

City of Poulsbo

Planning & Economic Development



2016 Comprehensive Plan Update Amendments & Site Specific Land Use Re-designation Amendment CPA 2016-01

PLANNING COMMISSION FINDINGS OF FACT and RECOMMENDATIONS

FINDINGS OF FACT

The City of Poulsbo has undertaken a periodic review and update of its comprehensive plan as required by the Washington State Growth Management Act (GMA), RCW 36.70A.130(5). The GMA sets forth that Kitsap County and its cities should review and revise, if needed, their comprehensive plan to ensure the plan complies with GMA requirements. The periodic review shall continue for every eight years thereafter.

The September 2016 Draft Comprehensive Plan included amendments that were a result of: 1) the City's review process that were determined necessary or desirable to remain in compliance with GMA; 2) based upon new information or circumstances not available at the time of the initial plan adoption; 3) desirable due to updates to the City's functional plans; and 4) identified as priorities by the City as subject to review and revision.

The Poulsbo Planning Commission, in its role as advisory body on land use policy documents and regulations, conducted a series of meetings to methodically review the September 2016 Draft Comprehensive Plan. The Commission identified revisions and modifications to the Draft Plan.

The City Council Economic Development Committee also conducted a series of meetings to review the September 2016 Draft Comprehensive Plan. The Committee identified revisions and modifications to the Draft Plan.

On October 31, 2016, the Planning Department released a November 2016 Draft Comprehensive Plan, which incorporated the modifications identified by the Planning Commission and City Council Economic Development Committee. The Planning Commission modifications were identified as **red bold underline** and the Economic Development Committee's modifications were shown as **blue bold underline** in the November 2016 Draft Comprehensive Plan.

The Poulsbo Planning Commission held a properly noticed public hearing on November 8, 2016 on the November 2016 Draft Comprehensive Plan and the one site specific land use re-designation/rezone application CPA 2016-01 Foraker/Lanzafame.

After the close of the public hearing and Commission deliberations, the Planning Commission provided motions and recommendations on the November 2016 Draft Comprehensive Plan and Site Specific Re-designation/Rezone application CPA 2016-01.

The following are the Planning Commission recommendations:

November 2016 Draft Comprehensive Plan

The Poulsbo Planning Commission moved to recommend to the City Council approval of the November 2016 Comprehensive Plan with a vote of 5 for and 2 absent. The Planning Commission also offered the following recommendations:

1. Include suggestion offered by Mike Eliason of Kitsap County Association of Realtors as identified Exhibit #1, adding the word “significant” to Policy LU-14.2 to ensure consistency with other sections of the Comprehensive Plan.
2. Include suggestion offered by Kathy Cocus of Kitsap Economic Development Alliance during oral testimony at the public hearing, commenting that ‘living wage jobs’ and ‘family wage jobs’ are used interchangeably throughout the document, they are not the same thing, and one term should be used. Ms. Cocus would advised the Planning Director on which was the preferred term.

Site Specific Re-designation/Rezone application CPA 2016-01 Foraker/Lanzafame

The Poulsbo Planning Commission moved to recommend to the City Council approval of Site Specific Re-designation/Rezone application CPA 2016-01 with a vote of 5 for and 2 absent.

This recommendation was based upon the following:

CRITERIA FOR APPROVAL

PMC 18.210.010.C In order to grant a Zoning Map amendment, the following findings must be made:

1. The amendment is consistent with the Comprehensive Plan Land Use Map.
Finding: The map request is for both a comprehensive plan land use map and zoning map amendment, therefore, if the request is approved, both maps will be amended and consistent with each other.
2. The amendment is not detrimental to the public health, safety or welfare.

Finding: The proposed map change has not been found to be detrimental to the public health, safety or welfare. There is sufficient access, utilities and available land for development of the site in the future for allowed Office Commercial Industrial uses; further, the existing single-family residences may remain as a legal non-conforming use until a redevelopment application is submitted and approved by the City.

3. The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district.

Finding: The recent land capacity analysis completed for the 2014 Buildable Lands Report indicated sufficient land capacity existing for the necessary future residential units, but that additional land capacity for employment uses is needed. (See Economic Development Chapter and Table ED-3 of Draft 2016 November Poulsbo Comprehensive Plan). The re-designation and rezone of 5.56 acres to Office Commercial Industrial will add available land to one of the City's employment zoning district and increase availability of jobs.

4. The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district.

Finding: Both parcels are suitable for development as they are currently underutilized and available for redevelopment. They properties have access to City utilities and services, and have easy access to arterials and state highway. Any future development would be reviewed under the development regulations adopted at the time of application submittal.

Planning Commission Findings: The proposed CPA 2016-01 site specific and rezone map change will be consistent with the Comprehensive Plan map; is not detrimental to the public health, safety or welfare; is warranted because of changed circumstances in the City's employment forecast and available land capacity; and the properties are suitable for development under the Office Commercial Industrial designation and zone.

PMC 18.210.020.B In order to grant a Comprehensive Plan map 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.

Finding: The amendment is not due to an error in the initial adoption of the Comprehensive Plan.

2. The amendment is based on a change of conditions or circumstances from the initial adoption of the City Comprehensive Plan.

Finding: The recent land capacity analysis completed for the 2014 Buildable Lands Report indicated sufficient land capacity existing for the necessary future residential

units, but that additional land capacity for employment uses is needed. The re-designation and rezone of 5.56 acres to Office Commercial Industrial will add available land to one of the City's employment zoning district and increase availability of jobs.

3. The amendment is based on new information that was not available at the time of the initial adoption of the City Comprehensive Plan.

Finding: The amendment is supportive of results of the 2014 Buildable Lands Report, which indicate that Poulsbo has a slight deficient of 127 jobs based on the comparison between the City's 2036 employment growth target and available employment land. This information was not available at the time of the initial adoption of the City Comprehensive Plan.

4. The amendment is based on a change in the population allocation assigned to the City by Kitsap County.

Finding: The amendment is not based on a change in Poulsbo's population allocation assigned to the City.

Planning Commission Findings: The proposed CPA 2016-01 site specific and rezone map change is based upon a change of conditions or circumstances and new information that was not available at the time of the initial adoption of the City Comprehensive Plan.

RECOMMENDATION

The PLANNING COMISSION RECOMMENDS APPROVAL of the November 2016 Draft Comprehensive Plan as identified in Exhibit A to the Planning Commission Staff Report dated October 31, 2016 with two additional modifications identified in the Commission's motion and as set forth in this document; and

RECOMMENDS APPROVAL of the Site Specific Re-designation/Rezone Application CPA 2016-01 Foraker/Lanzafame re-designating/rezoning two parcels totaling 5.56 acres located at 1700 NE Finn Hill Road and 21426 Urdahl Road from Residential Low to Office Commercial Industrial, basing this recommendation upon the finding that new information and change of conditions or circumstances that was not available at the time of the initial adoption of the City Comprehensive Plan now exists, as described and set forth in this document.



RAY STEVENS, CHAIR
Poulsbo Planning Commission
November 8, 2016