

# City of Poulsbo Planning Department



## Annexation Frequently Asked Questions



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### **Can a property owner build a single-family dwelling on a larger parcel of land or is subdivision to meet zoning requirements necessary first?**

A property owner can build a single-family residence on a larger parcel of residential zoned land in the City of Poulsbo. Only when subdividing property would the zoning densities be required to be consistent with the zone. The use must be allowed in the zone and development regulations, including setbacks and lot coverage, will be reviewed for compliance. When subdividing, a property owner may develop a “parent lot” that is larger than the maximum lot size in the Residential Low zone, but it must be able to be further subdivided pursuant to PMC 18.16.040(A). Buildings or uses not conforming with the Poulsbo Municipal Code (PMC) upon annexation may continue pursuant to PMC 18.88, Nonconforming Uses and Structures. An existing nonconforming use may continue, when it is in compliance with PMC 18.88, under new ownership.

### **Will my neighborhood lose its rural character?**

Poulsbo’s Urban Growth Area (UGA) was adopted in 2002 and the intent was for the land within its boundaries to eventually become a part of the City of Poulsbo and contain urban development. The Growth Management Act (GMA) intends to promote development within and adjacent to urban areas where services and facilities are already available or can be provided efficiently. Pursuant to the GMA, the City of Poulsbo’s Urban Growth Area (UGA) is anticipated to eventually be annexed and developed at an urban level of residential density (minimum 4 houses per acre), with associated commercial and industrial services. While urban development is allowed prior to annexation, utility connections are typically provided only after annexation, which limits the land’s development potential. City zoning and

development ordinances are in place to help ensure orderly growth. However, you are not required to develop your own property.

### **Can I keep my livestock upon being annexed into the city limits?**

Poulsbo allows agricultural uses pursuant to PMC Ch. 18.48.030, .220, and .230. Properties which meet these standards can continue agricultural use as a legal conforming use. If a property does not meet the referenced zoning standards, the agricultural use can continue as a legal, nonconforming use, but cannot be expanded to other areas of your property.

### **Would my property zoning change upon annexation?**

No, zoning will not change upon annexation. City of Poulsbo zoning was adopted for the unincorporated UGA during the Poulsbo Subarea Plan process.

### **How will annexation affect the environment and critical areas?**

Annexation does not grant development approval, and therefore does not have a direct effect on the environment. When a property is proposed to be developed, it must undergo a review process that takes environmental factors into account.

All properties within the City are required to comply with the City’s Critical Areas Ordinance (CAO) for protection of wetlands, streams, steep slopes and other critical areas. Until annexation, Kitsap County’s CAO requirements apply. Generally speaking, the environmental protection requirements in both jurisdictions are similar. Other environmental regulations, such as the State Environmental Policy Act (SEPA) and the Shoreline Master Program (SMP), may also be applicable to certain development proposals.



## How do I get more information?

- Review the “Annexation Process, Benefits & Concerns” brochure for more information on the annexation process.
- Visit the City’s website for access to brochures, applications and the Poulsbo Municipal Code.
- For more information, contact the Poulsbo Planning Department by phone, e-mail or in person.
- You may also want to contact other City Departments, including Finance (360.394.9881) and Public Works (360.779.4078).

## Are my property taxes going to rise if my property is annexed?

Property taxes are set by the Kitsap County Assessor, and are based on current market value. The typical 2009 total levy rate (amount of property tax paid per \$1,000 of assessed value) in Poulsbo was 9.6156 and for the North Kitsap Unincorporated area (including Poulsbo’s UGA), the typical 2009 levy rate was 9.1225. Assuming an assessed value of \$275,000, property taxes in Poulsbo would be \$2,644 and property taxes for the North Kitsap Unincorporated area would be \$2,509.

If your property becomes more valuable as a result of annexation – for instance, if it can be subdivided once City utilities are available – it is possible that property taxes will increase. However, if the market value does not increase, it is estimated that the tax rate would be approximately the same in the City as in the County. There are some changes in the taxes paid between Poulsbo and North Kitsap Unincorporated lands, for example, an annexed property no longer pays the County Road tax but does pay the City levy. Rates for other taxing districts (sometimes called “junior” taxing districts), such as the library or port, do not change as a result of annexation. Kitsap County has several tax relief and exemption programs. For more information on these programs, see the Kitsap County Assessor’s website:

<http://www.kitsapgov.com/assr/exempt/relief.htm>.

## Could my property be taken as a result of annexation?

No. Annexation does not involve “taking” of private property by the City or any other entity.

## Can I connect to the City’s utility infrastructure if I’m in the Urban Growth Area?

As a general policy, the City first requires properties

to annex to the city prior to utility extension (PMC Ch. 13.14).

## Has there been adequate planning for infrastructure to serve the UGA area upon annexation?

The City of Poulsbo has been planning to serve its UGA since the adoption of the 1994 Comprehensive Plan. The Poulsbo Subarea Plan included a capital facilities element that accounted for the total projected population for the City and its UGA. Future capacity needs, especially for water, sewer and traffic, have been modeled based upon the City’s future population allocation. The Fire District serves the greater Poulsbo area without regard to city/UGA boundaries.

## Does annexation impact the availability of utilities?

City sewer and water may be available to properties upon annexation. Please contact the Public Works Department for information on connection fees. Existing homes and businesses are not required to hook up to the sewer or water system. New development will be required to connect to the city’s infrastructure. You may continue using your well and septic systems as long as they are functioning in good condition, which is determined by the Kitsap County Health Department. If your property is within 200 feet of a sewer, and you choose not to connect, a monthly fee may be charged, pursuant to Poulsbo Municipal Code (PMC) Ch. 3.12.100.E.4. A City stormwater fee will also be assessed upon annexation, please see PMC Ch. 3.12.100.F (contact the Finance Department for more information).

