

PLANNING COMMISSION
FINDINGS OF FACT, CONCLUSION AND RECOMMENDATIONS
2019 COMPREHENSIVE PLAN AMENDMENTS – Hawks Landing

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 Amendment:

Application No. P-11-15-18-05 is a request to re-designate eight properties located north of McDonalds on Viking Ave NW from Residential Medium (RM) to Residential High (RH).

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.**
The amendment is not due to an error in the initial adoption of the Comp Plan.
2. **The amendment is based on a change of conditions or circumstances from the initial adoption of the city comprehensive plan.** The application is based upon change of conditions/circumstance.
 - The properties have been zoned as RM since 1995. However, since 1995 a number of ordinances have been created and/or amended, which have impacted the development viability of these properties. These include the Critical Areas Ordinance, Shoreline Master Program, Floodplain Management, and Stormwater Management. Consistent with Comprehensive Plan Policy HS-1.3, this amendment would promote infill development in an existing neighborhood so vacant or underutilized land can be converted to residential uses.
 - The housing vacancy rate in Poulsbo is estimated to be around 4.3% which is well below the national vacancy rate of 12.2%. The average rent is estimated at \$1,973, which is \$580 above the national average. Consistent with Comprehensive Plan Goal HS-1 and Policy HS-3.5, this amendment would be a step towards providing additional housing to meet the needs of the existing and projected population and encourage new multi-family housing in a variety of types and sizes in areas designated for such.
 - Consistent with Comprehensive Plan Policy HS - 3.1 this amendment would promote socioeconomic integration by allowing for a variety of housing types and sizes together in new residential and redevelopment projects. The increase of density by 4 units/acre would allow for a more viable project, meeting the intent and purpose of Comprehensive Plan Policy LU - 2.4 which encourages infilling and redevelopment of underutilized properties.
 - Kitsap Transit routes 32, 33, and 44 run on Viking Ave NW, by the proposed amendment properties. In addition, the North Viking Park and Ride facility is within 1 mile of the properties. Consistent with Comprehensive Plan Policy LU-2.9 and TR-10.5, this amendment would support transit-oriented development by promoting residential land uses and development which are within walking distances of transit facilities.
 - If the amendment is approved, it is worth noting that development of the properties would require site plan approval and the type and intensity of the activity would be dictated by the application of development standards, such as height, setbacks, parking, landscaping, utilities, streets, etc.

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 amendment is 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 amendment is not based on a change in Poulsbo's population allocation assigned to the City.

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. There is sufficient access, utilities and available land for development of the site in the future for allowed uses.
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 applicant has identified in its submitted application that the proposed comprehensive plan amendment is based upon change of conditions/circumstance and necessary for future development of the parcel.
4. **The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district.** The parcel is suitable for development as it is currently underutilized and available for redevelopment. The properties have access to City utilities and services, and have easy access to arterials and state highway. Any future development would be reviewed under the development regulations adopted at the time of application submittal.

CONCLUSION:

THE PLANNING COMMISSION has concluded that the proposed amendment to the Comprehensive Plan Land Use and Zoning Ordinance map 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 Hawks Landing Comprehensive Plan Amendment Application No. P-11-15-18-05 as described above in Findings.

RECOMMENDATION:

With a vote of 6 for and 1 against, The PLANNING COMMISSION RECOMMENDS APPROVAL of the proposed Hawks Landing Comprehensive Plan Amendment, Application No. P-11-15-18-05.



RAY STEVENS, CHAIR | Poulsbo Planning Commission
April 2, 2019