

# 2020 COMPREHENSIVE PLAN AMENDMENTS

PLANNING COMMISSION WORKSHOP

FEBRUARY 25, 2020

# 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.

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# REVIEW PROCESS

- Deadline for 2020 Amendments | November 15, 2019
- City Council Reviews Docket | February 5, 2020
- Planning Department notifies Department of Commerce | February 14, 2020
- Notice of Application w/Optional DNS Issued | February 14, 2020
- **Planning Commission Workshop | February 25, 2020**
- Planning Commission Staff Report Available | March 3, 2020
- Planning Commission Public Hearing | March 10, 2020
- City Council Workshop | April 1, 2020
- City Council Workshop (if needed) | April 8, 2020
- City Council Staff Report Available | April 30, 2020
- City Council Public Hearing | May 6, 2020

*\*all dates subject to change\**

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



# **OVERVIEW OF 2020 APPLICATIONS**

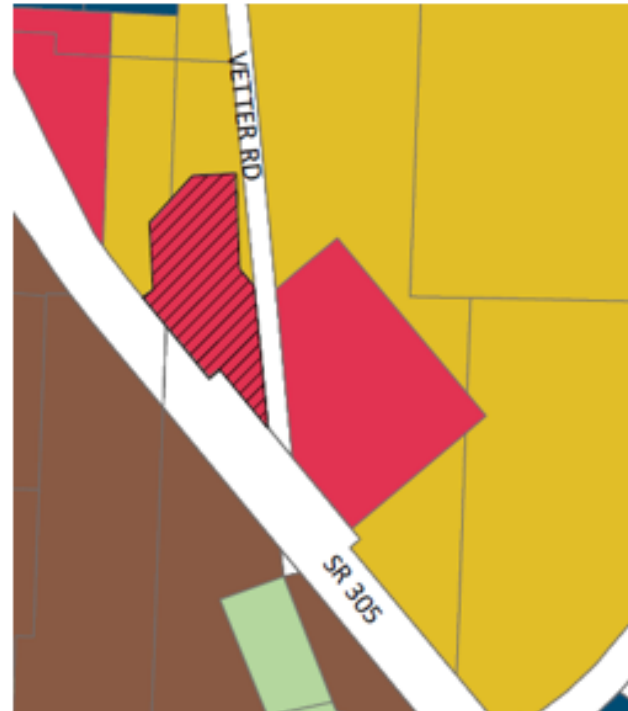


# PRIVATE PROPERTY OWNER INITIATED

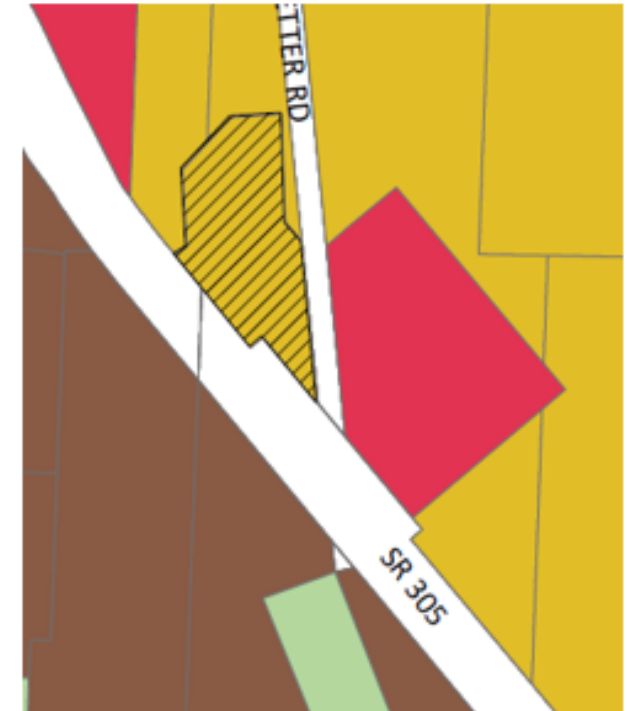
## P-11-15-19-04 | SITE SPECIFIC | EDWARD ROSE

- This application includes a site-specific amendment to the City's Land Use (Figure LU-1) and City's Zoning Map.
- The request is to re-designate and rezone a portion of parcel 102601-4-022-2009 from Commercial (C-3) to RM (Residential Medium).

Existing Land Use/Zoning



Proposed Land Use/Zoning



# PRIVATE PROPERTY OWNER INITIATED

## P-11-15-19-04 | SITE SPECIFIC | EDWARD ROSE

### Site History

- 2010: Edward Rose Master Plan Established
- 2011: Approximately 9 acres rezoned from RM to Commercial
- 2019: Edward Rose Master Plan Released
- **2020: Request to redesignate and rezone 2.4 acres of the 9 acres from Commercial to RM**
- 2020: Boundary Line Adjustment currently under review

# CITY INITIATED

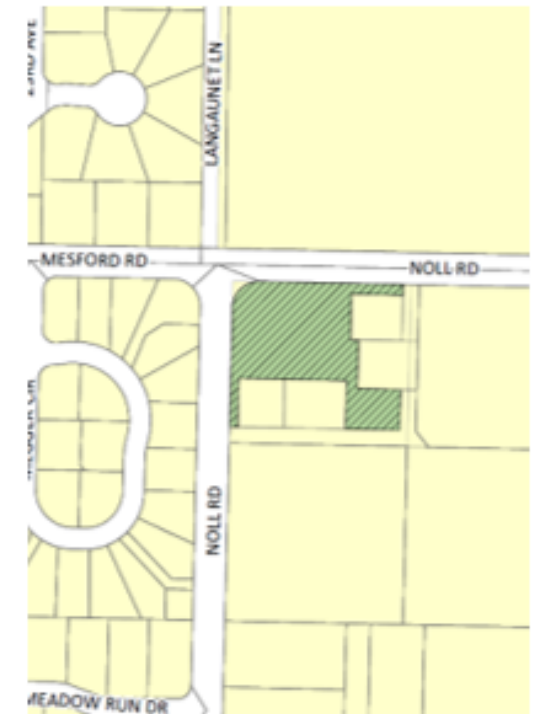
## P-11-15-19-01 | SITE SPECIFIC | ROTARY MORROW PARK

- This application includes a site-specific amendment to the City's Land Use (Figure LU-1) and City's Zoning Map.
- The request is to re-designate and rezone a portion of parcel 242601-1-060-2002 from Residential Low (RL) to Park (P).

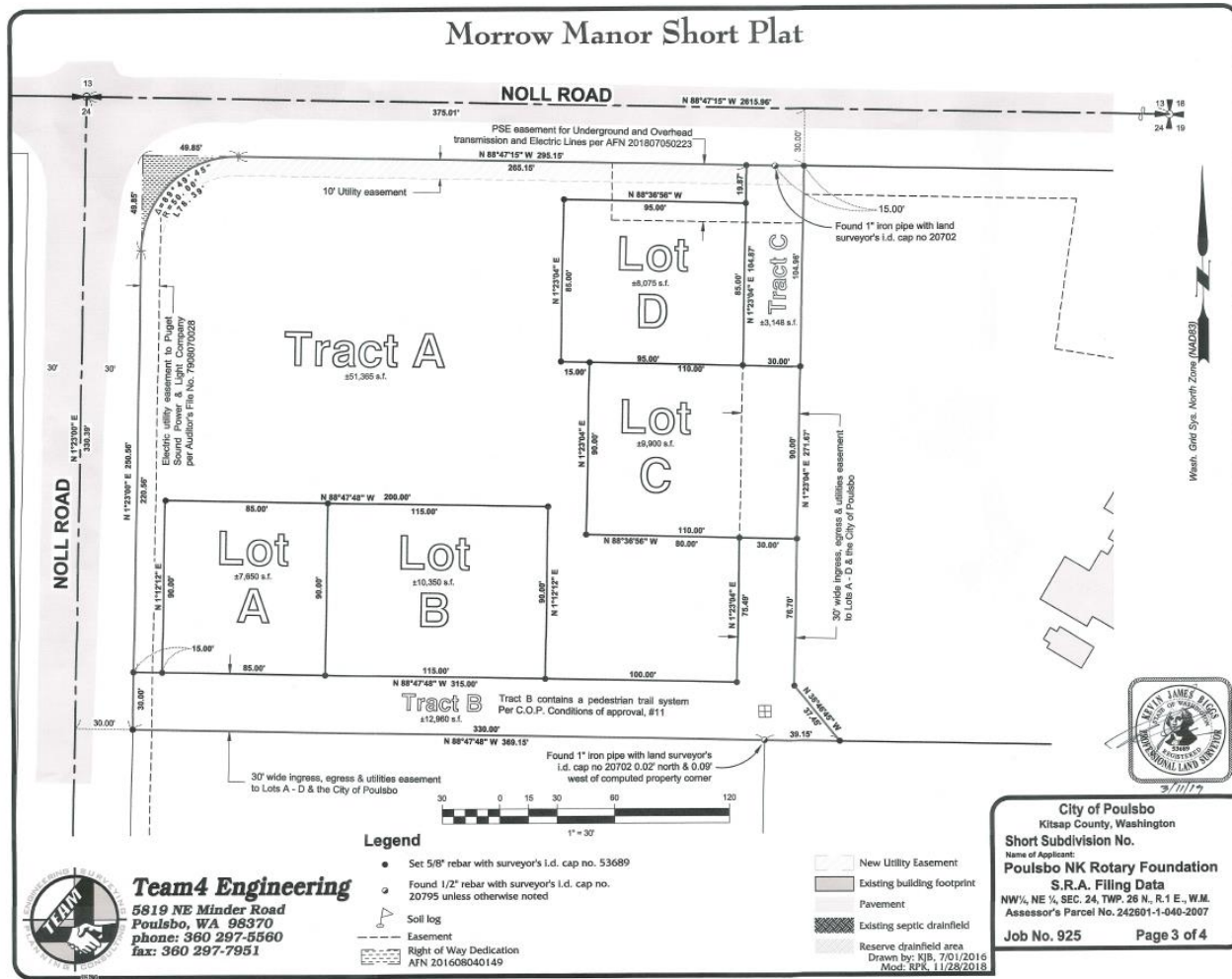
Existing Land Use/Zoning



Proposed Land Use/Zoning







- 2016 Short Plat
- Tract A dedicated to city for neighborhood park

## CITY INITIATED

P-11-15-19-01 | TEXT AMENDMENT | PARKS DEPARTMENT

Minor changes to the Parks Capital Facilities Program (Chapter 12, Capital Facilities Plan) recommended by the Parks staff, Parks and Recreation Commission, and citizens.








	<p> <del>College Marketplace Athletic Fields</del>  <del>Centennial Park development</del>  Nelson Park Phase 2 development  Morrow Manor park development  Vista Park development  Indian Hills Recreation Area development  Net Shed Park development  Hattaland Park development  West Poulsbo Waterfront Park development  Betty Iverson Kiwanis Park upgrades  Dog Park development  Accessible playground improvements  <u>Poulsbo Event and Recreation Center (PERC)</u>  <u>Skate Park</u>  <u>Splash Pad</u> </p> <p> <i>Trail Acquisition and Development</i>  The Urban Paths of Poulsbo Plan and maps serve as the 2036 vision for trail acquisition and development. The UPP Plan is included as Appendix B-6 of the Comprehensive Plan. Figure PRO-3 maps the 2036 vision for trails in the City, as identified in the plan. Trail development and acquisition projects will be prioritized through the 6-year Capital Improvement Program process. </p>
<b>Government Buildings</b>	<p> Construct New Public Works Complex  Acquire a new Recreation Center  <del>North Kitsap Regional Events Center</del> </p>

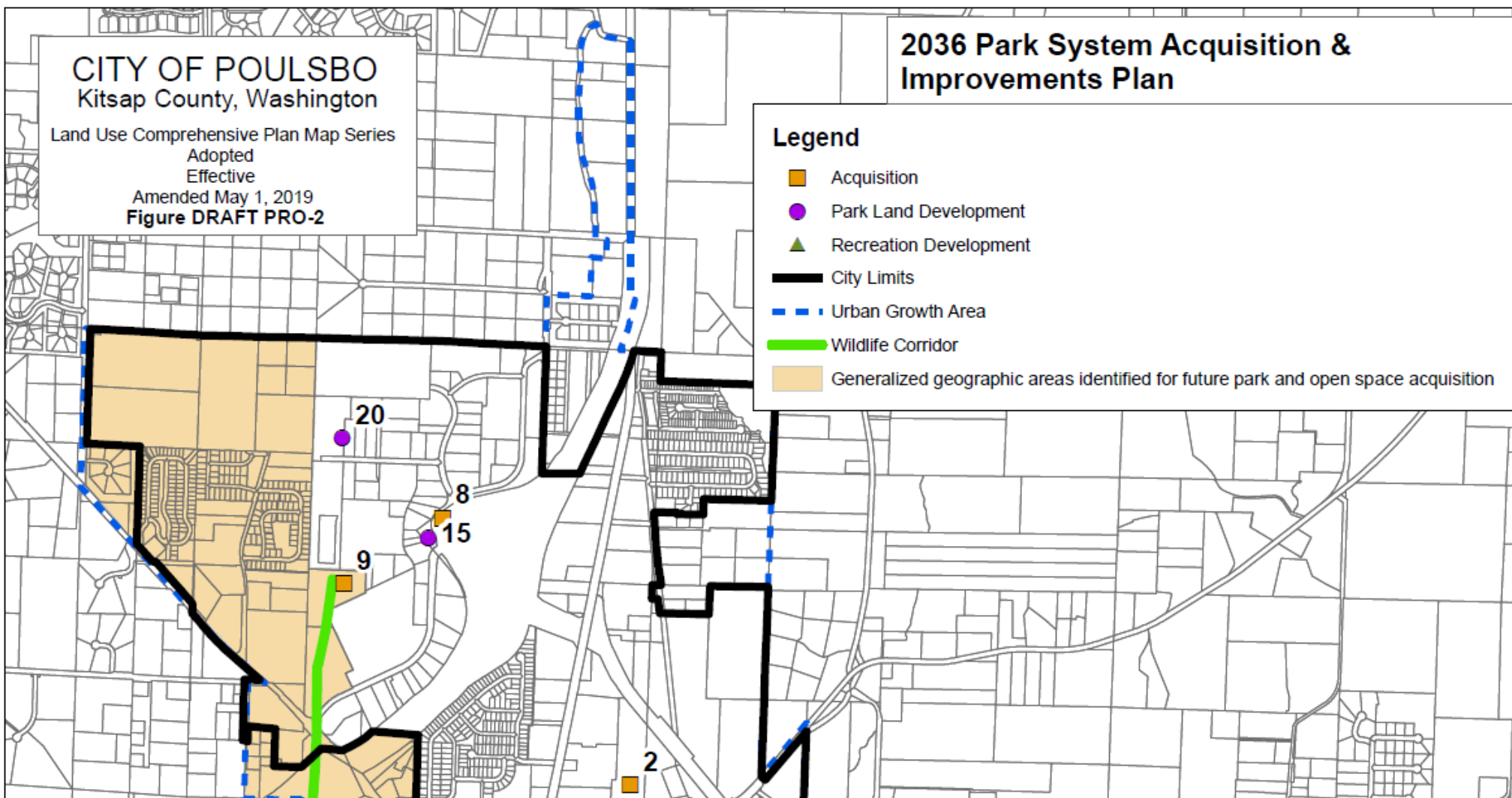
**CITY OF POULSBO**  
Kitsap County, Washington

Land Use Comprehensive Plan Map Series  
Adopted  
Effective  
Amended May 1, 2019  
**Figure DRAFT PRO-2**

**2036 Park System Acquisition & Improvements Plan**

**Legend**

-  Acquisition
-  Park Land Development
-  Recreation Development
-  City Limits
-  Urban Growth Area
-  Wildlife Corridor
-  Generalized geographic areas identified for future park and open space acquisition



## CITY INITIATED

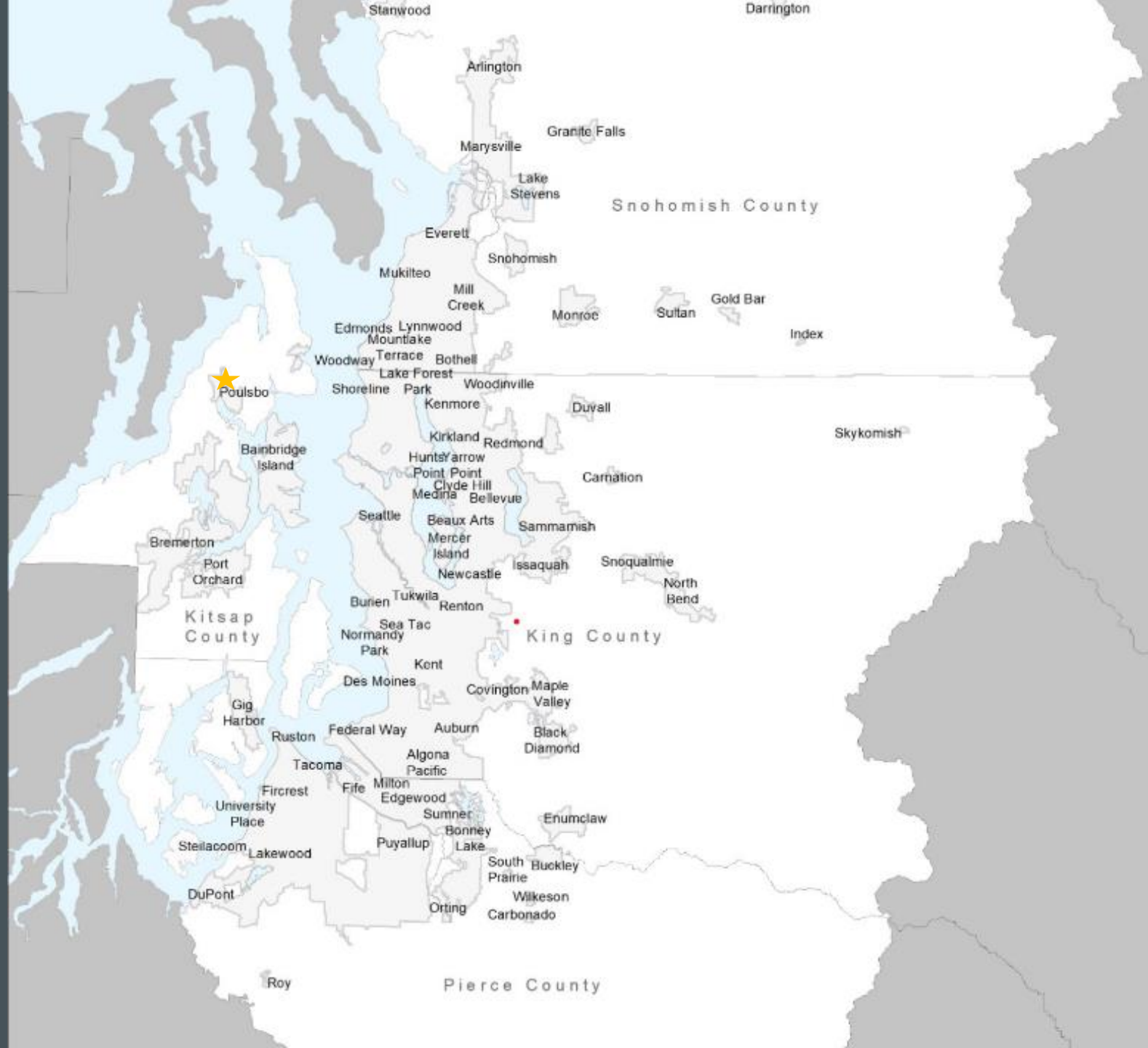
P-11-15-19-02 | TEXT AMENDMENT | PLANNING DEPARTMENT

This application includes a text amendment to Chapter 2, Land Use, to incorporate updated Puget Sound Regional Council Regional Centers Framework and designate one countywide center (Downtown Poulsbo) and two candidate countywide centers (College Marketplace and SR 305).

# PSRC

## REGIONAL GROWTH STRATEGY

### *POULSBO'S PLACE IN THE REGION*



# PSRC 101



The Puget Sound Regional Council, also known as PSRC, is a regional planning agency.



Regional leadership: PSRC is led by elected leaders of King, Pierce, Snohomish and Kitsap counties, the region's cities and towns, port districts, transit agencies, and tribes.



PSRC is a regional planning agency focused on transportation planning, economic development and growth management.

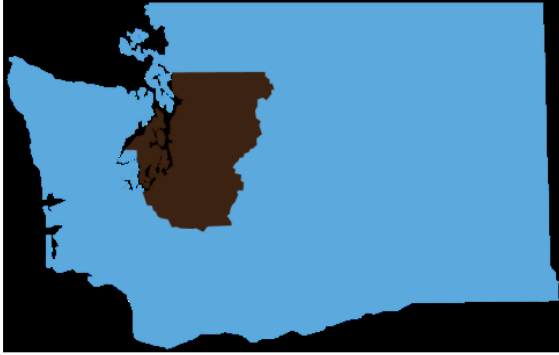


PSRC helps local governments and transportation agencies to plan for the future of our region by addressing issues that go beyond the boundaries of any individual city or county.



**PSRC is designated by the federal government as the metropolitan planning organization for central Puget Sound.**





# PSRC 101



- 4 million people
- 4 counties: King, Pierce, Snohomish, and Kitsap
- 82 cities and towns
- Urban and rural
- 6,300 square miles
- 1,000 square miles in urban growth areas





# PSRC WORK INCLUDES



Developing long-range plans for transportation, economic development and growth management



Selecting projects to receive over \$240 million in federal transportation funding annually



Providing regional data and research

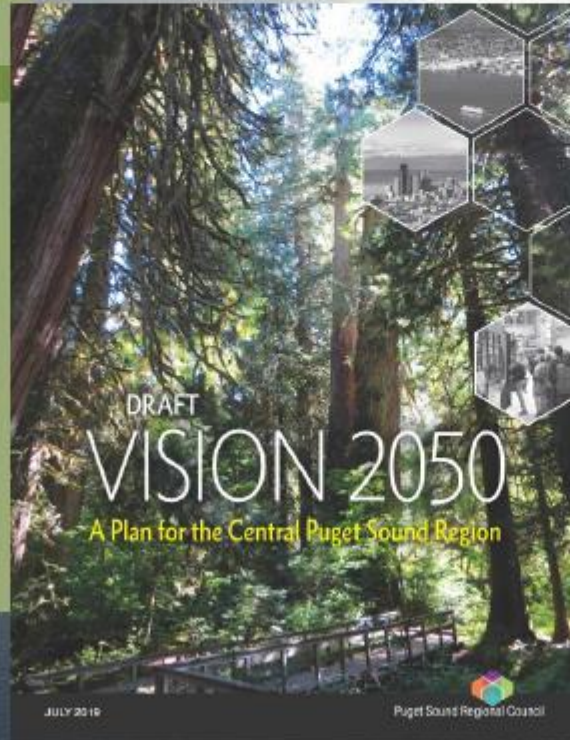


Coordination and outreach on key issues facing the region

# VISION 2040

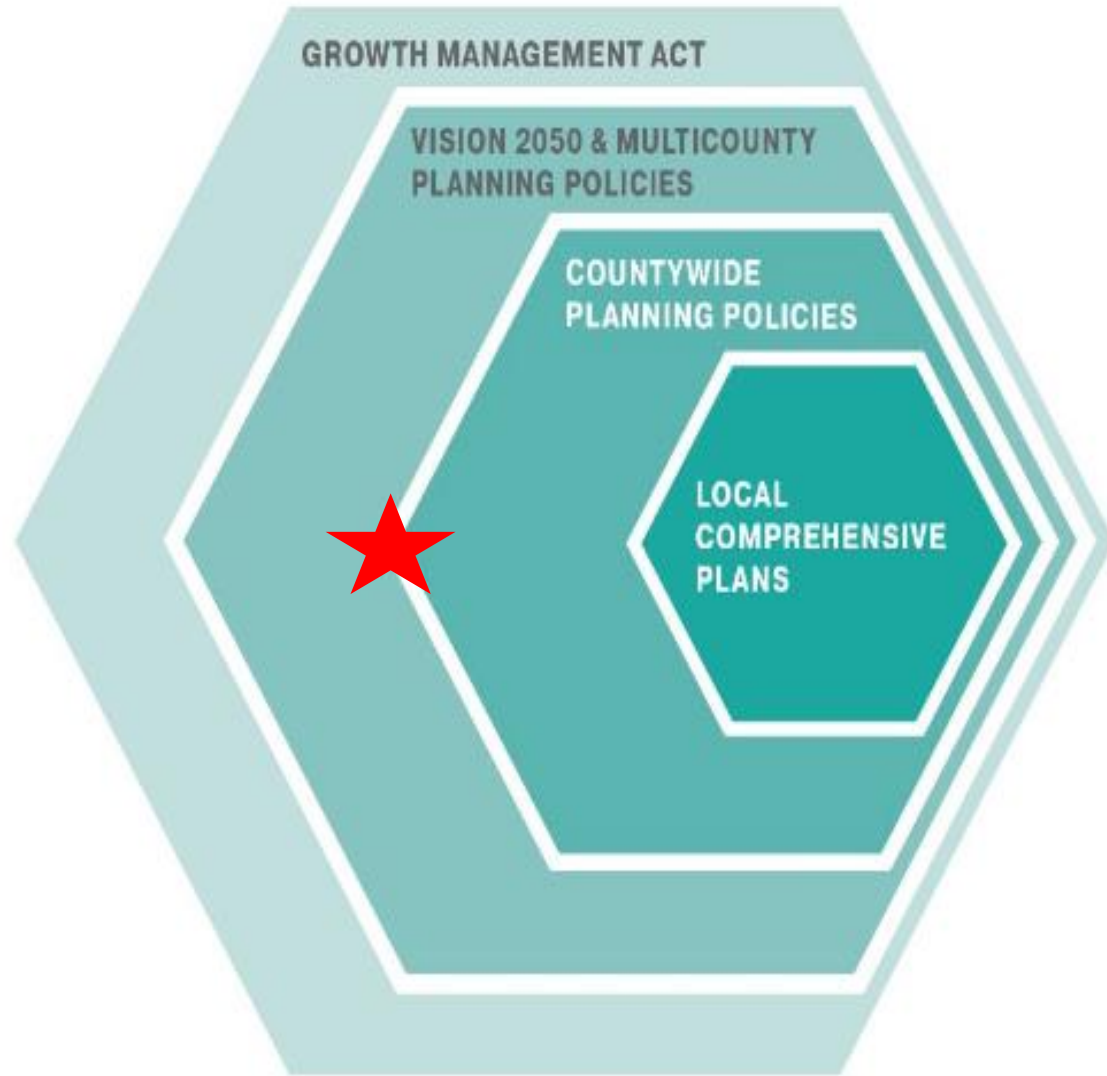


# VISION 2050



- A strong economy and a healthy environment
- Preserve waters, farms, recreation and resource lands
- Urban Growth Area and centers strategy
- Local actions to achieve regional VISION





- Vision 2050 is the document where the Regional Growth Strategy is set forth.
- A component of Vision 2040 was the concept of Regional Centers. The Regional Centers Framework was updated in 2016-2017 and adopted by the PSRC Board March 22, 2018.
- It was the first step in updating the multicounty planning policies, as PSRC moved right into Vision 2050 Update. The Vision 2050 update was the regional policy focus in 2019.
- The updated Regional Centers Framework requires all jurisdictions to review and update Kitsap Countywide Planning Policies for consistency with the new framework.

# CENTERS OF GROWTH = REGIONAL GROWTH STRATEGY

- Centers are hallmark of PSRC's Regional Growth Strategy.
- Centers are integral feature for accommodating residential and employment growth.
- Centers guide regional growth allocations and represent priority areas for PSRC's federal transportation funding.
- Typology and criteria updated in 2018 →

## Regional Centers Framework Update

Adopted March 22, 2018



Puget Sound Regional Council



# CENTERS HIERARCHY

## Regional Growth Centers

Urban Growth Center  
Metro Growth Center

## Manufacturing/Industrial Centers

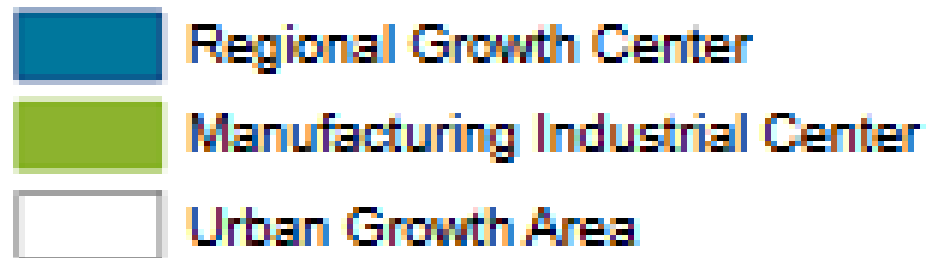
Industrial Employment Center  
Industrial Growth Center

## Countywide Centers

Countywide Growth Center  
Countywide Industrial Center

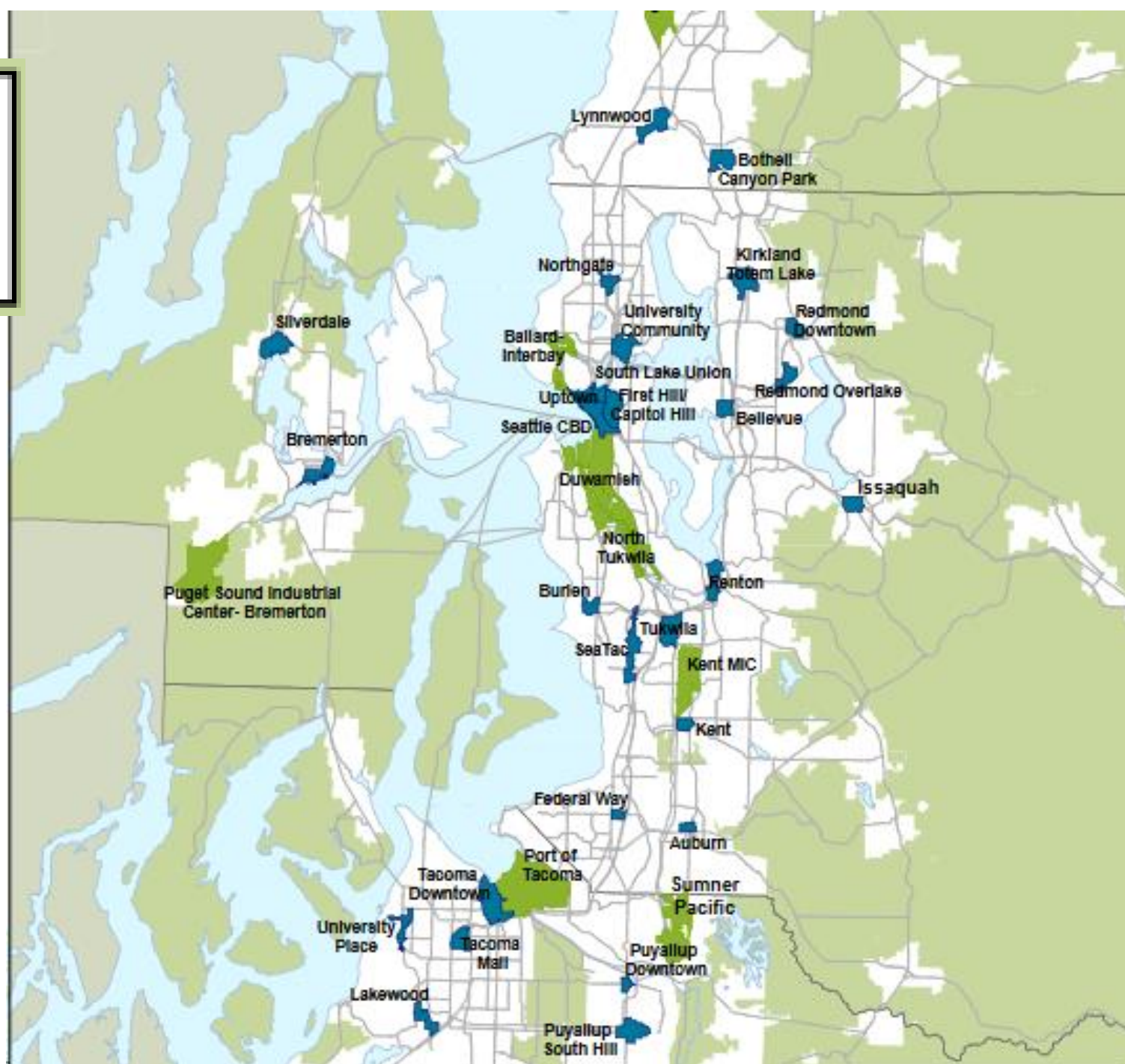
## Military Installations

## Local Centers



## KITSAP'S REGIONAL GROWTH CENTERS

- Bremerton – Metro Growth Center
- Silverdale – Urban Growth Center
- Puget Sound Industrial Center Bremerton – Industrial Growth Center



# POULSBO CENTERS

- The updated Regional Centers Framework requires the KCPPs to be reviewed and updated, AND requires local jurisdictions to review, ensure consistency with PSRC, and revise their Centers designation if necessary.
- Poulsbo needs to revise our Centers designations based on the new PSRC typology and criteria.
- The Mayor requested staff analyze if any area in Poulsbo could meet the criteria of a Regional Urban Growth Center. Currently, there isn't a commercial/residential area that meets all of the criteria.
- The staff analysis resulted in three Countywide Center designations in Poulsbo.
- The criteria for Countywide Centers are:
  - Demonstration that the Center is a local planning and investment priority;
  - The Center is a location for compact, mixed-use development;
  - The Center supports multi-modal transportation

# 2020 COMPREHENSIVE PLAN AMENDMENT

## Existing (since 2004)

- Poulsbo Town Center (Downtown)
- Olhava Mixed Use Center (College Marketplace)

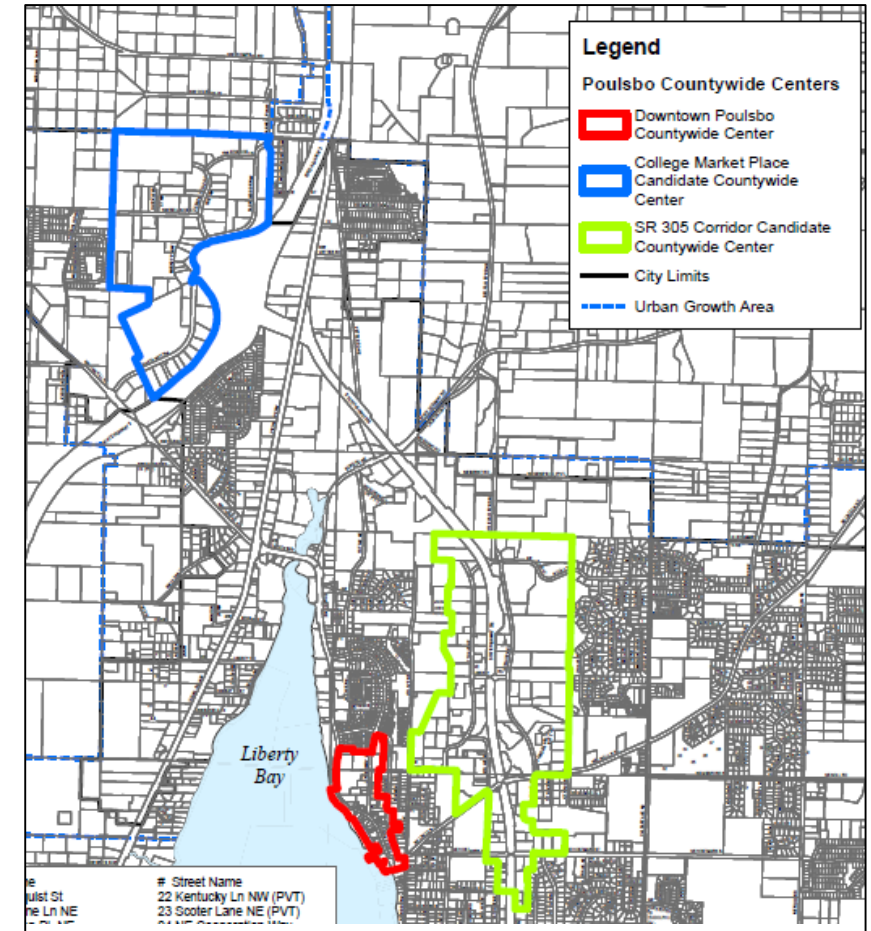
## Proposed (based upon PSRC's updated criteria):

- Downtown Poulsbo Countywide Growth Center
- College Marketplace Candidate Countywide Growth Center
- SR 305 Corridor Candidate Countywide Growth Center

Table CNT-1 Poulsbo Centers Activity Unit Evaluation

Center/Area	Total Population	Households	Jobs	Acres	Activity Units
Downtown Poulsbo	188	17	1089	25	51
Candidate College MarketPlace	0	0	872	151.6	5.75
Candidate SR 305 Corridor	101	97	2311	204	12

Source: Puget Sound Regional Council, 2018 data; activity unit is ratio between population/jobs and acres.





## CITY INITIATED

P-11-15-19-03 | TEXT AMENDMENT | PLANNING DEPARTMENT

This application includes 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 2019-2025 Capital Improvement Projects.

# APPROVAL CRITERIA (PMC CHAPTER 18.210)

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.
2. The amendment is based on a change of conditions or circumstances from the initial adoption of the city comprehensive plan.
3. The amendment is 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.



# 2020 COMPREHENSIVE PLAN AMENDMENTS

- Staff has evaluated the amendments and found them to be internally consistent with the adopted comprehensive plan.
- We have concluded that the amendments are based upon new information or change in circumstances.
- Planning Commission Public Hearing scheduled for March 10, 2020.



THANK YOU.  
QUESTIONS?

