City of Poulsbo

Planning Department

2015 COMPREHENSIVE PLAN AMENDMENTS
STAFF REPORT AND RECOMMENDATION

TO: Poulsbo Planning Commission

FROM: Karla Boughton, Associate Planner

SUBJECT: 2015 Comprehensive Plan Amendments
CPA 2015-01 through CPA 2015-05

DATE: March 9, 2015

Staff respectfully recommends **approval** of all the proposed amendments to the Comprehensive Plan text and maps.

Recommended Action:

MOVE to recommend (approval) (approval with modifications) (denial) to the City Council -

CPA 2015-01: a request to re-designate and rezone a 3.77 acre property located at 20783 Bond Road from Residential Medium to Park, due to the 2014 acquisition of this property as an expansion to the City's Fish Park. Amendments will be to Figure LU-1 "2025 Land Use Comprehensive Plan Map" and the City's Zoning Map.

CPA 2015-02: a request to re-designate a 2.69 acre property located at 20563 Bond Road from Shoreline Residential -1 and -2 to Natural on Figure NE-6 in the Natural Environment Chapter, and on the Shoreline Master Program maps.

CPA 2015-03 : a text amendment to Chapter 12, the Capital Facilities Plan, to update Table CFP-4 (the City of Poulsbo 6-Year Capital Improvement Projects) to reflect the projects listed in the City Budget 2015-2020 Capital Improvements Plan.

CPA 2015-04 : a text amendment to Chapter 12, Capital Facilities Plan, to update Table CFP-3 and Section 12.10 Parks, by adding new park projects to the 20-year project list.

CPA 2015-05 : a text amendment to Section 12.6 Water System text in the Capital Facilities Plan and replacing the 2007 Water System Plan in Appendix B-1 in its entirety with the 2014 Water System Plan. Appendix B-1 Memorandum of Understanding with Kitsap Public Utility District remains unchanged.

AND direct the Planning Director to prepare findings of fact in support of this decision for the Planning Commission Chairman's signature.

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STAFF REPORT
2015 COMPREHENSIVE PLAN AMENDMENTS
PLANNING FILES
CPA 2015-01 through CPA 2015-05

I. GENERAL INFORMATION

Applicant:

CPA 2015-01 through CPA 2015-05
City of Poulsbo

Description of Proposal:

CPA 2015-01 is a request to re-designate and rezone a 3.77 acre property located at 20783 Bond Road from Residential Medium to Park, due to the 2014 acquisition of this property as an expansion to the City's Fish Park. Amendments will be to Figure LU-1 "2025 Land Use Comprehensive Plan Map" and the City's Zoning Map.

CPA 2015-02 is a request to re-designate a 2.69 acre property located at 20563 Bond Road from Shoreline Residential-1 and-2 to Natural on Figure NE-6 in the Natural Environment Chapter, and on the Shoreline Master Program maps. This amendment is a result of the City's ownership of this property for Fish Park; Natural is the appropriate shoreline environment for park use.

CPA 2015-03 is a text amendment to Chapter 12, the Capital Facilities Plan, to update Table CFP-4 (the City of Poulsbo 6-Year Capital Improvement Projects) to reflect the proposed projects listed in the 2015-2020 Capital Improvements Plan.

CPA 2015-04 is a text amendment to Chapter 12, Capital Facilities Plan, to update Table CFP-3 and Section 12.10 Parks, by adding new parks project to the 20-year project list.

CPA 2015-05 is a text amendment to Section 12.6 Water System text in the Capital Facilities Plan and replacing the 2007 Water System Plan in Appendix B-1 in its entirety with the 2014 Water System Plan. Appendix B-1 Memorandum of Understanding with Kitsap Public Utility District remains unchanged.

Type of Amendment:

CPA 2015-01:	Map Amendment: Comprehensive Plan and Zoning Map amendment from RM to Park.
CPA 2015-02:	Map Amendment: Natural Environment Figure NE-6 and Shoreline Master Program maps, from Shoreline Residental-1 and-2 to Natural shoreline environment designation.
CPA 2015-03:	Text amendments to Chapter 12, Capital Facilities Plan Table CFP-4.
CPA 2015-04 :	Text amendments to Chapter 12, Capital Facilities Plan Table CFP-3 and Parks Section 12.10.

CPA 2015-05: Text amendments to Chapter 12, Capital Facilities Plan, Section 12.6 Water System and replacing the 2007 Water System Plan in Appendix B-1 in its entirety with the 2014 Water System Plan.

II. CRITERIA FOR APPROVAL

A. Poulsbo Municipal Code (PMC) 18.92.030 (B) provides that in order to grant a comprehensive plan amendment, one of the following must apply:

1. The amendment is warranted due to an error in the initial adoption of the city comprehensive plan;
2. The amendment is based on a change of conditions or circumstances from the initial adoption of the city comprehensive plan; or
3. The amendment is based on new information which was not available at the time of the initial adoption of the city comprehensive plan.

Each of the proposed amendment is reviewed below with the applicable criteria identified.

B. All amendments must be internally consistent with the adopted comprehensive plan.

The 2015 Comprehensive Plan Amendments have been evaluated with the goals and policies of the adopted Comprehensive Plan and have been found to be internally consistent, as they all are amendments from City departments forwarding the continuing implementation of the comprehensive plan.

III. PROPOSED AMENDMENTS

1. **CPA 2015-01:**
A request to re-designate and rezone a 3.77 acre property located at 20783 Bond Road from Residential Medium to Park, due to the 2014 acquisition of this property as an expansion to the City's Fish Park. Amendments will be to Figure LU-1 "2025 Land Use Comprehensive Plan Map" and the City's Zoning Map.

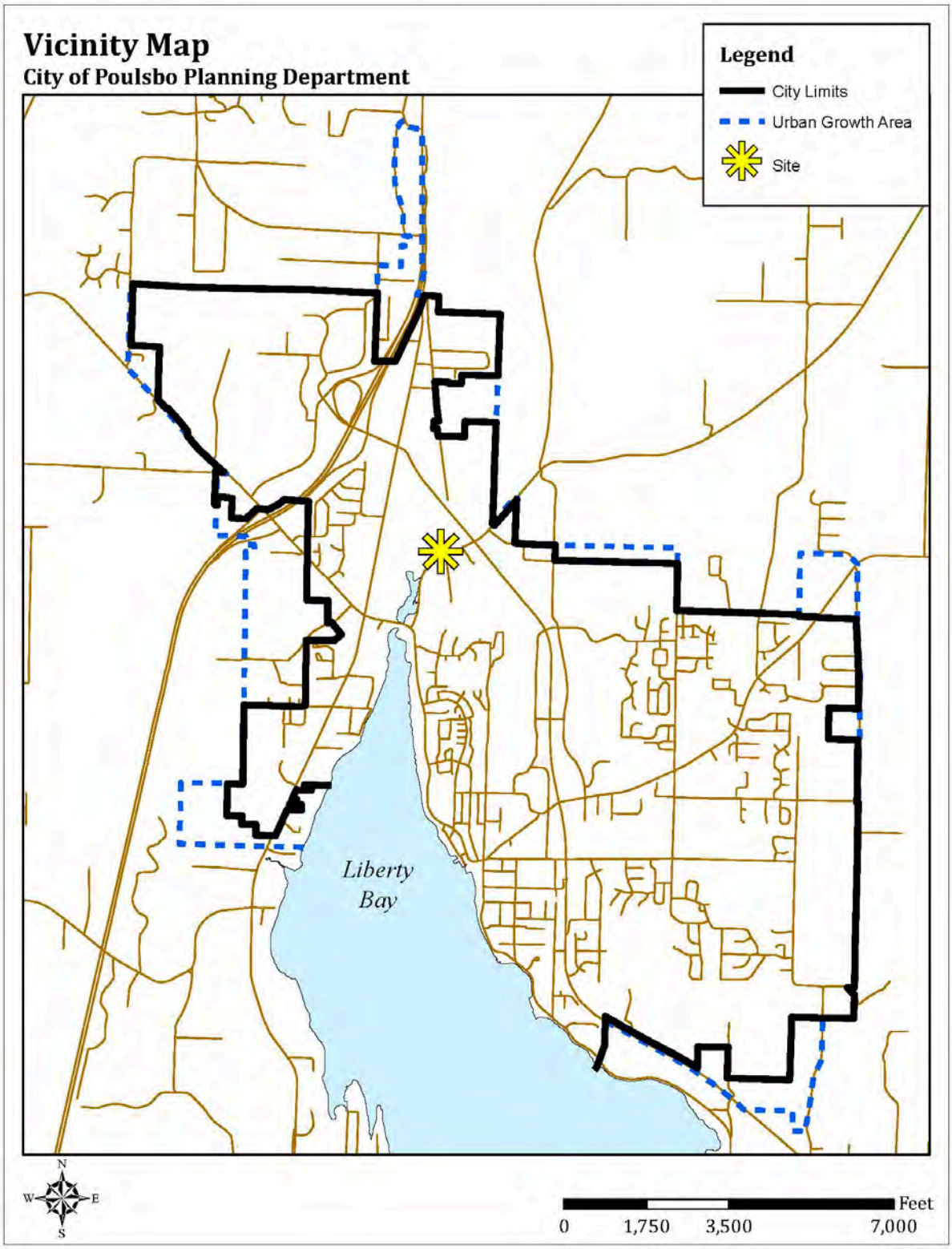
Application is provided in Exhibit A-1.

Applicable criteria:
#2: The amendment is based on a change of conditions or circumstances from the initial adoption of the city comprehensive plan;

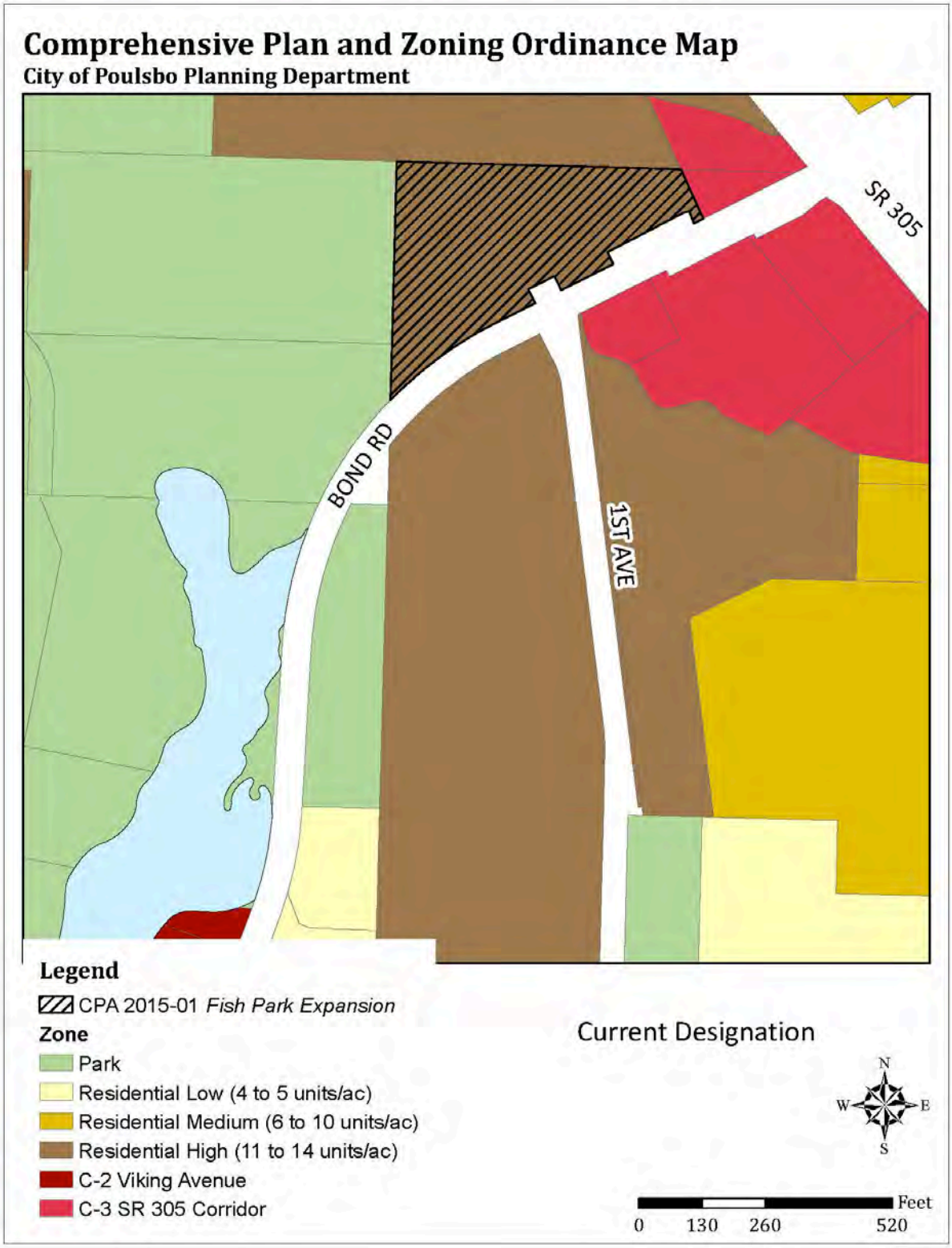
Staff Analysis: In the 2009 Comprehensive Plan, policy LU-5.1 was added that requires city-owned parks to be designated Park on the Land Use Map and the Zoning map. To maintain consistency with this policy, the property acquired in 2014 as an expansion to the City's Fish Park, is proposed for redesignation from Residential High to Park.

Recommendation: City Planning Staff recommends approval of the proposed CPA 2015-01 site specific map amendment to redesignate 3.77 acres from Residential Medium to Park.

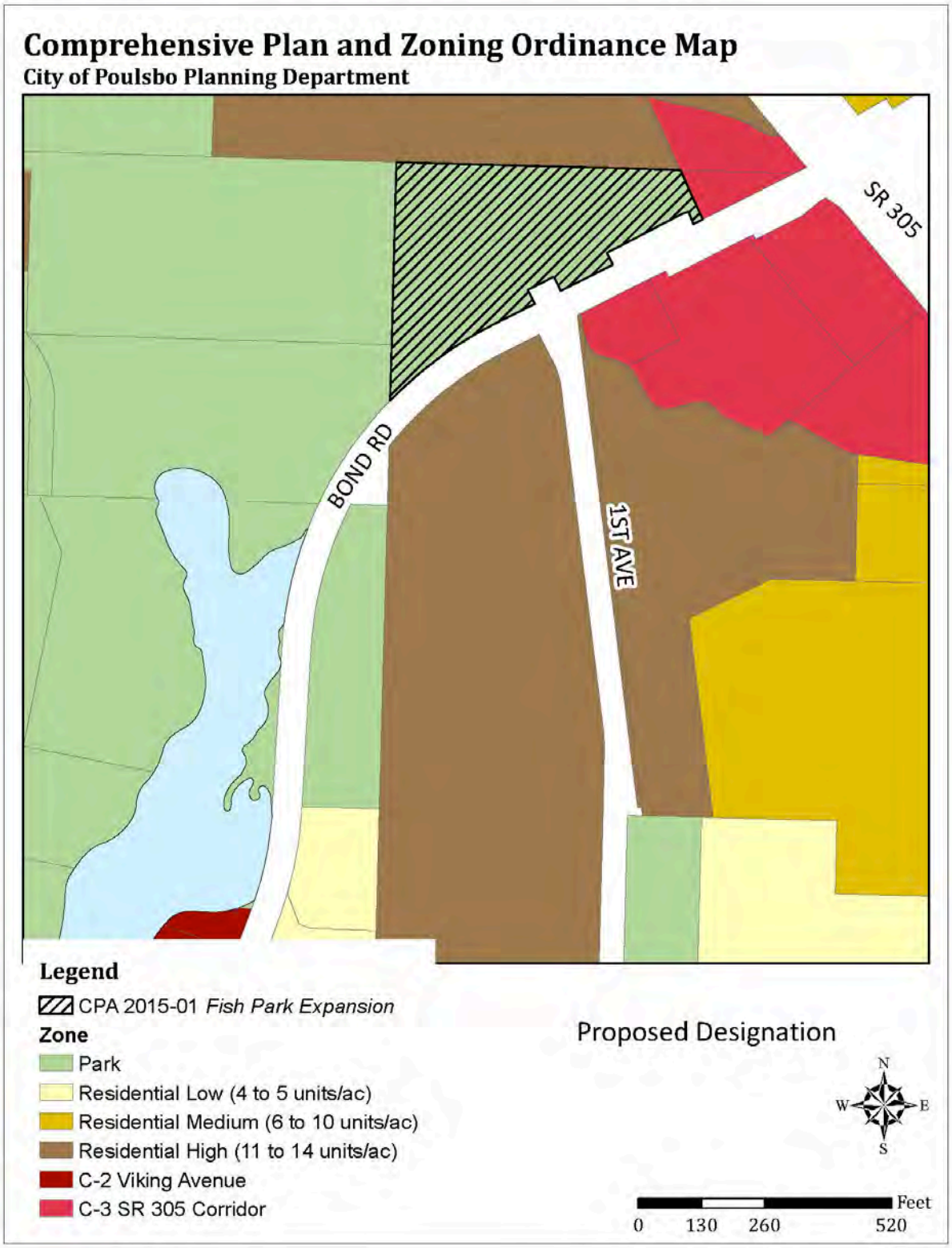
CPA 2015-01 Vicinity Map



CPA 2015-01 Existing Land Use and Zoning



CPA 2015-01 Proposed Land Use and Zoning



2. **CPA 2015-02:**

A request to re-designate a 2.69 acre property located at 20563 Bond Road from Shoreline Residential-1 and -2 to Natural on Figure NE-6 in the Natural Environment Chapter, and on the Shoreline Master Program maps. This amendment is a result of the City's ownership of this property for Fish Park; Natural is the appropriate shoreline environment for park use.

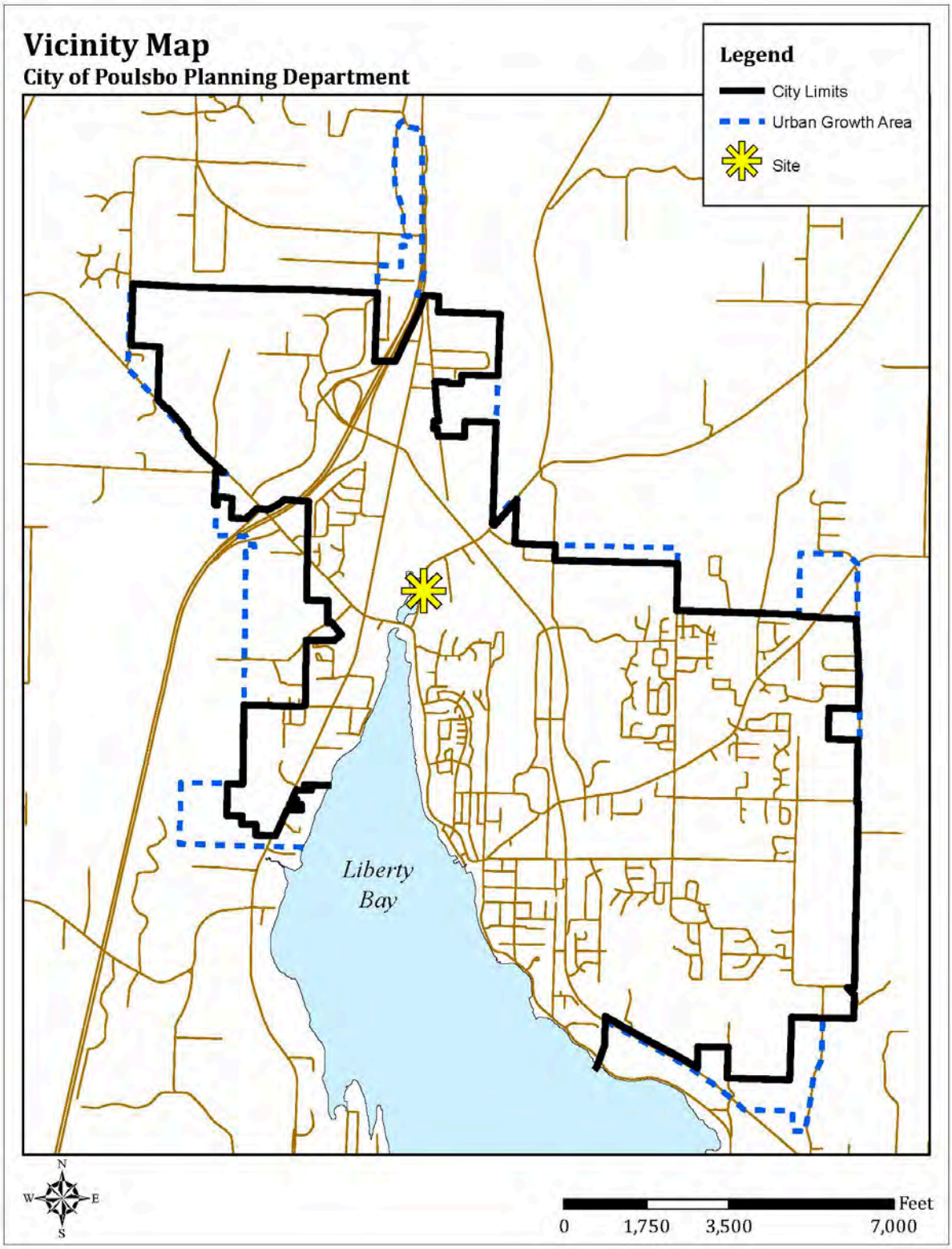
Application is provided in Exhibit A-2.

Applicable criteria:
#2: The amendment is based on a change of conditions or circumstances from the initial adoption of the city comprehensive plan.

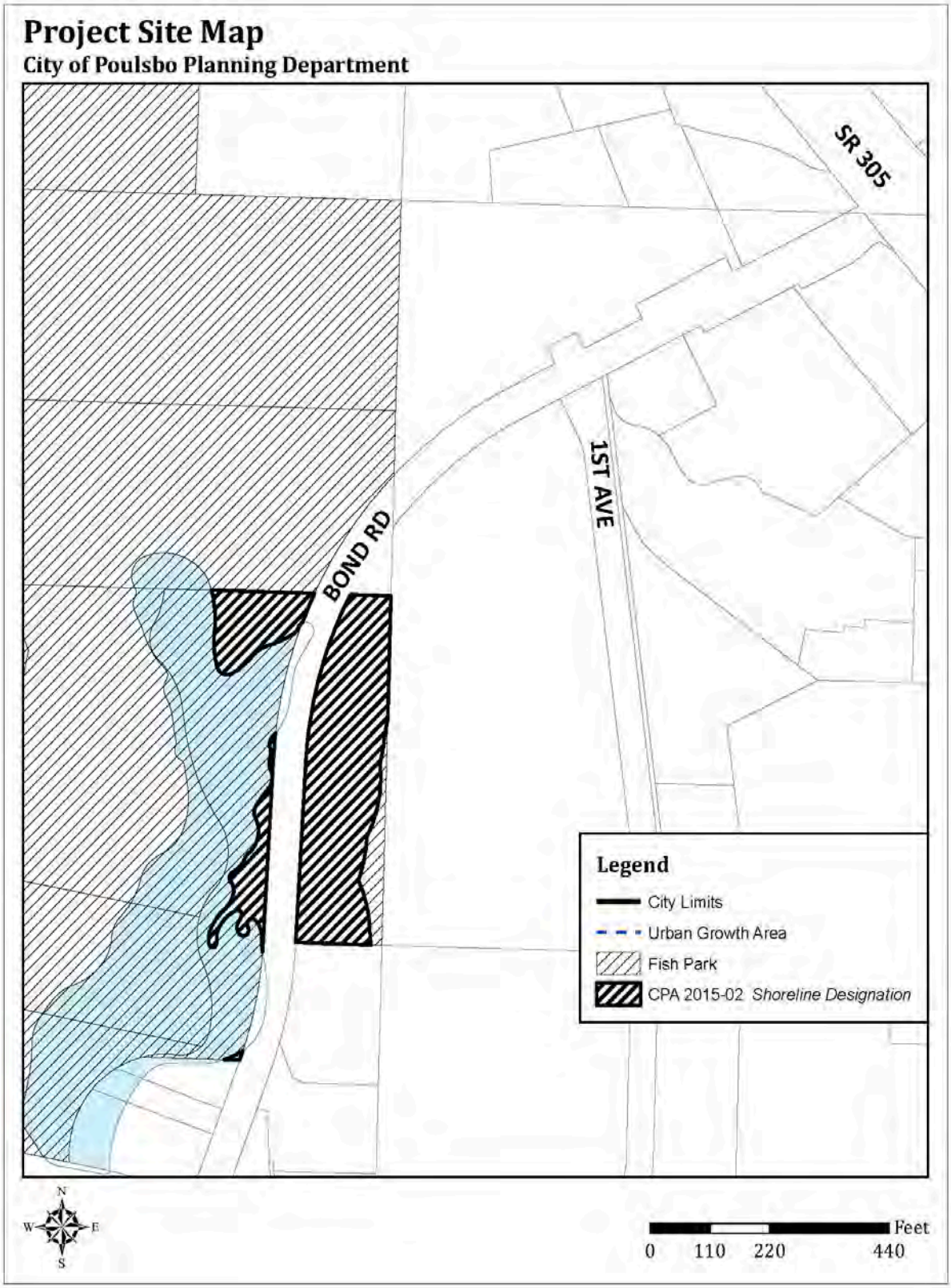
Staff Analysis: This parcel is part of the City's Fish Park, and has the Park comprehensive plan and zoning designation. A portion of the parcel is within the Shoreline Master Program jurisdiction. The Shoreline Master Program established Natural as the appropriate shoreline environment for City parks. In PMC 16.08.180, Parks are an allowed use in the Natural environment, but require a shoreline conditional use permit in the Shoreline Residential-1 and -2 environments. The proposed amendment is to bring the subject parcel into consistency with other park shoreline environment designation by redesignating it Natural from its current Shoreline Residential -1 and -2 environment designation. This amendment is consistent with Natural Environment Policies NE-8.14.

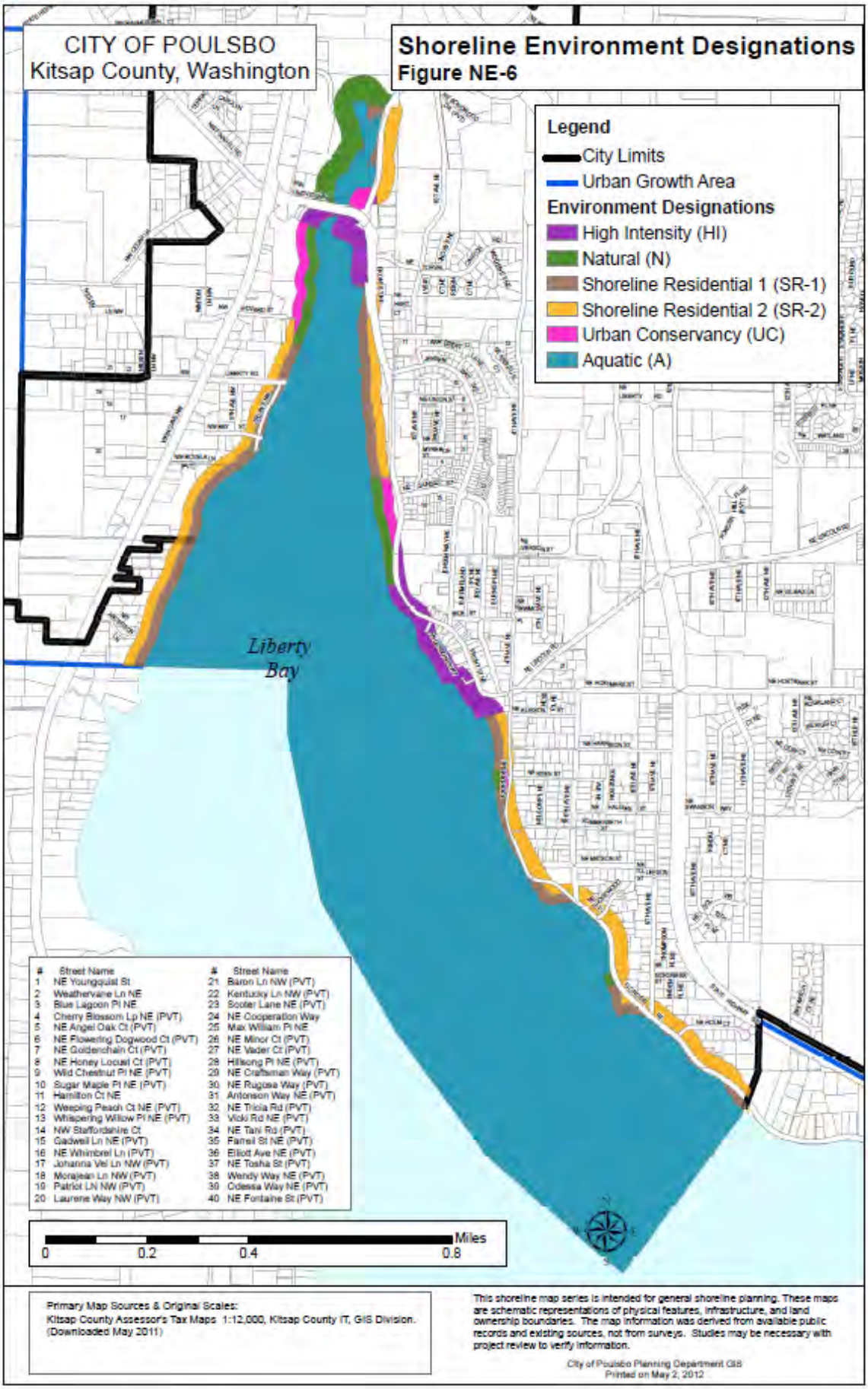
Recommendation: City Planning Staff recommends approval of the proposed CPA 2015-02 site specific map amendment to designate 2.69 acres from Shoreline Residential-1 and -2 to Natural on the Figure NE-6 in the Natural Environment Chapter and on the Shoreline Master Program maps.

CPA 2015-02 Vicinity Map

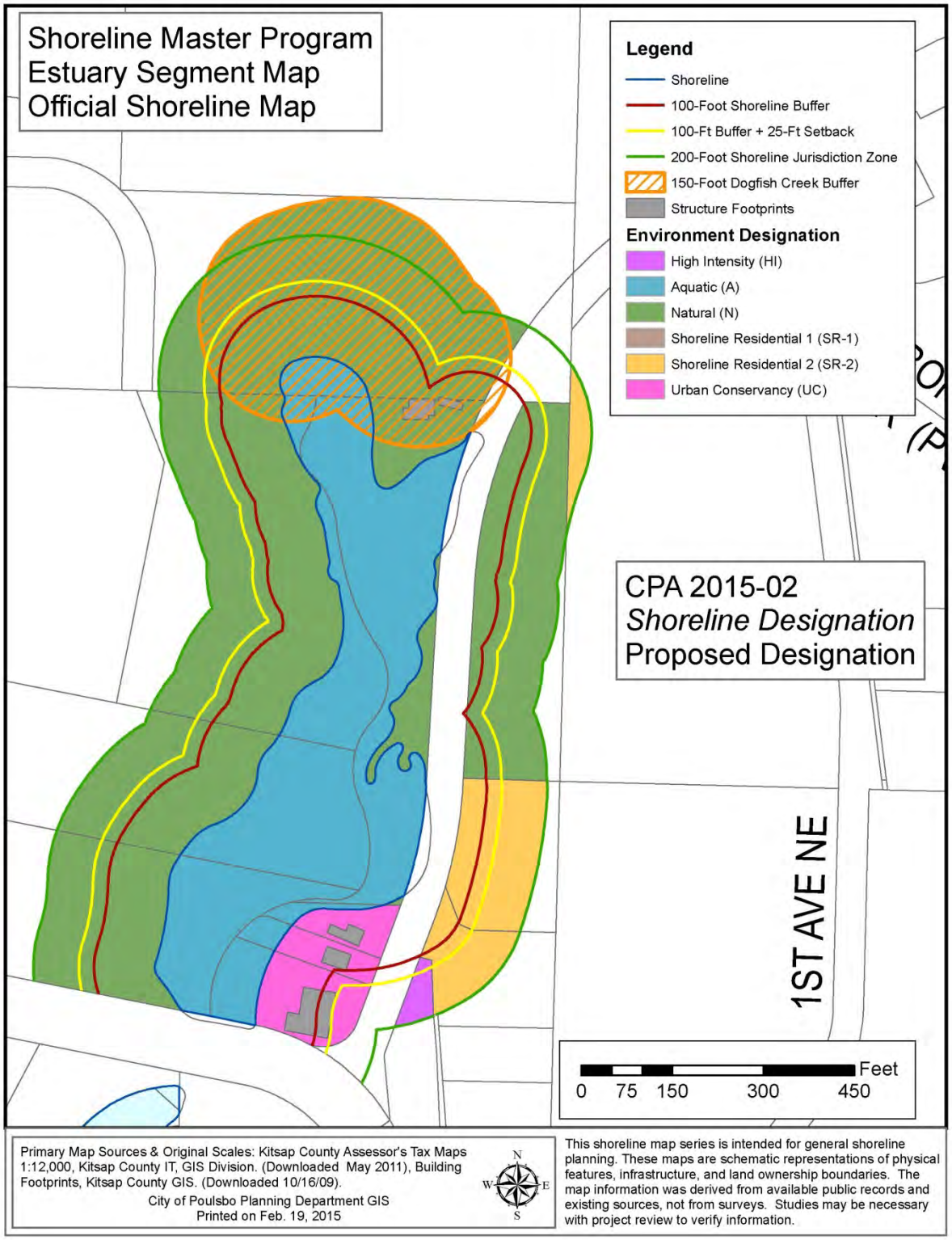


CPA 2015-02 Parcel/Site Map




CITY OF POULSBO
Kitsap County, Washington
Shoreline Environment Designations
Figure NE-6
Legend
City Limits
Urban Growth Area
Environment Designations
High Intensity (HI)
Natural (N)
Shoreline Residential 1 (SR-1)
Shoreline Residential 2 (SR-2)
Urban Conservancy (UC)
Aquatic (A)
Liberty Bay
Street Name
1 NE Youngquist St
2 Weathervane Ln NE
3 Blue Lagoon Pl NE
4 Cherry Blossom Lp NE (PVT)
5 NE Angel Oak Ct (PVT)
6 NE Flowering Dogwood Ct (PVT)
7 NE Goldenchain Ct (PVT)
8 NE Honey Locust Ct (PVT)
9 Wild Chestnut Pl NE (PVT)
10 Sugar Maple Pl NE (PVT)
11 Hamilton Ct NE
12 Weeping Peach Ct NE (PVT)
13 Whispering Willow Pl NE (PVT)
14 NW Staffordshire Ct
15 Gadwell Ln NE (PVT)
16 NE Whimbrel Ln (PVT)
17 Johanna Vel Ln NW (PVT)
18 Monajean Ln NW (PVT)
19 Patriot Ln NW (PVT)
20 Laurene Way NW (PVT)
Street Name
21 Baron Ln NW (PVT)
22 Kentucky Ln NW (PVT)
23 Scooter Lane NE (PVT)
24 NE Cooperation Way
25 Max William Pl NE
26 NE Minor Ct (PVT)
27 NE Vader Ct (PVT)
28 Hillsong Pl NE (PVT)
29 NE Craftsman Way (PVT)
30 NE Rugosa Way (PVT)
31 Anitonson Way NE (PVT)
32 NE Tricia Rd (PVT)
33 Vicki Rd NE (PVT)
34 NE Tani Rd (PVT)
35 Farrell St NE (PVT)
36 Elliott Ave NE (PVT)
37 NE Tosha St (PVT)
38 Wendy Way NE (PVT)
39 Odessa Way NE (PVT)
40 NE Fontaine St (PVT)
Miles
0
0.2
0.4
0.8
Primary Map Sources & Original Scales:
Kitsap County Assessor's Tax Maps 1:12,000, Kitsap County IT, GIS Division. (Downloaded May 2011)
This shoreline map series is intended for general shoreline 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.
City of Poulsbo Planning Department GIS
Printed on May 2, 2012

CPA 2015-02 Proposed Natural Shoreline Designation



3. **CPA 2015-03:**
A text amendment to Chapter 12, Capital Facilities Plan, to update Table CFP-4 (the City of Poulsbo 6-Year Capital Improvement Projects), to reflect the proposed projects listed in the City Budget's 2015-2020 Capital Improvement Plan.

Application and proposed Table CFP-4 is provided in Exhibit A-3.

Applicable criteria:
#2: The amendment is based on a change of conditions or circumstances from the initial adoption of the city comprehensive plan; and
#3: The amendment is based on new information which was not available at the time of the initial adoption of the city comprehensive plan.

Staff Analysis:
The City's 6-year Capital Improvement Projects (CIP) is updated during the annual budget process and is subsequently included as an amendment to the Comprehensive Plan. This amendment is due to a change in conditions – as a new budget and a revised CIP has been approved by the Poulsbo City Council. This annual update of the City's CIP is set forth in Policy CF-3.2 as well as the Capital Facilities Plan (Chapter 12). This amendment is consistent with Capital Facilities Policies CF-4.1 and 4.2.

Recommendation: City Planning Staff recommends approval of the proposed CPA 2015-03 to amend Table CFP-4 with the 2014-2020 Capital Improvement Program.

4. **CPA 2015-04:** A text amendment to Chapter 12, Capital Facilities Plan, to update Table CFP-3 and Section 12.10 Parks, by adding new parks project to the 20-year project list.

Application is provided in Exhibit A-4. Proposed text amendments are identified below by **bold/underline.**

Applicable criteria:
#2: The amendment is based on a change of conditions or circumstances from the initial adoption of the city comprehensive plan; and
#3: The amendment is based on new information which was not available at the time of the initial adoption of the city comprehensive plan.

Staff Analysis: The Mayor and City Parks and Recreation Director identified two new park projects that were proposed during the 2014 annual budget process: 1) acquisition of land for "Vista Park" to be located at College MarketPlace; and 2) the development of Morrow Manor Park (land was donated to the City), and Vista Park. The text amendments identifies these two new projects on Table CFP-3 - the 20-year project list, and provides a brief project description in Section 12.10 Parks under the park land acquisition section for Vista Park, and park land development section for both Morrow Manor Park and Vista Park. This amendment is consistent with Parks, Recreation and Open Space Policies PRO-1.1, PRO-6.3 and PRO-7.1.

Recommendation: City Planning Staff recommends approval of the proposed CPA 2015-04 to amend Table CFP-3 "City 2025 Capital Facility Project List" and Section 12.10 Parks to identify and add new park projects.

Proposed Text Amendments to Table CFP-3 2025 City Capital Facility Project List
Comprehensive Plan Pages 188-189

Capital Facility	Project List
Parks	*Park Land Acquisition* Acquire parcels near County Road 59 Acquire properties adjacent to Centennial Park Acquire land adjacent to Fish Park Acquire land East Poulsbo for new neighborhood park Acquire land West Poulsbo for new neighborhood park Acquire Hamilton Field Acquire East Liberty Bay Shoreline Property Acquire Johnson Creek Wildlife Corridor parcels Shoreline Property north Front Street **Acquire land for Vista Park at College Market Place** *Park Land Development* Poulsbo Fish Park development College Marketplace Athletic Fields Centennial Park development Nelson Park Phase 2 development **Morrow Manor park development** **Vista Park development**

	Indian Hills Recreation Area development Net Shed Park Planning Hattaland Park Planning

Proposed Amendments to CFP Section 12.10 Park System Section
Comprehensive Plan Pages 227-229

2025 Park System Acquisition and Improvements

The City has identified several specific needs for the growth of its park system. These are based upon the above Level of Service analysis. Common themes running through the list of projects is a desire to increase ownership and access along Liberty Bay and Dogfish Creek, as well as the expressed need for expanded park, open space and trail facilities citywide, and an interest in sharing responsibility for cooperative use facilities to provide needed recreational programming. Figure PRO-2 in Section 1 maps each of the City's 2025 Park Improvements. The number in each of the following project descriptions refers to the legend on Figure PRO-2. Figure PRO-3 in Section 1 maps the 2025 Urban Paths of Poulsbo trails vision.

Park Land Acquisition

Parcels near County Road 59
Acquisition of four contiguous parcels totaling 3.86 acres adjacent to County Road 59, could expand the existing shoreline trail located at the county road right-of-way, and provide a new West Poulsbo neighborhood park. This project is identified as number 1 on Figure PRO-2.

Centennial Park Expansion
Acquisition of the Public Works' two sites plus three small residential pieces will add approximately 3.89 acres to Centennial Park. In addition to restoration activities and park land expansion, the acquisition of these sites will assist with storm water issues in the area. This project is identified as number 2 on Figure PRO-2.

Additional land adjacent to Fish Park
The City wishes to acquire additional parcels as they become available along Dogfish Creek and its estuary for the purpose of habitat restoration and salmon rearing. Partnerships with the Suquamish Tribe and various organizations and non-profits will help benefit this project. The Holm property (3.77 acres) has been identified as a key property adjacent to Fish Park for the City to acquire. This project is identified as number 3 on Figure PRO-2.

West Poulsbo
Future residential development expected in the western city limits would benefit from a new Neighborhood Park. No specific parcel has been identified for this park. This project is identified as number 7 on Figure PRO-2.

East Poulsbo
Future residential development expected in the eastern city limits would benefit from a new Neighborhood Park. The park should be at least 2 acres to 5 acres in size. No specific parcel has been identified for this park. This project is identified as number 4 on Figure PRO-2.

Hamilton Field
This 2.2 acre parcel is located on Hamilton Court and is currently owned by the North Kitsap Pee Wees Association. If acquired, the field could provide a lighted soccer/football field which

includes a clubhouse/storage building on the premises. A partnership ownership opportunity may exist for this property. Access, parking and drainage issues will need to be addressed to make this a viable community asset. This property would be classified as a Community Park. This project is identified as number 5 on Figure PRO-2.

East Liberty Bay Shoreline Property
Acquisition of parcels located along Fjord Drive, for a community or neighborhood park, and access to beach areas and trail connections. This project is identified as number 6 on Figure PRO-2.

Johnson Creek Wildlife Corridor
Acquisition of undeveloped parcels of land along the Johnson Creek corridor and within the city limits. This project would acquire properties as they become available or easements for future trail connections along the corridor. This project is identified as number 8 on Figure PRO-2.

Shoreline property north Front Street
Acquisition of .69 acres of steep shoreline property just south of Liberty Bay Auto could add to the Liberty Bay trail. This project is identified as number 9 on Figure PRO-2.

Vista Park
Acquisition of undeveloped tracts, easements, and/or parcels of land along the ridge in College Market Place (across from Home Depot and along Market Place NW), in order to take advantage of surrounding views and enhance pedestrian access.

Park Land Development

Poulsbo Fish Park Development
Continue to develop Poulsbo Fish Park, including public access trails, interpretive areas, restoration of the estuary, and wildlife viewing areas. An environmental education learning center may be appropriate at this park. This project is identified as number 10 on Figure PRO-2.

College MarketPlace Athletic Fields
This project recognizes that the City is deficient in the number of ball fields it owns (none), and that the development of additional athletic fields is necessary. The plan for this project is the development of two multi-use fields and parking on the 5.92-acre site. This project is identified as number 11 on Figure PRO-2.

Centennial Park Development
This project is to restore, renovate and protect the natural resources existing on and around this 2.5 acre piece of parkland on the South Fork of Dogfish Creek, while also providing public access opportunities. The scope of this project will provide public access including trails, a creek overlook, two pedestrian bridges, restoration and habitat improvements around the creek, tree and habitat plantings, limited demonstration gardens, benches and picnic tables. This project is identified as number 12 on Figure PRO-2.

Nelson Park Phase 2
Nelson Park encompasses over 11 acres in West Poulsbo. This waterfront property was purchased in 1997 and includes four parcels along the Liberty Bay shoreline. A master plan was developed in 1998. In 2004, phase 1 development of about four acres included a restroom and

picnic shelter, playground, parking and some trails. Phase 2 would include trails throughout the property. This project is identified as number 13 on Figure PRO-2.

Indian Hills Recreation Area
This 20-acre parcel is planned to be developed as a passive park. This project is identified as number 14 on Figure PRO-2.

Net Shed Park
This park is currently a vista setting of Liberty Bay with picnicking facilities. Plans call to plan and develop this park to include beach access and trails.

Hattaland Park
This 2.5 acre open space park is mostly undeveloped, but plans call to add low-impact activities such as trails, picnicking and views of the creek and wetlands.

Vista Park
Development of trails and benches intended to enhance pedestrian access along the ridge at College Market Place (across from Home Depot and adjacent to Market Place NW), and to take advantage of views from the commercial complex.

Morrow Manor
Development of a 1 acre park donated to the City, utilizing existing trees and fauna. Plans call for sitting benches, playground equipment and shared use path.

5. **CPA 2015-05:**
is a text amendment to Section 12.6 Water System text in the Capital Facilities Plan and replacing the 2007 Water System Plan in Appendix B-1 in its entirety with the 2014 Water System Plan. (Other ancillary amendments (i.e. table of contents) will be necessary to identify the 2014 Water System Plan amendment). Appendix B-1 Memorandum of Understanding with Kitsap Public Utility District remains unchanged.

Application is provided in Exhibit A-5. Proposed text amendments are identified below by **bold/underline.**

Applicable criteria:
#2: The amendment is based on a change of conditions or circumstances from the initial adoption of the city comprehensive plan; and
#3: The amendment is based on new information which was not available at the time of the initial adoption of the city comprehensive plan.

Staff Analysis: The Washington Department of Health requires jurisdictions update their water system plans on a six-year cycle. The City Engineering Department began the water system plan update in 2013 and completed it in 2014. The plan includes a complete inventory, analysis of need, identification of deficiencies, and the capital facilities program for the City's water system utility. The City Council reviewed and approved the 2014 Water System Plan in late 2014; formal adoption of this plan is through its inclusion as a functional plan within the City's Comprehensive Plan. The text amendments include updates to the narrative text based upon the new water system plan, as well as deletions of projects completed or changed, and adding new projects. The 2014 Water System Plan will be included in its entirety as Appendix B-1, replacing the 2007 Water System Plan; the Appendix B-1 Memorandum of Understanding with Kitsap Public Utility District remains unchanged. The proposed text amendments and inclusion of the water system plan is consistent with Capital Facilities Policies CF-6.1, 6.2, and 6.4.

Recommendation: City Planning Staff recommends approval of the proposed CPA 2015-05 to amend Table CFP-3 "City 2025 Capital Facility Project List," Section 12.6 Water System to reflect updates and changes included in the 2014 Water System Plan, and replace in its entirety Appendix B-1 2007 Water System Plan with the 2014 Water System Plan. (Appendix B-1 Memorandum of Understanding with Kitsap Public Utility District remains unchanged).

Proposed Amendments to Table CFP-3 2025 City Capital Facility Project List
Page 186

Capital Facility	Project List
Water System	~~Lincoln Well No. 2 Well House and Telemetry~~ **Lincoln Wells No. 1 and No. 2 Manganese Treatment** **Westside Well Treatment** Big Valley Well No.3 Westside Well No. 2 ~~Reservoir Seismic Evaluations~~ Reservoir Coating Program ~~Finn Hill Reservoir No. 2~~ **Wilderness Park Reservoir Repairs** **Raab Park Reservoir Replacement** Wilderness Park Booster Station Replacement

	340 Zone Fire Flow Pump and Zone Expansion ~~Finn Hill Booster Station Replacement~~ ~~Lincoln Well Transmission Line~~ Old Town Water Main Replacement ~~Big Valley Transmission Main~~ ~~Wilderness Park Transmission Main~~ **Viking Avenue PRV** **Hostmark Transmission Main** **SR 305 Crossing** **Liberty Ridge Fire Flow** **Water Main Replacement Program** **Meter Upgrade and Replacement Program** **Telemetry System Upgrades** ~~Finn Hill Transmission Main~~ ~~3rd Avenue Water Main Extension~~ ~~Westside Well Manganese Treatment~~ ~~Pugh/Lincoln Well #2 Manganese Treatment~~

Proposed Amendments to CFP Section 12.6 Water System section
Pages 199-204

12.6 Water System

The City of Poulsbo Water Utility provides potable water within the city limits and some limited areas in the surrounding unincorporated UGA. A complete inventory, analysis of need, identification of deficiencies, and the capital facilities program is provided in the ~~2007~~ **2014** Water System Plan, which is included in Appendix B-1 to the Comprehensive Plan and adopted in its entirety.

The City's water system provides service to approximately ~~7,800~~ **9,388** people located in an area totaling **2,970** ~~2,912~~ acres. These customers are served by five wells (**capable of 3.4** ~~2.3~~ million gallons per day), nine reservoirs (4.1 million gallons), and **six** ~~four~~ pressure zones. Approximately
two-thirds of total water consumption is used by residential customers.

The City's water service area encompasses approximately **4.93** ~~5.15~~ square miles and ranges from sea level to **360** ~~406~~ feet. The downtown area lies in the lower elevations near the shores of Liberty Bay. The service area is separated into **six** ~~four~~ pressure zones to serve the varying service elevations. The City's water service area encompasses where direct service connections exist or service connections are currently available. **The City's water service area is identified in Appendix B-1 Figure 1-2.**

The City's water service area has been adjusted since the 2007 Water System Plan to reflect changes to the city limits and adjustments to better serve customers. The service area adjustment in the northwestern part of the UGA does not include the entire UGA due to the topography of the area. Services west of Olympic College had been in the City's planning area, but are now served by the Kitsap Public Utility District (KPUD). In 2011, the City agreed to relinquish these areas to the KPUD and in return there is an additional intertie at NW Reliance Road that will help provide fire flow storage for the West High Zone.

An average of 74 water service connections was added to the City's water system annually over the last seven years, which corresponds to an average annual growth rate of approximately 2.3%. Single-family residential connections lead the new connections and non-residential connections decreased for several years after 2008.

The amount of water the City uses has dropped significantly since the last water system plan. In the 2007 Water System Plan, the City used on average 195 gpd/ERU and currently uses 159 gpd/ERU. This decrease in water has been a combination of increased efficiency, education, and lowering the distribution system leakage. Consequently, the long term projected consumption of the City is not anticipated to exceed their water rights as it did in the 2007 plan.

By 2020, the total annual water use is projected to be 1,270 acre-feet/year, a 30 percent increase from current usage. By the end of the 20-year planning period, projections increase to 1,612 acre-feet/year. These projections do not include reductions in water use created by increased conservation and water use efficiency measures underway and planned by the City. At this time, the City holds water rights for a total of 1,893 acre-feet/year. It is not expected that the City will need additional instantaneous or annual water rights within the 20-year planning period.

~~The water service area has been expanded since the City's 2000 Water System Plan to reflect the City's annexation into its urban growth area, as well as those portions of the City's urban growth area not currently annexed. In addition, the service area also recognizes the City's ability to serve customers from the new College MarketPlace facilities (West High Zone). The service area in the northwestern part of the City's urban growth area is not included due to the topography of the area. These high elevation parcels will continue to be within the Kitsap Public Utility District's water service area.~~

~~Water system expansion is expected as the city continues to grow. College Market Place has laid the foundation for new commercial development in the northwest part of the City. Further, additional residential development is expected, consistent with the City's Urban Growth Area, and its mandate to accommodate growth. In addition, infill and re-development is also occurring within the existing city limits. Combined, the city's expected growth places an increasing demand on the water system and its ability to provide safe and reliable water supply.~~

~~Utilizing the City's 2025 population forecast, the 2007 Water System Plan predicts that by the end of the 2025 planning period, the city residents and businesses total annual water usage will be 1,966 acre-feet/year. These projections include reductions in water use created by increased conservation and water use efficiency measures underway and planned by the City. At this time, the City holds water rights allowing for a total of 1,734 acre-feet/year. Additional water right capacity or supply is necessary to meet future demands.~~

~~It should be emphasized that the City has an obligation to plan for the 2025 population forecast – which the 2007 Water System Plan has done. The actual realization of the city's population growth – and therefore its impact on the City's water system and supply – is also influenced by regional, state, and national economic influences and trends.~~

~~However, in order to ensure that the City is planning for the 2025 population forecast and to meet the needs of future residents, the City has initiated discussions with Kitsap Public Utility~~

~~District (KPUD) to provide water supply in the future at such a time as the City needs it. A Memorandum of Understanding has been agreed upon by the City of Poulsbo and KPUD, which lays out the process to establish coordinated domestic water supply, storage and service areas. A copy of the MOU is included with the 2007 Water Supply Plan in Appendix B-1.~~

2025 Water Facility Improvements

Water system capital facility improvements have been evaluated, identified and prioritized on the basis of water quality concerns, growth demands, regulatory requirements, component reliability, system benefit, and financial priority for the planning period. When the Water System Plan is updated again at the end of its 6-year planning period, the projects presented for the 20-year planning period should be reevaluated and scheduled for the subsequent 6-year planning period as necessary.

Water Supply Projects

Lincoln Wells No. 1 and No. 2 Manganese Treatment
The Lincoln Wells have higher than desired manganese concentrations in the raw water. The concentrations exceeded the high concentrations cause the City to frequently have to flush its water mains, and it can add an unwanted color, odor and taste to the water. The City conducted a pilot test in 2014 and constructed treatment facility in 2015. The treatment would reduce or eliminate the manganese from the raw water concentration to below 0.05 mg/L in the finished water. The Pugh Well has iron bacteria issues. The Pugh Well will be isolated from the system and remain as a resource for emergency situations.

~~**Lincoln Well No. 2 (Pugh Well Replacement) Well House and Telemetry**~~
~~The City began drilling a second well in 2006 on the Lincoln Well site as a replacement for the Pugh Road Well. The new well will eliminate the need to frequently use the Pugh Road Well, which has iron bacteria problems. As a result, the City can reduce the flushing frequency thereby lowering water production requirements and lost and unaccounted for water. The Pugh Well water right allows for 650 gpm of instantaneous withdrawal and the new well is being designed to maximize the water right.~~

Westside Well Treatment
The Westside well also has manganese concentrations in the raw water that are slightly higher than the EPA's Secondary MCL. Manganese can add an unwanted color, odor and taste to the water. The City plans on installing a pilot test system in 2015 and a treatment facility in 2016. The treatment system would reduce the manganese from the raw water concentration to below 0.05 mg/L in the finished water.

Long Term Water Supply Study
The City plans to develop a long term water supply study that identifies alternatives to procuring additional water rights or water supply capacity. **The City has sufficient water rights to supply demands for the 20-year planning period, but the existing pumps will need to pump an excess of 18 hours a day; therefore the city plans to add source capacity to improve system reliability and meet DOH recommendations.**

Big Valley Well No. 3
The City plans to drill, develop, and equip a third well at the Big Valley Well site. **Additional source capacity is necessary to provide maximum day demand and replenish fire**

suppression storage during the planning period, and a new 500 gmp well will provide sufficient flows. ~~A new 500-gpm well will provide sufficient flows through 2014. This project will be re-evaluated upon completion of the long-term water supply study.~~

Westside Well No. 2
The City plans to drill, develop, and equip a second well at the Westside Well site. Additional supply capacity **should be installed to reduce the demand on aquifers and equipment.** ~~will be necessary by 2014 to provide sufficient flows through 2026.~~ This project will be re-evaluated upon completion of the long-term water supply study.

Acquire/Upgrade Supply Capacity
The city needs to acquire additional or upgrade current source capacity in order to meet its predicted demands and Department of Health's reliability recommendations. Project identification is expected to come from long term water supply study.

Storage Projects

Wilderness Park Reservoir Repairs
Based on a seismic study which evaluated the City's reservoirs, the Wilderness Park Reservoir does not meet current seismic design standards. This project will retrofit the existing reservoir to have additional ties to the foundation to resist overturning forces induced by seismic loads.

Raab Park Reservoir Replacement
Replace the existing 150,000-gallon tanks with a 300,000-gallon tank. The existing tank does not meet seismic design standards and is at the end of its useful life.

~~**Reservoir Seismic Evaluations**~~
~~The City plans to conduct a seismic evaluation study of the existing reservoirs. Additional capital improvements may be determined based on the findings of the evaluation.~~

Reservoir Coating Program
The City plans to recoat **the interior and exterior of the Finn Hill and Olhava Reservoirs.** ~~four of the existing water reservoirs.~~ Periodic coatings need to be applied to protect the structural steel from corrosion damage.

~~**Finn Hill Reservoir No. 2**~~
~~The City plans to construct a 700,000 gallon reservoir at the Finn Hill Reservoir site. This project eliminates the existing storage deficiency in the West High Zone and provides future storage capacity to eliminate the projected system wide storage deficiency. The new reservoir will be slightly larger than the existing Finn Hill Reservoir. The existing site was arranged to accommodate a second reservoir.~~

Booster Station Projects

Wilderness Park Booster Station Replacement
The City plans to construct a new booster station at the Wilderness Park Reservoir site. The new booster station will transfer supply from the Low Zone to the East High Zone to eliminate the storage deficiency in the East High Zone and provide redundancy to the

Pugh and Lincoln Wells. Currently, the City does not have a pumping facility to transfer supply to the East High Zone. The booster station will consist of three 750 gpm pumps, integrated control systems, standby generator, and an automatic transfer switch with a new CMU building.

340 Zone Fire Flow Pump and Zone Expansion

The 340 Zone currently has houses served by a pump for average day and maximum day demands but is served by gravity for fire flow. The high elevations cause pressures to drop below 20 psi during fire flow emergencies when the reservoirs are depleted of operational storage. A fire flow pump is needed to boost flows and pressures in the 340 Zone and would decrease the large dead storage in the Low Zone. This project will be coupled with a zone expansion to address the low pressure at the 4th Avenue Townhomes since work will need to be performed at the existing booster station. This project will include an additional 250 feet of pipe to expand the zone and the pumps necessary to meet projected demands.

~~**Finn Hill Booster Station Project**~~

~~The City plans to replace the Viking Avenue Booster Station in order to increase its total capacity. This project eliminates the West High Zone storage deficiency and improves supply reliability to the West High Zone. The new booster station will be equipped with three 1,000 gpm booster pumps and an onsite standby generator. In addition to eliminating the storage deficiency, the booster station will serve as the backup source to the West High Zone.~~

~~Pressure Zone Modifications~~

~~**Finn Hill Area Project**~~

~~The City plans to move service for approximately 34 homes from the Low Zone to the West High Zone in order to improve service pressures and reduce dead storage in the Low Zone reservoirs. This project includes constructing approximately 500 LF of 8-inch water main along Finn Hill Road between Staffordshire Lane and Terasse Drive.~~

Distribution System Projects

The following distribution system projects are recommended to increase fire flow, replace undersized water mains, or to accommodate transmission and storage projects.

~~**Lincoln Well Transmission Main**~~

~~The City plans to construct approximately 3,000 LF of 12-inch transmission main between the Lincoln Well site and the Pugh Reservoir. This project is necessary to increase transmission capacity of the existing 8-inch water main when the second well comes online. The project will be located along Lincoln Avenue between Pugh Road and the well site.~~

Old Town Water Main Replacement

The City plans to replace the undersized and aging water mains in the “old town” area located south of downtown. This area is primarily residential although a few businesses are located along the waterfront. Existing piping serving the area is approximately 9,000 LF of 4-inch water main and 5,450 LF of 6-inch water main. This project will replace 3,140 LF of 4-inch piping with 8-inch piping along 6th Avenue and Haugen Street. The new piping will serve as a “backbone” for the area and increase fire flow availability.

~~**Big Valley Transmission Main**~~
~~The City plans to replace the transmission main between Big Valley Road/Bond Road and the Big Valley Wells. The existing water main is a critical link between the Big Valley Wells and the city center. This project consists of 5,200 LF of 12-inch water main. The cost estimate assumes the water main will be installed within the roadway.~~

~~**Wilderness Park Transmission Main**~~
~~The City plans to replace the transmission main from the Wilderness Reservoir to the west side of SR 305. The existing water main is undersized and limits the flow to and from the reservoir. This project will result in an increase in available fire flow to the Low Zone and improved water quality in the area around the reservoir. The project consists of 1,500 LF of 12-inch water main and includes a 200 LF boring beneath SR305. For planning purposes, the boring is assumed to be a 24-inch steelcasing.~~

Viking Avenue PRV
The Viking Avenue water main currently has very high pressures (180 psi) that need to be reduced. High pressure in the main has caused pipes to burst several times. The City plans to install two PRV systems, including one at the old Viking Avenue Booster station site, to reduce pressure along this main.

Hostmark Transmission Main
The City plans to install a transmission main between the Wilderness Park Booster Station and the East High Zone. This project will allow the City to transfer supply between the Low and East High Zones to improve supply redundancy to both areas. The project consists of approximately 3,000 LF of 12-inch water main along Hostmark Street. A new pressure reducing valve station will be installed to transfer supply from the East High Zone to the Middle Zone.

SR 305 Crossing
The City plans to replace the transmission main that crosses SR 305 at Hostmark. The existing water main is an old and undersized pipe that serves the downtown area.

Liberty Ridge Fire Flow
The Liberty Ridge Apartments require a minimum of 2,5000 gmp for fire flow. They are at a higher elevation than most of the Low Zone and are served by 6-inch piping from the south. An additional 8-inch pipe from Bond Road to 1st Avenue NE at the south end of the complex would loop the service and increase fire flow to above 2,500.

Water Main Replacement Program
The City has scheduled specific water main replacements for the next 6 years and will continue replacing aging water mains annually. Which mains will be replaced beyond what is currently scheduled will depend on the needs of the system and the known pipe conditions at that time.

~~**Finn Hill Transmission Main**~~
~~The City plans to install a transmission main between the Finn Hill Reservoir and Viking~~

~~Avenue. This project will improve fire flow availability along Viking Avenue. The project consists of approximately 2,000 LF of 12-inch water main along Finn Hill Road.~~

~~3rd Avenue Water Main Extension~~
~~Replacement of existing 4-inch main with new 8-inch main along 3rd Avenue, from Moe Street to Iverson Street.~~

Miscellaneous Projects

Meter Upgrade and Replacement Program
The City plans to replace all existing meters in their water system. The new meters will have remote read capability and will be a higher quality magnetic meter. This project is intended to help reduce water loss and improve the efficiency of the water system.

Telemetry System Upgrades
The City plans to replace the current telemetry system. This project will upgrade the central control system so that the City will have better remote operation of its water and sewer facilities.

Public Works Complex
The City plans to construct a Public Works Complex which will provide a maintenance and operations center for the water, sanitary sewer, storm sewer, solid waste, roads and parks departments. The water utility is expected to fund 20% of the project costs.

~~Intrusion Alarms~~
~~The City plans to install intrusion alarms at several of its facility sites. Many sites have security provisions, such as fencing and door locks, but intrusion alarms will help quickly notify the City in the event an unwarranted person has entered the facility.~~

~~Manganese Treatment~~
~~The Westside Well and Pugh/Lincoln Well #2 will receive treatment for manganese. The appropriate treatment method will be determined during project development.~~

Water Facilities Funding Strategy

Municipal utilities in Washington State are operated as enterprise funds and are required by state law to operate with a balanced budget. Therefore, the City must decide how it will finance its utility capital improvements as well as provide funds to operate the utility through some combination of user rates, debt, and contributions. It must then establish user rates at a level that is sufficient to operate and maintain its facilities, pay debt service on any debt issued, and maintain reasonable cash reserves.

Funding the Water System's capital improvements comes from the Water Enterprise Fund, which is intended to be self-sufficient. Revenue is from monthly rates from both residential and commercial users, and through one-time utility connection charges. The combination of these revenue sources funds the water utility's operational expenses, debt reduction, maintenance and capital improvements.

The **2014** ~~2007~~ Water System Plan provided a financial analysis of the water utility's anticipated monthly rate revenues and projected operational expenses over a six-year period. It also provided an analysis for projected connection charge revenues, which are used to upgrade and expand the water system. Based upon the Plan's financial analysis, the City has adequate operating revenue to meet its existing and projected operating expenses, as well as its 6-year CIP project list.

The City has seen an increase in the amount of revenue since the 2007 Water System Plan, and based upon projected revenue and an increase in water rates approved in 2014, the expected revenue is sufficient to complete system upgrades. ~~It should be noted that new connection charges, which occur at the time of building permit issuance, in 2008 have not met the Water Plan's projections – evidence of the national and global economic environment.~~ **In addition,** the City~~, however, does have~~ **has** several options for funding the CIP should revenue projections be less due to ~~the~~ slower than expected growth or decreased water consumption. Projects identified on the 6-year CIP intended to accommodate system growth can be delayed until such time as needed. Further, additional revenue sources such as public works loans, revenue bonds, or rate increases can be utilized when necessary. The anticipated long-term coordinated water supply, storage and distribution agreement with KPUD may also decrease or eliminate the need to implement some of the identified 6-year and longer-term ~~2025~~ capital improvements. ~~The City's Water System next functional plan shall take both these external and internal circumstances into consideration when evaluating the system and forming the recommended project list.~~

System Expansion Projects Funding

For future proposed developments that currently do not have the City's water system readily available, the City generally requires the developer or landowner to agree to execute a utility extension agreement. Through the agreement, the City requires the developer or property owner to pay all costs associated with designing, engineering, and constructing the extension to City standards. This agreement does not, however, guarantee or reserve water capacity within the system. Capacity is only assured when a building permit is actually issued. This agreement also requires the developer/landowner to turn over and dedicate any capital facilities to the City at no cost. All agreements must be approved by the City Council. The City anticipates this process will be used more often to serve development occurring throughout the underdeveloped areas of the city and the urban growth area.

Appendix B-1 2014 Water System Plan: The approved 2014 Water System Plan is available at the following link. Please contact the Poulsbo Planning Department if you would like a hard copy of the plan.

http://www.cityofpoulsbo.com/planning/documents/WaterSystemPlan2014.pdf

III. ATTORNEY GENERAL'S UNCONSTITUTIONAL TAKINGS MEMO

Pursuant to Comprehensive Plan Policy PI-2.4, City staff members are familiar with Washington State Attorney General's "warning signals" for unconstitutional takings of private property. Staff has reviewed the Attorney General's Advisory Memorandum: Avoiding Unconstitutional Takings in the context of the 2015 Comprehensive Plan Amendments and has consulted with the City Attorney regarding the warning signals. Staff

and the City Attorney are comfortable that the amendments do not result in any unconstitutional taking.

IV. STATE ENVIRONMENTAL POLICY ACT

An environmental checklist was prepared for the comprehensive plan amendments. A combined Notice of Application with Optional DNS was issued on February 20, 2015, with the comment period for environmental comments ending March 6, 2015. The City received no comment letters in response to the Notice of Application with Optional DNS. The SEPA Determination of Non-Significance was issued on March 9, 2015.

V. STAFF CONCLUSION AND RECOMMENDATION

Staff has concluded that the site specific amendment application to the Comprehensive Plan and Zoning Map, the site specific amendment application to Natural Environment Figure NE-6 and the Shoreline Master Program maps, and the text amendments to the Comprehensive Plan's Capital Facilities Plan are either based upon new information or a change in circumstances since the initial adoption of the Comprehensive Plan; are internally consistent with the Comprehensive Plan; and are not detrimental to the public health, safety or welfare of the city. Therefore, staff respectfully recommends approval of all the proposed Comprehensive Plan Amendments as set forth in this staff report.

VI. EXHIBITS

A. Amendment Applications
   1. CPA 2015-01
   2. CPA 2015-02
   3. CPA 2015-03
   4. CPA 2015-04
   5. CPA 2015-05

B. Notice of Application with Optional DNS, including Environmental Checklist and affidavits of mailing

C. SEPA Threshold Determination of Non-Significance

D. Public hearing Notice for Planning Commission and Affidavits

EXHIBIT A-1 – AMENDMENT APPLICATIONS

CPA 2015 -01 **Site Specific Redesignation/Rezone**
Fish Park Expansion

CPA 2015-01

RECEIVED

NOV 14 2014

PLANNING

CITY OF POULSBO
COMPREHENSIVE PLAN AMENDMENT

Site Specific Amendment Form

Instructions: Please complete a separate request form for each proposed site specific amendment. If you are applying for a text/map amendment, please use the Text/Map Amendment Form.

The City of Poulsbo considers amendments to its Comprehensive Plan once each year. The deadline to submit applications to the City is November 15th. The pre-application fee shall be submitted with the application (*Type A pre-application fee for Planning only, unless the City determines Engineering review is necessary).* After November 15th, the City will hold pre-application conferences for site-specific amendment requests. Then, the City will prepare a docket for City Council consideration (per PMC 19.01.008). If the City Council includes your request in the docket of annual amendments, the applicant will be required to submit a SEPA checklist and application fees according to the adopted Fee Schedule. Docketing is not a guarantee of your amendment request being approved.

Name of Applicant: City of Poulsbo

Contact Address: 200 NE Moe St. Poulsbo 98370

Phone Number: 360-394-9772

E-mail: mmccluskey@cityofpoulsbo.com

Address of property to be considered for amendment: 20783 Bond Rd. NE

Assessor's Tax Parcel Number of property: 142601-2-014-2009

Property Owner (if not applicant): _____

Address and Phone Number of Property Owner: _____

E-mail: _____

Current Comprehensive Plan Land Use Designation: Residential High

Current Zoning: Residential High

Requested Land Use Designation/Zoning: Park

Current use of property/site: Vacant

Anticipated future use of site: Park

Please attach maps, photos, any existing environmental assessments, or other documents that describe the subject property.

In order to grant a site specific amendment to the City's Comprehensive Plan, at least one of the following conditions must be applicable. These conditions are found in the Poulsbo Municipal Code, Section 18.210.020. The following questions will help the City evaluate the proposed amendment.

Please answer the following questions, use separate sheets if necessary:

1. Is the amendment warranted due to an error in the initial adoption of the City's Comprehensive Plan? Please explain.

   No

2. Is the amendment based on a change of conditions or circumstances from the initial adoption of the City's Comprehensive Plan? Please explain.

   Yes - this residential property was purchased by the City in 2014 as an additional park parcel to Poulsbo's Fish Park.

3. Is the amendment based on new information or facts which were not available at the time of the initial adoption of the City's Comprehensive Plan? If so, what are they?

   No

4. Explain why the current land use designation/zoning no longer applies and why the proposed designation/zoning is more appropriate.

   This parcel will be developed as a park in the future.

5. Is the proposed land use designation/zoning consistent with the adopted Comprehensive Plan? Please demonstrate how the amendment request is internally consistent with the adopted Comprehensive Plan.

   Yes - it will be consistent with all other city park properties.

I hereby authorize City of Poulsbo representative(s) to inspect my property Monday – Friday between the hours of 8:00 a.m. and 4:00 p.m. during this application process.

Signatures:

I the undersigned, state that, to the best of my knowledge, all the information provided in this application is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.

Mary McCluskey

Applicant: Mary McCluskey

Digitally signed by Mary McCluskey
DN: cn=Mary McCluskey, o=City of Poulsbo, ou=Parks and Recreation, email=mmccluskey@cityofpoulsbo.com, c=US
Date: 2014.10.28 10:16:32 -07'00'

Signature

Mary McCluskey

Printed Name

Date: 11-14-14

STATE OF WASHINGTON)

COUNTY OF KITSAP) SS

)

On this day 14th of Nov, 2014, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Mary McCluskey to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free hand and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS my hand and official seal this 14th day of November, 2014.

Carolyn Haley

NOTARY PUBLIC in and for the State of Washington

Residing at Poulsbo

Commission Expires 3-13-15

EXHIBIT A-2– AMENDMENT APPLICATIONS

CPA 2015 -02 Fish Park Shoreline Environment Map Designation

CPA 2015-02

RECEIVED

NOV 14 2014

PLANNING

CITY OF POULSBO
COMPREHENSIVE PLAN AMENDMENT

Site Specific Amendment Form

Instructions: Please complete a separate request form for each proposed site specific amendment. If you are applying for a text/map amendment, please use the Text/Map Amendment Form.

The City of Poulsbo considers amendments to its Comprehensive Plan once each year. The deadline to submit applications to the City is November 15th. The pre-application fee shall be submitted with the application (*Type A pre-application fee for Planning only, unless the City determines Engineering review is necessary).* After November 15th, the City will hold pre-application conferences for site-specific amendment requests. Then, the City will prepare a docket for City Council consideration (per PMC 19.01.008). If the City Council includes your request in the docket of annual amendments, the applicant will be required to submit a SEPA checklist and application fees according to the adopted Fee Schedule. Docketing is not a guarantee of your amendment request being approved.

Name of Applicant: City of Poulsbo

Contact Address: 200 NE Moe St. Poulsbo 98370

Phone Number: 360-394-9772

E-mail: mmccluskey@cityofpoulsbo.com

Address of property to be considered for amendment: 20563 Bond Rd NE

Assessor's Tax Parcel Number of property: 152601-1-001-2005

Property Owner (if not applicant): _____

Address and Phone Number of Property Owner: _____

E-mail: _____

Current Comprehensive Plan Land Use Designation: Park (but with a shoreline residential 1)

Current Zoning: Park

Requested Land Use Designation/Zoning: Natural Shoreline designation

Current use of property/site: Undeveloped Park

Anticipated future use of site: Park

Please attach maps, photos, any existing environmental assessments, or other documents that describe the subject property.

In order to grant a site specific amendment to the City's Comprehensive Plan, at least one of the following conditions must be applicable. These conditions are found in the Poulsbo Municipal Code, Section 18.210.020. The following questions will help the City evaluate the proposed amendment.

Please answer the following questions, use separate sheets if necessary:

1. Is the amendment warranted due to an error in the initial adoption of the City's Comprehensive Plan? Please explain.

   No

2. Is the amendment based on a change of conditions or circumstances from the initial adoption of the City's Comprehensive Plan? Please explain.

   Yes - parcel ownership changed from residential to city park in 2011, but the shoreline designation had not been updated.

3. Is the amendment based on new information or facts which were not available at the time of the initial adoption of the City's Comprehensive Plan? If so, what are they?

   No

4. Explain why the current land use designation/zoning no longer applies and why the proposed designation/zoning is more appropriate.

   This parcel will be maintained/developed as a park in the future.

5. Is the proposed land use designation/zoning consistent with the adopted Comprehensive Plan? Please demonstrate how the amendment request is internally consistent with the adopted Comprehensive Plan.

   Yes - it will be consistent with all other city shoreline park properties.

I hereby authorize City of Poulsbo representative(s) to inspect my property Monday – Friday between the hours of 8:00 a.m. and 4:00 p.m. during this application process.

Signatures:

I the undersigned, state that, to the best of my knowledge, all the information provided in this application is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.

Mary McCluskey

Digitally signed by Mary McCluskey
DN: cn=Mary McCluskey, o=City of Poulsbo, ou=Parks and Recreation, email=mmccluskey@cityofpoulsbo.com, c=US
Date: 2014.10.28 10:16:32 -07'00'

Applicant: Mary McCluskey

Signature

Mary McCluskey

Printed Name

Date: 11/6/2014
14

STATE OF WASHINGTON)

COUNTY OF KITSAP) SS

)

On this day 14th of Nov, 2014, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Mary McCluskey to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free hand and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS my hand and official seal this 14th day of November, 2014.

Gretchen Kelley

NOTARY PUBLIC in and for the State of Washington

Residing at Poulsbo

Commission Expires 3/13/15

EXHIBIT A-3– AMENDMENT APPLICATIONS

CPA 2015 -03 Amendment to Chapter 12 – Capital Facilities Plan
Text Amendment to Table CFP-4

CPA 2015-03

RECEIVED

NOV 14 2014

PLANNING

CITY OF POULSBO
COMPREHENSIVE PLAN AMENDMENT

Text/Map Amendment Form

Instructions: Please complete a separate request form for each proposed text/map amendment. If you are applying for a site specific re-designation/rezone request, please use the Site Specific Amendment Form.

Name of Applicant/Department: City of Poulsbo Planning Department

Contact Person: Barry Berezowsky, Planning Director

Address: 200 NE Moe Street Poulsbo WA 98370

Phone Number: 360-394-9882

E-mail: planninginfo@cityofpoulsbo.com

Summary of plan/text amendment request:

The amendment is an update to Table CFP-4, the City of Poulsbo 6-year CIP.

Chapter, page number and location (goal/policy #, section, map figure) of plan/text amendment:

Table CFP-4, City of Poulsbo 6-Year Capital Improvement Projects, pages 190-194.

Proposed text amendment in strikeout/underline format or, for map amendments, you may attach a map identifying proposed changes:

Table CFP-4 will be amended with the City of Poulsbo 6-Year CIP as approved and adopted with the 2015 annual City Budget.

Please answer the following questions, use separate sheets if necessary:

1. Briefly describe why you are applying for a Comprehensive Plan amendment.

   The State of Washington Growth Management Act (GMA) requires the City to develope and maintain a 6-year Capital Improvement Program (CIP) as part of its comprehensive plan. The 2015 CIP has been prepared to meet these requirements. Table CFP-4 is proposed to be updated to reflect funding priorities through the annual budget cycle, as well as any new projects added to the 6-year CIP.

2. Is the amendment warranted due to an error in the initial adoption of the City's Comprehensive Plan? Please explain.

No.

3. Is the amendment based on a change of conditions or circumstances from the initial adoption of the City's Comprehensive Plan? Please explain.

Yes. The City is required to regularly update its 6-Year CIP to reflect current proposals for capital improvements, funding priorities and financial impacts, and to include this information in the comprehensive plan. The 2015 CIP reflects the changes made through the City's annual budget process, and is identified as an amendment to ensure the current City Budget's CIP is included in the City's Comprehensive Plan.

4. Is the amendment based on new information or facts which were not available at the time of the initial adoption of the City's Comprehensive Plan? If so, what are they?

Yes. The update to Table CFP-4 is consistent with the City's Budget 2015 CIP, and the proposed amendment is is consistent with the requirements of GMA and the City's Comprehensive Plan Capital Facilities Plan.

I hereby authorize City of Poulsbo representative(s) to inspect my property Monday – Friday between the hours of 8:00 a.m. and 4:00 p.m. during this application process.

Signatures:

I the undersigned, state that, to the best of my knowledge, all the information provided in this application is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.

Applicant: _____

Signature

BARRY BEREZOWSKY

Printed Name

Date: 11/14/14

STATE OF WASHINGTON)

COUNTY OF KITSAP) SS

)

On this day 14th of NOV, 2014, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Barry Berezowsky to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free hand and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS my hand and official seal this 14th day of November, 2014.

CHERLYN J. HALEY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 13, 2015

_____

NOTARY PUBLIC in and for the State of Washington

Residing at Poulsbo

Commission Expires 3.13.15

2015 - 2020 GENERAL PURPOSE CAPITAL IMPROVEMENTS

Page #	Project Name	Prior Years Costs	2015 Project Cost	2016 Project Cost	2017 Project Cost	2018 Project Cost	2019 Project Cost	2020 Project Cost	Total Project Cost
	General Projects/Municipal Facilities								
1	PW Complex Relocation	2,825,000	400,000	4,000,000					7,225,000
	2-State Grants	407,000							407,000
	6-Non-Voted Bonds			2,600,000					2,600,000
	7- City/Utility Reserves	2,418,000	400,000	400,000					3,218,000
	11-Sale of PW Prop			1,000,000					1,000,000
2	Marine Science Center HVAC System Replacement		60,000						60,000
	9-General Fund Revenue		60,000						60,000
3	Library Roof Replacement				45,000				45,000
	13-Donation/In-Kind				45,000				45,000
	Total Municiple Facility Projects	**$ 2,825,000**	**$ 460,000**	**$ 4,000,000**	**$ 45,000**				**$ 7,330,000**
	Total Municiple Facility Funding Sources	**$ 2,825,000**	**$ 460,000**	**$ 4,000,000**	**$ 45,000**				**$ 7,330,000**
	2-State Grants	*407,000*	*-*						*407,000*
	6- Non-Voted Bonds			*2,600,000*					*2,600,000*
	7 - City/Utility Resesrves	*2,418,000*	*400,000*	*400,000*					*3,218,000*
	9-General Fund Revenue		*60,000*						*60,000*
	11 - Sale of Property			*1,000,000*					*1,000,000*
	13 - Donation/In-Kind				*45,000*				*45,000*

Page #	Project Name	Prior Years Costs	2015 Project Cost	2016 Project Cost	2017 Project Cost	2018 Project Cost	2019 Project Cost	2020 Project Cost	Total Project Cost
	Park Projects								
4	Centennial Park	860,308					250,000	111,500	1,221,808
	2-State Grants						150,000	50,000	200,000
	7-City/Utility Reserves	214,308					25,000	25,000	264,308
	8 - City Impact Fees	46,000					75,000	36,500	157,500
	10-Real Estate Excse Tax	600,000							600,000
5	Poulsbo Fish Park Restoration	3,327,852	305,581	305,581	305,581	5,000	5,000	5,000	4,259,595
	1-Federal Grants	150,000							150,000
	2-State Grants	2,337,964	150,291	150,291	150,291				2,788,837
	7-City/Utility Reserves	134,551	5,000	5,000	5,000	5,000	5,000	5,000	164,551
	13-Donation/In-Kind	705,337	150,290	150,290	150,290				1,156,207
6	Recreation Center HVAC	-	60,000	-	-	-	-	-	60,000
	7-City/Utility Reserves		60,000						60,000
7	Eastside Park	115,000	50,000	300,000	200,000				665,000
	7-City/Utility Reserves	15,000		150,000					165,000
	8 - City Impact Fees		50,000	150,000	200,000				400,000
	13-Donation/In-Kind	100,000							100,000
8	Vista Park	-	50,000	-	-	-	-	-	50,000
	8 - City Impact Fees		50,000						50,000
	Total Park and Recreation Projects	**$ 4,303,160**	**$ 465,581**	**$ 605,581**	**$ 505,581**	**$ 5,000**	**$ 255,000**	**$ 116,500**	**$ 6,256,403**
	Total Park and Recreation Funding Sources	**$ 4,303,160**	**$ 465,581**	**$ 605,581**	**$ 505,581**	**$ 5,000**	**$ 255,000**	**$ 116,500**	**$ 6,256,403**
	1 - Federal Grants	*150,000*							*150,000*
	2 - State Grants	*2,337,964*	*150,291*	*150,291*	*150,291*	*-*	*150,000*	*50,000*	*2,988,837*
	7 - City/Utility Reserves	*363,859*	*65,000*	*155,000*	*5,000*	*5,000*	*30,000*	*30,000*	*653,859*
	8 - City Impact Fees	*46,000*	*100,000*	*150,000*	*200,000*		*75,000*	*36,500*	*607,500*
	10 - Real Estate Excse Tax	*600,000*							*600,000*
	13 - Donation/In-Kind	*805,337*	*150,290*	*150,290*	*150,290*				*1,256,207*
	Total General Purpose Capital Projects	***$ 7,128,160***	***$ 925,581***	***$ 4,605,581***	***$ 550,581***	***$ 5,000***	***$ 255,000***	***$ 116,500***	***$ 13,586,403***
	Total General Purpose Funding Sources	***$ 7,128,160***	***$ 925,581***	***$ 4,605,581***	***$ 550,581***	***$ 5,000***	***$ 255,000***	***$ 116,500***	***$ 13,586,403***

2015 - 2020 TRANSPORTATION CAPITAL IMPROVEMENTS

Page #	Project Name	Prior Years Costs	2015 Project Cost	2016 Project Cost	2017 Project Cost	2018 Project Cost	2019 Project Cost	2020 Project Cost	Total Project Cost
	Street Projects								
8	Noll Road Improvements - Phase III	45,000	925,000	1,620,000	3,180,000		3,180,000		8,950,000
	1-Federal Grants		800,000	1,400,000	2,800,000		2,800,000		7,800,000
	2 - State Grants	15,000							15,000
	7-City/Utility Reserves	30,000							30,000
	8-City Impact Fees		125,000	220,000	380,000		380,000		1,105,000
9	Finn Hill Reconstruction		100,000	950,000					1,050,000
	2 - State Grants			500,000					500,000
	8-City Impact Fees		100,000	450,000					550,000
10	City-wide Safety Improvements					50,000	250,000		300,000
	2 - State Grants						200,000		200,000
	8-City Impact Fees					50,000	50,000		100,000
11	3rd Ave to Hostmark to Iverson			600,000					600,000
	7-City/Utility Reserves			600,000					600,000
12	Liberty Bay Waterfront Trail	321,263			100,000	2,000,000			2,421,263
	1-Federal Grants	249,950			80,000	1,700,000			2,029,950
	7-City/Utility Reserves	71,313			20,000	300,000			391,313
13	City-wide Pavement Restoration Program			345,000		341,000			686,000
	1-Federal Grants			300,000		300,000			600,000
	7-City/Utility Reserves			45,000		41,000			86,000
14	Local Neighborhood Maintenance Program		150,000	150,000	150,000	150,000	150,000	150,000	900,000
	7-City/Utility Reserves		150,000	150,000	150,000	150,000	150,000	150,000	900,000
15	3rd Ave Central Business District	150,000	150,000						300,000
	7-City/Utility Reserves	150,000	150,000						300,000
	Total Transportation Capital Projects	***$ 516,263***	***$ 1,325,000***	***$ 3,665,000***	***$ 3,430,000***	***$ 2,541,000***	***$ 3,580,000***	***$ 150,000***	***$ 15,207,263***
	Total Transportation Capital Funding Sources	***$ 516,263***	***$ 1,325,000***	***$ 3,665,000***	***$ 3,430,000***	***$ 2,541,000***	***$ 3,580,000***	***$ 150,000***	***$ 15,207,263***
	1 - Federal Grants	*249,950*	*800,000*	*1,700,000*	*2,880,000*	*2,000,000*	*2,800,000*	*-*	*10,429,950*
	2 - State Grants	*15,000*		*500,000*			*200,000*		*715,000*
	7 - City/Utility Reserves	*251,313*	*300,000*	*795,000*	*170,000*	*491,000*	*150,000*	*150,000*	*2,307,313*
	8-City Impact Fees		*225,000*	*670,000*	*380,000*	*50,000*	*430,000*		*1,755,000*

2015 - 2020 ENTERPRISE CAPITAL IMPROVEMENTS

Page #	Project Name	Prior Years Costs	2015 Project Cost	2016 Project Cost	2017 Project Cost	2018 Project Cost	2019 Project Cost	2020 Project Cost	Total Project Cost
	Sewer								
16	Annual Inflow Reduction Program	45,000	20,000	200,000		200,000		200,000	665,000
17	Poulsbo Village Pump Station Upgrade		300,000						300,000
18	Harrison Force Main Replacement	40,000	200,000						240,000
19	SR305 Force Main Extension		100,000	800,000					900,000
20	Capital Facilities Charge for CK Plant	5,114,530	133,000	133,000	133,000	133,000			5,646,530
21	Kitsap County Pump Station #16 & 67 Replacement				295,000	295,000	295,000	295,000	1,180,000
22	Kitsap County Sewer Plant Upgrade - Phase I			229,000	229,000	229,000	229,000	229,000	1,145,000
23	Kitsap County Sewer Plant Upgrade - Phase II						185,000	185,000	370,000
24	Replace Lemolo Pipe						280,000	280,000	560,000
25	Telemetry System	9,000	50,000						59,000
26	Liberty Bay Pump Station Improvements		300,000						300,000
27	Viking Ave Sewer Main		150,000						150,000
	Total Sewer Capital Projects	**5,208,530**	**1,253,000**	**1,362,000**	**657,000**	**857,000**	**989,000**	**1,189,000**	**11,515,530**
	Total Sewer Capital Projects	**Prior Years**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**Total**
	1-Federal Grants								-
	7-Sewer Reserves	*5,208,530*	*1,253,000*	*1,362,000*	*657,000*	*857,000*	*989,000*	*1,189,000*	*11,515,530*
	Funding for Sewer Projects	***5,208,530***	***1,253,000***	***1,362,000***	***657,000***	***857,000***	***989,000***	***1,189,000***	***11,515,530***
Page #	**Project Name**	**Prior Years Costs**	**2015 Project Cost**	**2016 Project Cost**	**2017 Project Cost**	**2018 Project Cost**	**2019 Project Cost**	**2020 Project Cost**	**Total Project Cost**
	Water								
27	Westside Well - Treatment for Manganese				150,000	450,000			600,000
28	Pugh Well/Lincoln #1 and #2-Treatment for Manganese	260,000	1,050,000						1,310,000
29	Hostmark Transmission Main			500,000					500,000
30	Wilderness Park Booster Station Replacement					500,000			500,000
31	Nordness Street Main Replacement		80,000						80,000
32	Hostmark Distribution Main Replacement			600,000					600,000
33	Viking Ave PRV Installation		220,000						220,000
34	SR305 Crossing					200,000			200,000
35	Raab Park Water Tank Replacement				80,000	600,000			680,000
36	Wilderness Tank Retrofit			80,000	420,000				500,000
37	Matson Water Main Replacement		330,000						330,000
38	Fjord Street Main Replacement		120,000						120,000
39	Old Town Water Main Replacement						330,000		330,000
40	Front Street Water Main Replacement			220,000					220,000
41	Telemetry System	9,000	50,000						59,000
42	Finn Hill Tank Painting					300,000			300,000
43	Olhava Tank Painting							300,000	300,000
44	Liberty Ridge Apartments Fire Flow Improvements						100,000		100,000
45	Long Term Water Supply					30,000			30,000
	Total Water Capital Projects	**269,000**	**1,850,000**	**1,400,000**	**650,000**	**2,080,000**	**430,000**	**300,000**	**6,979,000**
	Funding Source	**Prior Years**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**Total**
	7-Water Reserves	*269,000*	*1,850,000*	*1,400,000*	*650,000*	*2,080,000*	*430,000*	*300,000*	*6,979,000*
	Funding for Water Projects	***269,000***	***1,850,000***	***1,400,000***	***650,000***	***2,080,000***	***430,000***	***300,000***	***6,979,000***

2015 - 2020 ENTERPRISE CAPITAL IMPROVEMENTS (continued)

Page #	Project Name	Prior Years Costs	2015 Project Cost	2016 Project Cost	2017 Project Cost	2018 Project Cost	2019 Project Cost	2020 Project Cost	Total Project Cost
	Storm Drain								
46	Dogfish Creek Restoration	5,000	100,000	250,000	80,000	250,000			685,000
47	Noll Rd Culvert Replacement/Bjorgen Cr Culvert	60,000	30,000	500,000					590,000
48	Replace Storm Drains in Ridgewood/Kevo's Pond	83,000	120,000	140,000					343,000
49	Norrland Drainage Ditch Replacement	20,000			57,000				77,000
50	Replace Storm Drain West of 10th Ave.					40,000			40,000
51	Repair American Legion Park Outfall						120,000		120,000
52	Viking Ave Storm Drain Project			100,000	500,000	1,000,000			1,600,000
53	Small Anderson Parkway Retrofit		72,000	366,000	133,000				571,000
54	Deer Run Pond Retrofit			30,000	100,000				130,000
55	8th Ave Culvert Replacement		50,000	550,000					600,000
	Total Storm Drain Projects	**168,000**	**372,000**	**1,936,000**	**870,000**	**1,290,000**	**120,000**	**-**	**4,756,000**
	Funding Source	**Prior Years**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**Total**
	2-State Grants		*135,000*	*975,000*	*535,000*	*1,000,000*			*2,645,000*
	7-Storm Drain Reserves	*168,000*	*237,000*	*961,000*	*335,000*	*290,000*	*120,000*	*-*	*2,111,000*
	Funding for Storm Drain Projects	***168,000***	***372,000***	***1,936,000***	***870,000***	***1,290,000***	***120,000***	***-***	***4,756,000***
Page #	**Project Name**	**Prior Years Costs**	**2015 Project Cost**	**2016 Project Cost**	**2017 Project Cost**	**2018 Project Cost**	**2019 Project Cost**	**2020 Project Cost**	**Total Project Cost**
	Solid Waste								
56	Land Fill Improvements		135,328						135,328
	Total Solid Waste Projects	**-**	**135,328**						**135,328**
	Funding Source	**Prior Years**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**Total**
	7-Solid Waste Reserves	*-*	*135,328*						*135,328*
	Funding for Solid Waste Projects	***-***	***135,328***						***135,328***
	Total Enterprise Projects	**5,645,530**	**3,610,328**	**4,698,000**	**2,177,000**	**4,227,000**	**1,539,000**	**1,489,000**	**23,385,858**
	Total Funding Enterprise Projects	**5,645,530**	**3,610,328**	**4,698,000**	**2,177,000**	**4,227,000**	**1,539,000**	**1,489,000**	**23,385,858**
	GRAND TOTAL CIP PROJECTS	**13,289,953**	**5,860,909**	**12,968,581**	**6,157,581**	**6,773,000**	**5,374,000**	**1,755,500**	**52,179,524**
	GRAND TOTAL CIP FUNDING SOURCES	**13,289,953**	**5,860,909**	**12,968,581**	**6,157,581**	**6,773,000**	**5,374,000**	**1,755,500**	**52,179,524**

EXHIBIT A-4– AMENDMENT APPLICATIONS

CPA 2015 -04 **Amendment to Chapter 12 – Capital Facilities Plan Text Amendment to Table CFP-3 and Section 12.10 Parks**

CPA CPA-2015-04

RECEIVED
NOV 4 1 2014
PLANNING

CITY OF POULSBO
COMPREHENSIVE PLAN AMENDMENT

Text/Map Amendment Form

Instructions: Please complete a separate request form for each proposed text/map amendment. If you are applying for a site specific re-designation/rezone request, please use the Site Specific Amendment Form.

Name of Applicant/Department: Parks and Recreation

Contact Person: Mary McCluskey

Address: 200 NE Moe St. Poulsbo 98370

Phone Number: 360-394-9772

E-mail: mmccluskey@cityofpoulsbo.com

Summary of plan/text amendment request:

The addition of new park projects and the renaming of one project to the Parks Capital Facilities Plan:

Chapter, page number and location (goal/policy #, section, map figure) of plan/text amendment:

Capital Facilities Plan, page 188-189, Table CFP 3

Proposed text amendment in strikeout/underline format or, for map amendments, you may attach a map identifying proposed changes:

Rename the existing project "Eastside Park" to "Morrow Manor". Under Park Land Acquisition, add: Acquire Vista Park. Under Park Land Development, add: Net Shed Park Development; Vista Park Development; Morrow Manor Park Development

Please answer the following questions, use separate sheets if necessary:

1. Briefly describe why you are applying for a Comprehensive Plan amendment.

These are text updates to the Parks Capital Facilities Plan so that planning and funding can be dedicated to the projects.

2. Is the amendment warranted due to an error in the initial adoption of the City's Comprehensive Plan? Please explain.

No.

3. Is the amendment based on a change of conditions or circumstances from the initial adoption of the City's Comprehensive Plan? Please explain.

Just a change in potential park projects as identified by staff, parks commissioners or council members.

4. Is the amendment based on new information or facts which were not available at the time of the initial adoption of the City's Comprehensive Plan? If so, what are they?

No

I hereby authorize City of Poulsbo representative(s) to inspect my property Monday – Friday between the hours of 8:00 a.m. and 4:00 p.m. during this application process.

Signatures:

I the undersigned, state that, to the best of my knowledge, all the information provided in this application is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.

Mary McCluskey

Digitally signed by Mary McCluskey
DN: cn=Mary McCluskey, o=City of Poulsbo, ou=Parks and Recreation, email=mmccluskey@cityofpoulsbo.com, c=US
Date: 2014.11.05 16:13:54 -08'00'

Applicant: Mary McCluskey

Signature

Mary McCluskey

Printed Name

Date: 11/~~6~~/2014
14

STATE OF WASHINGTON)

COUNTY OF KITSAP) SS

)

On this day 14th of Nov, 2014, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Mary McCluskey to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free hand and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS my hand and official seal this 14th day of November, 2014.

CHERLYN J. HALEY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 13, 2015

Cherlyn J Haley

NOTARY PUBLIC in and for the State of Washington

Residing at Poulsbo

Commission Expires 3-13-15

EXHIBIT A-5– AMENDMENT APPLICATIONS

CPA 2015 -05 **Amendment to Chapter 12 – Capital Facilities Plan Text Amendments to Table CFP-3 and Section 12.6 Water System and Appendix B-1**

CPA 2015-05

RECEIVED

NOV 13 2014

PLANNING

CITY OF POULSBO
COMPREHENSIVE PLAN AMENDMENT

Text/Map Amendment Form

Instructions: Please complete a separate request form for each proposed text/map amendment. If you are applying for a site specific re-designation/rezone request, please use the Site Specific Amendment Form.

Name of Applicant/Department: Engineering Department

Contact Person: Andrzej Kasiniak

Address: 200 NE Moe Street, Poulsbo, WA 98370

Phone Number: 360-779-4078

E-mail: akasiniak@cityofpoulsbo.com

Summary of plan/text amendment request:

Replace Appendix B-1 2007 Water System Plan with updated 2014 Water System Plan

Chapter, page number and location (goal/policy #, section, map figure) of plan/text amendment:

Appendix B-1

Proposed text amendment in strikeout/underline format or, for map amendments, you may attach a map identifying proposed changes:

Replace the 2007 Water System Plan in Appendix B-1 in its entirety with the 2014 Water System Plan

Please answer the following questions, use separate sheets if necessary:

1. Briefly describe why you are applying for a Comprehensive Plan amendment.

Poulsbo's Water System functional plan was updated in 2014. This amendment replaces the 2007 Water System Plan in the Comprehensive Plan with the updated functional plan.

2. Is the amendment warranted due to an error in the initial adoption of the City's Comprehensive Plan? Please explain.

No.

3. Is the amendment based on a change of conditions or circumstances from the initial adoption of the City's Comprehensive Plan? Please explain.

Water system functional plan updated in 2014.

4. Is the amendment based on new information or facts which were not available at the time of the initial adoption of the City's Comprehensive Plan? If so, what are they?

Water system functional plan updated in 2014.

I hereby authorize City of Poulsbo representative(s) to inspect my property Monday – Friday between the hours of 8:00 a.m. and 4:00 p.m. during this application process.

Signatures:

I the undersigned, state that, to the best of my knowledge, all the information provided in this application is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.

Applicant: _____

Signature

ANDRZEJ KASINIAK

Printed Name

Date: 11/13/2014

STATE OF WASHINGTON)

COUNTY OF KITSAP) SS

)

On this day 13th of Nov, 2014, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Andrzej Kasiniak to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free hand and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS my hand and official seal this 13th day of Nov, 2014.

CHERLYN J. HALEY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 13, 2015

_____

NOTARY PUBLIC in and for the State of Washington

Residing at Poulsbo

Commission Expires 3-13-15

EXHIBIT B– NOTICE OF APPLICATION WITH OPTIONAL DNS,
including Environmental Checklist and affidavits of mailing

CITY OF POULSBO

NOTICE OF APPLICATION and Optional DNS
RCW 36.70B.110

2015 Comprehensive Plan Amendments,
Zoning Map Amendment and Shoreline Master Plan Map Amendments
Type IV Permit

Planning File Number: CPA 2015-01, 2015-02, 2015-03, 2015-04 and 2015-05
Full application materials can be found at
http://www.cityofpoulsbo.com/planning/CompPlan2014.htm

Date of Application – Setting of the Docket by Council: February 11, 2015

Summary of Proposed Applications:

CPA 2015-01 is a request to re-designate and rezone a 3.77 acre property located at 20783 Bond Road from Residential Medium to Park, due to the 2014 acquisition of this property as an expansion to the City's Fish Park. Amendments will be to Figure LU-1 "2025 Land Use Comprehensive Plan Map" and the City's Zoning Map.

CPA 2015-02 is a request to re-designate a 2.69 acre property located at 20563 Bond Road from Shoreline Residential -1 to Natural on Figure NE-6 in the Natural Environment Chapter, and on the Shoreline Master Program maps. This amendment is a result of the City's ownership of this property for Fish Park; Natural is the appropriate shoreline environment for park use.

CPA 2015-03 is a text amendment to Chapter 12, the Capital Facilities Plan, to update Table CFP-4 (the City of Poulsbo 6-Year Capital Improvement Projects) to reflect the proposed projects listed in the 2015-2020 Capital Improvements Plan.

CPA 2015-04 is a text amendment to Chapter 12, Capital Facilities Plan, to update Table CFP-3 and Parks Section, by adding new parks project.

CPA 2015-05 is a text amendment to Section 12.6 Water System text in the Capital Facilities Plan and replace the 2007 Water System Plan in Appendix B-1 in its entirety with the 2014 Water System Plan.

Location of Applications:
CPA 2015-01 Fish Park expansion, is to re-designation and rezone recently acquired property located at 20783 Bond Road NE; the Assessor's Tax Parcel Number for the property is 142601-2-014-2009. CPA 2015-02 changing the shoreline environment for property in Fish Park, is located at 20563 Bond Road NE, and the Assessor's Tax Parcel Number is 152601-1-001-2005. The remaining three comprehensive plan amendments will amend portions of the Comprehensive Plan's Chapter 12 Capital Facilities Plan and Appendix B-1.

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.

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 **March 6, 2015**. 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 March 6, 2015 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 2015 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 http://www.cityofpoulsbo.com/planning/CompPlan2014.htm.

Public Participation Plan:
A Public and Agency Participation Plan has been developed for the 2015 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 Hearings:
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 March 24, 2015. A public hearing on the applications is tentatively scheduled for April 8, 2015 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 the City Council. The City 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 the Planning Department to arrange a time to view the file or for further information at (360) 394-9882 or planninginfo@cityofpoulsbo.com.

City of Poulsbo Environment Checklist

A. Background		
Name of proposed project, if applicable: 2015 Comprehensive Plan Amendments 2015-01 through 2015-05.		**Date Prepared:** February 13, 2015
Name of Applicant: City of Poulsbo	**Address:** 200 NE Moe Street Poulsbo, Washington 98370	**Phone Number:** (360) 394-9882
Contact: Karla Boughton, Associate Planner	**Agency Requesting Checklist:** City of Poulsbo	

Proposed timing or schedule (including phasing, if applicable)

The Planning Department plans to issue a staff report March 2015. A Planning Commission hearing is tentatively scheduled for March 24, 2015. Then City Council will review the amendments at a Council hearing, tentatively scheduled for April 8, 2015.

Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.

It is unlikely that all environmental impacts can be identified and appropriately mitigated as a part of this application, because there isn't a specific development project. The City will utilize the provisions of WAC 197-11-060(5) that provides for Phased Review of SEPA – this provides for a broad environmental review of the Comprehensive Plan amendments and project-specific environmental review as development proposals are submitted. The projects identified in the Capital Facilities Plan typically require development review.

List any environmental information you know about that has been prepared, directly related to this proposal.

No specific environmental information has been prepared for this set of amendments. A Final Supplemental Environmental Impact Statement was issued in conjunction with the 2009 Comprehensive Plan on September 29, 2009.

A SEPA checklist was prepared for the 2014 Water System Plan and a DNS threshold determination was issued 9/29/14. A copy of the checklist and threshold determination is available upon request.

The projects identified in the Capital Facilities plan will require environmental review when development is proposed, as applicable pursuant to SEPA rules.

Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

List any government approvals or permits that will be needed for your proposal, if known.

City Council approval and adoption.

Reviewed by
Edie Berghoff
Associate Planner
Feb. 19, 2015

Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

CPA 2015-01 is a request to re-designate and rezone a 3.77 acre property located at 20783 Bond Road from Residential High to Park, due to the 2014 acquisition of this property as an expansion to the City's Fish Park. Application materials are included in the docket. Amendments will be to Figure LU-1 "2025 Land Use Comprehensive Plan Map" and the City's Zoning Map.

CPA 2015-02 is a request to re-designate a 2.69 acre property located at 20563 Bond Road from Shoreline Residential -1 to Natural on Figure NE-6 in the Natural Environment Chapter, and on the Shoreline Master Program maps. Application materials are included in the docket. This amendment is a result of the City's ownership of this property for Fish Park; Natural is the appropriate shoreline environment for park use.
-02 Also changes 20563 Bond Shoreline Residential -2 to Natural (EB)

CPA 2015-03 is a text amendment to Chapter 12, the Capital Facilities Plan, to update Table CFP-4 (the City of Poulsbo 6-Year Capital Improvement Projects) to reflect the proposed projects listed in the 2015-2020 Capital Improvements Plan.

CPA 2015-04 is a text amendment to Chapter 12, Capital Facilities Plan, to update Table CFP-3 and Parks Section, by adding new parks project.

CPA 2015-05 is a text amendment to Section 12.6 Water System text in the Capital Facilities Plan and replace the 2007 Water System Plan in Appendix B-1 in its entirety with the 2014 Water System Plan.

Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Poulsbo is located in Township 26 North, Range 1 East, Willamette Meridian and is located in all or portions of Sections 9, 10, 11, 13, 14, 15, 22, 23, 24, 25, and 26. Amendments are located in the following Sections:

CPA 2015-01 Fish Park expansion, is to re-designation and rezone recently acquired property located at 20783 Bond Road NE; the Assessor's Tax Parcel Number for the property is 142601-2-014-2009.

CPA 2015-02 changing the shoreline environment for property in Fish Park, is located at 20563 Bond Road NE, and the Assessor's Tax Parcel Number is 152601-1-001-2005.

The remaining three comprehensive plan amendments will amend portions of the Comprehensive Plan's Chapter 12 Capital Facilities Plan and Appendix B-1.

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B. Environmental Elements		Agree	Disagree	Mitigate
1. Earth				
a.	**General description of the site (check one):** **S flat, ☐ rolling, S hilly, ☐ steep, S slopes,** **☐ mountainous, ☐ other.** Poulsbo's topography varies throughout the city, from flat to areas of steep slopes. Actual development will be subject to additional SEPA review as appropriate. Environmental review and a threshold determination will be required at the time of development review. Site specific development impacts are not identified at this time.	✓		
b.	**What is the steepest slope on the site (approximate percent slope)?** There are areas within the city limits with slopes exceeding 40 percent, and potential geohazard areas are mapped on the City's critical areas maps (see Figure NE-3). At the time of a development proposal, additional information on slopes will be required. Future development will require additional environmental review.	✓		
c.	**What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.** According to the Kitsap County Soil Survey, the soils within the city limits is predominately classified as Poulsbo Gravelly sandy loam, with areas of Kapowsin gravelly loam and Sinclair soils. No development is proposed at this time, therefore site specific development impacts are not identified. Future development will be subject to phased SEPA review.	✓		
d.	**Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** Geohazards are mapped in the City's critical areas maps and unstable soils/slopes are regulated by the City's Critical Areas Ordinance. No development is proposed at this time. Review of soil conditions will occur at the time specific proposals move forward.	✓		
e.	**Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**	✓		

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	This is not applicable to this non-project action.	✓		
f.	**Could erosion occur as a result of clearing, construction or use? If so, generally describe.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. Erosion control would be addressed through existing City ordinances, including the clearing and grading and critical areas regulations.	✓		
g.	**About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** This is not applicable to this non-project action. No development is proposed at this time. Projects will require further analysis and SEPA review, where appropriate.	✓		
h.	**Proposed measures to reduce or control erosion, or other impacts to the earth, if any.** None. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		

2. Air				
a.	**What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.** No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
b.	**Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.** No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
c.	**Proposed measures to reduce or control emissions or other impacts to air, if any.** None. No development is proposed at this time. Determination will be made at the time specific proposals move forward. New construction will comply with the requirements of the Poulsbo Municipal Code and the Engineering Department, which will be reviewed at the time of a specific project proposal moving forward.	✓		
3. Water				

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a.	Surface:			
	1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.** Poulsbo's main surface water body is Liberty Bay; there are numerous streams and wetlands throughout the city limits. There is no development proposed at this time; future development will require additional environmental review.	✓		
	2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.** Some CIP projects may be located within 200 feet of described waters. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
	3) **Estimate the amount of fill and dredge that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
	4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
	5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.** No development is proposed with these comprehensive plan amendment requests. Determination will be made at the time specific proposals move forward.	✓		
	6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		

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b.	**Ground:**				
	1)	**Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
	2)	**Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals..; agricultural; etc…). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
c.	**Water Runoff (including storm water):**				
	1)	**Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.** This is not applicable to this non-project action. No development is proposed at this time. Future development will lead to stormwater runoff, which will be reviewed and required to meet City and State regulations for stormwater management. Determination will be made at the time specific proposals move forward.	✓		
	2)	**Could waste materials enter ground or surface waters? If so, generally describe.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
d.	**Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:** This is not applicable to this non-project action. No development is proposed at this time. At the time of development review, projects will be reviewed for compliance with the City's adopted storm water management regulations and critical areas ordinance.		✓		

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4. Plants				
a.	**Check types of vegetation found on the site:** ☒ **Deciduous tree: alder, maple, aspen, other** ☒ **Evergreen tree: fir, cedar, pine, other** ☒ **Shrubs** ☒ **Grass** ☒ **Pasture** ☐ **Crop or grain** ☒ **Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other** ☐ **Water plants: water lily, eelgrass, milfoil, other** ☐ **Other types of vegetation** This is not applicable to this non-project action. No development is proposed at this time. The existing vegetation for sites will be determined at the time of development review.	✓		
b.	**What kind and amount of vegetation will be removed or altered?** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
c.	**List threatened or endangered species known to be on or near the site.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
d.	**Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. Landscaping is typically required for new development proposals.	✓		
5. Animals				
a.	**Check any birds and animals which have been observed on or near the site or are known to be on or near the site:** ☒ **Birds: hawk, heron, eagle, songbirds, other:** ☒ **Mammals: deer, bear, elk, beaver, other:** ☒ **Fish: bass, salmon, trout, herring, shellfish, other:** There are a variety of birds, fish, and mammals that inhabit Poulsbo. They are primarily located near streams and Liberty Bay.	✓		

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b.	**List any threatened or endangered species known to be on or near the site.** Poulsbo has several listed species, including bald eagle, blue heron, harbor seal, salmon (Chinook, chum, coho), steelhead, cutthroat, hardshell clam, smelt, and sand lance. See Comprehensive Plan Map Figure NE-5. No development is proposed at this time. Additional environmental review will be conducted at the time of application for specific development.	✓		
c.	**Is the site part of a migration route? If so, explain.** Liberty Bay and adjacent streams are known to contain anadromous salmonids. The City is located within the Pacific Flyway -- a flight corridor for migrating waterfowl and other birds -- that extends from Alaska to Mexico and South America.	✓		
d.	**Proposed measures to preserve or enhance wildlife, if any.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. The City's Critical Areas Ordinance provides protection for wildlife. Any additional mitigation necessary will be identified at the time of site specific development review. The expansion of Fish Park in CPA 2015-01 adds to the City's efforts to acquire land to expand this fish habitat and protection area.	✓		
6. Energy and Natural Resources				
a.	**What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. Electric energy is available city-wide and natural gas is available in specific locations in the city limits.	✓		
b.	**Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
c.	**What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce**			

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	or control energy impacts, if any. This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. Future development will meet the current energy code as identified in the International Building Code.	✓		

7. Environmental Health

a.	**Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
	1) **Describe special emergency services that might be required.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
	2) **Proposed measures to reduce or control environmental health hazards, if any.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		

b.	**Noise**			
	1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?** The city has a typical level of noise expected in an urban environment.	✓		
	2) **What types of levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		

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	3)	**Proposed measures to reduce or control noise impacts, if any.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. Construction noise is regulated in the Poulsbo Municipal Code.	✓		

8. Land and Shoreline Use

a.	**What is the current use of the site and adjacent properties?** The proposed comprehensive plan amendments occur throughout the city. The city has a variety of single-family residential development along with commercial areas, and other uses including multifamily residential, light industrial, institutional, and parks.	✓		
b.	**Has the site been used for agriculture? If so, describe.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
c.	**Describe any structures on the site.** No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
d.	**Will any structures be demolished? If so, what?** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
e.	**What is the current zoning classification of the site?** CPA 2015-01 current zoning is Residential High which allows for 10-14 units per acre. The proposed zoning is for Park, which limits development to park-related uses only. CPA 2015-02 current zoning is Park. Zoning classifications do not apply to CPA 2015-03 through CPA 2015-05 applications. No development is proposed at the comprehensive plan amendment stage. Determination of zoning classification and applicable review requirements will be made at the time specific proposals move forward.	✓		

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f.	**What is the current comprehensive plan designation of the site?** CPA 2015-01 current comprehensive plan designation is Residential High which allows for 10-14 units per acre. The proposed comprehensive plan designation is for Park, which limits development to park-related uses only. CPA 2015-02 current comprehensive plan designation is Park. Comprehensive plan designation of sites does not apply to CPA 2015-03 through CPA 2015-05 applications. No development is proposed at the comprehensive plan amendment stage. Determination of comprehensive plan designation will be made at the time specific proposals move forward.	✓		
g.	**If applicable, what is the current shoreline master program designation of the site?** CPA 2015-01 parcel is outside of the shoreline master program designation jurisdiction. CPA 2015-02 parcel is Shoreline Residential-1 (SR-1) and Shoreline Residential-2 (SR-2) on the portion of the parcel landward and east of Bond Road. Some of the projects in the Capital Facilities Plan may occur within the vicinity of the shoreline. No development is proposed at the comprehensive plan amendment stage. Determination of shoreline designation and applicable review requirements will be made at the time specific proposals move forward.	✓		
h.	**Has any part of the site been classified as "environmentally sensitive area? If so, specify**. Both CPA 2015-01 and CPA 2015-02 are associated with Dogfish Creek Comprehensive Plan amendments occur at locations throughout the city. Some of the projects identified in the Capital Facilities are located near critical areas. However, no development is proposed at this time. The actual development of the specific sites will be subject to additional development review, and would be subject to environmental review. Site specific development impacts are not identified at this time. Identification of environmentally sensitive areas will be made based on the City's Critical Area Ordinances maps and site specific environmental information prepared during the development review process.	✓		
i.	**Approximately how many people would reside or work in the completed project?** This is not applicable to this non-project action. No development is	✓		

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	proposed at this time. Determination will be made at the time specific proposals move forward.			
j.	**Approximately how many people would the completed project displace?** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
k.	**Proposed measures to avoid or reduce displacement impacts, if any.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
l.	**Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.** CPA 2015-01 and 2015-02 ensure future development on the parcels are compatible with the existing park use at Fish Park. This process of reviewing comprehensive plan amendments is one measure to ensure future development is compatible and consistent with the City's comprehensive plan. No development is proposed with the comprehensive plan amendments. Determination of specific measures to ensure compatibility will be made during development review.	✓		
9. Housing				
a.	**Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.** None. This is a non-project action.	✓		
b.	**Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.** None. This is a non-project action. CPA 2015-01 Landis Vacant (EB)	✓		
c.	**Proposed measures to reduce or control housing impacts, if any.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
10. Aesthetics				
a.	**What is the tallest height of any proposed structure(s), not**			

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	including antennas; what is the principal exterior building material(s) proposed? This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
b.	**What views in the immediate vicinity would be altered or obstructed?** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
c.	**Proposed measures to reduce or control aesthetic impacts, if any.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. While site specific development impacts are not identified at this time, building height and design review requirements are set forth in Poulsbo's zoning ordinance.	✓		
11. Light and Glare				
a.	**What type of light or glare will the proposal produce? What time of day would it mainly occur?** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
b.	**Could light or glare from the finished project be a safety hazard or interfere with views?** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
c.	**What existing off-site sources of light or glare may affect your proposal?** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
d.	**Proposed measures to reduce or control light and glare impacts, if any.**	✓		

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	This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. While site specific impacts are not identified at this time, the City's zoning ordinance contains lighting requirements. Additional environmental review will be required as sites are proposed for development.	✓		
12. Recreation				
a.	**What designated and informal recreational opportunities are in the immediate vicinity?** Poulsbo has a variety of public parks and recreation opportunities throughout the city.	✓		
b.	**Would the proposed project displace any existing recreational uses? If so, describe.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
c.	**Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.** 2015-01 adds property to the City's Fish Park, increasing and enhancing the recreational opportunities. CPA 2015-02 ensures that future development of the property is consistent with the existing park use. This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
13. Historic and Cultural Preservation				
a.	**Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.** Unknown at this time. This is a non-project action. Determination will be made at the time of specific proposals for development.	✓		
b.	**Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.** Unknown at this time.	✓		

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c.	**Proposed measures to reduce or control impacts, if any.** If at the time of site specific development, evidence of historic or cultural resources are found, proper protocols and notifications will be initiated.	✓		
14. Transportation				
a.	**Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.** Major streets and highways in Poulsbo include Highway 3, 305, State Route 307, Viking Avenue, Finn Hill, Front Street, Fjord Drive, Hostmark, Caldart, and Lincoln.	✓		
b.	**Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop.** Kitsap Transit provides public transit throughout the city.	✓		
c.	**How many parking spaces would the completed project have? How many would the project eliminate?** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
d.	**Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
e.	**Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.** No.	✓		
f.	**How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		

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g.	**Proposed measures to reduce or control transportation impacts, if any.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. At the time of development review, projects will be reviewed for traffic impacts and appropriate mitigation will be imposed.	✓		
15. Public Services				
a.	**Would the project result in an increased need for public service (for example fire protection, police protection, health care, schools, other)? If so, generally describe.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
b.	**Proposed measures to reduce or control direct impacts on public services, if any.** This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
16. Utilities				
a.	**Check the utilities currently available at the site: ☒ electric, ☒ natural gas, ☒ water, ☒ refuse service, ☒ telephone, ☒ sanitary sewer, ☐ septic system, ☐ other.** Comprehensive plan amendments are located throughout the city. Utilities are also available throughout the city, with natural gas only available in specific areas. No development is proposed with the amendments, and specific determination of utility services will be made at the time of development review.	✓		
b.	**Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.** CPA 2015-05 is adding text and updating the City's Water System functional plan. The Water System Plan provides the planning strategy for the City's water system over the 6-year and 20-year planning periods, and evaluates the adequacy of the City's existing water system, identifies improvements necessary to meet infrastructure demands, and includes a funding strategy.	✓		

C. Signature

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The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____ **Date Submitted:** 2/18/15

Assoc. Planner
City of Poulsbo

D. Supplemental Sheet For Non-Project Actions

(DO NOT USE THIS SHEET FOR PROJECT ACTIONS)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, that would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substance; or production of noise?

As a non-project action, comprehensive plan amendment approval would not create any of these effects. All development and uses will be subject to all applicable local, state and federal regulatory requirements and will be reviewed on a case-by-case basis during the development review process. Projects resulting from the amendments to the comprehensive plan may require further review under SEPA.

Proposed measures to avoid or reduce such increases are:

No measures are proposed with the comprehensive plan amendments. However, measures will be identified as necessary during the development permit and environmental process for specific projects. Compliance with city regulations and other appropriate mitigations would reduce increases.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

As a non-project action, approval of comprehensive plan amendments would not directly affect plants, animals, fish or marine life. Projects resulting from the comprehensive plan amendments may require further review under SEPA.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The City's Critical Areas ordinance provides regulatory protective measures to protect and conserve vegetation and wildlife habitat. Additional measures may be identified during the development permit and environmental review process for specific projects. City Shoreline Management Program also provides Regulatory Protections. EB

3. How would the proposal be likely to deplete energy or natural resources?

As a non-project action, approval of comprehensive plan amendments would not deplete energy or natural resources. Projects resulting from the comprehensive plan amendments will require further environmental review at the time of development application.

Proposed measures to protect or conserve energy and natural resources are:

Measures would be identified during the project specific development permit and environmental review. Compliance with city regulations and other appropriate mitigations would provide the appropriate measures to reduce impacts.

EB Feb. 19, 2015

4.	**How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?** No development is proposed with the comprehensive plan amendments. There will not be negative effects to environmentally sensitive areas designated or under study for protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands. Projects resulting from the comprehensive plan amendments will require further environmental review at the time of development application.
	Proposed measures to protect such resources or to avoid or reduce impacts are: Measures would be identified during the project specific development permit and environmental review. Compliance with city regulations and other appropriate mitigations would provide the appropriate measures to reduce impacts.
5.	**How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?** Projects resulting from the comprehensive plan amendments will require further review at the time of development application.
	Proposed measures to avoid or reduce shoreline and land use impacts are: The amendments being considered by the City through the comprehensive plan amendment process ensure compatibility, and do not pose shoreline or land use impacts. All development applications will be subject to further review under SEPA, the city's zoning code and the Shoreline Master Program where appropriate.
6.	**How would the proposal be likely to increase demands on transportation or public services and utilities?** No development is proposed with the comprehensive plan amendment requests. However, future developments on the subject sites may have increased demands, which would be identified during the specific project development review. Projects resulting from amendments may require further review under SEPA which will be accomplished as required under WAC 197-11 and the Poulsbo Municipal Code.
	Proposed measures to reduce or respond to such demand(s) are: Measures to reduce impacts on transportation, public services and utilities would be identified during project specific development review. Compliance with city regulations and other appropriate mitigations could provide the appropriate measures to reduce impacts.
7.	**Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.** The proposed amendments do not conflict with any local, state or federal laws or requirements for the protection of the environment. All future development proposals would be required to follow all applicable regulations regarding the protection of the environment.

(48) Feb. 19, 2015

AFFIDAVIT OF PUBLIC NOTICE

Karla Boughton, being first duly sworn, upon his/her oath deposes and says: That he/she is now, and at all times herein mentioned has been, a citizen of the United States and the State of Washington, over and above the age of twenty-one years and a resident of said County, that on 2/20, 2015, affiant that a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

- ☒ Notice of Application w/Optional DNS
- ☐ SEPA Determination
- ☐ Notice of Public Hearing
- ☐ Notice of Decision

has been provided, mailed and/or posted to the attached distribution lists, property addresses or posting locations:

- ☒ US Mail CPA 2015-01, CPA 2015-02
- ☒ Email NOA, Comp Plan Amds, SEPA distribution lists
- ☒ Post at Library, City Hall, Poulsbo Post Office, website (comp plan 2015)
- ☐ Site Posting Address:

Subscribed and sworn to before me this 20 day of Feb, 2015.

NOTARY PUBLIC in and for the State of Washington, residing at: Poulsbo

My Commission expires on: 3.13.15

CHERLYN J. HALEY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 13, 2015

Karla Boughton

From: City of Poulsbo Planning
Sent: Friday, February 20, 2015 11:18 AM
Subject: City of Poulsbo 2015 Comprehensive Plan Amendment Applications - Notice of Application
Attachments: NOA_opt_DNS_for website_ email_ posting.pdf; Environmental Checklist_commented.pdf

Hello,
Attached please find the Notice of Application with optional DNS for the City of Poulsbo 2015 Comprehensive Plan Amendments Applications. The completed and commented environmental checklist is attached as well.

The City Council docketed five amendments to the City's Comprehensive Plan on February 11, 2015 to be processed this year. The amendments docketed are summarized as follows:

CPA 2015-01 is a request to re-designate and rezone a 3.77 acre property located at 20783 Bond Road from Residential Medium to Park, due to the 2014 acquisition of this property as an expansion to the City's Fish Park. Amendments will be to Figure LU-1 "2025 Land Use Comprehensive Plan Map" and the City's Zoning Map.

CPA 2015-02 is a request to re-designate a 2.69 acre property located at 20563 Bond Road from Shoreline Residential -1 to Natural on Figure NE-6 in the Natural Environment Chapter, and on the Shoreline Master Program maps. This amendment is a result of the City's ownership of this property for Fish Park; Natural is the appropriate shoreline environment for park use.

CPA 2015-03 is a text amendment to Chapter 12, the Capital Facilities Plan, to update Table CFP-4 (the City of Poulsbo 6-Year Capital Improvement Projects) to reflect the proposed projects listed in the 2015-2020 Capital Improvements Plan.

CPA 2015-04 is a text amendment to Chapter 12, Capital Facilities Plan, to update Table CFP-3 and Parks Section, by adding new parks project.

CPA 2015-05 is a text amendment to Section 12.6 Water System text in the Capital Facilities Plan and replace the 2007 Water System Plan in Appendix B-1 in its entirety with the 2014 Water System Plan.

Each proposed amendment application, associated maps and/or text amendments, as well as key dates and other pertinent documents are posted at
http://www.cityofpoulsbo.com/planning/CompPlan2014.htm

Public comments are welcome at any time during the review process up to the close of the City Council Public Hearing. Written comments may be mailed, faxed or emailed.

Thank you for your interest in the City of Poulsbo.

City of Poulsbo
Planning Department
200 NE Moe Street
Poulsbo, WA 98370
(360) 394-9882
(360) 697-8269 (fax)

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Karla Boughton

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Karla Boughton

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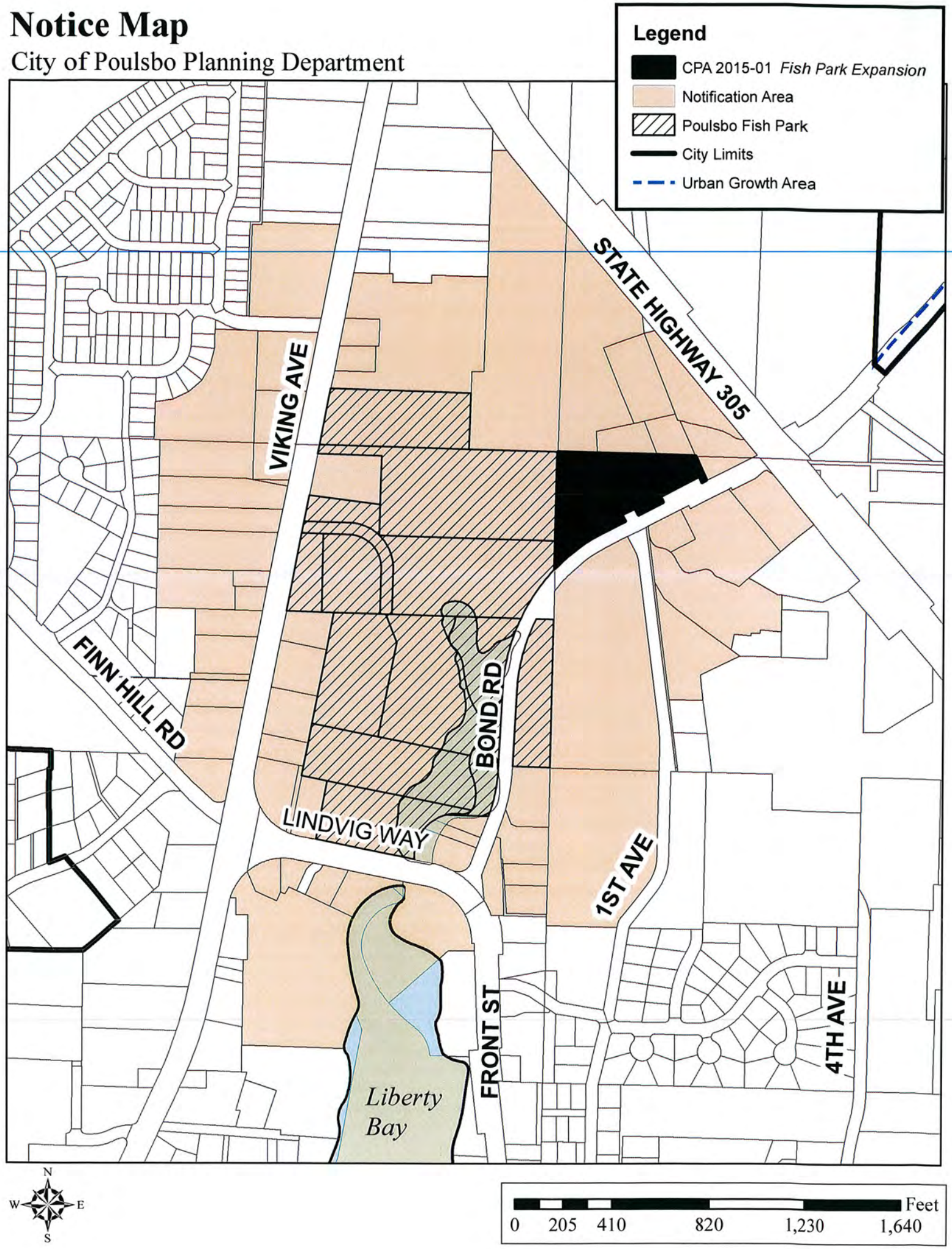
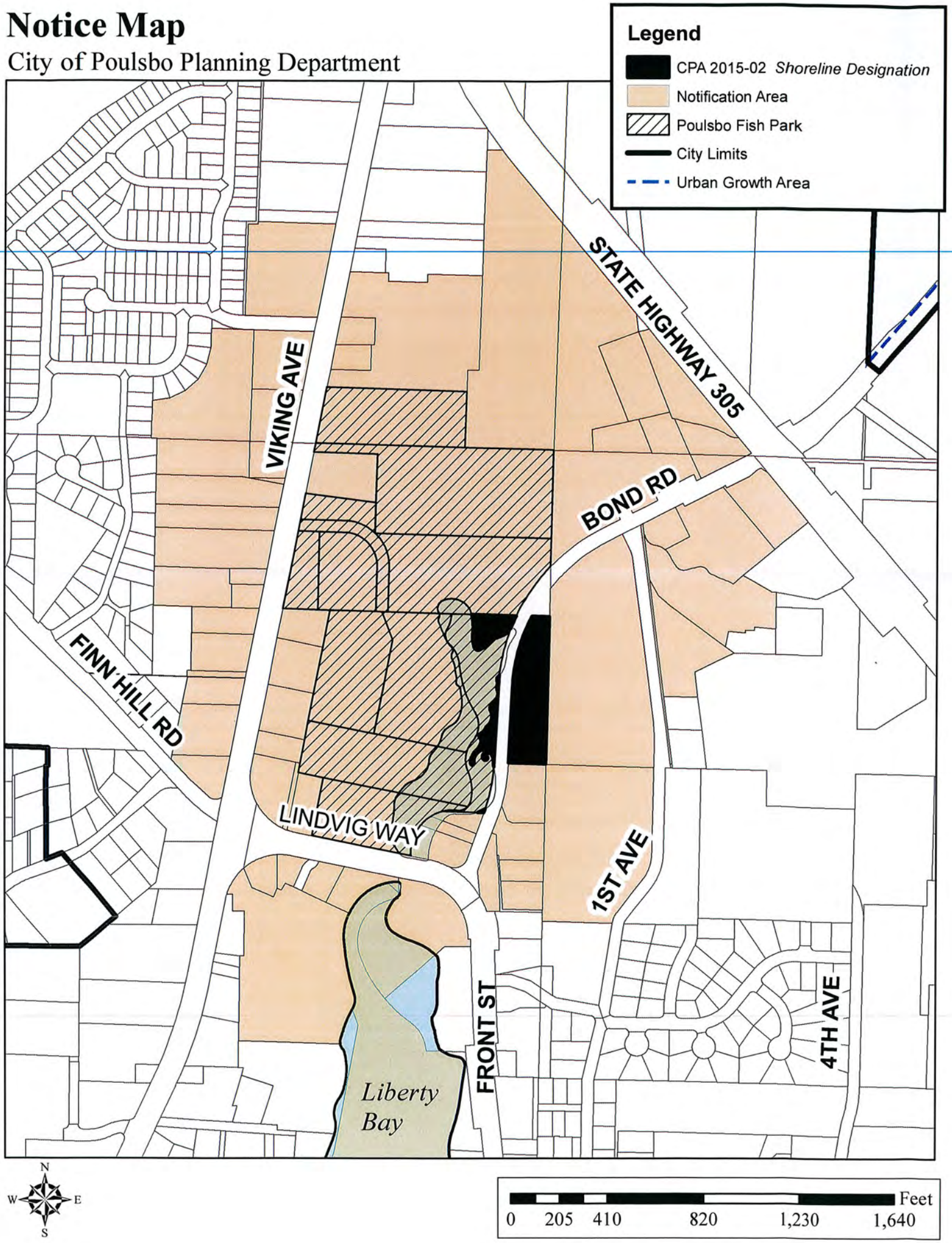
Notice Map

City of Poulsbo Planning Department



Notice Map

City of Poulsbo Planning Department



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AMF OHARE, IL 60666

METCALF SHERYL 611000299.
PO BOX 954
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MORGENSEN JAMES P
21005 ST HWY 305 NE
POULSBO, WA 98370

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POULSBO, WA 98370

MUSICK MARK DANIEL & YVETTE E
23483 GUINNESS PL NW
POULSBO, WA 98370

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NELSEN PARK
200 NE MOE ST
POULSBO, WA 98370

OLMSTEAD THOMAS S
23321 ALDO RD NW
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ANDERSON RENTALS INC
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EXHIBIT C– SEPA THRESHOLD DETERMINATION

CITY OF POULSBO
DETERMINATION OF NONSIGNIFICANCE (DNS)
WAC 197-11-970

Planning File: CPA 2015-01, 2015-02, 2015-03, 2015-04 and 2015-05

Description of proposal: 2015 Comprehensive Plan Amendments

CPA 2015-01 is a request to re-designate and rezone a 3.77 acre property located at 20783 Bond Road from Residential Medium to Park, due to the 2014 acquisition of this property as an expansion to the City's Fish Park. Amendments will be to Figure LU-1 "2025 Land Use Comprehensive Plan Map" and the City's Zoning Map.

CPA 2015-02 is a request to re-designate a 2.69 acre property located at 20563 Bond Road from Shoreline Residential-1 and-2 to Natural on Figure NE-6 in the Natural Environment Chapter, and on the Shoreline Master Program maps. This amendment is a result of the City's ownership of this property for Fish Park; Natural is the appropriate shoreline environment for park use.

CPA 2015-03 is a text amendment to Chapter 12, the Capital Facilities Plan, to update Table CFP-4 (the City of Poulsbo 6-Year Capital Improvement Projects) to reflect the proposed projects listed in the 2015-2020 Capital Improvements Plan.

CPA 2015-04 is a text amendment to Chapter 12, Capital Facilities Plan, to update Table CFP-3 and Section 12.10 Parks, by adding new parks project to the 20-year project list.

CPA 2015-05 is a text amendment to Section 12.6 Water System text in the Capital Facilities Plan and replacing the 2007 Water System Plan in Appendix B-1 in its entirety with the 2014 Water System Plan. Appendix B-1 Memorandum of Understanding with Kitsap Public Utility District remains unchanged.

Applicant: The City of Poulsbo is the applicant for all five 2015 comprehensive plan amendments.

The complete 2015 Comprehensive Plan Amendment applications can be found on the City's Comprehensive Plan Amendment webpage,
http://www.cityofpoulsbo.com/planning/CompPlan2014.htm.
A hard copy can be reviewed at City Hall.

Location of Site Specific Proposals: CPA 2015-01 Fish Park expansion, is to re-designation and rezone recently acquired property located at 20783 Bond Road NE; the Assessor's Tax Parcel Number for the property is 142601-2-014-2009. CPA 2015-02 changing the shoreline environment for property in Fish Park, is located at 20563 Bond Road NE, and the Assessor's Tax Parcel Number is 152601-1-001-2005. The remaining three comprehensive plan amendments will amend portions of the Comprehensive Plan's Chapter 12 Capital Facilities Plan and Appendix B-1.

Lead Agency: City of Poulsbo

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible official: Barry Berezowsky
Position/Title: Planning Director
Address: City of Poulsbo **Phone:** (360) 394-9882
200 NE Moe Street
Poulsbo, WA 98370

Date: March 9, 2015 Signature: _____

You may appeal this determination in writing to the responsible official listed above no later than 10 working days from the date of this notice. You should be prepared to make specific factual objections. Contact the responsible official to read or ask about the procedure for SEPA appeals.

AFFIDAVIT OF PUBLIC NOTICE

Helen Wytko, being first duly sworn, upon his/her oath deposes and says: That he/she is now, and at all times herein mentioned has been, a citizen of the United States and the State of Washington, over and above the age of twenty-one years and a resident of said County, that on 9 March, 2015, affiant that a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

- ☐ Notice of Application
- ☒ SEPA Determination
- ☐ Notice of Public Hearing
- ☐ Notice of Decision

has been provided, mailed and/or posted to the attached distribution lists, property addresses or posting locations:

- ☐ US Mail
- ☒ Email
- ☐ Post at Library, City Hall, Poulsbo Post Office
- ☐ Site Posting Address: _____

Helen Wytko

Subscribed and sworn to before me this 9th day of March, 2015.

Cherlyn J. Haley

NOTARY PUBLIC in and for the State of Washington, residing at:

Poulsbo

My Commission expires on:

3.13.15

CHERLYN J. HALEY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 13, 2015

Helen M. Wytko

SEPA DISTRIBUTION LIST

From: Helen M. Wytko
Sent: Monday, March 09, 2015 11:46 AM
To: Aaron C. Hulst; 'Alan Townsend'; 'Alison O'Sullivan - Suquamish Tribe'; 'Allen Moore'; Andrzej L. Kasiniak; 'Angela Cox'; 'Barry Berezowksy'; Becky Erickson; 'Bill Whiteley - KPUD'; 'Bob Nordnes'; 'Bob Wright'; Charlie S. Roberts; Cherlyn J. Haley; City Clerks; Connie C. Lord; 'Corps of Engineers, Regulatory Branch'; 'Dan Weedin'; 'Daniel Kimbler - KPUD'; 'Daniel Murphy '; 'Dave Dyess'; 'Dave Siburg'; 'David Jones - KPUD'; David Musgrove; Debbie Booher; 'Dennis Lewarch'; Diane K. Lenius; Ed Stern; 'Edie Burghoff'; 'Edward Coviello'; Gary Nystul; 'Gordon Hanson'; 'Greg Berghoff - KPUD'; 'Jack Johnson'; 'James Thayer'; 'Jeff Griffin'; Jeff R. McGinty; Jeff Tolman; 'Jim Coleman'; Jim Henry; 'Jim Lynch'; 'Jim Vchulek - Green Lake Appraisal'; 'John Keiss'; 'Karen Keefe'; 'Kate Nunes'; Kenneth Thomas; 'Kitsap Business Journal'; 'Kitsap County DCD'; 'Kitsap Economic Development Alliance'; 'Kitsap Realtors'; 'Kitsap Sun'; 'Mark DeSalvo'; Mary M. McCluskey; 'Matt Henson'; Nicole M. Stephens; 'Pat Fuhrer'; 'Poulsbo Chamber of Commerce'; 'Poulsbo USPS Postmaster'; 'Rachel Seymour'; 'Ray Stevens'; 'Richard Oxley'; 'Richard Walker'; 'Rob Gelder'; 'Shane Skelley'; 'Shawn Cates'; 'Stephanie Trudel'; 'Teresa Osinski - HBA'; 'Terri Douglas'; 'Thomas Brobst'; 'Tom Harvey'; 'WA Dept of Natural Resources - SEPA'; 'WA Department of Ecology SEPA'; 'WA Department of Ecology SEPA Register'; 'WA Dept of Fish and Wildlife '; 'WA Dept of Fish and Wildlife - SEPA'; 'WA Office of the Attorney General- Ecology'; 'WSDOT Olympic Region SEPA'; 'Yvonne Wolff'
Cc: Karla Boughton
Attachments: Comp Plan Amend 15 SEPA.pdf

Please see the attached SEPA notice for the 2015 Comprehensive Plan Amendments.

Thank you,

Helen Wytko

Poulsbo Planning and Building Department
Phone: 360-394-9882
200 NE Moe St
Poulsbo, WA 98370

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

EXHIBIT D– PUBLIC HEARING NOTICE FOR PLANNING COMMISSION AND AFFIDAVITS

CITY OF POULSBO
PLANNING COMMISSION

NOTICE OF PUBLIC HEARING
2015 COMPREHENSIVE PLAN AMENDMENTS

Hearing Date: March 24, 2015

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, agencies and property owners within 300 feet of site-specific applications as listed on the Kitsap County Assessor's records.

Subject: CPA 2015-01, 2015-02, 2015-03, 2015-04 and 2015-05
Full application materials can be found at
http://www.cityofpoulsbo.com/planning/CompPlan2014.htm

Summary of the Proposed Applications:

CPA 2015-01 is a request to re-designate and rezone a 3.77 acre property located at 20783 Bond Road from Residential Medium to Park, due to the 2014 acquisition of this property as an expansion to the City's Fish Park. Amendments will be to Figure LU-1 "2025 Land Use Comprehensive Plan Map" and the City's Zoning Map.

CPA 2015-02 is a request to re-designate a 2.69 acre property located at 20563 Bond Road from Shoreline Residential -1 to Natural on Figure NE-6 in the Natural Environment Chapter, and on the Shoreline Master Program maps. This amendment is a result of the City's ownership of this property for Fish Park; Natural is the appropriate shoreline environment for park use.

CPA 2015-03 is a text amendment to Chapter 12, the Capital Facilities Plan, to update Table CFP-4 (the City of Poulsbo 6-Year Capital Improvement Projects) to reflect the proposed projects listed in the 2015-2020 Capital Improvements Plan.

CPA 2015-04 is a text amendment to Chapter 12, Capital Facilities Plan, to update Table CFP-3 and Parks Section, by adding new parks project to the 20-year project list.

CPA 2015-05 is a text amendment to Section 12.6 Water System text in the Capital Facilities Plan and replacing the 2007 Water System Plan in Appendix B-1 in its entirety with the 2014 Water System Plan. (Appendix B-1 Memorandum of Understanding with Kitsap Public Utility District remains unchanged.)

The City has posted all pertinent information regarding the amendments at its website: http://www.cityofpoulsbo.com/planning/CompPlan2014.htm. This website is the primary clearinghouse for information related to the Comprehensive Plan and will be updated throughout

the amendment process. Also, materials can be reviewed at City Hall.

Public Comment Methods: Comments may be provided to the City at any time during the comprehensive plan amendment process. (Environmental-related comments requested during the SEPA Environmental process were due by March 6, 2015.) 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 Staff Contact indicated below. To ensure consideration, all written comments must be received by the City prior to close of the comprehensive plan amendment public hearings.

Public Participation Plan: The Public and Agency Participation Plan for the 2015 Comprehensive Plan Amendment process is available on the City's Comprehensive Plan amendment website and at the Planning Department.

Hearing Information: The Planning Commission public hearing on the applications is scheduled for March 24, 2015. The City Council public hearing on the applications is tentatively scheduled for April 8, 2015. The Planning Commission will make recommendations to the City Council. City 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.

Additional Information: The staff report will be available 15 calendar days before the scheduled hearing. Information on the Comprehensive Plan amendments, including the staff report, is on the City's website at http://www.cityofpoulsbo.com/planning/CompPlan2014.htm and at the Planning Department. The files are available for review at the Planning Department between 8:30 am and 4:30 pm. Hard copies can be provided at a reasonable cost.

Planning Contact: City of Poulsbo Planning Department
200 NE Moe Street, Poulsbo, WA 98370
Phone: (360) 394-9882 Fax: (360) 697-8269
E-mail: planninginfo@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 360-394-9882 AT LEAST 48 HOURS PRIOR TO THE MEETING IF ACCOMMODATIONS ARE NEEDED FOR THIS MEETING.

AFFIDAVIT OF PUBLIC NOTICE

Helen Wytko, being first duly sworn, upon his/her oath deposes and says: That he/she is now, and at all times herein mentioned has been, a citizen of the United States and the State of Washington, over and above the age of twenty-one years and a resident of said County, that on March 6, 2015, affiant that a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

- ☐ Notice of Application
- ☐ SEPA Determination
- ☒ Notice of Public Hearing
- ☐ Notice of Decision

has been provided, mailed and/or posted to the attached distribution lists, property addresses or posting locations:

- ☒ US Mail
- ☒ Email
- ☒ Post at Library, City Hall, Poulsbo Post Office
- ☐ Site Posting Address:_____

Subscribed and sworn to before me this 6th day of Mar, 2015.

CHERLYN J. HALEY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 13, 2015

NOTARY PUBLIC in and for the State of Washington, residing at: Poulsbo

My Commission expires on: 3-13-15

Helen M. Wytko NOH List

From: Helen M. Wytko
Sent: Friday, March 06, 2015 10:26 AM
To: 'Aaron Hulst'; 'Alison O'Sullivan'; 'Allen Moore'; 'Andrzej Kasiniak'; 'Angela Cox'; 'Barry Berezowsky'; 'Becky Erickson'; 'Bethy Dye'; 'Bill Whiteley - KPUD'; 'Bob Nordnes'; 'Clerks Department'; 'Connie Lord'; 'Corps of Engineers, Regulatory Branch'; 'Dan Weedin'; 'Daniel Kimbler - KPUD'; 'Daniel Murphy'; 'Dave Dyess'; 'Dave Siburg - KPUD'; 'David Jones - KPUD'; 'David Musgrove'; 'Deb Booher'; 'Dennis Lewarch'; 'Diane Lenius'; 'Ed Stern'; 'Edward Coviello'; 'Gary Nystul'; 'Gordon Hanson'; 'Greg Berghoff - KPUD'; 'Historic Downtown Poulsbo Association'; 'Jack Johnson'; 'James Thayer'; 'Jeff Griffin'; 'Jeff McGinty'; 'Jeff Tolman'; 'Jim Coleman'; 'Jim Henry'; 'Jim Lynch'; 'Jim Vchulek - Green Lake Appraisal'; 'John Kiess'; 'Karen Keefe'; 'Kate Nunes'; Kenneth Thomas; 'Kitsap Business Journal'; 'Kitsap County DCD'; 'Kitsap Economic Development Alliance'; 'Kitsap Realtors'; 'Kitsap Sun'; 'Larry Tellinghuisen'; 'Mark DeSalvo'; 'Mary McCluskey'; 'Nicole Stephens'; 'Olympic College'; 'Pat Fuhrer'; 'Paul Beveridge'; 'Paul Haas'; 'Port of Poulsbo'; 'Poulsbo Chamber of Commerce'; 'Poulsbo USPS Postmaster'; 'Poulsbo Village'; 'Rachel Seymour'; 'Ray Stevens'; 'Richard Oxley'; 'Richard Walker'; 'Robert Gelder'; 'Shane Skelley'; 'Shawn Cates'; 'Stacie Rushforth, BJC Group'; 'Stephanie Trudel'; 'Tad Sooter'; 'Teresa Osinski - HBA'; 'Terri Douglas'; 'Thomas Brobst'; 'Tom Harvey'; 'Tom Powers, CENCOM'; 'WA Dept of Fish and Wildlife'; 'WSDOT Olympic Region SEPA'; 'Yvonne Wolff'
Cc: Karla Boughton
Subject: NOH Comp Plan
Attachments: PC NOH Comp Plan Amend 15.pdf

Please see the attached Planning Commission Notice of Public Hearing for the 2015 Comprehensive Plan Amendments scheduled March 24,2015 at 7pm in the Poulsbo City Hall Council Chambers.

Thank you,

Helen Wytko
Poulsbo Planning and Building Department
Phone: 360-394-9882
200 NE Moe St
Poulsbo, WA 98370

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Helen M. Wytko Comp Plan List

From: Helen M. Wytko
Sent: Friday, March 06, 2015 10:59 AM
To: 'Aaron and Brooke Hoff'; 'Alison O'Sullivan'; 'Allen Moore'; 'Anakka Hartwell'; Andrzej L. Kasiniak; 'Angela Cox'; 'Anne Alexander'; 'Anthony McCafferty'; 'Audrey Wolf'; Barry A. Berezowsky; 'Bill Whiteley - KPUD'; 'Bob Nordness'; 'Brad Watts'; 'Brenda Darling'; 'Byron Harris'; 'Cherie Fahlsing'; 'Christy Christensen'; 'Cindy Baker'; City Clerks; 'City of Bainbridge Island'; 'City of Bremerton'; 'City of Port Orchard'; Connie C. Lord; 'Corps of engineers, Regulatory Branch'; 'Dale and Melissa Paul'; 'Dale Miller'; 'Dan Weedin'; 'Daniel Kimber - KPUD'; 'Dave Dyess'; 'Dave Foraker'; 'Dave Greetham'; 'Dave Siburg - KPUD'; 'David Carpenter'; 'David Jones - KPUD'; David Musgrove; 'David Wells'; Debbie Booher; 'Debra Purcell'; 'Dennis Lewarch'; Diane K. Lenius; 'Don and Linda Miles'; Ed Stern; 'Edward Coviello'; 'Elvin Nunes'; 'Gary Lindsey'; 'Gayle Heller'; 'Gordon Hanson'; 'Greg Berghoff - KPUD'; 'Historic Downtown Poulsbo Association'; 'Jack Johnson'; 'Jacquie'; 'James Thayer'; 'Jan Harrison'; 'Jan Wold'; 'Jay Volz'; 'Jean Ford'; 'Jeff Griffin'; Jeff R. McGinty; Jeff Tolman; 'Jim Coleman'; Jim Henry; 'Jim Lynch'; 'Jim Vchulek - Green Lake Appraisal'; 'Joan Hett'; 'John and Molly Lee'; 'John Keiss'; 'John Powers'; 'June Cotner'; 'Kate Nunes'; 'Kathy Gallagher'; 'Katrina Knutson'; 'Kdneer'; Kenneth Thomas; 'Kitsap Business Journal'; 'Kitsap County DCD'; 'Kitsap Economic Development Alliance (KEDA)'; 'Kitsap Realtors'; 'Kitsap Sun'; 'Kurt Kulhanek'; 'Lana Gillis'; 'Larry Craig'; 'Lynn Wall - Navy Base Kitsap'; 'Macdhoff'; 'Malu'; 'Mark DeSalvo'; 'Mark Kuhlman'; 'Mary Carter'; Mary M. McCluskey; 'Mary McClure - KRCC'; 'Matt Henson'; 'Michelle Cho and Luan Gip'; 'Mitch James'; 'Monica Berninghaus'; 'Nadine Hernandez'; Nicole M. Stephens; 'Olympic College'; 'onlyjesus'; 'Pat Fuhrer'; 'Patrick Allen'; 'Paul Beveridge'; 'Paul Deits'; 'Philip Lanzafame'; 'Port of Poulsbo'; 'Poulsbo Chamber of Commerce'; 'Poulsbo USPS Postmaster'; 'Poulsbo Village'; 'Puget Sound Partnership'; 'Rachel Seymour'; 'Ray Stevens'; 'Richard Oxley'; 'Richard Walker'; 'Rick Cadwell'; 'Robert F. Smith'; 'Robert Gelder'; 'Ron Cleaver'; 'Ron Orcutt'; 'Sandy Scott'; 'Shane Skelley'; 'Sharon Boker'; 'Shawn Cates'; 'Shelia Murray'; 'Stacie Rushforth, BJC Group'; 'Stephanie Trudel'; 'Steve Coleman'; 'Tad Sooter'; 'Teresa Osinski - HBA'; 'Terri Douglas'; 'Thomas Brobst'; 'Tom Harvey'; 'Tom Powers, Cencom'; 'US Fish & Wildlife - WA F&W Office'; 'WA Dept of Commerce - Growth Management Services'; 'WA Dept of Ecology'; 'WA Dept of Fish and Wildlife'; 'WA Dept of Natural Resources'; 'WSDOT Olympic Region SEPA'; 'Yvonne Wolff'
Subject: PC NOH Comp Plan Amend 15
Attachments: PC NOH Comp Plan Amend 15.pdf

Please see the attached Planning Commission Notice of Public Hearing for the 2015 Comprehensive Plan Amendments scheduled March 24, 2015 at 7pm in the Poulsbo City Hall Council Chambers.

Thank you,

Helen Wytko
Poulsbo Planning and Building Department
Phone: 360-394-9882
200 NE Moe St
Poulsbo, WA 98370

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AMF OHARE, IL 60666

METCALF SHERYL 611000299.
PO BOX 954
POULSBO, WA 98370

MORGENSEN JAMES P
21005 ST HWY 305 NE
POULSBO, WA 98370

MORGENSEN JAMES P
21005 ST HWY 305 NE
POULSBO, WA 98370

MUSICK MARK DANIEL & YVETTE E
23483 GUINNESS PL NW
POULSBO, WA 98370

MUSICK MARK DANIEL & YVETTE E
23483 GUINNESS PL NW
POULSBO, WA 98370

MUSICK MARK DANIEL & YVETTE E
23483 GUINNESS PL NW
POULSBO, WA 98370

NELSEN PARK
200 NE MOE ST
POULSBO, WA 98370

OLMSTEAD THOMAS S
23321 ALDO RD NW
POULSBO, WA 98370

OLMSTEAD THOMAS S
23321 ALDO RD NW
POULSBO, WA 98370

ONEILL ROBERT D & JULIE L
18054 CHERRY TREE LN NE
SUQUAMISH, WA 98392

PEACH CHARLES W
PO BOX 1218
POULSBO, WA 98370

PEACH CHARLES W
PO BOX 1218
POULSBO, WA 98370

PHILLIPS JOSHUA
PO BOX 2625
POULSBO, WA 98370

POWELL PROFESSIONAL PROP LLC
353 WALLACE WAY NE APT 11
BAINBRIDGE ISLAND, WA 98110

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353 WALLACE WAY NE APT 11
BAINBRIDGE ISLAND, WA 98110

POWELL PROFESSIONAL PROP LLC
353 WALLACE WAY NE APT 11
BAINBRIDGE ISLAND, WA 98110

ROOSILD TARMO P
4052 MAHAILA AVE
SAN DIEGO, CA 92122

ROSS MARK & KAREN
20487 VIKING AVE NW
POULSBO, WA 98370

ROSS MARK & KAREN
20487 VIKING AVE NW
POULSBO, WA 98370

SCANDIA KNOLLS ASSOCIATES LLP
1717 MAIN ST STE 900
DALLAS, TX 75201

SMAALADEN STEVEN & CORA
17601 DIVISION AVE NE
SUQUAMISH, WA 98392

SMITH CYNTHIA & PIGORS TRUST &
STEPHANIE SMITH TRUST
7646 RIDGECREST LN
MERCER ISLAND, WA 98040

SMITH CYNTHIA & PIGORS TRUST &
STEPHANIE SMITH TRUST
7646 RIDGECREST LN
MERCER ISLAND, WA 98040

STATE AGENCY LANDS
, 0

STATE AGENCY LANDS
, 0

STATE OF WASHINGTON DOT R/E DIV
PO BOX 47440
OLYMPIA, WA 98504

THORP CLAIR & LAVERNE
15 WINKLEMAN RD N
MONTESANO, WA 98563

TIMBERLAND SAVINGS BANK
624 SIMPSON AVE
HOQUIAM, WA 98550

TYTLER WARREN
PO BOX 805
POULSBO, WA 98370

VIKING WAY LLC
15215 SE 272ND ST STE 201
KENT, WA 98042

VIKING WAY LLC
15215 SE 272ND ST STE 201
KENT, WA 98042

WAAG JOHN B & TERI
PO BOX 1364
POULSBO, WA 98370

WAAG WILLIAM D
PO BOX 146
TOLDEO, WA 98591

WAHTO BRIAN 1/3 & GLASSGOW CORINNE
WAHTO 1/3
4804 148TH ST NW
GIG HARBOR, WA 98332

WAITE ROBIN I G & KAREN R
1265 DARLING RD
BREMERTON, WA 98311

WESTBAY POULSBO LLC
2610 SE MILE HILL DR
PORT ORCHARD, WA 98366

AFFIDAVIT OF PUBLIC NOTICE

Karla Boughton, being first duly sworn, upon his/her oath deposes and says: That he/she is now, and at all times herein mentioned has been, a citizen of the United States and the State of Washington, over and above the age of twenty-one years and a resident of said County, that on March 9, 2015, affiant that a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

- ☐ Notice of Application
- ☐ SEPA Determination
- ☒ Notice of Public Hearing
- ☐ Notice of Decision

has been provided, mailed and/or posted to the attached distribution lists, property addresses or posting locations:

- ☐ US Mail
- ☐ Email
- ☐ Post at Library, City Hall, Poulsbo Post Office
- ☒ Site Posting Address: 20783 Bond Road & 20563 Bond Road

Karla Boughton

Subscribed and sworn to before me this 9th day of March, 2015.

Cherlyn J. Haley

NOTARY PUBLIC in and for the State of Washington, residing at:

Poulsbo

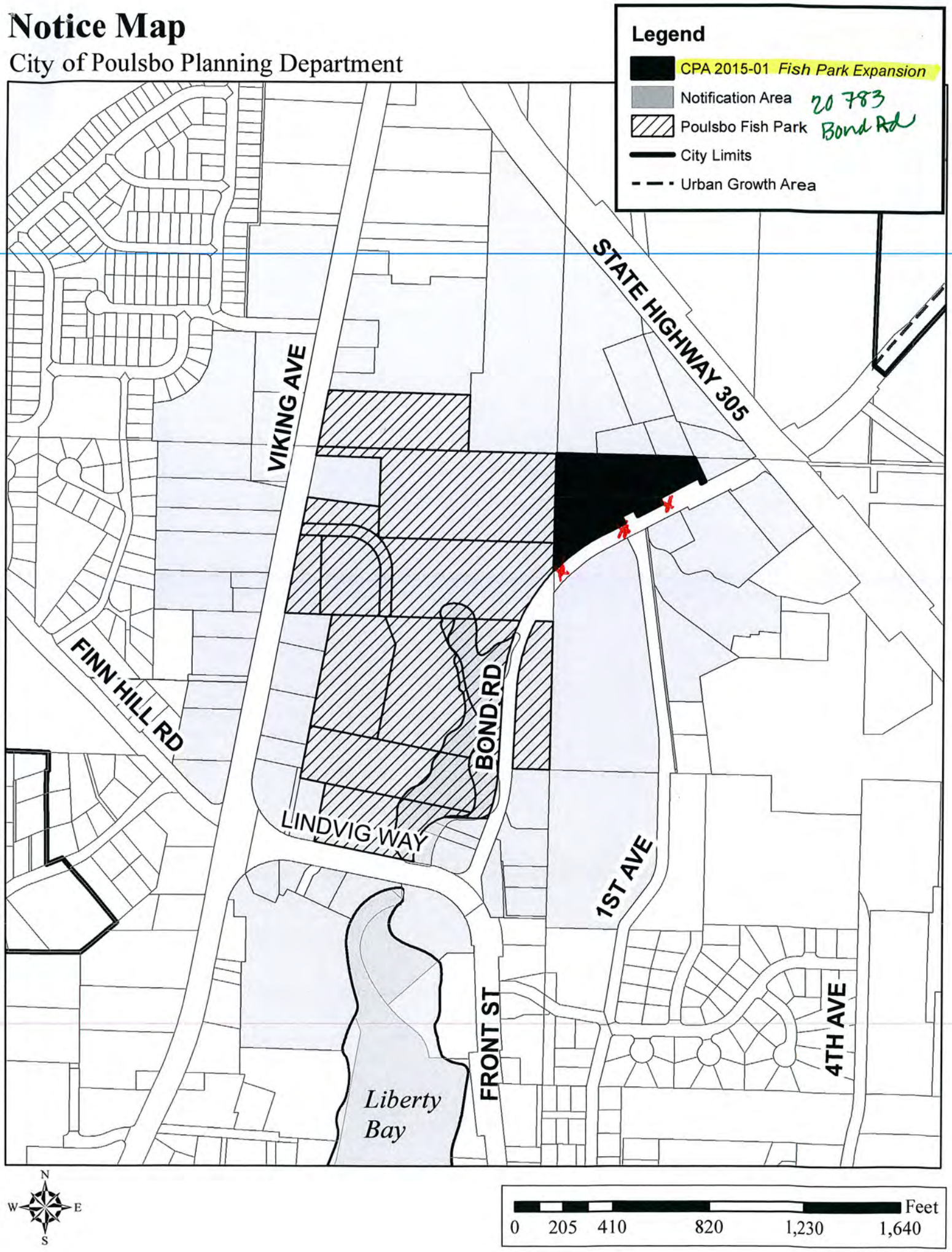
My Commission expires on:

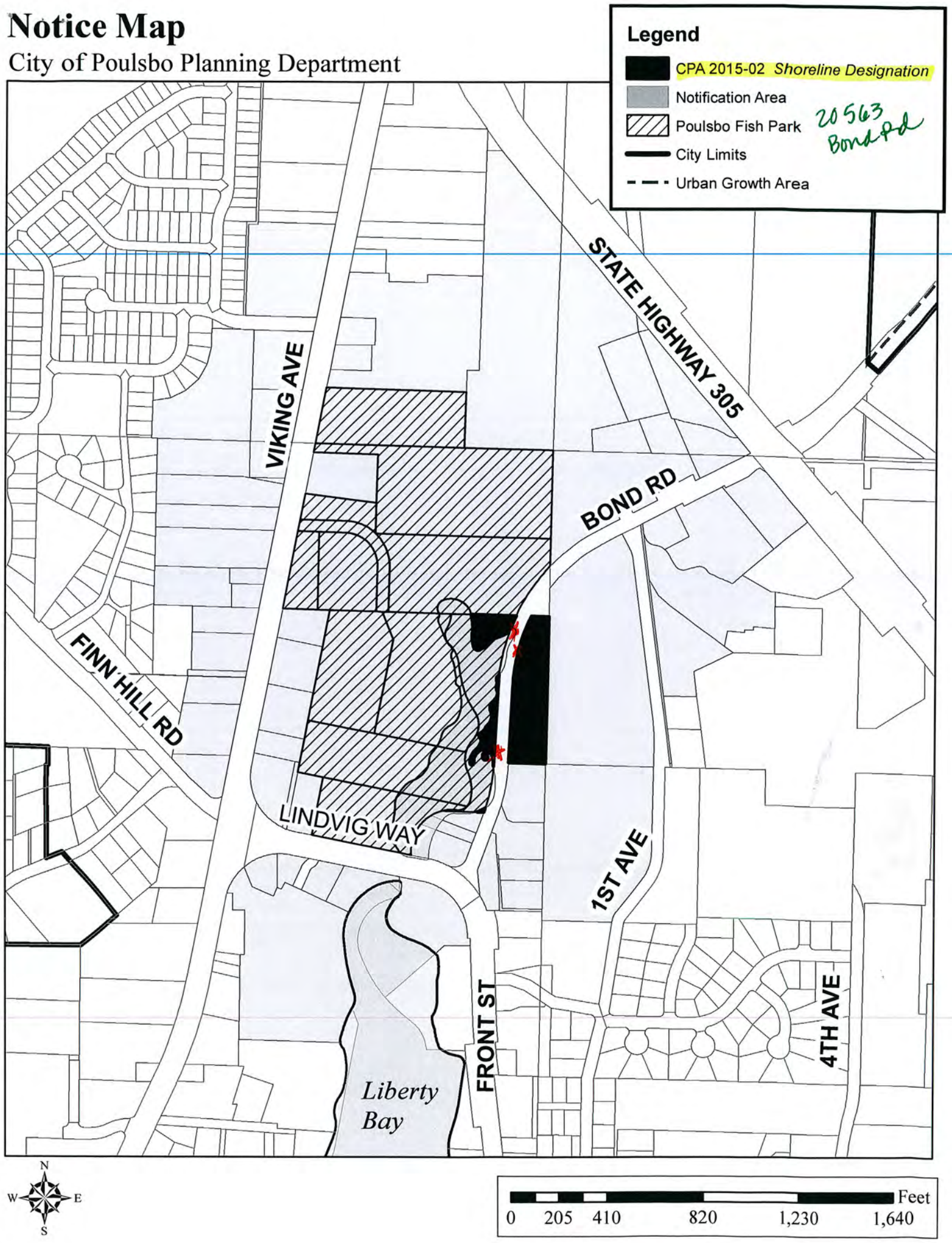
3-13-15

CHERLYN J. HALEY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 13, 2015

Notice Map

City of Poulsbo Planning Department



Notice Map

City of Poulsbo Planning Department