



2018 COMPREHENSIVE PLAN AMENDMENTS – ANSPACH APPLICATION STAFF REPORT AND RECOMMENDATION

TO: City Council and Mayor Erickson
FROM: Nikole Coleman, Associate Planner
SUBJECT: 2018 Comprehensive Plan Amendments – Anspach Application | P-10-31-17-02
DATE: April 3, 2018

The Poulsbo Planning Commission respectfully recommends **approval** of the proposed site-specific shoreline re-designation request for the property located at 19589 Front St NE from Shoreline Residential to High Intensity and of the proposed text amendment to Poulsbo Municipal Code (PMC) 16.08.240.C(2).

RECOMMENDED ACTION:

MOVE to (approve) (approve with modifications) (deny) -

Application No. P-10-31-17-02 is a request amend the Comprehensive Plan and Shoreline Master Program by re-designating 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 16.08.240.C(2), to alleviate inconsistencies between the zoning designation and shoreline jurisdiction.

AND in support of a decision to approve the release, City Council shall adopt an ordinance approving the Comprehensive Plan Amendments, adopting the staff report's findings and conclusions.

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STAFF REPORT

Comprehensive Plan and Shoreline Master Program Amendment

I. GENERAL INFORMATION

- A. **Applicant:** William Anspach | 934 6th Street South, Suite 200 | Kirkland, WA 98033
- B. **Description of Proposal:** The applicant has proposed two 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 16.08.240 C.2., to alleviate inconsistencies between the zoning designation and shoreline jurisdiction.
- C. **City Council Public Hearing:** April 11, 2018 at 7pm or soon thereafter
- 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

II. CRITERIA FOR APPROVAL

- A. *Poulsbo Municipal Code (PMC)*. 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.
- B. *Shoreline Master Program (SMP)*. Although the SMP does not contain any specific criteria for amendments, the following is provided as background:
1. Per PMC [16.08.030](#), the Poulsbo shoreline master program has the following purposes:
 - To ensure no net loss of shoreline ecological functions;
 - To protect the waters of the state and the fish and wildlife that depend on those waters from adverse impacts;
 - To protect the public's right to access and use the surface waters of the state, and to access and use the shorelines where public lands and rights-of-way exist;
 - To encourage water-oriented and residential uses of the shoreline that are in the best interest of the public;
 - To provide a coordinated plan for the shorelines in accordance with local, state and federal requirements to prevent adverse impacts from unplanned development of the state's shorelines;
 - To carry out the Shoreline Management Act, Chapter [90.58](#) RCW, and implementing regulations adopted by the state;
 - To help fulfill the city's responsibilities under the public trust doctrine;
 - To protect the rights of property owners within the shoreline jurisdiction.
 2. Per PMC [16.08.170.A](#), the shoreline residential (SR) environment is intended to accommodate residential development consistent with the city's shoreline management standards; protect ecological functions and natural habitat, and restoration when feasible; and provide public access and recreational

uses, where appropriate. The shoreline residential environment is divided into two subdesignations: shoreline residential-1 (SR-1) and shoreline residential-2 (SR-2).

3. Per [PMC 16.08.170.B](#), 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.

C. *Shoreline Management Act (SMA)*. Per [RCW 90.58.090](#), the following approval criteria is provided:

1. The department [Washington State Department of Ecology] shall approve the segment of a master program relating to shorelines unless it determines that the submitted segments are not consistent with the policy of [RCW 90.58.020](#) and the applicable guidelines.
2. The department shall approve the segment of a master program relating to critical areas as defined by [RCW 36.70A.030\(5\)](#) provided the master program segment is consistent with [RCW 90.58.020](#) and applicable shoreline guidelines, and if the segment provides a level of protection of critical areas at least equal to that provided by the local government's critical areas ordinances adopted and thereafter amended pursuant to [RCW 36.70A.060\(2\)](#).
3. The department shall approve those segments of the master program relating to shorelines of statewide significance only after determining the program provides the optimum implementation of the policy of this chapter to satisfy the statewide interest. If the department does not approve a segment of a local government master program relating to a shoreline of statewide significance, the department may develop and by rule adopt an alternative to the local government's proposal.

D. *SMP Guidelines (WAC 173-26-171 through 251)*.

1. Proposed amendments are required to be reviewed for consistency with the "State Master Program Approval/Amendment Procedures and Master Program Guidelines." *The primary purpose of the guidelines is to implement the "cooperative program of shoreline management between local government and the state."*
2. Per [WAC 173-26-211\(3\)](#), the Growth Management Act, where applicable, designates shoreline master program policies as an element of the comprehensive plan and requires that all elements be internally consistent. Chapter [36.70A](#) RCW also requires development regulations to be consistent with the comprehensive plan.

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.

1. *Background:* A 1983 concomitant agreement approved a rezone of the property from Residential Single-Family to Business General. The property is currently zoned Commercial (C-1 Downtown) and has a commercial use on it. However, 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 shoreline residential environment is intended to accommodate residential development consistent with the city's shoreline management standards; protect ecological functions and natural habitat, and restoration when feasible; and provide public access and recreational uses, where appropriate.

The shoreline residential environment designation does not permit commercial or mixed-uses (see [PMC 16.08.180](#), Shoreline Use Table), which has created a nonconforming existing use. In addition, per [PMC 16.08.240](#), 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.

The applicant has requested to re-designate the shoreline environment designation to high intensity (HI). The 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.

Commercial uses are permitted in the HI environment (with limitations, see [PMC 16.08.260](#)). In addition, mixed use developments are permitted in the HI environment (with limitations, see [PMC 16.08.250](#)).

A change in shoreline environment does not alter the shoreline buffer. Per [PMC 16.08.200](#), for the shorelines of Liberty Bay, the shoreline buffer extends 100 feet from the ordinary high water mark (OHWM). In addition, the buffer setback for Liberty Bay extends 25 feet from the outer edge of the buffer. In general, development activities may be permitted in a shoreline buffer setback, but structures that are not for a water-dependent or public access use may not be located within it.

There are two other properties that are zoned commercial but have a shoreline environment designation of SR1/SR2. City staff will propose to re-designate those properties to high intensity with the 2020 state mandated Shoreline Master Program update. Mr. Anspach did not wish to wait until 2020.

2. *Applicable Criteria:*

- The amendment is warranted due to an error in the initial adoption of the SMP in 2012.
- The amendment has been reviewed for consistency with RCW 90.58 and WAC 173-26.
- The amendment is consistent with the comprehensive plan. The property currently has an existing commercial use and the High Intensity designation will allow the continued use of the property for commercial purposes, while still requiring protection of habitat and no net loss of ecological functions. 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.”
- Any future development activity on the subject site will require a shoreline substantial development permit, shoreline conditional use permit, and/or a shoreline variance and required to 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. In addition, new and expanded shoreline development will be evaluated for cumulative impacts to shoreline values and functions, per WAC [173-26-201\(3\)\(d\)\(iii\)](#).
- In addition to the requirements of PMC 16.08, critical areas within the shoreline jurisdiction are protected according to the requirements of the critical areas ordinance, Chapter [16.20](#). If there are any conflicts between the critical areas ordinance and this chapter, the more stringent requirement shall apply.
- Per [PMC 16.08.260.C](#), within the high intensity environment of the Front Street planning segment, if the subject property has direct access to Liberty Bay, all new development within the shoreline buffer shall be permanently occupied and maintained as water-oriented uses. Outside of the shoreline buffer, an area or areas equivalent to at least twenty-five percent of the new or additional building square footage shall be permanently occupied and maintained as water-oriented uses.

3. *Staff Analysis:* When the Shoreline Master Program (SMP) was adopted in 2012 the subject property was identified as a commercial property, with existing commercial use and commercial zoning (per the Inventory and Characterization). However, it appears to have been an error that this property was given a shoreline environment designation of SR-1/SR-2 (shoreline residential), creating a nonconforming use and downzoning the property. As stated above, 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. The proposed amendment to NE-6 is fixing an inconsistency with between the existing land use and zoning designation and the shoreline environment designation.

4. *Staff Recommendation:* Staff recommends approval of the proposed site-specific map amendment to Figure NE-6 (*Shoreline Master Program Map*) to re-designate .64 acres from Shoreline Residential to High Intensity.



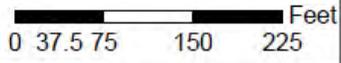
Current Shoreline Zoning
 City of Poulsbo Planning Department



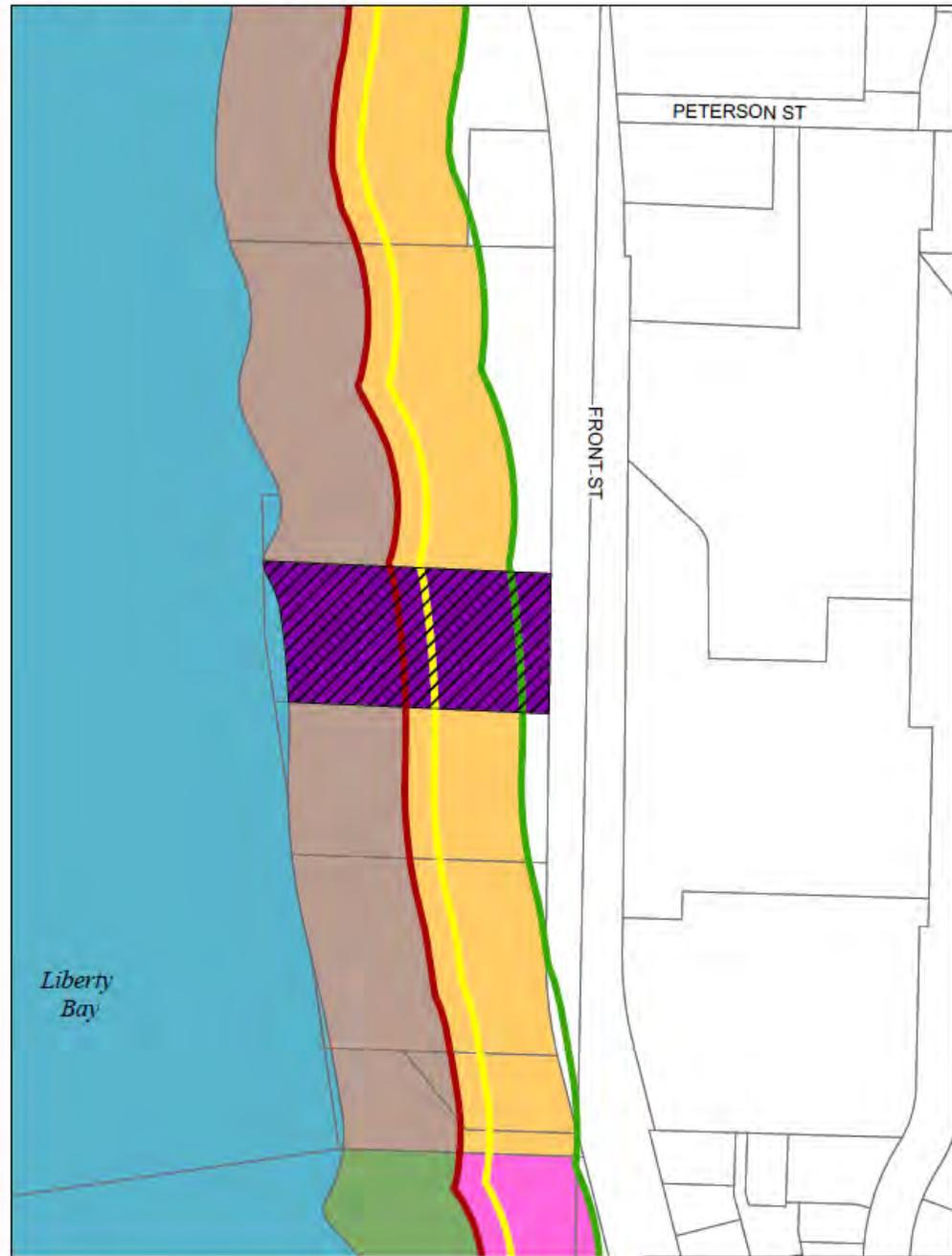
Legend

- City Limits
- Urban Growth Area
- Shoreline
- 100-Foot Shoreline Buffer
- 100-Ft Buffer + 25-Ft Setback
- 200-Foot Shoreline Jurisdiction Zone
- ▨ Project Site

- Environment Designation**
- High Intensity (HI)
 - Natural (N)
 - Shoreline Residential 1 (SR-1)
 - Shoreline Residential 2 (SR-2)
 - Urban Conservancy (UC)
 - Aquatic (A)



Proposed Shoreline Zoning
 City of Poulsbo Planning Department

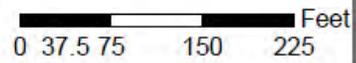


Legend

- City Limits
- Urban Growth Area
- Shoreline
- 100-Foot Shoreline Buffer
- 100-Ft Buffer + 25-Ft Setback
- 200-Foot Shoreline Jurisdiction Zone
- Project Site

Environment Designation

- High Intensity (HI)
- Natural (N)
- Shoreline Residential 1 (SR-1)
- Shoreline Residential 2 (SR-2)
- Urban Conservancy (UC)
- Aquatic (A)



B. P-10-31-17-02 also includes a proposed zoning code text amendment to PMC 16.08.240 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.”

1. *Background:* When the Shoreline Master Program (SMP) was adopted in 2012, approximately nine properties (including two owned by the applicant, see maps below) that are zoned residential high (RH) were given a shoreline environment designation of SR-1/SR-2 (shoreline residential). The RH zoning district permits 11-14 units per acre (see [PMC 18.70.040](#)), while the SR-1/SR-2 shoreline environment limits density to 4-5 units per acre. With the adoption of the SMP in 2012 these properties were downzoned.

Page 34 of the Shoreline Master Program Inventory and Characterization states:

“Current zoning designations within this reach include Commercial, Park, Residential High (>10 to 14 units per acre) and Residential Low (4 to 5 units per acre) (Exhibit E-2). The 2025 Land Use Map found in the City of Poulsbo Comprehensive Plan indicates that zoning designations will remain similar to the current zoning designations. Based upon current zoning designations, it is anticipated that future land use within this reach will likely include development of the undeveloped parcels as single family or multifamily structures, and redevelopment of previously developed properties as property value increases. This development may be limited by physical conditions and shoreline buffer/setbacks.”

Page 55 of the Shoreline Master Program Inventory and Characterization states:

“However, the amount of remaining native vegetation within this reach [MR 3, Front Street] provides higher levels of functionality when compared to other reaches within the jurisdiction and is only exceeded in quality by MR 4. The restoration elements identified below have been provided to address the primary/driving sources of the disturbance to the reach as well as to provide protection for the intact functionality identified within this reach.”

The Inventory and Characterization does not recommend a reduction in allowed density to improve hydrologic, vegetative and habitat functions. Portions of the reach (marine reach 3) are modified, including shoreline armoring, however large amounts of remaining native vegetation provides higher levels of functionality when compared to other reaches within the jurisdiction.

2. *Approval Criteria:*

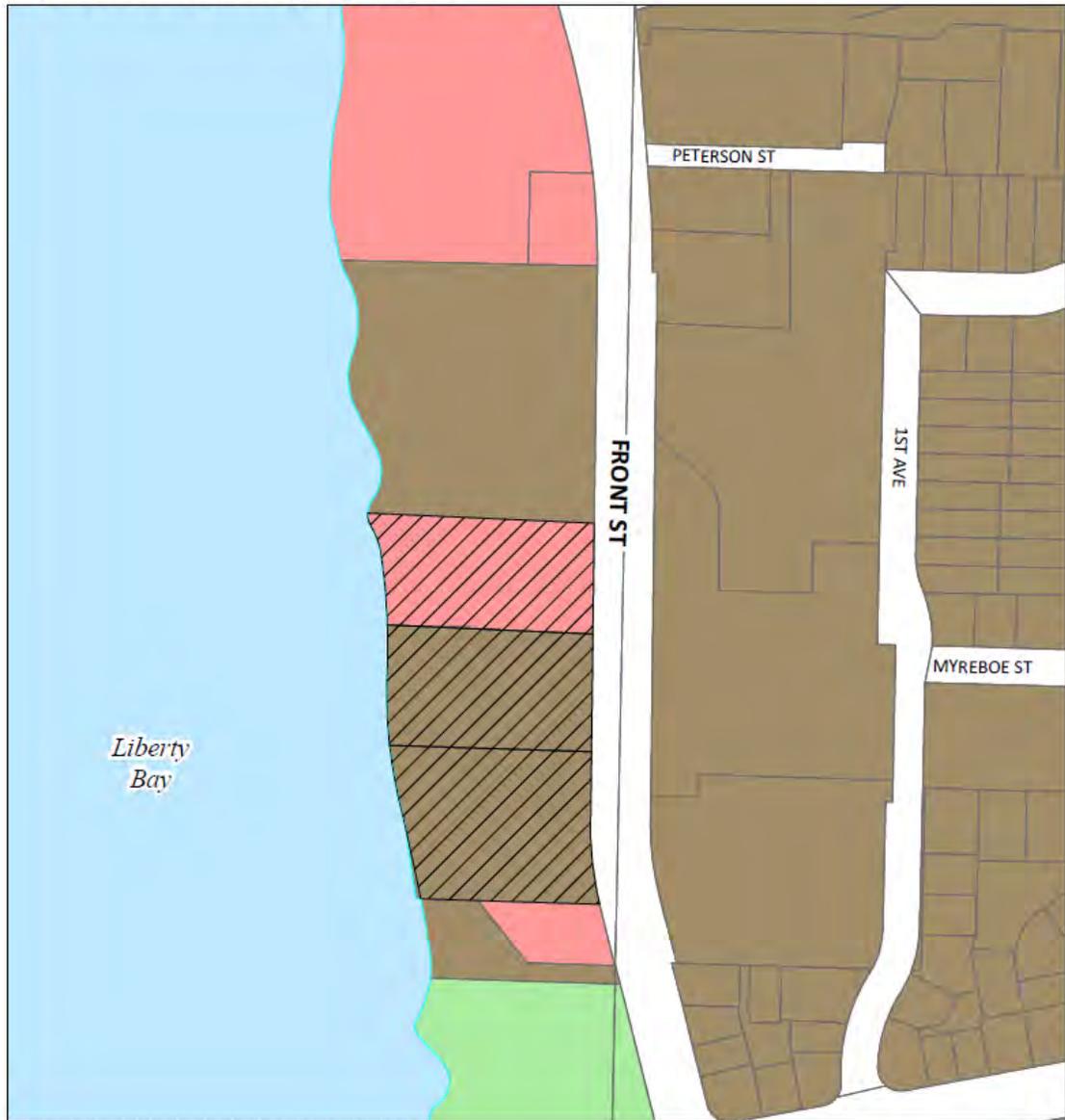
- The amendment has been reviewed for consistency with RCW 90.58 and WAC 173-26.
 - Per WAC 173-26-211(3)(a), the comprehensive plan provisions and shoreline environment designation provisions should not preclude one another. To meet these criteria the provisions of both the comprehensive plan and the master program must be able to be met. Further, when considered together and applied to any one piece of property, the master program use policies and regulations and the local zoning or other use regulations should not conflict in a manner that all viable uses of the property are precluded.
- The amendment is consistent with the comprehensive plan. The property currently has an existing commercial use and the High Intensity designation will allow the continued use of the property for commercial purposes, while still requiring protection of habitat and no net loss of ecological functions. 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.”
- Any future development activity on the subject site will require a shoreline substantial development permit, shoreline conditional use permit, and/or a shoreline variance and required to 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. In addition, new and expanded shoreline development will be evaluated for cumulative impacts to shoreline values and functions, per WAC [173-26-201\(3\)\(d\)\(iii\)](#).

- In addition to the requirements of PMC 16.08, critical areas within the shoreline jurisdiction are protected according to the requirements of the critical areas ordinance, Chapter [16.20](#). If there are any conflicts between the critical areas ordinance and this chapter, the more stringent requirement shall apply.
 - Per [PMC 16.08.260.C](#), within the high intensity environment of the Front Street planning segment, if the subject property has direct access to Liberty Bay, all new development within the shoreline buffer shall be permanently occupied and maintained as water-oriented uses. Outside of the shoreline buffer, an area or areas equivalent to at least twenty-five percent of the new or additional building square footage shall be permanently occupied and maintained as water-oriented uses.
3. *Staff Analysis:* The amendment is consistent with the comprehensive plan, shoreline master program, and shoreline management act. The proposed amendment corrects inconsistencies between the commercial zoning designation and the shoreline environment overlay.
 4. *Recommendation:* Staff recommends approval of the text amendment to PMC 16.08.240 C.2.

Zoning Ordinance Map

City of Poulsbo Planning Department

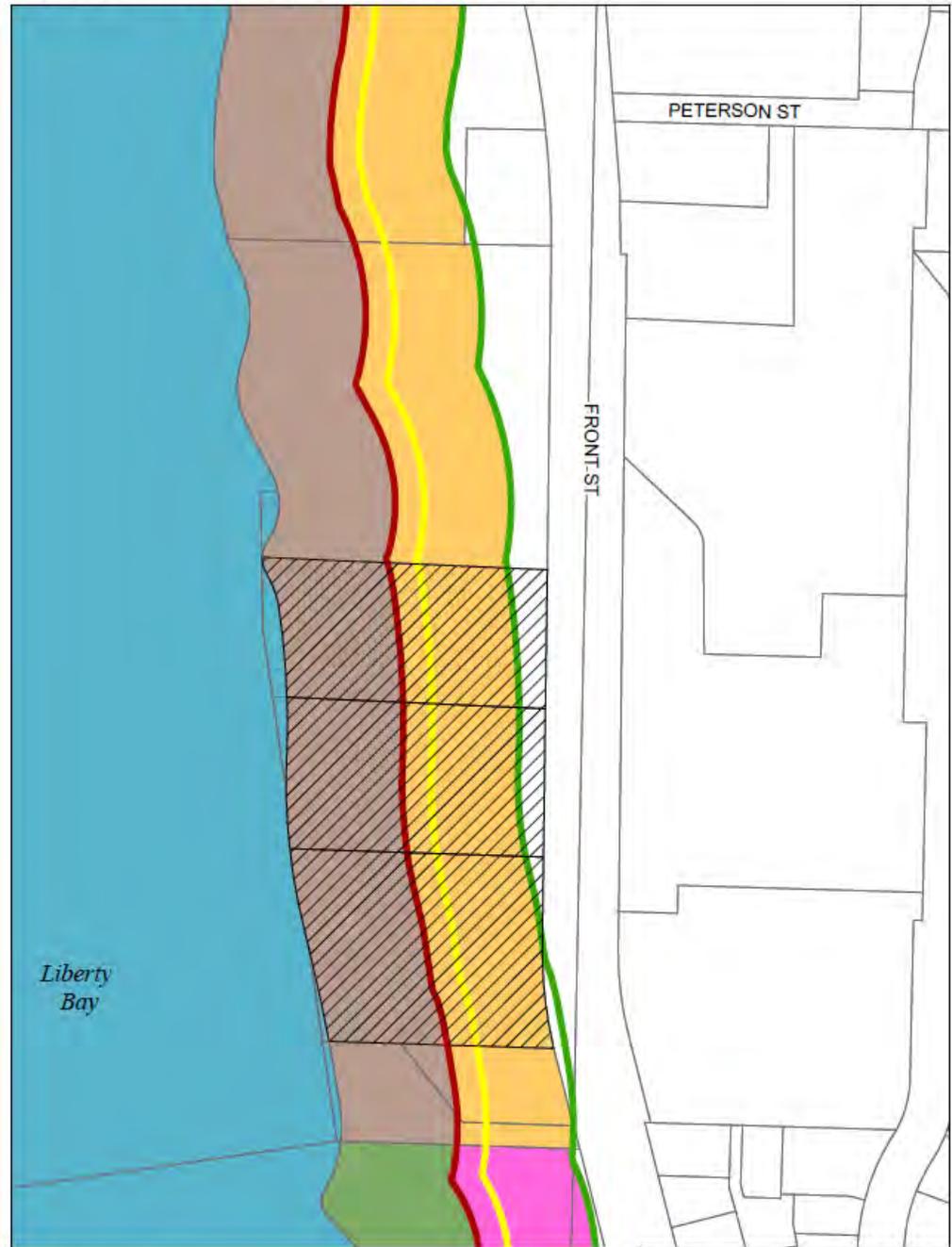


Legend

- | | |
|--------------------|---------------------|
| Anspach Properties | Zone |
| City Limits | Commercial Downtown |
| Urban Growth Area | Park |
| | Residential High |



Current Shoreline Zoning
 City of Poulsbo Planning Department

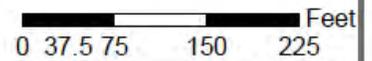


Legend

- Anspach Properties
- City Limits
- Urban Growth Area
- Shoreline
- 100-Foot Shoreline Buffer
- 100-Ft Buffer + 25-Ft Setback
- 200-Foot Shoreline Jurisdiction Zone

Environment Designation

- High Intensity (HI)
- Natural (N)
- Shoreline Residential 1 (SR-1)
- Shoreline Residential 2 (SR-2)
- Urban Conservancy (UC)
- Aquatic (A)



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 ended on March 12, 2018.

VI. PLANNING COMMISSION PUBLIC HEARING MARCH 13, 2018

A Planning Commission public hearing was held on March 13, 2018. An opportunity for public comment was provided. No comments were received.

VII. CONCLUSION AND RECOMMENDATION

The Poulsbo Planning Commission and 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 16.08.240 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, the Planning Commission and 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 and 3/13/18)
- F. Planning Commission Findings of Fact and Recommendations
- G. Notice of City Council Public Hearing, including affidavits of mailing

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



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: **BILL ANSPACH**

Contact Person: **BILL ANSPACH**

Address: **934 6TH STREET SOUTH, SUITE 200, KIRKLAND, WA 98033**

Email: **BILL@SEATTLEWATCH.COM**

Phone Number: **425-828-4780**

Summary of proposed amendment:

See attached for responses.

Chapter, page number, and location (goal/policy #, section, map figure) of proposed amendment:

Proposed amendment in ~~strike through~~ or underline 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 ~~striketrough~~ 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.

File No.:	P-10-31-17-02
Setting the Docket:	January 17, 2018 Notice of Application January 26, 2018
Address:	19589 Front St NE Poulsbo, WA 98370
Applicant:	William Anspach 934 6 th Street South, Suite 200 Kirkland, WA 98033
Property Owner:	Same
Proposed Applications:	The applicant has proposed two Comprehensive Plan Amendments, including: <ol style="list-style-type: none">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.2. a text amendment to PMC 16.02.240 C.2., to alleviate inconsistencies between the zoning designation and shoreline jurisdiction.
Environmental Review:	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.
Environmental Review Comment Period:	The public may comment on the environmental related aspects of the applications until February 23, 2018 . The public may request a copy of the decision once made.

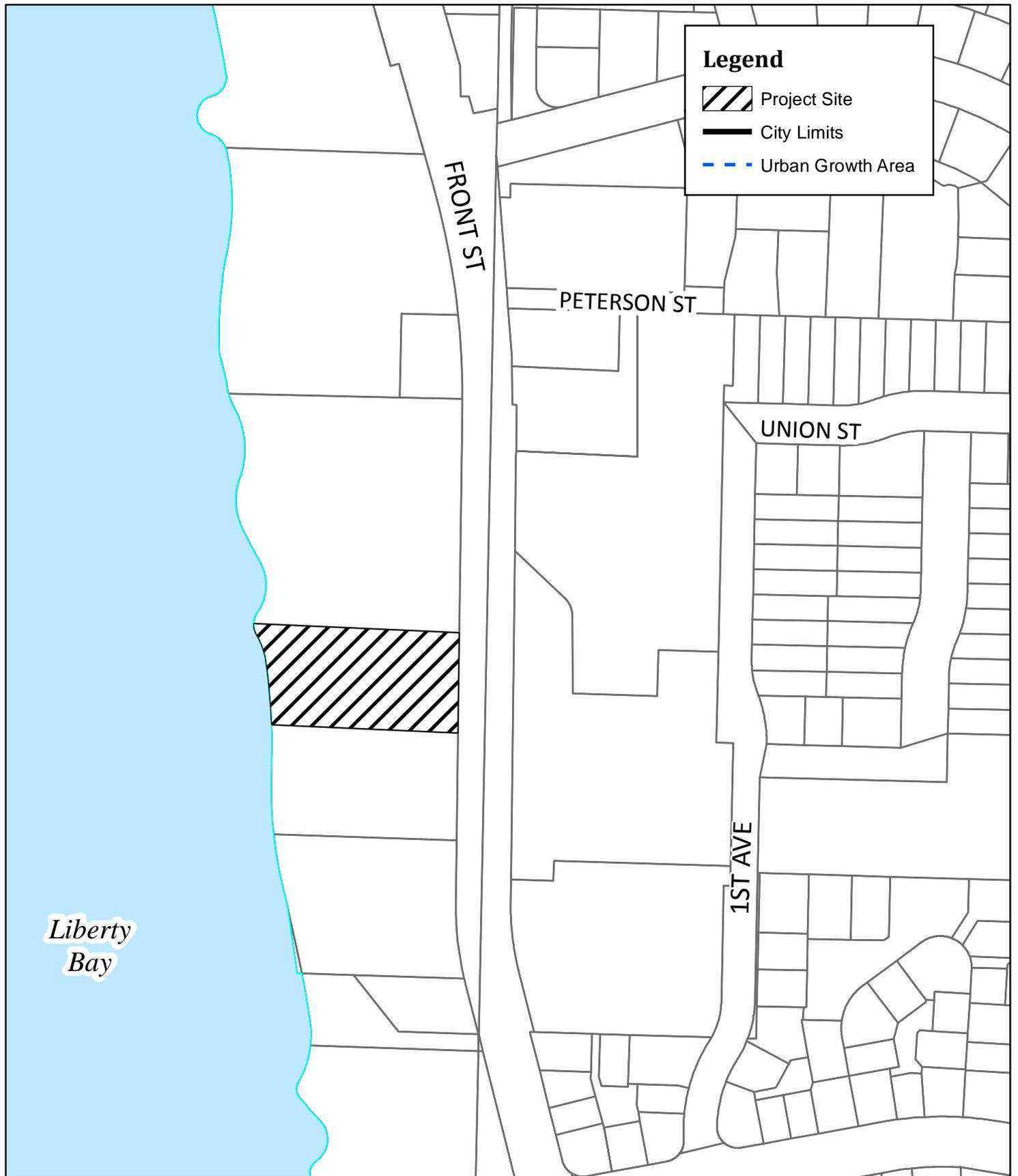


Public Comment Methods:	<p>Comments may be provided to the City at any time during the comprehensive plan amendment process. <i>(Please provide environmental related comments by February 23, 2018 for the City's consideration in developing the environmental determination)</i>. Written comments received 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 plan&econ@cityofpoulsbo.com. 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>
Source for Information:	<p>Information regarding the 2018 Comprehensive Plan Amendments is available here: https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/</p>
Public Participation Plan:	<p>A Public Participation Plan has been developed and is available here: https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/</p>
Public Hearing Date:	<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>
Further Information:	<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 plan&econ@cityofpoulsbo.com.</p>
Staff Contact:	<p>Nikole Coleman, Associate Planner; ncoleman@cityofpoulsbo.com; (360) 394 -9730.</p>



Project Site Map

City of Poulsbo Planning Department





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

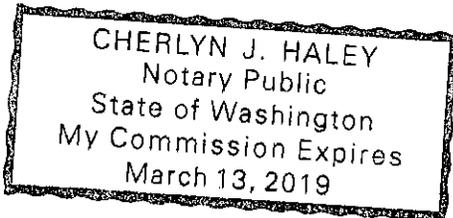
on 25 January, 2018, affiant that a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

- 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: KCCDC'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
- Puget Sound Clean Air Agency: amyf@pscleanair.org
- Puget Sound Partnership: marsha.engel@psp.wa.gov

State

- WA Department of Ecology
 - Misty Blair – Shoreline: mbla461@ecy.wa.gov
 - Patrick McGraner – Wetlands: Patrick.McGraner@ecy.wa.gov
 - Tammy Sacayanan – SEPA NW Regional Coordinator: tammy.sacayanan@ecy.wa.gov
 - Environmental Review: sepaunit@ecy.wa.gov
(Note: this address is on Comp Plan, Dev Reg, NOA, SEPA and NOD distribution lists)

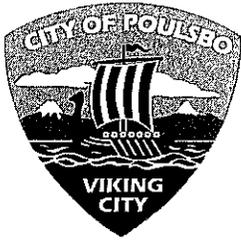
- WA Department of Fish and Wildlife
 - Chris Waldbillig – Marine Habitat: Chris.Waldbillig@dfw.wa.gov (Note: This address is on all distribution lists)
 - SEPA Desk: SEPAdesk@dfw.wa.gov (Note: This address is on SEPA distribution list)

- WA Department of Commerce: 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
- WA Department of Natural Resources SEPA Center: 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
- WA Department of Health: Kelly.Cooper@doh.wa.gov
- WA Park and Recreation Commission: randy.kline@parks.wa.gov
- WA Department of Agriculture: kmclain@agr.wa.gov
- WA Department of Corrections SEPA: efheinitz@doc1.wa.gov
- OTHER: _____
- OTHER: _____

Federal:

- U.S. Navy – Bremerton CO/PAO, Keyport PAO, Lynn Wall; lynn.wall1@navy.mil
– Comprehensive Plan ONLY
- Environmental Protection Agency: epa-seattle@epa.gov
- Department of Housing and Urban Development (HUD) – Seattle Office: 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
- National Marine Fisheries Service: 7600 Sand Point Way Northeast Seattle, WA 98115



NOTICE OF APPLICATION and Optional DNS

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Staff Contact:

Nikole Coleman, Associate Planner; ncoleman@cityofpoulsbo.com; (360) 394 -9730.

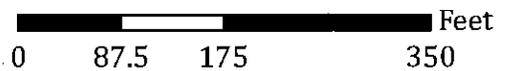
Project Site Map

City of Poulsbo Planning Department



Legend

-  Project Site
-  City Limits
-  Urban Growth Area



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

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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

STATE AGENCY LANDS
0

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' <kimsnwlife@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

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Exhibit C



DETERMINATION OF NONSIGNIFICANCE (DNS)

Project Name:	2018 Comprehensive Plan Amendments – Anspach Application
File No.	P-10-31-17-02
Location of Proposal:	19589 Front St NE Poulsbo, WA 98370
Applicant:	William Anspach 934 6 th Street South, Suite 200 Kirkland, WA 98033
Description of Proposal:	The applicant has proposed two Comprehensive Plan Amendments, including: <ol style="list-style-type: none">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.2. a text amendment to PMC 16.02.240 C.2., to alleviate inconsistencies between the zoning designation and shoreline jurisdiction.
Source for Information:	https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/
Lead Agency:	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 Helen Wuytka day of March, 2018.

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

Cheryl 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: 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.

Hearing Date:	March 13, 2018	Hearing Time:	7 pm
Hearing Location:	Poulsbo City Hall, Council Chambers, 200 NE Moe Street, Poulsbo, WA		
Project File No.	P-10-31-17-02		
Address:	19589 Front St NE Poulsbo, WA 98370		
Applicant/Owner:	William Anspach 934 6 th Street South, Suite 200 Kirkland, WA 98033		
Project Description:	The applicant has proposed two Comprehensive Plan Amendments, including: <ol style="list-style-type: none">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.2. a text amendment to PMC 16.02.240 C.2., to alleviate inconsistencies between the zoning designation and shoreline jurisdiction.		
Public Participation Plan:	A Public Participation Plan has been developed and is available here: https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/		
Hearing Information:	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.		
Public Comment Methods:	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.		
Staff Report:	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.		

Source for Information:

Information regarding the 2018 Comprehensive Plan Amendments is available here: <https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/>

Staff Contact:

Nikole Coleman, Associate Planner; ncoleman@cityofpoulsbo.com; (360) 394 -9730.

Site Map:

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:

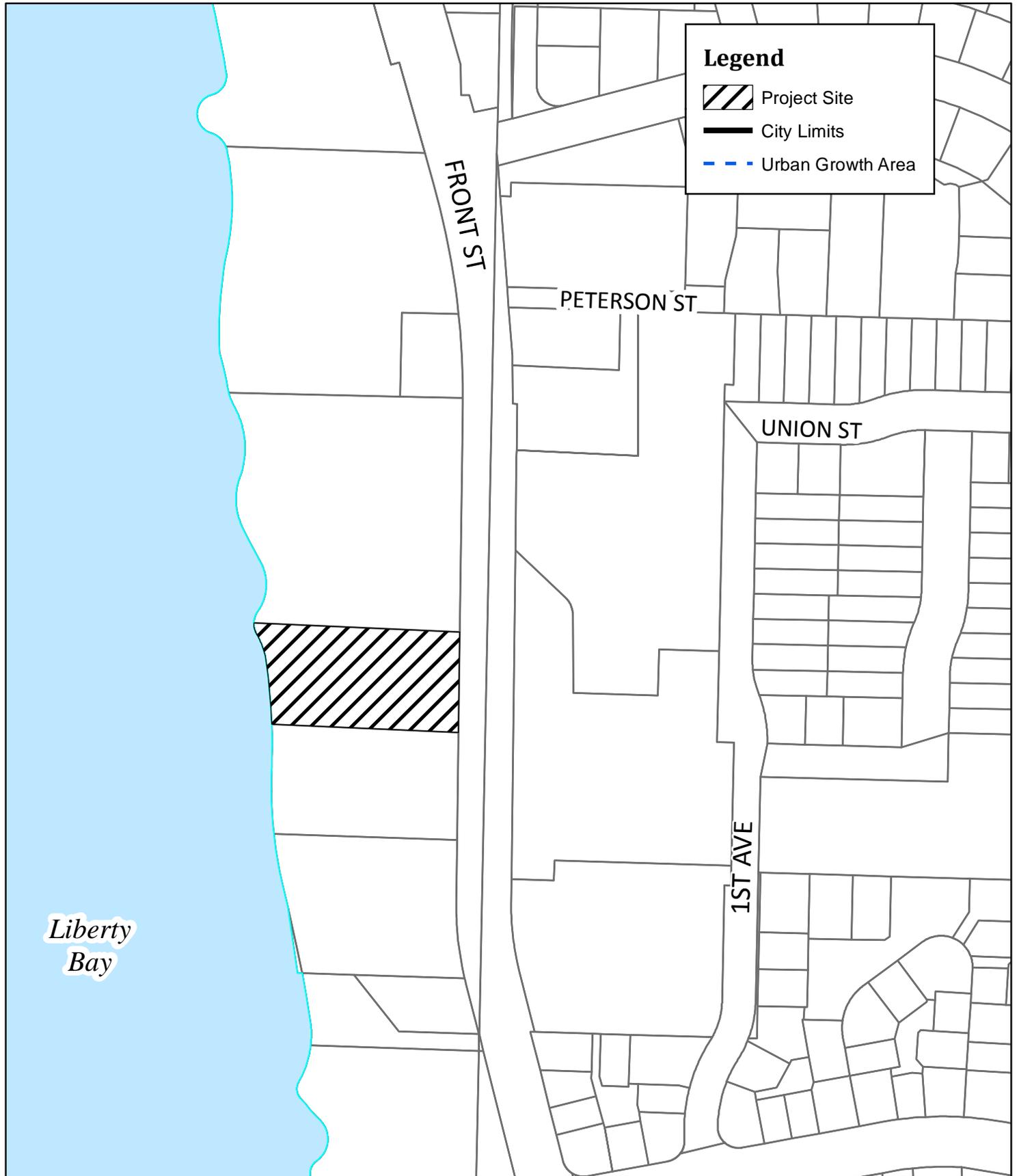
1. The length of time given to individuals speaking for or against a proposal may be determined by the Planning Commission prior to the application being considered;
2. A speaker representing each side of the issue is encouraged.

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 23rd 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
- Puget Sound Clean Air Agency: amyf@pscleanair.org
- Puget Sound Partnership: marsha.engel@psp.wa.gov

State

- WA Department of Ecology
 - Misty Blair – Shoreline: mbia461@ecy.wa.gov
 - Patrick McGraner – Wetlands: Patrick.McGraner@ecy.wa.gov
 - Tammy Sacayanan – SEPA NW Regional Coordinator: tammy.sacayanan@ecy.wa.gov
 - Environmental Review: 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 (Note: This address is on all distribution lists)
 - SEPA Desk: SEPAdesk@dfw.wa.gov (Note: This address is on SEPA distribution list)

- WA Department of Commerce: 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
- WA Department of Natural Resources SEPA Center: 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
- WA Department of Health: Kelly.Cooper@doh.wa.gov
- WA Park and Recreation Commission: randy.kline@parks.wa.gov
- WA Department of Agriculture: kmclain@agr.wa.gov
- WA Department of Corrections SEPA: efheinitz@doc1.wa.gov
- OTHER: _____
- OTHER: _____

Federal:

- U.S. Navy – Bremerton CO/PAO, Keyport PAO, Lynn Wall; lynn.wall1@navy.mil
– Comprehensive Plan ONLY
- Environmental Protection Agency: epa-seattle@epa.gov
- Department of Housing and Urban Development (HUD) – Seattle Office: 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
- 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

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

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

ANSPACH WILLIAM E
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
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SDO PROPERTIES LLC
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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 Fahlsing <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 <lrcraig@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

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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

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

23rd 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; (360) 394-9730.

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

Exhibit E



PLANNING COMMISSION

Tuesday, March 13, 2018

Poulsbo City Hall Council Chambers

MINUTES

Commissioner Present: Ray Stevens, Jim Coleman, Gordon Hanson, Kate Nunes, Gary McVey, Jerry Block

Staff Present: Karla Boughton, Nikole Coleman, Helen Wytko

1. Call to Order
2. Flag Salute
3. Approval of Minutes HANSON/COLEMAN all in favor
4. Modifications to the agenda
KB: Public hearing start hearing will begin at 7pm.
5. Comments from citizens regarding items not on the agenda

Joan Hett 4th Ave NE never realized implications comprehensive plans C1 on house and living conditions. Have a wonderful view downtown. General concerns tone of the plan is that we use the term waterfront village throughout and I moved here in 1990 when i came here it was little Norway and then heard rumors that major developer wanted to change. Bother me because tourist attraction like Leavenworth. I have two things from the Herald in 2016 says it was voted as the best tourist attraction. American cruise line advertisement. Come here because of Scandinavian heritage. Would like to see waterfront village disappear from plan and Scandinavian heritage.

Looked at table 18.80.030 and removed maximum size for grocery store downtown. Opens up was for large Kroger's to come in. Rumor mill has it that the developer who has bought everything downtown plans on putting in a large grocery store.

In table cannot figure out what regional retail was. Confused by requirements for mixed use structures. refer to another table for standards. Residential units must be located above...yet in the following paragraph it says that the minimum of 60% of street level shall be occupied with non residential uses. What is the other 40%?

I had trouble finding what the building height is. I don't think we want these taller buildings downtown. I like my view, I pay taxes on my view, and I think that I am contributing to the City coffers with my tax money. Hardly any parking downtown now. I have a handicap sticker. Living on fourth for me to get downtown, is very arduous. I don't go downtown because I cant find a parking spot. If we start adding residences and we don't allow residences sufficient parking, where are the tourists going to park? they bring a lot of money into this town. Final of the concerns, build to maximum height, most downtown, depending on the tide level. any building with underground

parking is going to have to build concrete walls impermeable to water. Block water coming off the hillside of 3rd ave. Geo hazards map you will find that my house along with everyone on 3rd and 4th lives a long a potentially geological hazard.

GM: wanted to ask a question is that appropriate?

RS: Lets wait.

6. Public Meeting 2018 Commercial Code Update

KB : Wanted to make a few introductory comments. The purpose behind the update is that there has been a change in ownership and potential redevelopment interest. There has been increased interest city wide on mixed use structures and mixed use developments. We have our normal sense of changes proposed for ambiguities or issues in the year. We are proposing stricter regulations then what they currently are today.

NC: Tonight's agenda we are going to review schedule for workshop do an overview of proposed amendments and do overview of use table. Note many of the images you see in the code are chicken scratch. We have signed a contract with an artist to do ten of them. If you see other points where a photo would be helpful or if a graphic isn't capturing text please let us know.

Planning
Commission
Workshop
March 13, 2018

Commercial Districts Ordinance Update

Tonight's Agenda

- Review Schedule
- Overview of Draft Amendments
- Begin Review of Permitted Use Table



Planning Commission Review Schedule

Date	Topics
March 13, 2018	Overview and begin discussion on Commercial Use Table
March 20, 2018	Continued discussion on Commercial Use Table (including self-serve mini-storage use in C-3 zoning district); begin discussion on lot coverage and building height.
March 27, 2018	Continued discussion from previous meeting; C-1 district design standards/shopfront overlay.
April 10, 2018	Standards for the C-2, C-3 and C-4 districts; mixed-use structures and mixed-use site.
April 17, 2018	Continued discussion from previous meeting; discussion on any 'parked' elements and/or responses to questions/requests for additional information.
April 24, 2018	Wrap up and review of proposed modifications.
May 8, 2018*	Public Hearing at 7 p.m.

* Please note date change

Public Comment Opportunities

- **March 9, 2018** | Notice of Application with Optional DNS Issued
- **March 13, 2018** | PC workshop - 6 p.m. | Council Chambers
- **March 20, 2018** | PC workshop - 6 p.m. | Council Chambers
- **March 23, 2018** | Notice of Application with Optional DNS Comment Period Over
- **March 27, 2018** | PC workshop - 6 p.m. | Council Chambers
- **April 10, 2018** | PC workshop - 6 p.m. | Council Chambers
- **April 17, 2018** | PC workshop - 6 p.m. | Council Chambers
- **April 24, 2018** | PC workshop - 6 p.m. | Council Chambers
- **May 8, 2018** | PC Public Hearing 7 p.m. | Council Chambers
- **May 16, 2018** | City Council (CC) Workshop – 7 p.m. | Council Chambers
- **May 23, 2018** | CC Workshop – 7 p.m. | Council Chambers
- **May 30, 2018** | CC Workshop – 7 p.m. | Council Chambers
- **June 13, 2018** | CC Public Hearing – 7 p.m. | Council Chambers

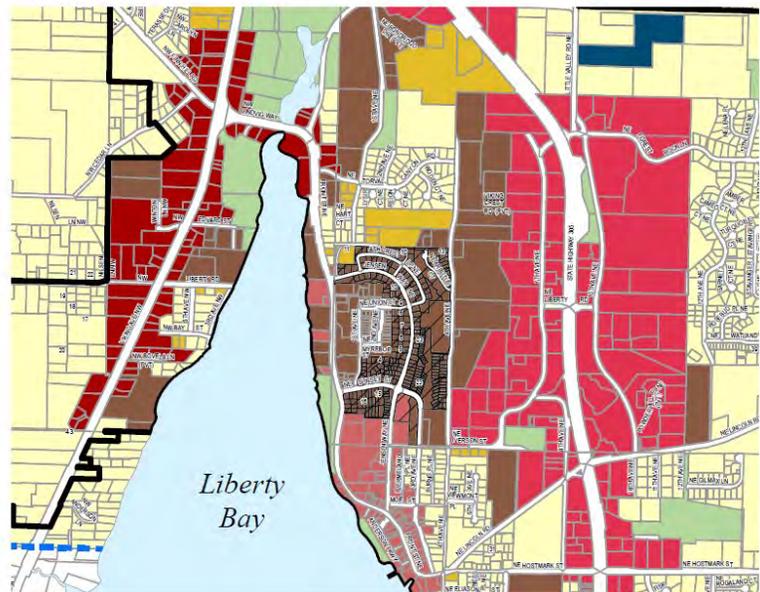
Commercial Districts PMC 18.80

The general purpose of the city's commercial districts is to provide the necessary commercial goods and services for the Poulsbo and greater north Kitsap communities. The commercial districts provide for the location of retail sales and services, professional services and offices, food and drinking establishments, lodging, personal and health services, arts, amusement, medical facilities, educational and recreational uses among others.

The commercial designation is broken up into four commercial zoning districts on the City's Zoning Ordinance Map based on geographic areas of the city and are identified as: C-1: Downtown/Front Street, C-2: Viking Avenue, C-3: SR 305 corridor, and C-4: College MarketPlace.



- C-1 Downtown/Front Street
- C-2 Viking Avenue
- C-3 SR 305 Corridor
- C-4 College MarketPlace



RS: Please provide a copy of zoning map.

Factors Contributing to Proposed Amendments

- Ownership change and redevelopment Downtown;
- Increased interest in mixed-use structures/development;
- Adaptation of uses due to the impact of online retail;
- Clarification or enhancement of some existing standards;
- Addressing self-storage facilities in the C-3 zoning district.



OVERVIEW: Revisions to Commercial Use Table

Overview: spent a lot of time looking at growth of fields we provided you 3 articles tonight at some of the thing we looked at while reviewing the use table. Had discussion about how downtown wants to be a unique and diverse district. Had this discussion for all the commercial district, has been a lengthy process.

Few of the articles a comprehensive review was undertaken to ensure consistency with comprehensive plan. We wanted to do a brief overview on the policies. POLICY SLIDE apparent when you reviewed this you were aware of the scale and pedestrian friendly.

Commercial Use Table Summary of Revisions

The Changing Nature of Retail: The Impact of Online Shopping on Cities

As consumers increasingly buy online, technology is changing the shape of our cities, reducing demand for retail space, increasing freight congestion, and leaving parking lots empty.

Jennifer Evans-Cowley | February 29, 2016, 11am PST



US manufacturing: The rise of the niche manufacturer

By Kim Gilleston
EBC business reporter, New York

© 20 February 2015



OVERVIEW: C-1 Zoning District Design and Development Standards

C-1 Zoning District: Consistency with the Comprehensive Plan



C-1 Zoning District: Consistency with the Comprehensive Plan



*POLICY LU-3.5. In order to retain the pedestrian-friendly scale in the C-1 (Downtown/Front St) zoning district, the City's zoning ordinance shall identify **appropriate development standards for height and scale** of new development and redevelopment in this district.*

*POLICY LU-3.7. Design standards for the commercial land use designation shall be used to **continue the northwestern architectural style** of the existing commercial areas, and the **Scandinavian small fishing village scale architectural style** of the C-1 Zoning District.*

*POLICY CC-5.2. Maintain the Downtown as a primary identifying feature of Poulsbo, setting it apart from the rest of the City through **control of such characteristics as height, scale, and intensity**. The existing character of Front Street, with its two-story buildings, awnings, and store fronts located at the sidewalk, provide an appealing pedestrian scale that should be preserved.*

*POLICY CC-5.3. Encourage interspersed landscaping, **public plazas** with seating and tables, **pleasing street frontage design and colors**, and **inclusion of public art** throughout Downtown Poulsbo.*

*POLICY CC-5.7. New development and redevelopment in Downtown Poulsbo shall retain its pedestrian-friendly scale and be **limited in height to an average of 35'**.*

*POLICY CC-5.8. The City's design standards for Downtown Poulsbo should be evaluated to ensure that redevelopment in the Downtown **will retain its intimate, pleasant and pedestrian-scale character**. Height, street frontage design and colors, building design, placement of buildings, and view of rooflines (from below and above), at a minimum should be assessed.*

*POLICY CC-5.9. Encourage mixed use by allowing residential units to be located in association with commercial frontage in Downtown Poulsbo. **New mixed-use buildings shall be designed to complement the existing character and pedestrian-scale of Downtown Poulsbo, shall be limited in height to an average of 35'**, and have a mix of both commercial and residential uses incorporated within the building.*

C-1 Zoning District: Proposed Amendments



C-1 Zoning District: Proposed Amendments



Building Design: Revisions and enhancements to the building design standards for the C-1 zoning district are proposed. The purpose of the enhanced design standards is to meet the comprehensive plan policies above to continue the character as a small-town waterfront fishing village with Scandinavian heritage.

Site Design: Additional standards for new or redevelopment site features are identified, including providing for pedestrian features and connections, and hardscape features (seating areas, steps, boulders, plazas).

Building Height: Consistent with comprehensive plan policies, the building height for the C-1 zoning district is proposed to be limited to 35'.

Lot Coverage: New standards for lot coverage are proposed.

Shopfront Overlay: A new overlay is proposed and is intended to preserve the historical development pattern along Front Street defined by small parcels, pedestrian scale buildings, and retail and service uses. The shopfront overlay has specialized design standards for this limited area in the C-1 zoning district and requires the unique and individual 'shopfront' character be maintained.

Mixed Use Opportunities: Mixed use – which is the term used for when commercial and residential uses are located together either within the same building or on the same site – is proposed through mixed use structures, and for commercial zoned through lots bordered by Front Street on the west and 3rd Avenue on the east as a mixed-use site.



OVERVIEW: C-2, C-3, C-4 Development Standards

C-2, C-3, C-4 Standards

Building design, site and parking lot landscaping, and screening standards (trash/recycling and mechanical) were all reviewed with some amendments proposed. Additional development standards are proposed for siting of self-serve mini storages in the other permitted commercial zoning districts. Amendments to the standards for mixed use structures are also proposed.

- Revisions and consolidations of building design standards for architectural details, articulation, roof expression, exterior materials and colors.
- Revisions to landscaping standards for setbacks and parking lots.
- Clarification to mechanical screening and screening enclosures for trash/recycling facilities.
- Additional site design standards for self-serve mini storage in the C-2 and C-4 zoning districts and allowing existing mini storages in the C-3 zoning district to expand within existing property boundaries.
- Mixed-Use Structure: Inclusion of a minimum requirement for commercial square footage on the ground or street level floor.

Upcoming Dates and Topics

Date	Topics
March 13, 2018	Overview and begin discussion on Commercial Use Table

Date	Topics
March 13, 2018	Overview and begin discussion on Commercial Use Table

PERMITTED USE TABLE

Commercial Use Table: Retail Market

A review of Table 18.80.030 Commercial Zoning Districts Use Table was made to evaluate and respond to the changing retail market through the growth of online sales, and to include uses that may be appropriate in the commercial zoning districts. Review of uses allowed within the C-1 zoning district were completed as well, with limited locational refinement proposed.

The Changing Nature of Retail: The Impact of Online Shopping on Cities

As consumers increasingly buy online, technology is changing the shape of our cities, reducing demand for retail space, increasing freight congestion, and leaving parking lots empty.

Jennifer Evans-Cowley | February 29, 2016, 11:00n PST

Facebook Twitter LinkedIn Email Print



Can Retail Be Reinvented?

February 9, 2009, 5:00n PST | Tim Halbur

Facebook Twitter LinkedIn Email Print

The recession is bad news for retail developers, and a recent gathering of them was rife with concern about the field and its future. But amid the uncertainty is an air of hope — and an understanding that to survive, the face of retail development must adapt.

"Retail real estate has probably lost 25-30% of its value, and 15% of the retail base is in jeopardy of closing," says Lee H. Wagman, CEO of The Martin Group. His dire

The reinvention of Kitsap Mall

Josh Farley, josh.farley@kitsapson.com | Published 12:21 p.m. PT Feb 10, 2015 | Updated 1



Buy Photo
(Photo: Larry Sheagan / Kitsap Sun)

Facebook Twitter LinkedIn Comment Email Print

SILVERDALE — Even the Easter Bunny has new digs at Kitsap Mall.

Construction has been near-constant at the county's largest retail facility, purchased for \$127 million in 2013 by an ambitious real estate company. At one point, 14 general contractors were carving up 15 different spots within its sprawling, 650,000-plus square-foot layout.

The millions spent by Chicago-based **Stonewood Retail Partners** improving the mall have helped reform big chunks of its 1965-vintage facade to a colorful exterior dotted with trendy restaurants and stores. Inside, amenities like charging stations, new seating, LED lighting, and new sets for the Easter Bunny and Santa Claus, have given the mall a more modern feel.

That investment has triggered a cascade of seven new restaurants, six new stores and five remodels in succession. Erin Leedham, the Kitsap Mall's general manager since 2012, told the Central Kitsap Community Council on Wednesday. It's a benefit not just to those businesses but for the whole county, she pointed out.

Additional uses are proposed in all C zones to allow for tech and IT, biotechnical, research and development, and electronics uses; light assembly and fabrication uses completely within enclosed buildings; and handcrafted artisan type products, crafts, or food processing.

Commercial Use Table: Artisan Manufacturing and Light Assembly

A job for life: the 'new economy' and the rise of the artisan career

More people are combining pa

US manufacturing: The rise of the niche manufacturer

By Kim Gittleson
BBC business reporter, New York

© 20 February 2015

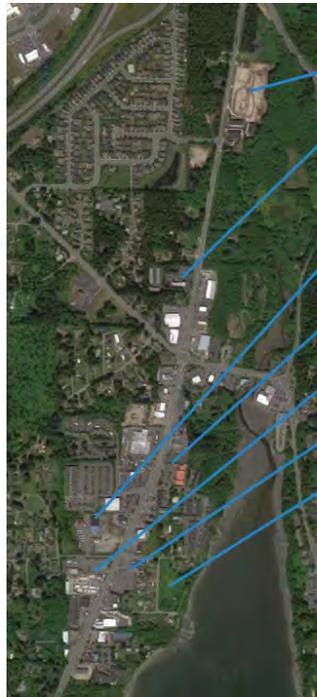
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Commercial Use Table:
Poulsbo Village



Commercial Use Table:
Viking Ave



Arendal Apartments

McDonalds Redesign

Advanced Rentals > James Lumber Site

Les Schwab Storage Building

Fishline

Olmsted Nursery

Potential New Waterfront Park

Commercial Use Table: Mini-Storage

The Poulsbo City Council adopted an interim development regulation in 2017 to prohibit self-serve mini storage facilities in the C-3 zoning district. Table 18.80.030 proposes making this prohibition permanent, while continuing to allow the use in the C-2 and C-4 zoning districts.

Table 18.80.030 Commercial Zoning Districts Use Table					
USE	C-1 Downtown/ Front Street	Shopfront Overlay	C-2 Viking Avenue	C-3 SR 305 Corridor	C-4 College MarketPlace
Other					
Electric charging stations	P	P	P	P	P
Adult entertainment businesses	X	X	X	X	X
Commercial parking lots and parking garages (stand-alone; not associated with commercial structure)	AC	AC	P	P	P
Self-serve mini-storage ¹	X	X	P	P-X	P

Will discuss self-service mini-storage in depth on March 20.



Commercial Use Table Shopfront Overlay

Refinement of uses allowed in the C-1 zoning district shopfront overlay, to ensure the businesses in downtown continue to provide the diverse and unique shopping experiences, products or eating/drinking opportunities not found online or at typical retail settings. Some uses are proposed to be located above or behind the primary storefront uses of retail, services and food/drink establishments.

Table 18.80.030 Commercial Zoning Districts Use Table					
USE	C-1 Downtown/ Front Street	Shopfront Overlay	C-2 Viking Avenue	C-3 SR 305 Corridor	C-4 College MarketPlace
Retail Sales and Service					
Auto fuel service station ¹	X	X	AC	AC	AC
Automobile sales, service, parts or rental establishment	X	X	P	P	P
Building with drive-through facility ²	X	X	P	P	P
Building materials, garden and farm supplies	X	X	P	P	P

Commercial Use Table

Additional questions or comments
about the permitted use table?



Next Workshop – Tuesday, March 20 @ 6 PM

Continued discussion on Commercial Use Table (including self-serve mini-storage use in C-3 zoning district); begin discussion on lot coverage and building height.

RS: General question about overlay district. Is there a reason we didn't make that a new zone? Seems like we are going to make it completely separate. Seems simpler to keep track of.

KB: Main reason is that we have through lots. Didn't want to apply to 3rd Ave, and we as a rule of thumb do not do split zoning.

GS: In terms of process, laying out the public input, what sort of opportunities has the public had so far.

KB: All of our public participation programs are letting people know what is going on. They can come in and speak, but we require public comments to be written as to make them part of the record.

NC: Table 18.80.030 specific zone classification. Review of table small artisan manufacturing make sure allowed in commercial zone. Fabrication and assembly business and IT.

As staff we get a lot of questions about Poulsbo Village and the fact that there is vacant spaces and what can staff do to help it along. We have had people inquire, and I asked people why didn't you move forward, and what can the city do? I also contacted broker for the property. They both said the city has done everything they can, and there is just some issues with the right space. Needs some updating.

KB: Our main goal for the village is we wanted to make sure that our code was not a barrier for development and redevelopment. There are a lot of properties, and they all need to get on board with each other or have a large developer take charge. Albertsons has a lot of delayed maintenance in their building. Chose to put their money to the development on Safeway. Our code is not precluding people from coming and using space.

NC: Get lots of questions about Viking Avenue with Viking avenue activity. Have code in place to allow organic growth.

Point out we have change for mini storage. Shopfront overlay added to use table. SLIDE

NC: Staff would like to open discussion up to general comments.

JC: We have spent time up here on dealing with building heights. We have come across 305 non-restricted along with Viking Avenue. Are you planning on building up in those areas?

KB: The building height in all the districts is currently 35' including residential. That has been our building height since 1998. Part of who we are, but we did add in 2000 the ability to go to 45' with underground or underbuilding parking. Ways as staff to restrict proportionality. This additional 10' is allowed in downtown. and it is being proposed in ways that were not being considered. We have a bulk and scale issues of current projects which is not what comprehensive plan, commission, or city council intended. Downtown a little different. PC can choose to talk about height for other commercial districts. Something the state legislature expects cities to deal with for growth allocation. You can deal with it during this code update, but you do not have to. We will talk about those things next week. Big item you all get to start wrestling with. Building height is being proposed to stay the same city wide except for downtown.

JC: CC7.5 on page 2 and then you go down below it and building heights, do not seem to agree with each other, am I missing something. Are we talking about two different things here.

KB: Proposal is to allow 35' with rooftop features. Standard is limited to average 35' and average is defined in definition in zoning code ordinance. We have informational brochure that describes.

RS: Please bring brochure so the commissioners can review it.

GH: Mail it out so we have some time to chew on it.

RS: I can remember when we did the height in past updates and it was hard.

GM: Would love to have some background on use of the term average. It would concern me to have 55' and 20' on the other side.

KB: Average is a way to address that we are not in a flat city.

JC: Use tables on abbreviation on PXAC I notice you have an X with an underline, what does that mean.

NC: x with underline implicates that it is new text that has been added to the table. What we did was add footnote instead of having language in the table. For example, the language about limit on size of grocery stores downtown has been moved to footnote at bottom of the table.

RS: Remember seeing it in here some place definition of symbols.

KB: 18.80.030.A describes what each of those symbols are.

GH: Maybe in the foot note on grocery store size?

KB: Just to note that having footnotes is a new trend in zoning ordinance tables. It just seems to be a newer way of organizing use table, if it is not going to work for you over the next couple weeks, let us know. We were trying to identify special provisions in an organized way.

RS: And allows planners to repeat without using all the text. Just so everyone knows we go through the document line by line.

KB: To speak to that we identified specific topics on the days. Our hope would be that we can make it through organizationally. After the hearing we could start on the 1st page and see how far we can go.

RS: Take 5 minute break and come back to the hearing.

BREAK

7. Public Hearing

RS: Bring meeting to order and start hearing for the 2018 Comprehensive Plan Amendments.

NC: We are here tonight for the 2018 comprehensive plan amendments going to do brief presentation and open up public comments.

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 Amendments | November 15, 2017
- Economic Development Committee | January 3, 2018
- City Council Reviews Docket | 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, 2018
- Planning Commission Staff Report Available | March 6, 2018
- **Planning Commission Public Hearing | March 13, 2018**
- City Council Workshop | March 21, 2018
- City Council Staff Report Available | April 4, 2018
- City Council Public Hearing | April 11, 2018

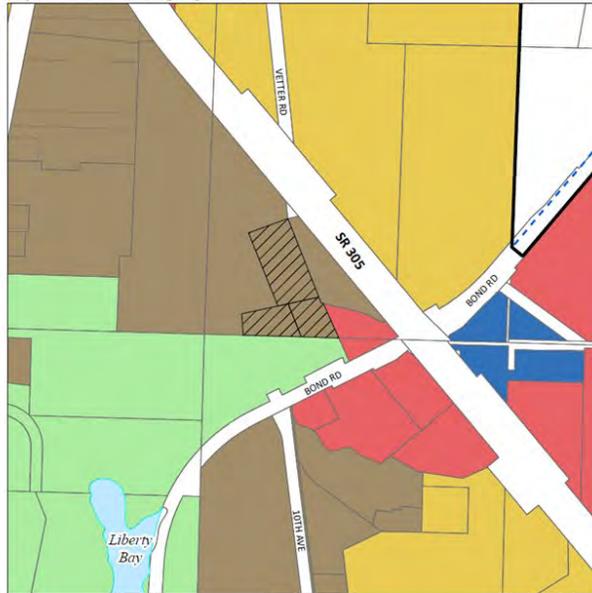
<https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/>

SUMMARY OF 2018 AMENDMENT APPLICATIONS

1. Request to re-designate and rezone:
 - A 2.68-acre property located at 20831 Bond Rd NE from Residential High to Park.
 - A 1.85-acre property located at 20523 Little Valley Rd from Residential Low to Park.
2. Request to re-designate a .64- acre property located at 19589 Front St NE from Shoreline Residential to High Intensity **and** amend Poulsbo Municipal Code 16.02.240 C.2., to alleviate inconsistencies between the zoning designation and shoreline jurisdiction.
3. Text amendment to Ch. 12, the Capital Facilities Plan, to update Table CFP-4 (the City of Poulsbo 6-Year Capital Improvement Projects) to reflect the proposed projects listed in the 2018-2023 Capital Improvements Plan.
4. Text amendment to Ch. 4, Transportation, to better integrate complete streets policy, non-motorized transportation goals, and regional transportation plans.
5. Text amendment to Ch. 6 (Capital; Facilities), Ch. 10 (Utilities), Ch. 12 (Capital Facilities Plan) and Appendix B (Functional Plans) to reflect the new Solid Waste Utility Plan.

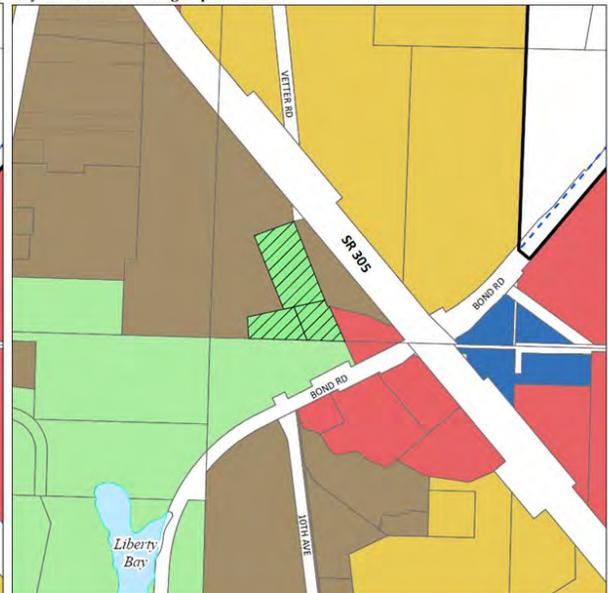
Current Zoning

City of Poulsbo Planning Department

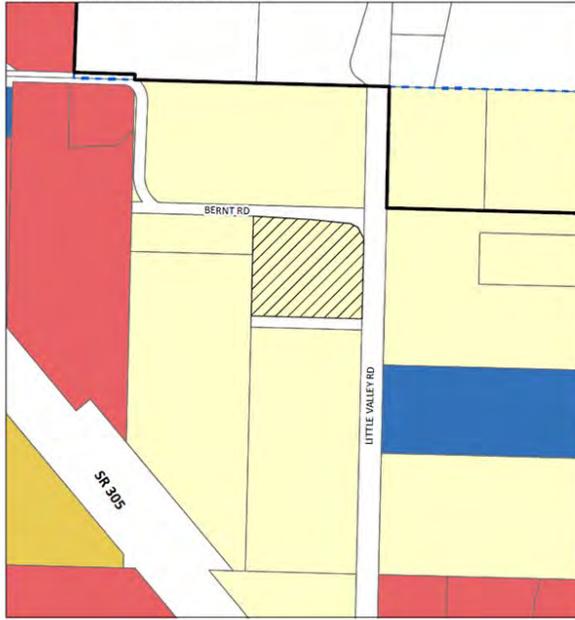


Proposed Zoning

City of Poulsbo Planning Department



Current Zoning
City of Poulsbo Planning Department



Proposed Zoning
City of Poulsbo Planning Department



Current Shoreline Zoning
City of Poulsbo Planning Department



Proposed Shoreline Zoning
City of Poulsbo Planning Department



2018 COMPREHENSIVE PLAN AMENDMENTS

- Staff has evaluated the amendments and found them to be internally consistent with the adopted comprehensive plan.
- Staff has concluded that the amendments are based upon new information, change in circumstances, or due to an error.
- Staff respectfully recommends the Planning Commission offer a recommendation of approval on all five applications.

NC: Recommend approval of all amendments to city council.

RS: Any one from the public like to comment? (None) Meeting close public hearing and open public meeting.

GH: Why aren't there 6 applications?

NC: There are 5 applications 7 amendments

RS: Anyone else have anything?

MOTIONS: HANSON/COLEMAN approval of the proposed 2018 Comprehensive Plan Amendments to the City Council. Vote: all in favor.

RS: Back to the Commercial Code Update. We will skip over introduction and go to right to commercial code update. Page 1.

JB: Down on the bottom shop front overlay, to me that is confusing at that point, you show map 5 or 6 pages down. Better defined in the beginning.

KB: Locationally?

JB: Suggest moving the schematic up earlier

RS: Affected me as well, like the idea of moving map closer to the section.

GM: Where on front street?

KB: Way this is set up now is through code publishing on our webpage. There is already clunkiness on platform for conditional code. Another spot on webpage and have to refer to map. Thinking through the whole ordinance. If we were to insert, then do I need to enter that into each section? Let us think through that locational description, or moving section around.

JB: Recommend refer to schematic on page 13

GH: And define front street.

RS: Anything on else on page 1, 2?

KN: On the wording for C-3 mixed use - that almost seems to apply to all of the C zones.

KB: Great comment. Reasons why that is in there is that in the Viking Avenue which we do not propose amendments to track back, maybe it needs to be more specific development incentives. Nod to Viking Avenue incentives. Can refine that or add to all of them. We are looking for closer connections to where people live and where they work.

JC: On that same page CC5.9 are we sure we want mixed use in old downtown area.

KB: Discussed on page 5.

RS: Page 2 on table, I would like to look at every X, AC, P because this is the crux of the document.

GM: In the table on page 2 building of drive thru facility we have that not being permitted in downtown. What about the drive thru at the banks like Wells Fargo?

KB: The drive thru is legal nonconforming.

RS: Has drive thru been an issue?

KB: This is where we don't want to have fast food restaurants. We have prohibited drive thru since 2000 ordinance. If concerned about non conforming, we can pull out banks. Idea is that most of the downtown core is going to be pedestrian friendly.

RS: They don't seem to be a problem, don't want to zone something to be nonconforming.

KB: Will say that they have been nonconforming since 2000 and it has not come up as an issue.

KN: Fast food drive thru is identified under food and drink as prohibited.

RS: Is it a big deal?

KB: 2000 zoning ordinance was our big overhaul, we did another look in 2014. Everything in this chapter is up for discussion.

JB: Would it make sense to have it conditional.

KB: I think that make sense, because main issue is navigational. I would recommend coffee shop and fast food be prohibited. X to AC

JB: Can you tell me the difference between AC and C.

KB: Great question. Main difference is the review authority for an ACUP is administrative, compared to CUP which goes to the hearing examiner and more expensive. Why it is still useful is because you get the criteria and ability to additional conditioning in an easier process to go through.

JC: Page 3 marine boat sales and service. We should not allow that downtown.

KB: We have marine sales in waterfront by the lofts. Seems to be appropriate for waterfront location.

JC: We don't want them to be hauling out boats.

RS: Waterfront town and need to have facilities. This whole C district. we have 3 marinas

GH: I think they sell and not service down by the Loft.

KB: Yes and I believe we still have active fishing boats.

JC: Regional retail large size, why is Viking avenue a no?

KB: We wanted to have regional retail be located in college marketplace. That is the place where we had our box stores. 50,000 minimum Home Depot or Lowes would need. In order not to make Safeway and Central Market non conforming we have in C 3. Smaller midsize seemed more appropriate for the size and scale of parcels on Viking Avenue. We have not been approached by anyone who wants to put a grocery store on the first floor. It is possible that they are keeping it close, but we have not been told anything. There is the opportunity through mixed use that there are going to be more people living downtown. It is possible that marina market is the only grocery store style facility. There might be smaller scale grocery to smaller residents in downtown.

GM: Back to Jim's question how much is fishline?

KB: 50,000 is close to home depot. Walmart is between 75 and 100,0000 sq ft central market is around 50,000 sq ft.

RS: In 2013 we were desperate about Viking, wondering if that is too large looking at the lot size. wondering if second line item should really be permitted in that area. Should we go with 50,000 sq ft or less.

JC: If we are going to permit one and not allow other take one out.

KB: Are you talking about deleting 50,000 sq ft print with story on 2nd floor?

GH: Back in 2013 all those car dealers were gone and there was just acreage vacant. It has all changed now.

RS: Wonder entire other are of Poulsbo developing out. Do we want to allow someone to go in and buy a couple lots?

JC: What about storage facilities, those can get pretty good size.

KB: Ray your are making some good points. One of the things we did well is that our big boxes are in one location in the city and that makes our city pretty unique. We heard that Lowes was looking for property on Viking and it would change forever, Viking Avenue incentives where you could see more interesting buildings. Path of least resistance, doesn't mean that someone will not do it. Robust market we are experiencing.

RS: Even though we enjoyed revenues from car dealers, pleasing for people who live here and behind there. especially with online retailing happening. Don't want a big grocery store to be there and then be left empty.

KB: My recommendation is to delete intermediate second floor C3 and C4.

RS: Agree, lets keep going

GM: Curious the reason for not permitting beverage food retail mobile vending carts there. Arguing in favor of that could be add some vibrancy downtown.

KB: When this was originally brought up downtown was in uproar.

GM: You don't think we need the word truck in there?

KB: We can add beverage food and trucks.

KN: You mentioned they can get a temporary use permit for activity at Valholl.

HW: Valholl had a TUP which is now expired. Working with applicant on Viking to do a mobile food cart at Olmsted Nursery site on Viking Avenue.

KN: Do we maybe want to try to push it and see what kind of feedback we get. It does seem like Valholl does it in the past. People are an important part of the community and not just the shop owners.

RS: Should we put it in there that it has to be associated with a business>

KB: Tied it to special events. Viking fest 3rd of July.

GH: What happens with all the food booths for Viking Fest.

KB: Tied to special event application.

KN: I like allowing it and tying it to special events.

GM: On same page can you define food service contractor.

KB: Like food services of America, don't know if it is in use anymore

NC: Starbucks uses a company like that prepares the food, industrial type use trucks go out and deliver everything.

RS: I had this circle, we have shopfront no caterers or food preparation we are looking at Suys who do food preparation. How do we crack that, we can say small scale?

KB: We do have bakeries above it

RS: Thinking about artisan food.

NC: Goal would be there is some sort of store front. We can maybe tie it to a retail or cafe component. Fat Apple business model.

KN: Get rid of food preparation.

JB: So restaurant that are in shopfront overlay would also be able to cater?

KB: Delete that use. Caterers now are mostly restaurants or grocery stores. State law allows for small cottage industry. The use of a commercial space where someone prepares food as a caterer is not in use.

KN: I had one question going back to the previous section, on the previous page automobile prohibited downtown and outright in C2 C3 C4.

KB: So your question is between rentals equipment and automobile. Advanced Rentals compared to Enterprise. Advanced Rentals has ACUP to check on impacts which is a little different compared to passenger vehicles. Do you want more refinement on how we distinguish that?

KN: or maybe just equipment rental. Also questioning AC status downtown.

GM: There is a few types of businesses that I don't see listed. Liquor stores.

KB: We consider that retail

RS: One question on page 3 we have business scientific and tech services. Page 4.

KB: We will come up with a better category for this one on page 3

JB: Conference centers is sons in the shopfront overlay?

NC: It is not.

RS: Page 4

KB: Introduce at top under offices. New locational on shopfront overlay. Diversity of uses that engage walking public. We spent time thinking about passive uses that are not engaging walking public like other uses are. We don't want to discourage them we want them downtown. This is new, example of this would be Jude Toleman office. He has a professional office, that type of use would need to go behind a storefront activity or above on second story. That is the only one we can think of that would be nonconforming if we made this change. That is what the 3 stands for.

NC: I also want to point out that research and development activities is repetitive.

JC: Business research and development technical services duplicating some of that?

KB: Yes we will stream line that.

JB: In that same section on the top of page 4 research development scientific. I think that you need to define those a little bit better even if but sounds like you are cleaning it up.

KB: Yes, probably strike out and keep generalized categories under new sections that we have proposed. Use tables in other jurisdictions are becoming more general to be a catchall. We wanted to be specific in dealing with some of these occasions especially with the shopfront overlay. These are uses in our business chapter. and maybe Viking as well.

JB: My concern is from a P to an AC then define it a little.

JC: Under fabrication and assembly. Those are all Ps are you sure that you want them going on downtown?

RS: Way it is written administrative conditional but not shopfront.

KB: We have a new tenant contract purchaser for Fishline and the purchaser assembles guitar pickups but he does not sell them at a shopfront. He wants to work downtown Poulsbo, parts get sent to him, they put them together and ship them out. He will have his business office there. He would like to do musical rental and lessons. That would fall under assembly. Light fabrication. he wants to move to build custom guitars. thought he might have machine metal fabrication. Example of how use would get played out.

GM: Problematic, recommend change from P to AC to give us more oversight.

GH: I say leave it as P, getting down in the weeds here. No one with manufacturing is going to buy downtown Poulsbo because it is too small, way to parking.

KB: Park it and revisit it at a later workshop.

RS: Light manufacturing. AC gives us ability to see what are you doing. filters and spray booth.

KB: That is all captured under building code.

RS: If building code covers it I don't think we need to worry about people doing that on a scale.

KN: Would there be issue with a noise.

GH: Same thing with a kid playing music in a garage.

KB: We have state standards for noise and smells. We can use SEPA as a mitigating authority as well. To distinguish if something is permitted if you meet the standards you are good. There are plenty of other codes too. Really your comfort level. ACUP extra layer of review.

GM: I would like to see AC on first two.

GH: I say P

RS: Lets go around the table - ACs have it.

RS: Lets jump over to page 5. How about educational services. AC downtown what about scale?

KB: I proposed moving from C to AC because we have a college downtown now. While they are running the MSC component they want college level classes at facility. CUP would seem very rigorous. I hear what you are saying.

RS: I have no problem with AC in downtown which the MSC is not. I can't imagine why a college or U would go into a shopfront.

KB: I don't disagree model of large campuses is not what we are going to see. Interest in trying to find child care or preschool might be happening.

KN: Prohibited from shopfront or be upstairs business offices. Not looking for that in the shopfronts.

KB: Also difficulty with drop off in downtown.

JB: Yes big safety issue.

KN: X with footnote.

KB: X on shopfront and AC in other zones.

RS: A lot of people living in this area a place that they can walk there.

KB: Makes sense.

RS: Why don't we on colleges and university where it says college marketplace why wouldn't it be an outright permitted use?

GH: What about technical trade school same thing P, same with preschool make a P. C-4

KN: Why wouldn't they be C downtown, instead of ACUP.

KB: Inconsistent, we agree they should be C across the board.

RS: Health and human services animal vet. Are we concerned about people coming off the boat and having a place to take their animal?

KB: We could make it AC.

GM: Preschool/child care?

NC: Child care has additional standards. Would need to look on how we can combine those.

GH: Funeral services, I would put in some Xs C2, C3, C4

RS: Public administration.

JB: Confused structure vs site.

KB: Mixed use site where residential and commercial on the same site different structure. Mixed use building commercial on bottom and residential above. We are proposing new use mixed use site. Standards further on discuss that.

GM: Why would prohibit in C2, C3, C4.

KB: We have different way of handling mixed use in those zones. More details in next section.

RS: Moving on.

JC: Under residential, family daycare adult family home existing residential use. Wouldn't that be a home business.

KB: Family daycare 6 or less children 7 or more. Normally in our residential zone. In this case as you know there are sometimes residential houses in our commercial zone. Occasionally there is a SF house just gives them like a home occupation. We had it as an ac under shopfront overlay. People are living on second story downtown. that is the new owners plan is to convert second stories into apartments. I can ask the City attorney when can prohibit them.

RS: We can say a 3 on that one.

KB: State law prohibits us.

JC: Mixed use development permitted in C2, C3 not C4

KB: Our thinking is our big box district and covered in the development agreement for Olhava. Mixed use structures were not contemplated as part of master plan. We do have specifically zoned areas as part o c4 I don't think the Olhava allows.

GM: Does it in the residential zone?

KB: No mixed use residential in commercial zone not the other way around. We have different provisions in residential zone through home occupations and corner stores.

GM: Master plan would have to change, should we take this up as part of this process?

KB: No not for us to change, it belongs to the developer.

RS: 3rd Ave?

KB: Mixed use site has a minimum lot size of 5 acres.

NC: Talked at length and mixed use and other concepts. we settled on mixed use site which we will get to when we get to that topic.

RS: Utilities and other public services. Electric charging stations should it be electric vehicle charging station.

JB: History behind why we in the past had C as permitting self serve mini storage. Biggest concern excluding mini storage and we are allowing things that are bad in my mind.

KB: Next week thumbnail sketch, short period of time where we received 4 applications that would triple mini storage, and if they all went through dominate C3 corridor. Mayor concerned. went to CC and decided to do an interim prohibition on it. You might get adjacent property owners. Planning Director of Federal Way called to see how we were dealing with it. Mini storage very popular business model. I don't necessarily disagree with your assessment on other uses, but CC did moratorium. We will give presentation on what CC went through on public hearing process.

RS: Anything else anyone?

KB: We are going to bring self storage back next week. Also wanted to let you know Gary Lindsey might be here next meeting.

RS: We will pick it back up on page 7.

8. Comments from citizens - none

9. commissioner comments - none

10. Adjourned 8:56

Exhibit F

PLANNING COMMISSION
FINDINGS OF FACT, CONCLUSION AND RECOMMENDATIONS
ANSPACH COMPREHENSIVE PLAN AMENDMENT

March 13, 2018

The Planning Commission met at a regular meeting on March 13, 2018 and after holding an advertised public hearing, recommended APPROVAL to the City Council, the proposed Anspach Comprehensive Plan Amendment (Application No. P-10-31-17-02):

The applicant has proposed two Comprehensive Plan Amendments:

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 Poulsbo Municipal Code (PMC) 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.”

In reaching this conclusion, the Planning Commission followed the criteria under the PMC 18.210.020.

FINDINGS:

Per PMC 18.210.020 (B), 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 Comprehensive Plan.** 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 residential units are allowed in mixed use structures, 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 environment designation of shoreline residential was an oversight.
2. **The amendment is based on a change of conditions or circumstances from the initial adoption of the Comprehensive Plan.** The amendment is not due to change of conditions or circumstances.
3. **The amendment is based on new information which was not available at the time of the initial adoption of the Comprehensive Plan.** The amendment is not due to new information.
4. **The amendment is based on a change in the population allocation assigned to the City by Kitsap County.** The amendment is not due to change in population allocation.

Per PMC 18.210.010 (B), in order to grant a zoning code text amendment, the following findings must be made:

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 shoreline text amendment corrects inconsistencies between the commercial zoning designation and the shoreline environment overlay. The proposed amendment could lead to residential 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.

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.

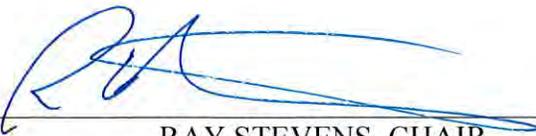
All shoreline development and uses impacting ecological functions shall be mitigated according to the mitigation sequence established in WAC 173-26-201(2)(e), except as otherwise specified in this chapter. This mitigation sequence requires that potential impacts shall first be avoided if possible; if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

CONCLUSION:

THE PLANNING COMMISSION has concluded that the proposed amendments to the Comprehensive Plan Map NE-6 (Shoreline Master Program) is consistent with the comprehensive plan and is warranted due to an error in the initial adoption of the Comprehensive Plan. The proposed amendment to PMC 16.02.240 C.2 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. Therefore, the Planning Commission respectfully recommends approval of the Anspach Comprehensive Plan Amendments as described above in Findings.

RECOMMENDATION:

The PLANNING COMMISSION RECOMMENDS APPROVAL of the proposed Anspach Comprehensive Plan Amendment (application no. P-10-31-17-02).



RAY STEVENS, CHAIR
Poulsbo Planning Commission
March 13, 2018

Exhibit G



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.

Hearing Date:	April 11, 2018	Hearing Time:	7:15 pm or shortly thereafter
Hearing Location:	Poulsbo City Hall, Council Chambers, 200 NE Moe Street, Poulsbo, WA		
Project File No.	P-10-31-17-02		
Address:	19589 Front St NE Poulsbo, WA 98370		
Applicant/Owner:	William Anspach 934 6 th Street South, Suite 200 Kirkland, WA 98033		
Project Description:	The applicant has proposed two Comprehensive Plan Amendments, including: <ol style="list-style-type: none">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.2. a text amendment to PMC 16.02.240 C.2., to alleviate inconsistencies between the zoning designation and shoreline jurisdiction.		
Public Participation Plan:	A Public Participation Plan has been developed and is available here: https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/		
Hearing Information:	The City Council public hearing on the applications is scheduled for April 11, 2018. The City Council is the review and decision-making authority for these amendments. Hearing procedures are available from the PED Department and City Clerk's office and are conducted based on Roberts Rules of Order.		
Public Comment Methods:	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.		
Staff Report:	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.		

Source for Information:

Information regarding the 2018 Comprehensive Plan Amendments is available here: <https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/>

Staff Contact:

Nikole Coleman, Associate Planner; ncoleman@cityofpoulsbo.com; (360) 394 -9730.

Site Map:

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 City Council and made a part of the record. Testimony will be allowed on the proposal.

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

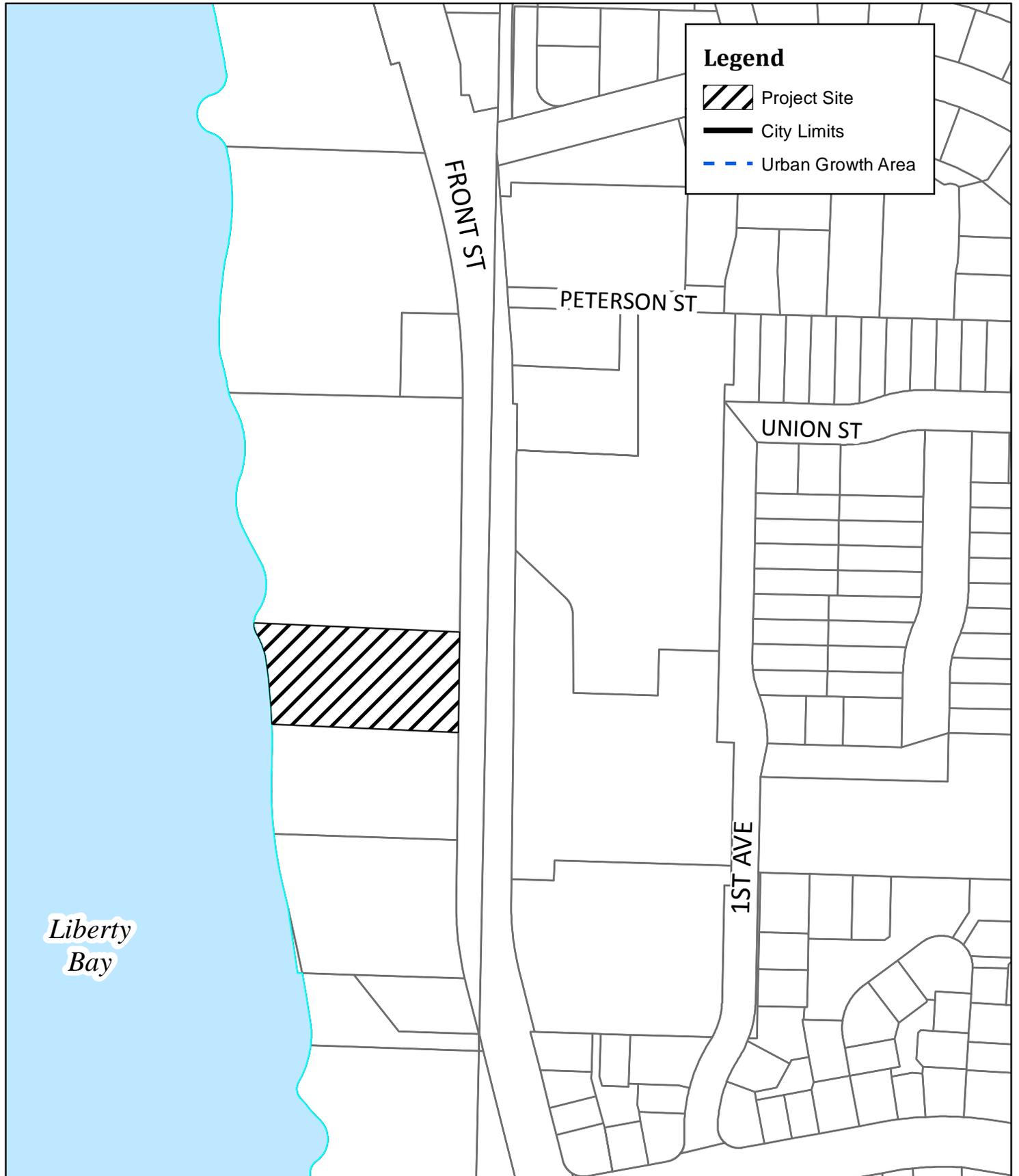
1. The length of time given to individuals speaking for or against a proposal may be determined by the Planning Commission prior to the application being considered;
2. A speaker representing each side of the issue is encouraged.

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.



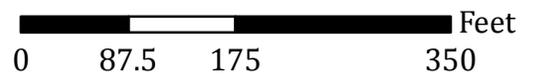
Project Site Map

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 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: _____

Helen Wytko
Subscribed and sworn to before me this 23rd day of Mar, 2018.

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

Cherlyn 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- Comp Plan Amend. Date: 3/23/18

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

Applicant: William 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
 - 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: Bernie@team4eng.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
- Puget Sound Clean Air Agency: amyf@psccleanair.org
- Puget Sound Partnership: marsha.engel@psp.wa.gov

State

- WA Department of Ecology
 - o Misty Blair – Shoreline: mbla461@ecy.wa.gov
 - o Patrick McGraner – Wetlands: Patrick.McGraner@ecy.wa.gov
 - o Tammy Sacayanan – SEPA NW Regional Coordinator: tammy.sacayanan@ecy.wa.gov
 - o Environmental Review: 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
 - o Chris Waldbillig – Marine Habitat: Chris.Waldbillig@dfw.wa.gov (Note: This address is on all distribution lists)
 - o SEPA Desk: SEPAdesk@dfw.wa.gov (Note: This address is on SEPA distribution list)
- WA Department of Commerce: 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
- WA Department of Natural Resources SEPA Center: 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
- WA Department of Health: Kelly.Cooper@doh.wa.gov
- WA Park and Recreation Commission: randy.kline@parks.wa.gov
- WA Department of Agriculture: kmclain@agr.wa.gov
- WA Department of Corrections SEPA: efheinitz@doc1.wa.gov
- OTHER: _____
- OTHER: _____

Federal:

- U.S. Navy – Bremerton CO/PAO, Keyport PAO, Lynn Wall; lynn.wall1@navy.mil
– Comprehensive Plan ONLY
- Environmental Protection Agency: epa-seattle@epa.gov
- Department of Housing and Urban Development (HUD) – Seattle Office: 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 wfwocap@fws.gov
- National Marine Fisheries Service: 7600 Sand Point Way Northeast Seattle, WA 98115

Helen M. Wytko

Subject: FW: City of Poulsbo - Anspach Comprehensive Plan Amendment
Attachments: CCPH 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 Fahlsing <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 Charters <charters.jean@gmail.com>; 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 <jjim@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 <lrcraig@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 <mmclcluskey@cityofpoulsbo.com>; Mary McClure - KRCC <mcclure@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@tickledpickgift.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, March 23, 2018 2:08 PM

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

Subject: City of Poulsbo - Anspach Comprehensive Plan Amendment

Please see the attached Notice of Public Hearing for the Anspach Comprehensive Plan Amendment.

Thank you,

Helen Wytko

Poulsbo Planning and Economic Development

Phone: 360-394-9748

200 NE Moe St

Poulsbo, WA 98370

ANSPACH

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

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

17
@.49

~~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~~

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

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~~ANSPACH WILLIAM E
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~~

STATE AGENCY LANDS

. 0



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