

**PLANNING COMMISSION
FINDINGS OF FACT, CONCLUSION AND RECOMMENDATIONS
2019 COMPREHENSIVE PLAN AMENDMENTS – City Initiated**

April 2, 2019

The Planning Commission met at a regular meeting on March 26, 2019 and after holding an advertised public hearing, recommended APPROVAL to the City Council, the proposed Comprehensive Plan Amendments:

- **Application No. P-11-13-18-01** is a text amendment to Chapter 12, the Capital Facilities Plan, to incorporate Appendix B-6 to reflect the updated 2018 Urban Paths of Poulsbo.
- **Application No. P-11-13-18-02** is a text amendment to Chapter 12, the Capital Facilities Plan, to incorporate changes recommended by the Parks staff, Parks and Recreation Commission, and citizens.
- **Application No. P-11-13-18-03** is a request to re-designate and rezone 2.56 acres of recently acquired parks property from **Residential** Low to Park. If the site-specific amendment is approved, map amendments to Figure LU-1 will be required (along with an update to the City's Zoning Map).
- **Application No. P-11-13-18-04** is a text amendment to Chapter 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 2019-2024 Capital Improvement Projects.
- **Application No. P-11-26-18-01** is a text amendment to Appendix B-4; Chapter 6; Chapter 12, Capital Facilities Plan for adjustments to funding sources estimated in the Comprehensive Plan, which will result in an increase to Traffic Impact Fees.

In reaching this conclusion, the Planning Commission followed the criteria under the [PMC 18.210.020](#).

FINDINGS:

Per [18.210.020 \(B\)](#) in order to grant a Comprehensive Plan amendment, one of the following must apply:

1. **The amendment is warranted due to an error in the initial adoption of the city comprehensive plan;** None of the 2019 amendments are due to an errors in the initial adoption of the plan.
2. **The amendment is based on a change of conditions or circumstances from the initial adoption of the city comprehensive plan.** All five amendments are based on a change of conditions from the initial adoption of the plan.
 - **Application No. P-11-13-18-01.** In 2018, the Poulsbo Parks and Recreation Commission worked with city staff and residents to update the *Urban Paths of Poulsbo* (UPP) with the goal of improving access to non-motorized facilities for all residents. The 2018 UPP updates the comprehensive framework for future investment in facilities that support all forms of non-motorized transportation and recreation in the City. The plan identifies specific projects and programs that can be considered by as opportunities become available. Formal adoption of the UPP is through its inclusion as a functional plan within the City's Comprehensive Plan. The text amendments include updates to the narrative, as well as deletions of projects completed or changed, and adding new projects. The 2018 UPP will be included in its entirety as Appendix B-6.
 - **Application No. P-11-13-18-02.** The Capital Facilities Plan (Section 2) identifies park projects to address needs over the 20-year term of this Plan. This amendment is due to a change of conditions or circumstances due to acquisition of new park properties, and changes to park development priorities
 - **Application No. P-11-13-18-03.** Policy LU-5.1 in the Comprehensive Plan requires city-owned parks to be designated Park on the Land Use Map and the Zoning map. To maintain consistency with this policy, the property acquired in 2018 is proposed for re-designation from Residential Low to Park.
 - **Application No. P-11-13-18-04.** The City's 6-year Capital Improvement Projects (CIP) is updated during the annual budget process and is subsequently included as an amendment to the Comprehensive Plan. This amendment is due to a change in conditions – as a new budget and a revised CIP has been approved by the

Poulsbo City Council. This annual update of the City's CIP is set forth in Policy CF-3.2 as well as the Capital Facilities Plan (Chapter 12). This amendment is consistent with Capital Facilities Policies CF-4.1 and 4.2.

- **Application No. P-11-26-18-01.** In order to fund the Capital Improvement Program (CIP), funding sources are identified and estimated of available funding are made. In the 2016 Comprehensive Plan, assumptions for funding source ratios were made. However, in 2019 Engineering Department reviewed these assumptions and determined that they needed to be revised in order to provide a realistic and reasonable assurance of achieving funding as outlined.
3. **The amendment is based on new information that was not available at the time of the initial adoption of the city comprehensive plan.** The amendments are not based on new information that was not available at the time of the initial adoption of the city comprehensive plan.
 4. **The amendment is based on a change in the population allocation assigned to the city by Kitsap County.** The amendments are not based on a change in Poulsbo's population allocation assigned to the City.

Application No. P-11-13-18-03 includes an amendment to the Zoning Ordinance Map. Per PMC [18.210.020 \(C\)](#), in order to grant a Zoning Map amendment, the following findings must be made:

1. **The amendment is consistent with the comprehensive plan land use map.** The map request is for both a comprehensive plan land use map and zoning map amendment, therefore, if the request is approved, both maps will be amended and consistent with each other.
2. **The amendment is not detrimental to the public health, safety or welfare.** The proposed map change has not been found to be detrimental to the public health, safety or welfare. The property proposed for a map amendment will be developed as a park and stormwater facility.
3. **The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district.** The proposed comprehensive plan amendment is based upon change of conditions/circumstance and the requirements to be consistent with Policy LU 5.1 in the comprehensive plan.
4. **The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district.** Per PMC 18.100.010, the general purpose of the park (P) zoning district is to provide recreation and open space functions for the long-term benefit and enjoyment is city residents, adjacent neighborhoods and the greater North Kitsap Community.

CONCLUSION:

THE PLANNING COMMISSION has concluded that the proposed amendments to the zoning ordinance map, comprehensive plan land use map, Title Pages, Chapter 4 (Transportation), Chapter 6 (Capital Facilities), Chapter 12 (Capital Facilities Plan), and Appendix B (City of Poulsbo Functional Plans) is consistent with the comprehensive plan, and is based upon a change in circumstances and new information since the comprehensive plan was adopted. Therefore, the Planning Commission respectfully recommends approval of the 2019 City Initiated Comprehensive Plan Amendments as described above in Findings.

RECOMMENDATION:

With a vote of 7 for, the PLANNING COMMISSION RECOMMENDS APPROVAL of the proposed 2019 City Initiated Comprehensive Plan Amendments.



RAY STEVENS, CHAIR | Poulsbo Planning Commission

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