

## POULSBO DISTRIBUTION SCHEDULE

**ORDINANCE NO. 2013-06**

**SUBJECT: 2013 Comprehensive Plan Amendments**

### CONFORM AS TO DATES & SIGNATURES

- (X) Filed with the City Clerk: 04/04/2013
- (X) Passed by the City Council: 04/17/2013
- (X) Signature of Mayor
- (X) Signature of City Clerk
- (X) Publication: 04/26/2013
- (X) Effective: 05/01/2013
- ( ) Recorded: N/A

### DISTRIBUTED COPIES AS FOLLOWS:

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- ( ) City Council
- ( ) Finance:
- (X) Posted to Library Drive and Website

Jill A. Boltz  
City Clerk

April 26, 2013  
Date

## **ORDINANCE NO. 2013-06**

AN ORDINANCE OF THE CITY OF POULSBO, WASHINGTON, ADOPTING THE 2013 COMPREHENSIVE PLAN AMENDMENTS; RE-DESIGNATING AND REZONING TWO PARCELS OF LAND DONATED TO THE CITY BY HANSEN AND LOCATED NORTH OF FISH PARK FROM HIGH DENSITY RESIDENTIAL (RH) TO PARK (P); AMENDING THE TEXT OF THE CAPITAL FACILITIES PLAN IN CHAPTER 12 OF THE COMPREHENSIVE PLAN AND FIGURES PRO-1, PRO-2, AND PRO-3 IN CHAPTER 8 IN ORDER TO ADD NET SHED PARK AND HATTALAND PARK TO THE FUTURE PARK DEVELOPMENT LIST AND TO ADD THE PARCELS DONATED BY HANSEN TO FISH PARK; AMENDING THE TEXT OF CHAPTER 12 OF THE COMPREHENSIVE PLAN IN ORDER TO UPDATE TABLE CFP-4, CITY OF POULSBO 6-YEAR CAPITAL IMPROVEMENT PROJECTS, WITH THE 2013-2018 CAPITAL IMPROVEMENTS PLAN; AMENDING THE TEXT AND MAP IN CHAPTER 4 OF THE COMPREHENSIVE PLAN IN ORDER TO CORRECT ERRORS BETWEEN THE TEXT AND THE 2006 TRANSPORTATION PLAN AND IN ORDER TO CORRECT AND CLARIFY FIGURES TR-1 AND TR-2; AMENDING THE TEXT OF CHAPTERS 2 AND 3 OF THE COMPREHENSIVE PLAN IN ORDER TO BETTER ALIGN THE LANGUAGE IN THE COMPREHENSIVE PLAN WITH THE ZONING ORDINANCE UPDATE BY MODIFYING LANGUAGE ON COMMERCIAL DESIGNATIONS, OLD TOWN POULSBO AND URBAN INFILL AND BY MAKING AMENDMENTS TO FIGURE LU-1 IN ORDER TO REMOVE MASTER PLAN OVERLAYS, TO REMOVE COMMERCIAL OVERLAYS AND TO REMOVE THE REDEVELOPMENT MASTER PLAN OVERLAY AND REPLACE THE SAME WITH RESIDENTIAL HIGH AND COMMERCIAL AS IT EXISTS IN POULSBO PLACE; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

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**WHEREAS**, the Growth Management Act requires that every city planning under the GMA periodically update its comprehensive plan, and

**WHEREAS**, the City of Poulsbo began its 2013 Comprehensive Plan Amendments cycle by developing a public participation plan under which the City published, posted, and e-mailed notices in September 2012 indicating that the City was accepting Comprehensive Plan Amendment requests, and

**WHEREAS**, on January 9, 2013, the Poulsbo City Council approved a Comprehensive Plan Amendment docket, establishing five amendments to be considered in the 2013 Comprehensive Plan Amendment cycle, and

**WHEREAS,** the City conducted environmental review of the proposed amendments under the State Environmental Policy Act and, using the optional DNS process, issued a Notice of Application with Optional DNS on January 11, 2013, and

**WHEREAS,** the Poulsbo Planning Commission held a public hearing on the five proposed amendments on February 26, 2013 and, after considering all available information, adopted findings and conclusions and recommended that the Poulsbo City Council approve the five proposed amendments as presented, and

**WHEREAS,** the Poulsbo City Council held a public hearing on the five proposed amendments on March 20, 2013 and, after considering all public testimony received at the hearing and other available information, determined to accept the recommendation of the Planning Commission and adopt the amendments as presented, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF POULSBO, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings. In support of the actions undertaken by this ordinance, the Poulsbo City Council adopts the findings and conclusions of the Poulsbo Planning Commission dated February 26, 2013, as well as the rationale contained in the Staff Report to the Planning Commission dated February 8, 2013.

Section 2. Re-Designation and Rezone of Properties Donated by Hansen (CPA 2013-01). The Comprehensive Plan Land use Designation of approximately 10 acres of land located on Viking Avenue NW north of Fish Park and depicted on the drawing attached as Exhibit A to this ordinance, is hereby changed from High Density Residential (RH) to Park (P). The Official Zoning map of the City of Poulsbo is also amended to rezone the entire property from High Density Residential (RH) to Park (P).

Section 3. Text and Map Amendments to Chapters 8 (Parks, Recreation and Open Space) and 12 (Capital Facilities Plan) (CPA 2013-02). Chapters 8 and 12 of the Comprehensive

Plan are hereby amended to add Net Shed Park and Hattaland Park to the future park development list that is part of Table CFP-3 in Chapter 12, to add narratives describing park development in Chapter 12, and to make map amendments in Chapter 8, including modifying Figures PRO-1 and PRO-3 to add the properties donated by Hansen and referred to in Section 1 above to Fish Park, and modifying Figure PRO-2 to add Net Shed Park and Hattaland Park to the "Park Development Projects." The text and map amendments made by this Section are set forth on Exhibit B attached to this ordinance.

Section 4. Text Amendments to Table CFP-4 in Chapter 12 (CPA 2013-03). The text of Chapter 12 of the Comprehensive Plan, Table CFP-4, City of Poulsbo 6-Year Capital Improvement Projects, is hereby amended to reflect proposed projects as listed in the 2013-2018 Capital Improvements Plan. The text amendments made by this Section are set forth on Exhibit B attached to this ordinance.

Section 5. Text and Map Amendments to Chapter 4 (CPA 2013-04). The text and maps contained in Chapter 4 of the Comprehensive Plan are hereby amended in order to correct errors in the text that are inconsistent with the City's 2006 Transportation Plan, to clarify Figures TR-1 and TR-2 by showing future road connections and classifications as well as existing roads and classifications on the same map, and to correct other minor errors on Figure TR-2. The text and map amendments made by this Section are set forth on Exhibit B to this ordinance.

Section 6. Text and map Amendments to Chapters 2 and 3 (CPA 2013-05). The text and maps in Chapters 2 and 3 of the Comprehensive Plan are hereby amended to better align the language in the Comprehensive Plan and to make the same consistent with the zoning ordinance, including by updating language describing the commercial designations, removing language discussing Old Town Poulsbo, enhancing language regarding urban infill within existing neighborhoods, and amending Figure LU-1 in order to remove commercial overlays for



the Downtown Commercial Core and Viking Avenue Corridor, to remove Master Plan overlays, and to remove the Redevelopment Master Plan Overlay designation and overlay and indentify the underlying designation and High Density Residential and Commercial, per the Poulsbo Place Master Plan and existing conditions in Poulsbo Place. The text and map amendments made by this section are set forth on Exhibit B to this ordinance.

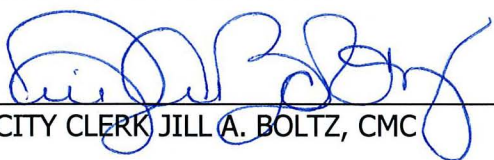
Section 7.     Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 8.     Effective Date. This ordinance shall take effect five (5) days after publication of the attached summary, which is hereby approved.

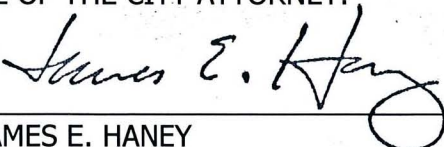
APPROVED:

  
\_\_\_\_\_  
MAYOR REBECCA ERICKSON

ATTEST/AUTHENTICATED:

  
\_\_\_\_\_  
CITY CLERK JILL A. BOLTZ, CMC

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY   
\_\_\_\_\_  
JAMES E. HANEY

FILED WITH THE CITY CLERK: 04/04/2013  
PASSED BY THE CITY COUNCIL: 04/17/2013  
PUBLISHED: 04/26/2013  
EFFECTIVE DATE: 05/01/2013  
ORDINANCE NO. 2013-06

## **SUMMARY OF ORDINANCE NO. 2013-06**

of the City of Poulsbo, Washington

On the 17th day of April, 2013, the City Council of the City of Poulsbo, passed Ordinance No. 2013-06. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF POULSBO, WASHINGTON,\* ADOPTING THE 2013 COMPREHENSIVE PLAN AMENDMENTS; RE-DESIGNATING AND REZONING TWO PARCELS OF LAND DONATED TO THE CITY BY HANSEN AND LOCATED NORTH OF FISH PARK FROM HIGH DENSITY RESIDENTIAL (RH) TO PARK (P); AMENDING THE TEXT OF THE CAPITAL FACILITIES PLAN IN CHAPTER 12 OF THE COMPREHENSIVE PLAN AND FIGURES PRO-1, PRO-2, AND PRO-3 IN CHAPTER 8 IN ORDER TO ADD NET SHED PARK AND HATTALAND PARK TO THE FUTURE PARK DEVELOPMENT LIST AND TO ADD THE PARCELS DONATED BY HANSEN TO FISH PARK; AMENDING THE TEXT OF CHAPTER 12 OF THE COMPREHENSIVE PLAN IN ORDER TO UPDATE TABLE CFP-4, CITY OF POULSBO 6-YEAR CAPITAL IMPROVEMENT PROJECTS, WITH THE 2013-2018 CAPITAL IMPROVEMENTS PLAN; AMENDING THE TEXT AND MAP IN CHAPTER 4 OF THE COMPREHENSIVE PLAN IN ORDER TO CORRECT ERRORS BETWEEN THE TEXT AND THE 2006 TRANSPORTATION PLAN AND IN ORDER TO CORRECT AND CLARIFY FIGURES TR-1 AND TR-2; AMENDING THE TEXT OF CHAPTERS 2 AND 3 OF THE COMPREHENSIVE PLAN IN ORDER TO BETTER ALIGN THE LANGUAGE IN THE COMPREHENSIVE PLAN WITH THE ZONING ORDINANCE UPDATE BY MODIFYING LANGUAGE ON COMMERCIAL DESIGNATIONS, OLD TOWN POULSBO AND URBAN INFILL AND BY MAKING AMENDMENTS TO FIGURE LU-1 IN ORDER TO REMOVE MASTER PLAN OVERLAYS, TO REMOVE COMMERCIAL OVERLAYS AND TO REMOVE THE REDEVELOPMENT MASTER PLAN OVERLAY AND REPLACE THE SAME WITH RESIDENTIAL HIGH AND COMMERCIAL AS IT EXISTS IN POULSBO PLACE; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

The full text of this Ordinance will be mailed upon request.

DATED this 18<sup>th</sup> day of April, 2013.

  
CITY CLERK JILL A. BOLTZ, CMC

# 2013 Comprehensive Plan City Council Approved Amendments

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## *Exhibit A: 2013-01 – Hansen Site Specific Re-Designation/Rezone*

### **Description:**

A site specific re-designation and rezone for two parcels (152601-1-011-2003 and 102601-4-006-2009), which total approximately 10 acres. The properties are located on the east side of Viking Avenue NW, adjacent to the existing northern limits of Fish Park. The current designation of both parcels is Residential High. Upon re-designation and rezoning, the parcels will be Park.

### **Action:**

City Council approved 2013-01.

### **Approved Map Amendments:**

# Comprehensive Plan Re-Designation and Rezone Map

City of Poulsbo Planning Department



## 2013-01 - Hansen - Existing

### Legend

— City Limits

- - Urban Growth Area

▨ Hansen Site

### Zoning District

Residential Low (4 to 5 units/ac)

Residential Medium (>5 to 10 units/ac)

Residential High (>10 to 14 units/ac)

Office Commercial Industrial

Light Industrial

Business Park

Commercial

Park



0 75 150 300 Feet



# Comprehensive Plan Re-Designation and Rezone Map

City of Poulsbo Planning Department



## 2013-01 - Hansen - Approved

### Legend

— City Limits

- - Urban Growth Area

▨ Hansen Site

### Zoning District

Residential Low (4 to 5 units/ac)

Residential Medium (>5 to 10 units/ac)

Residential High (>10 to 14 units/ac)

Office Commercial Industrial

Light Industrial

Business Park

Commercial

Park



0 75 150 300 Feet

# 2013 Comprehensive Plan City Council Approved Amendments

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## ***Exhibit B: 2013-02 – 2013-05***

- *2013-02 – Chapter 8 and Chapter 12 Amendments*
- *2013-03 – Chapter 4 Amendments*
- *2013-04 – Chapter 12 Amendments to Table CFP-4*
- *2013-05 – Chapter 2 and 3 Amendments*

## 2013-02 – Parks Department Amendments

### **Description:**

These amendments are to Chapter 8 (Parks Recreation and Open Space) and Chapter 12 (Capital Facilities Plan) to add Net Shed and Hattaland Park to the future park development list of Table CFP-3, Section 12.10, and Figure PRO-2. Figures PRO-1 and PRO-3 are also being amended to add the Hansen Properties as a part of Fish Park.

### **Action:**

City Council approved.

### **Approved Text Amendments:**

Page 188, Table CFP-3 (2025 City Capital Facility Project List)

Under “Parks” section, add “Net Shed Park Planning” and “Hattaland Park Planning” under the list of “Park Land Development Projects:

#### **Table CFP-3 (2025 City Capital Facility Project List)**

<b>Parks</b>	<u>Park Land Development</u> Poulsbo Fish Park development College Marketplace Athletic Fields Centennial Park development Nelson Park Phase 2 development Indian Hills Recreation Area development <u>Net Shed Park Planning</u> <u>Hattaland Park Planning</u>
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Page 229, Under Park Land Development Narrative

### **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.

### **Approved Map Amendments:**

See the next three pages for the approved Figures PRO-1, PRO-2, and PRO-3.

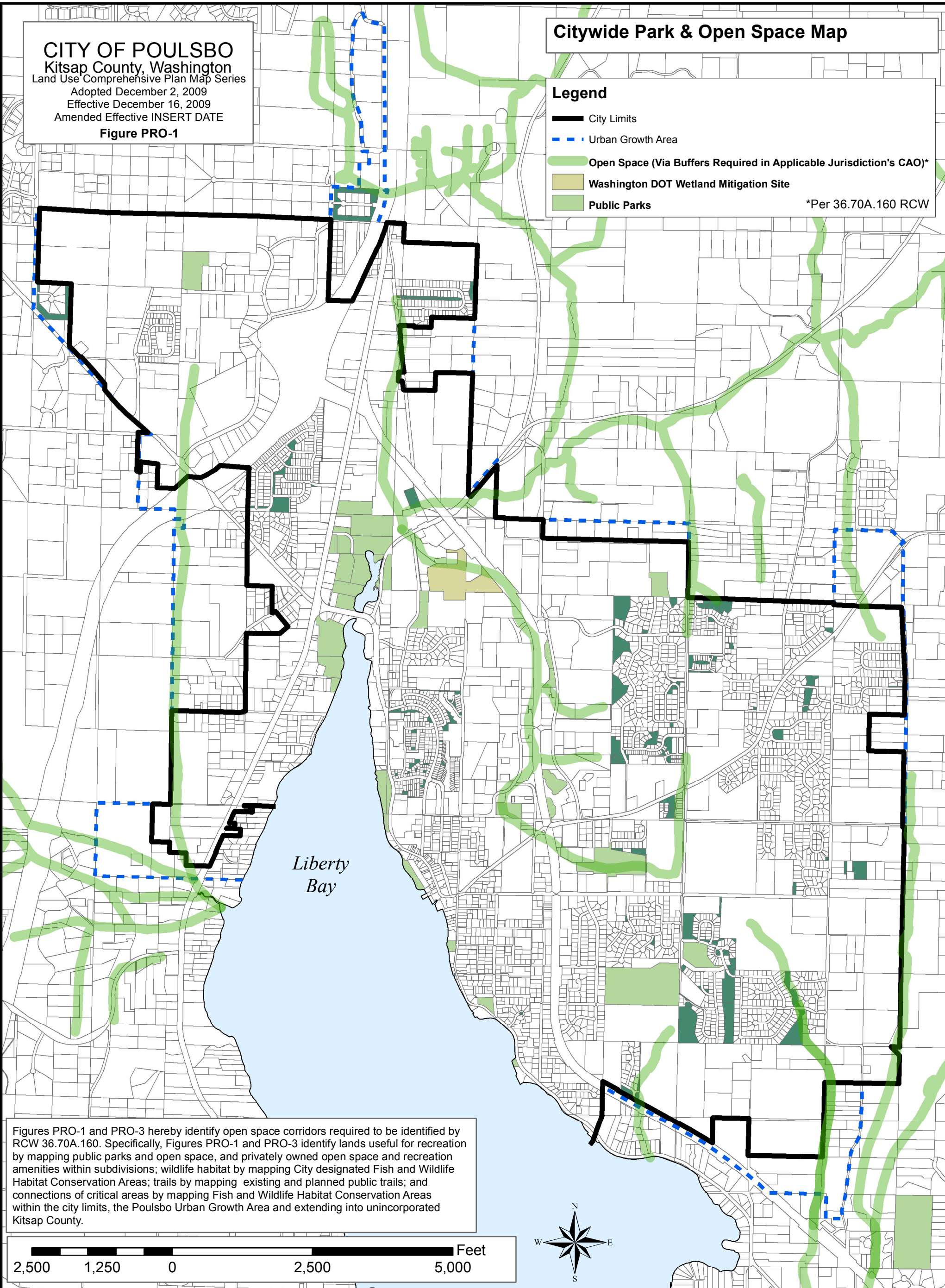


**CITY OF POULSBO**  
Kitsap County, Washington  
Land Use Comprehensive Plan Map Series  
Adopted December 2, 2009  
Effective December 16, 2009  
Amended Effective INSERT DATE  
**Figure PRO-1**

**Citywide Park & Open Space Map**

**Legend**

- City Limits
  - Urban Growth Area
  - Open Space (Via Buffers Required in Applicable Jurisdiction's CAO)\*
  - Washington DOT Wetland Mitigation Site
  - Public Parks
- \*Per 36.70A.160 RCW



Figures PRO-1 and PRO-3 hereby identify open space corridors required to be identified by RCW 36.70A.160. Specifically, Figures PRO-1 and PRO-3 identify lands useful for recreation by mapping public parks and open space, and privately owned open space and recreation amenities within subdivisions; wildlife habitat by mapping City designated Fish and Wildlife Habitat Conservation Areas; trails by mapping existing and planned public trails; and connections of critical areas by mapping Fish and Wildlife Habitat Conservation Areas within the city limits, the Poulsbo Urban Growth Area and extending into unincorporated Kitsap County.

Critical Area and Comprehensive Plan Map Series Primary Map Sources and Original Scales:  
W.S.D.N.R. Hydrography, Washington State Department of Fish and Wildlife 1:24,000  
Kitsap County Assessor's Tax Maps 1:12,000 (Kitsap County IT, GIS Division)  
Kitsap County Assessor's Land Use Table, used to determine Private Open Space and Parks and updated by the City of Poulsbo Planning Department

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  
Printed on December 28, 2012



# CITY OF POULSBO Kitsap County, Washington

Land Use Comprehensive Plan Map Series  
Adopted December 2, 2009  
Effective December 16, 2009  
Amended Effective INSERT DATE

Figure PRO-2

## 2025 Park Development & Land Acquisition Goals

### Legend

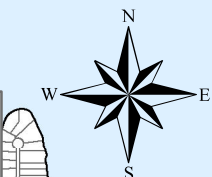
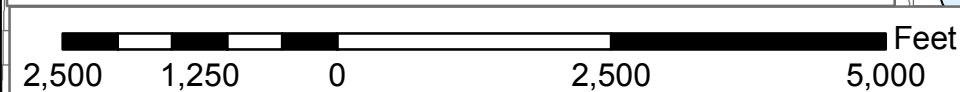
- City Limits
- Urban Growth Area
- Acquisition
- Development
- Recreation Dev
- Wildlife Corridor
- Generalized geographic areas identified for future park and open space acquisition

- Park Land Acquisition**
1. Parcels near County Road 59
  2. Centennial Park Expansion
  3. Land adjacent to Fish Park, Dogfish Creek
  4. New Neighborhood Park 2-5 acres in size (East Poulsbo)
  5. Hamilton Field
  6. East Liberty Bay Shoreline Property
  7. New Neighborhood Park (West Poulsbo)
  8. Johnson Creek Wildlife Corridor
  9. Shoreline Property North Front Street

- Park Land Development**
10. Poulsbo Fish Park
  11. College MarketPlace Athletic Fields
  12. Centennial Park
  13. Nelson Park Phase II
  14. Indian Hills Recreation Area
  15. Hattaland Park
  16. Net Shed Park

- Recreation Development**
17. Poulsbo Recreation Center
  18. North Kitsap Regional Events Center

**Trail Acquisition and Development**  
The Urban Paths of Poulsbo Plan and maps serve as the 20-year vision for trail acquisition and development. The UPP Plan is included as App. B-6 of the Comprehensive Plan. Figure PRO-3 maps the 20-year vision for trails in the City, as identified in the plan. Trails and non-motorized connections are conceptual; actual alignment may vary based on topography, property ownership and willingness, or other variables. Projects will be prioritized through the 6-Year CIP.



Comprehensive Plan Map Series Primary Map Sources and Original Scales:  
Kitsap County Assessor's Tax Maps 1:12,000 (Kitsap County IT, GIS Division)

Figure PRO-2 maps the City's 2025 Park Development and Land Acquisition Goals. The parkland acquisition and development project descriptions are in the Comp Plan Section 2 - Capital Facilities Plan's park section.

Non-motorized connections and trail acquisition and development priorities are developed in the Urban Paths of Poulsbo Plan and Figure PRO-3. Trail project descriptions will be incorporated into the 6-Year CIP.

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# CITY OF POULSBO Kitsap County, Washington

Land Use Comprehensive Plan Map Series  
Adopted June 27, 2012  
Effective July 18, 2012  
Amended Effective INSERT DATE

Figure PRO-3

## Urban Paths of Poulsbo Conceptual Map

### Legend

- City Limits
- Urban Growth Area
- School Properties
- WSDOT Wetland Mitigation Site
- Parks
- Park and Ride (100 and over parking spaces)
- Park and Ride (less than 100 parking spaces)
- Transit Center
- Existing Connections**
  - Existing Sidewalks
  - Existing Trails
- Shoreline Access Street Ends & Easements (May be Undeveloped/High Bank)
- Small Boat Launch Sites**
  - Primary
  - Secondary
- Planned Road Connections**
  - City-Planned Pedestrian Connections (on Transportation Improvement Program)
  - Shared Use Path
  - Conceptual Future Road Locations with Pedestrian Facilities (as Development Occurs)
  - Planned Trails
- Proposed Future Connections**
  - On-Street Link
  - Proposed Shared Use Path
  - Conceptual Off-Street Trail (Actual alignment occurs only after agreement with willing property owner)
- Urban Growth Area Connection Opportunities
- Regional Connection Opportunities

Note: This map is for planning purposes only and is not intended to be a user map for recreation. Utility easements shall be considered for potential trail connections where feasible. Trails within residential subdivisions may be for residents and guests of the subdivision only.

The Urban Paths of Poulsbo Plan and maps serve as the 20-year vision for trail acquisition and development. The UPP Plan is included as Appendix B-6 of the Comprehensive Plan. Figure PRO-3 maps the 20-year vision for trails in the City, as identified in the plan. Trails and non-motorized connections are conceptual; actual alignment may vary based on topography, property ownership and willingness, or other variables. The City will only work with willing property owners. Projects will be prioritized through the 6-Year CIP.

Figures PRO-1 and PRO-3 hereby identify open space corridors required to be identified by RCW 36.70A.160. Specifically, Figures PRO-1 and PRO-3 identify lands useful for recreation by mapping public parks and open space, and privately owned open space and recreation amenities within subdivisions; wildlife habitat by mapping City designated Fish and Wildlife Habitat Conservation Areas; trails by mapping existing and planned public trails; and connections of critical areas by mapping Fish and Wildlife Habitat Conservation Areas within the city limits, the Poulsbo Urban Growth Area and extending into unincorporated Kitsap County.

Critical Area and Comprehensive Plan Map Series Primary Map Sources and Original Scales:  
W.S.D.N.R. Hydrography, Washington State Department of Fish and Wildlife 1:24,000  
Kitsap County Assessor's Tax Maps 1:12,000 (Kitsap County IT, GIS Division)  
Kitsap County Assessor's Land Use Table, used to determine Private Open Space and Parks and updated by the City of Poulsbo Planning Department

2,500 1,250 0 2,500 5,000 Feet

This comprehensive plan map series 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  
Printed on December 28, 2012

## 2013-03 – Capital Improvement Project List Amendment

### **Description:**

This amendment is to update Table CFP-4, City of Poulsbo Capital Improvement Projects, to reflect the adopted 2013-2018 Capital Improvements Plan (CIP).

### **Action:**

City Council approved.

### **Approved Text Amendment:**

Page 190, Table CFP-4

(See next page for approved amendment text.)



### 2013 - 2018 GENERAL PURPOSE CAPITAL IMPROVEMENTS

Page #	Project Name	Prior 2012 Years Costs	2012 Project Cost	2013 Project Cost	2014 Project Cost	2015 Project Cost	2016 Project Cost	2017 Project Cost	2018 Project Cost	Total Project Cost
	<b>General Projects/Municipal Facilities</b>									
1	PW Complex Relocation	1,100,000			100,000	500,000		6,000,200		7,700,200
	6-Non-Voted Bonds							4,900,200		4,900,200
	7- City/Utility Reserves	1,100,000			100,000	500,000				1,700,000
	11-Sale of PW Prop							1,100,000		1,100,000
										-
	<b>Total Municiple Facility Projects</b>	<b>\$ 1,100,000</b>			<b>\$ 100,000</b>	<b>\$ 500,000</b>		<b>\$ 6,000,200</b>		<b>\$ 7,700,200</b>
	<b>Total Municiple Facility Funding Sources</b>	<b>\$ 1,100,000</b>			<b>\$ 100,000</b>	<b>\$ 500,000</b>		<b>\$ 6,000,200</b>		<b>\$ 7,700,200</b>
	6- Non-Voted Bonds							4,900,200		4,900,200
	7 - City/Utility Resesrves	1,100,000			100,000	500,000				1,700,000
	11 - Sale of Property							1,100,000		1,100,000

<b>2013 - 2018 GENERAL PURPOSE CAPITAL IMPROVEMENTS (continued)</b>										
Page #	Project Name	Prior 2012 Years Costs	2012 Project Cost	2013 Project Cost	2014 Project Cost	2015 Project Cost	2016 Project Cost	2017 Project Cost	2018 Project Cost	Total Project Cost
	<b>Park Projects</b>									
2	Muriel Iverson Williams Waterfront Park Pavillion Repair			30,000						30,000
	7-City/Utility Reserves			15,000						15,000
	13 - Donation/In-Kind			15,000						15,000
3	Net Shed Park			15,000						15,000
	7-City/Utility Reserves			15,000						15,000
4	Centennial Park	860,308				150,000	61,500			1,071,808
	7-City/Utility Reserves	214,308				25,000	25,000			264,308
	8 - City Impact Fees	46,000				125,000	36,500			207,500
	10-Real Estate Excse Tax	600,000								600,000
5	Poulsbo Fish Park Restoration	2,350,390	10,000	5,000	5,000					2,370,390
	1-Federal Grants	150,000								150,000
	2-State Grants	1,817,964								1,817,964
	7-City/Utility Reserves	105,401	10,000	5,000	5,000					125,401
	13-Donation/In-Kind	277,025								277,025
6	College Marketplace Athletic Fields					115,000	465,000	425,000		1,005,000
	2-State Grants						400,000	400,000		800,000
	7-City/Utility Reserves						25,000	25,000		50,000
	8-City Impact Fees					115,000	40,000			155,000
7	Poulsbo's Fish Park Property Expansion	607,000	60,000	100,000	180,462					947,462
	2-State Grants	300,000	30,000	100,000	80,000					510,000
	3 - County									-
	7 - City/Utility Reserves	9,150								9,150
	8-City Impact Fees									-
	13 - Donation/In-Kind	297,850	30,000		100,462					428,312
8	Trail Easement to Nelson Park			20,000	80,000					100,000
	7 - City/Utility Reserves				80,000					80,000
	8 - City Impact Fees			20,000						20,000
	<b>Total Park and Recreation Projects</b>	<b>\$ 3,817,698</b>	<b>\$ 70,000</b>	<b>\$ 170,000</b>	<b>\$ 265,462</b>	<b>\$ 265,000</b>	<b>\$ 526,500</b>	<b>\$ 425,000</b>		<b>\$ 5,539,660</b>
	<b>Total Park and Recreation Funding Sources</b>	<b>\$ 3,817,698</b>	<b>\$ 70,000</b>	<b>\$ 170,000</b>	<b>\$ 265,462</b>	<b>\$ 265,000</b>	<b>\$ 526,500</b>	<b>\$ 425,000</b>		<b>\$ 5,539,660</b>
	1 - Federal Grants	150,000								150,000
	2 - State Grants	2,117,964	30,000	100,000	80,000		400,000	400,000		3,127,964
	3 - County Grants									-
	7 - City/Utility Reserves	328,859	10,000	35,000	85,000	25,000	50,000	25,000		558,859
	8 - City Impact Fees	46,000		20,000		240,000	76,500			382,500
	10 - Real Estate Excse Tax	600,000								600,000
	13 - Donation/In-Kind	574,875	30,000	15,000	100,462					720,337
	<b>Total General Purpose Capital Projects</b>	<b>\$ 4,917,698</b>	<b>\$ 70,000</b>	<b>\$ 170,000</b>	<b>\$ 365,462</b>	<b>\$ 765,000</b>	<b>\$ 526,500</b>	<b>\$ 6,425,200</b>		<b>\$ 13,239,860</b>
	<b>Total General Purpose Funding Sources</b>	<b>\$ 4,917,698</b>	<b>\$ 70,000</b>	<b>\$ 170,000</b>	<b>\$ 365,462</b>	<b>\$ 765,000</b>	<b>\$ 526,500</b>	<b>\$ 6,425,200</b>		<b>\$ 13,239,860</b>

<b>2013 - 2018 TRANSPORTATION CAPITAL IMPROVEMENTS</b>										
Page #	Project Name	Prior 2012 Years Costs	2012 Project Cost	2013 Project Cost	2014 Project Cost	2015 Project Cost	2016 Project Cost	2017 Project Cost	2018 Project Cost	Total Project Cost
	<b>Street Projects</b>									
9	Noll Road Improvements	1,008,036	821,085			250,000	450,000			2,529,121
	1-Federal Grants	620,888	450,000			200,000	400,000			1,670,888
	3 - County Grants		100,000							100,000
	7-City/Utility Reserves	387,148	221,085							608,233
	8-City Impact Fees		50,000			50,000	50,000			150,000
10	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
11	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
12	Lincoln Rd Reconstruction - PS&E	44,450	201,214	100,000	2,600,000					2,945,664
	1-Federal Grants				2,100,000					2,100,000
	2 - State Grants				250,000					250,000
	7-City/Utility Reserves	44,450	101,214	100,000						245,664
	8-City Impact Fees		100,000		250,000					350,000
13	Road Reclassification			20,000						20,000
	7-City/Utility Reserves			20,000						20,000
14	Anderson Parkway Improvements			150,000						150,000
	7-City/Utility Reserves			150,000						150,000
15	City-wide Pavement Restoration Program				800,000					800,000
	1-Federal Grants				650,000					650,000
	7-City/Utility Reserves				150,000					150,000
16	3rd Ave to Hostmark to Iverson	32,712	122,188			800,000				954,900
	2 - State Grants					150,000				150,000
	7-City/Utility Reserves	32,712	122,188			650,000				804,900
17	Liberty Bay Waterfront Trail	11,263	150,000	140,000	-	-	1,000,000	-	-	1,301,263
	1-Federal Grants	8,330	125,000	116,620			800,000			1,049,950
	7-City/Utility Reserves	2,933	25,000	23,380			200,000			251,313
18	SR 307, Bernt, Little Valley Improvements			60,000						60,000
	2 - State Grants			20,000						20,000
	3 - County Grants			20,000						20,000
	8-City Impact Fees			20,000						20,000
19	2016/2017 City-wide Pavement Restoration Program						500,000	450,000		950,000
	7-City/Utility Reserves						500,000	450,000		950,000
	<b>Total Transportation Capital Projects</b>	<b>\$ 1,096,461</b>	<b>\$ 1,294,487</b>	<b>\$ 470,000</b>	<b>\$ 3,500,000</b>	<b>\$ 2,050,000</b>	<b>\$ 2,200,000</b>	<b>\$ 450,000</b>		<b>\$ 11,060,948</b>
	<b>Total Transportation Capital Funding Sources</b>	<b>\$ 1,096,461</b>	<b>\$ 1,294,487</b>	<b>\$ 470,000</b>	<b>\$ 3,500,000</b>	<b>\$ 2,050,000</b>	<b>\$ 2,200,000</b>	<b>\$ 450,000</b>		<b>\$ 11,060,948</b>
	1 - Federal Grants	629,218	575,000	116,620	2,100,000	200,000	400,000			4,020,838
	2 - State Grants			20,000	900,000	650,000	1,000,000			2,570,000
	3 - County Grants		100,000	20,000						120,000
	7 - City/Utility Reserves	467,243	469,487	293,380	150,000	650,000	700,000	450,000		3,180,110
	8 - City Impact Fees		150,000	20,000	350,000	550,000	100,000			1,170,000

<b>2013 - 2018 ENTERPRISE CAPITAL IMPROVEMENTS</b>										
Page #	Project Name	Prior 2012 Years Costs	2012 Project Cost	2013 Project Cost	2014 Project Cost	2015 Project Cost	2016 Project Cost	2017 Project Cost	2018 Project Cost	Total Project Cost
	<b>Sewer</b>									
20	Annual Inflow Reduction Program	20,000	20,000	20,000	20,000	20,000				100,000
21	6th & 9th Avenue Pump Station	70,513	50,000	1,135,000	900,000					2,155,513
22	Lincoln Road Sewer Improvements				60,000					60,000
23	Poulsbo Village Pump Station Upgrade					81,000				81,000
24	Harrison Forcemain Replacement			40,000	340,000					380,000
25	I&I Effectiveness & Downstream Capacity Study					110,000				110,000
26	Capital Facilities Charge for CK Plant	4,315,530	133,000	400,000	400,000	400,000	400,000	400,000	650,000	7,098,530
	<b>Total Sewer Capital Projects</b>	<b>4,406,043</b>	<b>203,000</b>	<b>1,595,000</b>	<b>1,720,000</b>	<b>611,000</b>	<b>400,000</b>	<b>400,000</b>	<b>650,000</b>	<b>9,985,043</b>
	<b>Total Sewer Capital Projects</b>	<b>Prior 2012</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>Total</b>
	1-Federal Grants					110,000				110,000
	7-Sewer Reserves	4,406,043	203,000	1,595,000	1,720,000	501,000	400,000	400,000	650,000	9,875,043
	<b>Funding for Sewer Projects</b>	<b>4,406,043</b>	<b>203,000</b>	<b>1,595,000</b>	<b>1,720,000</b>	<b>611,000</b>	<b>400,000</b>	<b>400,000</b>	<b>650,000</b>	<b>9,985,043</b>
Page #	Project Name	Prior 2012 Years Costs	2012 Project Cost	2013 Project Cost	2014 Project Cost	2015 Project Cost	2016 Project Cost	2017 Project Cost	2018 Project Cost	Total Project Cost
	<b>Water</b>									
27	Raab Park Tank Repair			25,000	250,000					275,000
28	Westside Well - Treatment for Manganese						25,000	300,000		325,000
29	Intrusion Alarms			22,000						22,000
30	Pugh Well/Lincoln #2-Treatment for Manganese			25,000	300,000					325,000
31	Hostmark Transmission Main			40,000	648,000					688,000
32	Wilderness Park Booster Station Replacement				50,000	563,000				613,000
33	Wilderness Park Transmission Main						35,000	439,000		474,000
34	Old Town - Distribution Main Replacement			230,000		120,000	350,000			700,000
35	Big Valley - Little Valley Transmission Main	19,783		1,080,217						1,100,000
36	Lincoln Road Water Improvemnts			15,000	206,000					221,000
37	Replace Lindvig/Bond Road Water Line			5,000	95,000					100,000
	<b>Total Water Capital Projects</b>	<b>19,783</b>	<b>-</b>	<b>1,442,217</b>	<b>1,549,000</b>	<b>683,000</b>	<b>410,000</b>	<b>739,000</b>	<b>-</b>	<b>4,843,000</b>
	<b>Funding Source</b>	<b>Prior 2012</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>Total</b>
	7-Water Reserves	19,783	-	1,442,217	1,549,000	683,000	410,000	739,000	-	4,843,000
	<b>Funding for Water Projects</b>	<b>19,783</b>	<b>-</b>	<b>1,442,217</b>	<b>1,549,000</b>	<b>683,000</b>	<b>410,000</b>	<b>739,000</b>	<b>-</b>	<b>4,843,000</b>

**2013 - 2018 ENTERPRISE CAPITAL IMPROVEMENTS (continued)**

Page #	Project Name	Prior 2012 Years Costs	2012 Project Cost	2013 Project Cost	2014 Project Cost	2015 Project Cost	2016 Project Cost	2017 Project Cost	2018 Project Cost	Total Project Cost
	<b>Storm Drain</b>									
38	Dogfish Creek Restoration	10,000	40,000		300,000	350,000				700,000
39	Anderson Parkway LID Retrofit	37,440		370,000						407,440
40	Noll Rd Culver Replacement/Bjorgen Cr Culvert	40,000	30,000			500,000				570,000
41	Replace Storm Drains in Ridgewood		40,000		150,000					190,000
42	Replace Storm Drain in Wendy Way							83,000		83,000
43	Norrlund Drainage Ditch Replacement					57,000				57,000
44	Replace Storm Drain West of 10th Ave.							32,000		32,000
45	Repair American Legion Park Outfall								94,000	94,000
	<b>Total Storm Drain Projects</b>	<b>87,440</b>	<b>110,000</b>	<b>370,000</b>	<b>450,000</b>	<b>850,000</b>	<b>57,000</b>	<b>115,000</b>	<b>94,000</b>	<b>2,133,440</b>
	<b>Funding Source</b>	<b>Prior 2012</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>Total</b>
	2-State Grants			270,000	300,000	600,000				1,170,000
	7-Storm Drain Reserves	87,440	110,000	100,000	150,000	250,000	57,000	115,000	94,000	963,440
	<b>Funding for Storm Drain Projects</b>	<b>87,440</b>	<b>110,000</b>	<b>370,000</b>	<b>450,000</b>	<b>850,000</b>	<b>57,000</b>	<b>115,000</b>	<b>94,000</b>	<b>2,133,440</b>
Page #	Project Name	Prior 2012 Years Costs	2012 Project Cost	2013 Project Cost	2014 Project Cost	2015 Project Cost	2016 Project Cost	2017 Project Cost	2018 Project Cost	Total Project Cost
	<b>Solid Waste</b>	40,000	95,328							135,328
46	Solid Waste Transfer Station	40,000	95,328							135,328
	<b>Total Solid Waste Projects</b>	<b>40,000</b>	<b>95,328</b>							<b>135,328</b>
	<b>Funding Source</b>	<b>Prior 2012</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>Total</b>
	7-Solid Waste Reserves	40,000	95,328	-						135,328
	<b>Funding for Solid Waste Projects</b>	<b>40,000</b>	<b>95,328</b>	<b>-</b>						<b>135,328</b>
	<b>Total Enterprise Projects</b>	<b>4,553,266</b>	<b>408,328</b>	<b>3,407,217</b>	<b>3,719,000</b>	<b>2,144,000</b>	<b>867,000</b>	<b>1,254,000</b>	<b>744,000</b>	<b>17,096,811</b>
	<b>Total Funding Enterprise Projects</b>	<b>4,553,266</b>	<b>408,328</b>	<b>3,407,217</b>	<b>3,719,000</b>	<b>2,144,000</b>	<b>867,000</b>	<b>1,254,000</b>	<b>744,000</b>	<b>17,096,811</b>
	<b>GRAND TOTAL CIP PROJECTS</b>	<b>10,567,425</b>	<b>1,772,815</b>	<b>4,047,217</b>	<b>7,584,462</b>	<b>4,959,000</b>	<b>3,593,500</b>	<b>8,129,200</b>	<b>744,000</b>	<b>41,397,619</b>
	<b>GRAND TOTAL CIP FUNDING SOURCES</b>	<b>10,567,425</b>	<b>1,772,815</b>	<b>4,047,217</b>	<b>7,584,462</b>	<b>4,959,000</b>	<b>3,593,500</b>	<b>8,129,200</b>	<b>744,000</b>	<b>41,397,619</b>



## 2013-04 – Engineering Department Amendments

### **Description:**

Text amendments will update section labeled “Citywide Transportation System” in Chapter 4. Map amendments to Figures TR-1 and TR-2 will correct existing errors and clarify the maps to show both existing roads and future roads on the same map.

### **Action:**

City Council approved.

### **Approved Text Amendments:**

Page 74-75

**Principal arterial** streets provide efficient direct routes for long-distance auto travel within a region. Streets connecting freeway interchanges to major concentrations of commercial activities are classified as major arterials. Traffic on major arterials is given preference at intersections, and some access control may be exercised in order to maintain the capacity to carry high volumes of traffic. Poulsbo’s principal arterials are SR 305, ~~Viking Avenue~~ and SR 307.

**Minor arterial** streets provide connections between major arterials and concentrations of residential and commercial activities. The amount of through traffic is less, and there is more service to abutting land uses. Traffic flow is given preference over lesser streets. Poulsbo’s minor arterials are ~~Viking Avenue~~, Finn Hill, Lindvig Way, Bond Road (to SR 305), Front Street, Fjord Drive, Hostmark Street (to SR 305), ~~and~~ Lincoln Road (SR 305 to city limits), ~~and Noll Road~~.

**Urban collector** streets include neighborhood and commercial collectors and are two or three lane streets that collect (or distribute) traffic within a neighborhood ~~and provide~~ providing the connections to minor or principal arterials. Collectors serve neighborhood traffic, and also provide access to abutting land uses. ~~Poulsbo’s urban collectors are Hostmark Street (from SR 305 to Noll Road), Liberty Way (7<sup>th</sup> Street to SR 305), Iverson Street/7<sup>th</sup> Avenue, 6<sup>th</sup> Avenue (Fjord Drive to Hostmark), 8<sup>th</sup> Avenue (7<sup>th</sup> Avenue to Lincoln) and Lincoln Road (SR 305 to 4<sup>th</sup> Avenue/Fjord Drive).~~

**Local access** streets provide access to abutting land uses, and carry local traffic to the urban collectors. This classification includes ~~neighborhood collectors~~, residential collectors, residential access, neighborhood lanes ~~commercial collectors~~ and commercial access as described in the City’s Street Construction Standards.

### **Approved Map Amendments:**

See the next two pages for the approved Figures TR-1 and TR-2.

# CITY OF POULSBO

Kitsap County, Washington

Land Use Comprehensive Plan Map Series

Adopted December 2, 2009

Effective December 16, 2009

Amended Effective INSERT DATE

Figure TR-1

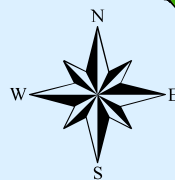
## Poulsbo WSDOT Street Classification Map Existing & Proposed

### Legend

- City Limits
- Urban Growth Area
- Collector
- Proposed Collector
- Minor Arterial
- Proposed Minor Arterial
- Principal Arterial
- Freeway/Expressway

Liberty  
Bay

2,500 1,250 0 2,500 5,000 Feet



#### Infrastructure Map Series Primary Map Sources and Original Scales:

Washington State Department of Transportation Functional Classification Map Series reviewed May 2009

([www.wsdot.wa.gov/mapsdata/tdo/FunctionalClassMaps](http://www.wsdot.wa.gov/mapsdata/tdo/FunctionalClassMaps))

Roadway designations compiled using the Transportation Plan Update, November 2006, from the City of Poulsbo Public Works

Department, Engineering Division; Updated May 2009

Kitsap County Assessor's Tax Maps 1:12,000 (Kitsap County IT, GIS Division)

\* Note: Detailed transportation system mapping is in functional plans included as Appendix B.

This infrastructure map series is intended for general infrastructure 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.

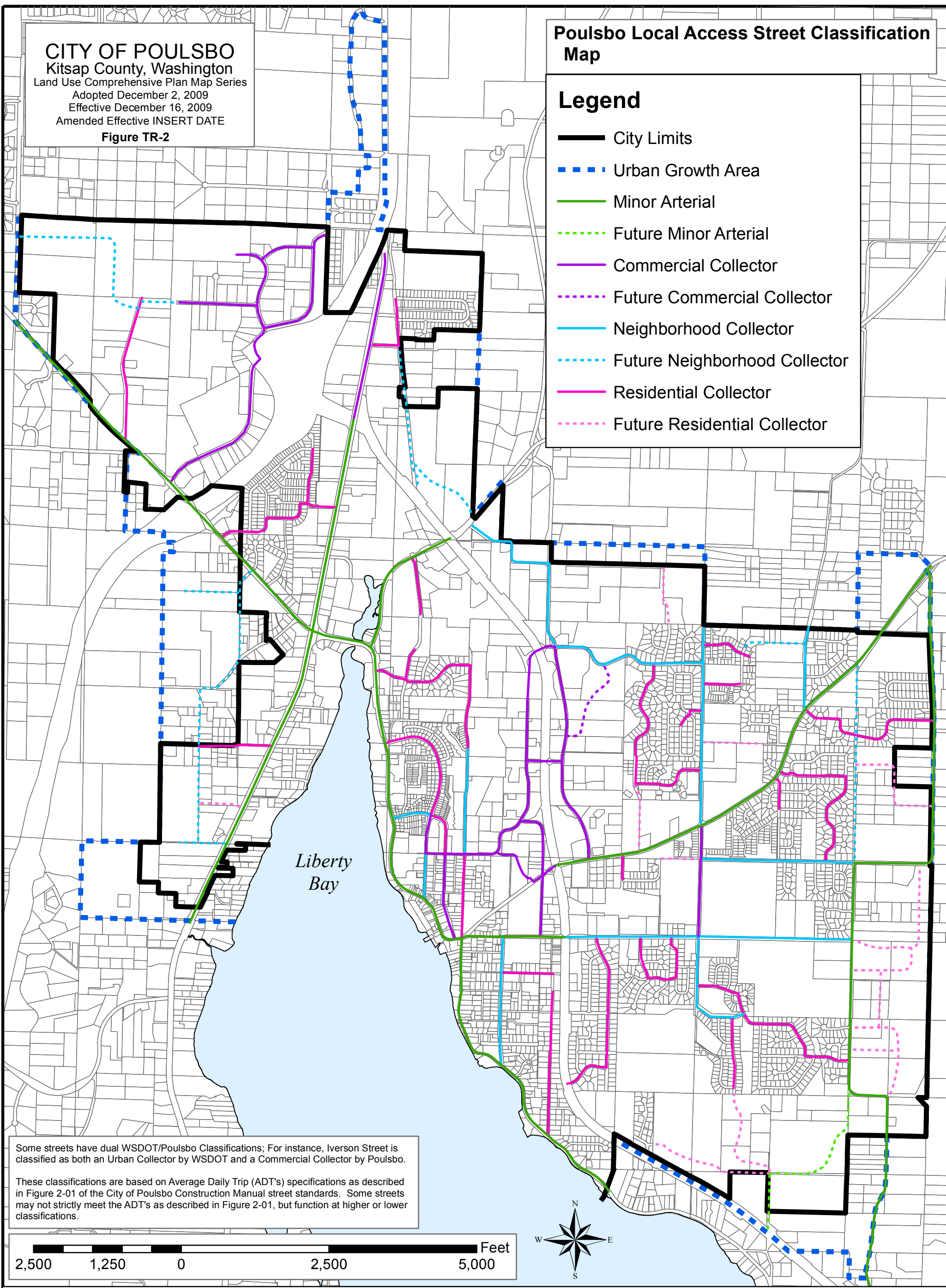
City of Poulsbo Planning Department GIS  
Printed on January 8, 2013



**CITY OF POULSBO**  
Kitsap County, Washington  
Land Use Comprehensive Plan Map Series  
Adopted December 2, 2009  
Effective December 16, 2009  
Amended Effective INSERT DATE  
**Figure TR-2**

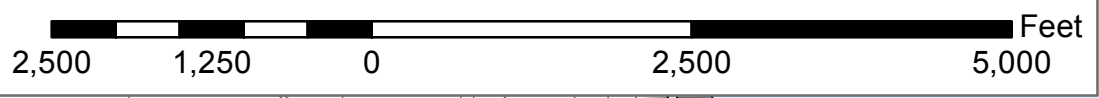
**Poulsbo Local Access Street Classification Map**

- Legend**
- City Limits
  - Urban Growth Area
  - Minor Arterial
  - Future Minor Arterial
  - Commercial Collector
  - Future Commercial Collector
  - Neighborhood Collector
  - Future Neighborhood Collector
  - Residential Collector
  - Future Residential Collector



Some streets have dual WSDOT/Poulsbo Classifications; For instance, Iverson Street is classified as both an Urban Collector by WSDOT and a Commercial Collector by Poulsbo.

These classifications are based on Average Daily Trip (ADT's) specifications as described in Figure 2-01 of the City of Poulsbo Construction Manual street standards. Some streets may not strictly meet the ADT's as described in Figure 2-01, but function at higher or lower classifications.



Infrastructure Map Series Primary Map Sources and Original Scales:  
Roadway designations compiled using the Transportation Plan Update, November 2006, from the City of Poulsbo Public Works Department, Engineering Division; Updated May 2009  
Kitsap County Assessor's Tax Maps 1:12,000 (Kitsap County IT, GIS Division)  
\* Note: Detailed transportation system mapping is in functional plans included as Appendix B.

This infrastructure map series is intended for general infrastructure 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 January 8, 2013

## 2013-05 – Planning Department Amendments

### **Description:**

Text and map amendments to Chapters 2 and 3 to better align the language in the comprehensive plan to support the zoning ordinance update. The text changes include updating language describing the commercial designations, removing language discussing Old Town Poulsbo, and enhancing language regarding urban infill within existing neighborhoods. Map amendments to Figure LU-1 include removing commercial overlays for the Downtown Commercial Core and Viking Avenue Corridor; removing Master Plan overlays; and removing the Redevelopment Master Plan Overlay designation and overlay and identifying the underlying designation as Residential High and Commercial, per the Poulsbo Place Master Plan and existing conditions in Poulsbo Place.

### **Action:**

City Council approved.

### **Approved Text Amendments:**

Page 28, Chapter 2

#### Poulsbo's Commercial Areas

The City's commercial districts can be generally categorized into four areas: Downtown ~~Core~~/Front Street, SR 305 Corridor, Viking Avenue and College Market Place. Each of these four areas, totaling 413 acres, has evolved into serving rather specific commercial services for Poulsbo's residents and the regional North Kitsap community. Downtown provides specialty/tourist stores, locally owned restaurants, and access to the waterfront; SR 305 corridor provides most of the City's service and retail stores, as well as numerous office buildings, providing employment opportunities; Viking Avenue provides more intensive commercial services, such as auto and recreation vehicle dealers, heavy equipment rentals, etc.; and College Market Place is the area of the City for more regional commercial services and retailers. Taken as a whole, all four areas provide the community well rounded commercial opportunities.

#### Downtown:

The historic downtown ~~commercial~~ core of Poulsbo is popular with both locals and visitors alike. The downtown provides one key element for the city's commercial activities. Situated on Liberty Bay, and affording public access to the waterfront and the Port of Poulsbo Marina, specialty shops and restaurants establish the pedestrian friendly, quaint and attractive downtown center. The downtown also includes critical community facilities, including City Hall, the City Police Department, Post Office, Port facilities, as well as the City's popular Muriel Iverson Williams Waterfront Park and boardwalk. Downtown also serves as the primary location for the city's many community festivals and celebrations.

Page 40, Chapter 2

**Policy LU-2.4**

*Promote infill and/or redevelopment of underutilized, blighted or distressed properties. Infill provisions that provide an appropriate density increase for smaller parcels that have been bypassed in the residential development of urban areas and which maximize utilization of public services, utilities and facilities, shall be identified in the City's Zoning Ordinance. Development shall be reviewed for compatibility with existing and established neighborhoods.*

Page 40-41, Chapter 2

**COMMERCIAL LAND USE**

One of the regional land use policies most affecting the cities' commercial development is the concept of "centers." As part of Kitsap County's Growth Management strategy, the Kitsap Countywide Planning Policy agreed with this concept by identifying urban centers in Kitsap County. These Centers are the chief focal points for growth in the County. Poulsbo has two center designations: the Poulsbo Town Center (Downtown) and the Olhava Mixed Use Center (College Market Place).

While the city recognizes the importance these two centers have for the greater North Kitsap region and Poulsbo proper, city policy is to pursue a strong, diverse economy. Therefore it is equally important that other commercial areas of the city remain vital. Because of excellent freeway access and regional accessibility, many businesses in Poulsbo serve residents and businesses throughout Poulsbo and the North Kitsap region.

***Commercial:***

The Commercial (C) land use designation accommodates all types of commercial development, including wide range of retail and service uses, professional office and other related employment. Development may occur as either freestanding or within a larger center format.

The C land use designation applies to the City's commercial zones. The City's Zoning Ordinance subdivides the C designation into 4 zoning districts. This land use designation is applied to all of the City's commercial areas—SR 305, Viking Avenue and College Marketplace, except Downtown.

***Downtown Commercial Core:***

~~The Downtown Commercial Core (DC) land use designation is intended to protect the special downtown business district. Uses in this designation are more restricted than in the Commercial land use designation.~~

Policy LU-3.4

~~Two Commercial land use designations have been identified on the Land Use map—Commercial and Downtown Commercial Core. The City’s zoning ordinance may identify other commercial districts—such as Viking Avenue and others—and identify uses and development standards as appropriate for each of the commercial districts.~~

There is one Commercial land use designation identified on the Land Use map. The City’s zoning ordinance designates specific commercial zoning districts and identifies uses and development standards as appropriate for each commercial zoning district.

Policy LU-3.5

~~In order to retain the pedestrian-friendly scale in the C-1 (Downtown/Front St) zoning district, the City’s zoning ordinance shall identify appropriate development standards for height and scale of n New development and redevelopment in the Downtown Commercial Core this district. shall retain its pedestrian friendly scale and be limited in height to 35.~~

Policy LU-3.7

Design standards for the commercial land use designation ~~and the downtown commercial core~~ shall be developed to continue the northwestern architectural style of the existing commercial areas, and the Scandinavian small fishing village scale architectural style of ~~the downtown commercial core~~ the C-1 Zoning District.

**MASTER PLANNING**

The Master Plan zoning overlay is intended for property which would benefit from coordination with the City for future development. The Master Plan will be an integrated document that when adopted will define the development of the subject property.

The ideal site size for master planning is 20 acres or larger; however a smaller site size may be considered by the City if the proposed site would be in the public’s interest to be master planned.

A Master Plan will identify the proposed land uses, residential densities, public areas, drainage and transportation provisions, design guidelines and anticipated phasing plan. When adopted by the City, a Master Plan provides specifics for the full-development of the proposed project, and affords the property owner and City predictability for the project’s implementation.

## **GOAL LU-6**

*Encourage master planning as a tool for areas in the City where large-scale site development coordination is necessary or beneficial to the City and property owner(s).*

### **Policy LU-6.1**

*Provisions within development regulations shall be included to provide for master planning zoning overlay. These areas may be proposed by the City or property owner, and shall be identified where coordination of areas which are proposed for large-scale new development, or for substantial renovation or reconstruction.*

Page 57, Chapter 3 – Third bullet point

- Preservation of the unique scale and character of Poulsbo’s ~~“Old Town”~~ existing residential neighborhoods, while allowing redevelopment and improvement.

Page 60, Chapter 3

### **Policy CC-3.1**

*Design standards for commercially zoned ~~land and the downtown commercial~~ areas shall be developed to continue the northwestern architectural style of the existing commercial areas, and the Scandinavian small fishing village scale architectural style of ~~the downtown commercial core~~ Poulsbo. The City should review its building design standards every five years to ensure it remains relevant and reflects the desires of the community.*

Page 61-62, Chapter 3

## **DOWNTOWN ~~COMMERCIAL CORE~~ POULSBO**

Downtown Poulsbo is a center for recreation, shopping, dining and a boating destination. One of the main reasons people are drawn to Poulsbo is its charming small-scale downtown. Residents can stop by and buy a coffee with their neighbor, have dinner with friends, or take an evening walk along the boardwalk. Tourists love to stroll along Front Street and enjoy Poulsbo’s Norwegian heritage and unique shops and restaurants.

Downtown Poulsbo is a special hub that draws local residents, tourists, boaters and employers/employees all together. It is an important component of the city’s identity. The City is committed to preserving and enhancing the distinctiveness and vitality of Downtown Poulsbo.



## **GOAL CC-5**

*Preserve and enhance the existing character and scale, pedestrian friendly and community oriented Downtown ~~Commercial-Core~~ Poulsbo.*

### **Policy CC-5.1**

*Encourage preservation of character and enhancement of distinctive focal points within ~~the~~ Downtown ~~Commercial-Core~~ Poulsbo, including the Muriel Iverson Williams Waterfront Park, boardwalk and piers, Sons of Norway building, storefront designs and pedestrian scale of Front Street.*

### **Policy CC-5.3**

*Encourage interspersed landscaping, public plazas with seating and tables, pleasing street frontage design and colors, and inclusion of public art throughout ~~the~~ Downtown ~~Commercial-Core~~ Poulsbo.*

### **Policy CC-5.7**

*New development and redevelopment in ~~the~~ Downtown ~~Commercial-Core~~ Poulsbo shall retain its pedestrian-friendly scale and be limited in height to an average of 35’.*

### **Policy CC-5.8**

*The City’s design standards for ~~the~~ Downtown ~~Commercial-Core~~ Poulsbo should be evaluated to ensure that redevelopment in the Downtown will retain its intimate, pleasant and pedestrian-scale character. Height, street frontage design and colors, building design, placement of buildings, and view of rooflines (from below and above), at a minimum should be assessed.*

### **Policy CC-5.9**

*Encourage mixed use by allowing residential units to be located in association with commercial frontage in ~~the~~ Downtown ~~Commercial-Core~~ Poulsbo.*

## **Page 63-64, Chapter 3**

### **OLD TOWN POULSBO RESIDENTIAL NEIGHBORHOOD**

~~In 2003, the City initiated a design study of “Old Poulsbo.” The study area is located adjacent to downtown and between SR 305 and Liberty Bay. This area includes many of the oldest residential homes in the City. The area sits on a scenic hillside that has been gradually developed over the past century. Development trends in 1999-2002 raised various issues among residents, giving way to this neighborhood design study. The study is an analysis of development patterns and design details, with the primary purposes of:~~

- ~~▪ Recognizing and reinforcing the established pattern of residential development in the area southeast of the town center; and~~
- ~~▪ Allow for new development, expansion and renovation that is compatible with the scale and character of the neighborhood;~~



~~Data for the Old Town Poulsbo Study was collected by the City's consultant, LMN Architects, through field visits and online through the Kitsap County tax assessor's parcel search and database. The data was then compiled and linked to GIS (Geographic Information System) files. The consultant was then able to create a series of maps, showing different information sorted and categorized in various ways. Data collected included: age of houses; number of stories; size of houses; size of lots; floor area ratio; pathway access to sidewalks; garage types; location of garages; and potential for infill development or redevelopment.~~

~~The Old Town Poulsbo Study and recommendations from the consultant can be summarized as supporting two policies: 1) Old Town Poulsbo is a special neighborhood with distinct character and heritage to Poulsbo's past that should be maintained; 2) Development standards could be created to apply to the Old Town neighborhood which maintain the existing northwest historic "bungalow" sized houses and smaller lots which primarily make up this neighborhood.~~

## **GOAL CC-6**

***Protect the Old Town Poulsbo residential neighborhood's unique design character and heritage.***

### **Policy CC-6.1**

~~*Identify an Old Town Poulsbo residential neighborhood in order to maintain its character and heritage to Poulsbo's past. Consider the recommendations from the Old Town Neighborhood Design Study establishing special development standards that could then apply to an Old Poulsbo Residential Overlay Zoning District. Consider opportunities and incentives to foster the retention of the City's heritage residences.*~~

## **Approved Map Amendments:**

See the next page for the approved Figure LU-1.

**CITY OF POULSBO**  
Kitsap County, Washington

Land Use Comprehensive Plan Map Series  
Adopted December 2, 2009  
Effective December 16, 2009  
Amended Effective July 18, 2012  
**Figure LU-1**

**DRAFT**

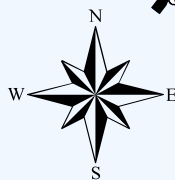
**2025 Land Use Comprehensive Plan Map**

**Legend**

-  City Limits
-  Urban Growth Area
-  Residential Low
-  Residential Medium
-  Residential High
-  Commercial
-  Business Park
-  Office Commercial Industrial
-  Light Industrial
-  Park

*Liberty Bay*

2,500 1,250 0 2,500 5,000 Feet



Comprehensive Plan Map Series Primary Map Sources and Original Scales:  
Kitsap County Assessor's Tax Maps 1:12,000 (Kitsap County IT, GIS Division)  
\* Note: City limits amended May 2011 by annexation. Urban Growth Area adopted 2001.

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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