

CITY OF POULSBO
NOTICE OF APPLICATION and Optional DNS
RCW 36.70B.110

2011-12 Comprehensive Plan Amendments
Type IV Permit
and
Zoning Map Amendments
Type III Permit

Planning File Number: CPA 2011-01 through 13

Date of Application – Setting of the Docket by Council: January 4, 2012

Environmental Review:

The City of Poulsbo has reviewed the proposed amendments for probable adverse environmental impacts and expects to issue a determination of nonsignificance (DNS) for the proposed amendments. The Optional DNS process is being used as authorized by WAC 197-11-355 and the Poulsbo Municipal Code 16.04.115. This may be the only opportunity to comment on the environmental impacts of the proposals. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposed amendments may be obtained upon request.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments related to environmental review must be submitted by the date noted below to Poulsbo Planning Department, 200 NE Moe Street, Poulsbo, Washington 98370.

Summary of Proposed Applications:

CPA 2011-01: Site specific re-designation and rezone request for the Jabber re-designation, which requests 4.38 acres of property be re-designated from Residential Low to Light Industrial. The site specific re-designation request requires map amendments to Figure LU-1 (Land Use Designation Map) and the Zoning Map.

CPA 2011-02: Four site specific re-designation and rezones are required due to the addition or modification of park property. These include: (A) NWI, approximately 0.7 acres to be re-designated from Residential High to Park; (B) Lord, approximately 2.7 acres to be re-designated from Residential Low to Park; (C) Settle, about 1 acre to be re-designated from Commercial to Park; and (D) College MarketPlace Fields/adjacent Business Park parcels – this will involve a future Boundary Line Adjustment to modify the property dedicated for park use. No additional Park land will be re-designated through item D, but approximately 6 acres will be Park and 2.4 will be Business Park. The site specific re-designation request requires map amendments to Figure LU-1 (Land Use Designation Map) and the Zoning Map.

CPA 2011-03: Text amendments to Ch. 1 include updating a reference to Waterfront Park, now Muriel Iverson Williams Waterfront Park.

CPA 2011-04: Text amendments to Ch. 2 include updating references to Waterfront Park; updating figures on annexation; identifying new timelines for Urban Growth Area review; and incorporating a Vision 2040 Context Statement.

CPA 2011-05: Ch. 3 text amendments include updating a reference to Waterfront Park, now Muriel Iverson Williams Waterfront Park.

CPA 2011-06: Ch. 4 amendments include incorporating changes due to the adoption of an impact fee ordinance and adding language to facilitate coordination between the Engineering Department and the Parks and Recreation Department for the implementation of the Urban Paths of Poulsbo Plan.

CPA 2011-07: Ch. 5 text amendments include adding language to Policy NE-1.3 stating that the City will cooperate in watershed planning efforts.

CPA 2011-08: Ch. 6 text amendments incorporate changes due to the adoption of an Impact Fee Ordinance in 2011.

CPA 2011-09: Ch. 8 amendments include incorporating a reference to a 2011 community survey, updating information due to the new Impact Fee ordinance, incorporating the Urban Paths of Poulsbo Plan, and map amendments to PRO-1 and PRO-2 to maintain consistency with the Capital Facilities Plan and the Urban Paths of Poulsbo Plan. A new map is also being added – PRO-3, which will be the Urban Paths of Poulsbo Plan Map.

CPA 2011-10: Ch. 10 text amendments include stating the City will work with utility providers to facilitate alternative/renewable energy sources in Policy UT-2.2.

CPA 2011-11: Ch. 11 text amendments include adding policy language to PI-2.2 to clarify when new data will be added to the Comprehensive Plan. New data will be used administratively when it becomes available, but it will be added to the Comprehensive Plan during more extensive updates done every five to seven years.

CPA 2011-12: Ch. 12 amendments include updates due to the adoption of an Impact Fee ordinance in 2011, adding the most recent Capital Improvement Projects list as Table CFP-4, modifications to Table CFP-3, updating project narratives to be consistent with Table CFP-3, updating references to Waterfront Park, updating information due to park acquisition, adding references to the Urban Paths of Poulsbo Plan, updating the Transportation Facilities Funding Strategy, and updating the Government Facilities Section due to City Hall completion and the Police Department move. Also, amendments to maps in Chapter 4 (Transportation) as needed to maintain consistency.

CPA 2011-13: Adopt the Urban Paths of Poulsbo Plan as a functional plan as a new Appendix item, B-6.

The complete 2011-12 Comprehensive Plan Amendment document can be found on the City's Comprehensive Plan Amendment webpage, www.cityofpoulsbo.com/planning/comp_plan_2011_2012.htm. A hard copy can be reviewed at City Hall.

Location of Applications:

Most comprehensive plan applications are not tied to a specific location in the city. The Jabber site specific re-designation is located at 20554 Little Valley Road NE (Assessor Tax ID No. 142601-1-057-2009). The Parks site specific re-designations are located at the following locations: NWI property - Viking Avenue, north of Fish Park (152601-1-008-2008); Lord property – 20563 Bond Road NE (152601-1-001-2005); Settle Property – 10th Avenue (142601-4-110-2008); and College MarketPlace Ballfields – NW Reliance Street within the Olhava Master Plan (102601-2-067-2009 -current park parcel and 102601-2-055-2003 and 102601-2-056-2002 - currently owned by Olhava Associates).

Public Comment Period for Environmental Review Related Comments:

The public may comment on environmental related aspects of the applications and the applications and the comment period will remain open until **January 27, 2012**. The public may request notification of any hearings or meetings and request a copy of the decision once made.

Public Comment Methods:

Comments may be provided to the City at any time during the comprehensive plan amendment process. (Please provide environmental related comments by January 27, 2012 for the City's consideration in developing the environmental determination.) Written comments received by the City will be forwarded to the recommendation and decision making bodies for consideration and made part of the record. Send written comments to City of Poulsbo Planning Department, 200 NE Moe Street, Poulsbo, Washington 98370, or fax them to (360) 697-8269. In addition to receiving comments through regular postal mailing and fax, comments may be sent to planninginfo@cityofpoulsbo.com. To ensure consideration, all written comments must be received by the City prior to close of the comprehensive plan amendment public hearings. Verbal comments will be taken at the planning commission and city council public hearings.

Sources for Information:

Information regarding the 2011-12 Comprehensive Plan amendments is available on the City's website, www.cityofpoulsbo.com. Select the quick link to Comprehensive Plan. This site is the primary clearinghouse for information related to the comprehensive plan and will be updated throughout the comprehensive plan amendment process. The direct link is www.cityofpoulsbo.com/planning/comp_plan_2011_2012.htm.

Public Participation Plan:

The Poulsbo City Council adopted a Public and Agency Participation Plan for the 2011-12 Comprehensive Plan Amendment process. The plan is available on the City's website, www.cityofpoulsbo.com under the Comprehensive Plan quick link, or at the Planning Department.

Date, Time and Place of Public Meeting and Hearing:

This notice is intended to inform potentially interested parties about the comprehensive plan amendment process and hearings and to invite interested parties to appear orally or by written statement at the hearing. The Planning Commission public hearing on the applications is tentatively scheduled for February 28, 2012. A public hearing on the applications is tentatively scheduled for April 4, 2012 before the Poulsbo City Council. Hearings are located in the City Council Chambers at City Hall and are tentatively scheduled to start at 7:00 pm. Further information on the time and date will be provided in Notices of Hearings, issued at least 15 days prior to the hearing. The Planning Commission will make recommendations to Council. Council is the review and decision making authority for these amendments. Hearing procedures are available from the Planning Department and City Clerk's office and are conducted based on Roberts Rules of Order.

Further Information:

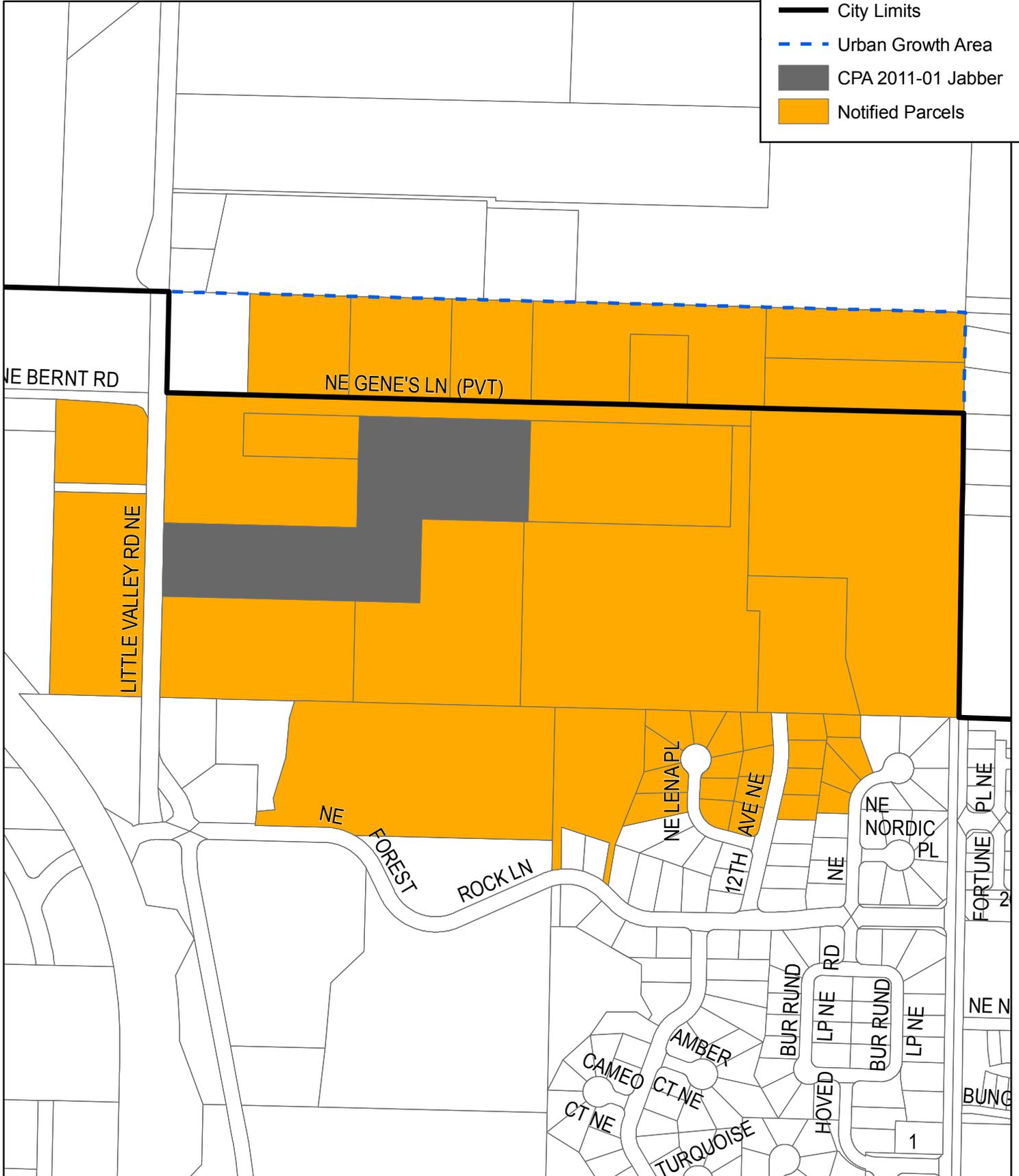
The staff report and environmental determination will be available for inspection at no cost at least fifteen (15) calendar days before the Planning Commission hearing. Copies of the staff report are available for the cost of reproduction from the Planning Department, and will be provided at a reasonable cost. The application files may be examined at the Planning Department between 8:30 a.m. and 4:30 p.m. at the Poulsbo City Hall. A Public and Agency Participation Plan is also available for review at the Planning Department. Please contact Alyse Nelson, Associate Planner, to arrange a time to view the file or for further information at (360) 394-9882 or anelson@cityofpoulsbo.com.

Notice of Application Map

City of Poulsbo Planning Department

Legend

- City Limits
- - - Urban Growth Area
- CPA 2011-01 Jabber
- Notified Parcels



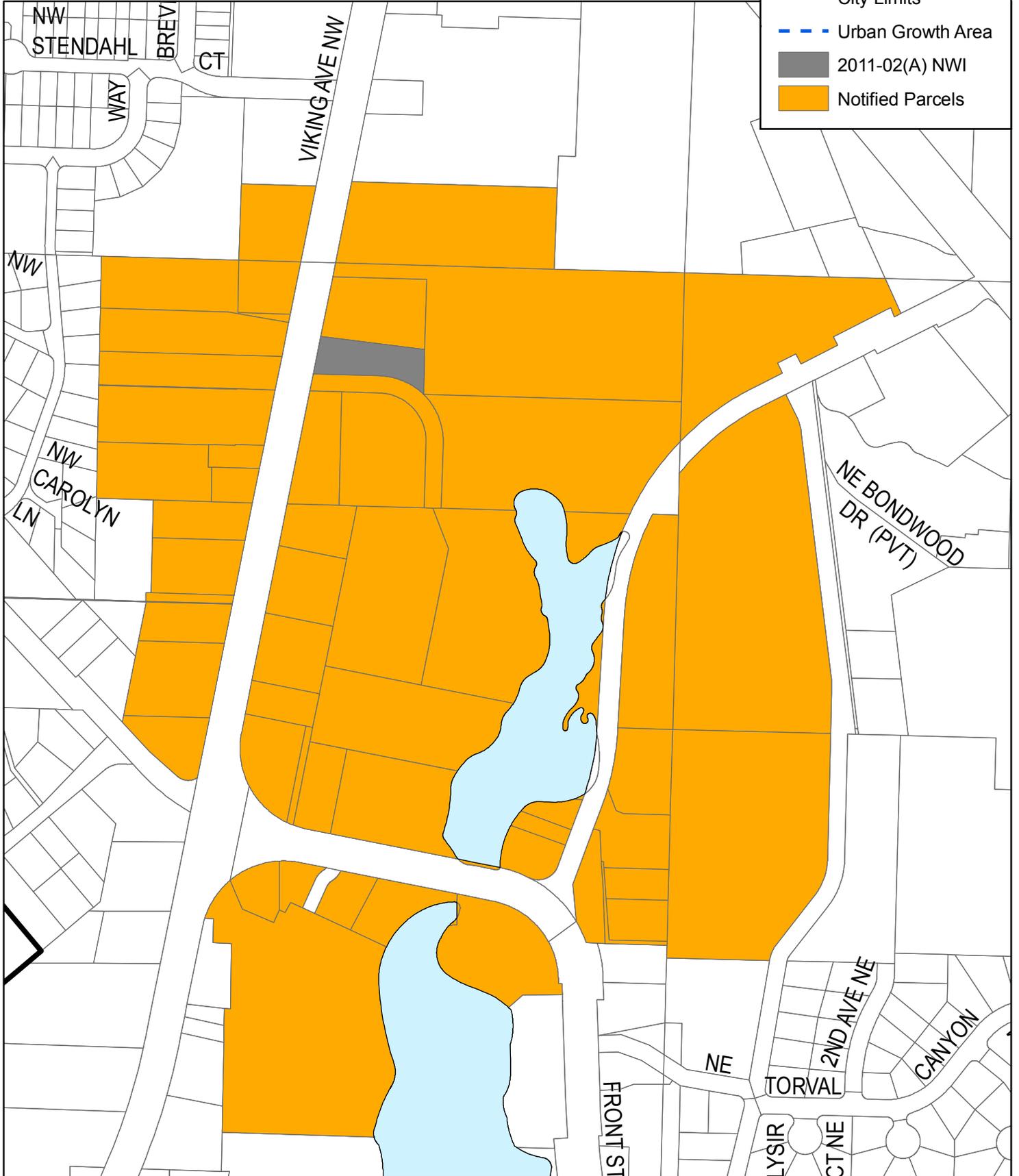
0 250 500 1,000 Feet

Notice of Application Map

City of Poulsbo Planning Department

Legend

- City Limits
- - - Urban Growth Area
- 2011-02(A) NWI
- Notified Parcels

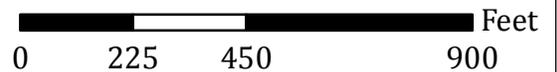
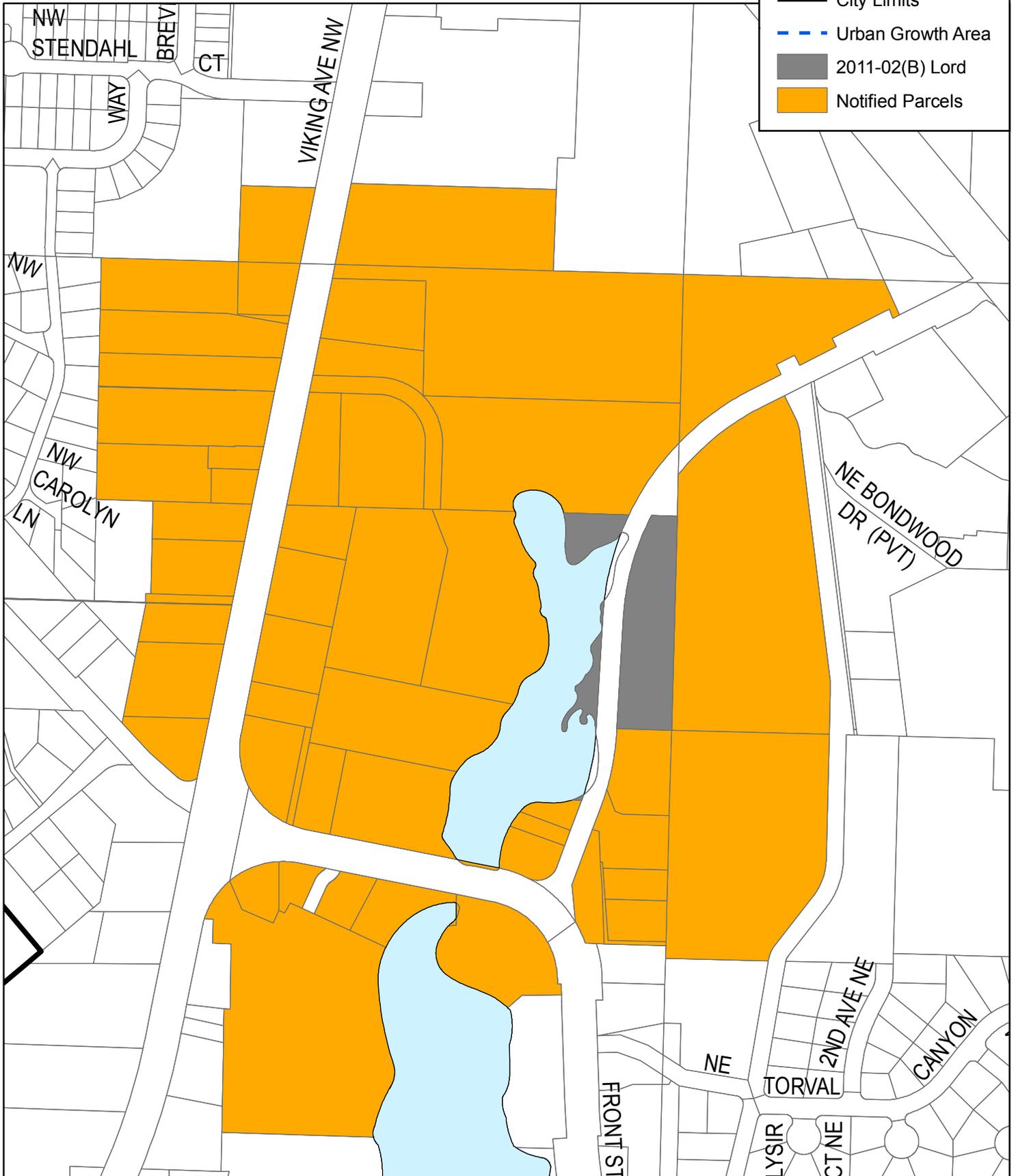


Notice of Application Map

City of Poulsbo Planning Department

Legend

- City Limits
- - - Urban Growth Area
- 2011-02(B) Lord
- Notified Parcels

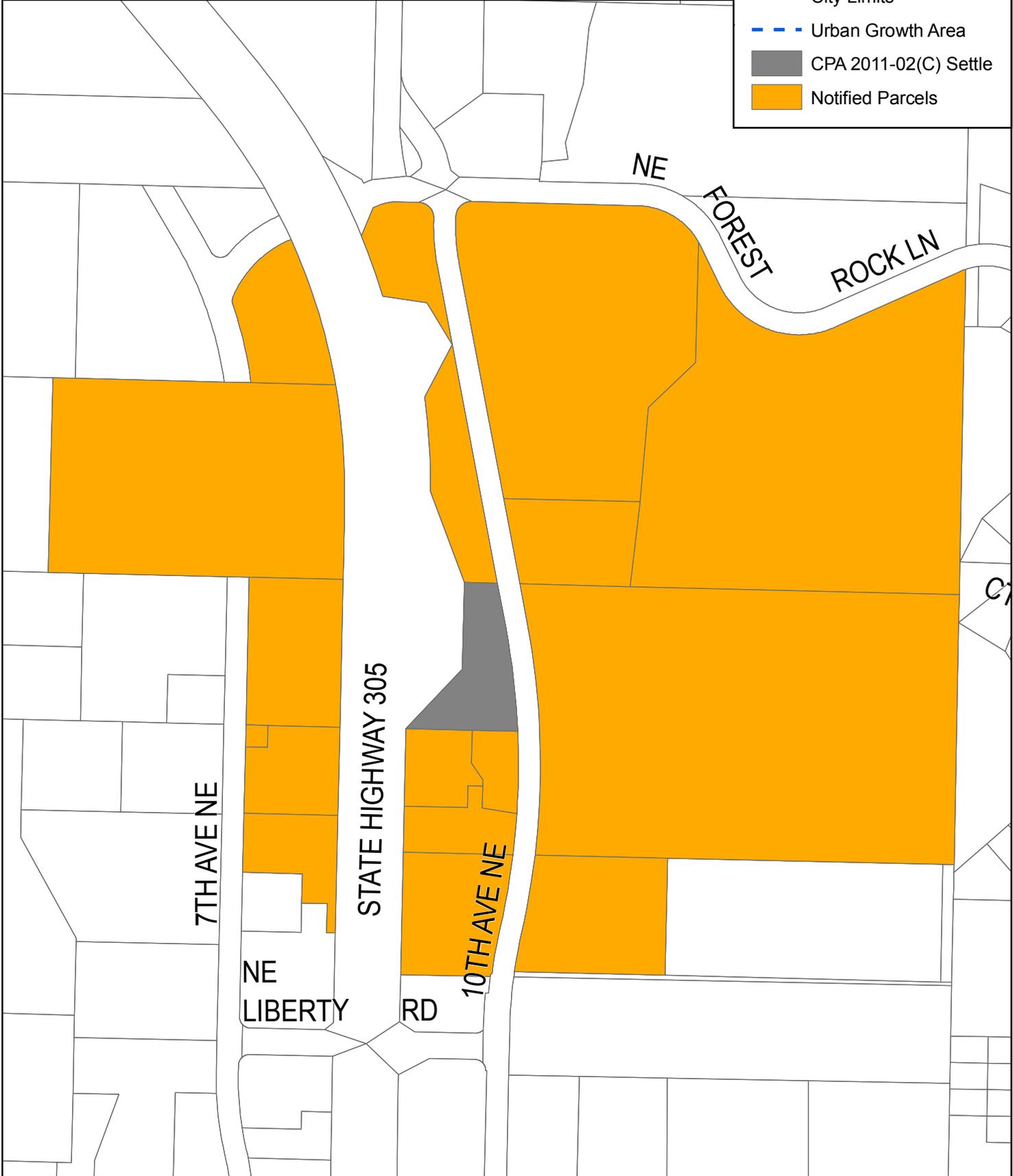


Notice of Application Map

City of Poulsbo Planning Department

Legend

- City Limits
- - - Urban Growth Area
- CPA 2011-02(C) Settle
- Notified Parcels



Notice of Application Map

City of Poulsbo Planning Department

Legend

- City Limits
- - - Urban Growth Area
- 2011-02(D) College MarketPlace
- Notified Parcels

