: Spring/Summer 2007 Kitsap County Trends Report*

According to the Spring/Summer 2007 Kitsap County Trends Report, since 2005 Poulsbo has been second or third generally behind Bainbridge Island for the most expensive median home price in Kitsap County. Other North Kitsap areas, such as Kingston, Hansville and Lofall have comparable median home prices as Poulsbo.

However, the current housing market has changed even from 2007. Data from the NWMLS indicates that the median sales price for all of Kitsap County has decreased by 10% in summer 2008 from summer 2007. While it is to be expected that Poulsbo’s median house price will have decreased from its 2007 value, Poulsbo will most likely remain one of the more expensive places to purchase a home in Kitsap County.

### **3. Employment Trends**

#### ***POULSBO RESIDENTS***

The 2000 Census is the latest and most complete demographic data available to evaluate the employment status of the residents of Poulsbo. The Census data gives a snapshot of what Poulsbo residents were doing, where they were working, and how much they were earning in 2000. When data from the 2010 Census is provided, additional comparisons and correlations can be made to identify economic and income trends for Poulsbo citizens.

In summary, 60% of the city’s residents over 16 years old were in the labor force in 2000. For 60% of Poulsbo families, both parents were in the labor force. Of those in the labor force, 92% did not work at home and traveled to their employment. Of those traveling, 77% percent worked in Kitsap County, while the remainder traveled out of the county. The majority of those traveled less than 30 minutes to their job. A majority of residents were employed in the management/professional occupations, in a variety of industries, with education and health/social services being the most common. Income earned by Poulsbo residents in 2000 extended over a wide range, with a slight majority in the \$50-74,999 annual income range.

**Table Appendix A-1.13 Poulsbo Labor Force**

<b>Labor Force</b>	<b>1990</b>	<b>2000</b>
16-years or Older	3,754	5,389
<i>In Labor Force</i>	61% (2,308)	61% (3,273)
<i>Not in Labor Force</i>	39% (1,446)	39% (2,116)

Source: U.S. Bureau of the Census, Census 1990, 2000

The majority of Poulsbo's working residents were employed in the management and professional occupational category. The second most common employment did shift from service in 1990 to sales and office in 2000.

**Table Appendix A-1.14 Poulsbo Workforce by Occupation**

<b>Occupational Categories</b>	<b>1990</b>	<b>2000</b>
Management, Professional	38% (783)	38% (1,119)
Service	28% (571)	18% (514)
Sales and office	14% (284)	25% (717)
Farming, fishing and forestry	0	1% (31)
Construction, extraction and maintenance	10% (208)	11% (327)
Production, transportation and material moving	10% (202)	7% (209)

Source: U.S. Bureau of the Census, Census 1990, 2000

There was some noteworthy movement in Poulsbo's workforce by industry from 1990 to 2000. Retail trade decreased from the top industry in 1990 to the third in 2000. Education, health and social services topped the most common industry in 2000, with 19% of the workforce. Other industries also experienced a relative significant jump in employment.

**Table Appendix A-1.15 Poulsbo Workforce by Industry**

<b>Industry Categories</b>	<b>1990</b>	<b>2000</b>
Agriculture, forestry, fishing and hunting	2% (48)	2% (45)
Construction	8% (166)	7% (220)
Manufacturing	13% (262)	7% (271)
Wholesale Trade	1% (28)	2% (53)
Retail Trade	19% (388)	11% (329)
Transportation and warehousing, and other utilities	3% (67)	4% (115)
Information	.5% (8)	5% (133)
Finance, insurance, real estate, and rental and leasing	6% (130)	10% (293)
Profession, scientific, management, administrative, and waste management services	1% (22)	9% (276)
Educational, health and social services	14% (288)	19% (561)
Arts, entertainment, recreation, accommodation and food services	4% (83)	13% (375)
Other services (except public administration)	14% (281)	6% (161)
Public administration	14% (277)	5% (139)

Source: U.S. Bureau of the Census, Census 1990, 2000

Privately employed persons continue to represent the majority of Poulsbo residents, even increasing by 10% during the decade. Conversely, government workers (including armed forces) decreased its proportion by 9% during the same time.

**Table Appendix A-1.16 Class of Worker**

<b>Labor Force</b>	<b>1990</b>	<b>2000</b>
Private wage and salary workers	62% (1,275)	72% (2,095)
Government Workers	31% (633)	22% (631)
Self-employed workers	6% (131)	6% (191)

Source: U.S. Bureau of the Census, Census 1990, 2000

Census 2000 collected data on travel time and place of work, which can provide a snapshot of how long and to where Poulsbo's residents travel to their place of employment. Almost all Poulsbo residents work in Washington State, with 77% working in Kitsap County (remainder working out of the county). Only about 8% of residents worked at home. The majority of those traveling, drove alone, and traveled less than 30 minutes to their job.

Census 2010 data on travel time and place of work will provide interesting comparisons if place of work and traveling habits have changed during this most recent decade.

**Table Appendix A-1.17 Travel Time and Place of Work**

<b>Labor Force</b>	<b>2000</b>
<b>Place of Work</b>	
Worked in State of residence	99.5%
<i>Worked in County of residence</i>	77%
<i>Worked outside county of residence</i>	22.5%
Worked outside state of residence	.5%
<b>Travel Time to Work</b>	
Worked at home	8.4%
Worked out of home	91.6%
<i>Traveled Less than 30 minutes</i>	63%
<i>Traveled 30-45 minutes</i>	11%
<i>Traveled 45-59 minutes</i>	2%
<i>Traveled 60 or more minutes</i>	24%
<b>Means of Transportation</b>	
Car, truck or van	73.3%
<i>Drove alone</i>	61%
<i>Carpooled</i>	12%
Public Transportation	11%
<i>Bus</i>	1%
<i>Ferryboat</i>	10%
Motorcycle	.5%
Bicycle	1%
Walked	3%
Other Means	2%
Worked at home	8.4%

Source: U.S. Bureau of the Census, Census 2000

Poulsbo's income has experienced noteworthy growth between 1990-2000 with an increase of \$10,000 of the city's median household income. It is interesting to note the top two percentage income ranges in 2000 are somewhat of an extreme: 21% of

Poulsbo's residents earned \$50-74,999 annual income in 2000, and 20% of Poulsbo residents earned \$15-24,999 annual income.

**Table Appendix A-1.18 Poulsbo Residents' Income**

<b>Income by Household</b>	<b>1990</b>	<b>2000</b>
Less than \$10,000	19% (400)	8% (220)
\$10-14,999	9% (191)	5% (138)
\$15-24,999	20% (418)	20% (555)
\$25-34,999	17% (341)	12% (347)
\$35-49,999	17% (358)	17% (470)
\$50-74,999	11% (223)	21% (588)
\$75-99,999	5% (99)	13% (364)
\$100-149,999	.5% (11)	4% (117)
\$150-199,999	.6% (14)	.5% (15)
\$200,000 or more	--	.5% (15)
<b>Median Household Income</b>	<b>\$25,385</b>	<b>\$38,875</b>

Source: U.S. Bureau of the Census, Census 1990, 2000

### **POULSBO EMPLOYERS AND EMPLOYEES**

Through a unique data-sharing agreement with Washington State Employment Security Department, Puget Sound Regional Council (PSRC) is able to collect and develop a set of employment data from individual business records. The PSRC staff analyzes and arrives at an annual estimate of covered employment per county and jurisdiction in the four-county member region. (Covered employment consists of those firms, organizations and individuals whose employees are covered by the Washington Unemployment Insurance Act). Covered employment typically represents 85-90% of a jurisdiction's total employment.

The database PSRC develops is capable of providing customized regional and local employment analysis that support the analytical requirements of the GMA, and assists in the development of employment forecasts. This information is the best available in determining how many people work in Poulsbo businesses and what they do in Poulsbo's city limits.

**Table Appendix A-1.19 Poulsbo's Covered Employment**

<b>Occupational Categories</b>	<b>2004 Persons Employed</b>	<b>2005 Persons Employed</b>	<b>2006 Persons Employed</b>
Construction/Resources	4% (205)	4% (181)	4% (271)
Finance, Insurance, Real Estate and Services (FIRES)	6% (322)	6% (311)	5% (350)
Manufacturing	1% (75)	1% (73)	*
Retail	19% (943)	19% (998)	26% (1,665)
Services	47% (2,340)	50% (2,597)	44% (2,805)
Wholesale Trade, Transportation and Utilities (WTU)	4% (189)	3% (145)	*
Education	11% (533)	10% (502)	8% (527)
Government	7% (348)	7% (340)	8% (514)
<b>TOTAL</b>	<b>4,955</b>	<b>5,148</b>	<b>6,383</b>

Source: Puget Sound Regional Council (PSRC) Note: \*Under confidentiality requirements, PSRC is required to suppress data if fewer than 3 firms are present, or a single firm accounts for more than 80% of the jobs. Data suppression is represented by an \*.

Although it is difficult to make direct comparisons between the Census 2000 employment data and that provided by PSRC because the occupational categories are slightly different, Table Appendix A-1.23 does illustrate that the trend of Services, Retail and Education/Government jobs continue to be the three top employment categories offered in Poulsbo.

From the shared data, PSRC has also compiled the average annual wage by occupation, for jobs located in each jurisdiction in Kitsap County. This data represents what employers are paying their employees in each jurisdiction by occupational category:

**Table Appendix A-1.20 2006 Average Annual Wage by Jurisdiction**

Jurisdiction	Construction/ Resources	FIRES	Manufact- uring	Retail	Services	WTU	Total
Bainbridge Island	\$32,800	\$40,100	\$33,900	\$22,100	\$26,000	\$54,100	\$29,600
Bremerton	\$47,200	\$35,700	\$39,000	\$28,700	\$31,200	\$34,700	\$31,900
Port Orchard	\$31,600	\$27,700	\$29,000	\$26,300	\$23,300	\$52,800	\$25,400
<b>Poulsbo</b>	<b>\$43,100</b>	<b>\$36,700</b>	<b>\$21,600</b>	<b>\$26,200</b>	<b>\$27,100</b>	<b>\$44,500</b>	<b>\$29,100</b>
Unincorp. Kitsap	\$32,800	\$38,100	\$33,700	\$21,900	\$22,600	\$28,200	\$25,300
<b>TOTAL</b>	<b>\$34,900</b>	<b>\$36,900</b>	<b>\$33,200</b>	<b>\$24,000</b>	<b>\$26,200</b>	<b>\$35,800</b>	<b>\$27,800</b>

Source: Puget Sound Regional Council (PSRC)

However, compared to the other counties included in PSRC's data collection, Kitsap County and Poulsbo employees earn less, and in some cases rather dramatically, than what employees in King, Pierce and Snohomish Counties earned in 2006:

**Table Appendix A-1.21 2006 Average Annual Wage by County**

Jurisdiction	Construction/ Resources	FIRES	Manufact- uring	Retail	Services	WTU	Total
King County	\$47,000	\$60,400	\$60,600	\$30,800	\$47,100	\$55,300	\$48,600
<b>Kitsap County</b>	<b>\$34,900</b>	<b>\$36,900</b>	<b>\$33,200</b>	<b>\$24,000</b>	<b>\$26,200</b>	<b>\$35,800</b>	<b>\$27,800</b>
Pierce County	\$38,900	\$65,100	\$45,700	\$26,100	\$28,000	\$43,800	\$34,500
Snohomish County	\$36,800	\$46,100	\$60,300	\$25,900	\$30,000	\$41,300	\$38,900

Source: Puget Sound Regional Council (PSRC)

## Appendix A-2 Existing Land Use Inventory

### ***EXISTING LAND USE INVENTORY***

The City of Poulsbo is approximately 4.5 square miles in area. The City is situated in North Kitsap County, and surrounds Liberty Bay on the north, east and west sides of the Bay's shoreline. Unincorporated Kitsap County is adjacent to the city limits.

A current land use inventory was completed for the purposes of this comprehensive plan. The inventory map is shown in Figure Appendix A-2.1, and the inventory is summarized in Table Appendix A-2.1. The existing land use map and acreage amounts include the city limits and urban growth area.

The existing land development and ownership pattern is a very powerful factor for determining future land uses. A complete inventory of the existing land uses was made to show use and ownership patterns throughout the city and urban growth area. The inventory provides information on existing development, densities and acreage by land-use type. The classifications used are generally as established by the Kitsap County Assessor.

**Table Appendix A-2.1 2009 Existing Land Use Acreage**

<b>Classification</b>	<b>Acreage</b>	<b>Percent of Total</b>
Residential	1,221.6	40.9%
Commercial	270.2	9.1%
Industrial	11.1	0.4%
Public Use	405.1	13.6%
Vacant	514.6	17.2%
Open Land	299.5	10.0%
Wooded	15.5	0.5%
Common Open Space/Area	89.0	3.0%
Current Use	158.4	5.3%
<b>Total</b>	<b>2,985</b>	<b>100%</b>

*Source: City of Poulsbo GIS*

### **Residential**

The existing land development pattern for Poulsbo is predominantly single-family residential, and has helped establish and retain the small city character of Poulsbo. The City's residential land use designations have allowed for a range of residential densities, while Poulsbo's character is typified by a low-density pattern of residential development.

All Land Uses have been classified into different descriptive designations by the Kitsap County Assessor. For Residential Land Uses, there are ten categories that include at least one dwelling unit and vary according to density.

#### *Residential Land Classifications*

*Rural:* 5-10 acres/dwelling unit (d.u.)

*Estate:* 2.5 to 5 acres/d.u.

*Suburban:* 1 to 2.5 acres/d.u.

*Urban-Low:* 12,500 square feet (s.f.) to 1 acre/d.u.

*Urban-Standard:* 5,000 s.f. to 12,500 s.f./d.u.

*Urban-Medium:* 3,000 s.f. to 5,000 s.f./d.u.

*Urban-High:* less than 3,000 s.f./du.

**Table Appendix A-2.2 2009 Existing Residential Land Acreage**

<b>Classification</b>	<b>Acreage</b>	<b>Percent of Total</b>
Rural	134.0	11.0%
Estate	164.8	13.5%
Suburban	213.7	17.5%
Urban Low	212.2	17.4%
Urban Standard	391.7	32.0%
Urban Medium	51.3	4.2%
Urban High	53.9	4.4%
<b>TOTAL</b>	<b>1,221.6</b>	<b>100%</b>

*Source: City of Poulsbo GIS*

### **Commercial**

The commercial areas within Poulsbo serve both local residents and the traveling public. The historic downtown is especially popular with visitors, and includes community facilities, such as City Hall, U.S. Post Office and Port of Poulsbo. Other commercial areas in the City include the Viking Avenue commercial corridor, the SR 305 corridor (7<sup>th</sup> and 10<sup>th</sup> Avenues), and College MarketPlace.

**Table Appendix A-2.3 2009 Existing Commercial Land Acreage**

<b>Classification</b>	<b>Acreage</b>	<b>Percent of Total</b>
Commercial Retail	111.6	41.3%
Commercial Services	105.3	39.0%
Hotel/Motel	5.2	1.9%
Commercial Auto Highway	28.2	10.4%
Commercial Mini-Storage	19.87	7.4%
<b>TOTAL</b>	<b>270.2</b>	<b>100%</b>

*Source: City of Poulsbo GIS*

### **Industrial**

While Poulsbo has a significant inventory of commercial land uses, industrial and manufacturing areas are not as prevalent, and heavy industrial uses are not appropriate to be located within the City. The existing Light Industrial zoned lands are split between three main areas within the City – north of Forest Rock Lane, just east of SR 305; Viking Avenue, north of SR 305; and west of Vetter Road, east of SR 305.

**Table Appendix A-2.4 2009 Existing Industrial Land Acreage**

<b>Classification</b>	<b>Acreage</b>	<b>Percent of Total</b>
Industrial Light	11.06	100%
<b>TOTAL</b>	<b>11.06</b>	<b>100%</b>

*Source: City of Poulsbo GIS*

### **Public Use**

Public Use has been classified into seven different designations, accounting for 14% of the land use.

**Table Appendix A-2.5 2009 Existing Public Use Land Acreage**

<b>Classification</b>	<b>Acreage</b>	<b>Percent of Total</b>
Schools	134.2	33.1%
Parks/Recreation/Marina	135.7	33.5%
Cemetery	4.8	1.2%
Churches	57.9	14.3%
Public Facilities	27.2	6.7%
Public Utilities	33.1	8.2%
Parking, Easement Encumbered, or misc. ROW	12.2	3.0%
<b>TOTAL</b>	<b>405.1</b>	<b>100%</b>

*Source: City of Poulsbo GIS*

### **Current Use Taxation Parcels**

To preserve agricultural, forestry, and open space land, Washington state law permits qualifying parcels to be taxed on the basis of their current use value rather than the usual assessment practice of using highest and best use market value. There are four current use tax programs established by RCW 84.34 and RCW 84.33 that are administered by the Kitsap County Assessor's Office. The four current use tax programs are: Open Space – Agriculture; Open Space – Timber; Open Space – Open Space; or Designated and Classified Forest Land.

Table Appendix A-2.6 provides the acreage within the city and UGA that are currently in the current use taxation program. This category represents 5.3% of the city and UGA total acreage.

**Table Appendix A-2.6 2009 Existing Current Use Taxation Parcels**

<b>Classification</b>	<b>Acreage</b>	<b>Percent of Total</b>
Open Space- Agriculture	33.0	20.8%
Open Space - Timber	18.8	11.9%
Open Space – Open Space	33.2	21.0%
Designated and Classified Forest land	73.4	46.3%
<b>TOTAL</b>	<b>158.4</b>	<b>100%</b>

*Source: City of Poulsbo GIS*

### ***EXISTING ZONING ACREAGE INVENTORY***

The existing zoning acreage inventory breaks down the total acres into their respective zoning districts. The zoned acreage inventory includes all acreage in the city limits and urban growth area - vacant and undeveloped land as well as built land defined in the

current land use inventory above. Table Appendix A-2.7 is based on the City's current zoning map.

**Table Appendix A-2.7 2008 Land Use Acreage by Zoning District**

<b>Zoning</b>	<b>City Acreage</b>	<b>Percent of City Acreage Total</b>	<b>UGA Acreage</b>	<b>Total Combined Acreage</b>	<b>Percent of Combined Acreage Total</b>
RL	1,563.60	62%	391.41	1,955.00	67%
RM	145.23	6%	0.00	145.23	5%
RH	253.11	10%	0.00	253.11	9%
C	413.15	16%	0.00	413.15	14%
LI	97.69	4%	30.95	128.64	4%
BP	34.32	1%	0.00	34.32	1%
<b>Total</b>	<b>2,507</b>	<b>100%</b>	<b>422</b>	<b>2,929</b>	<b>100%</b>

*Source: City of Poulsbo GIS*

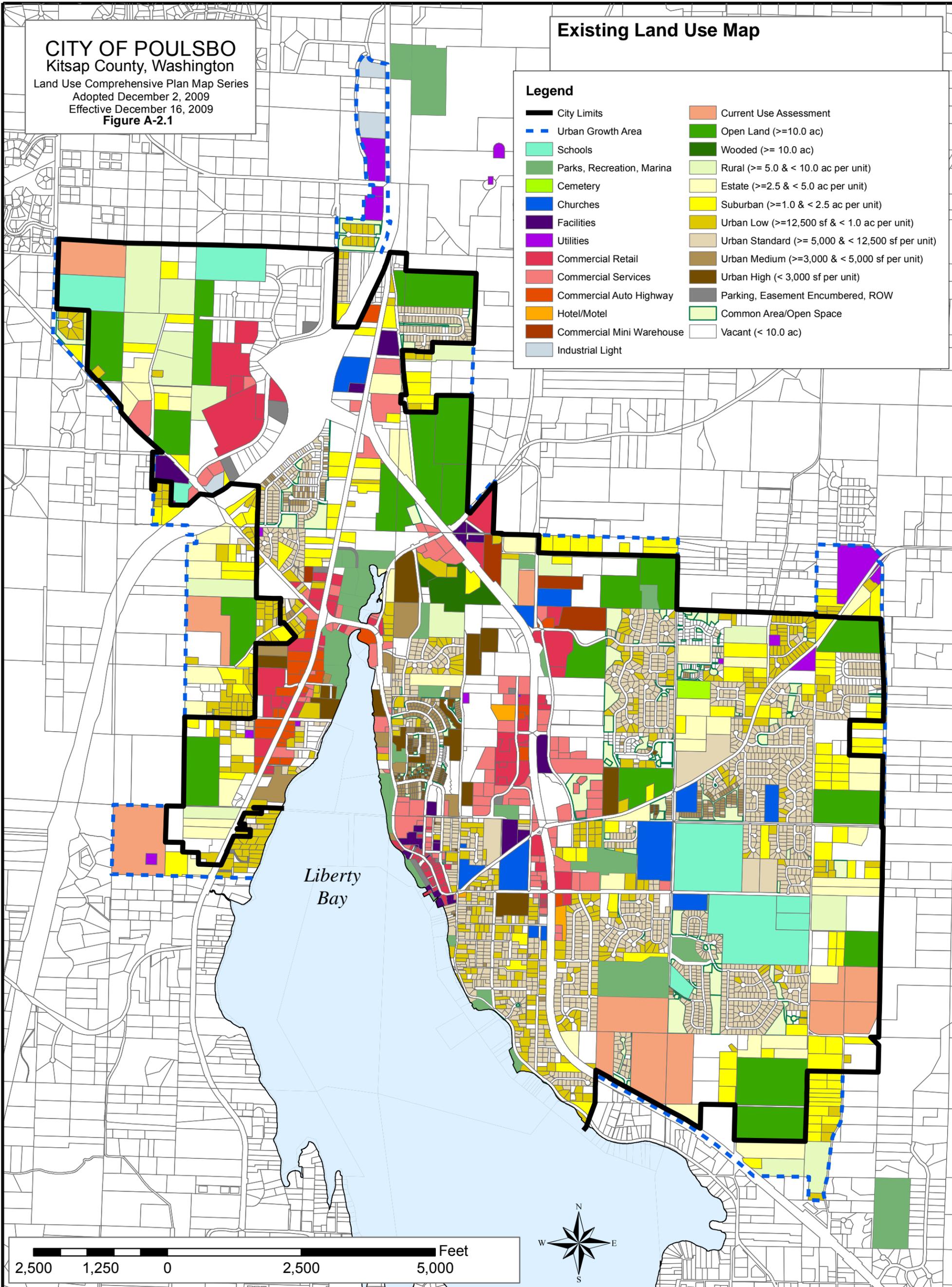
# CITY OF POULSBO Kitsap County, Washington

Land Use Comprehensive Plan Map Series  
Adopted December 2, 2009  
Effective December 16, 2009  
**Figure A-2.1**

## Existing Land Use Map

### Legend

- |                           |   |
|---------------------------|---|
| City Limits               | Current Use Assessment                                  |
| Urban Growth Area         | Open Land ( $\geq 10.0$ ac)                             |
| Schools                   | Wooded ( $\geq 10.0$ ac)                                |
| Parks, Recreation, Marina | Rural ( $\geq 5.0$ & $< 10.0$ ac per unit)              |
| Cemetery                  | Estate ( $\geq 2.5$ & $< 5.0$ ac per unit)              |
| Churches                  | Suburban ( $\geq 1.0$ & $< 2.5$ ac per unit)            |
| Facilities                | Urban Low ( $\geq 12,500$ sf & $< 1.0$ ac per unit)     |
| Utilities                 | Urban Standard ( $\geq 5,000$ & $< 12,500$ sf per unit) |
| Commercial Retail         | Urban Medium ( $\geq 3,000$ & $< 5,000$ sf per unit)    |
| Commercial Services       | Urban High ( $< 3,000$ sf per unit)                     |
| Commercial Auto Highway   | Parking, Easement Encumbered, ROW                       |
| Hotel/Motel               | Common Area/Open Space                                  |
| Commercial Mini Warehouse | Vacant ( $< 10.0$ ac)                                   |
| Industrial Light          |   |



Comprehensive Plan Map Series Primary Map Sources and Original Scales:  
Kitsap County Assessor's Tax Maps 1:12,000 (Kitsap County IT, GIS Division)  
Kitsap County Assessor's Land Use Table,  
updated by the City of Poulsbo Planning Department (Downloaded May 1, 2009)

This comprehensive plan map series is intended for general comprehensive planning. These maps are schematic representations of physical features, infrastructure and land ownership boundaries. The map information was derived from available public records and existing sources, not from surveys. Studies may be necessary with project review to verify information.