



## C-1 Downtown Commercial Limited Zoning Amendments - Flexible Use *Planning Commission Findings of Fact and Recommendations*

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The Poulsbo Planning Commission, in its role as advisory body on land use policy documents and regulations, held a public hearing on July 23, 2019 to review and discuss the C-1 Downtown Commercial Limited Zoning Amendments (Flexible Use).

The Planning Commission opened its noticed public hearing on July 23, 2019 and took testimony. On July 23, 2019, after discussion and deliberations, the Planning Commission provided a motion for recommendation on the C-1 Downtown Commercial Limited Zoning Amendments (Flexible Use).

The Planning Commission moved to recommend, with a vote of 6 for 1 absent, to The City Council approval of the C-1 Downtown Commercial Limited Zoning Amendments (Flexible Use)

In making the recommendation, the Planning Commission offered the following **FINDINGS**:

The City Council adopted amendments to the Poulsbo Municipal Code Chapter 18.80, Commercial Zoning Districts, in 2018 (Ordinance 2018-20). Amendments were to all four of the Commercial zones and addressed the permitted use table, landscaping, design standards, and the creation of the downtown shopfront overlay.

In early 2019, Mayor Erickson requested the Economic Development Committee (EDC) review the mixed use/residential component of the amendments for the C-1 (downtown) zoning district. The EDC discussed options for residential uses in the C-1 district, as well as in the other commercial districts, at multiple meetings throughout the spring (2/27/19, 3/27/19, 4/12/19, 4/24/19). The EDC decided to focus on residential uses in the C-1 zone and at its 4/24/19 meeting requested that the full City Council hold a workshop to continue the discussion. A full City Council workshop was held on the topic on 6/19/19.

Within the C-1 [zoning district](#), but outside of the [shopfront overlay](#), the amendment allows residential units on the first floor of mixed use projects; provided that the first floor shall be constructed to commercial building and fire code standards and parking required at the applicable commercial ratio, to accommodate flexibility of use as both residential or commercial, as the market supports.

The C-1 Downtown Commercial Limited Zoning Amendments (Flexible Use) was publicly released June 28, 2019. 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 June 28, 2019, the Notice of Application (NOA) with Optional DNS 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 July 15, 2019, the SEPA Threshold Determination was issued.

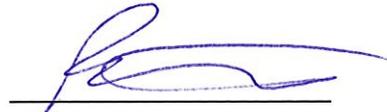
On June 28, 2019, a public notice announcing the Poulsbo Planning Commission Public Hearing was published in the North Kitsap Herald, emailed to the Public Hearing and Development Regulations e-notice list, posted at the Poulsbo Library, Poulsbo Post Office, City Hall and the City's website.

On July 16, 2019, the Planning and Economic Development Department released the staff report for the Planning Commission Public Hearing.

The Poulsbo Planning Commission held a properly noticed public hearing on July 23, 2019.

After the close of the public hearing and Commission deliberations, the Planning Commission provided motions and recommendations to the City Council on the C-1 Downtown Commercial Limited Zoning Amendments (Flexible Use).

The PLANNING COMMISSION **RECOMMENDS APPROVAL** of the C-1 Downtown Commercial Limited Zoning Amendments (Flexible Use) as identified in Exhibit A to the Planning Commission Staff Report dated July 16, 2019 and modifications identified during Planning Commission deliberations.



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RAY STEVENS, CHAIR  
Poulsbo Planning Commission  
July 26, 2019