

City of Poulsbo
NOTICE OF DECISION
 RCW 36.70A.110

2010 Draft Development Regulations Update – Amendment Package 1
Type IV Permit

Planning File: 2010 Draft Development Regulations Update – Amendment Package 1

Date of Application: Amendment package released publicly 9/24/2010.

Summary of Proposed Application:

The Development Regulation Update Amendment package 1 is the first of a three-phased approach the City has undertaken to update its development regulations. This first amendment package included new development regulations to the City’s zoning ordinance for the new zoning district Office Commercial Industrial (OCI) and Park (P); as well as a number of amendments determined appropriate for the first phase by the Planning Department.

Summary of Development Regulation Amendments

Amendment Application Number	Existing PMC Citation	Title/Topic	Summary of Proposed Changes
10-1	16.20.155	Open Space definition	Clarification of open space definition in Critical Areas Ordinance.
10-2	17.04	General provisions for Subdivision ordinance	Deleting selected exemptions to Subdivision Ordinance.
10-3	17.08.140	Underground Utilities	Clarifying where underground utilities are required.
10-4	17.22	Boundary Line Adjustments (new section)	New section on Boundary Line Adjustments.
10-5	18.16.020	Residential Low district use table	Changing permit type required on selected uses.
10-6	18.20.020	Residential Medium and High districts use table	Changing permit type required on selected uses; and adding professional offices as new allowed use.
10-7	18.24.020	Commercial district use table	Changing permit type required on selected use.
	18.24.070	Development standards	Clarifying where underground utilities are required.
10-8	18.28	Business and Employment districts (delete existing and replace with new text)	New section establishing development regulations for new zoning district Office Commercial Industrial. Amend City’s zoning map to identify new OCI zoning district on properties with OCI land use designation in the City’s 2025 Land Use Comprehensive Plan Map.
10-9	18.32	Park district (delete existing LI text and replace with new text)	New section establishing development regulations for new zoning district Park.
10-10	18.60.040	Commercial development design standards	Extending design review process to commercial buildings in OCI, LI, BP, RM and RH zoning districts.
10-11	18.64.180	Sign Code – Regulations for noncommercial zoning districts outside of downtown area	Deleting reference to a zoning district that no longer exists.

	18.64.170	Variances	Authorizing an administrative modification process for signs.
10-12	18.72	Uses permitted subject to review and approval by the Director	Delete entire section.
10-13	18.76	Conditional Use Permits	New provisions for an administrative conditional use permit process; reformatting and consolidating existing text.
10-14	18.84.070	Exceptions to yard requirements	Allowing for minor structures to extend into side and rear setbacks.
10-15	19.01.001	Application identification, classification, and Review Authority	Identifying review authority for new permit types.
	19.01.005	Application types and classifications	
	19.01.008	Procedure for docketing and reviewing proposed comprehensive plan and development regulation amendments	Amending the timing of when annual comprehensive plan amendment applications are to be submitted to the City, from June 1 st to November 15 th .
	19.01.058	Type V procedure- Release of Concomitant Agreements (new section)	Establishing a new Type V procedure for release of concomitant agreements.
10-16	19.01.055	Type IV –Legislative	Establish a public participation program for Type IV permit applications.

Review Process

The Phase 1 Amendment Package was publicly released September 24, 2010. The City Council approved a Public Participation Plan on October 6, 2010. A SEPA determination was issued October 15, 2010. The Poulsbo Planning Commission held a workshop on the Draft Amendment on October 26, 2010 and November 9, 2010; and held its public hearing on November 9, 2010. The City Council held its workshop on December 1, 2010 and its public hearing on December 15, 2010. The City Council approved the Development Regulations Amendment Package 1 with modifications at the conclusion of their deliberations on December 15, 2010.

City Council approved an adopting ordinance on February 2, 2011, and the approved applications became effective on February 16, 2011.

Further Information:

Please contact the Poulsbo Planning Department at (360) 779-3901 for further information. Further information on the amendments may also be found at the City's webpage www.cityofpoulsbo.com under the Development Regulations Update link.

Appeals

The decision of the City Council may be appealed to the Central Puget Sound Growth Hearings Board, as per their requirements and procedures.