



CITY OF POULSBO

NOTICE OF APPLICATION 36.70B.110

2016 DRAFT POULSBO COMPREHENSIVE PLAN UPDATE Comprehensive Plan and Zoning Map Site Specific Land Use Re-Designation Application Type IV Permit

2016 Site Specific Land Use Re-Designation Application: The site specific land use re-designation applications are proposed amendments to the City's comprehensive plan and zoning map. The applications propose a change in the current land use classification.

If you are receiving this notice in the mail, it is because Kitsap County Assessor's records indicate you own property within 300' of the submitted application. The Foraker/Lanzafame Site Specific Application has been folded into the City's 2016 Draft Comprehensive Plan Update process.

2016-01 Site-Specific Application: One site-specific application was submitted as part of the 2016 Comprehensive Plan Update. CPA 2016-01 (Foraker/Lanzafame) 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. Please see attached maps.

Planning File: 2016 Draft Comprehensive Plan Update and CPA 2016-01 Foraker/Lanzafame Site Specific Application

Date of Application: October 10, 2016

Summary of Proposed Application:

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

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. *The site specific re-designation of land use classification and zoning does not in itself result in environmental impact. Any future development proposals are subject to environmental review and a threshold determination at the time of a development application.*

Public Comment Methods: Comments on the proposed **CPA 2016-01 Forkaer/Lanzafame site specific application**, as well as the 2016 Draft Comprehensive Plan Update, are

encouraged and may be provided to the City at any time during the public review process. Written comments may be mailed, faxed or emailed to the city. Comments may also be hand delivered to City Hall.

Mail: City of Poulsbo Planning and Economic Development Department
200 NE Moe Street
Poulsbo, WA 98370

Fax: (360)697-8269
Phone: (360)394-9748
Email: plan&econ@cityofpoulsbo.com

Interested citizens are also encouraged to attend and provide verbal comments to the City at the Planning Commission and City Council workshops and public hearings. Both workshops and hearings are held at Poulsbo City Hall, 200 NE Moe Street, Poulsbo, WA.

Sources of Information: The City's website, www.cityofpoulsbo.com is the primary clearinghouse for information related to the 2016 Draft Comprehensive Plan Update. The City has posted all pertinent information regarding the development regulation update at its website, www.cityofpoulsbo.com at the following link:
<http://www.cityofpoulsbo.com/planning/ProjectPoulsbo2036.htm>

Public Participation Plan: A public and agency participation plan has been developed for this application, and can be viewed at the City's website, under the link http://www.cityofpoulsbo.com/planning/documents/PublicParticipationPlanFall_2016_000.pdf a copy is also available at the Planning Department.

Date, Time and Place of Meetings and Hearings: The Planning Commission has scheduled public workshops on October 4, 11, 18, 25, 2016; **a public hearing is scheduled for November 8 2016.** The City Council has workshops scheduled for November 16, 30 and December 7, 2016 and **a public hearing scheduled on December 14, 2016.**

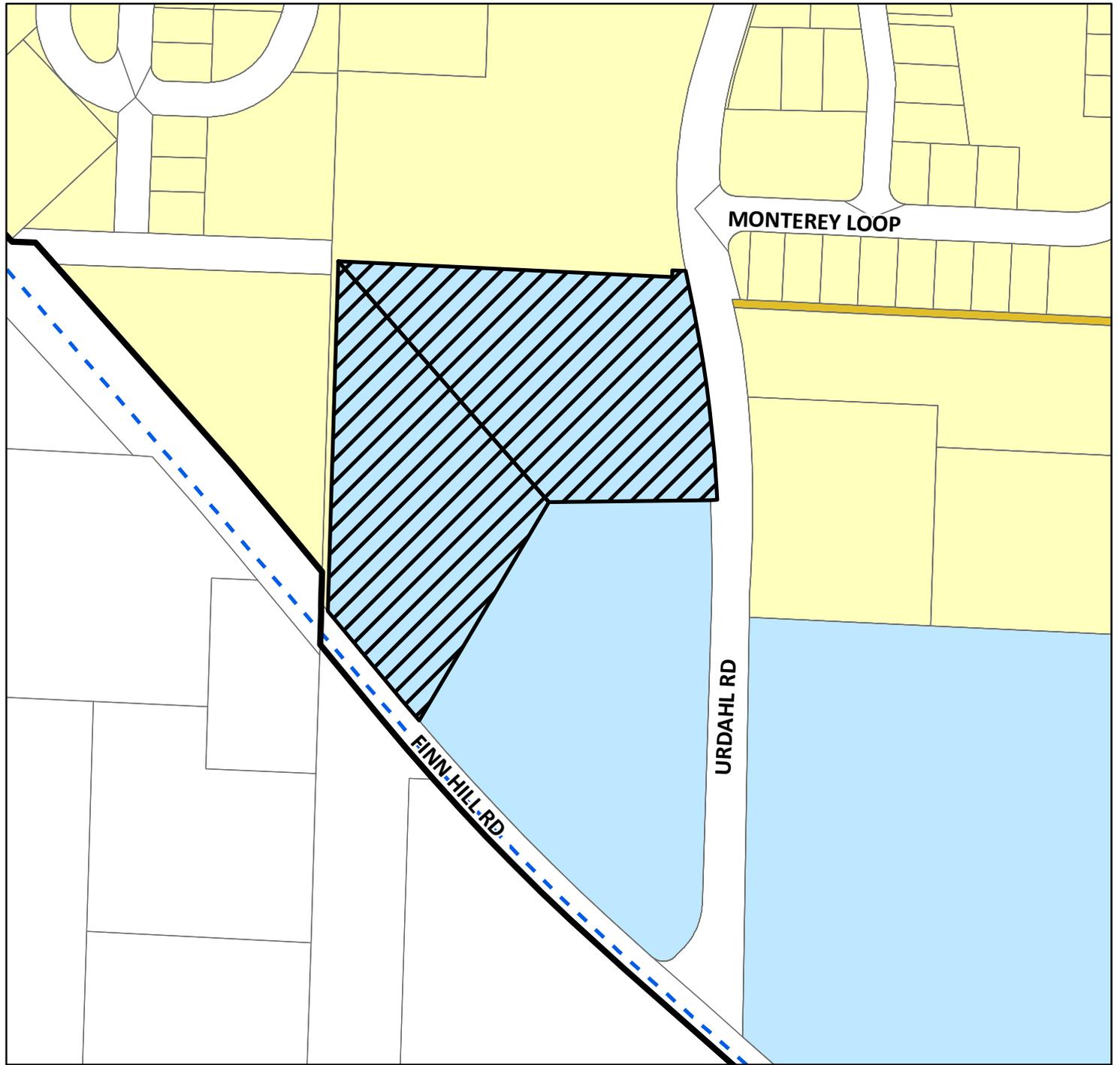
All meetings and hearings will be held at Poulsbo City Hall Council Chambers. Public notices for public hearing dates will be issued and published in the City's official newspaper and City's website.

The Planning Commission will make recommendations to the City Council. The City Council is the decision making authority. Hearing procedures are available from the Planning Department and City Clerk's office and are conducted based on Roberts Rules of Order.

Further Information: Please contact the Poulsbo Planning Department at (360) 394-9748, www.cityofpoulsbo.com or plan&econ@cityofpoulsbo.com for further information.

Proposed Zoning Map

City of Poulsbo Planning Department



Legend

-  Site
-  City Limits
-  Urban Growth Area

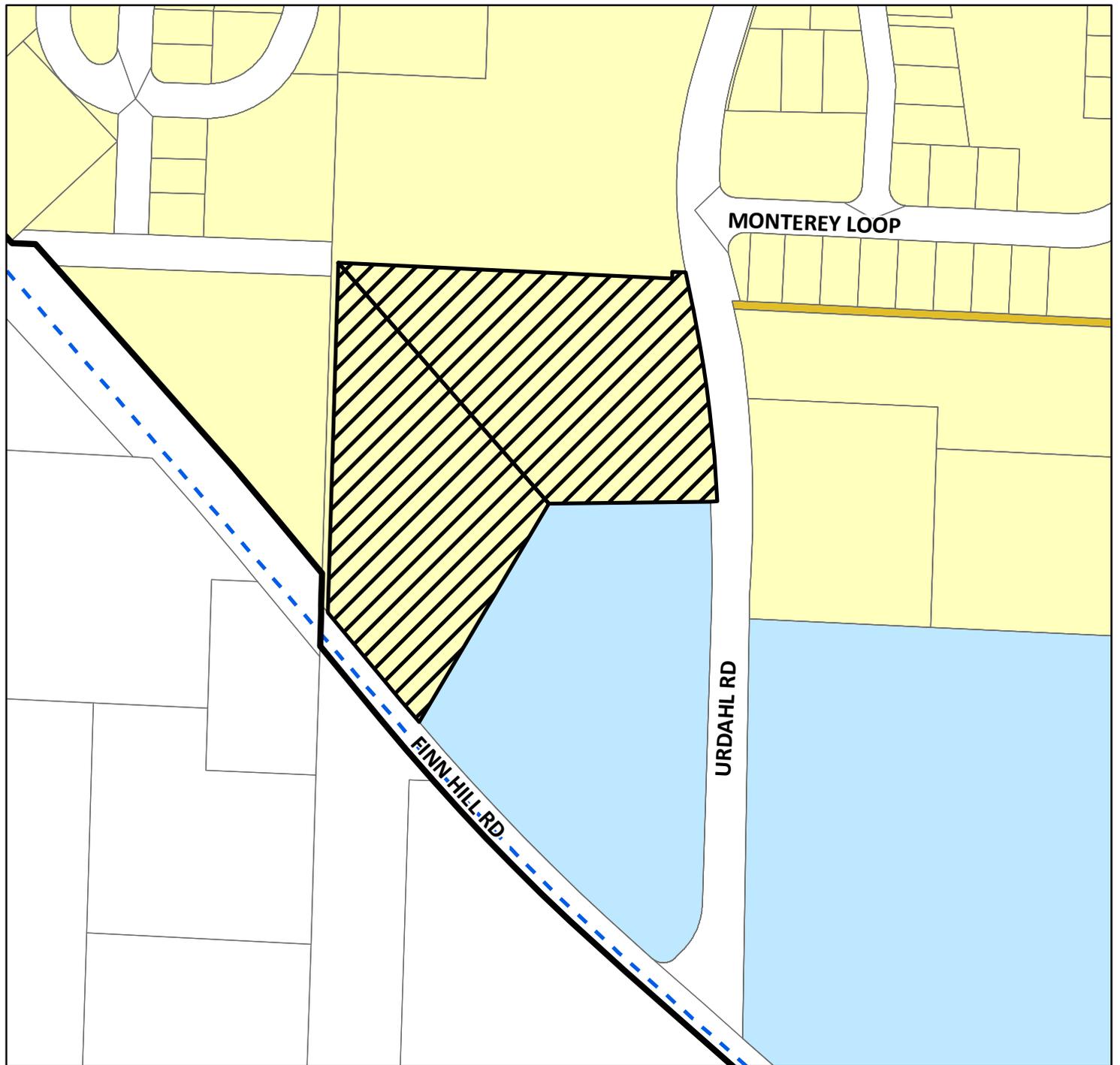
Zone

-  OCI
-  Residential Low (4 to 5 units/acre)



Zoning Ordinance Map

City of Poulsbo Planning Department



Legend

-  Site
-  City Limits
-  Urban Growth Area

Zone

-  OCI
-  Residential Low (4 to 5 units/acre)



Project Site Map

City of Poulsbo Planning Department

Legend

- City Limits
- - - Urban Growth Area
- Project Site
- Notified Properties

