

**PLANNING COMMISSION
FINDINGS OF FACT, CONCLUSION AND RECOMMENDATIONS
2020 COMPREHENSIVE PLAN AMENDMENTS – City Initiated**

March 10, 2020

The Planning Commission met at a regular meeting on March 10, 2020 and after holding an advertised public hearing, recommended APPROVAL to the City Council, the proposed Comprehensive Plan Amendments:

- *Application No. P-11-15-19-01* is a site-specific request to re-designate and rezone 1.18 acres of acquired parks property from Residential Low to Park; and a text amendment to Chapter 12, the Capital Facilities Plan, to incorporate minor changes recommended by the Parks staff, Parks and Recreation Commission, and citizens.
- *Application No. P-11-15-19-02* is 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).
- *Application No. P-11-15-19-03* 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 2019-2025 Capital Improvement Projects.

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 2020 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.** The amendments are based on a change of conditions from the initial adoption of the plan.
 - *Application No. P-11-15-19-01.* 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; and 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-11-15-19-02.* Centers are the hallmark of Puget Sound Regional Council’s (PSRC) Regional Growth Strategy. The region’s growth strategy identifies Centers as an integral feature for accommodating residential and employment growth. Centers guide regional growth allocations, advance local planning, inform transit service planning, and represent priority areas for PSRC’s federal transportation funding. Centers’ typology and criteria for designation are found in the PSRC’s Regional Centers Framework, adopted March 22, 2018.

Actual Center designation occurs by Kitsap Regional Coordinating Council (KRCC) within the Kitsap Countywide Planning Policies (KCPPs), consistent with the criteria and procedures set forth in PSRC’s Regional Centers Framework. The KCPPs also includes criteria and procedures for Center designation. Under both the PSRC and KCCPs criteria, prior to designation within the Kitsap Countywide Planning Policies, Centers must be included in the local jurisdiction’s comprehensive plan.

Countywide Growth Centers serve important roles as places where jobs, housing, shopping and recreational opportunities exist. These areas can be smaller downtowns, transit station areas, or neighborhood centers that are linked by transit, provide a mix of housing and services, and serve as focal points for investment. PSRC has identified criteria for Countywide Centers, which include: the Center is a local planning and investment priority; the Center is a location for compact, mixed-use development, including a minimum

existing 10 activity units, a zoned mix of 20% residential and 20% employment and growth opportunities; and the Center supports multi-modal transportation.

- **Downtown Poulsbo** has been designated a Center since 2004. Downtown Poulsbo fully meets the criteria as a Countywide Growth Center and remains a regional draw for visitors and businesses. Additionally, Downtown Poulsbo is emerging as a place for residential uses.
 - **College Market Place** has been designated a Center since 2004. Based upon PSRC’s updated criteria, it does not yet support the minimum 10 activity units. However, future build out of commercial, business park and/or residential uses will increase its activity units. Therefore, the candidate center designation is appropriate.
 - **SR 305 Corridor** is a new Center based upon its important transportation corridor functions, connecting with Bainbridge Island, Kingston (via SR 307), Silverdale (via SR 3) and Jefferson County (via SR 3). It also serves as the North Kitsap County’s business, financial, health services, and professional services hub. SR 305 Corridor is proposed as a candidate center at this time in order to evaluate and identify opportunities for residential uses.
- **Application No. P-11-15-19-03.** 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.
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-11-15-19-01 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, Chapter 2 (Land Use), and Chapter 12 (Capital Facilities Plan) 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 2020 City Initiated Comprehensive Plan Amendments as described above in Findings.

RECOMMENDATION:

With a vote of 6 for with 1 absent, the PLANNING COMMISSION RECOMMENDS APPROVAL of the proposed 2020 City Initiated Comprehensive Plan Amendments.

A handwritten signature in black ink, appearing to read 'R. Stevens', with a long horizontal flourish extending to the right.

RAY STEVENS, CHAIR | Poulsbo Planning Commission
March 10, 2020