

**PLANNING COMMISSION**  
**FINDINGS OF FACT, CONCLUSION AND RECOMMENDATIONS**  
**2020 COMPREHENSIVE PLAN AMENDMENTS – Edward Rose**

**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 Amendment:

*Application No. P-11-15-19-04* is a request to re-designate and rezone a portion of the property at 21210 State Highway 305 NE.

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.
  - a. In June 2011, the Poulsbo City Council adopted Ordinance No. 2011-10, which changed the comprehensive plan designation and zoning for an approximately 9-acre portion of the Edward Rose site from Residential Medium with a Master Plan Overlay to Commercial with a Master Plan Overlay. This area was designated for neighborhood retail in the Edward Rose Master Plan.
  - b. An ordinance to remove the Edward Rose Master Plan Overlay was adopted by City Council on November 20, 2019.
  - c. The property owner requests to re-designate and rezone 2.4 acres of the 9-acre commercial site back to Residential Medium to accommodate its current site planning efforts. This request is needed to accommodate the proposed stormwater system for the Oslo Bay Apartments project that is currently under site plan review (application no. P-12-05-19-01).
  - d. Removal of this area for stormwater management facilities decreases adverse environmental impacts of commercial construction and uses on the adjacent unnamed stream and associated wetland, which addresses concerns raised by the Suquamish Tribe and the City.
  - e. This request is supported by recent market research done by the applicant that confirms there is no existing (or foreseeable) market for retail in the area proposed for re-designation/rezone.
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 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 Edward Rose Comprehensive Plan Amendment Application No. P-11-15-19-04 as described above in Findings.

**RECOMMENDATION:**

With a vote of 6 for and 1 absent, The PLANNING COMMISSION RECOMMENDS APPROVAL of the proposed Edward Rose Comprehensive Plan Amendment, Application No. P-11-15-19-04.



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