

# City of Poulsbo

## Planning & Economic Development



### 2018 COMPREHENSIVE PLAN AMENDMENTS – ANSPACH APPLICATION STAFF REPORT AND RECOMMENDATION

**TO:** Poulsbo Planning Commission  
**FROM:** Nikole Coleman, Associate Planner  
**SUBJECT:** 2018 Comprehensive Plan Amendments – Anspach Application | P-10-31-17-02  
**DATE:** March 6, 2018

Staff respectfully recommends **approval** of the proposed site-specific shoreline re-designation request for the property located at 19589 Front St NE from Shoreline Residential High Intensity and of the proposed text amendment to Poulsbo Municipal Code 16.02.240.C(2).

#### **RECOMMENDED ACTION:**

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

Application No. P-10-31-17-02 is a request to re-designate a .64- acre property located at 19589 Front St NE from Shoreline Residential to High Intensity. If the site-specific amendment is approved, a map amendment to Figure NE-6 (Shoreline Master Program Map) will be required; **and** a text amendment to PMC 16.02.240.C(2), to alleviate inconsistencies between the zoning designation and shoreline jurisdiction.

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

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## STAFF REPORT

### 2018 Comprehensive Plan Amendments – Anspach Application

#### I. GENERAL INFORMATION

- A. **Applicant:** William Anspach | 934 6<sup>th</sup> Street South, Suite 200 | Kirkland, WA 98033
- B. **Description of Proposal:** The applicant has proposed two Comprehensive Plan Amendments, including:
1. a request to re-designate a .64- acre property located at 19589 Front St NE from Shoreline Residential to High Intensity. If the site-specific amendment is approved, a map amendment to Figure NE-6 (*Shoreline Master Program Map*) will be required; and
  2. a text amendment to PMC 16.02.240 C.2., to alleviate inconsistencies between the zoning designation and shoreline jurisdiction.
- C. **Planning Commission Hearing:** March 13, 2018 at 7pm
- D. **Staff Contact:** Planning and Economic Development Department  
200 NE Moe Street, Poulsbo, WA 98370  
Phone: (360) 394-9882 | E-mail: [plan&econ@cityofpoulsbo.com](mailto:plan&econ@cityofpoulsbo.com)

#### II. CRITERIA FOR APPROVAL

- A. Per PMC [18.210.010 \(B\)](#), to grant a zoning code text amendment, the following findings must be made:
- The amendment is consistent with the comprehensive plan; and
  - The amendment supports and/or enhances the public health, safety or welfare; and
  - The amendment is not contrary to the best interest of the citizens and property owners of the city of Poulsbo.
- B. Per PMC [18.210.020 \(B\)](#), to grant a comp plan text or map amendment, one of the following must apply:
1. The amendment is warranted 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 Comprehensive Plan.
  3. The amendment is based on new information which was not available at the time of the initial adoption of the Comprehensive Plan.
  4. The amendment is based on a change in the population allocation assigned to the City by Kitsap Co.

*Each of the proposed amendments will be reviewed below with the applicable criteria identified.*

#### III. PROPOSED AMENDMENTS

- A. P-10-31-17-02 includes a request to re-designate a .64- acre property located at 19589 Front St NE from Shoreline Residential to High Intensity. If the site-specific amendment is approved, a map amendment to Figure NE-6 (*Shoreline Master Program Map*) will be required.
- **Applicable Criteria:** The amendment is warranted due to an error in the initial adoption of the Shoreline Master Program.
  - **Staff Analysis:** When the Shoreline Master Program (SMP) was adopted in 2012 the subject property was given a shoreline environment designation of SR-1/SR-2 (shoreline residential). The property is zoned C-1, Downtown, and has been zoned commercial since a concomitant agreement in 1983. The SR-1/SR-2 shoreline environment limits density to 4-5 units per acre. Whereas, the C-1 commercial zoning does not have a specific density limit, although density is limited by parking, height, setbacks, etc. Based on the review of meeting minutes and staff documents prior to the 2012 SMP adoption, it appears that the SMP density limitation was an oversight and not intentional.

- *Recommendation:* Staff recommends approval of the proposed site-specific map amendment to re-designate .64 acres from Shoreline Residential to High Intensity.







- B. P-10-31-17-02 also includes a proposed zoning code text amendment to PMC 16.02.240 C.2: “In the SR-2 environment, residential density shall be a minimum of four dwelling units per acre and a maximum of five dwelling units per acre as permitted in the underlying zone.”

- *Approval Criteria:*

1. The amendment is consistent with the comprehensive plan.

*Goal NE-8: High Intensity. The High Intensity (HI) shoreline environment provides for those areas of existing moderate commercial and mixed commercial/residential development. This environment allows for optimum use of shoreline areas that are presently developed with commercial uses, while seeking opportunities to protect habitat and ecological functions from further degradation. The identified HI areas include the downtown waterfront and an area near the head of Liberty Bay.*

The property currently has an existing commercial use, while the applicant would like the ability to transition to a mixed-use development. The High Intensity designation will allow this type of development, while still requiring protection of habitat and no net loss of ecological functions.

2. The amendment supports and/or enhances the public health, safety or welfare.

The proposed zoning code amendment corrects inconsistencies between the commercial zoning designation and the shoreline environment overlay. The proposed amendment could lead to increased densities within the shoreline jurisdiction. However, development of any property within the shoreline jurisdiction is required to submit for the appropriate land use reviews, likely to include shoreline and critical area. All developments within the shoreline jurisdiction shall be located and designed in a manner that ensures no net loss of shoreline ecological functions and minimizes adverse impacts to natural shoreline resources and wildlife habitat, including fish and aquatic habitat. Prior to any future development on the subject site, the applicant will be required to submit for a shoreline substantial development permit, shoreline conditional use permit, and/or a shoreline variance.

3. The amendment is not contrary to the best interest of the citizens and property owners of the city of Poulsbo.

Any potential adverse impacts of increased densities within the shoreline jurisdiction can be addressed through existing requirements in the Shoreline Master Program, such as:

*In evaluating shoreline applications for proposed development, the city must consider the long-term and regional effects of the proposal on natural shoreline resources and the ability of future generations to enjoy and use the shoreline. Any negative long-term and regional effects shall be mitigated in accord with the mitigation sequencing requirements of PMC [16.08.140](#). Failure to comply with the mitigation sequencing requirements may result in permit denial.*

*All shoreline development and uses impacting ecological functions shall be mitigated according to the mitigation sequence established in WAC [173-26-201\(2\)\(e\)](#), except as otherwise specified in this chapter. This mitigation sequence requires that potential impacts shall first be avoided if possible; if avoidance is not possible, the anticipated impact shall be minimized; and any impacts that remain after reviewing for avoidance and minimization shall be mitigated.*

- *Staff Analysis:* The amendment is consistent with the comprehensive plan, supports and/or enhances the public health, safety or welfare, and is not contrary to the best interest of the citizens and property owners of the city of Poulsbo. The proposed amendment corrects inconsistencies between the commercial zoning designation and the shoreline environment overlay.
- *Recommendation:* Staff recommends approval of the proposed text amendment to PMC 16.02.240 C.2.

#### IV. ATTORNEY GENERAL’S UNCONSTITUTIONAL TAKINGS MEMO

Pursuant to Comprehensive Plan, City staff members are familiar with Washington State Attorney General’s “warning signals” for unconstitutional takings of private property. Staff has reviewed the Attorney General’s Advisory Memorandum: Avoiding Unconstitutional Takings in the context of the 2018 Comprehensive Plan

Amendments and has consulted with the City Attorney regarding the warning signals. Staff and the City Attorney are comfortable that the amendment does not result in any unconstitutional taking.

#### V. STATE ENVIRONMENTAL POLICY ACT (SEPA)

A SEPA/environmental checklist was prepared for the comprehensive plan amendments. The amendments were reviewed for probable adverse environmental impacts through an optional DNS process, as authorized by WAC 197-11-355 and [PMC 16.04.115](#). A combined Notice of Application with Optional DNS was issued on January 26, 2018, with the comment period for environmental comments ending February 23, 2018. The City received no comments in response to the Notice of Application with Optional DNS. The SEPA Determination of Non-Significance was issued on March 2, 2018. The 10-day appeal period ends on March 12, 2018.

#### VI. PLANNING COMMISSION PUBLIC HEARING MARCH 13, 2018

A public hearing has been scheduled for 7:00 pm on March 13, 2018 for the Planning Commission to receive public comments on the 2018 Comprehensive Plan Amendments.

**Proposed Motion:**

**MOVE** to recommend (approval) (approval with modifications) to the Poulsbo City Council the 2018 Comprehensive Plan Amendments as identified in Exhibit A to the Planning Commission Public Hearing Staff Report; and direct the Planning and Economic Development Director to prepare findings of fact in support of this decision for the Planning Commission Chair's signature.

#### VII. STAFF CONCLUSION AND RECOMMENDATION

Staff has concluded that the site-specific amendment application to the Natural Environment Figure NE-6/Shoreline Master Program maps, and the text amendment to PMC 16.02.240 C.2 are both warranted due to an error in the initial adoption of the Shoreline Master Program; are internally consistent with the Comprehensive Plan; and are not detrimental to the public health, safety or welfare of the city. Therefore, staff respectfully recommends approval of the proposed Comprehensive Plan Amendments as set forth in this staff report.

#### VII. EXHIBITS

- A. Amendment Application
- B. Notice of Application and Optional DNS, including affidavits of mailing
- C. SEPA Threshold Determination DNS with commented checklist
- D. Notice of Planning Commission Public Hearing, including affidavits of mailing
- E. Planning Commission Minutes (2/13/18)

## Exhibit A



# COMPREHENSIVE PLAN AMENDMENT

## Site-Specific Application Form

Planning and Economic Development Department  
 200 NE Moe Street | Poulsbo, Washington 98370  
 (360) 394-9748 | fax (360) 697-8269  
 www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

**Instructions:** please complete a separate request form for each proposed site-specific amendment. If you are applying for a text/map amendment, please use the [Text/Map Amendment Form](#).

The City of Poulsbo considers amendments to its Comprehensive Plan once each year. The deadline to submit applications for the 2018 Comprehensive Plan Update is **Wednesday, November 15, 2017 by 4 p.m.** A minor pre-application fee of \$512 shall be submitted with this application. After November 15th, the City will hold pre-application conferences for site-specific amendment requests. Then, the City will prepare a docket for City Council consideration (per PMC 19.40.050). If the City Council includes your request in the docket of annual amendments, the applicant will be required to submit a [SEPA Checklist](#) and application fees according to the adopted [Fee Schedule](#). Docketing is not a guarantee of your amendment request being approved.

PROJECT/PROPERTY INFORMATION:	
Site Address: <b>19589 FRONT STREET NE</b>	
Tax Parcel Number: <b>152601-4-055-2004</b>	Current Comp Plan Designation: <b>COMMERCIAL</b>
Zoning Designation: C-1 w/Concomitant Agrmt/Shoreline Designation is SR1/2	Proposed Zoning Designation: Proposed Shoreline Designation to HI
Current Use of Property: <b>General Office</b>	Proposed Use of Property: <b>Mixed Use</b>
APPLICANT/PROJECT CONTACT:	
Name: <b>BILL ANSPACH</b>	Phone: <b>425-828-4780</b>
Address: <b>934 6TH STREET SOUTH, SUITE 200, KIRKLAND, WA 98033</b>	
Email: <b>BILL@SEATTLEWATCH.COM</b>	
PROPERTY OWNER (IF DIFFERENT):	
Name: <b>SAME</b>	Phone:
Address:	
Email:	
<p>To grant a site-specific amendment, at least one of the following conditions must be applicable. These conditions are found in the Poulsbo Municipal Code <a href="#">18.210.020</a>. The following questions will help the City evaluate the proposed amendment. <b>Please answer the following questions, use separate sheets if necessary:</b></p> <p>1. Is the amendment warranted due to an error in the initial adoption of the Comprehensive Plan? Please explain.</p> <p><b>See attached for answers to 1-5.</b></p>	



**SITE-SPECIFIC COMPREHENSIVE PLAN AMENDMENT - ANSPACH**

**PROJECT/PROPERTY INFORMATION (PROPOSED COMPREHENSIVE PLAN CHANGE)**

PARCEL	ADDRESS	CURRENT COMP PLAN DESIGNATION	ZONING DESIGNATION	PROPOSED ZONING DESIGNATION	CURRENT SHORELINE DESIGNATION	PROPOSED SHORELINE DESIGNATION	CURRENT USE OF PROPERTY	PROPOSED USE OF PROPERTY
152601-4-055-2004	19589 FRONT ST. NE	COMMERCIAL	C-1	NO CHANGE	SR1/2	HI	GENERAL OFFICE	MIXED USE

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

*Yes, this amendment is warranted due to an error in the initial adoption of the Comprehensive Plan. The adoption of the Shoreline Management Plan (SMP) in 2012 inadvertently restricted the development potential for this commercial parcel by designating it “Shoreline Residential 1/2 (SR1/2)” (see attached Figure NE-6 of the Comprehensive Plan); a shoreline designation that should apply to residential parcels, not commercial parcels. Other commercial shoreline parcels within the city have a “High Intensity (HI)” shoreline designation. This amendment would correct this error/inconsistency by applying the “HI” shoreline designation to this commercial parcel where more intense use was anticipated. This existing commercial property currently meets the definition of the “HI” designation under PMC 16.08.170(B) because it is in an area of existing moderate commercial development. This proposal would allow for optimum use of a shoreline area that is presently developed with a commercial use. The Planning Director has confirmed that she believes this was an inadvertent error made during the SMP process.*

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

*No, the amendment is not based on a change of conditions or circumstances from the initial adoption of the Comprehensive Plan. As explained in #1 above, this amendment is being proposed to correct an inconsistency within the SMP by replacing the “SR1/2” designation for this commercial parcel with the “HI” designation.*

## SITE-SPECIFIC COMPREHENSIVE PLAN AMENDMENT - ANSPACH

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

*No, the amendment is not based on new information or facts which were not available at the time of the initial adoption of the Comprehensive Plan. As explained in #1 above, this amendment is being proposed to correct an inconsistency within the SMP by replacing the "SR1/2" designation for this commercial parcel with the "HI" designation.*

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

*As explained in #1 above, this amendment is being proposed to correct an inconsistency within the SMP by replacing the "SR1/2" designation for this commercial parcel with the "HI" designation.*

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

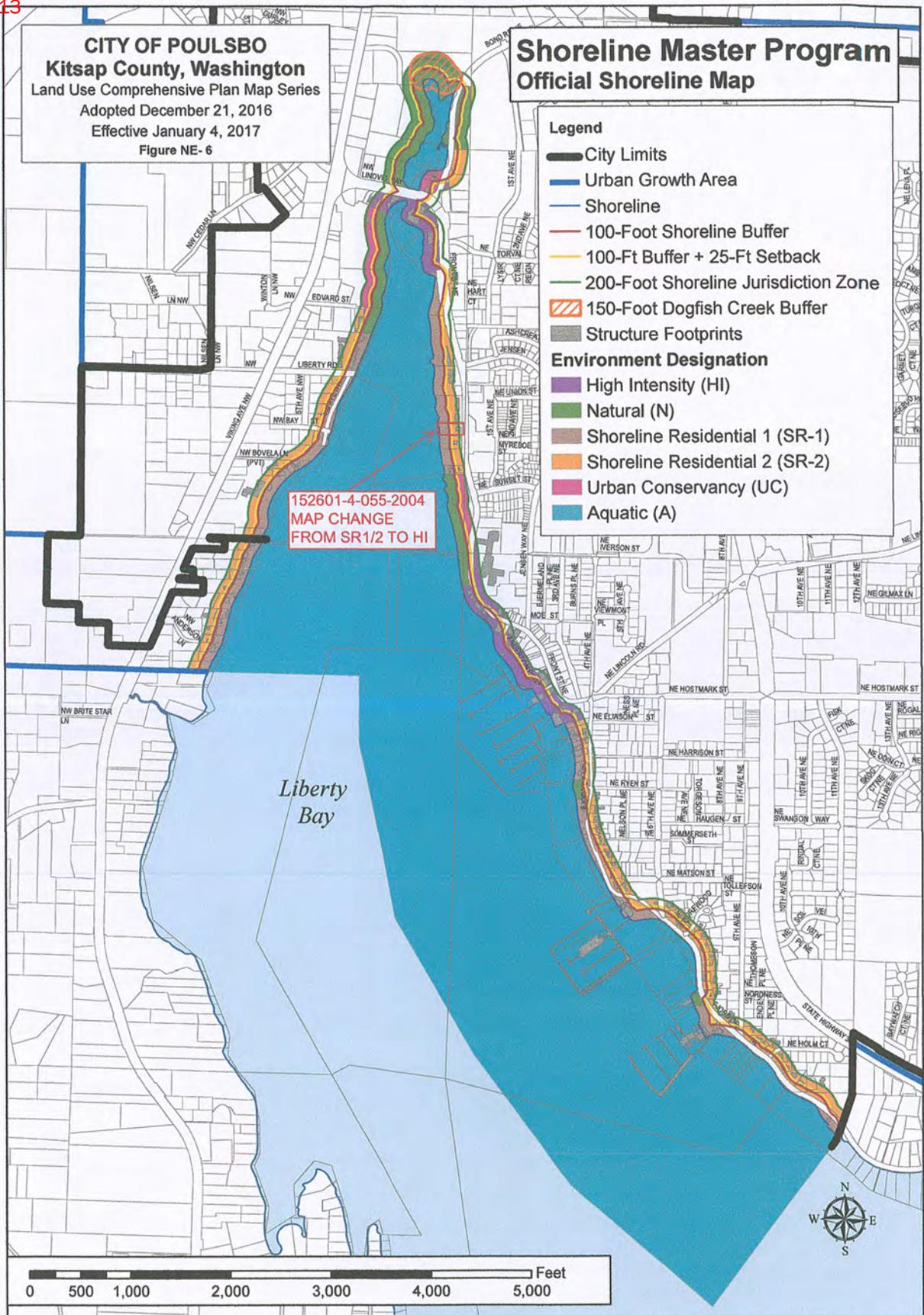
*As described in Chapter 5 – Natural Environment of the Comprehensive Plan, the "High Intensity (HI) shoreline environment provides for those areas of existing moderate commercial and mixed commercial/residential development. This environment allows for optimum use of shoreline areas that are presently developed with commercial uses, while seeking opportunities to protect habitat and ecological functions from further degradation. The identified HI areas include the downtown waterfront and an area near the head of Liberty Bay." This amendment proposes to apply the "HI" designation to this existing commercial parcel which is presently developed with a commercial use making the designation of this parcel consistent with the intent of this section of the Comprehensive Plan.*

**CITY OF POULSBO**  
**Kitsap County, Washington**  
 Land Use Comprehensive Plan Map Series  
 Adopted December 21, 2016  
 Effective January 4, 2017  
 Figure NE- 6

**Shoreline Master Program**  
**Official Shoreline Map**

- Legend**
- City Limits
  - Urban Growth Area
  - Shoreline
  - 100-Foot Shoreline Buffer
  - 100-Ft Buffer + 25-Ft Setback
  - 200-Foot Shoreline Jurisdiction Zone
  - 150-Foot Dogfish Creek Buffer
  - Structure Footprints
- Environment Designation**
- High Intensity (HI)
  - Natural (N)
  - Shoreline Residential 1 (SR-1)
  - Shoreline Residential 2 (SR-2)
  - Urban Conservancy (UC)
  - Aquatic (A)

152601-4-055-2004  
 MAP CHANGE  
 FROM SR1/2 TO HI



Primary Map Sources & Original Scales: Kitsap County Assessor's Tax Maps 1:11,000, Kitsap County IT, GIS Division. Kitsap County Building Footprints, updated by the City of Poulsbo Planning Department (Updated May 11, 2016) Critical Area Map Series Primary Map Sources and Original Scales: Delineated Wetlands compiled using Plat Maps from the City of Poulsbo Planning Department. Hydric Soils United States Department of Agriculture, Soil Conservation Service in cooperation with the Washington State Department of Natural Resources and Washington State University Agricultural Research Center 1977 1:24,000 W.S.D.N.R. Hydrography, Washington State Department of Fish and Wildlife 1:24,000 Deeter, J. 1979, Quaternary Stratigraphy of Kitsap County Appendix III, p 149-159 and Plate 9 Welch, W.B., Frans, L.M., and Olsen, T.D., 2014, Hydrogeologic framework, groundwater movement, and water budget of the Kitsap Peninsula, west-central Washington: U.S. Geological Survey Scientific Investigations Report 2014-5106, 44 p., <http://dx.doi.org/10.3133/sir20145106>. Prepared in cooperation with the Kitsap Public Utility District. Kitsap County Assessor's Tax Maps 1:12,000 (Kitsap County IT, GIS Division)  
 \* Note: Saltwater wetlands are not represented on this map, however, they are of concern within the Shoreline Management Act.

This shoreline map series is intended for general shoreline planning. These maps are schematic representations of physical features, infrastructure, and land ownership boundaries. The map information was derived from available public records and existing sources, not from surveys. Studies may be necessary with project review to verify information.

City of Poulsbo Planning Department GIS  
 Printed on May 11, 2016



# COMPREHENSIVE PLAN AMENDMENT

## Text/Map Application Form

Planning and Economic Development Department  
200 NE Moe Street | Poulsbo, Washington 98370  
(360) 394-9748 | fax (360) 697-8269  
www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

**Instructions:** Please complete a separate request form for each proposed amendment. If you are applying for a site specific re-designation/rezone request, please use the [Site-Specific Application Form](#).

APPLICANT/AMENDMENT INFORMATION:	
Name of Applicant/Department: <b>BILL ANSPACH</b>	
Contact Person: <b>BILL ANSPACH</b>	
Address: <b>934 6TH STREET SOUTH, SUITE 200, KIRKLAND, WA 98033</b>	
Email: <b>BILL@SEATTLEWATCH.COM</b>	Phone Number: <b>425-828-4780</b>
Summary of proposed amendment: See attached for responses.	
Chapter, page number, and location (goal/policy #, section, map figure) of proposed amendment:	
Proposed amendment in <del>strike through</del> or <u>underline</u> format (attach a separate sheet if necessary):	



## TEXT/MAP COMPREHENSIVE PLAN AMENDMENT - ANSPACH

## PROJECT/PROPERTY INFORMATION (PROPOSED COMPREHENSIVE PLAN TEXT/MAP CHANGE)

PARCEL	ADDRESS	CURRENT COMP PLAN DESIGNATION	ZONING DESIGNATION	CURRENT ALLOWABLE DENSITY PER SHORELINE CODE PMC 16.08.240(C)(2)	PROPOSED DENSITY TEXT CHANGE TO SHORELINE CODE PMC 16.08.240(C)(2)	CURRENT SHORELINE DESIGNATION PER FIGURE NE-6	PROPOSED SHORELINE DESIGNATION
152601-4-055-2004	19589 FRONT ST. NE	COMMERCIAL	C-1		MIXED USE	SR1/2	HI
152601-4-100-2009	19567 FRONT ST. NE	RESIDENTIAL HIGH	RH (11-14 DU/AC)	4-5 DU/AC	AS ALLOWED IN UNDERLYING ZONE	SR1/2	NO CHANGE
152601-4-101-2008	19531 FRONT ST. NE	RESIDENTIAL HIGH	RH (11-14 DU/AC)	4-5 DU/AC	AS ALLOWED IN UNDERLYING ZONE	SR1/2	NO CHANGE

**Summary of Proposed Amendment:**

- 1) Correct Comprehensive Plan Figure NE-6 by changing the "Shoreline Residential 1/2 (SR1/2)" shoreline designation to the "High Intensity (HI)" shoreline designation for parcel 152601-5-055-2004 (also see Site-Specific Application for this parcel).
- 2) Revise PMC 16.08.240(C)(2) to correct language that inadvertently restricts the development potential for parcels 152601-4-100-2009 and 152601-4-101-2008.

**Chapter, page number, and location:**

- 1) Chapter 5 – Natural Environment of the Comprehensive Plan, Figure NE-6 – Correct Figure
- 2) PMC 16.08.240(C)(2) – Revise text

## TEXT/MAP COMPREHENSIVE PLAN AMENDMENT - ANSPACH

### Proposed amendment in ~~strikethrough~~ or underline format:

- 1) Chapter 5 – Natural Environment of the Comprehensive Plan, Figure NE-6:  
See attached Figure NE-6 showing parcel 152601-5-055-2004 to be changed from the “SR1/2” shoreline designation to “HI” shoreline designation.
- 2) PMC 16.08.240(C)(2) proposed text change:  
In the SR-2 environment, residential density shall be ~~a minimum of four dwelling units per acre and a maximum of five dwelling units per acre~~ as permitted in the underlying zone.

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

*These amendments are proposed to alleviate inconsistencies between the zoning district and uses allowed in the shoreline environments which have inadvertently restricted the development potential for parcels 152601-5-055-2004, 152601-4-100-2009 and 152601-4-101-2008.*

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

*Yes, these amendments are warranted due to errors in the initial adoption of the Comprehensive Plan.*

- 1) *The adoption of the Shoreline Management Plan (SMP) in 2012 inadvertently restricted the development potential for commercial parcel 152601-5-055-2004 by designating it “Shoreline Residential 1/2 (SR1/2)” (see attached Figure NE-6 of the Comprehensive Plan); a shoreline designation that should apply to residential parcels, not commercial parcels. Other commercial shoreline parcels within the city have a “High Intensity (HI)” shoreline designation. This amendment would correct this error/inconsistency by applying the “HI” shoreline designation to this commercial parcel where more intense use was anticipated. This existing commercial property currently meets the definition of the “HI” designation under PMC 16.08.170(B) because it is in an area of existing moderate commercial development. This proposal would allow for optimum use of a shoreline area that is presently developed with a commercial use. The Planning Director has confirmed that she believes this was an inadvertent error made during the SMP process.*
- 2) *The shoreline development regulation under PMC 16.08.24(C)(2) also inadvertently restricted the development potential for residential parcels 152601-4-100-2009 and 152601-4-101-2008 by limiting the density to 4-5 dwelling units per acre for these parcels which have a residential high underlying zone (11-14 dwelling units per acre). The Planning Director has confirmed that she believes this was an inadvertent error made during the SMP process.*

**TEXT/MAP COMPREHENSIVE PLAN AMENDMENT - ANSPACH**

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

*No, the amendments are not based on a change of conditions or circumstances from the initial adoption of the Comprehensive Plan. See #1 and #2 above.*

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

*No, the amendments are not based on new information or facts which were not available at the time of the initial adoption of the Comprehensive Plan. See #1 and #2 above.*

- 5. Is the amendment based on a change in the population allocation assigned to the city by Kitsap County?**

*No, the amendments are not based on a change in assigned population allocation. See #1 and #2 above.*

## Exhibit B



# NOTICE OF APPLICATION and Optional DNS

Planning and Economic Development Department  
200 NE Moe Street | Poulsbo, Washington 98370  
(360) 394-9748 | fax (360) 697-8269  
www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

## 2018 Comprehensive Plan Amendment, Type IV Application COMMENTS DUE BY: FEBRUARY 23, 2018

The Growth Management Act (GMA), Chapter 36.70A RCW, requires that the city include within its development regulations a procedure for any interested person to suggest comprehensive plan amendments. Amendments to the comprehensive plan are how the city may modify its 20-year plan for land use, development or growth policies in response to changing City needs or circumstances. All plan amendments are reviewed in accordance with the GMA, and other applicable state laws, countywide planning policies, the adopted City of Poulsbo Comprehensive Plan, and any other applicable plans.

If you are receiving this notice in the mail, it is because Kitsap County Assessor's records indicate you own property within 300' of application number P-10-31-17-02. The public has the right to review contents of the official file for the proposal, provide written comments, participate in any public hearings, and request a copy of the final decision.

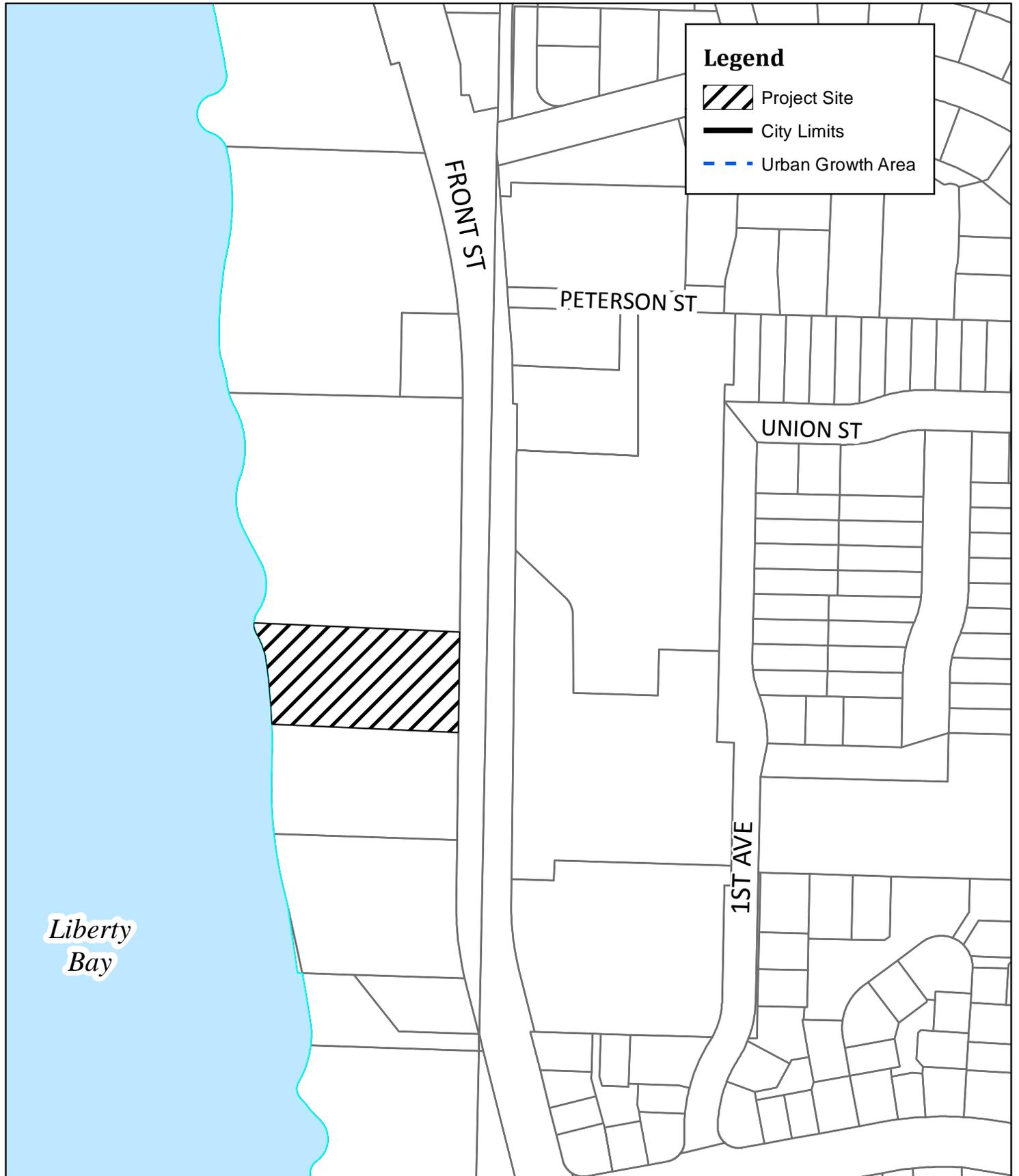
<b>File No.:</b>	P-10-31-17-02
<b>Setting the Docket:</b>	January 17, 2018 <b>Notice of Application</b> January 26, 2018
<b>Address:</b>	19589 Front St NE   Poulsbo, WA 98370
<b>Applicant:</b>	William Anspach   934 6 <sup>th</sup> Street South, Suite 200   Kirkland, WA 98033
<b>Property Owner:</b>	Same
<b>Proposed Applications:</b>	The applicant has proposed two Comprehensive Plan Amendments, including: <ol style="list-style-type: none"><li>1. a request to re-designate a .64- acre property located at 19589 Front St NE from Shoreline Residential to High Intensity. If the site-specific amendment is approved, a map amendment to Figure NE-6 (<i>Shoreline Master Program Map</i>) will be required.</li><li>2. a text amendment to PMC 16.02.240 C.2., to alleviate inconsistencies between the zoning designation and shoreline jurisdiction.</li></ol>
<b>Environmental Review:</b>	The City of Poulsbo has reviewed the proposed amendments for probable adverse environmental impacts and expects to issue a determination of nonsignificance (DNS) for this project. The Optional DNS process in WAC 197-11-355 is being used. This may be the only opportunity to comment on the environmental impacts of the proposed amendments. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request. Agencies, tribes, and the public are encouraged to review and comment on the proposed amendments. Comments related to environmental review must be submitted by the date noted below.
<b>Environmental Review Comment Period:</b>	The public may comment on the environmental related aspects of the applications until <b>February 23, 2018</b> . The public may request a copy of the decision once made.



<b>Public Comment Methods:</b>	<p>Comments may be provided to the City at any time during the comprehensive plan amendment process. <i>(Please provide environmental related comments by February 23, 2018 for the City's consideration in developing the environmental determination)</i>. Written comments received by the City will be forwarded to the recommendation and decision-making bodies for consideration and made part of the record.</p> <p>Send written comments to City of Poulsbo Planning and Economic Development (PED) Department, 200 NE Moe Street, Poulsbo, Washington 98370, or fax them to (360) 697-8269. In addition to receiving comments through regular postal mailing and fax, comments may be sent to <a href="mailto:plan&amp;econ@cityofpoulsbo.com">plan&amp;econ@cityofpoulsbo.com</a>. To ensure consideration, all written comments must be received by the City prior to close of the comprehensive plan amendment public hearings. Verbal comments will be taken at the Planning Commission and City Council public hearings.</p>
<b>Source for Information:</b>	<p>Information regarding the 2018 Comprehensive Plan Amendments is available here: <a href="https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/">https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/</a></p>
<b>Public Participation Plan:</b>	<p>A Public Participation Plan has been developed and is available here: <a href="https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/">https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/</a></p>
<b>Public Hearing Date:</b>	<p>This notice is intended to inform potentially interested parties about the comprehensive plan amendment process and hearings and to invite interested parties to appear orally or by written statement at the hearing. The Planning Commission public hearing on the application is tentatively scheduled for March 13, 2018. A City Council public hearing is tentatively scheduled for April 11, 2018. Hearings are in the City Council Chambers at City Hall and are tentatively scheduled to start at 7:00 pm. Further information on the time and date will be provided in Notices of Hearings, issued at least 14 days prior to the hearing. The Planning Commission will make a recommendation to the City Council. The City Council is the review and decision-making authority for the amendment. Hearing procedures are available from the PED Department and City Clerk's office and are conducted based on Roberts Rules of Order.</p>
<b>Further Information:</b>	<p>The staff report and environmental determination will be available for inspection at no cost at least seven (7) calendar days before the Planning Commission hearing. Copies of the staff report are available for the cost of reproduction from the PED Department, and will be provided at a reasonable cost. The application files may be examined at the PED Department between 8:30 a.m. and 4:30 p.m. at the Poulsbo City Hall. Please contact the PED Development Department to arrange a time to view the file or for further information at (360) 394-9882 or <a href="mailto:plan&amp;econ@cityofpoulsbo.com">plan&amp;econ@cityofpoulsbo.com</a>.</p>
<b>Staff Contact:</b>	<p>Nikole Coleman, Associate Planner; <a href="mailto:ncoleman@cityofpoulsbo.com">ncoleman@cityofpoulsbo.com</a>; (360) 394 -9730.</p>



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**Project Site Map**  
City of Poulsbo Planning Department



**Legend**

-  Project Site
-  City Limits
-  Urban Growth Area





# AFFIDAVIT OF PUBLIC NOTICE

Helen Wytke, being first duly sworn, upon his/her oath deposes and says: That he/she is now, and at all times herein mentioned has been, a citizen of the

United States and the State of Washington, over and above the age of twenty-one years and a resident of said County, that

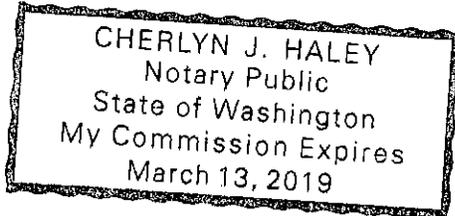
on 25 January, 2018, affiant that a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

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

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

- US Mail
- Email
- Post at Library, City Hall, Poulsbo Post Office, Website
- Site Posting Address: \_\_\_\_\_

Helen Wytke  
Subscribed and sworn to before me this 25 day of Jan, 2018.



Cheryln J. Haley  
NOTARY PUBLIC in and for the State of Washington, residing at:  
Poulsbo

My Commission expires on:  
3.13.19



## Planning Department Public Notice Distribution

Project Name: Anspach CPA Date: 1/23/18  
File Number: P-10-31-17-02 Permit Type: Type IV  
Applicant: Bill Anspach Consolidated Permits: —

### Type of Public Notice:

- Notice of Neighborhood Meeting
- Notice of Application
- SEPA Threshold Determination
- Notice of Public Hearing
- Notice of Decision
- Other \_\_\_\_\_

### Maps to be Included with Notice:

- Notice Map w/300'
  - Neighborhood Meeting, NOA, Public Hearing and NOD
- Site Map
  - SEPA
- Other: \_\_\_\_\_

### Distribution:

- Email (select appropriate email distribution lists below)
- Website (I'll do this)
  - Pdf of notice sent to Planning Clerk for posting
- Mailing to property owners within 300' of subject site
  - All Type II and III require 300' mailing of NOAs
  - All public hearings require 300' mailing
  - Labels requested and complete
  - Complete Affidavit
- Publication in Herald
  - Type II, III and IVs NOAs; SEPA; Public Hearing Notices
  - Planner provide notice to Planning Clerk
  - Clerk forward notices to Herald
- Posting on Subject Site
  - Complete Affidavit
- Posting at Library, Post Office, City Hall
  - Complete Affidavit
- Other: \_\_\_\_\_

**Email:** Please review appropriate distribution email list at Planning Info Contacts to ascertain if the parties you wish to receive the notices are already on the distribution list; if not, use "Other" below. Note: Mayor, CC and PC are on all distribution lists:

- Notice of Neighborhood Meeting Email List
- Notice of Application Email List
- Notice of SEPA Threshold Determination Email List
- Notice of Public Hearing Email List
- Notice of Decision Email List
- Comprehensive Plan Update Email List
- Development Regulations Update Email List
- Special Email Distribution List: \_\_\_\_\_
- City Staff (not already on email list): \_\_\_\_\_
- Applicant: Bill@seattlewatch.com
- Property Owner: \_\_\_\_\_
- Other: Berni@team4eng.com
- Other: \_\_\_\_\_
- Other: \_\_\_\_\_

**Additional Agencies/Governments/Local Groups:**

Please review appropriate distribution email list at Planning Info Contacts to ascertain if the parties you wish to receive the notices are already on the distribution list; many Poulsbo and local agencies or personnel are already on the email distribution lists. If the desired party is not on the list, please use the "Other" below.

Local/County

- Kitsap County Commissioners  
(Note: Rob Gelder is on all distribution lists)
- Kitsap County Planning Commission: \_\_\_\_\_
- Kitsap County Department of Community Development: \_\_\_\_\_  
(Note: KCDCD's general email is on all distribution lists)
- Kitsap County Public Works: \_\_\_\_\_
- Kitsap County Health District: \_\_\_\_\_  
(Note: John Kiess is on all distribution lists)
- Suquamish Tribe: \_\_\_\_\_  
(Note: Alison O'Sullivan is on all distribution lists)
- Port Gamble S'Klallam Tribe: \_\_\_\_\_
- Kitsap Regional Coordination Council: \_\_\_\_\_
- Housing Kitsap: \_\_\_\_\_
- Kitsap Transit: \_\_\_\_\_  
(Note: Ed Coviello is on all distribution lists)
- North Kitsap School District: \_\_\_\_\_
- Poulsbo Historical Society
- OTHER: \_\_\_\_\_
- OTHER: \_\_\_\_\_
- OTHER: \_\_\_\_\_
- OTHER: \_\_\_\_\_

Regional

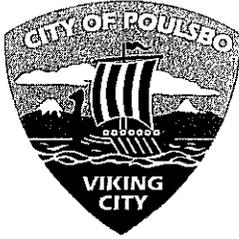
- Puget Sound Regional Council: [bbakkenta@psrc.org](mailto:bbakkenta@psrc.org)
- Puget Sound Clean Air Agency: [amyf@pscleanair.org](mailto:amyf@pscleanair.org)
- Puget Sound Partnership: [marsha.engel@psp.wa.gov](mailto:marsha.engel@psp.wa.gov)

State

- WA Department of Ecology
  - Misty Blair – Shoreline: [mbla461@ecy.wa.gov](mailto:mbla461@ecy.wa.gov)
  - Patrick McGraner – Wetlands: [Patrick.McGraner@ecy.wa.gov](mailto:Patrick.McGraner@ecy.wa.gov)
  - Tammy Sacayanan – SEPA NW Regional Coordinator: [tammy.sacayanan@ecy.wa.gov](mailto:tammy.sacayanan@ecy.wa.gov)
  - Environmental Review: [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)  
(Note: this address is on Comp Plan, Dev Reg, NOA, SEPA and NOD distribution lists)
- WA Department of Fish and Wildlife
  - Chris Waldbillig – Marine Habitat: [Chris.Waldbillig@dfw.wa.gov](mailto:Chris.Waldbillig@dfw.wa.gov) (Note: This address is on all distribution lists)
  - SEPA Desk: [SEPAdesk@dfw.wa.gov](mailto:SEPAdesk@dfw.wa.gov) (Note: This address is on SEPA distribution list)
- WA Department of Commerce: [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov) GMA documents ONLY  
(Note: This address on comprehensive plan and development regulations distribution list)
- WA Dept of Transportation: \_\_\_\_\_  
(Note: WSDOT-SEPA Review is on all distribution lists)
- WA Department of Archaeology and Historic Preservation: [dahp.separeview@dahp.wa.gov](mailto:dahp.separeview@dahp.wa.gov)
- WA Department of Natural Resources SEPA Center: [sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov)  
(Note: This address is on the NOA and SEPA distribution lists)
- WA Department of Social and Health Services, Operations and Services: [Terri.Sinclair-Olson@dshs.wa.gov](mailto:Terri.Sinclair-Olson@dshs.wa.gov)
- WA Department of Health: [Kelly.Cooper@doh.wa.gov](mailto:Kelly.Cooper@doh.wa.gov)
- WA Park and Recreation Commission: [randy.kline@parks.wa.gov](mailto:randy.kline@parks.wa.gov)
- WA Department of Agriculture: [kmclain@agr.wa.gov](mailto:kmclain@agr.wa.gov)
- WA Department of Corrections SEPA: [efheinitz@doc1.wa.gov](mailto:efheinitz@doc1.wa.gov)
- OTHER: \_\_\_\_\_
- OTHER: \_\_\_\_\_

Federal:

- U.S. Navy – Bremerton CO/PAO, Keyport PAO, Lynn Wall; [lynn.wall1@navy.mil](mailto:lynn.wall1@navy.mil)  
– Comprehensive Plan ONLY
- Environmental Protection Agency: [epa-seattle@epa.gov](mailto:epa-seattle@epa.gov)
- Department of Housing and Urban Development (HUD) – Seattle Office: [WA\\_Webmanager@hud.gov](mailto:WA_Webmanager@hud.gov)
- Federal Aviation Administration (FAA): 1601 Lind Avenue SW, Suite 260 Renton, WA 98057  
(Cell towers applications)
- Federal Communication Commission (FCC): 11410 NE 122nd Way, Room 312 Kirkland, WA 98034-6927  
(Cell tower applications)
- U.S. Fish and Wildlife [wfwoclap@fws.gov](mailto:wfwoclap@fws.gov)
- National Marine Fisheries Service: 7600 Sand Point Way Northeast Seattle, WA 98115



# NOTICE OF APPLICATION and Optional DNS

Planning and Economic Development Department  
 200 NE Moe Street | Poulsbo, Washington 98370  
 (360) 394-9748 | fax (360) 697-8269  
 www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

## 2018 Comprehensive Plan Amendment, Type IV Application COMMENTS DUE BY: FEBRUARY 23, 2018

The Growth Management Act (GMA), Chapter 36.70A RCW, requires that the city include within its development regulations a procedure for any interested person to suggest comprehensive plan amendments. Amendments to the comprehensive plan are how the city may modify its 20-year plan for land use, development or growth policies in response to changing City needs or circumstances. All plan amendments are reviewed in accordance with the GMA, and other applicable state laws, countywide planning policies, the adopted City of Poulsbo Comprehensive Plan, and any other applicable plans.

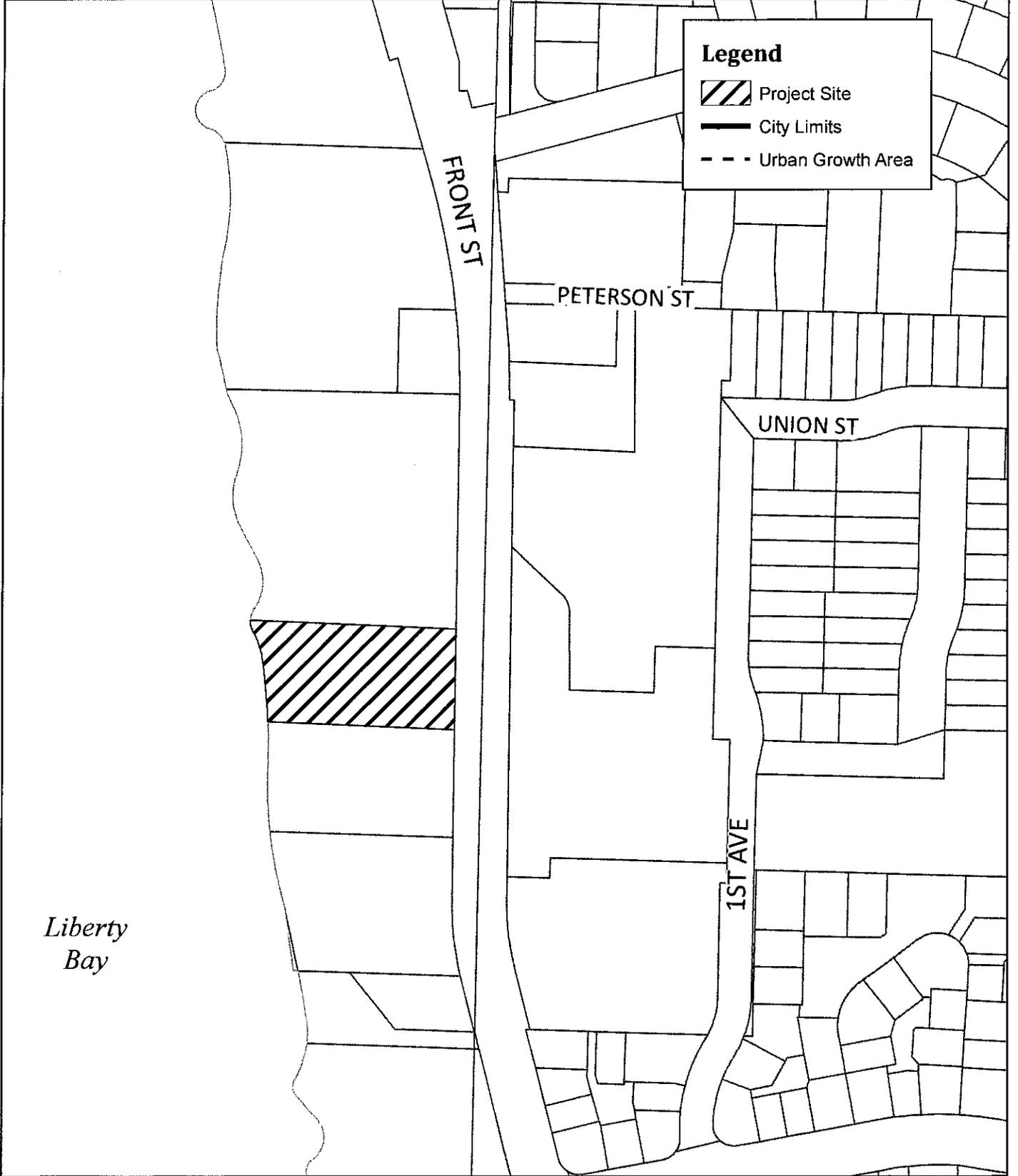
If you are receiving this notice in the mail, it is because Kitsap County Assessor's records indicate you own property within 300' of application number P-10-31-17-02. The public has the right to review contents of the official file for the proposal, provide written comments, participate in any public hearings, and request a copy of the final decision.

<b>File No.:</b>	P-10-31-17-02
<b>Setting the Docket:</b>	January 17, 2018 <span style="margin-left: 150px;"><b>Notice of Application</b></span> <span style="margin-left: 100px;">January 26, 2018</span>
<b>Address:</b>	19589 Front St NE   Poulsbo, WA 98370
<b>Applicant:</b>	William Anspach   934 6 <sup>th</sup> Street South, Suite 200   Kirkland, WA 98033
<b>Property Owner:</b>	Same
<b>Proposed Applications:</b>	<p>The applicant has proposed two Comprehensive Plan Amendments, including:</p> <ol style="list-style-type: none"> <li>1. a request to re-designate a .64- acre property located at 19589 Front St NE from Shoreline Residential to High Intensity. If the site-specific amendment is approved, a map amendment to Figure NE-6 (<i>Shoreline Master Program Map</i>) will be required.</li> <li>2. a text amendment to PMC 16.02.240 C.2., to alleviate inconsistencies between the zoning designation and shoreline jurisdiction.</li> </ol>
<b>Environmental Review:</b>	<p>The City of Poulsbo has reviewed the proposed amendments for probable adverse environmental impacts and expects to issue a determination of nonsignificance (DNS) for this project. The Optional DNS process in WAC 197-11-355 is being used. This may be the only opportunity to comment on the environmental impacts of the proposed amendments. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request. Agencies, tribes, and the public are encouraged to review and comment on the proposed amendments. Comments related to environmental review must be submitted by the date noted below.</p>
<b>Environmental Review Comment Period:</b>	<p>The public may comment on the environmental related aspects of the applications until <b>February 23, 2018</b>. The public may request a copy of the decision once made.</p>

<b>Public Comment Methods:</b>	<p>Comments may be provided to the City at any time during the comprehensive plan amendment process. <i>(Please provide environmental related comments by February 23, 2018 for the City's consideration in developing the environmental determination)</i>. Written comments received by the City will be forwarded to the recommendation and decision-making bodies for consideration and made part of the record.</p>
	<p>Send written comments to City of Poulsbo Planning and Economic Development (PED) Department, 200 NE Moe Street, Poulsbo, Washington 98370, or fax them to (360) 697-8269. In addition to receiving comments through regular postal mailing and fax, comments may be sent to <a href="mailto:plan&amp;econ@cityofpoulsbo.com">plan&amp;econ@cityofpoulsbo.com</a>. To ensure consideration, all written comments must be received by the City prior to close of the comprehensive plan amendment public hearings. Verbal comments will be taken at the Planning Commission and City Council public hearings.</p>
<b>Source for Information:</b>	<p>Information regarding the 2018 Comprehensive Plan Amendments is available here: <a href="https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/">https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/</a></p>
<b>Public Participation Plan:</b>	<p>A Public Participation Plan has been developed and is available here: <a href="https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/">https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/</a></p>
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<b>Staff Contact:</b>	<p>Nikole Coleman, Associate Planner; <a href="mailto:ncoleman@cityofpoulsbo.com">ncoleman@cityofpoulsbo.com</a>; (360) 394 -9730.</p>

# Project Site Map

City of Poulsbo Planning Department



### Legend

-  Project Site
-  City Limits
-  Urban Growth Area

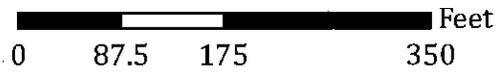
FRONT ST

PETERSON ST

UNION ST

1ST AVE

*Liberty Bay*



AMERICAN LEGION PARK  
200 NE MOE ST  
POULSBO, WA 98370

AMERICAN LEGION PARK  
200 NE MOE ST  
POULSBO, WA 98370

AMERICAN LEGION PARK  
200 NE MOE ST  
POULSBO, WA 98370

ANSPACH WILLIAM E  
934 6TH ST S  
KIRKLAND, WA 98033

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KIRKLAND, WA 98033

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934 6TH ST S  
KIRKLAND, WA 98033

ASGARD APARTMENTS LLC  
PO BOX 18379  
SEATTLE, WA 98118

ASGARD APARTMENTS LLC  
PO BOX 18379  
SEATTLE, WA 98118

BROWN SCOTT  
207 SHANNON DR SE  
BAINBRIDGE ISLAND, WA 98110

CITY OF POULSBO  
200 NE MOE ST  
POULSBO, WA 98370

FJORD GATE LLC  
PO BOX 680  
POULSBO, WA 98370

FRONT STREET BUILDING LLC  
PO BOX 400  
POULSBO, WA 98370

GRANT SHARON M  
19445 1ST AVE NE  
POULSBO, WA 98370

GRAY CARROL A  
19437 1ST AVE NE  
POULSBO, WA 98370

HARRIS R KELLY & DENISE E  
1594 E MICHAEL WAY  
SANDY, UT 84093

HEADMAN DAVID LEE  
17791 FJORD DR NE B  
POULSBO, WA 98370

HEADMAN DAVID LEE  
17791 FJORD DR NE B  
POULSBO, WA 98370

HEADMAN DAVID LEE  
17791 FJORD DR NE B  
POULSBO, WA 98370

JOHNSON REVERSE LLC  
1248 NW SELBO RD  
BREMERTON, WA 98311

JOSEPH BRAD  
8024 16TH AVE NE  
SEATTLE, WA 98115

KITSAP CO CONS HOUS AUTH  
2244 NW BUCKLIN HILL RD  
SILVERDALE, WA 98383

KITSAP CO CONS HOUS AUTH  
2244 NW BUCKLIN HILL RD  
SILVERDALE, WA 98383

KREMER VICTORIA L  
58 NE SUNSET ST  
POULSBO, WA 98370

MACDONALD JOHN S  
PO BOX 1265  
POULSBO, WA 98370

POULSBO PLACE OWNERS ASSOC  
1201 3RD AVE STE 5400  
SEATTLE, WA 98101

POULSBO PLACE OWNERS ASSOC  
1201 THIRD AVENUE STE 5400  
SEATTLE, WA 98101

SDO PROPERTIES LLC  
11546 MATSU PL NE  
BAINBRIDGE ISLAND, WA 98110

STATE AGENCY LANDS  
0

31

THOMAS KIRSTEN F  
19435 1ST AVE NE  
POULSBO, WA 98370

**Helen M. Wytko**

**Subject:** FW: City of Poulsbo - NOA Anspach Comprehensive Plan Amendment  
**Attachments:** NOA optional DNS\_Anspach.pdf

'Berni Kenworthy' <berni@team4eng.com>; 'bill@seattlewatch.com'; 'Alison O'Sullivan (aosullivan@suquamish.nsn.us)'; 'Allen Moore' <allen.moore@centurylink.com>; 'Bill Whiteley' <bwhiteley@kpud.org>; 'Corps of Engineers, Regulatory Branch' <jerald.j.gregory@usace.army.mil>; 'Daniel Kimbler' <daniel@kpud.org>; 'Daniel Murphy' <cody@newhometrends.com>; 'Dave Dyess' <ddyess@nkschools.org>; 'David Jones' <david@kpud.org>; 'Dennis Lewarch' <dlewarch@suquamish.nsn.us>; 'Department of Commerce Growth Management Services' <reviewteam@commerce.wa.gov>; 'Department of Ecology SEPA Unit' <separegister@ecy.wa.gov>; 'Doug Johnson' <DougJ@KitsapTransit.com>; 'Greg Berghoff' <gregb@kpud.org>; 'Jack Johnson' <jack.johnson1@centurylink.com>; 'Jim Lynch' <jim@phc-construction.com>; 'Kitsap Economic Development Alliance' <cocus@kitsapeda.org>; 'Matt Henson' <matt@kpud.org>; 'Pat Fuhrer' <patf@map-limited.com>; 'Poulsbo USPS Postmaster' <98370PoulsboWA@usps.gov>; 'Richard Walker' <editor@northkitsapherald.com>; 'Rob Gelder' <rgelder@co.kitsap.wa.us>; 'Shawn Cates' <duggan0552@yahoo.com>; 'Stephanie Trudel' <strudel@suquamish.nsn.us>; 'Thomas Brobst' <tom.brobst@pse.com>; 'WA State DOE' <sepaunit@ecy.wa.gov>; 'Washington State Department of Natural Resources' <sepacenter@dnr.wa.gov>; 'WSDOT Olympic Region SEPA' <OR-SEPA-REVIEW@wsdot.wa.gov>; 'Amy Tousley' <Amy.Tousley@pse.com>; 'Andrzej Kasiniak' <akasiniak@cityofpoulsbo.com>; 'Angela Cox' <acox@co.kitsap.wa.us>; 'Angelina Meier' <angelina.manning@gmail.com>; Anthony W. Burgess <aburgess@cityofpoulsbo.com>; 'Becky Erickson' <berickson@cityofpoulsbo.com>; 'Bob Nordnes' <bobamy6775@comcast.net>; Charlie S. Roberts <croberts@cityofpoulsbo.com>; 'Cherie Fahlsing' <cherief@johnlscott.com>; 'Chris Schmechel' <chris.schmechel@gmail.com>; 'Cindy Baker' <cindy.baker@comcast.net>; City Clerks <CityClerks@cityofpoulsbo.com>; 'Clayton Lynch' <clayton@phc-construction.com>; 'Cody Murphy' <cmurphy@metrostudy.com>; 'Connie Lobo' <connielobo@hotmail.com>; 'Connie Lord' <clord@cityofpoulsbo.com>; 'Corey Henkelman' <chenkelm@co.kitsap.wa.us>; 'CryJones (Crystal View)' <cryjones@msn.com>; 'Dan Beach' <Daniel.J.Beach@centurylink.com>; 'Dan Spencer' <danjanspencer@yahoo.com>; 'Davied Musgrove' <dmusgrove@cityofpoulsbo.com>; 'Deb Booher' <dbooher@cityofpoulsbo.com>; Diane K. Lenius <dlenius@cityofpoulsbo.com>; 'Dolores Lynch' <dolores@lynchclan.com>; 'Ed Stern' <estern@cityofpoulsbo.com>; 'Edie Lau' <edielau@yahoo.com>; 'Edward Blackburn' <blackems@mac.com>; 'Edward Coviello' <EdwardC@KitsapTransit.com>; 'Elaine Tanner' <elainetanner@windermere.com>; 'Elizabeth Wilson' <lifethehound@yahoo.com>; 'Emery Tallon' <emerytallon@gmail.com>; 'Eric Evans' <eric.evans@kitsappublichealth.org>; 'Faith Forman' <faith@mikeandsandi.com>; 'Gary Nystul' <gnystul@cityofpoulsbo.com>; 'GJackson (Crystal View)' <gjacksonx11@gmail.com>; 'Gordon Hanson' <gsshanson@aol.com>; 'Historic Downtown Poulsbo Association' <hdpaboard@gmail.com>; 'James Thayer' <jandjthayer@comcast.net>; 'Jan Harrison' <janharrison@iglide.net>; 'Jeannette Rogers' <raa-rogers@comcast.net>; 'Jeff Griffin' <jgriffin@poulsbofire.org>; 'Jeff McGinty' <jmcmginty@cityofpoulsbo.com>; 'Jeff Tolman' <jtolman@cityofpoulsbo.com>; 'Jim Coleman' <Spiritwithin1@centurylink.net>; 'Jim Henry' <jhenry@cityofpoulsbo.com>; 'Jim Vchulek - Green Lake Appraisal' <greenlakeappraisal@gmail.com>; 'John Kiess' <john.kiess@kitsappublichealth.org>; 'Jsue Wieland' <jsuewie@comcast.net>; 'Karen Keefe' <karen.keefe@RSIR.com>; Karla Boughton <kboughton@cityofpoulsbo.com>; 'Kate Nunes' <kate.nunes@comcast.net>; 'Kelly Pearson' <KPearson@nkschools.org>; Kenneth Thomas <kthomas@cityofpoulsbo.com>; 'Kevin Druin' <kescdr@gmail.com>; 'Kim Anderson' <kdsanderson14@gmail.com>; 'Kimberly Toro' <kimsnwife@gmail.com>; 'Kitsap Business Journal' <tim.kelly@kitsapsun.com>; 'Kitsap County DCD' <help@kitsap1.com>; 'Kitsap Realtors' <operations@kitsaprealtor.org>; 'Kitsap Sun' <sunnews@kitsapsun.com>; 'Larry Tellinghuisen' <ltellinghuisen@kitsapbank.com>; 'Lisa Nickel' <Ljbraly@msn.com>; 'Luke McDaniel (Crystal View)' <luke.mcdaniel@gmail.com>; 'Mark Desalvo Port Commission' <commissioner.desalvo@portofpoulsbo.com>; 'Mark Doyle Commercial' <marc.h.doyle@gmail.com>; 'Mary McCluskey' <mmclcluskey@cityofpoulsbo.com>; 'Mary Pong' <mary@marypong.com>; 'Math Ones' <themathones@sbcglobal.net>; 'Micah Kim' <micahtae@hotmail.com>; 'Michael Blanton' <michael.blanton@dfw.wa.gov>; 'Paije Abplanalp' <paije1313@gmail.com>; 'Patricia Christensen' <prc32708@yahoo.com>; 'Paul Haas' <paulh@kitsapgaragedoor.com>; 'Peggy Jolly' <jolly@wscd.com>; 'Poulsbo

Chamber of Commerce' <director@poulsbochamber.com>; 'Poulsbo Place II Homeowners Association' <poulsboplaceiiboard@gmail.com>; 'Poulsbo Village' <emily@poulsbovillage.com>; 'Rachel Seymour' <rachel.seymour@kitsapsun.com>; 'Ray Stevens' <raystevens5@comcast.net>; 'Rick Kunz' <rick.kunz@comast.net>; 'Rick Spencer' <rickswims@hotmail.com>; 'Rita Hagwell' <Maryritahagwell@gmail.com>; 'Robert Thompson' <rjrtret@gmail.com>; 'Sandra Farley' <sandrafarley61@comcast.net>; 'Screenio (Crystal View)' <screenio@gmail.com>; 'Shane Skelley' <shaneskelley@gmail.com>; 'Shelia Murray' <renobeano9@aol.com>; 'Stacie Rushforth, BJC Group' <srushforth@bjcgroup.com>; 'Stacie Schmechel' <stacieschmechel@gmail.com>; 'Tad Sooter' <tad.sooter@kitsapsun.com>; 'Teresa Osinski - HBA' <tosinski@kitsaphba.com>; 'Terri Douglas' <manager@poulsboinn.com>; 'Terry Asla NK Herald' <tasla@soundpublishing.com>; 'Tom Harvey' <tharvey@poulsbofire.org>; 'WA Dept of Fish and Wildlife' <chris.waldbillig@dfw.wa.gov>; 'WA State Office of Attorney General - Ecology' <ecyolyef@atg.wa.gov>; 'William Wilson' <WWilson@nkschools.org>

**From:** Helen M. Wytko

**Sent:** Thursday, January 25, 2018 2:54 PM

**Cc:** Nikole CH. Coleman <ncoleman@cityofpoulsbo.com>

**Subject:** City of Poulsbo - NOA Anspach Comprehensive Plan Amendment

Please see the attached Notice of Application with Optional DNS for the Anspach 2018 Comprehensive Plan Amendment.

Thank you,

## **Helen Wytko**

Poulsbo Planning and Economic Development

Phone: 360-394-9748

200 NE Moe St

Poulsbo, WA 98370

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

## Exhibit C



## DETERMINATION OF NONSIGNIFICANCE (DNS)

<b>Project Name:</b>	2018 Comprehensive Plan Amendments – Anspach Application
<b>File No.</b>	P-10-31-17-02
<b>Location of Proposal:</b>	19589 Front St NE   Poulsbo, WA 98370
<b>Applicant:</b>	William Anspach   934 6 <sup>th</sup> Street South, Suite 200   Kirkland, WA 98033
<b>Description of Proposal:</b>	The applicant has proposed two Comprehensive Plan Amendments, including: <ol style="list-style-type: none"><li>1. a request to re-designate a .64- acre property located at 19589 Front St NE from Shoreline Residential to High Intensity. If the site-specific amendment is approved, a map amendment to Figure NE-6 (<i>Shoreline Master Program Map</i>) will be required.</li><li>2. a text amendment to PMC 16.02.240 C.2., to alleviate inconsistencies between the zoning designation and shoreline jurisdiction.</li></ol>
<b>Source for Information:</b>	<a href="https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/">https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/</a>
<b>Lead Agency:</b>	City of Poulsbo

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

**COMMENTS:** The City is utilizing the provisions provided for in WAC 197-11-060(5) "phased environmental review". Specific environmental review will be required at the time of a site-specific development proposal submittal, and a threshold determination will be issued at the time of a development application. Site specific development impacts are not identified at this time. Additional project information will be prepared and made available when a project is ready to move forward as a development proposal.

This DNS is issued under WAC 197-11-355, Optional DNS Process. There is no further comment period on the DNS.

**Responsible Official:** Karla Boughton  
**Position/Title:** Planning and Economic Development Department Director  
200 NE Moe Street  
Poulsbo, WA 98370  
(360) 394 -9748

**Date:** 2/28/18

**Signature:** 

**APPEAL:** Any agency or person may appeal this SEPA determination by filing a written appeal to the responsible official no later than 10 working days from the date of this notice. Contact the responsible official to read or ask about the procedure for SEPA appeals.



# AFFIDAVIT OF PUBLIC NOTICE

Helen Wuytka, being first duly sworn, upon his/her oath deposes and says: That he/she is now, and at all times herein mentioned has been, a citizen of the United States and the State of Washington, over and above the age of twenty-one years and a resident of said County, that on 2 March, 2018, affiant that a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

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

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

- US Mail
- Email
- Post at Library, City Hall, Poulsbo Post Office, Website
- Site Posting Address: \_\_\_\_\_

Subscribed and sworn to before me this 2nd day of March, 2018.

CHERLYN J. HALEY  
Notary Public  
State of Washington  
My Commission Expires  
March 13, 2019

[Signature]  
NOTARY PUBLIC in and for the  
State of Washington, residing at:  
Poulsbo  
My Commission expires on:  
3-13-19



## Planning Department Public Notice Distribution

Project Name: 2018 Comp Plan Amend - Anspach Date: 3/2/18

File Number: P-10-31-17-02 Permit Type: IV

Applicant: Bill Anspach Consolidated Permits: —

### **Type of Public Notice:**

- Notice of Neighborhood Meeting
- Notice of Application
- SEPA Threshold Determination
- Notice of Public Hearing
- Notice of Decision
- Other: \_\_\_\_\_

### **Maps to be Included with Notice:**

- Notice Map w/300'
  - o Neighborhood Meeting, NOA, Public Hearing and NOD
- Site Map
  - o SEPA
- Other: \_\_\_\_\_

### **Distribution:**

- Email (select appropriate email distribution lists below)
- Website
  - o Pdf of notice sent to Planning Clerk for posting
- Mailing to property owners within 300' of subject site
  - o All Type II and III require 300' mailing of NOAs
  - o All public hearings require 300' mailing
  - o Labels requested and complete
  - o Complete Affidavit
- Publication in Herald
  - o Type II, III and IVs NOAs; SEPA; Public Hearing Notices
  - o Planner provide notice to Planning Clerk
  - o Clerk forward notices to Herald
- Posting on Subject Site
  - o Complete Affidavit
- Posting at Library, Post Office, City Hall
  - o Complete Affidavit
- Other: \_\_\_\_\_

## Helen M. Wytko

---

**Subject:** FW: City of Poulsbo - SEPA Anspach CPA 18  
**Attachments:** SEPA\_Anspach CPA 18.pdf

'Alison O'Sullivan (aosullivan@suquamish.nsn.us)'; 'Allen Moore' <allen.moore@centurylink.com>; 'Bill Whiteley' <bwhiteley@kpud.org>; 'Corps of Engineers, Regulatory Branch' <jerald.j.gregory@usace.army.mil>; 'Daniel Kimbler' <daniel@kpud.org>; 'Daniel Murphy' <cody@newhometrends.com>; 'Dave Dyess' <ddyess@nkschools.org>; 'David Jones' <david@kpud.org>; 'Dennis Lewarch' <dlewarch@suquamish.nsn.us>; 'Department of Commerce Growth Management Services' <reviewteam@commerce.wa.gov>; 'Department of Ecology SEPA Unit' <separegister@ecy.wa.gov>; 'Doug Johnson' <DougJ@KitsapTransit.com>; 'Greg Berghoff' <gregb@kpud.org>; 'Jack Johnson' <jack.johnson1@centurylink.com>; 'Jim Lynch' <jim@phc-construction.com>; 'Kitsap Economic Development Alliance' <cocus@kitsapeda.org>; 'Matt Henson' <matt@kpud.org>; 'Pat Fuhrer' <patf@map-limited.com>; 'Poulsbo USPS Postmaster' <98370PoulsboWA@usps.gov>; 'Richard Walker' <editor@northkitsapherald.com>; 'Rob Gelder' <rgelder@co.kitsap.wa.us>; 'Shawn Cates' <duggan0552@yahoo.com>; 'Stephanie Trudel' <strudel@suquamish.nsn.us>; 'Thomas Brobst' <tom.brobst@pse.com>; 'WA State DOE' <sepaunit@ecy.wa.gov>; 'Washington State Department of Natural Resources' <sepacenter@dnr.wa.gov>; 'WSDOT Olympic Region SEPA' <OR-SEPA-REVIEW@wsdot.wa.gov>

**From:** Helen M. Wytko  
**Sent:** Friday, March 02, 2018 10:24 AM  
**Cc:** Nikole CH. Coleman <ncoleman@cityofpoulsbo.com>  
**Subject:** City of Poulsbo - SEPA Anspach CPA 18

Please see the attached SEPA DNS for the Anspach 2018 Comprehensive Plan Amendment.

, thank you,

### Helen Wytko

Poulsbo Planning and Economic Development  
 Phone: 360-394-9748  
 200 NE Moe St  
 Poulsbo, WA 98370

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

## Exhibit D



# NOTICE OF PUBLIC HEARING

Planning and Economic Development Department  
200 NE Moe Street | Poulsbo, Washington 98370  
(360) 394-9748 | fax (360) 697-8269  
www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

## 2018 Comprehensive Plan Amendments, Type IV Application Planning Commission Public Hearing

The Growth Management Act (GMA), Chapter 36.70A RCW, requires that the city include within its development regulations a procedure for any interested person to suggest comprehensive plan amendments. Amendments to the comprehensive plan are how the city may modify its 20-year plan for land use, development or growth policies in response to changing City needs or circumstances. All plan amendments are reviewed in accordance with the GMA, and other applicable state laws, countywide planning policies, the adopted City of Poulsbo Comprehensive Plan, and any other applicable plans.

If you are receiving this notice in the mail, it is because Kitsap County Assessor's records indicate you own property within 300' of a site-specific amendment request. The public has the right to review contents of the official file for the proposal, provide written comments, participate in any public hearings, and request a copy of the final decision.

<b>Hearing Date:</b>	March 13, 2018	<b>Hearing Time:</b>	7 pm
<b>Hearing Location:</b>	Poulsbo City Hall, Council Chambers, 200 NE Moe Street, Poulsbo, WA		
<b>Project File No.</b>	P-10-31-17-02		
<b>Address:</b>	19589 Front St NE   Poulsbo, WA 98370		
<b>Applicant/Owner:</b>	William Anspach   934 6 <sup>th</sup> Street South, Suite 200   Kirkland, WA 98033		
<b>Project Description:</b>	The applicant has proposed two Comprehensive Plan Amendments, including: <ol style="list-style-type: none"><li>1. a request to re-designate a .64- acre property located at 19589 Front St NE from Shoreline Residential to High Intensity. If the site-specific amendment is approved, a map amendment to Figure NE-6 (<i>Shoreline Master Program Map</i>) will be required.</li><li>2. a text amendment to PMC 16.02.240 C.2., to alleviate inconsistencies between the zoning designation and shoreline jurisdiction.</li></ol>		
<b>Public Participation Plan:</b>	A Public Participation Plan has been developed and is available here: <a href="https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/">https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/</a>		
<b>Hearing Information:</b>	The Planning Commission public hearing is scheduled for March 13, 2018. The Planning Commission will make recommendations to the City Council. City Council is the review and decision-making authority for the Comprehensive Plan Amendments. Hearing procedures are available from the PED Department and City Clerk's office and are conducted based on Roberts Rules of Order.		
<b>Public Comment Methods:</b>	Written comments may be mailed, faxed, or e-mailed to the PED staff contact indicated below. To ensure consideration, all written comments must be received by the City prior to close of the public hearing. At the hearing, the public will have an opportunity to provide written and verbal testimony to the Planning Commission regarding the proposed project.		
<b>Staff Report:</b>	The staff report will be available for review at no cost at least 7 calendar days before the hearing and a copy will be provided at a reasonable cost.		

<b>Source for Information:</b>	Information regarding the 2018 Comprehensive Plan Amendments is available here: <a href="https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/">https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/</a>
<b>Staff Contact:</b>	Nikole Coleman, Associate Planner; ncoleman@cityofpoulsbo.com; (360) 394 -9730.
<b>Site Map:</b>	See attached.

All interested people are invited to attend the hearing. If you are unable to attend, your written comments, received no later than the date and time scheduled for the hearing, will be given careful consideration by the Planning Commission and made a part of the record. Testimony will be allowed on the proposal and related environmental issues and SEPA documents.

The following procedural rules have been established for public hearings to allow a fair and orderly hearing:

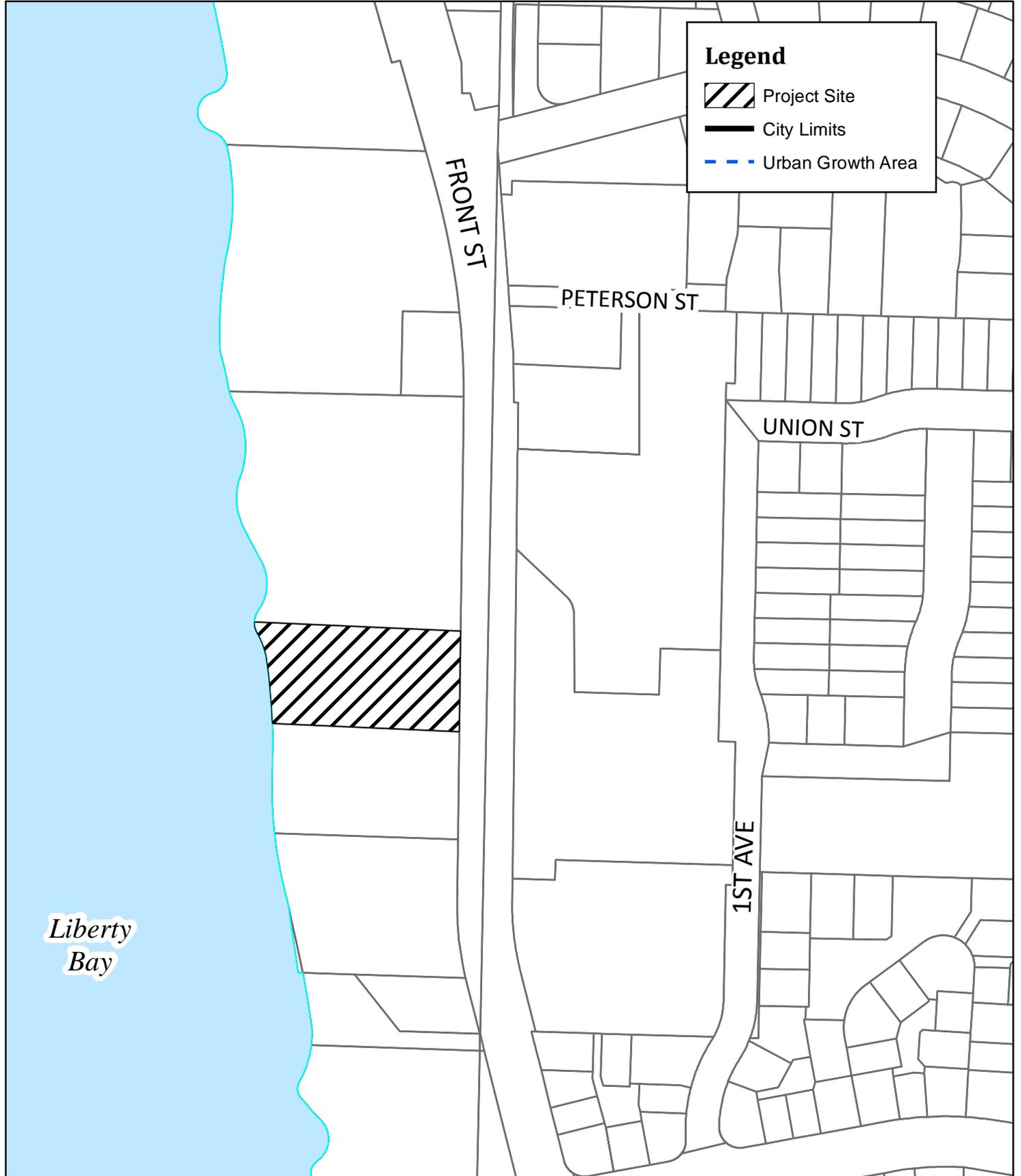
1. The length of time given to individuals speaking for or against a proposal may be determined by the Planning Commission prior to the application being considered;
2. A speaker representing each side of the issue is encouraged.

**THE CITY OF POULSBO STRIVES TO PROVIDE ACCESSIBLE MEETINGS FOR PEOPLE WITH DISABILITIES. PLEASE CONTACT THE POULSBO PED DEPARTMENT AT 360-394-9748 AT LEAST 48 HOURS PRIOR TO THE MEETING IF ACCOMMODATIONS ARE NEEDED FOR THIS MEETING.**



# Project Site Map

City of Poulsbo Planning Department



**Legend**

-  Project Site
-  City Limits
-  Urban Growth Area





# AFFIDAVIT OF PUBLIC NOTICE

Helen Wytko, being first duly sworn,  
upon his/her oath deposes and says: That he/she is now,  
and at all times herein mentioned has been, a citizen of the

United States and the State of Washington, over and above the age of  
twenty-one years and a resident of said County, that

on 23 February, 2018, affiant that a copy of the following  
City of Poulsbo public notices, and which is attached to this affidavit,

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

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

- US Mail
- Email
- Post at Library, City Hall, Poulsbo Post Office, Website
- Site Posting Address: 19589 Front St

Helen Wytko  
Subscribed and sworn to before me this 23<sup>rd</sup> day of Feb, 2018.

CHERLYN J. HALEY  
Notary Public  
State of Washington  
My Commission Expires  
March 13, 2019

Cherlyn J. Haley  
NOTARY PUBLIC in and for the  
State of Washington, residing at:

Poulsbo  
My Commission expires on:

3.13.19



## Planning Department Public Notice Distribution

Project Name: Anspach CPA Date: 2/23/18

File Number: P-10-31-1702 Permit Type: Type IV

Applicant: Bill Anspach Consolidated Permits: —

### Type of Public Notice:

- Notice of Neighborhood Meeting
- Notice of Application
- SEPA Threshold Determination
- Notice of Public Hearing
- Notice of Decision
- Other \_\_\_\_\_

### Maps to be Included with Notice:

- Notice Map w/300' (19589 Front St NE)
  - Neighborhood Meeting, NOA, Public Hearing and NOD
- Site Map
  - SEPA
- Other: \_\_\_\_\_

### Distribution:

- Email (select appropriate email distribution lists below)
- Website (I did this)
  - Pdf of notice sent to Planning Clerk for posting
- Mailing to property owners within 300' of subject site
  - All Type II and III require 300' mailing of NOAs
  - All public hearings require 300' mailing
  - Labels requested and complete
  - Complete Affidavit
- Publication in Herald
  - Type II, III and IVs NOAs; SEPA; Public Hearing Notices
  - Planner provide notice to Planning Clerk
  - Clerk forward notices to Herald
- Posting on Subject Site (I will do this)
  - Complete Affidavit
- Posting at Library, Post Office, City Hall
  - Complete Affidavit
- Other: \_\_\_\_\_

**Email:** Please review appropriate distribution email list at Planning Info Contacts to ascertain if the parties you wish to receive the notices are already on the distribution list; if not, use "Other" below. Note: Mayor, CC and PC are on all distribution lists:

- Notice of Neighborhood Meeting Email List
- Notice of Application Email List
- Notice of SEPA Threshold Determination Email List
- Notice of Public Hearing Email List
- Notice of Decision Email List
- Comprehensive Plan Update Email List
- Development Regulations Update Email List
- Special Email Distribution List: \_\_\_\_\_
- City Staff (not already on email list): \_\_\_\_\_
- Applicant: Berni @ team4 eng.com
- Property Owner: Bill @ Seattlewatch.com
- Other: \_\_\_\_\_
- Other: \_\_\_\_\_
- Other: \_\_\_\_\_

**Additional Agencies/Governments/Local Groups:**

Please review appropriate distribution email list at Planning Info Contacts to ascertain if the parties you wish to receive the notices are already on the distribution list; many Poulsbo and local agencies or personnel are already on the email distribution lists. If the desired party is not on the list, please use the "Other" below.

Local/County

- Kitsap County Commissioners  
*(Note: Rob Gelder is on all distribution lists)*
- Kitsap County Planning Commission: \_\_\_\_\_
- Kitsap County Department of Community Development: \_\_\_\_\_  
*(Note: KCD's general email is on all distribution lists)*
- Kitsap County Public Works: \_\_\_\_\_
- Kitsap County Health District: \_\_\_\_\_  
*(Note: John Kiess is on all distribution lists)*
- Suquamish Tribe: \_\_\_\_\_  
*(Note: Alison O'Sullivan is on all distribution lists)*
- Port Gamble S'Klallam Tribe: \_\_\_\_\_
- Kitsap Regional Coordination Council: \_\_\_\_\_
- Housing Kitsap: \_\_\_\_\_
- Kitsap Transit: \_\_\_\_\_  
*(Note: Ed Coviello is on all distribution lists)*
- North Kitsap School District: \_\_\_\_\_
- Poulsbo Historical Society
- OTHER: \_\_\_\_\_
- OTHER: \_\_\_\_\_
- OTHER: \_\_\_\_\_
- OTHER: \_\_\_\_\_

Regional

- Puget Sound Regional Council: [bbakkenta@psrc.org](mailto:bbakkenta@psrc.org)
- Puget Sound Clean Air Agency: [amyf@psccleanair.org](mailto:amyf@psccleanair.org)
- Puget Sound Partnership: [marsha.engel@psp.wa.gov](mailto:marsha.engel@psp.wa.gov)

State

- WA Department of Ecology
  - Misty Blair – Shoreline: [mbia461@ecy.wa.gov](mailto:mbia461@ecy.wa.gov)
  - Patrick McGraner – Wetlands: [Patrick.McGraner@ecy.wa.gov](mailto:Patrick.McGraner@ecy.wa.gov)
  - Tammy Sacayanan – SEPA NW Regional Coordinator: [tammy.sacayanan@ecy.wa.gov](mailto:tammy.sacayanan@ecy.wa.gov)
  - Environmental Review: [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)  
(Note: this address is on Comp Plan, Dev Reg, NOA, SEPA and NOD distribution lists)
- WA Department of Fish and Wildlife
  - Chris Waldbillig – Marine Habitat: [Chris.Waldbillig@dfw.wa.gov](mailto:Chris.Waldbillig@dfw.wa.gov) (Note: This address is on all distribution lists)
  - SEPA Desk: [SEPAdesk@dfw.wa.gov](mailto:SEPAdesk@dfw.wa.gov) (Note: This address is on SEPA distribution list)
- WA Department of Commerce: [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov) GMA documents ONLY  
(Note: This address on comprehensive plan and development regulations distribution list)
- WA Dept of Transportation: \_\_\_\_\_  
(Note: WSDOT-SEPA Review is on all distribution lists)
- WA Department of Archaeology and Historic Preservation: [dahp.separeview@dahp.wa.gov](mailto:dahp.separeview@dahp.wa.gov)
- WA Department of Natural Resources SEPA Center: [sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov)  
(Note: This address is on the NOA and SEPA distribution lists)
- WA Department of Social and Health Services, Operations and Services: [Terri.Sinclair-Olson@dshs.wa.gov](mailto:Terri.Sinclair-Olson@dshs.wa.gov)
- WA Department of Health: [Kelly.Cooper@doh.wa.gov](mailto:Kelly.Cooper@doh.wa.gov)
- WA Park and Recreation Commission: [randy.kline@parks.wa.gov](mailto:randy.kline@parks.wa.gov)
- WA Department of Agriculture: [kmclain@agr.wa.gov](mailto:kmclain@agr.wa.gov)
- WA Department of Corrections SEPA: [efheinitz@doc1.wa.gov](mailto:efheinitz@doc1.wa.gov)
- OTHER: \_\_\_\_\_
- OTHER: \_\_\_\_\_

Federal:

- U.S. Navy – Bremerton CO/PAO, Keyport PAO, Lynn Wall; [lynn.wall1@navy.mil](mailto:lynn.wall1@navy.mil)  
– Comprehensive Plan ONLY
- Environmental Protection Agency: [epa-seattle@epa.gov](mailto:epa-seattle@epa.gov)
- Department of Housing and Urban Development (HUD) – Seattle Office: [WA\\_Webmanager@hud.gov](mailto:WA_Webmanager@hud.gov)
- Federal Aviation Administration (FAA): 1601 Lind Avenue SW, Suite 260 Renton, WA 98057  
(Cell towers applications)
- Federal Communication Commission (FCC): 11410 NE 122nd Way, Room 312 Kirkland, WA 98034-6927  
(Cell tower applications)
- U.S. Fish and Wildlife [wfwoclap@fws.gov](mailto:wfwoclap@fws.gov)
- National Marine Fisheries Service: 7600 Sand Point Way Northeast Seattle, WA 98115

~~AMERICAN LEGION PARK  
200 NE MOE ST  
POULSBO, WA 98370~~

~~AMERICAN LEGION PARK  
200 NE MOE ST  
POULSBO, WA 98370~~

~~AMERICAN LEGION PARK  
200 NE MOE ST  
POULSBO, WA 98370~~

~~ANSPACH WILLIAM E  
934 6TH ST S  
KIRKLAND, WA 98033~~

~~ANSPACH WILLIAM E  
934 6TH ST S  
KIRKLAND, WA 98033~~

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934 6TH ST S  
KIRKLAND, WA 98033~~

~~ANSPACH WILLIAM E  
934 6TH ST S  
KIRKLAND, WA 98033~~

~~ASGARD APARTMENTS LLC  
PO BOX 18379  
SEATTLE, WA 98118~~

~~ASGARD APARTMENTS LLC  
PO BOX 18379  
SEATTLE, WA 98118~~

~~BROWN SCOTT  
207 SHANNON DR SE  
BAINBRIDGE ISLAND, WA 98110~~

~~CITY OF POULSBO  
200 NE MOE ST  
POULSBO, WA 98370~~

~~FJORD GATE LLC  
PO BOX 680  
POULSBO, WA 98370~~

~~FRONT STREET BUILDING LLC  
PO BOX 400  
POULSBO, WA 98370~~

~~GRANT SHARON M  
19445 1ST AVE NE  
POULSBO, WA 98370~~

~~GRAY CARROL A  
19437 1ST AVE NE  
POULSBO, WA 98370~~

~~HARRIS R KELLY & DENISE E  
1594 E MICHAEL WAY  
SANDY, UT 84093~~

~~HEADMAN DAVID LEE  
17791 FJORD DR NE B  
POULSBO, WA 98370~~

~~HEADMAN DAVID LEE  
17791 FJORD DR NE B  
POULSBO, WA 98370~~

~~HEADMAN DAVID LEE  
17791 FJORD DR NE B  
POULSBO, WA 98370~~

~~JOHNSON REVERSE LLC  
1248 NW SELBO RD  
BREMERTON, WA 98311~~

~~JOSEPH BRAD  
8024 16TH AVE NE  
SEATTLE, WA 98115~~

~~KITSAP CO CONS HOUS AUTH  
2244 NW BUCKLIN HILL RD  
SILVERDALE, WA 98383~~

~~KITSAP CO CONS HOUS AUTH  
2244 NW BUCKLIN HILL RD  
SILVERDALE, WA 98383~~

~~KREMER VICTORIA L  
58 NE SUNSET ST  
POULSBO, WA 98370~~

~~MACDONALD JOHN S  
PO BOX 1265  
POULSBO, WA 98370~~

~~POULSBO PLACE OWNERS ASSOC  
1201 3RD AVE STE 5400  
SEATTLE, WA 98101~~

~~POULSBO PLACE OWNERS ASSOC  
1201 THIRD AVENUE STE 5400  
SEATTLE, WA 98101~~

~~SDO PROPERTIES LLC  
11546 MATSU PL NE  
BAINBRIDGE ISLAND, WA 98110~~

48

STATE AGENCY LANDS  
. 0

THOMAS KIRSTEN F  
19435 1ST AVE NE  
POULSBO, WA 98370

**Helen M. Wytko**

**Subject:** FW: City of Poulsbo - Notice of Public Hearings  
**Attachments:** PCPH Notice.pdf; PCPH Notice\_Anspach.pdf

Berni Kenworthy <berni@team4eng.com>; Bill Anspach <bill@seattlewatch.com>; Aaron and Brooke Hoff <hoffac@yahoo.com>; Alison O'Sullivan <aosullivan@suquamish.nsn.us>; Allen Moore <allen.moore@centurylink.com>; Amy Tousley <Amy.Tousley@pse.com>; Anakka Hartwell <hartwellanakka@yahoo.com>; Andrzej L. Kasiniak <akasiniak@cityofpoulsbo.com>; Angela Cox <acox@co.kitsap.wa.us>; Anne Alexander <aalexan10@hotmail.com>; Anthony McCafferty <mccafferta@aol.com>; Audrey Wolf <audrey\_wolf@hotmail.com>; Bill Whiteley - KPUD <bwhiteley@kpud.org>; Bob Nordness <bobamy6775@comcast.net>; Brad Watts <brad@valleynurseryinc.com>; Brenda Darling <darlingbf@embarqmail.com>; Byron Harris <byrondharris@gmail.com>; Charles Roberts <charlesroberts1991@gmail.com>; Cherie Fahising <cherief@johnlscott.com>; Christy Christensen <christy@c3habitat.com>; Cindy Baker <cindy.baker@comcast.net>; City Clerks <CityClerks@cityofpoulsbo.com>; City of Bainbridge Island <pcd@bainbridgewa.gov>; City of Bremerton <andrea.spencer@ci.bremerton.wa.us>; City of Port Orchard <planning@cityofportorchard.us>; Connie C. Lord <clord@cityofpoulsbo.com>; Connie Lobo <connielobo@hotmail.com>; Corey Henkelman <chenkelm@co.kitsap.wa.us>; Corps of engineers, Regulatory Branch <jerald.j.gregory@usace.army.mil>; Dale and Melissa Paul <melvern19@hotmail.com>; Dale Miller <dalegmiller@earthlink.net>; Daniel Kimber - KPUD <daniel@kpud.org>; Dave Foraker <daveforaker@hotmail.com>; Dave Greetham <dgreetham@co.kitsap.wa.us>; David Carpenter <carpenterfamily5@comcast.net>; David Musgrove <dmusgrove@cityofpoulsbo.com>; Debbie Booher <Dbooher@cityofpoulsbo.com>; Debra Purcell <debra@highmarkhomes.us>; Dennis Lewarch <dlewarch@suquamish.nsn.us>; Diane K. Lenius <dlenius@cityofpoulsbo.com>; Ed Stern <estern@cityofpoulsbo.com>; Edward Coviello <EdwardC@KitsapTransit.com>; Elvin Nunes <elvin.nunes@navy.mil>; Faith Forman <faith@mikeandsandi.com>; Finn Line <finnline98342@gmail.com>; Gary Lindsey <glindsey@wavecable.com>; Gayle Heller <gayleh66@comcast.net>; Gordon Hanson <gsshanson@aol.com>; Greg Berghoff - KPUD <gregb@kpud.org>; Historic Downtown Poulsbo Association <hdpboard@gmail.com>; Jack Johnson <jack.johnson1@centurylink.com>; Jacquie <seashells23.j@gmail.com>; James Thayer <jandjthayer@comcast.net>; Jan Harrison <janharrison@iglide.net>; Jan Wold <jestuary@hotmail.com>; Jason Rhoads <JRhoads@nkschools.org>; Jay Volz <jayvolz@comcast.net>; Jean Ford <jeaneford@comcast.net>; Jeannette Rogers <raa-rogers@comcast.net>; Jeff Griffin <jgriffin@poulsbofire.org>; Jeff R. McGinty <jmcginty@cityofpoulsbo.com>; Jeff Tolman <jtolman@cityofpoulsbo.com>; Jim Coleman <Spiritwithin1@centurylink.net>; Jim Henry <jhenry@cityofpoulsbo.com>; Jim Lynch <jim@phc-construction.com>; Jim Vchulek - Green Lake Appraisal <greenlakeappraisal@gmail.com>; Joan Hett <joanhett@comcast.net>; John and Molly Lee <molly.john@hotmail.com>; John Keiss <john.kiess@kitsappublichealth.org>; John Powers <powers@kitsapeda.org>; June Cotner <junecotner@embarqmail.com>; Karen Lee Pac <karenleepac@verizon.net>; Karla Boughton <kboughton@cityofpoulsbo.com>; Kate Nunes <kate.nunes@comcast.net>; Kathy Gallagher <kgallagher@keehnunkler.com>; Katrina Knutson <Kknutson@co.kitsap.wa.us>; Kdneer <kdneer@comcast.net>; Kelly Pearson <KPearson@nkschools.org>; Kenneth Thomas <kthomas@cityofpoulsbo.com>; Kevin Druin <kescdr@gmail.com>; Kitsap Business Journal <tim.kelly@kitsapsun.com>; Kitsap County DCD <help@kitsap1.com>; Kitsap Economic Development Alliance (KEDA) <cocus@kitsapeda.org>; Kitsap Realtors <operations@kitsaprealtor.org>; Kitsap Sun <sunnews@kitsapsun.com>; Kurt Kulhanek <kmkulhanek@comcast.net>; Lana Gillis <lanagale@earthlink.net>; Larry Craig <lcraig@craigarch.com>; Lynn Wall - Navy Base Kitsap <lynn.wall1@navy.mil>; Macdhoff <macdhoff@comcast.net>; Malu <shaping2000@yahoo.com>; Mark DeSalvo <commissioner.desalvo@portofpoulsbo.com>; Mark Doyle Commercial <marc.h.doyle@gmail.com>; Mark Kuhlman <mark@team4eng.com>; Mary Carter <mecarter779@hotmail.com>; Mary M. McCluskey <mmclluskey@cityofpoulsbo.com>; Mary McClure - KRCC <mclclure@kitsapregionalcouncil.org>; Matt Henson <matt@kpud.org>; Michelle Cho and Luan Gip <chiro4health@yahoo.com>; Mike Grebs <mikegrebs@embarqmail.com>; Mitch James <mitch@acehardware.net>; Monica Berninghaus <cuspidrise@hotmail.com>; Nadine Hernandez <deenie68@hotmail.com>; Olympic College <briveland@olympic.edu>; Pat Fuhrer <patf@map-limited.com>; Patrick Allen <patrickallen98370@gmail.com>; Paul Deits <pdeits@comcast.net>; Philip Lanzafame <phil@levelok.com>; Port of Poulsbo <manager@portofpoulsbo.com>; Poulsbo Chamber of Commerce

<director@poulsbochamber.com>; Poulsbo USPS Postmaster <98370PoulsboWA@usps.gov>; Poulsbo Village <emily@poulsbovillage.com>; Puget Sound Partnership <marsha.engel@psp.wa.gov>; Rachel Seymour <rachel.seymour@kitsapsun.com>; Ray Stevens <rstevens@schultzmiller.com>; Richard Walker <editor@northkitsap Herald.com>; Rick Cadwell <rick@cadwell.biz>; Robert F. Smith <smithrf@comcast.net>; Robert Gelder <rgelder@co.kitsap.wa.us>; Ron Cleaver <ron@team4eng.com>; Ron Orcutt <ron@theorcutoffs.com>; Sandy Scott <s.ms.scott@comcast.net>; Sandy Scott <sandyscott@comcast.net>; Shane Skelley <shaneskelley@gmail.com>; Sharon Boker <sharonlbooker@gmail.com>; Shawn Cates <duggan0552@yahoo.com>; Shelia Murray <renobeano9@aol.com>; Stacie Rushforth, BJC Group <srushforth@bjcgroup.com>; Stephanie Trudel <strudel@suquamish.nsn.us>; Steve Coleman <steve-lee@comcast.net>; Stuart B Grogan <grogans@housingkitsap.org>; Tad Sooter <tad.sooter@kitsapsun.com>; Teresa Osinski - HBA <tosinski@kitsaphba.com>; Terri Douglas <manager@poulsboinn.com>; Tickled Pick <poulsbo@tickedpickgift.com>; TJ <tjd719@gmail.com>; Tom Harvey <tharvey@poulsbofire.org>; Tom Powers, Cencom <tpowers@co.kitsap.wa.us>; US Fish & Wildlife - WA F&W Office <wfwoctap@fws.gov>; WA Dept of Commerce - Growth Management Services <reviewteam@commerce.wa.gov>; WA Dept of Ecology <sepaunit@ecy.wa.gov>; WA Dept of Fish and Wildlife <chris.waldbillig@dfw.wa.gov>; WA Dept of Natural Resources <sepacenter@dnr.wa.gov>; William Wilson <WWilson@nkschools.org>; WSDOT Olympic Region SEPA <OR-SEPA-REVIEW@wsdot.wa.gov>; Andrzej Kasiniak <akasiniak@cityofpoulsbo.com>; Anglina Meier <angelina.manning@gmail.com>; Becky Erickson <berickson@cityofpoulsbo.com>; Bethy Dye <bethmdye@gmail.com>; Chris Schmechel <chris.schmechel@gmail.com>; Clerks Department <cityclerks@cityofpoulsbo.com>; Cody Murphy <cmurphy@metrostudy.com>; Connie Lord <clord@cityofpoulsbo.com>; CryJones (Crystal View) <cryjones@msn.com>; Dan Beach <Daniel.J.Beach@centurylink.com>; Daniel Murphy <cody@newhometrends.com>; David Musgrove <dmusgrove@cityofpoulsbo.com>; Deb Booher <dbooher@cityofpoulsbo.com>; Diane Lenius <dlenius@cityofpoulsbo.com>; Dolores Lynch <dolores@lynchclan.com>; Ed Stern <estern@cityofpoulsbo.com>; Edie Lau <edielau@yahoo.com>; Edward Blackburn <blackems@mac.com>; Elaine Tanner <elainetanner@windermere.com>; Elizabeth Wilson <lifethehound@yahoo.com>; Eric Evans <eric.evans@kitsappublichealth.org>; Gary McVey <gbmcvey@gmail.com>; Gary Nystul <gnystul@cityofpoulsbo.com>; gjacksonx (Crystal View) <gjacksonx11@gmail.com>; Jane Dower <poulsbojane@gmail.com>; Jeff McGinty <jmcginty@cityofpoulsbo.com>; Jeff Tolman <jtolman@cityofpoulsbo.com>; Jerry Block <jerrblock@gmail.com>; Jsue Weiland <jsuewie@comcast.net>; Karen Keefe <karen.keefe@RSIR.com>; Kate Nunes <kate.nunes@comcasat.net>; Kim Anderson <kdsanderson14@gmail.com>; Kimberly Toro <kimsnwlife@gmail.com>; Larry Tellinghuisen <ltellinghuisen@kitsapbank.com>; Luke McDaniel (Crystal View) <luke.mcdaniel@gmail.com>; Mary McCluskey <mmclcluskey@cityofpoulsbo.com>; Mary Pong <mary@marypong.com>; Patricia Christensen <prc32708@yahoo.com>; Paul Haas <paulh@kitsapgaragedoor.com>; Peggy Jolly <jolly@wscd.com>; Poulsbo Chamber of Commerce <director@poulsbochamber.org>; Poulsbo Place II Homeowners Association <poulsboplaceiiboard@gmail.com>; Ray Stevens <raystevens5@comcast.net>; Rick Kunz <rick.kunz@comast.net>; Rick Spencer <rickswims@hotmail.com>; Rita Hagwell <Maryritahagwell@gmail.com>; Sandra Farley <sandrafarley@comcast.net>; Screenio (Crystal View) <screenio@gmail.com>; Stacie Schmechel <stacieschmechel@gmail.com>; Whitford Law Offices LLC <whitfordlaw@comcast.net>

**From:** Helen M. Wytko

**Sent:** Friday, February 23, 2018 10:02 AM

**Cc:** Nikole CH. Coleman <ncoleman@cityofpoulsbo.com>

**Subject:** City of Poulsbo - Notice of Public Hearings

Please see the attached Notice of Public Hearings for the 2018 Comprehensive Plan Amendments which are scheduled March 13, 2018 at 7pm in the Poulsbo City Hall Council Chambers.

Thank you,

**Helen Wytko**

Poulsbo Planning and Economic Development

Phone: 360-394-9748

200 NE Moe St

Poulsbo, WA 98370

Peninsula Landscaping

2nd Ave NE



NE Myreboe St

Cherry Blossom Loop NE

1st Ave NE

1st Ave NE

1st Ave NE

Cornerstone Baptist Church



Front St NE

Front St NE

Front St NE

Front St

Poulsbo Jr High School



Google

# North Kitsap Herald

## Affidavit of Publication

State of Washington }  
County of Kitsap } ss

Maggie Boyd being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the North Kitsap Herald a weekly newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a weekly newspaper in Kitsap County, Washington and is and always has been printed in whole or part in the North Kitsap Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Kitsap County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of NKH797099 PH P-10-31-17-02 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 02/23/2018 and ending on 02/23/2018 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$20.22.

Maggie Boyd

Subscribed and sworn before me on this

23<sup>rd</sup> day of February,  
2018.

Linda Phillips

Notary Public in and for the State of Washington.

City of Poulsbo-Planning | 80707350  
HELEN WYTKO



# CLASSIFIED ADVERTISING

PROOF/RECEIPT

CITY OF POULSBO

Notice of Planning

Commission Public Hearing

Type IV Application

Project Name: 2018 Comprehensive Plan Amendments P-10-31-17-02

Address: 19589 Front St NE Poulso, WA 98370

Applicant: William Anspach  
934 6th Street South, Suite  
200 Kirkland, WA 98033

Project Description: The applicant has proposed two Comprehensive Plan Amendments, including:

1. a request to re-designate a .64- acre property located at 19589 Front St NE from Shoreline Residential to High Intensity. If the site-specific amendment is approved, a map amendment to Figure NE-6 (Shoreline Master Program Map) will be required.

2. a text amendment to PMC 16.02.240 C.2., to alleviate inconsistencies between the zoning designation and shoreline jurisdiction.

Public Hearing: The Planning Commission public hearing is scheduled for March 13, 2018 at 7pm at Poulso City Hall, Council Chambers, 200 NE Moe Street, Poulso, WA

The Planning Commission will make recommendations to the City Council. City Council is the review and decision-making authority for the Land Division Ordinance Update. Hearing procedures are available from the PED Department and City Clerk's office and are conducted based on Roberts Rules of Order.

Public Comment: All interested people are invited to attend the hearing. If you are unable to attend, your written comments, received no later than the date and time scheduled for the hearing, will be given careful consideration by the Planning Commission and made a part of the record. Testimony will be allowed on the proposal.

Complete Application: Documents may be examined at the PED Department, Poulso City Hall from 8:30 am to 4:00 pm Monday through Friday.

For further information:

<https://cityofpoulso.com/development-regulation-amendments/>

Staff Contact: Nikole Coleman, Associate Planner; [ncoleman@cityofpoulso.com](mailto:ncoleman@cityofpoulso.com); (360) 394-9730.

Date of publication: 02/23/18  
(NKH-797098)

## Exhibit E



# PLANNING COMMISSION

Tuesday, February 13, 2018

## Poulsbo City Hall Council Chambers AGENDA

- 6:00 PM
1. Call to Order
  2. Flag Salute
  3. Approval of Minutes – 11/07/17 NUNES/HANSON – 5 in favor, 1 abstention
  4. Modifications to the Agenda – None
  5. Comments from Citizens regarding items not on the agenda - None
  6. Public Meeting  
2018 Comprehensive Plan Amendments  
Staff: Boughton/Coleman

KB: Introduce new Planning Commission member Jerry Block.

NC: Introduce the 2018 Comprehensive Plan Amendments.

### COMPREHENSIVE PLAN

- The [Poulsbo Comprehensive Plan](#) describes the 20-year vision for Poulsbo and how that vision will be achieved. The plan covers land use, community character, transportation, environment, capital facilities, housing, parks, recreation, and open space, economic development, and utilities. The Comprehensive Plan is mandated by the WA State Growth Management Act (RCW 36.70A).
- Major Comprehensive Plan updates are mandated by the state every 8-years. The last major update of the Poulsbo Comprehensive Plan was adopted in 2016. In-between major updates, the City considers minor amendments to the Comprehensive Plan on an annual basis.

## REVIEW PROCESS

- Deadline for Applications | November 15, 2017
- Economic Development Committee | January 3, 2018
- City Council Reviews Docket @ Public Meeting | January 17, 2018
- Planning Department Notified Department of Commerce | January 26, 2018
- Notice of Application w/Optional DNS Issued | January 26, 2018
- **Planning Commission Workshops | February 13 and 27 (if needed), 2018**
- Planning Commission Staff Report Available | March 6, 2018
- Planning Commission Public Hearing | March 13, 2018
- City Council Workshops | March 21 and April 4 (if needed), 2018
- City Council Staff Report Available | April 4, 2018
- City Council Public Hearing | April 11, 2018

<https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/>

## OVERVIEW OF 2018 AMENDMENT APPLICATIONS

5 applications submitted, which include:

- 1 private property owner application.
- 3 requests to redesignate and rezone.
- 4 internal/staff applications.
- 4 requests for text amendments.

### APPLICATION 1 P-10-30-17-01 | SITE-SPECIFIC REQUEST



- A request to re-designate and rezone a 2.68-acre property located at 20831 Bond Rd NE from Residential High to Park. If the site-specific amendment is approved, map amendments to Figure LU-1 will be required (along with an update to the City's Zoning Map).



JC: Was the acquisition the City made the old Edmond's property?

KB: Is right next to the dental office at the corner of Bond Rd and HWY 305. It was a bank repossession and is encumbered by critical areas.

JC: I believe that is the same property. Are both streams on site active?

KB: Yes.

NC:

### APPROVAL CRITERIA (PMC CHAPTER 18.210)

In order to grant a comprehensive plan text or 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.
2. **The amendment is based on a change of conditions or circumstances from the initial adoption of the city comprehensive plan.**
3. The amendment is based on new information that 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.

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.
2. The amendment is not detrimental to the public health, safety or welfare.
3. The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district.
4. The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district.

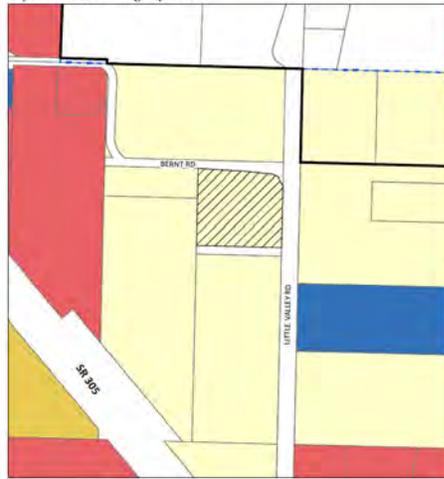


**APPLICATION 1**  
**P-10-30-17-01 | SITE-SPECIFIC REQUEST**



- A request to re-designate and rezone a 1.85-acre property located at 20523 Little Valley Rd from Residential Low to Park. If the site-specific amendment is approved, map amendments to Figure LU-1 will be required (along with an update to the City's Zoning Map).

**Current Zoning**  
 City of Poulsbo Planning Department



**Proposed Zoning**  
 City of Poulsbo Planning Department



**APPROVAL CRITERIA (PMC CHAPTER 18.210)**

In order to grant a comprehensive plan text or 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.
- 2 **The amendment is based on a change of conditions or circumstances from the initial adoption of the city comprehensive plan.**
- 3 The amendment is based on new information that 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.

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.
- 2 The amendment is not detrimental to the public health, safety or welfare.
- 3 The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district.
- 4 The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district.



NC: For Application 2, the proposal is to change a shoreline environment designation. We believe that 5 or 6 properties were

unintentionally downzoned. We plan on updating the shoreline designations in 2020, but the applicant did not want to wait.

**APPLICATION 2**  
P-10-31-17-02 | SITE SPECIFIC REQUEST



- A request to re-designate a .64- acre property located at 19589 Front St NE from Shoreline Residential to High Intensity. If the site-specific amendment is approved, a map amendment to Figure NE-6 (Shoreline Master Program Map) will be required.
- Property is currently zoned CI-Downtown.



BN: Is what he is currently asking for what the city would recommend in 2020?

NC: Yes, the city would propose the designation he is requesting.

GH: Did he have to pay fees?

NC: Yes.

KB: For clarification, we could not find a specific reason for why that zoning was applied. He was given the opportunity to wait until 2020 when the City would initiate the change, or he could move forward right away and pay the fees.

BN: This looks like an oversight.

NC: We have no record of the property owners commenting when the designation was determined.

RS: So the other surrounding properties will be fixed in 2020?

NC: The properties are not right next to this proposed property, but there are a couple of others to the north and on the other side of the bay.

RS: It is in a block and I can see how it could be easily missed.

NC: For years zoning changes were done through concomitant agreements.

RS: Was it designated commercial years ago?

KB: The zoning is commercial, but the shoreline designation is SR-2 shoreline residential. The applicant would like to build a mixed use building which is allowed in the commercial zone but not in the SR-2 shoreline designation. This amendment would make the shoreline zoning consistent with the underlying zone of the property.

RS: I don't remember specifically that property.

NC:

#### APPLICATION 2 P-10-31-17-02 | TEXT AMENDMENT

- Amendment to Poulsbo Municipal Code 16.02.240 C.2., to alleviate inconsistencies between the zoning designation and shoreline jurisdiction.

"In the SR-2 environment, residential density shall be a minimum of four dwelling units per acre and a maximum of five dwelling units per acre as permitted in the underlying zone."

## APPLICATION 3 P-10-30-17-02 | TEXT AMENDMENT

- Text amendment to Chapter 12, the Capital Facilities Plan, to update Table CFP-4 (the City of Poulso 6-Year Capital Improvement Projects) to reflect the proposed projects listed in the 2017-2022 Capital Improvements Plan

CITY OF POULSO  
SUMMARY OF CAPITAL PROJECTS and FUNDING SOURCES  
2017 - 2022 CIP BUDGET

Project	Year	2017	2018	2019	2020	2021	2022	Total
<b>General Purpose Projects</b>								
Police Department		1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	7,200,000
Fire Department		1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	9,000,000
Public Works		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000
<b>Total General Purpose</b>		<b>3,700,000</b>	<b>3,700,000</b>	<b>3,700,000</b>	<b>3,700,000</b>	<b>3,700,000</b>	<b>3,700,000</b>	<b>22,200,000</b>
<b>Transportation Projects</b>								
Highway 101		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000
City Street		500,000	500,000	500,000	500,000	500,000	500,000	3,000,000
<b>Total Transportation</b>		<b>1,500,000</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>9,000,000</b>
<b>Enterprise Projects</b>								
Water Treatment Plant		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000
Wastewater Treatment Plant		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000
<b>Total Enterprise</b>		<b>2,000,000</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b>12,000,000</b>
<b>Total Projects</b>		<b>7,200,000</b>	<b>7,200,000</b>	<b>7,200,000</b>	<b>7,200,000</b>	<b>7,200,000</b>	<b>7,200,000</b>	<b>43,200,000</b>

Project	Year	2017	2018	2019	2020	2021	2022	Total
<b>2017 - 2022 GENERAL PURPOSE CAPITAL IMPROVEMENTS</b>								
Police Department		1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	7,200,000
Fire Department		1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	9,000,000
Public Works		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000
<b>Total General Purpose</b>		<b>3,700,000</b>	<b>3,700,000</b>	<b>3,700,000</b>	<b>3,700,000</b>	<b>3,700,000</b>	<b>3,700,000</b>	<b>22,200,000</b>
<b>2017 - 2022 GENERAL PURPOSE CAPITAL IMPROVEMENTS (continued)</b>								
Highway 101		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000
City Street		500,000	500,000	500,000	500,000	500,000	500,000	3,000,000
<b>Total Transportation</b>		<b>1,500,000</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>9,000,000</b>
Water Treatment Plant		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000
Wastewater Treatment Plant		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000
<b>Total Enterprise</b>		<b>2,000,000</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b>12,000,000</b>
<b>Total Projects</b>		<b>7,200,000</b>	<b>7,200,000</b>	<b>7,200,000</b>	<b>7,200,000</b>	<b>7,200,000</b>	<b>7,200,000</b>	<b>43,200,000</b>

## APPROVAL CRITERIA (PMC CHAPTER 18.210)

In order to grant a comprehensive plan text or map amendment, one of the following must apply:

- The amendment is warranted due to an error in the initial adoption of the city comprehensive plan.
- The amendment is based on a change of conditions or circumstances from the initial adoption of the city comprehensive plan.
- The amendment is based on new information that was not available at the time of the initial adoption of the city comprehensive plan.
- The amendment is based on a change in the population allocation assigned to the city by Kitsap County.





## APPLICATION 5

### P-11-18-17-02 | TEXT AMENDMENT

- Text amendment to Chapter 6 (Capital; Facilities), Chapter 10 (Utilities), Chapter 12 (Capital Facilities Plan) and Appendix B (Functional Plans) to reflect the new Solid Waste Utility Plan.



## SOLID WASTE UTILITY PLAN

Prepared For:  
The City of Poulsbo

Prepared by:  
Columbia Engineering Services, LLC

October 25, 2017

## APPROVAL CRITERIA (PMC CHAPTER 18.210)

In order to grant a comprehensive plan text or map amendment, one of the following must apply:

- The amendment is warranted due to an error in the initial adoption of the city comprehensive plan.
- The amendment is based on a change of conditions or circumstances from the initial adoption of the city comprehensive plan.
- The amendment is based on new information that was not available at the time of the initial adoption of the city comprehensive plan.**
- The amendment is based on a change in the population allocation assigned to the city by Kitsap County.



## 2018 COMPREHENSIVE PLAN AMENDMENTS

- Staff has evaluated the amendments and found them to be internally consistent with the adopted comprehensive plan.
- We have concluded that the amendments are based upon new information, change in circumstances, or due to an error.
- Public Hearing scheduled for March 13, 2018.

RS: Let's go through each amendment.

JB: Amendment 1, if this amendment goes through, the property to the right will be an island surrounded by fish park. Does the city have plans to buy that property?

KB: Not our immediate intention. City is looking for opportunities. This was a foreclosed house that we bought for a dollar. Similar situation with the 8<sup>th</sup> Avenue house and the house by Centennial Park.

JB: Is that property next door on a wetland?

KB: Not sure where the wetlands are but it might be encumbered.

RS: Amendment 2?

JC: Even though the city owns the pump track, who is liable?

KB: We have the liability insurance for our parks, but we share a lease agreement with the Evergreen Mountain Bike Alliance.

RS: Amendment 3? 4?

KN: Noticed that urban paths were deleted in several places throughout the Transportation Chapter.

NC: Not going away. The way it was explained to me by the Engineers is that when they are going after grants, funds won't go to urban paths. The new focus is non-motorized. The Urban Paths of Poulsbo and the Pedestrian Safety Plan will be incorporated into the Transportation Chapter.

KN: I also saw complete streets language. I thought City Council didn't like that phrase because of the connotation.

KB: Attitude has changed in order to follow the money. When the federal government enforced ADA, it changed the landscape in that we are required to include that language to prevent us from getting dinged when it comes to federal funding.

BN: Complete streets name?

KB: Ability for all able-bodied persons to use the street.

NC: Part of it too is the right amenity for the right street.

KB: Term the feds coined.

KN: Policy TR 10.1 there is Kitsap Transit, Jefferson Transit, Washington State Transit. Clallam has a new bus going from the ferry, should we add that?

NC: Yes, we should.

RS: Amendment 5, solid waste?

GH: What did the city pay the consultant group who wrote this plan?

KB: Don't know the dollar figure, but they did have to get a budget amendment through City Council.

GH: Would like to know. I am also surprised to see the County rates cheaper.

KN: The idea of the city should encourage bigger cans so the city makes more money. The city should be wanting to decrease waste.

KB: My understanding is that the bigger cans worked better with our outdated trucks and equipment.

JB: More standardization.

KB: Aging trucks have needed to be replaced for way too long. No plans to increase staff for garbage collection. This has been a long 2 year process. They evaluated whether or not to keep the service in house or move to Waste Management, examined the plan, residential service was subsidizing the commercial.

BN: Reflected on old garbage service using a dump truck.

JC: CPA for 19589 Front St, isn't the slope giving way? Why would we allow change if there is an issue in that area.

NC: If they wanted to develop the property, they would have to go through the full review including reports and be built to standards. They also have to go through shoreline and critical area review.

RS: It appears there are no more commissioner comments.

7. Comments from Citizens - None

8. Commissioner Comments

JC: Further down Viking, the nice planters strips look like they are not being maintained. Any plans to clean those up?

KB: I will pass that on to Public Works. I do know that they would like to volunteers adopt areas to help maintain ROW. There are only 2 parks guys for the entire city and it is a lot for them to keep up with.

JC: Important to maintain those islands, they are the gateway to our community.

KB: I know they would like to install native vegetation that would require less maintenance.

BN: Installation is often times a requirement of funding. Does not make sense to have it if it is not going to be maintained.

KB: We do have a few comments to follow up the email Helen sent out regarding our upcoming schedule. The commercial code update is a large body of work and we are trying to address a lot of things, including downtown design standards, adding pictures and more tools in the ordinance, lowering the height limit downtown, and the moratorium on 305 self storage. We are aiming for a release date of March 2<sup>nd</sup> and having our first workshop on March 13<sup>th</sup>.

GH: At one of our previous meetings you brought up the possibly having speakers to talk about Viking Way and how to better facilitate uses.

KB: Can bring in when we talk about use table. I can set that up for the 2<sup>nd</sup> workshop because it is part of the use table conversation.

GH: It would be good to have.

BN: Looking forward to building heights downtown. Interested in hearing developers take.

KB: I will bring in examples of City Hall and some proposed buildings to help visualize height downtown.

BN: I have been asking throughout the years is the definition of what Poulsbo is.

KB: I do believe this commercial code is going to address this. It is a tough conversation and we are doing the best we can, but we look to you all for guidance.

- 6:50 9. Automatic Adjournment (unless meeting is extended by majority vote)

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Ray Stevens, Planning Commission Chair