

Appendix A: Technical and Background Data



Appendix A-1 Population, Housing and Employment Trends

1. Population Trends

The City has experienced steady growth since the initial comprehensive plan was adopted in 1994. The rate of growth has varied, sometimes dramatically depending on the regional economy and housing market. Growth over the past decade has remained steady, and Poulsbo continues to draw residents into its fold.

Table Appendix A-1.1 Annual Population 1994-2016

Year	Population	Annual New Population	Annual Growth Rate
1994 (Initial Comprehensive plan adopted)	5,494	--	---
1995	5,913	419	7.6%
1996	6,188	275	4.6%
1997	6,301	113	1.8%
1998	6,637	336	5.3%
1999	6,663	26	.3%
2000	6,813	150	2.2%
2001	6,988	175	2.5%
2002	7,081	93	1.3%
2003	7,129	48	.6%
2004	7,357	228	3.1%
2005	7,657	300	4%
2006	7,722	65	.8%
2007	7,823	101	1.3%
2008	8,110	287	3.6%
2009 (Comprehensive plan update)	9,106	996*	12.2%
2010 Census	9,200	94	1%
2011	9,245	45	.4%
2012	9,360	115	1.2%
2013	9,585	225	2.4%
2014	9,775	190	1.9%
2015	9,950	175	1.7%
2016 (Comprehensive plan update)	10,210	260	2.6%

Source: Washington State Office of Financial Management (OFM)

*2009 population incorporates additional population which was a result of an intensive hand count of all building permits and certificates of occupancy issued by the City of Poulsbo 2000-2009. This information was forwarded to OFM, who increased Poulsbo's population accordingly.

Table Appendix A-1.2 Annual Population Growth by Decade 1910-2016

Year	Population	Growth Rate
1910	364	--
1920	546	50%
1930	584	6.9%
1940	639	9.4%
1950	1,014	58%
1960	1,505	48%
1970	1,856	23%
1980	3,453	86%
1990	4,848	40%
2000	6,813	40%
2010	9,200	35%
2016	10,210	11%

Source: U.S. Bureau of Census/Washington State Office of Financial Management

A clue as to where Poulsbo's new residents come from can be provided in part from American Community Survey data, which reports on where city residents previously lived. Table Appendix A-1.3 reports that of the new residents which moved into Poulsbo city limits in 2014, 21% of them came from a different state, and 16% from within city limits and Kitsap County respectively.

Table Appendix A-1.3 Poulsbo Residency

Poulsbo residents who lived in city limits in 2014, lived in 2013:	Percent
Same House in 2013	80%
Different House in the US in 2013	19%
<i>Same City</i>	16%
<i>In Kitsap County</i>	16%
<i>In Washington State</i>	
<i>(but not Kitsap County)</i>	0%
<i>In different state</i>	21%
Someplace else in 2013	1%

Source: American Community Survey, 2014

REGIONAL PERSPECTIVE

The Puget Sound Region experienced unprecedented growth during the 1970's and 1980's. This growth concerned local residents, jurisdictions, and ultimately the Washington State Legislature, who passed the Growth Management Act in 1990 to require planning and provision for future growth, and the preservation of forests, rural areas and open spaces. Kitsap County was required to plan under GMA because it had joined with the other more urban counties as one of the fastest growing counties in the state.

Table Appendix A-1.4 depicts the population growth experienced in Kitsap County and each of its incorporated cities, providing significant context of where Poulsbo and its population growth fits into the larger regional perspective.

Table Appendix A-1.4 Kitsap County Population

Jurisdiction	1970	1980	1990	2000	2010	2016
Kitsap County*	59,204	100,508	138,676	159,896	170,022	174,310
Bainbridge Island	1,461**	2,196**	3,081**	20,308	23,025	23,760
Bremerton	35,307	36,208	38,142	37,259	37,729	40,500
Port Orchard	3,904	4,787	4,984	7,693	11,144	13,810
Poulsbo	1,856	3,453	4,848	6,813	9,200	10,210

Source: U.S. Bureau of Census/Washington State Office of Financial Management

*unincorporated only (does not include incorporated population)

**City of Winslow population; incorporation of Bainbridge Island in 1991

DEMOGRAPHICS OF POULSBO

The demographics of Poulsbo – who lives in the city limits – has remained relatively constant from 1990-2016, according to the U.S. Census data. Age, household makeup, and gender proportions have remained very close during the decades.

Table Appendix A-1.5 Key Demographic Data

Demographic	1990 Census	2000 Census	2010 Census	2014
Total Population	4,848	6,813	9200	9436
Age				
24 years and under	34% (1,641)	31% (2,154)	29% (2,668)	32% (3,058)
25 to 44 years	30% (1,431)	27% (1,827)	30% (2,760)	14.9% (2,353)
45 to 64 years	17% (826)	22% (1,503)	22% (2,024)	21.9% (2,065)
65 years and older	19% (950)	20% (1,329)	19% (1,748)	20.8% (1,960)
Households	2,041	2,845	3,883	3,759
Family households	64% (1,291)	62% (1,773)	60% (2,310)	60% (2,268)
Non-family households	36% (750)	38% (1,072)	40% (1,573)	40% (1,491)
Average household size	2.28	2.30	2.30	2.45
Gender				
Male	46% (2,237)	46% (3,163)	45% (4,164)	43% (4,077)
Female	53% (2,611)	53% (3,650)	55% (5,036)	57% (5,359)
Educational Attainment				
25 years and over				
High School graduate	28% (887)	24% (1,103)	21% (1,323)	24% (1,550)
Some college, no degree	27% (871)	26% (1,225)	28% (1,756)	28% (1,782)
Associate degree	7% (241)	7% (346)	8% (501)	7% (447)
Bachelor's degree	14% (451)	19% (900)	24% (1,505)	22% (1,428)
Graduate or prof. degree	6% (203)	10% (476)	13% (815)	13% (819)
High School graduate or higher	82%	87%	94%	94%
Bachelors degree or higher	20%	30%	37%	35%
Median household income	\$25,385	\$38,875	\$59,464	\$57,296

Source: U.S. Bureau of the Census, Census 1990, 2000, 2010; American Community Survey, 2014

2. Existing Housing Stock

The characteristics of Poulsbo's existing housing stock can be established through the data collected by the U.S. Census Bureau. The data collected in respect to the city's housing units, occupancy, tenure, age and value can provide insight into the city's residential neighborhoods, housing trends, and what housing policies should be forwarded to address areas of concern.

Table Appendix A-1.6 Poulsbo Total Housing Units

Total number of housing units	1990	2000	2010	2014	2016
	2,147	2,992	4,115	4,018	4,529

Source: U.S. Bureau of the Census, Census 1990, 2000, 2010; American Community Survey, 2014; Washington State Office of Financial Management 2016

HOUSING TYPE

Single-family detached housing units remains the dominant housing type for Poulsbo. From the most recent housing unit data, over 60% of the city's housing units are one-unit (single-family); this result is to be expected as the City's past and current land use plan establishes the Residential Low (single-family) zoning district as the primary residential housing type in Poulsbo.

It is worth noting, however, that many policies included in the Comprehensive Plan update provide techniques or requirements to maximize densities in all land use districts. Further, the minimum density requirement in the multi-family districts should result in an increase of multi-family units (2 or more). Future Census and OFM housing unit data will indicate whether these policies and the changing housing market will result in increasing the proportion of the multi-family housing unit types in Poulsbo.

Table Appendix A-1.7 Poulsbo Housing Units by Type

Type of housing units	1990	2000	2010	2014
1 unit	49% (1,059)	56% (1,679)	65% (2,676)	63% (2,543)
2 or more units	40% (848)	34% (1,028)	24% (1,208)	30% (1,207)
Mobile Homes or Other	11% (240)	10% (285)	6% (231)	6.7% (268)

Source: U.S. Bureau of the Census, Census 1990, 2000, 2010; American Community Survey, 2014

HOUSING OCCUPANCY

Housing occupancy continues to remain steady with over 90% of the housing stock occupied. Of those units occupied, home ownership continues to increase with nearly 65% occupied by home owners in 2014.

Table Appendix A-1.8 Poulsbo Housing Occupancy

Occupancy	1990	2000	2010	2014
Unit Occupied	95% (2,041)	95% (2,845)	94% (3,883)	93.6% (4,018)
Household Owner	45% (938)	58% (1,656)	62% (2,401)	64.9% (2,440)
Household Renter	54% (1,103)	42% (1,189)	38% (1,482)	35.1% (1,319)

Source: U.S. Bureau of the Census, Census 1990, 2000, 2010; American Community Survey, 2014

HOUSING RESIDENCY

The residency trends indicated in Table Appendix A-1.9 supports the continued population growth experienced in Kitsap County and Poulsbo.

Table Appendix A-1.9 Poulsbo Residency

Year Household moved into unit	1990	2000	2014
1969 or earlier	8% (170)	2% (57)	1% (29)
1970-1979	15% (296)	7% (195)	2% (80)
1980-1989	42% (860)	11% (300)	5% (185)
1999		17% (487)	15% (577)
2000-2009		35% (1,004)	47% (1,750)
2010-2014		28% (811)	30% (1,138)

Source: U.S. Bureau of the Census, Census 1990, 2000; American Community Survey, 2014

HOUSING AGE

Housing units constructed in 1979 or earlier represent approximately 28% of Poulsbo's total housing units. It is these houses that generally, will require more intensive maintenance and renovation than units constructed in the last 20 years. The older and existing housing stock should be preserved and maintained. Housing policies should support homeowners who wish to preserve and maintain through repairs and renovation the older houses in the city. The majority of the housing units in the city were constructed between 1980-1999, representing 45% of the total.

Table Appendix A-1.10 Age of Housing Unit

Year Structure Built	Poulsbo 2014 Housing Units
1939 or earlier	5% (188)
1940-1959	5% (188)
1960-1979	18% (677)
1980-1999	45% (1,692)
2000-2009	25% (939)
2010 or later	.3% (112)

Source: American Community Survey, 2014

HOUSING VALUE

The value of a Poulsbo home has steadily increased since 1990:

Table Appendix A-1.11 Housing Unit Value

Value of Owner-Occupied Units	1990	2000	2014
Less than \$50,000	2% (12)	--	4.8% (117)
\$50-99,999	57% (387)	7% (94)	6.9% (169)
\$100-149,999	28% (191)	29% (390)	3% (74)
\$150-199,999	10% (69)	43% (563)	6% (144)
\$200-299,999	3% (19)	17% (220)	38% (929)
\$300-499,999	1% (6)	4% (50)	37% (919)
\$500-999,999	--	1% (8)	3% (82)
\$1,000,000 or more	--	--	.2% (6)
Median House Value	\$94,700	\$164,200	\$275,100

Source: U.S. Bureau of the Census, Census 1990, 2000; American Community Survey, 2014 (Census specified responses; sample does not include all Census respondents in City)

Note: Census asked respondent to estimate the value of how much the property (e.g. structure and lot, condominium unit) would sell for if it were for sale at that time.

The Median House Value (Table Appendix A-1.11) provided through the data collected from U.S. Census compared to the median home price provided by the Northwest Multiple Listing Service (Table Appendix A-1.12) offers a picture of the continued increase Poulsbo's housing value has made, even with the recession's market correction.

Table Appendix A-1.12

Poulsbo Median Home Price (based on home sales per year)

Poulsbo Median Home Sales Price – July									
2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
\$358,000	\$357,000	\$466,500	317,500	320,000	309,000	292,000	300,340	300,000	339,000

Source: Northwest Multiple Listing Service (NWMLS)

3. Employment Trends

POULSBO RESIDENTS

The U.S. Census data is the most complete demographic data available to evaluate the employment status of the residents of Poulsbo. The Census data gives a snapshot of what Poulsbo residents were doing, where they were working, and how much they were earning every decade.

In summary, approximately 60% of the city's residents over 16 years old continue to be in the labor force. Of those in the labor force, 62% did not work at home and traveled to their employment, and those working from home represented a dramatic increase from 8% in 2000 to 37% in 2014. For the majority of those traveling to work, their commute was less than 30 minutes. A majority of residents were employed in the management/professional occupations, in a variety of industries, with education and health/social services being the most common. Income earned by Poulsbo residents in

extended over a wide range, with a slight majority in the \$50-\$74,999 annual income range.

Table Appendix A-1.13 Poulsbo Labor Force

Labor Force	1990	2000	2014
16-years or Older	3,754	5,389	7,451
<i>In Labor Force</i>	61% (2,308)	61% (3,273)	58% (4,369)
<i>Not in Labor Force</i>	39% (1,446)	39% (2,116)	41% (3,082)

Source: U.S. Bureau of the Census, Census 1990, 2000; American Community Survey, 2014

The majority of Poulsbo's working residents were employed in the management and professional occupational category. The second most common employment remained service, with sales and office in a close third.

Table Appendix A-1.14 Poulsbo Workforce by Occupation

Occupational Categories	1990	2000	2014
Management, Professional	38% (783)	38% (1,119)	39% (1497)
Service	28% (571)	18% (514)	25% (968)
Sales and office	14% (284)	25% (717)	23% (890)
Farming, fishing and forestry	0	1% (31)	1.8% (69)
Construction, extraction and maintenance	10% (208)	11% (327)	4% (180)
Production, transportation and material moving	10% (202)	7% (209)	7% (270)

Source: U.S. Bureau of the Census, Census 1990, 2000, American Community Survey, 2014

There was some noteworthy movement in Poulsbo's workforce by industry from 1990 to 2014. Education, health and social services remains the most common industry for the Poulsbo workforce, with professional, scientific, management, administrative, waste management jobs moving to the second most frequent position, and retail trade in a close third.

Table Appendix A-1.15 Poulsbo Workforce by Industry

Industry Categories	1990	2000	2014
Agriculture, forestry, fishing and hunting	2% (48)	2% (45)	2% (69)
Construction	8% (166)	7% (220)	8% (311)
Manufacturing	13% (262)	7% (271)	5% (207)
Wholesale Trade	1% (28)	2% (53)	.4% (14)
Retail Trade	19% (388)	11% (329)	12% (454)
Transportation and warehousing, and other utilities	3% (67)	4% (115)	4% (148)
Information	.5% (8)	5% (133)	2% (73)
Finance, insurance, real estate, and rental and leasing	6% (130)	10% (293)	6% (237)
Profession, scientific, management, administrative, and waste management services	1% (22)	9% (276)	12% (465)
Educational, health and social services	14% (288)	19% (561)	25% (943)
Arts, entertainment, recreation, accommodation and food services	4% (83)	13% (375)	11% (427)

Other services (except public administration)	14% (281)	6% (161)	5% (204)
Public administration	14% (277)	5% (139)	7% (18)

Source: U.S. Bureau of the Census, Census 1990, 2000; American Community Survey, 2014

Privately employed persons continue to represent the majority of Poulsbo residents. Government workers (including armed forces) remained steady at 22% and self-employed workers experienced a small bump.

Table Appendix A-1.16 Class of Worker

Labor Force	1990	2000	2014
Private wage and salary workers	62% (1,275)	72% (2,095)	70% (.666)
Government Workers	31% (633)	22% (631)	22% (837)
Self-employed workers	6% (131)	6% (191)	7.5% (284)

Source: U.S. Bureau of the Census, Census 1990, 2000; American Community Survey, 2014

U.S. Census 2000 collected data on travel time and place of work, which can provide a snapshot of how long and to where Poulsbo's residents travel to their place of employment. Almost all Poulsbo residents work in Washington State, with 87% working in Kitsap County (remainder working out of the county) in 2014. A significant increase in employees working at home is observed from 8% in 2000 to 37% in 2014. The majority of those traveling to their job, drove alone, and traveled less than 30 minutes to their job.

Table Appendix A-1.17 Travel Time and Place of Work

Labor Force	2000	2014
Place of Work		
Worked in State of residence	99.5%	99%
<i>Worked in County of residence</i>	77%	87%
<i>Worked outside county of residence</i>	22.5%	13%
Worked outside state of residence	.5%	.7%
Travel Time to Work		
Worked at home	8.4%	37%
Worked out of home	91.6%	62%
<i>Traveled Less than 30 minutes</i>	63%	75%
<i>Traveled 30-45 minutes</i>	11%	7%
<i>Traveled 45-59 minutes</i>	2%	3%
<i>Traveled 60 or more minutes</i>	24%	14%
Means of Transportation		
Car, truck or van	73.3%	84%
<i>Drove alone</i>	61%	77%
<i>Carpooled</i>	12%	6%
Public Transportation	11%	8%
<i>Bus</i>	1%	
<i>Ferryboat</i>	10%	
Motorcycle	.5%	.8%
Bicycle	1%	0%
Walked	3%	2%
Other Means	2%	--
Worked at home	8.4%	6%

Source: U.S. Bureau of the Census, Census 2000; American Community Survey, 2014

Poulsbo's income has experienced noteworthy growth between 1990-2014 with a continued increase of the city's median household income. The median income identified in 2014 is \$57,296.

Table Appendix A-1.18 Poulsbo Residents' Income

Income by Household	1990	2000	2014
Less than \$10,000	19% (400)	8% (220)	3% (126)
\$10-14,999	9% (191)	5% (138)	8% (281)
\$15-24,999	20% (418)	20% (555)	10% (399)
\$25-34,999	17% (341)	12% (347)	10% (383)
\$35-49,999	17% (358)	17% (470)	13% (487)
\$50-74,999	11% (223)	21% (588)	19% (720)
\$75-99,999	5% (99)	13% (364)	16% (590)
\$100-149,999	.5% (11)	4% (117)	15% (560)
\$150-199,999	.6% (14)	.5% (15)	3% (109)
\$200,000 or more	--	.5% (15)	3% (104)
Median Household Income	\$25,385	\$38,875	\$57,296

Source: U.S. Bureau of the Census, Census 1990, 2000; American Community Survey, 2014

POULSBO EMPLOYERS AND EMPLOYEES

Through a unique data-sharing agreement with Washington State Employment Security Department, Puget Sound Regional Council (PSRC) is able to collect and develop a set of employment data from individual business records. The PSRC staff analyzes and arrives at an annual estimate of covered employment per county and jurisdiction in the four-county member region. (Covered employment consists of those firms, organizations and individuals whose employees are covered by the Washington Unemployment Insurance Act). Covered employment typically represents 85-90% of a jurisdiction's total employment.

The database PSRC develops is capable of providing customized regional and local employment analysis that support the analytical requirements of the GMA, and assists in the development of employment forecasts. This information is the best available in determining how many people work in Poulsbo businesses and what they do in Poulsbo's city limits.

Table Appendix A-1.19 Poulsbo's Covered Employment

Occupational Categories	2012 Persons Employed	2013 Persons Employed	2014 Persons Employed
Construction/Resources	2% (124)	2% (98)	2% (125)
Finance, Insurance, Real Estate and Services (FIRES)	6% (367)	7% (376)	6% (355)
Manufacturing	1% (71)	1% (72)	1% (65)
Retail	21% (1,208)	21% (1,180)	21% (1,218)
Services	53% (3,024)	53% (2,990)	52% (2,967)

Wholesale Trade, Transportation and Utilities (WTU)	1% (65)	2 % (105)	2% (115)
Education	9% (545)	9% (504)	10% (555)
Government	5% (266)	5% (304)	5% (308)
TOTAL	5,742	5,630	5,707

Source: Puget Sound Regional Council (PSRC)

It is difficult to make direct comparisons between the Census and American Community Survey employment data and that provided by PSRC because the occupational categories are slightly different; Table Appendix A-1.19 does illustrate that the trend of Services, Retail, Education, and Government jobs continue to be the three top employment categories offered in Poulsbo.

From the shared data, PSRC has also compiled the average annual wage by occupation, for jobs located in each jurisdiction in Kitsap County. This data represents what employers are paying their employees in each jurisdiction by occupational category:

Table Appendix A-1.20 2008 Average Annual Wage by Jurisdiction

Jurisdiction	Construction/ Resources	FIRES	Manufact- uring	Retail	Services	WTU	Total
Bainbridge Island	\$42,037	\$48,404	\$40,214	\$25,583	\$33,519	\$64,669	\$35,896
Bremerton	\$68,096	\$41,213	\$28,284	\$30,986	\$35,818	\$39,276	\$37,204
Port Orchard	\$36,269	\$32,075	\$28,284	\$28,221	\$23,665	\$50,579	\$26,870
Poulsbo	\$61,105	\$43,851	\$24,946	\$27,008	\$31,748	\$38,587	\$33,035
Unincorp. Kitsap	\$40,426	\$36,726	\$42,348	\$23,967	\$26,931	\$36,870	\$29,710

Source: Puget Sound Regional Council (PSRC)

However, compared to the other counties included in PSRC's data collection, Kitsap County and Poulsbo employees earn less, and in some cases rather dramatically, than what employees in King, Pierce and Snohomish Counties earned:

Table Appendix A-1.21 2008 Average Annual Wage by County

Jurisdiction	Construction/ Resources	FIRES	Manufact- uring	Retail	Services	WTU	Total
King County	\$58,316	\$74,509	\$71,213	\$35,008	\$58,132	\$62,694	\$58,703
Kitsap County	\$45,287	\$39,751	\$40,356	\$26,070	\$30,325	\$41,883	\$32,251
Pierce County	\$47,376	\$62,179	\$54,217	\$27,715	\$33,501	\$49,294	\$39,260
Snohomish County	\$46,887	\$67,426	\$72,352	\$27,527	\$34,281	\$51,627	\$47,063

Source: Puget Sound Regional Council (PSRC)

Appendix A-2 Existing Land Use Inventory

EXISTING LAND USE INVENTORY

The City of Poulsbo is approximately 5.36 square miles in area. The City is situated in North Kitsap County, and surrounds Liberty Bay on the north, east and west sides of the Bay's shoreline. Unincorporated Kitsap County is adjacent to the city limits.

A current land use inventory was completed for the purposes of this comprehensive plan. The inventory map is shown in Figure Appendix A-2.1, and the inventory is summarized in Table Appendix A-2.1. The existing land use map and acreage amounts include the city limits and urban growth area.

The existing land development and ownership pattern is a very powerful factor for determining future land uses. A complete inventory of the existing land uses was made to show use and ownership patterns throughout the city and urban growth area. The inventory provides information on existing development, densities and acreage by land-use type. The classifications used are generally as established by the Kitsap County Assessor.

Table Appendix A-2.1 2016 Existing Land Use Acreage

Classification	Acreage	Percent of Total
Residential	1,248.4	40.2%
Commercial	277.1	8.9%
Industrial	19.8	0.6%
Public Use	546.8	18.6%
Vacant	435.6	14.0%
Open Land	256.9	8.3%
Wooded	15.5	0.5%
Common Open Space/Area	107.3	3.5%
Current Use	167.7	5.4%
Total	3,075	100%

Source: City of Poulsbo GIS

Residential

The existing land development pattern for Poulsbo is predominantly single-family residential, and has helped establish and retain the small city character of Poulsbo. The City's residential land use designations have allowed for a range of residential densities, while Poulsbo's character is typified by a low-density pattern of residential development.

All Land Uses have been classified into different descriptive designations by the Kitsap County Assessor. For Residential Land Uses, there are ten categories that include at least one dwelling unit and vary according to density.

Residential Land Classifications

Rural: 5-10 acres/dwelling unit (d.u.)

Estate: 2.5 to 5 acres/d.u.

Suburban: 1 to 2.5 acres/d.u.

Urban-Low: 12,500 square feet (s.f.) to 1 acre/d.u.

Urban-Standard: 5,000 s.f. to 12,500 s.f./d.u.

Urban-Medium: 3,000 s.f. to 5,000 s.f./d.u.

Urban-High: less than 3,000 s.f./du.

Table Appendix A-2.2 2016 Existing Residential Land Acreage

Classification	Acreage	Percent of Total
Rural	108.5	8.7%
Estate	152.3	12.1%
Suburban	190.2	15.2%
Urban Low	221.7	17.8%
Urban Standard	430.4	34.5%
Urban Medium	48.5	3.9%
Urban High	96.8	7.8%
TOTAL	1,248.4	100%

Source: City of Poulsbo GIS

Commercial

The commercial areas within Poulsbo serve both local residents and the traveling public. The historic downtown is especially popular with visitors, and includes community facilities, such as City Hall, U.S. Post Office and Port of Poulsbo. Other commercial areas in the City include the Viking Avenue commercial corridor, the SR 305 corridor (7th and 10th Avenues), and College MarketPlace.

Table Appendix A-2.3 2016 Existing Commercial Land Acreage

Classification	Acreage	Percent of Total
Commercial Retail	122.7	44.3%
Commercial Services	104.6	37.8%
Hotel/Motel	4.9	1.7%
Commercial Auto Highway	24.8	8.9%
Commercial Mini-Storage	20.1	7.3%
TOTAL	277.1	100%

Source: City of Poulsbo GIS

Industrial

While Poulsbo has a significant inventory of commercial land uses, industrial and manufacturing areas are not as prevalent, and heavy industrial uses are not appropriate to be located within the City. The existing Light Industrial zoned lands are split between three main areas within the City – north of Forest Rock Lane, just east of SR 305; Viking Avenue, north of SR 305; and west of Vetter Road, east of SR 305.

Table Appendix A-2.4 2016 Existing Industrial Land Acreage

Classification	Acreage	Percent of Total
Industrial Light	19.8	100%
TOTAL	19.8	100%

Source: City of Poulsbo GIS

Public Use

Public Use has been classified into seven different designations, accounting for approximately 19% of the land use.

Table Appendix A-2.5 2016 Existing Public Use Land Acreage

Classification	Acreage	Percent of Total
Schools	134.2	24.5%
Parks/Recreation/Marina	232.2	41.5%
Cemetery	4.8	.9%
Churches	57.4	10.5%
Public Facilities	40.5	7.4%
Public Utilities	58.2	10.6%
Parking, Easement Encumbered, or misc. ROW	19.5	3.7%
TOTAL	546.8	100%

Source: City of Poulsbo GIS

Current Use Taxation Parcels

To preserve agricultural, forestry, and open space land, Washington state law permits qualifying parcels to be taxed on the basis of their current use value rather than the usual assessment practice of using highest and best use market value. There are four current use tax programs established by RCW 84.34 and RCW 84.33 that are administered by the Kitsap County Assessor's Office. The four current use tax programs are: Open Space – Agriculture; Open Space – Timber; Open Space – Open Space; or Designated and Classified Forest Land.

Table Appendix A-2.6 provides the acreage within the city and UGA that are currently in the current use taxation program. This category represents 5.4 of the city and UGA total acreage.

Table Appendix A-2.6 2016 Existing Current Use Taxation Parcels

Classification	Acreage	Percent of Total
Open Space- Agriculture	41.7	24.8%
Open Space - Timber	0	0
Open Space – Open Space	33.2	19.8%
Designated and Classified Forest land	92.6	55.3%
TOTAL	167.5	100%

Source: City of Poulsbo GIS

EXISTING ZONING ACREAGE INVENTORY

The existing zoning acreage inventory breaks down the total acres into their respective zoning districts. The zoned acreage inventory includes all acreage in the city limits and urban growth area - vacant and undeveloped land as well as built land defined in the current land use inventory above. Table Appendix A-2.7 is based on the City's current zoning map.

Table Appendix A-2.7 2016 Land Use Acreage by Zoning District

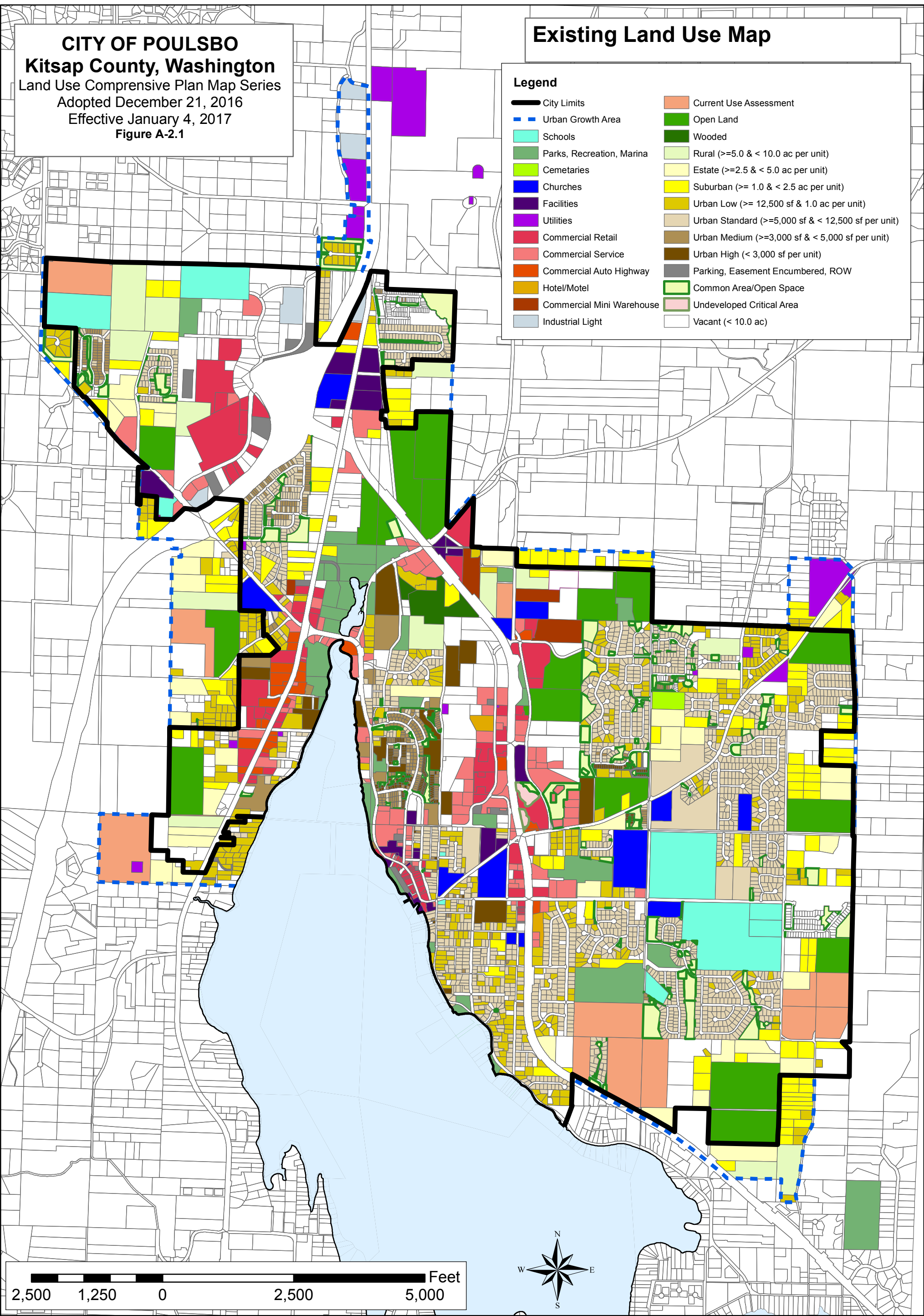
Zoning	City Acreage	Percent of City Acreage Total	UGA Acreage	Total Combined Acreage	Percent of Combined Acreage Total
Residential Low (RL)	1,612.4	60%	339.9	1,952.3	63%
Residential Medium (RM)	144.1	5%	0.00	144.1	5%
Residential High (RH)	228.3	8%	0.00	228.3	7%
Commercial (C)	440.6	16%	0.00	440.6	14%
Office Commercial Industrial (OCI)	42.1	2%	0.00	42.1	1%
Light Industrial (LI)	56.1	2%	27.9	84	3%
Business Park (BP)	33.9	1%	0.00	33.9	1%
Park (P)	149.7	6%	0.00	149.7	5%
Total	2,707.2	100%	367.8	3,075	100%

Source: City of Poulsbo GIS

CITY OF POULSBO
Kitsap County, Washington
Land Use Comprehensive Plan Map Series
Adopted December 21, 2016
Effective January 4, 2017
Figure A-2.1

Existing Land Use Map

- Legend**
- | | |
|---------------------------|--|
| City Limits | Current Use Assessment |
| Urban Growth Area | Open Land |
| Schools | Wooded |
| Parks, Recreation, Marina | Rural (≥ 5.0 & < 10.0 ac per unit) |
| Cemeteries | Estate (≥ 2.5 & < 5.0 ac per unit) |
| Churches | Suburban (≥ 1.0 & < 2.5 ac per unit) |
| Facilities | Urban Low ($\geq 12,500$ sf & 1.0 ac per unit) |
| Utilities | Urban Standard ($\geq 5,000$ sf & $< 12,500$ sf per unit) |
| Commercial Retail | Urban Medium ($\geq 3,000$ sf & $< 5,000$ sf per unit) |
| Commercial Service | Urban High ($< 3,000$ sf per unit) |
| Commercial Auto Highway | Parking, Easement Encumbered, ROW |
| Hotel/Motel | Common Area/Open Space |
| Commercial Mini Warehouse | Undeveloped Critical Area |
| Industrial Light | Vacant (< 10.0 ac) |



Comprehensive Plan Map Series Primary Map Sources and Original Scales:
Kitsap County Assessor's Tax Maps 1:12,000 (Kitsap County IT, GIS Division)
Kitsap County Assessor's Land Use Table,
updated by the City of Poulsbo Planning Department (Downloaded January 4, 2016)

This comprehensive plan map series is intended for general comprehensive 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
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