



2018 Commercial Districts Ordinance Update *Planning Commission Findings of Fact and Recommendations*

FINDINGS OF FACT

The Growth Management Act of Washington (GMA) requires counties and cities to review and evaluate comprehensive plans and development regulations, and update them if necessary, according to a schedule established by RCW 36.70A.130. The City of Poulsbo adopted an updated comprehensive plan in December 2016, which provides a framework of goals and policies.

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 primary purposes of the 2018 Commercial Districts Update is to incorporate development standards consistent with the land use and community character policies of the 2016 Poulsbo Comprehensive Plan; to ensure that commercial developments respect the scale, design and character of Poulsbo; provide for a mix of commercial land uses that respond to market changes, and serve the needs of residents, businesses, and visitors; and provide clarifications in some areas where ambiguity of the development standards exist.

The 2018 Commercial Districts Ordinance Update was publicly released March 2, 2018. This release and all associated documents were posted on the City's website, distributed to Washington State Department of Commerce and local, regional and state agencies, and emailed to the City's Development Regulations Update interested parties e-notice list.

On March 9, 2018, the Notice of Application (NOA) with Optional DNS on the 2018 Commercial Districts Ordinance Update was published in the North Kitsap Herald, emailed to the NOA, SEPA and Development Regulations e-notice list, and posted at the Poulsbo Library, Poulsbo Post Office, City Hall and the City's website. On April 24, 2018, the SEPA Threshold Determination was issued.

The Planning Commission, in its role as the City's primary land use advisory committee, reviewed the initial release 2018 Commercial Districts Ordinance Update. The Planning Commission held five workshops (3/13/18, 3/20/18, 3/27/18, 4/10/18, and 4/24/18) and identified several additional modifications. The Planning Commission modifications are shown in red underline or ~~strikeout~~ and are reflected in the Planning Commission Amended Commercial Districts Ordinance Draft.

On April 20, 2018, a public notice announcing the Poulsbo Planning Commission Public Hearing was published in the North Kitsap Herald, emailed to the public hearing and Development Regulations e-notice list, posted at the Poulsbo Library, Poulsbo Post Office, City Hall and the City's website.

On May 1, 2018, the Planning and Economic Development (PED) Department released a Planning Commission Amended Commercial Districts Ordinance Draft.

On May 1, 2018, the PED Department released the staff report for the Planning Commission Amended Commercial Districts Ordinance Draft, Planning Commission Public Hearing.

The Poulsbo Planning Commission held a properly noticed public hearing on May 8, 2018 on the Planning Commission Amended Commercial Districts Ordinance Draft.

After the close of the public hearing and Commission deliberations, the Planning Commission provided motions and recommendations to the City Council on the Planning Commission Amended Commercial Districts Ordinance Draft.

RECOMMENDATION

The PLANNING COMMISSION RECOMMENDS APPROVAL, with a vote of 6 for and 1 absence of the *Planning Commission Amended Commercial Districts Ordinance Draft* as identified in Exhibit A to the Planning Commission Staff Report dated May 1, 2018 and modifications identified during Planning Commission deliberations.

A handwritten signature in black ink, appearing to read 'R. Stevens', with a horizontal line underneath it.

RAY STEVENS, CHAIR
Poulsbo Planning Commission
May 9, 2018