

# **2020 Comprehensive Plan Amendments - City Initiated Staff Report and Exhibits**

# City of Poulsbo

## Planning & Economic Development



### 2020 COMPREHENSIVE PLAN AMENDMENTS CITY INITIATED APPLICATIONS *STAFF REPORT AND RECOMMENDATION*

**TO:** Mayor Erickson and City Council  
**FROM:** Nikole Coleman, Senior Planner  
**SUBJECT:** 2020 City Initiated Comprehensive Plan Amendments  
**DATE:** July 29, 2020

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The Planning Commission respectfully recommends **approval** of all the proposed city-initiated amendments to the Comprehensive Plan.

#### **RECOMMENDED ACTION:**

**MOVE** to (approve) (approve with modifications) (deny)

- ***Application No. P-11-15-19-01***, 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-11-15-19-03***, a text amendment to Chapter 12, the Capital Facilities Plan, to update Table CFP-4 to reflect the proposed projects listed in the 2019-2025 Capital Improvement Projects.

**AND** direct the Planning and Economic Development Director to prepare an adopting ordinance in support of this decision.

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## STAFF REPORT

### 2020 City Initiated Comprehensive Plan Amendments

#### I. GENERAL INFORMATION

A. **Applicant:** City of Poulsbo | 200 NE Moe Street, Poulsbo, WA 98370

B. **Description of Proposal:**

- ***Application No. P-11-15-19-01:***
  - 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- ***Application No. P-11-15-19-02:*** withdrawn.

This Planning and Economic Development (PED) Department application was a text amendment to Chapter 2, Land Use, to incorporate Puget Sound Regional Council (PSRC) Regional Centers Framework and designate one countywide center (Downtown Poulsbo) and two candidate countywide centers (College Marketplace and SR 305). However, conversations continue at the regional level with PSRC, Kitsap Regional Coordination Council, and the technical groups. The framework for designation of centers has not yet been finalized. For this reason, the PED Department opted to withdraw the amendment.

- ***Application No. P-11-15-19-03:*** 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

C. **Type of Amendment:**

- ***P-11-15-19-01:***
  - Comprehensive Plan and Zoning Map amendments from RL to Park; and
  - Text amendments to Chapter 12, Capital Facilities Plan.
- ***P-11-15-19-03:*** Text amendments to Chapter 12, Capital Facilities Plan Table CFP-4.

D. **City Council Public Hearing:** August 5, 2020 at 7pm or soon thereafter. Due to the Governors “Stay Home – Stay Healthy” Order, **public hearings must be held virtually**. This call-in number: **1-623-404-9000** and meeting id: **148-485-5074** are provided for attendance.

H. **Staff Contact:** Planning and Economic Development Department | 200 NE Moe Street, Poulsbo, WA 98370  
Phone: (360) 394-9882 | E-mail: [plan&econ@cityofpoulsbo.com](mailto:plan&econ@cityofpoulsbo.com)

#### II. CRITERIA FOR APPROVAL

- A. Per PMC [18.210.020 \(B\)](#), 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 Comprehensive Plan.
  3. The amendment is based on new information which was not available at the time of the initial adoption of the Comprehensive Plan.
  4. The amendment is based on a change in the population allocation assigned to the City by Kitsap Co.

*The proposed amendments will be reviewed in section III below with the applicable criteria identified.*

B. 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. 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 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.

### III. PROPOSED AMENDMENTS

A. **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 is provided in Exhibit A-1.*

- **Applicable Criteria:** The amendment is based on a change of conditions or circumstances from the initial adoption of the city comprehensive plan and new information which was not available at the time of the initial adoption of the city comprehensive plan.
- **Staff Analysis:**
  - 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.
  - 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.
- **Recommendation:** Planning Commission recommends approval of the proposed site-specific map amendment to re-designate and rezone 1.18 acres and text amendments to Chapter 12, Capital Facilities.

B. **P-11-15-19-02** withdrawn.

C. **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.

*Application and proposed Table CFP-4 is provided in Exhibit A-2.*

- **Applicable Criteria:** The amendment is based on a change of conditions or circumstances from the initial adoption of the city comprehensive plan and new information which was not available at the time of the initial adoption of the city comprehensive plan.
- **Staff Analysis:** 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.

- *Recommendation:* Planning Commission recommends approval of the proposed amendments to Table CFP-4 with the 2019-2025 Capital Improvement Program.

#### IV. PLANNING COMMISSION HEARING AND DELIBERATION

The Planning Commission, in its role as advisory body on land use policy documents and regulations, held a public workshop on February 25, 2020 and a duly advertised public hearing on March 10, 2020.

Members of the public were invited to attend the public hearing to provide comment. The only comment provided at the March 10, 2020 public hearing was regarding application P-11-15-19-01 and support for inclusion of the splash pad in Table CFP 3- 2036 City Capital Facility Project List.

Following public comment, the Planning Commission deliberated and agreed that the site-specific amendment would be an amenity to the surrounding residents, and city as a whole. They did not have any substantive comments on the other city-initiated applications.

Based on findings made during deliberations, the Planning Commission recommended approval of the amendments, as outlined in section VII below.

#### V. ATTORNEY GENERAL'S UNCONSTITUTIONAL TAKINGS MEMO

Pursuant to Comprehensive Plan, City staff members are familiar with Washington State Attorney General's "warning signals" for unconstitutional takings of private property. Staff has reviewed the Attorney General's Advisory Memorandum: Avoiding Unconstitutional Takings in the context of the 2020 Comprehensive Plan Amendments and has consulted with the City Attorney regarding the warning signals. Staff and the City Attorney are comfortable that the amendment does not result in any unconstitutional taking.

#### VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

A SEPA/environmental checklist was prepared for the comprehensive plan amendments. The amendments were reviewed for probable adverse environmental impacts through an optional DNS process, as authorized by WAC 197-11-355 and [PMC 16.04.115](#). A combined Notice of Application with Optional DNS was issued on February 14, 2020, with the comment period for environmental comments ending February 28, 2020. One comment was received regarding City of Poulsbo initiated applications (Exhibit G). The SEPA Determination of Non-Significance was issued on March 3, 2020 (Exhibit C).

#### VII. CONCLUSION AND RECOMMENDATION

Planning Commission, with a vote of 6 for and 1 absent, concluded that the site-specific amendment application and the text amendments to the Comprehensive Plan are either based upon new information or a change in circumstances since the initial adoption of the Comprehensive Plan; are internally consistent with the Comprehensive Plan; and are not detrimental to the public health, safety or welfare of the city. Therefore, Planning Commission respectfully recommends approval of all the proposed City-Initiated Comprehensive Plan Amendments as set forth in this staff report.

#### VIII. CITY COUNCIL HEARING AUGUST 5, 2020

A public hearing has been scheduled for 7:00 pm on August 5, 2020 for the City Council to receive public comments on the 2020 Comprehensive Plan Amendments. Due to the Governors "Stay Home – Stay Healthy" Order, **public hearings must be held virtually**. This call-in number: **1-623-404-9000** and meeting id: **148-485-5074** are provided for attendance. If you wish to provide verbal citizen comment during the virtual meeting, please call in 10 minutes prior to the meeting and to be added to the sign-in sheet to speak during citizen comments or the public hearing. Alternatively, please submit written comments requesting your comments be read during the meeting to [cityclerks@cityofpoulsbo.com](mailto:cityclerks@cityofpoulsbo.com), mail to City Hall, call and leave a message with the Clerk's Office, or drop comments off at the 3<sup>rd</sup> & Moe drop box **before 4:30 p.m.** to be read by the City Clerk during the virtual meeting.

**Proposed Motion:**

**MOVE** to (approve) (approve with modifications) (deny)

- ***Application No. P-11-15-19-01***, 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.
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**AND** direct the Planning and Economic Development Director to prepare an adopting ordinance in support of this decision.

**IX. EXHIBITS**

- A. Amendment Applications
  - A.1. P-11-15-19-01
  - A.2. P-11-15-19-03
- B. Notice of Application and Optional DNS, including affidavits of mailing
- C. SEPA Threshold Determination DNS with commented checklist
- D. Notice of Planning Commission Public Hearing, including affidavits of mailing
- E. Planning Commission Findings of Fact and Recommendations
- F. City Council Public Hearing Notice, including affidavits of mailing
- G. Public Comments Received to Date

# EXHIBIT A.1

Application No. P-11-15-19-01 | Parks Department



# COMPREHENSIVE PLAN AMENDMENT

## Site-Specific Application Form

Planning and Economic Development Department  
200 NE Moe Street | Poulsbo, Washington 98370  
(360) 394-9748 | fax (360) 697-8269  
www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

### INSTRUCTIONS:

- Please complete a separate request form for each proposed site-specific amendment. If you are applying for a text/map amendment, please use the [Text/Map Amendment Form](#).
- The City of Poulsbo considers amendments to its Comprehensive Plan once each year. The deadline to submit applications for a 2020 Comprehensive Plan Amendment is **Friday, November 15, 2019 by 4 p.m.**
- Individuals, organizations, partnerships, corporations, and public agencies are eligible to make application for a comprehensive plan amendment (CPA). Individuals making application on behalf of a property owner must include the property owner's signature or evidence must be provided that an individual is lawfully authorized to sign on behalf of the property owner.
- **A minor pre-application fee of \$547 shall be submitted with this application.** After November 15th, the City will hold pre-application conferences for site-specific amendment requests. *If the applicant chooses to move forward with the application, the full CPA fee will be due: Planning (\$1,100), SEPA (\$345), Engineering (\$280).*
- CPAs are legislative decisions made by the City Council and include public notice and Planning Commission public hearing requirements. CPAs are processed as [Type IV](#) applications under Title 19.
- A typical CPA cycle is concluded by mid-April. However, the timeline is subject to change.

### PROJECT/PROPERTY INFORMATION:

Site Address:	Tax Parcel Number:	
Current Land Use Designation:	Proposed Land Use Designation:	
Current Zoning Designation:	Proposed Zoning Designation:	
Current Use of Property:	Proposed Use of Property:	
Is the property located within a <a href="#">Critical Area</a> ?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property located within the <a href="#">Shoreline Jurisdiction</a> ?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is this property located within a Master Plan Overlay?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

### APPLICANT/PROJECT CONTACT:

Name:	Phone:
Address:	
Email:	

### PROPERTY OWNER (IF DIFFERENT):

Name:	Phone:
Address:	
Email:	

**A RESPONSE TO THE FOLLOWING QUESTIONS IS REQUIRED. USE A SEPARATE SHEET IF NECESSARY:**

1. Please describe the amendment and why it is necessary.
2. Is the amendment warranted due to an error in the initial adoption of the Comprehensive Plan? Please explain.
3. Is the amendment based on a change of conditions or circumstances from the initial adoption of the Comprehensive Plan? Please explain.
4. Is the amendment based on new information or facts which were not available at the time of the initial adoption of the Comprehensive Plan? If so, what are they?
5. Is the amendment in response to a need for additional property in the proposed zoning district.
6. Explain why the current land use designation/zoning no longer applies and why the proposed designation/zoning is more appropriate.
7. Is the proposed land use designation/zoning consistent with the adopted Comprehensive Plan? Please demonstrate how the amendment request is internally consistent with the adopted Comprehensive Plan.
8. Explain how the requested amendment is not detrimental to the public health, safety, or welfare.

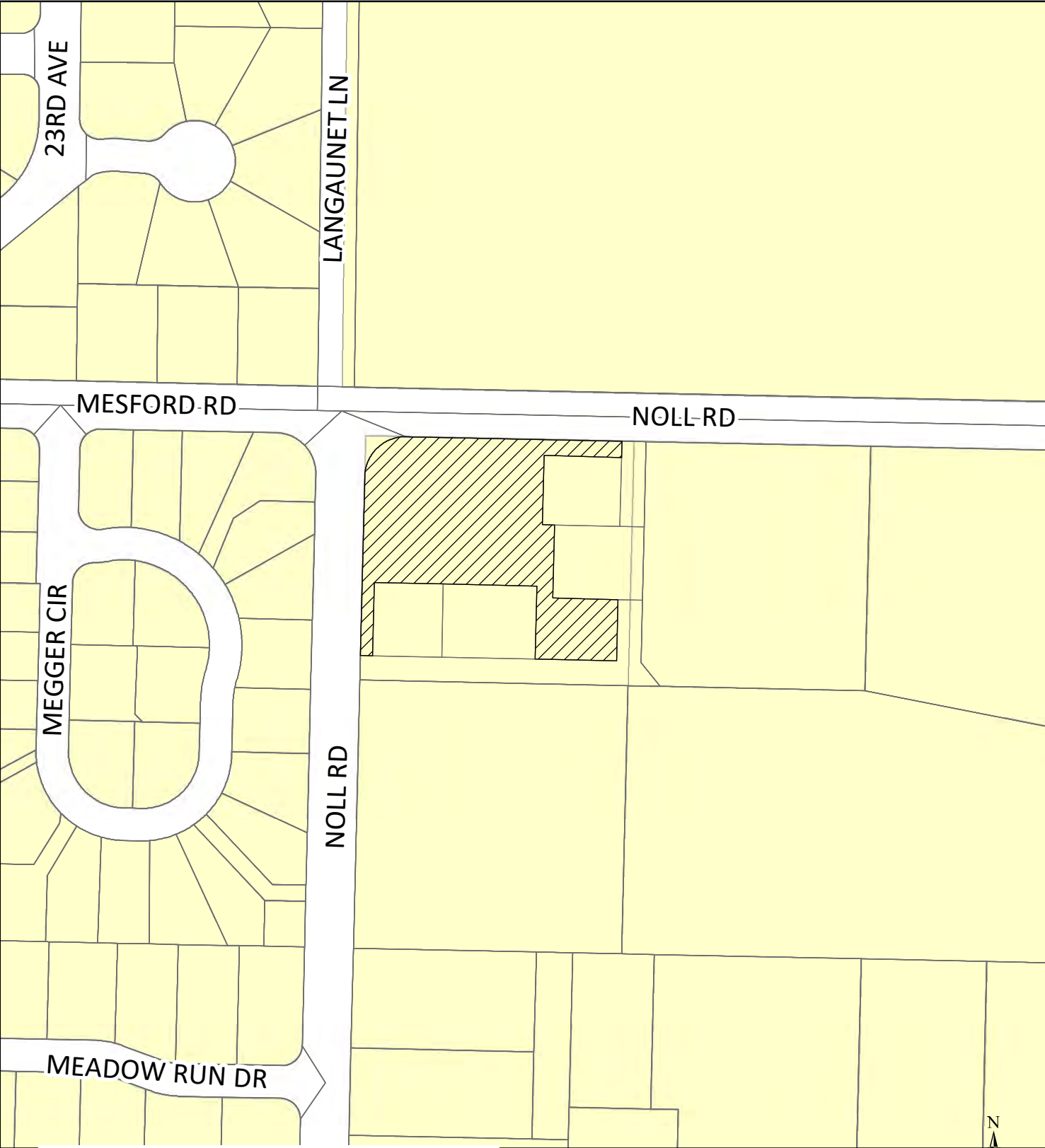
**APPLICATION SUBMITTAL REQUIREMENTS:**

- ☐ Minor pre-application fee of \$547. *Note: If the application moves forward an additional fee will be due.*
- ☐ Maps, photos, existing environmental assessments, or other documents that describe the property.
- ☐ One **electronic version** of all submitted materials in PDF format (CD, thumb drive, or via e-mail).
- ☐ Notarized property owner and/or applicant signature page (attached).
- ☐ Any other information/documents:



# Current Zoning

City of Poulsbo Planning Department



## Legend

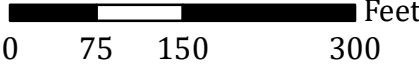
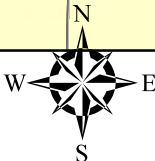
 Project Site

 City Limits

 Urban Growth Area

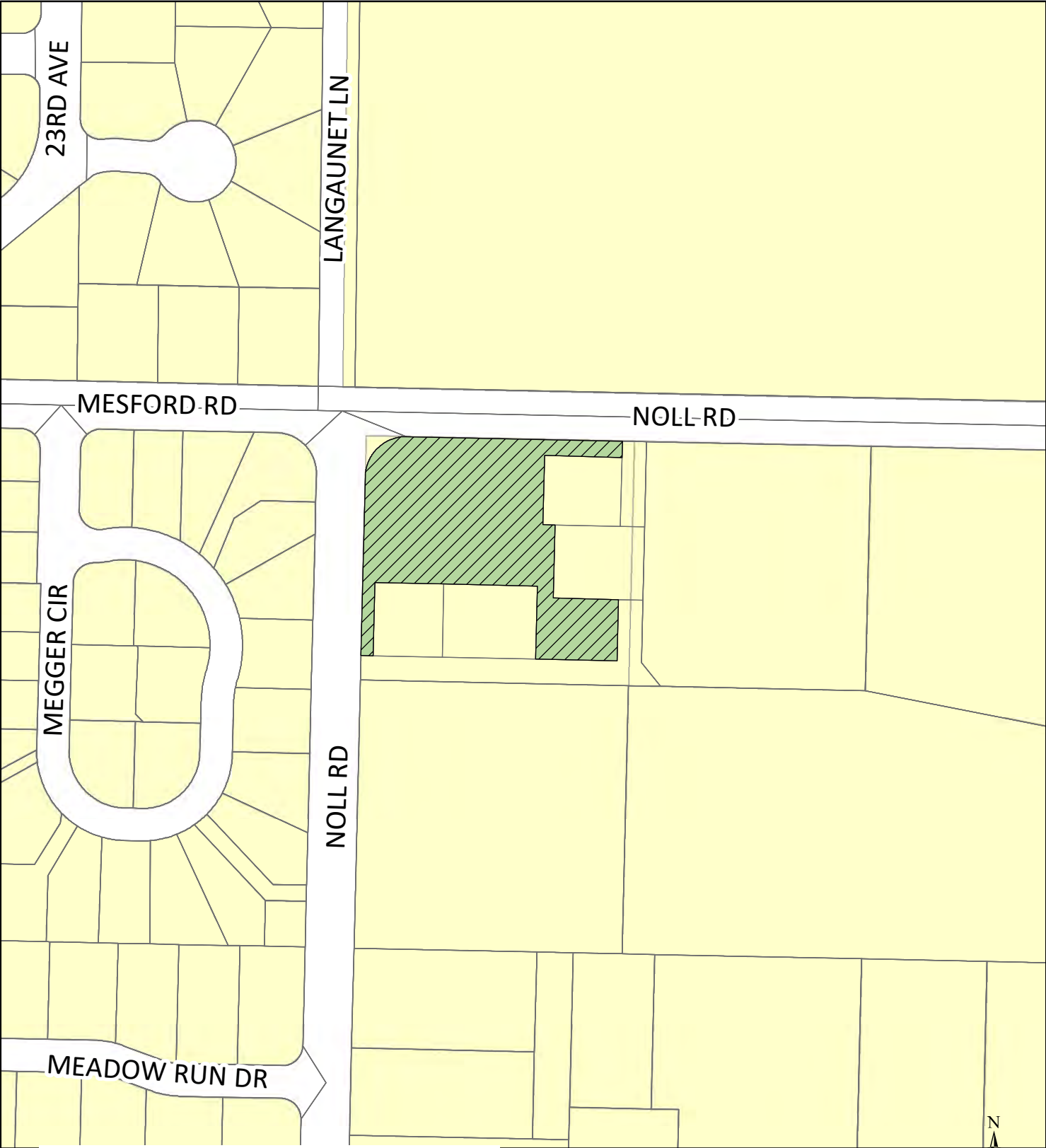
## Zone

 Residential Low








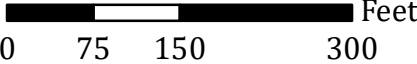
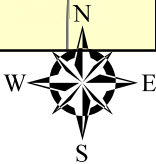
# Proposed Zoning

City of Poulsbo Planning Department



**Legend**

- |                                                                                                       |                                                                                                     |
|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
|  Project Site      | <b>Zone</b>                                                                                         |
|  City Limits       |  Residential Low |
|  Urban Growth Area |  Park            |







# COMPREHENSIVE PLAN AMENDMENT

## Text Application Form

Planning and Economic Development Department

200 NE Moe Street | Poulsbo, Washington 98370

(360) 394-9748 | fax (360) 697-8269

www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

### INSTRUCTIONS:

- Please complete a separate request form for *each* proposed text amendment. If you are applying for a site specific re-designation/rezone request, please use the [Site-Specific Application Form](#)
- The City of Poulsbo considers amendments to its Comprehensive Plan once each year. The deadline to submit applications for a 2020 Comprehensive Plan Amendment is **Friday, November 15, 2019 by 4 p.m.**
- **An application fee of \$1,080 (\$800 Planning + \$280 Engineering) shall be submitted with this application.**
- Individuals, organizations, partnerships, corporations, and public agencies are eligible to make application for a comprehensive plan amendment (CPA).
- CPAs are legislative decisions made by the City Council and include public notice and Planning Commission public hearing requirements. CPAs are processed as [Type IV](#) applications under Title 19.
- A typical CPA cycle is concluded by mid-April. However, the timeline is subject to change.

### APPLICANT/AMENDMENT INFORMATION:

Name of Applicant/Department: Poulsbo Parks and Recreation

Contact Person: Mary McCluskey

Address: 200 NE Moe Street | Poulsbo WA 98370

Email: mmcccluskey@cityofpoulsbo.com

Phone Number: 360.394.9772

Chapter, page number, and location (goal/policy #, section, map figure) of proposed amendment:  
See attachment.

Explain the need for the amendment—why is it being proposed? Include any data, research, or reasoning that supports the proposed amendment (attach additional pages as needed).

General housekeeping and additions to allow inclusion of new projects in future grant applications.

Is the amendment warranted due to an error in the initial adoption of the Comprehensive Plan? Please explain.  
No.



Is the amendment based on a change of conditions or circumstances from the initial adoption of the Comprehensive Plan? Please explain.

No.

Is the amendment based on new information or facts which were not available at the time of the initial adoption of the Comprehensive Plan? If so, what are they?

Yes. New projects have been included to allow inclusion in future grant applications, along with finished projects being removed.

Is the amendment based on a change in the population allocation assigned to the city by Kitsap County?

No.

Proposed amendment in ~~striketrough~~ or underline format (attach additional pages as needed).

See attached.

#### APPLICATION SUBMITTAL REQUIREMENTS:

- ☐ Application fee of \$800.
- ☐ Data, research, or reasoning that supports the proposed amendment.
- ☐ One **electronic version** of all submitted materials in PDF format (CD, thumb drive, or via e-mail).
- ☐ Notarized property owner and/or applicant signature page (attached).
- ☐ Any other information/documents:

**Table CFP-3 2036 City Capital Facility Project List**

Capital Facility	Project List
<b>Water System</b>	Lincoln Wells No. 1 and No. 2 Manganese Treatment Westside Well Treatment Big Valley Well No.3 Westside Well No. 2 Reservoir Coating Program Wilderness Park Reservoir Repairs Raab Park Reservoir Replacement and Booster Station 340 Zone Fire Flow Pump and Zone Expansion Old Town Water Main Replacement Viking Avenue PRV Hostmark Transmission Main Noll Road Water Improvements SR 305 Crossing Liberty Ridge Fire Flow Water main Replacement Program Meter Upgrade and Replacement Program Telemetry System Upgrades
<b>Sanitary Sewer</b>	<u><i>System Rehabilitation Projects</i></u> Annual Inflow Reduction Program Applewood Pump Station Replacement Village Pump Station Repair Annual Pump Station Rehabilitation/Replacement Replace Force Main Between Marine Science Center Pump Station and Harrison Street  <u><i>Downstream Conveyance Capacity Improvements</i></u> Repair or Replace Metering Flume and Flow Measurement System Pipe Replacement Upstream of Lemolo Siphon Pipe Replacement at Johnson Road Storage Facility for SR 305 Interceptor Purchase and Demolition of Lemolo House Lemolo Siphon #2  <u><i>System Expansion Projects</i></u> SR 305 Force Main Extension Noll Road (north) Collection System Noll Road (south) Collection System South Viking Avenue Collection System Liberty Bay Pump Station Improvements Central Viking Avenue Collection System Finn Hill Collection System
	Restore South Fork Dogfish Creek near 8 <sup>th</sup> Avenue 8 <sup>th</sup> Avenue Culvert Replacement South Anderson Parkway Retrofit Poulsbo Creek Outfall Rehabilitation Viking Avenue Treatment Facility Ridgewood/Kevos Pond Basin Drainage Improvements

<b>Storm Water</b>	<p> Fjord Drive Water Quality and Habitat Improvements  Replace Bjorgen Creek Culvert  Community Bioretention Program  Fjord Drive Drainage and Water Quality Improvements  Repair American Legion Park Outfall  Deer Run Pond and Swale Retrofit  Replace Storm Drain at 10<sup>th</sup> Avenue  Anderson Parkway Outfall Capacity Improvements  Glen Haven Storm Drain Replacement  Noll Road Improvements  Poulsbo Village Regional Facility  North Kitsap School District Campus Retrofit  Front Street Retrofit  Torval Canyon Water Quality Retrofit  Poulsbo Place Water Quality Retrofit </p>
<b>Transportation/Streets</b>	<p><u><i>Roadway Improvements</i></u></p> <p> Turn lane and Sidewalks: 10<sup>th</sup> Avenue 600' north of Liberty to Liberty  Sidewalks, Widen and Resurface: 8<sup>th</sup> Avenue from Hostmark to 7<sup>th</sup> Avenue  Sidewalks and Resurface: Pugh from Lincoln to city limits  Sidewalks, Widen and Resurface: Mesford from 20<sup>th</sup> Avenue to Noll  Sidewalks and Resurface: Hostmark from 4<sup>th</sup> Avenue to 6<sup>th</sup> Avenue  Sidewalks and Resurface: Caldart from Hostmark to Gustaf  Sidewalks: 11<sup>th</sup> Avenue from Hostmark to Sol Vei Way  Shared Use Path, Turn Lanes, Noll from Storhoff Lane to Mesford  Sidewalks and Resurface: 4<sup>th</sup> Avenue from Iverson to Torval Canyon  Sidewalks and Resurface: 4<sup>th</sup> Avenue from Iverson Street to Hostmark Street  Sidewalks, Bike Lane, Resurface: 3<sup>rd</sup> Avenue from Iverson to Hostmark  Sidewalks, Bike Lanes and Resurface: Finn Hill from W City Limits to Olhava Way  Sidewalks and Resurface: Liberty Road from Viking Way to New Road "M"  Non-Motorized Improvements and Resurface: Bernt Road from SR 307 to Little Valley Road  Sidewalks, Resurface, and Bike Lanes: Johnson Road from SR 305 to Sunrise Ridge extension  Pavement restoration, sidewalks and drainage: Hamilton Court from Jensen Way to 1<sup>st</sup> Avenue  Sidewalks or Shared Use Path and Resurface: Little Valley Road from Forest Rock Lane to UGA boundary  Sidewalks: Lincoln Road from Hostmark to SR 305  Liberty Bay Waterfront Trail: American Legion Park to Nelson Park </p> <p><u><i>New Roadway Segments</i></u></p> <p> Forest Rock Extension from Caldart Avenue to Pugh Road  Mesford Extension from Gilmax Lane to Caldart  New Road "W" from Baywatch Court to Johnson Road  New Road "X" from Johnson Road to Noll Road  Sunrise Ridge Extension from existing end to Johnson Road  Olhava E Street from existing end to Urdahl Road  New Road "M" from Finn Hill Road to Viking Way  New Road "N" from Rhododendron to Urdahl Road  New Road "K" from New Road "M" in West UGA boundary  Vetter Road Extension from existing end Vetter Road to SR 305 </p>

<p><b>Transportation/Streets</b></p>	<p>12<sup>th</sup> Avenue from existing end to Genes Lane  New Road “L” from Viking Avenue at Liberty Shores to New Road “M”  Laurie Vei extension from existing end of Laurie Vei to Caldart  12<sup>th</sup> Avenue from existing end to Lincoln  Langaunet/Maranatha from Mesford to Lincoln  New Road “Q” from Langaunet to Noll Road (E-W)  New Road “R” from Noll Road @ Mesford to Hostmark  New Road “S” from Noll Road @ soccer fields to New Road “R”  New Road “Y” from New Road “S” to New Road “T”  New Road “T” from Noll Road @ Thistle to Noll Road @ Heron Pond  New Road “U” from Bjorn Street to New Road “T”  New Road “Z” from Forest Rock Lane to 10<sup>th</sup> Avenue</p> <p><u>Intersection Improvements</u>  Intersection Control/Signal: Finn Hill at Rude and Urdahl  Signal and Channelization: Finn Hill at Rasmussen Court  Signal and Channelization: Finn Hill at New Road “M”  Channelization: SR 307 at Bernt Road  Signal and Channelization: Viking Way at Stendahl Court extension  Signal, Channelization: Lincoln at Pugh  Channelization: Vetter Extension at SR 305  Intersection Control/Turn Lanes: Hostmark at 8<sup>th</sup> Avenue  Channelization: Hostmark at Caldart  Mini-Roundabout: Noll Road at Mesford  Signal, Channelization: Noll Road at Hostmark</p> <p><u>TDM Strategies/Measures</u>  <u>Roadway Segments</u>  Front Street, from Bond Road to Sunset  Torval Canyon from Front Street to 4<sup>th</sup> Avenue  Viking Way from south city limits to Bovela Lane  Lindvig Way from Viking Way to Bond Road</p> <p><u>Intersections</u>  Front Street at Torval Canyon, Jensen Way and Fjord/Hostmark  Lindvig Way at Viking Way and Finn Hill Road</p> <p><u>Transit Improvements</u>  Park and Ride lot: Noll Road vicinity</p>
<p><b>Parks</b></p>	<p><u>Park Land Acquisition</u>  Acquire properties adjacent to Centennial Park  Acquire land adjacent to Fish Park  Acquire land East Poulsbo for new neighborhood park  <del>Acquire land West Poulsbo for new neighborhood park</del>  Acquire Hamilton Field  Acquire East Liberty Bay Shoreline Property  Acquire Johnson Creek Wildlife Corridor parcels  Shoreline Property north Front Street  Acquire land for Vista Park at College Market Place</p> <p><u>Park Land Development</u>  Poulsbo Fish Park development</p>

	<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><u>Trail Acquisition and Development</u>  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>

*Sources: Comprehensive Water Plan 2014; Comprehensive Sanitary Sewer Plan Update 2016; Comprehensive Storm Water Management Update 2016; Transportation Plan Update 2016; Parks, Recreation and Open Space Plan 2016; and 2016 City Annual Budget CIP.*

## 12.10 Parks System

The City of Poulsbo Parks Program provides quality recreation opportunities, programs, facilities, parks and open space to the greater Poulsbo citizens. The City has a 2016 Parks, Recreation and Open Space Plan adopted to provide policy, acquisition and program guidance for the City's Parks Program. This Plan is included in Appendix B-5 and is adopted in whole. The Urban Paths of Poulsbo Plan (UPP) includes goals, policies, implementation and financing strategies for non-motorized connections throughout the city. The UPP Plan is included in Appendix B-6 and is adopted in whole.

The City of Poulsbo owns 18 parks ranging in size from .24 of an acre to over ~~3640~~ acres. The types of parks have been defined into four categories, in part by their size, but also by its intended service area. Collectively, these parks contain a variety of outdoor recreation facilities, including playgrounds, picnic areas, basketball courts, a recreation center, shoreline access, boat launch, restrooms, off-leash dog runs, ball fields and natural open spaces with walking paths and trails.

- Neighborhood Parks are the parks that serve as the recreational and social focus of a neighborhood within the city. They are designed to serve a radius of less than ½ mile, and the parks themselves are small, averaging 2 acres in size. Neighborhood Parks are usually home to a combination of playground equipment, picnicking and outdoor activity areas. Poulsbo has ten neighborhood parks totaling 21.89 acres.
- Community Parks are larger in size and serve a broader purpose and population than neighborhood parks. They are developed for both passive and active recreation. These parks may typically include athletic fields, sports courts, trails, playgrounds, open space and picnicking facilities. The service radius is larger – usually ½ to 3 miles. Poulsbo has two community parks totaling 27.07 acres.

Regional Parks are the largest park designation because people will come from many miles to enjoy the park. These parks are often along waterways and may be in the center of the economic or tourist areas in a city. Poulsbo has four such parks totaling 12 acres.

- Natural/Open Space parks are natural lands set aside for preservation of significant natural resources, open space and areas for aesthetics and buffering. These parks are often characterized by sensitive areas, and may include wetlands, slopes, significant natural vegetation or shorelines. Poulsbo has six parks with the natural/open space designation totaling 74.60 acres.
- Trails are provided in parks, along roads or in old road right-of-ways. Most of Poulsbo's trails do not connect, but by adding sidewalks and other right-of-ways, a walker can get from one place to another. Connectivity of Poulsbo parks is a priority and a major goal of the City. Poulsbo has 11 trails totaling 5.59 miles.

**Table CFP-10 Poulsbo Park, Recreation and Open Space Inventory**

Name of Park	Location	Acres	Park Classification	Existing Amenities
Austurbruin Park	<u>1699 NE</u> Curt Rudolph Road	4.51	Neighborhood	Picnic area, playground, trails, wildlife habitat, open space
Betty Iverson Kiwanis Park	20255 1 <sup>st</sup> Avenue	2.76	Neighborhood	Picnic area, playground, shelter/gazebo, grills
Forest Rock Hills Park	North end of 12 <sup>th</sup> Avenue	3.11	Neighborhood	Picnic area, playground, trails, grills, plants/wildlife viewing, open space
Lions Park	585 Matson Street	1.2	Neighborhood	Picnic area, playground, restrooms
Poulsbo Pump Track	20523 Little Valley Road	1.82	Neighborhood	undeveloped
Morrow Manor	<u>SE corner of Noll/Mesford</u> <u>19146 Noll Rd NE</u>	1	Neighborhood	undeveloped
Nelson Park	20296 3 <sup>rd</sup> Avenue	4	Neighborhood	Picnic area, playgrounds, shelter/gazebo, grills, restrooms, trails, plants/wildlife viewing, open space
Net Shed Vista	18500 Fjord Drive	.69	Neighborhood	Picnic area
Oyster Plant Park	17881 Fjord Drive	.24	Neighborhood	Shoreline, small boats launch, picnic area, trails, wildlife viewing
West Poulsbo Waterfront Park	<u>19638</u> 5 <sup>th</sup> Avenue NW	1.85	Neighborhood	undeveloped
<b>Total Neighborhood Parks 21.89 acres</b>				
College MarketPlace	Reliance Street	6.07	Community	Undeveloped
Raab Park	18349 Caldart Avenue	21	Community	Picnic area, playgrounds, shelter/gazebo, grills, restrooms, trails, basketball court, off-leash dog run, community gardens/open space
<b>Total Community Parks 27.07 acres</b>				

Name of Park	Location	Acres	Park Classification	Existing Amenities
American Legion Park	<u>19265</u> Front Street <u>NE</u>	4.19	Regional	Shoreline, picnic area, playgrounds, restrooms, trails, plants/wildlife viewing
Poulsbo's Fish Park	288 NW Lindvig Way	4.53	Regional	Shoreline, picnic area, amphitheater, trails, plants/wildlife viewing, open space
Muriel Iverson Williams Waterfront Park	18809 Anderson Parkway	1.76	Regional	Shoreline, picnic area, shelter/gazebo, restrooms, boat ramp
Poulsbo Recreation Center	19545 1 <sup>st</sup> Avenue	1.52	Regional	Basketball court, fitness center, gymnastics equipment, classrooms, , preschool
<b>Total Regional Parks                      12 acres</b>				
Centennial Park	<del>7<sup>th</sup> and Iverson Street</del> <u>19250 7<sup>th</sup> Avenue NE</u>	2.85	Natural/Open Space	Picnic area, trails, plants/wildlife viewing, open space
Hattaland Park	10 <sup>th</sup> Avenue NE	2.04	Natural/Open Space	Picnic area, trails, plants/wildlife viewing, open space
Indian Hills Park	Stenbom Lane	20	Natural/Open Space	Undeveloped, open space
Nelson Park	20296 3 <sup>rd</sup> Avenue NW	6.8	Natural/Open Space	Undeveloped, open Space
Poulsbo's Fish Park	288 NW Lindvig Way	32.17	Natural/Open Space	Trails, Plants/wildlife viewing, open space
Wilderness Park	<del>Caldart Avenue and Hostmark Street</del> <u>1160 NE Hostmark St.</u>	10.74	Natural/Open Space	Picnic area, trails, plants/wildlife viewing, open space
<b>Total Natural/Open Space              74.60 acres</b>				
Boardwalk-American Legion Park Trail	Front Street	.30 mile	Trail	Boardwalk and paved
County Road 59	Shoreline at 5 <sup>th</sup> Avenue NW	.10 mile	Trail	Soft surface
Poulsbo's Fish Park Trails	288 NW Lindvig Way	1.5 miles	Trail	Soft surface
Fjord Drive Waterfront Trail	Fjord Drive, from 6 <sup>th</sup> Avenue to city limits	2 miles	Trail	Paved shoulder
Forest Rock Hills	North end of 12 <sup>th</sup>	.25 mile	Trail	Soft surface



Name of Park	Location	Acres	Park Classification	Existing Amenities
	Avenue			
Lincoln Road Shared Use Path	Lincoln Road from Maranatha Lane to Noll Road roundabout	.36 mile	Trail	Paved (separate from street)
Moe Street Trail	Moe Street to 3 <sup>rd</sup> Avenue	.10 mile	Trail	Soft surface
Noll Road Shared Use Path	Noll Road south of Hostmark	.20 mile	Trail	Paved (separate from street)
Raab Park Exercise Trail	18349 Caldart Ave.	.33 mile	Trail	Soft surface
Raab Park Nature Trail	18349 Caldart Ave.	.20 mile	Trail	Soft surface
Wilderness Park Trail	Caldart and Hostmark	.25 mile	Trail	Soft surface
<b>Total Trails 5.59 miles</b>				

Source: Park acreage amount derived from 2015 Kitsap County Assessor data as accessed from Kitsapgov.com parcel search online data. American Legion Park and Muriel Iverson Williams Waterfront Park acreage amount was derived from Poulsbo Planning and Economic Development GIS analysis.

## 2025 Park System Needs based on LOS

The City of Poulsbo's planned Park Level of Service is the result of a review of various standards from sources such as the National Recreation and Parks Association, as well as input from the public and the Poulsbo Parks and Recreation Commission. When comparing the current park acreage with the acreage anticipated necessary for the City's 2036 population, the results provide the City with its park acquisition and development priorities. It proves a useful tool when programming projects into the Parks 6-year Capital Improvement Program.

The projected future population of the City of Poulsbo is 14,808 at the year 2036. Table CFP-11 identifies the City's park needs utilizing its planned level of service by park type.

The City has established a planned overall park system level of service (PLOS) of 13.73 acres per 1,000 population. Level of service standards have also been identified for the City's park types and trails, and are identified in Table CFP-11.

**Table CFP-11 2036 Park Need based on LOS**

Park Type	2015 Existing Acres	2015 Existing Level of Service Acres per 1,000 population	2036 Planned Level of Service Acres per 1,000 population	2036 Acreage Need based on PLOS**	2036 Park Acreage Needs***
Neighborhood Park	21.89	1.94	2	29.62	7.73
Community Park	27.07	2.72	3.5	51.83	24.76
Regional Park	12	1.21	1.5	22.21	10.21
Open Space Park	74.60	7.50	6	88.85	14.25

Trails	5.59 miles or 4.08 acres*	.56 mile or .41 acres	1 mile or .73 acre	14.81 miles or 10.81 acres	9.22 miles or 6.73 acres
TOTAL	138.93 acres	13.78 acres/1,000 population	13.73 acres/1,000 population	203.32 acres	66.17 acres

\* Trail miles are converted into acreage by assuming a 6' wide trail x 1 mile = .73 acre

\*\* City's 2036 population of 14,808 was used to calculate total 2036 acreage needed.

\*\*\* 2036 Park acreage needs calculated by subtracting 2015 existing acres from 2036 acreage need based on PLOS.

Table CFP-11 shows an existing inventory of parkland of 137.08 acres and a need of 203.32 acres by the year 2036, reflecting a deficit of 66.24 acres. The greatest need is for Community Parks, followed by Open Space Parks.

### **Credits from Non-City Parkland/Facilities and Anticipated Parkland donation:**

Two types of public parkland have been identified as being available for the City to consider and credit in its demand and need analysis - North Kitsap School District fields and Washington State Department of Transportation SR 305 wetland mitigation open space land. Each is addressed below:

#### ***Partnership with North Kitsap School District***

The City has formed a partnership with the North Kitsap School District (NKSD) through shared-use agreements for fields at four schools. These fields are available for City-sponsored recreation programs, as well as for the general public use.

**Table CFP-12 Shared Fields with NKSD**

<b>NKSD Schools with Shared Use Agreement</b>	<b>Field Size</b>
Vinland Elementary	3.4 acres
Strawberry Fields (Poulsbo Elementary)	8.34 acres
NK Middle School	20.4 acres
NK High School	11.08 acres
Total Shared Fields with NKSD	43.22 acres

Source: Poulsbo Planning and Economic Development Department GIS

The NKSD shared fields' total acreage is not available for City recreational programming or general public use all the time. Field use is reserved for school use weekdays generally between 8 a.m. and 5 p.m. during the school year. Middle school and high school facilities are less available for community use due to sports and activities conducted by NKSD. Overall, the annual community and public use is assumed at an average 40% annually. Based upon the public availability of the shared fields, the City can apply a credit of 40% of the shared field acreage, which adds in 17.288 acres to the city inventory, and is applied to Community Park acreage need.

#### ***SR 305 Wetland Mitigation Acreage***

As part of the SR 305 widening project in 2008-2009, WSDOT was required to establish a wetland mitigation site. This site is 13.69 acres, adjacent to SR 305 (near the Bond Road intersection), and is near the City's Betty Iverson – Kiwanis Park. An agreement between the City and WSDOT has

the ownership of this land transferring to the City in 2020 approximately five years. This acreage should be credited as Open Space parkland, as the transference of ownership is assured.

**Table CFP-13 2036 Adjusted Project Park Need**

Park Type	2036 Park Acreage Needs	Credit to 2036 Needed Acres	Adjusted 2036 Park Acreage Needs
Neighborhood Park	8.44 acres		8.44 acres
Community Park	24.76 acres	- 17.288 acres (NKSD Shared fields)	7.47 acres
Regional Park	10.21 acres		10.21 acres
Open Space Park	14.25 acres	- 13.69 acres (WSDOT Wetland Mitigation)	.56 acres
Trails	9.22 miles or 6.73 acres		9.22 miles or 6.73 acres
<b>TOTAL</b>	<b>64.39 acres</b>	<b>30.98 acres</b>	<b>33.41 acres</b>

When the NKSD fields acreage and the SR 305 Wetland Mitigation acreage is credited, the needs in Community Park and Open Space Parks decrease and bring the overall citywide 2036 Park Need to 35.26 acres. With these two adjustments, Neighborhood Parks becomes the highest priority park type for acquisition during the planning period, with Regional Parks a close second. The WSDOT Wetland Mitigation acreage almost entirely meets the 2036 Open Space Park needs.

## 2036 Park System Acquisition and Improvements

The City has identified several specific needs for the growth of its park system. These are based upon the above Level of Service needs analysis. Common themes running through the list of projects is a desire to increase ownership and access along Liberty Bay and Dogfish Creek, connecting trails/walkways throughout the city, improving existing parks, and acquiring new land for neighborhood parks. Figure PRO-2 in Section 1 maps each of the City's 2036 Park Improvements. The number in each of the following project descriptions refers to the legend on Figure PRO-2. Figure PRO-3 in Section 1 maps the 2036 Urban Paths of Poulsbo trails vision.

### *Park Land Acquisition*

#### **Centennial Park Expansion**

The Public Works Department will be moving from its existing site to a new site in the next three years (2022-2023). Acquisition of the Public Works properties could add approximately 3 acres to Centennial Park. In addition to restoration activities to South Fork Dogfish Creek and parkland expansion, the acquisition of this new property will enable the City to better manage storm water in the flood-prone area and could possibly be home to new recreational opportunities. Acquisition of the Public Works Department's two sites and two small residential properties will add approximately 3 acres to Centennial Park. In addition to restoration activities to South Fork Dogfish Creek and parkland expansion, the acquisition of these sites will enable the City to better manage storm water in the flood-prone area. This project is identified as #1 on Figure PRO-2. (Priorities: improve existing park, provide additional community or regional parkland).

#### **Additional land adjacent to Fish Park**

The City wishes to acquire additional parcels as they become available along Dogfish Creek and its estuary for the purpose of habitat restoration and salmon rearing. Existing partnerships with the Suquamish Tribe and various organizations and non-profits will continue to benefit this project. This project is identified as #2 on Figure PRO-2. (*Priorities: shoreline access, additional trails*).

### **West Poulsbo**

~~Available residentially zoned land in the western city limits will most likely develop during the planning period and would benefit from a new Neighborhood Park. The park should be 2 to 5 acres in size. No specific parcel has been identified for this park. This project is identified as #3 on Figure PRO-2. (Priority: new neighborhood park).~~

### **East Poulsbo**

A number of future residential developments are expected to develop within the eastern city limits and would benefit from a new Neighborhood Park. The park should be at least 2 acres to 5 acres in size. No specific parcel has been identified for this park. This project is identified as ~~#4~~ #3 on Figure PRO-2. (*Priorities: new neighborhood parks*).

### **Hamilton Field**

This 2.2-acre parcel is located on Hamilton Court and is currently owned by the North Kitsap Pee Wees Association. If acquired, the field could provide a lighted soccer/football field which includes a clubhouse/storage building on the premises. A partnership ownership opportunity may exist for this property. Access, parking and drainage issues will need to be addressed to make this a viable community asset. This project is identified as ~~#5~~ #4 on Figure PRO-2. (*Priority: new community park*).

### **East Liberty Bay Shoreline Property**

Acquisition of parcels located along Fjord Drive to provide beach access and shoreline trail connections. This project is identified as ~~#6~~ #5 on Figure PRO-2. (*Priorities: shoreline access, trail connection*)

### **Johnson Creek Wildlife Corridor**

Acquisition of undeveloped parcels of land along the Johnson Creek corridor and within the city limits. This project would acquire properties as they become available or easements for future trail connections along the corridor. This project is identified as ~~#7~~ #6 on Figure PRO-2. (*Priority: trail connections*)

### **Shoreline property north Front Street**

Acquisition of .69 acres of steep shoreline property just south of Liberty Bay Auto to add to the Liberty Bay Waterfront Trail. This project is identified as ~~#8~~ #7 on Figure PRO-2. (*Priority: shoreline access, trail connection*)

### **Vista Park**

Acquisition of undeveloped tracts, easements, and/or parcels of land along the ridge in College Market Place, in order to take advantage of surrounding views and enhance pedestrian access. This property is identified as ~~#9~~ #8 on Figure PRO-2. (*Priorities: new community park, trail connections*).

## **NF Johnson Creek Open Space**

Acquisition of 9.21 acres of undeveloped land located near the headwaters of North Fork of Johnson Creek, north parcel at the intersection of Finn Hill Road and Olhava Way NW. This property is identified as ~~#10~~ #9 on Figure PRO-2. (*Priorities: open space/critical area protection*).

## ***Park Land Development***

### **Poulsbo Fish Park Development**

Continue to develop Poulsbo Fish Park, with trails, interpretive areas, restoration of the estuary, and wildlife viewing areas. An environmental education learning center may be appropriate at this park. This project is identified as ~~#11~~ #10 on Figure PRO-2. (*Priorities: shoreline access, trail connections, improve existing regional park*).

### ~~**College Market Place Athletic Fields**~~

~~This project recognizes that the City is deficient in the number of ball fields it owns. The plan for this project is the development of two multi-use fields and parking on the 6.07-acre site. This project is identified as #12 on Figure PRO-2. (Priority: improving existing community park).~~

### **Nelson Park Phase 2**

Nelson Park encompasses over 11 acres in west Poulsbo and includes shorelines, wetlands, wooded and vegetated areas; a 4-acre portion of the park is developed with a restroom, picnic shelter, playground, parking and some trails. The second phase of park improvements includes extending trails throughout the property and providing shoreline access. This project is identified as ~~#13~~ #11 Figure PRO-2. (*Priority: trail and shoreline access improvement*).

### **Indian Hills Recreation Area**

The 20-acre parcel is a city landfill that was closed in 1976, located just south of city limits. The City and Kitsap Public Health District continue to monitor the site for any environmental concerns, but the plan is that it can be developed in the future as an Open Space Park. This project is identified as ~~#14~~ #12 on Figure PRO-2. (*Priority: improving and enhancing existing parkland*).

### **Net Shed Park**

This park is currently a vista setting of Liberty Bay high bank waterfront, and includes benches and picnic facilities. Improvement plans include beach access and shoreline trails. This project is identified as ~~#15~~ #13 on Figure PRO-2. (*Priorities: shoreline access and trail improvement*).

### **Hattaland Park**

This 2-acre open space park is primarily undeveloped improvement plans include trails to views of adjacent South Fork Dogfish Creek and associated wetlands, as well as benches and picnic facilities. This project is identified as ~~#16~~ #14 on Figure PRO-2. (*Priorities: trail improvement, improving and enhancing existing parkland*).

## **Vista Park**

Development of trails and benches to enhance pedestrian access along the ridge at College Market Place to take advantage of views of Mount Rainier. This project is identified as ~~#17~~ #15 on Figure PRO-2. (*Priorities: trail improvement, new community park*).

## **Morrow Manor**

Development of a 1-acre park donated to the City. Improvement plans include sitting benches, playground equipment and shared-use path. This project is identified as ~~#18~~ #16 on Figure PRO-2. (*Priority: new neighborhood park*).

## **West Poulsbo Waterfront Park**

Future development of this 1.85-acre neighborhood park in West Poulsbo. This project is identified as ~~#18~~ #17 on Figure PRO-2.

## **Betty Iverson Kiwanis Park Upgrades**

This neighborhood park needs parking lot upgrades, sidewalks, a restroom and possible playground improvements. This project is identified as ~~#19~~ #18 on Figure PRO-2.

## **Dog Park**

There is a small dog park area at Raab Park, but people have asked for a larger area to run dogs. This project is not site specific but could be worked into a future park project.

## **Accessible Playground Improvements**

~~Accessible playground improvements within the Poulsbo park system is desired by members of the community. This project is not site specific but could be worked into a future park project.~~

Play for All at Raab Park is a community effort to build an inclusive playground in Poulsbo. This is a project of the Poulsbo-North Kitsap Rotary Club, operating in partnership with a citizen steering committee and the City of Poulsbo. The group will be conducting a capital campaign to raise the funds to purchase and install inclusive playground equipment at Raab Park. The new playground will be next to the original playground, so park users can easily move from one piece of equipment to another. The City could also do infrastructure improvements such as sidewalks, waterlines, moving the volleyball court, and installing a "poured in place" surfacing on the original playground. This project is identified as #20 on Figure PRO-2.

## **Poulsbo Event and Recreation Center (PERC)**

The continued impressive growth of the greater Poulsbo community has generated a ground swell of resident demands for expanded opportunities for education, recreation and athletics, community support services, and a venue for meetings, industry forums and performances.

To address the community need, leverage opportunities with private and institutional partners, and stimulate the economic growth of the greater Poulsbo area and the broader Kitsap Community, the City of Poulsbo proposes to match Kitsap Public Facility District (KPF) funding dollar for dollar, for the development of the Poulsbo Events and Recreation Center (PERC). The new public facility will be constructed on City-owned property within the College Market Place Master Plan adjacent to the SR3 and SR305 interchange. The PERC would include a 15,000 sf Event Center for trade shows, corporate meetings, exhibitions, weddings, and institutional functions such as lecture series

or off-campus collaboration events. The Event Center will be connected to a minimum of 4-acres of multi-use lighted all-season sports fields with tournament capabilities for soccer, lacrosse, football, ultimate, and other field sports. Coincident with the Event Center and sports fields there will be an additional 10,000 to 15,000 square feet of office, classroom, and administration space for Parks and Recreation classes, training sessions, events management, and a commercial kitchen to support the conference facility and culinary training. This project is identified as #21 on Figure PRO-2.

### **Skate Park**

A new Skate Park in Poulsbo would be used by residents and visitors alike. The existing park is made of wood and is almost 20 years old. The park would be 6,000-10,000 sq feet in size, made of concrete, and should be located in an open area of the city that is easy to access. A local nonprofit organization would be involved in fundraising, grants would be sought, and design of the park would involve the community. This project is not site specific.

### **Splash Pad**

There is an effort by community members to see a Splash Pad in the City of Poulsbo. A Splash Pad is a recreational area designed for water play that has little or no standing water. It would have a non-slip surface and various nozzles and features that can shower, spray, rain, mist and shoot streams of water to create an inviting place for recreational water play. This project is not site specific.

## ***Recreation Development***

### **Poulsbo Recreation Center**

A multi-purpose building which would ideally include two full size gyms with hardwood floors, fitness room, classrooms, and two meeting rooms. This building could serve as a new regional recreation center. Acquisition of new property or incorporating the project onto property already owned by the City or another public entity is desirable. This project could be completed in partnership with North Kitsap School District, Kitsap County Public Facilities District, or partnership with a non-profit organization. This project is identified as ~~#20~~ #22 on Figure PRO-2. *(Priority: new regional park facility).*

### **~~North Kitsap Regional Events Center~~**

~~The NK Regional Event Center is a potential project identified through partnerships between the City, Kitsap County, the Public Facilities District, and North Kitsap School District. The NK school campus in Poulsbo has been identified as the site of a regional events center. The partnership project includes field improvements, theater renovation, and the development of a Special Events/Recreation Center. This project is identified as #21 on Figure PRO-2. (Priority: new regional park facility).~~

## **Trail Acquisition and Development**

The Urban Paths of Poulsbo, adopted as Appendix B-6 of the Comprehensive Plan, serves as the 2036 vision for non-motorized travel within the city. Figure PRO-3 maps the network of trails and other connections that make up the Urban Paths of Poulsbo Plan vision. The UPP Plan also includes a detailed implementation table. Trails acquisition and development projects will be

prioritized during the City's annual budget 6-year CIP process. (*Priority: trail acquisition and improvement*).

## **Park Facilities Funding Strategy**

The funding for park projects comes from a variety of means – City budget park reserves, park impact fees, federal and state grants, and in-kind donations - usually through the contribution of community groups' labor and donated materials. Park projects that are placed on the 6-year CIP have received a funding commitment, usually through a combination of grant funding, city park reserves or impact fees, and in-kind donations.

The following is a summary of the variety of funding sources available to implement the Park Acquisition and Improvement list of projects:

### **City Park and Recreation Funding**

The Parks and Recreation Department has two primary sources of funding from the City budget. The first fund contains the mitigation or impact fees that the City has collected from developers. The second, the Park Reserve fund, amounts to 5% of annual property taxes. In addition, the City Council can approve the use of ¼ of one-percent real estate excise tax for any park capital improvement project.

### **Impact Fees**

The City has collected mitigation fees for park facilities through the authority of the State Environmental Policy Act (SEPA) for nearly 20 years. In October 2011, the Poulsbo City Council voted to approve an ordinance imposing park impact fees on new development under the Growth Management Act (GMA) as authorized by RCW 82.02, consistent with identified level of service standards. This impact fee will ensure that new development pays its proportionate share of the cost of park, open space and recreation facilities within the city.

### **Grants**

A number of state agencies provide a variety of grant programs for outdoor recreation and conservation. The amount of money available for grants statewide varies from year to year and most funding sources require that monies be used for specific purposes. Grants awarded to state and local agencies are on a highly competitive basis, with agencies generally required to provide matching funds for any project proposal. In the past, Poulsbo has been very successful in receiving state and federal grants for the acquisition and development of many of its parklands.

### **Conservation Futures**

Kitsap County instituted a levy in 1991 that established the Conservations Futures Fund, setting aside property taxes to purchase and annually maintain open space. The \$4 million fund was augmented by \$3 million bond in 1999. Nominated properties are ranked according to their open space value and given higher ranking for outside financial support and partial donations. This program, which deals with willing sellers, is a potential source of funding for the purchase and long-term maintenance of open space in Poulsbo.

### **Conservation Easements**

A conservation easement is placed on property when a landowner agrees to severely restrict or exclude its development in perpetuity. Conservation easements are an attractive alternative to fee-



simple purchase because the land is protected from adverse development without a large outlay of public money.

### **Donations**

Occasionally, landowners who wish to preserve their property donate their land to local government or a land trust with clear instructions on its future use. Owners can also donate part or the purchase price of a piece of property they sell to the City.

### **Partnerships**

Through interlocal agreements, interagency cooperation, civic organization, non-profit, and other types of partnerships, the City has been very successful in providing and developing city parkland. The cost of planning, development of a site, or creating recreational programs can be accomplished through partnerships. Under state law, local service organizations and associations can supply plans, provide improvements to parks, install equipment, or provide maintenance services. These can come from individuals, organizations or businesses, and the donors benefit from tax deductions and publicity.

### **Voter Approved Bond**

Voter-approved general obligation bonds can be sold to acquire or develop parks, and are typically repaid through an annual “excess” property tax levy through the maturity period of the bonds – normally for a period of 15 to 20 years. Broad consensus support is needed for passage, as a 60% “yes” vote is required. A validation requirement also exists wherein the total number of votes cast must be at least 40% of the number of votes in the preceding general election.

### **Metropolitan Park District**

A discussion throughout the community regarding the formation of a Metropolitan Park District (MPD) for Poulsbo and North Kitsap has been occurring in varying degrees of support and interest over many years. The rationale for a Metropolitan Park District in North Kitsap is that many citizens who use and enjoy the City Parks and Recreation program do not live within the city limits. According to RCW 35.61.010 “A MPD may be created for the management, control, improvement, maintenance, and acquisition of parks, parkways, boulevards, and recreational facilities. A metropolitan park district may include territory located in portions or all of one or more cities or counties, or one or more cities or counties, when created or enlarged as provided by this chapter.” Funding through a MPD could provide a more stable funding structure and source for parks and recreation programs and facilities.



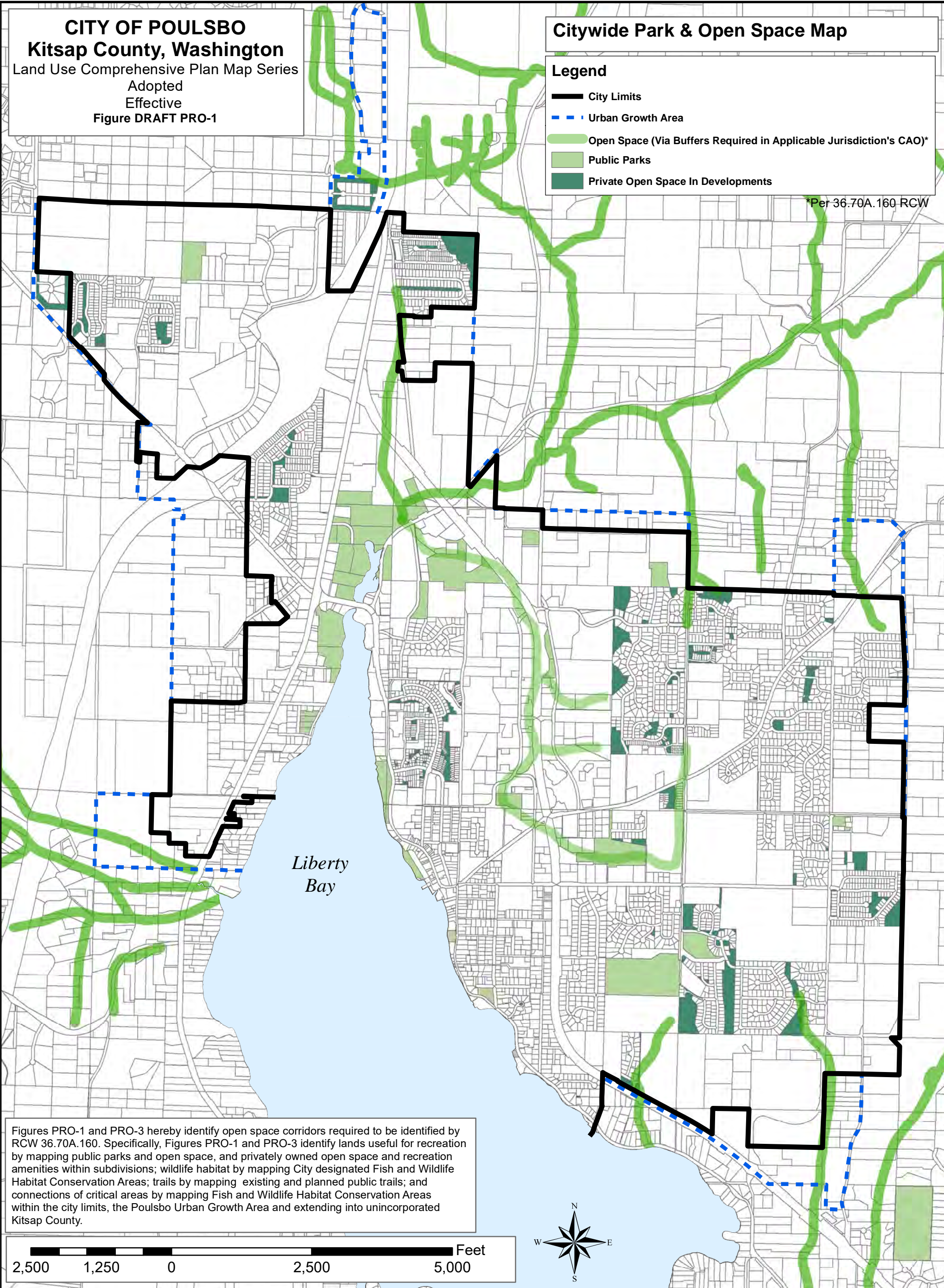
**CITY OF POULSBO**  
**Kitsap County, Washington**  
Land Use Comprehensive Plan Map Series  
Adopted  
Effective  
Figure DRAFT PRO-1

**Citywide Park & Open Space Map**

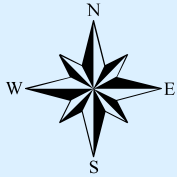
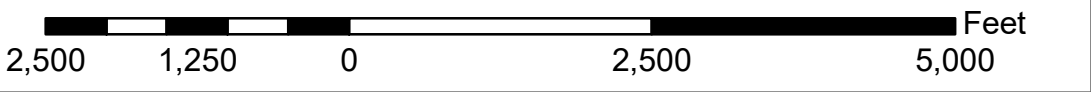
**Legend**

- City Limits
- Urban Growth Area
- Open Space (Via Buffers Required in Applicable Jurisdiction's CAO)\*
- Public Parks
- Private Open Space In Developments

\*Per 36.70A.160 RCW



Figures PRO-1 and PRO-3 hereby identify open space corridors required to be identified by RCW 36.70A.160. Specifically, Figures PRO-1 and PRO-3 identify lands useful for recreation by mapping public parks and open space, and privately owned open space and recreation amenities within subdivisions; wildlife habitat by mapping City designated Fish and Wildlife Habitat Conservation Areas; trails by mapping existing and planned public trails; and connections of critical areas by mapping Fish and Wildlife Habitat Conservation Areas within the city limits, the Poulsbo Urban Growth Area and extending into unincorporated Kitsap County.









Critical Area and Comprehensive Plan Map Series Primary Map Sources and Original Scales:  
W.S.D.N.R. Hydrography, Washington State Department of Fish and Wildlife 1:24,000  
Kitsap County Assessor's Tax Maps 1:12,000 (Kitsap County IT, GIS Division)  
Kitsap County Assessor's Land Use Table, used to determine Private Open Space and Parks and updated by the City of Poulsbo Planning Department

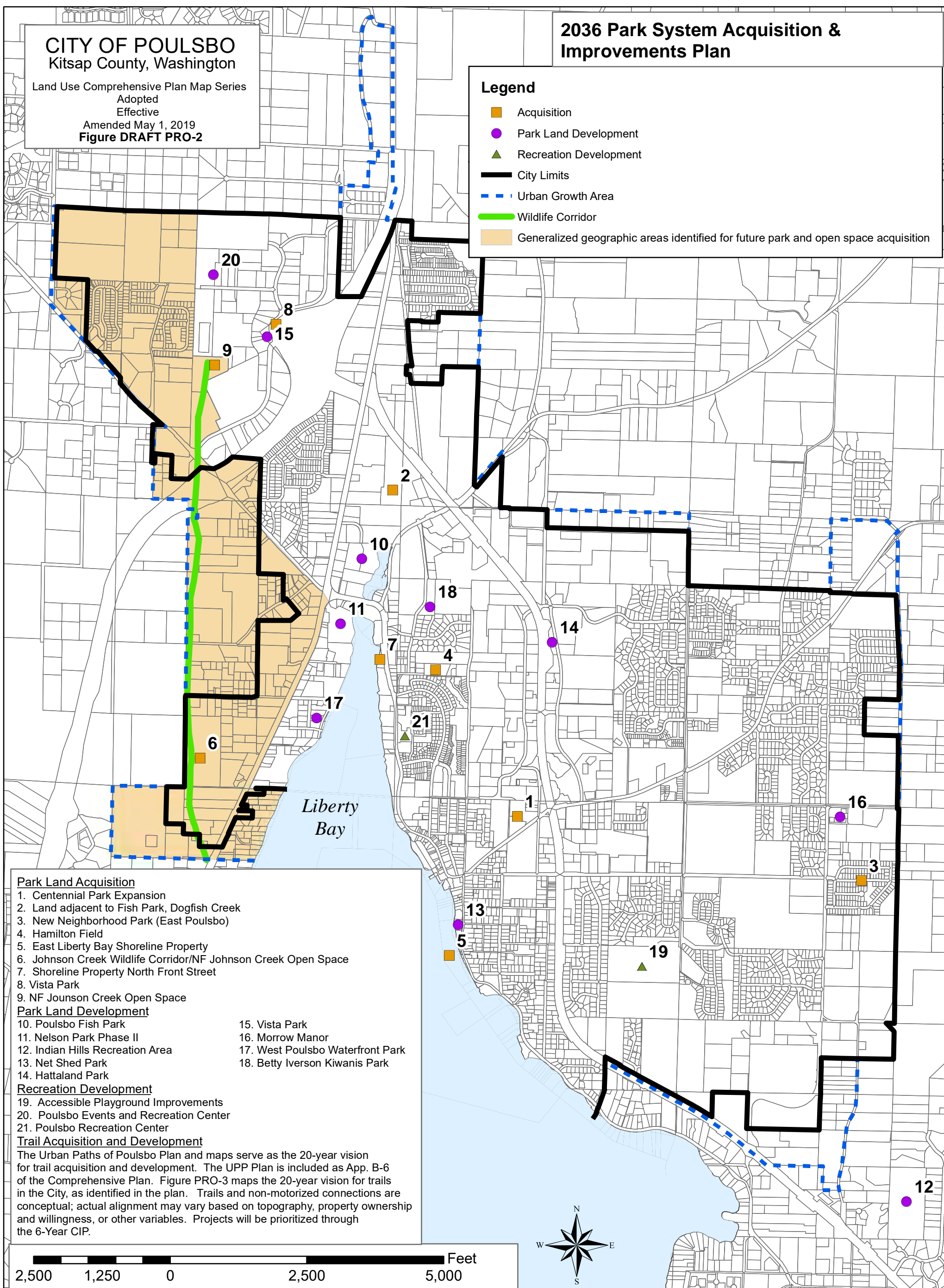
This comprehensive plan map series is intended for general comprehensive planning. These maps are schematic representations of physical features, infrastructure and land ownership boundaries. The map information was derived from available public records and existing sources, not from surveys. Studies may be necessary with project review to verify information.



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

### 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



## Park Land Acquisition

1. Centennial Park Expansion
2. Land adjacent to Fish Park, Dogfish Creek
3. New Neighborhood Park (East Poulsbo)
4. Hamilton Field
5. East Liberty Bay Shoreline Property
6. Johnson Creek Wildlife Corridor/NF Johnson Creek Open Space
7. Shoreline Property North Front Street
8. Vista Park
9. NF Jounson Creek Open Space

### Park Land Development

- |                                  |                                  |
|----------------------------------|----------------------------------|
| 10. Poulsbo Fish Park            | 15. Vista Park                   |
| 11. Nelson Park Phase II         | 16. Morrow Manor                 |
| 12. Indian Hills Recreation Area | 17. West Poulsbo Waterfront Park |
| 13. Net Shed Park                | 18. Betty Iverson Kiwanis Park   |
| 14. Hattaland Park               |                                  |

## Recreation Development

19. Accessible Playground Improvements
20. Poulsbo Events and Recreation Center
21. Poulsbo Recreation Center

## Trail Acquisition and Development

The Urban Paths of Poulsbo Plan and maps serve as the 20-year vision for trail acquisition and development. The UPP Plan is included as App. B-6 of the Comprehensive Plan. Figure PRO-3 maps the 20-year vision for trails in the City, as identified in the plan. Trails and non-motorized connections are conceptual; actual alignment may vary based on topography, property ownership and willingness, or other variables. Projects will be prioritized through the 6-Year CIP.

Comprehensive Plan Map Series Primary Map Sources and Original Scales:  
Kitsap County Assessor's Tax Maps 1:12,000 (Kitsap County IT, GIS Division)

Figure PRO-2 maps the City's 2036 Park Development and Land Acquisition Goals. The parkland acquisition and development project descriptions are in the Comp Plan Section 2 - Capital Facilities Plan's park section.

Non-motorized connections and trail acquisition and development priorities are developed in the Urban Paths of Poulsbo Plan and Figure PRO-3. Trail project descriptions will be incorporated into the 6-Year CIP.

This comprehensive plan map series is intended for general comprehensive planning. These maps are schematic representations of physical features, infrastructure and land ownership boundaries. The map information was derived from available public records and existing sources, not from surveys. Studies may be necessary with project review to verify information.

City of Poulsbo Planning Department GIS  
Printed on December 2019

## **EXHIBIT A.2**

**Application No. P-11-15-19-03 | Planning Department**



# COMPREHENSIVE PLAN AMENDMENT

## Text Application Form

### Planning and Economic Development Department

200 NE Moe Street | Poulsbo, Washington 98370

(360) 394-9748 | fax (360) 697-8269

www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

### INSTRUCTIONS:

- Please complete a separate request form for *each* proposed text amendment. If you are applying for a site specific re-designation/rezone request, please use the [Site-Specific Application Form](#)
- The City of Poulsbo considers amendments to its Comprehensive Plan once each year. The deadline to submit applications for a 2020 Comprehensive Plan Amendment is **Friday, November 15, 2019 by 4 p.m.**
- **An application fee of \$1,080 (\$800 Planning + \$280 Engineering) shall be submitted with this application.**
- Individuals, organizations, partnerships, corporations, and public agencies are eligible to make application for a comprehensive plan amendment (CPA).
- CPAs are legislative decisions made by the City Council and include public notice and Planning Commission public hearing requirements. CPAs are processed as [Type IV](#) applications under Title 19.
- A typical CPA cycle is concluded by mid-April. However, the timeline is subject to change.

### APPLICANT/AMENDMENT INFORMATION:

Name of Applicant/Department: City of Poulsbo Planning and Economic Development

Contact Person: Karla Boughton

Address: 200 NE Moe Street | Poulsbo WA 98370

Email: kboughton@cityofpoulsbo.com

Phone Number: 360.394.9748

Chapter, page number, and location (goal/policy #, section, map figure) of proposed amendment:

Table CFP-4, City of Poulsbo Capital Improvement Projects

Explain the need for the amendment—why is it being proposed? Include any data, research, or reasoning that supports the proposed amendment (attach additional pages as needed).

The Growth Management Act (GMA) requires the City to develop and maintain a 6-year Capital Improvement Program as part of its comprehensive plan. The 2019-2024 CIP has been prepared to meet these requirements. Table CFP-4 is proposed to be updated to reflect funding priorities through the annual budget cycle, as well as any new projects added to the 6-year CIP.

Is the amendment warranted due to an error in the initial adoption of the Comprehensive Plan? Please explain.  
No.



Is the amendment based on a change of conditions or circumstances from the initial adoption of the Comprehensive Plan? Please explain.

Yes, the City is required to regularly update its 6-Year CIP to reflect current proposals for capital improvements, funding priorities and financial impacts, and to include this information in the comprehensive plan. The 2019-2024 CIP reflects the changes made through the City's annual budget process, and is identified as an amendment to ensure the current City Budget's CIP is included in the Comprehensive Plan.

Is the amendment based on new information or facts which were not available at the time of the initial adoption of the Comprehensive Plan? If so, what are they?

Yes, the update to Table CFP-4 is consistent with the City's Budget 2019-2024 CIP, and the proposed amendment is consistent with the requirements of GMA and the City's Comprehensive Plan Capital Facilities Plan.

Is the amendment based on a change in the population allocation assigned to the city by Kitsap County?  
No.

Proposed amendment in ~~strike through~~ or underline format (attach additional pages as needed).  
See attached.

#### APPLICATION SUBMITTAL REQUIREMENTS:

- ☐ Application fee of \$800.
- ☐ Data, research, or reasoning that supports the proposed amendment.
- ☐ One **electronic version** of all submitted materials in PDF format (CD, thumb drive, or via e-mail).
- ☐ Notarized property owner and/or applicant signature page (attached).
- ☐ Any other information/documents:

**2019 - 2025 GENERAL PURPOSE CAPITAL IMPROVEMENTS**

Page	Project Name	Prior Years Costs	2019 Project Cost	2020 Project Cost	2021 Project Cost	2022 Project Cost	2023 Project Cost	2024 Project Cost	2025 Project Cost	Total Project Cost
<b>GENERAL PROJECTS / MUNICIPAL FACILITIES</b>										
	PW Complex Relocation Phase II	11,829	50,000	800,000	2,000,000	3,000,000				5,861,829
	2-State Grants									-
	6-Non-Voted Bonds			800,000	2,000,000	3,000,000				5,800,000
	7-City/Utility Reserves	11,829	50,000							61,829
	<b>Total Municipal Facility Capital Projects</b>	<b>\$ 11,829</b>	<b>\$ 50,000</b>	<b>\$ 800,000</b>	<b>\$ 2,000,000</b>	<b>\$ 3,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,861,829</b>
	<b>Total Municipal Facility Capital Funding Sources</b>	<b>\$ 11,829</b>	<b>\$ 50,000</b>	<b>\$ 800,000</b>	<b>\$ 2,000,000</b>	<b>\$ 3,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,861,829</b>
	2-State Grants	-	-	-	-	-	-	-	-	0
	6-Non-Voted Bonds	-	-	800,000	2,000,000	3,000,000	-	-	-	5,800,000
	7-City/Utility Reserves	11,829	50,000	-	-	-	-	-	-	61,829

**2019 - 2025 GENERAL PURPOSE CAPITAL IMPROVEMENTS (continued)**

Page	Project Name	Prior Years Costs	2019 Project Cost	2020 Project Cost	2021 Project Cost	2022 Project Cost	2023 Project Cost	2024 Project Cost	2025 Project Cost	Total Project Cost
<b>PARK PROJECTS</b>										
	<b>Austurbruin Playground Replacement</b>		<b>50,000</b>							<b>50,000</b>
	7-City/Utility Reserves		50,000							50,000
	<b>Lions Park Improvements</b>		<b>24,000</b>	<b>31,000</b>						<b>55,000</b>
	7-City/Utility Reserves		24,000	31,000						55,000
	<b>MIW Waterfront Park - North End Improvements</b>		<b>20,000</b>							<b>20,000</b>
	7-City/Utility Reserves		20,000							20,000
	<b>Morrow Manor Park</b>	<b>17,887</b>	<b>5,000</b>	<b>217,200</b>						<b>240,087</b>
	7-City/Utility Reserves	12,887		140,000						152,887
	8-City Impact Fees	5,000	5,000	77,200						87,200
	<b>Play for All at Raab Park</b>				<b>700,550</b>					<b>700,550</b>
	7-City/Utility Reserves				125,000					125,000
	13-Donation/In-Kind				575,550					575,550
	<b>Poulsbo Fish Park Restoration Phase IV</b>	<b>53,442</b>	<b>205,000</b>	<b>864,000</b>	<b>90,475</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>1,232,917</b>
	2-State Grants	42,550	100,000	700,000	85,475					928,025
	7-City/Utility Reserves	10,892	5,000	5,000	5,000	5,000	5,000	5,000	5,000	45,892
	13-Donation/In-Kind		100,000	159,000						259,000
	<b>Poulsbo Skate + Park</b>		<b>25,000</b>		<b>800,000</b>					<b>825,000</b>
	2-State Grants				500,000					500,000
	7-City/Utility Reserves		25,000		150,000					175,000
	13-Donation/In-Kind				150,000					150,000
	<b>Urban Paths &amp; Trails</b>			<b>42,500</b>	<b>7,500</b>					<b>50,000</b>
	8-City Impact Fees			42,500	7,500					50,000
	<b>West Poulsbo Waterfront Park</b>	-					<b>50,000</b>	<b>800,000</b>		<b>850,000</b>
	2-State Grants						25,000	400,000		425,000
	7-City/Utility Reserves						25,000	200,000		225,000
	8-City Impact Fees							200,000		200,000
	<b>Total Park and Recreation Projects</b>	<b>\$ 71,329</b>	<b>\$ 329,000</b>	<b>\$ 1,154,700</b>	<b>\$ 1,598,525</b>	<b>\$ 5,000</b>	<b>\$ 55,000</b>	<b>\$ 805,000</b>	<b>\$ 5,000</b>	<b>\$ 4,023,554</b>
	<b>Total Park and Recreation Capital Funding Sources</b>	<b>\$ 71,329</b>	<b>\$ 329,000</b>	<b>\$ 1,154,700</b>	<b>\$ 1,598,525</b>	<b>\$ 5,000</b>	<b>\$ 55,000</b>	<b>\$ 805,000</b>	<b>\$ 5,000</b>	<b>\$ 4,023,554</b>
	1-Federal Grants	-	-	-	-	-	-	-	-	-
	2-State Grants	42,550	100,000	700,000	585,475	-	25,000	400,000	-	1,853,025
	7-City/Utility Reserves	23,779	124,000	176,000	280,000	5,000	30,000	205,000	5,000	848,779
	8-City Impact Fees	5,000	5,000	119,700	7,500	-	-	200,000	-	337,200
	13-Donation/In-Kind	-	100,000	159,000	725,550	-	-	-	-	984,550
	<b>Total General Purpose Capital Projects</b>	<b>\$ 83,158</b>	<b>\$ 379,000</b>	<b>\$ 1,954,700</b>	<b>\$ 3,598,525</b>	<b>\$ 3,005,000</b>	<b>\$ 55,000</b>	<b>\$ 805,000</b>	<b>\$ 5,000</b>	<b>\$ 9,885,383</b>
	<b>Total General Purpose Capital Funding Sources</b>	<b>\$ 83,158</b>	<b>\$ 379,000</b>	<b>\$ 1,954,700</b>	<b>\$ 3,598,525</b>	<b>\$ 3,005,000</b>	<b>\$ 55,000</b>	<b>\$ 805,000</b>	<b>\$ 5,000</b>	<b>\$ 9,885,383</b>



## 2019 - 2025 TRANSPORTATION CAPITAL IMPROVEMENTS

Page	Project Name	Prior Years Costs	2019 Project Cost	2020 Project Cost	2021 Project Cost	2022 Project Cost	2023 Project Cost	2024 Project Cost	2025 Project Cost	Total Project Cost
<b>STREET PROJECTS</b>										
	<b>3rd Ave (Moe to Hostmark)</b>						<b>160,000</b>	<b>700,000</b>		<b>860,000</b>
	2-State Grants						120,000	600,000		720,000
	7-City/Utility Reserves						40,000	100,000		140,000
	<b>City-wide Safety Improvements</b>		<b>33,000</b>	<b>227,000</b>						<b>260,000</b>
	1-Federal Grants		28,000	227,000						255,000
	7-City/Utility Reserves		5,000							5,000
	<b>Finn Hill Overlay</b>				<b>50,000</b>	<b>800,000</b>				<b>850,000</b>
	2-State Grants				40,000	650,000				690,000
	7-City/Utility Reserves				10,000	150,000				160,000
	<b>Front Street Restoration</b>				<b>400,000</b>					<b>400,000</b>
	7-City/Utility Reserves				400,000					400,000
	<b>Local Neighborhood Road Maintenance Program</b>	-	<b>413,000</b>	<b>150,000</b>	<b>150,000</b>	<b>150,000</b>	<b>150,000</b>	<b>150,000</b>		<b>1,163,000</b>
	7-City/Utility Reserves		413,000	150,000	150,000	150,000	150,000	150,000		1,163,000
	<b>Noll Road Improvements - Phase III - Roadway</b>	<b>1,650,336</b>	<b>2,707,499</b>	<b>4,650,000</b>	<b>4,470,000</b>		<b>3,000,000</b>			<b>16,477,835</b>
	1-Federal Grants	912,349	1,179,320	1,000,000	2,420,000		2,500,000			8,011,669
	2-State Grants	15,000			1,500,000					1,515,000
	6-Non-Voted Bonds			2,500,000						2,500,000
	7-City/Utility Reserves	2,987	397,179							400,166
	8-City Impact Fees	720,000	1,131,000	250,000	550,000		500,000			3,151,000
	10-Real Estate Excise Tax	-		900,000						900,000
	<b>Noll Road Improvements - Phase III - Roundabout</b>		<b>550,000</b>	<b>5,359,000</b>						<b>5,909,000</b>
	2-State Grants		550,000	5,359,000						5,909,000
	<b>Noll Road Improvements - Phase III - Tunnel</b>		<b>44,000</b>	<b>1,500,000</b>						<b>1,544,000</b>
	1-Federal Grants			1,350,000						1,350,000
	8-City Impact Fees		44,000	150,000						194,000
<b>Total Transportation Capital Projects</b>		<b>\$ 1,650,336</b>	<b>\$ 3,747,499</b>	<b>\$ 11,886,000</b>	<b>\$ 5,070,000</b>	<b>\$ 950,000</b>	<b>\$ 3,310,000</b>	<b>\$ 850,000</b>	<b>\$ -</b>	<b>\$ 27,463,835</b>
<b>Total Transportation Capital Funding Sources</b>		<b>\$ 1,650,336</b>	<b>\$ 3,747,499</b>	<b>\$ 11,886,000</b>	<b>\$ 5,070,000</b>	<b>\$ 950,000</b>	<b>\$ 3,310,000</b>	<b>\$ 850,000</b>	<b>\$ -</b>	<b>\$ 27,463,835</b>
	1-Federal Grants	912,349	1,207,320	2,577,000	2,420,000	-	2,500,000	-	-	9,616,669
	2-State Grants	15,000	550,000	5,359,000	1,540,000	650,000	120,000	600,000	-	8,834,000
	6-Non-Voted Bonds	-	-	2,500,000	-	-	-	-	-	2,500,000
	7-City/Utility Reserves	2,987	815,179	150,000	560,000	300,000	190,000	250,000	-	2,268,166
	8-City Impact Fees	720,000	1,175,000	400,000	550,000	-	500,000	-	-	3,345,000
	10-Real Estate Excise Tax	-	-	900,000	-	-	-	-	-	900,000

**2019 - 2025 ENTERPRISE CAPITAL IMPROVEMENTS (Sewer)**

Page	Project Name	Prior Years Costs	2019 Project Cost	2020 Project Cost	2021 Project Cost	2022 Project Cost	2023 Project Cost	2024 Project Cost	2025 Project Cost	Total Project Cost
<b>SEWER PROJECTS</b>										
	<b>11th Ave Sewer Replacement</b>		<b>200,000</b>							<b>200,000</b>
	7-Sewer Reserves		200,000							200,000
	<b>3rd Ave Sewer</b>						<b>300,000</b>			<b>300,000</b>
	7-Sewer Reserves						300,000			300,000
	<b>Alasund PS Gravity Connection</b>						<b>400,000</b>			<b>400,000</b>
	7-Sewer Reserves						400,000			400,000
	<b>Kitsap County - Campus Building</b>			<b>158,300</b>						<b>158,300</b>
	7-Sewer Reserves			158,300						158,300
	<b>Kitsap County - Lemolo Force Main Capacity</b>					<b>408,000</b>	<b>3,162,000</b>			<b>3,570,000</b>
	7-Sewer Reserves					408,000	3,162,000			3,570,000
	<b>Kitsap County - Lemolo Siphon Phase 2</b>	<b>3,813</b>	<b>100,000</b>			<b>102,000</b>			<b>8,568,000</b>	<b>8,773,813</b>
	6-Non-Voted Bonds								8,568,000	8,568,000
	7-Sewer Reserves	3,813	100,000			102,000				205,813
	<b>Kitsap County - Solids Dewatering</b>	-	<b>237,450</b>							<b>237,450</b>
	7-Sewer Reserves		237,450							237,450
	<b>Kitsap County - UV Upgrades</b>	-	<b>79,150</b>							<b>79,150</b>
	7-Sewer Reserves		79,150							79,150
	<b>Lemolo House Purchase</b>		<b>500,000</b>							<b>500,000</b>
	7-Sewer Reserves		500,000							500,000
	<b>Noll Road Sewer Improvements</b>		<b>50,000</b>	<b>250,000</b>						<b>300,000</b>
	7-Sewer Reserves		50,000	250,000						300,000
	<b>Old Town Sewer Upgrades</b>				<b>100,000</b>	<b>100,000</b>				<b>200,000</b>
	7-Sewer Reserves				100,000	100,000				200,000
	<b>Pump Station Safety Improvements</b>		<b>150,000</b>	<b>150,000</b>						<b>300,000</b>
	7-Sewer Reserves		150,000	150,000						300,000
	<b>Raab Park Sewer Rehab</b>		<b>350,000</b>							<b>350,000</b>
	7-Sewer Reserves		350,000							350,000
	<b>SR305 Force Main Extension</b>				<b>200,000</b>	<b>2,610,000</b>				<b>2,810,000</b>
	7-Sewer Reserves				200,000	2,610,000				2,810,000
	<b>SR305 Storage Facility</b>							<b>600,000</b>		<b>600,000</b>
	7-Sewer Reserves							600,000		600,000
	<b>Total Sewer Capital Projects</b>	<b>\$ 3,813</b>	<b>\$ 1,666,600</b>	<b>\$ 558,300</b>	<b>\$ 300,000</b>	<b>\$ 3,220,000</b>	<b>\$ 3,862,000</b>	<b>\$ 600,000</b>	<b>\$ 8,568,000</b>	<b>\$ 18,778,713</b>
	<b>Total Sewer Capital Funding Sources</b>	<b>\$ 3,813</b>	<b>\$ 1,666,600</b>	<b>\$ 558,300</b>	<b>\$ 300,000</b>	<b>\$ 3,220,000</b>	<b>\$ 3,862,000</b>	<b>\$ 600,000</b>	<b>\$ 8,568,000</b>	<b>\$ 18,778,713</b>
	6-Non-Voted Bonds	-	-	-	-	-	-	-	8,568,000	8,568,000
	7-Sewer Reserves	3,813	1,666,600	558,300	300,000	3,220,000	3,862,000	600,000	-	10,210,713

## 2019 - 2025 ENTERPRISE CAPITAL IMPROVEMENTS (Water)

Page	Project Name	Prior Years Costs	2019 Project Cost	2020 Project Cost	2021 Project Cost	2022 Project Cost	2023 Project Cost	2024 Project Cost	2025 Project Cost	Total Project Cost
<b>WATER PROJECTS</b>										
	<b>340 Zone Fire Flow - 4th Ave</b>				<b>250,000</b>					<b>250,000</b>
	<i>7-Water Reserves</i>				250,000					250,000
	<b>3rd Ave Water</b>						<b>500,000</b>			<b>500,000</b>
	<i>7-Water Reserves</i>						500,000			500,000
	<b>Big Valley Well #3</b>						<b>450,000</b>			<b>450,000</b>
	<i>7-Water Reserves</i>						450,000			450,000
	<b>Caldart Main</b>					<b>600,000</b>				<b>600,000</b>
	<i>7-Water Reserves</i>					600,000				600,000
	<b>Finn Hill Tank Retrofit</b>			<b>80,000</b>	<b>500,000</b>					<b>580,000</b>
	<i>7-Water Reserves</i>			80,000	500,000					580,000
	<b>Front Street Water Main Replacement</b>				<b>350,000</b>					<b>350,000</b>
	<i>7-Water Reserves</i>				350,000					350,000
	<b>Hostmark Pipe</b>					<b>500,000</b>				<b>500,000</b>
	<i>7-Water Reserves</i>					500,000				500,000
	<b>Noll Road Water Improvements</b>	-	<b>200,000</b>	<b>550,000</b>						<b>750,000</b>
	<i>7-Water Reserves</i>		200,000	550,000						750,000
	<b>Old Town Water Main Replacement</b>					<b>350,000</b>				<b>350,000</b>
	<i>7-Water Reserves</i>					350,000				350,000
	<b>Raab Park Tank &amp; Booster Pump</b>	<b>16,902</b>	<b>150,000</b>	<b>1,500,000</b>						<b>1,666,902</b>
	<i>7-Water Reserves</i>	16,902	150,000	1,500,000						1,666,902
	<b>SR305 Crossing</b>				<b>300,000</b>					<b>300,000</b>
	<i>7-Water Reserves</i>				300,000					300,000
	<b>Westside Well #2</b>						<b>412,000</b>			<b>412,000</b>
	<i>7-Water Reserves</i>						412,000			412,000
	<b>Westside Well - Pump Rehab/Treatment</b>		<b>150,000</b>	<b>1,050,000</b>						<b>1,200,000</b>
	<i>7-Water Reserves</i>		150,000	1,050,000						1,200,000
	<b>Wilderness Tank Retrofit</b>			<b>80,000</b>	<b>500,000</b>					<b>580,000</b>
	<i>7-Water Reserves</i>			80,000	500,000					580,000
	<b>Total Water Capital Projects</b>	<b>\$ 16,902</b>	<b>\$ 500,000</b>	<b>\$ 3,260,000</b>	<b>\$ 1,900,000</b>	<b>\$ 1,450,000</b>	<b>\$ 1,362,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,488,902</b>
	<b>Total Water Capital Funding Sources</b>	<b>\$ 16,902</b>	<b>\$ 500,000</b>	<b>\$ 3,260,000</b>	<b>\$ 1,900,000</b>	<b>\$ 1,450,000</b>	<b>\$ 1,362,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,488,902</b>
	<i>7-Water Reserves</i>	16,902	500,000	3,260,000	1,900,000	1,450,000	1,362,000	-	-	8,488,902

## 2019 - 2025 ENTERPRISE CAPITAL IMPROVEMENTS (Storm)

Page	Project Name	Prior Years Costs	2019 Project Cost	2020 Project Cost	2021 Project Cost	2022 Project Cost	2023 Project Cost	2024 Project Cost	2025 Project Cost	Total Project Cost
<b>STORM DRAIN PROJECTS</b>										
	<b>7th Ave Regional Detention/Treatment Facility</b>						<b>600,000</b>	<b>875,000</b>		<b>1,475,000</b>
	2-State Grants						500,000	700,000		1,200,000
	7-Storm Drain Reserves						100,000	175,000		275,000
	<b>8th Avenue Culvert Replacement</b>				<b>62,500</b>	<b>62,500</b>			<b>570,000</b>	<b>695,000</b>
	2-State Grants				50,000	50,000			450,000	550,000
	7-Storm Drain Reserves				12,500	12,500			120,000	145,000
	<b>American Legion Park Outfall Repair</b>					<b>120,000</b>				<b>120,000</b>
	7-Storm Drain Reserves					120,000				120,000
	<b>Bjorgen Creek Culvert Replacement - Deer Run</b>			<b>30,000</b>		<b>150,000</b>	<b>150,000</b>			<b>330,000</b>
	2-State Grants			30,000						30,000
	7-Storm Drain Reserves					150,000	150,000			300,000
	<b>Deer Run Pond Retrofit</b>			<b>16,000</b>	<b>184,000</b>					<b>200,000</b>
	7-Storm Drain Reserves			16,000	184,000					200,000
	<b>Dogfish Creek Restoration</b>	<b>109,750</b>	<b>476,510</b>	<b>500,000</b>	<b>500,000</b>					<b>1,586,260</b>
	1-Federal Grants	17,886								17,886
	2-State Grants		310,014	375,000	375,000					1,060,014
	7-Storm Drain Reserves	91,865	166,496	125,000	125,000					508,361
	<b>Forest Rock Hills (SR 305) Outfall</b>				<b>75,000</b>					<b>75,000</b>
	7-Storm Drain Reserves				75,000					75,000
	<b>Glenn Haven Storm Drain Replacement</b>			<b>10,000</b>	<b>100,000</b>					<b>110,000</b>
	7-Storm Drain Reserves			10,000	100,000					110,000
	<b>Liberty Bay Bioretention</b>	<b>3,252</b>	<b>296,748</b>	<b>150,000</b>						<b>450,000</b>
	1-Federal Grants	3,105								3,105
	2-State Grants		296,748	150,000						446,748
	7-Storm Drain Reserves	147								147
	<b>Noll Road Basin Direct Discharge</b>							<b>100,000</b>	<b>500,000</b>	<b>600,000</b>
	7-Storm Drain Reserves							100,000	500,000	600,000
	<b>Noll Road Culvert Replacement/Bjorgen Creek</b>	<b>75,049</b>	<b>50,000</b>	<b>1,300,000</b>						<b>1,425,049</b>
	7-Storm Drain Reserves	75,049	50,000	1,300,000						1,425,049
	<b>Noll Road Storm - South Segment</b>			<b>500,000</b>	<b>500,000</b>					<b>1,000,000</b>
	7-Storm Drain Reserves			500,000	500,000					1,000,000
	<b>Noll Road Storm LID - Retrofit</b>		<b>250,000</b>							<b>250,000</b>
	2-State Grants		250,000							250,000
	<b>Poulsbo Creek Outfall</b>			<b>40,000</b>	<b>250,000</b>					<b>290,000</b>
	7-Storm Drain Reserves			40,000	250,000					290,000
	<b>Ridgewood/Kevo's Pond - Replace Storm Drains</b>						<b>260,000</b>			<b>260,000</b>
	7-Storm Drain Reserves						260,000			260,000
	<b>West Poulsbo Waterfront Park - Storm Drain</b>	<b>765,513</b>	<b>27,200</b>	<b>234,900</b>				<b>375,000</b>	<b>375,000</b>	<b>1,777,613</b>
	2-State Grants	267,566	20,000	176,600				300,000	300,000	1,064,166
	3-County							75,000	75,000	150,000
	7-Storm Drain Reserves	497,947	7,200	58,300						563,447
	<b>Total Storm Drain Capital Projects</b>	<b>\$ 953,564</b>	<b>\$ 1,100,458</b>	<b>\$ 2,780,900</b>	<b>\$ 1,671,500</b>	<b>\$ 332,500</b>	<b>\$ 1,010,000</b>	<b>\$ 1,350,000</b>	<b>\$ 1,445,000</b>	<b>\$ 10,643,922</b>
	<b>Total Storm Drain Capital Funding Sources</b>	<b>\$ 953,564</b>	<b>\$ 1,100,458</b>	<b>\$ 2,780,900</b>	<b>\$ 1,671,500</b>	<b>\$ 332,500</b>	<b>\$ 1,010,000</b>	<b>\$ 1,350,000</b>	<b>\$ 1,445,000</b>	<b>\$ 10,643,922</b>
	1-Federal Grants	20,990	-	-	-	-	-	-	-	20,990
	2-State Grants	267,566	876,762	731,600	425,000	50,000	500,000	1,000,000	750,000	4,600,928
	3-County	-	-	-	-	-	-	75,000	75,000	150,000
	7-Storm Drain Reserves	665,008	223,696	2,049,300	1,246,500	282,500	510,000	275,000	620,000	5,872,004
	<b>Total Enterprise Capital Projects</b>	<b>\$ 974,279</b>	<b>\$ 3,267,058</b>	<b>\$ 6,599,200</b>	<b>\$ 3,871,500</b>	<b>\$ 5,002,500</b>	<b>\$ 6,234,000</b>	<b>\$ 1,950,000</b>	<b>\$ 10,013,000</b>	<b>\$ 37,911,537</b>
	<b>Total Enterprise Funding Sources</b>	<b>\$ 974,279</b>	<b>\$ 3,267,058</b>	<b>\$ 6,599,200</b>	<b>\$ 3,871,500</b>	<b>\$ 5,002,500</b>	<b>\$ 6,234,000</b>	<b>\$ 1,950,000</b>	<b>\$ 10,013,000</b>	<b>\$ 37,911,537</b>

2019 - 2025 GRAND TOTAL CIP PROJECTS SUMMARY										
	GRAND TOTAL CIP PROJECTS	\$ 2,707,773	\$ 7,393,557	\$ 20,439,900	\$ 12,540,025	\$ 8,957,500	\$ 9,599,000	\$ 3,605,000	\$ 10,018,000	\$ 75,260,755
	GRAND TOTAL CIP FUNDING SOURCES	\$ 2,707,773	\$ 7,393,557	\$ 20,439,900	\$ 12,540,025	\$ 8,957,500	\$ 9,599,000	\$ 3,605,000	\$ 10,018,000	\$ 75,260,755

# **EXHIBIT B**

**Notice of Application and Optional DNS**



# NOTICE OF APPLICATION and Optional DNS

Planning and Economic Development Department  
200 NE Moe Street | Poulsbo, Washington 98370  
(360) 394-9748 | fax (360) 697-8269  
www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

## 2020 Comprehensive Plan Amendments, Type IV Application COMMENTS DUE BY: FEBRUARY 28, 2020

The Growth Management Act (GMA), Chapter 36.70A RCW, requires that the city include within its development regulations a procedure for any interested person to suggest comprehensive plan amendments. Amendments to the comprehensive plan are how the city may modify its 20-year plan for land use, development or growth policies in response to changing City needs or circumstances. All plan amendments are reviewed in accordance with the GMA, and other applicable state laws, countywide planning policies, the adopted City of Poulsbo Comprehensive Plan, and any other applicable plans.

If you are receiving this notice in the mail, it is because Kitsap County Assessor's records indicate you own property within 300' of application number P-11-15-18-01. The public has the right to review contents of the official file for the proposal, provide written comments, participate in any public hearings, and request a copy of the final decision.

<b>File No.:</b>	P-11-15-19-01, P-11-15-19-02, P-11-15-19-03		
<b>Setting the Docket:</b>	February 5, 2020	<b>Notice of Application</b>	February 14, 2020
<b>Proposed Applications:</b>	<p>The City of Poulsbo has proposed the following site-specific amendments to the Comprehensive Plan:</p> <ul style="list-style-type: none"><li>• <i>P-11-15-19-01</i> is a request is a request to re-designate and rezone 1.18 acres of acquired parks property from Residential Low to Park. If the site-specific amendment is approved, map amendments to Figure LU-1 will be required (along with an update to the City's Zoning Map).</li></ul> <p>The City of Poulsbo has proposed the following text amendments to the Comprehensive Plan:</p> <ul style="list-style-type: none"><li>• <i>P-11-15-19-01</i> is 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.</li><li>• <i>P-11-15-19-02</i> 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).</li><li>• <i>P-11-15-19-03</i> 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.</li></ul>		
<b>Environmental Review:</b>	<p>The City of Poulsbo has reviewed the proposed amendments for probable adverse environmental impacts and expects to issue a determination of nonsignificance (DNS) for this project. The Optional DNS process in WAC 197-11-355 is being used. This may be the only opportunity to comment on the environmental impacts of the proposed amendments. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request. Agencies, tribes, and the public are encouraged to review and comment on the proposed amendments. Comments related to environmental review must be submitted by the date noted below.</p>		
<b>Environmental Review Comment Period:</b>	<p>The public may comment on the environmental related aspects of the applications until <b>February 28, 2020</b>. The public may request a copy of the decision once made.</p>		

**Source for Information:**

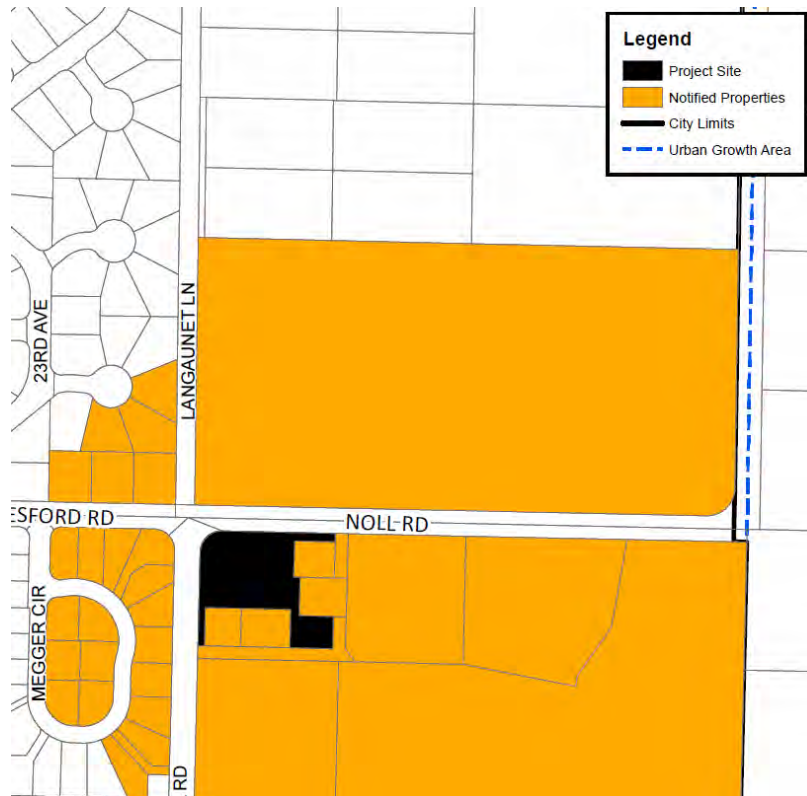
Information regarding the 2020 Comprehensive Plan Amendments is available here: <https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/>

**Public Participation Plan:**

A Public Participation Plan has been developed and is available here: <https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/>

**Location of Applications:**

City of Poulsbo initiated amendments include one site-specific request related to the expansion of park property located at 19146 Noll Rd NE. See notice map below.



**Public Comment Methods:**

Comments may be provided to the City at any time during the comprehensive plan amendment process. *Please provide environmental related comments by February 28, 2020 for the City's consideration in developing the environmental determination.* Written comments received by the City will be forwarded to the recommendation and decision-making bodies for consideration and made part of the record.

Send written comments to City of Poulsbo Planning and Economic Development (PED) Department, 200 NE Moe Street, Poulsbo, Washington 98370, or fax them to (360) 697-8269. In addition to receiving comments through regular postal mailing and fax, comments may be sent to [plan&econ@cityofpoulsbo.com](mailto:plan&econ@cityofpoulsbo.com). To ensure consideration, all written comments must be received by the City prior to close of the comprehensive plan amendment public hearings. Verbal comments will be taken at the Planning Commission and City Council public hearings.





**Public Hearing Date:**

This notice is intended to inform potentially interested parties about the comprehensive plan amendment process and hearings and to invite interested parties to appear orally or by written statement at the hearing. The Planning Commission public hearing on the applications is tentatively scheduled for March 10, 2020. A City Council public hearing is tentatively scheduled for April 15, 2020. Hearings are in the City Council Chambers at City Hall and are tentatively scheduled to start at 7:00 pm. Further information on the time and date will be provided in Notices of Hearings, issued at least 14 days prior to the hearing. The Planning Commission will make a recommendation to the City Council. The City Council is the review and decision-making authority for the amendment. Hearing procedures are available from the PED Department and City Clerk's office and are conducted based on Roberts Rules of Order.

**Further Information:**

The staff report, and environmental determination will be available for inspection at no cost at least seven (7) calendar days before the Planning Commission hearing. Copies of the staff report are available for the cost of reproduction from the PED Department, and will be provided at a reasonable cost. The application files may be examined at the PED Department between 8:30 a.m. and 4:30 p.m. at the Poulsbo City Hall. Please contact the PED Development Department to arrange a time to view the file or for further information at (360) 394-9882 or [plan&econ@cityofpoulsbo.com](mailto:plan&econ@cityofpoulsbo.com).

**Staff Contact:**

Nikole Coleman, Associate Planner; [ncoleman@cityofpoulsbo.com](mailto:ncoleman@cityofpoulsbo.com); (360) 394 -9730.



## Affidavit of Public Notice

Planning and Economic Development Department  
200 NE Moe Street | Poulsbo, Washington 98370  
(360) 394-9748 | fax (360) 697-8269  
www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

Application No: P-11-15-19-01  
P-11-15-19-02  
P-11-15-19-03 Project Name: 2020 CPA'S - City initiated

Nikole Coleman, being first duly sworn, upon his/her oath deposes and says: That he/she is now, and at all times herein mentioned has been, a citizen of the United States and the State of Washington, over and above the age of twenty-one years and a resident of said County, that on Feb 14, 2020, a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

- ☒ Notice of Application W/ODNS
- ☐ SEPA Determination
- ☐ Notice of Public Meeting
- ☐ Notice of Public Hearing
- ☐ Notice of Decision

has been provided:

- ☒ Mailed to owners of property within 300' of the project site for P-11-15-19-01
- ☒ Provided to newspaper of general circulation
- ☒ Emailed to PED Department distribution lists and/or parties of record
- ☒ Posted at Library, City Hall, Poulsbo Post Office
- ☒ Posted to the City's website
- ☐ Posted at Site Address: \_\_\_\_\_

Signature: [Signature] Date: 2/14/20

Subscribed and sworn to before me this 14<sup>th</sup> day of February, 2020



[Signature]  
NOTARY PUBLIC in and for the State of  
Washington, residing at:

Poulsbo, WA  
My Commission expires on:  
06-01-2022

**From:** [Nikole CH. Coleman](#)  
**To:** [Nikole CH. Coleman](#)  
**Subject:** FW: Your campaign 2020 Comprehensive Plan Amendments - Notice of Application w/Optional DNS has been sent  
**Date:** Wednesday, February 26, 2020 1:48:24 PM



Dear Nikole Coleman,

Your campaign '**2020 Comprehensive Plan Amendments - Notice of Application w/Optional DNS**' was sent on 2/14/2020 around 12:00 PM EST.

Below is a copy of the message your subscribers received. See how your campaign is doing by visiting Reports [in your account](#) to get real-time results and stats.

---

**Subject:** 2020 Comprehensive Plan Amendments - Notice of Application w/Optional DNS

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## City of Poulsbo Public Notice

The Growth Management Act (GMA), Chapter 36.70A RCW, requires that the city include within its development regulations a procedure for any interested person to suggest comprehensive plan amendments. Amendments to the comprehensive plan are how the city may modify its 20-year plan for land use, development or growth policies in response to changing City needs or circumstances. All plan amendments are reviewed in accordance with the GMA, and other applicable state laws, countywide planning policies, the adopted City of Poulsbo Comprehensive Plan, and any other applicable plans.

The Poulsbo City Council set the docket for the 2020 Annual Comprehensive Plan Amendments on February 5, 2020. The applications can now move to the next phase in the review process, Notice of Application.

- Find the project documents for the Edward Rose Site Specific 2020 Comprehensive Plan Amendment [here](#). Please provide comments on the Notice of Application with Optional DNS by February 28, 2020.
- Find the project documents for the City Initiated Comprehensive Plan

Amendments [here](#). Please provide comments on the Notice of Application with Optional DNS by February 28, 2020.

Staff Contact: Nikole Coleman, Associate Planner; [ncoleman@cityofpoulsbo.com](mailto:ncoleman@cityofpoulsbo.com); (360) 394 -9730.

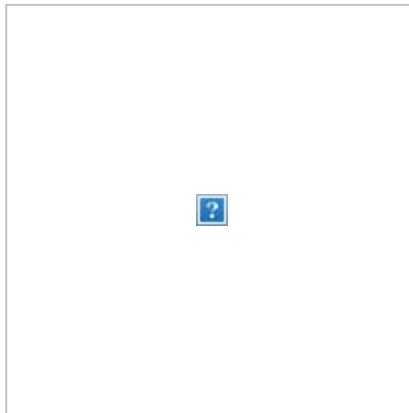
- [Notice of Application w/Optional DNS - Edward Rose Application](#)
- [SEPA Checklist - Edward Rose Application](#)
- [Notice of Application w/Optional DNS - City Initiated Applications](#)
- [SEPA Checklist - City Initiated Applications](#)

City of Poulsbo | Planning and Economic Development Department, 200 NE Moe Street, Poulsbo, WA 98370

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Order #106928288

Order Date: February 10, 2020

Account: PoulsboPED

Order Total: \$22.61

Billing Address

Karla Boughton  
City of Poulsbo  
200 NE Moe St  
Poulsbo WA 98370-7347  
United States  
T: 360-394-9748

Payment Method

Credit Card

Credit Card Type:  
MasterCard  
Credit Card Number:  
XXXX-7672



Complete



In progress



Attention

Job ID: 6660175

Requested Fulfillment Date: 2/11/2020

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
<p><b>Postcard - 4.25 x 6 - SpaceSaver Format</b></p> <p><a href="#">View Proof</a></p> <p>Product SKU: PC22-P</p> <p><i>Product Type: Postcard 4.25 X 6</i></p> <p><i>Paper Type: White Matte With Gloss UV Finish</i></p> <p><i>Print Color: Full Color</i></p> <p><i>Print Options: Printing Both Sides</i></p> <p><i>Mail Class: First Class</i></p> <p><i>Production Time: Next Day</i></p> <p><i>Base Document Name: NOA W Optional DNS Postcard_Edward Rose</i></p> <p><i>Job Address List Name: Edward_RoseMailingList</i></p> <p>Production Cost for 6 Pieces:\$2.22</p> <p>First Class Automated card Postage for 6 Pieces: \$1.66</p> <p>Postage for 0 Pieces: \$0.00</p> <p>Postage for 0 Pieces: \$0.00</p>		6	\$3.88	
Order Sub Total:			\$3.88	

Job ID: 6660288

Requested Fulfillment Date: 2/11/2020

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
<p><b>Postcard - 4.25 x 6 - SpaceSaver Format</b></p> <p><a href="#">View Proof</a></p> <p>Product SKU: PC22-P</p> <p><i>Product Type: Postcard 4.25 X 6</i></p> <p><i>Paper Type: White Matte With Gloss UV Finish</i></p> <p><i>Print Color: Full Color</i></p> <p><i>Print Options: Printing Both Sides</i></p> <p><i>Mail Class: First Class</i></p> <p><i>Production Time: Next Day</i></p> <p><i>Base Document Name: NOA W Optional DNS Postcard_Morrow Manor</i></p> <p><i>Job Address List Name: Morrow_ManormailingList_1</i></p> <p>Production Cost for 29 Pieces:\$10.73</p> <p>First Class Automated card Postage for 29 Pieces: \$8.00</p> <p>Postage for 0 Pieces: \$0.00</p> <p>Postage for 0 Pieces: \$0.00</p>		29	\$18.73	



# North Kitsap Herald

## Affidavit of Publication

State of Washington }

County of Kitsap } ss

Leanna Hartell being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the North Kitsap Herald a weekly newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a weekly newspaper in Kitsap County, Washington and is and always has been printed in whole or part in the North Kitsap Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Kitsap County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of NKH890463 NOA AND DNS as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 02/14/2020 and ending on 02/14/2020 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$36.69.

Leanna Hartell

Subscribed and sworn before me on this

14<sup>th</sup> day of February,  
2020

Linda Phillips

Notary Public in and for the State of Washington.

City of Poulsbo-Planning | 80707350  
NIKOLE COLEMAN



**CITY OF POULSBO  
NOTICE OF  
APPLICATION and  
Optional DNS  
RCW 36.70B.110**

**Project Name:** 2020  
Comprehensive Plan  
Amendments

**Comments Due:** February 28, 2020

**Applicant:** City of Poulsbo | 200 NE Moe Street | Poulsbo WA 98370

**Project Description:**

The City has proposed the following site-specific amendments to the Comprehensive Plan:

- P-11-15-19-01 is a request is a request to redesignate and rezone 1.18 acres of acquired parks property from Residential Low to Park. If the site-specific amendment is approved, map amendments to Figure LU-1 will be required, along with an update to the Zoning Map.

The City has proposed the following text amendments to the Comprehensive Plan:

- P-11-15-19-01 is 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.
- 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 county-wide center (Downtown Poulsbo) and two candidate countywide centers (College Marketplace and SR 305).

- 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.

**Public Comment:**

Comments may be provided to the City at any time during the comprehensive plan amendment process. Written comments received by the City will be forwarded to the recommendation and decision-making bodies for consideration and made part of the record. **The public may comment on the environmental related aspects of the applications until February 28, 2020.**

Send written comments to City of Poulsbo Planning and Economic Development (PED) Department, 200 NE Moe Street, Poulsbo, Washington 98370, or fax them to (360) 697-8269. In addition to receiving comments through regular postal mailing and fax, comments may be sent to [plan&econ@cityofpoulsbo.com](mailto:plan&econ@cityofpoulsbo.com). To ensure consideration, all written comments must be received by the City prior to close of the comprehensive plan amendment public hearings. Verbal comments will be taken at the Planning Commission and City Council public hearings.

Source of Information: Information regarding the 2020 Comprehensive Plan Amendments is available here:

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

**Public Hearings:** Planning Commission: March 10, 2020 | City Council: April 15, 2020 (subject to change)

**Staff Contact:** Nikole Coleman, Associate



Planner;  
ncoleman@cityofpouls-  
bo.com;  
(360) 394-9730.  
Published: North Kitsap  
Herald  
February 14, 2020  
Legal #: NKH890463

**From:** [Nikole CH. Coleman](#)  
**To:** [ECY RE SEPA REGISTER](#)  
**Subject:** NOA w/optional DNS  
**Date:** Thursday, February 13, 2020 4:17:00 PM  
**Attachments:** [City Initiated CPA SEPA Signed RED.pdf](#)  
[NOA optional DNS Flyer](#) [City Initiated.pdf](#)

---

See attached.

Nikole Coleman, AICP  
Associate Planner | City of Poulsbo  
200 NE Moe Street | Poulsbo WA 98370  
(360) 394-9730 | [ncoleman@cityofpoulsbo.com](mailto:ncoleman@cityofpoulsbo.com)

## YOU CAN NOW MAKE AN APPOINTMENT WITH THE PLANNING, ENGINEERING, AND BUILDING DEPARTMENTS ONLINE!



*Types of Appointments Available Online:*  
Permit Submittal (intake), 1-Hour Consultation (fee required),  
General Inquiry, and Existing Application/Permit Meeting



**FYI - New 2nd Floor Counter Hours:**  
Walk-in: 8:30 am – Noon | Appointments: 8:30 am – 3:30 pm  
Submittal of *all* applications: by appointment only  
Applicants of submitted applications: by appointment only  
Appointments may be made online or by email/phone

For more information or to make an appointment, please speak with staff on the 2nd floor or visit:  
<http://cityofpoulsbo.com/commdev/development/developmentappointment>

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# **EXHIBIT C**

## **SEPA Threshold Determination and Comments SEPA Checklist**



## DETERMINATION OF NONSIGNIFICANCE (DNS)

Project Name:	2020 Comprehensive Plan Amendments – City Initiated
Description of Proposal:	<p>The City has proposed the following site-specific amendments to the Comprehensive Plan:</p> <ul style="list-style-type: none"><li>• <i>P-11-15-19-01</i> is a request is a request to re-designate and rezone 1.18 acres of acquired parks property from Residential Low to Park. If the site-specific amendment is approved, map amendments to Figure LU-1 will be required (along with an update to the City's Zoning Map).</li></ul> <p>The City has proposed the following text amendments to the Comprehensive Plan:</p> <ul style="list-style-type: none"><li>• <i>P-11-15-19-01</i> is a text amendment to Chapter 12, the Capital Facilities Plan, to incorporate <i>minor</i> changes recommended by the Parks staff, Parks and Recreation Commission, and citizens.</li><li>• <i>P-11-15-19-02</i> 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).</li><li>• <i>P-11-15-19-03</i> 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.</li></ul>
Applicant:	City of Poulsbo   200 NE Moe Street, Poulsbo, WA 98370
Source for Information:	<a href="https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/">https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/</a>
Lead Agency:	City of Poulsbo

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

**COMMENTS:** The City is utilizing the provisions provided for in WAC 197-11-060(5) "phased environmental review". Specific environmental review will be required at the time of a site-specific development proposal submittal, and a threshold determination will be issued at the time of a development application. Site specific development impacts are not identified at this time. Additional project information will be prepared and made available when a project is ready to move forward as a development proposal.

This DNS is issued under WAC 197-11-355, Optional DNS Process. There is no further comment period on the DNS.

Responsible Official: Karla Boughton  
Position/Title: Planning and Economic Development Department Director  
200 NE Moe Street  
Poulsbo, WA 98370  
(360) 394 -9748

Date: 3/3/20

Signature: \_\_\_\_\_

**APPEAL:** Any agency or person may appeal this SEPA determination by filing a written appeal to the responsible official no later than 10 working days from the date of this notice. Contact the responsible official to read or ask about the procedure for SEPA appeals.





# SEPA ENVIRONMENTAL CHECKLIST

200 NE Moe Street | Poulsbo, Washington 98370  
 (360) 394-9748 | fax (360) 697-8269  
[www.cityofpoulsbo.com](http://www.cityofpoulsbo.com) | [plan&econ@cityofpoulsbo.com](mailto:plan&econ@cityofpoulsbo.com)

## A. BACKGROUND

**Name of proposed project, if applicable:**

2020 Comprehensive Plan Amendments – City Initiated

**Date Prepared:**

February 11, 2020

**Name of Applicant:**

City of Poulsbo

**Address:**

200 NE Moe Street Poulsbo

**Phone Number:**

(360) 394-9882

**Contact:**

Nikole Coleman, Associate Planner

**Agency Requesting Checklist:**

City of Poulsbo

**Proposed timing or schedule (including phasing, if applicable)**

The Planning Department plans to issue a staff report March 2020. A Planning Commission hearing is tentatively scheduled for March 10, 2020. Then City Council will review the amendments at a Council hearing, tentatively scheduled for April 15, 2020.

**Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.**

It is unlikely that all environmental impacts can be identified and appropriately mitigated as a part of this application, because there isn't a specific development project. The City will utilize the provisions of WAC 197-11-060(5) that provides for Phased Review of SEPA – this provides for a broad environmental review of the Comprehensive Plan amendments and project-specific environmental review as development proposals are submitted.

**List any environmental information you know about that has been prepared, directly related to this proposal.**

An environmental checklist has been prepared by the applicant for P-11-15-19-04, which is a site-specific re-designation request. No specific environmental information has been prepared for the remaining amendments. The projects identified in the Capital Facilities plan will require environmental review when development is proposed, as applicable pursuant to SEPA rules.

**Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain.**

No.

**List any government approvals or permits that will be needed for your proposal, if known.**

City Council approval and adoption.

**Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

The City has proposed the following site-specific amendments to the Comprehensive Plan:

- P-11-15-19-01 is a request is a request to re-designate and rezone 1.18 acres of acquired parks property from Residential Low to Park. If the site-specific amendment is approved, map amendments to Figure LU-1 will be required, along with an update to the Zoning Map.

The City has proposed the following text amendments to the Comprehensive Plan:

- P-11-15-19-01 is 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.
- 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).
- 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.



Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Poulsbo is located in Township 26 North, Range 1 East, Willamette Meridian and is located in all or portions of Sections 9, 10, 11, 13, 14, 15, 22, 23, 24, 25, and 26.

P-11-15-19-01 includes a proposal to re-designation and rezone acquired property located at 19146 Noll Rd NE.

The remaining comprehensive plan amendments will amend portions of the Comprehensive Plan

B. ENVIRONMENTAL ELEMENTS		Agree	Disagree	Mitigate
<b>1. Earth</b>				
<b>a. General description of the site (check one):</b> <input type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep <input type="checkbox"/> slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other.	Poulsbo's topography varies throughout the city, from flat to areas of steep slopes.  Actual development will be subject to additional SEPA review as appropriate. Environmental review and a threshold determination will be required at the time of development review. Site specific development impacts are not identified at this time.	✓		
<b>b. What is the steepest slope on the site (approximate percent slope)?</b> There are areas within the city limits with slopes exceeding 40 percent, and potential geohazard areas are mapped on the City's critical areas maps. At the time of a development proposal, additional information on slopes will be required. Future development will require additional environmental review.		✓		
<b>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils</b> According to the Kitsap County Soil Survey, the soils within the city limits is predominately classified as Poulsbo Gravelly sandy loam, with areas of Kapowsin gravelly loam and Sinclair soils. No development is proposed at this time, therefore site-specific development impacts are not identified. Future development will be subject to phased SEPA review.		✓		
<b>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</b> Geohazards are mapped in the City's critical areas maps and unstable soils/slopes are regulated by the City's Critical Areas Ordinance. No development is proposed at this time. Review of soil conditions will occur at the time specific proposals move forward.		✓		
<b>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.</b> This is not applicable to this non-project action.		✓		
<b>f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.</b> This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. Erosion control would be addressed through existing City ordinances, including the clearing and grading and critical areas regulations.		✓		



<p>g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Projects will require further analysis and SEPA review, where appropriate.</p>	✓		
<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>None. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<b>2. Air</b>			
<p>a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.</p> <p>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p> <p>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>None. No development is proposed at this time. Determination will be made at the time specific proposals move forward. New construction will comply with the requirements of the Poulsbo Municipal Code and the Engineering Department, which will be reviewed at the time of a specific project proposal moving forward.</p>	✓		
<b>3. Water</b>			
<b>a. Surface:</b>			
<p>1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p>Poulsbo's main surface water body is Liberty Bay; there are numerous streams and wetlands throughout the city limits. There is no development proposed at this time; future development will require additional environmental review.</p>	✓		
<p>2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p> <p>No development is proposed at this time. Shoreline Determination will be made at the time specific proposals move forward.</p>	✓		
<p>3) Estimate the amount of fill and dredge that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<p>4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		



5)	<p>Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
6)	<p>Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<b>b. Ground:</b>				
1)	<p>Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
2)	<p>Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals, agricultural; etc...). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<b>c. Water Runoff (including storm water):</b>				
1)	<p>Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Future development will lead to stormwater runoff, which will be reviewed and required to meet City and State regulations for stormwater management. Determination will be made at the time specific proposals move forward.</p>	✓		
2)	<p>Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
3)	<p>Does the proposal alter or otherwise affect drainage patterns near the site? If so, describe.</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
d.	<p>Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>This is not applicable to this non-project action. No development is proposed at this time. At the time of development review, projects will be reviewed for compliance with the City's adopted storm water management regulations and updated critical areas ordinance.</p>	✓		
<b>4. Plants</b>				



<p>a. Check types of vegetation found on the site:</p> <p><input checked="" type="checkbox"/> Deciduous tree: alder, maple, aspen, other</p> <p><input checked="" type="checkbox"/> Evergreen tree: fir, cedar, pine, other</p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input checked="" type="checkbox"/> Grass</p> <p><input checked="" type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or grain</p> <p><input checked="" type="checkbox"/> Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other</p> <p><input type="checkbox"/> Water plants: water lily, eelgrass, milfoil, other</p> <p><input type="checkbox"/> Other types of vegetation</p> <p>The checked vegetation is found throughout Poulsbo. This is not applicable to this non-project action. No development is proposed at this time. The existing vegetation for sites will be determined at the time of development review.</p>	✓		
<p>b. What kind and amount of vegetation will be removed or altered?</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<p>c. List threatened or endangered species known to be on or near the site.</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. Landscaping is typically required for new development proposals.</p>	✓		
<p>e. List all noxious weeds and invasive species known to be on or near the site.</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. Landscaping is typically required for new development proposals.</p>	✓		
<p><b>5. Animals</b></p>			
<p>a. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:</p> <p><input type="checkbox"/> Birds: hawk, heron, eagle, songbirds, other:</p> <p><input type="checkbox"/> Mammals: deer, bear, elk, beaver, other:</p> <p><input type="checkbox"/> Fish: bass, salmon, trout, herring, shellfish, other:</p> <p>There are a variety of birds, fish, and mammals that inhabit Poulsbo. They are primarily located near streams and Liberty Bay.</p>	✓		
<p>b. List any threatened or endangered species known to be on or near the site.</p> <p>Poulsbo has several listed species, including bald eagle, blue heron, harbor seal, salmon (Chinook, chum, coho), steelhead, cutthroat, hardshell clam, smelt, and sand lance.</p> <p>No development is proposed at this time. Additional environmental review will be conducted at the time of application for specific development.</p>	✓		
<p>c. Is the site part of a migration route? If so, explain.</p> <p>Liberty Bay and adjacent streams are known to contain anadromous salmonids. The City is located within the Pacific Flyway – a flight corridor for migrating waterfowl and other birds – that extends from Alaska to Mexico and South America.</p>	✓		



<p><b>d. Proposed measures to preserve or enhance wildlife, if any.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. The City's Critical Areas Ordinance provides protection for wildlife. Any additional mitigation necessary will be identified at the time of site-specific development review.</p>	✓		
<p><b>e. List any invasive animal species known to be on or near the site.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. The City's Critical Areas Ordinance provides protection for wildlife. Any additional mitigation necessary will be identified at the time of site-specific development review.</p>	✓		
<b>6. Energy and Natural Resources</b>			
<p><b>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. Electric energy is available city-wide and natural gas is available in specific locations in the city limits.</p>	✓		
<p><b>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<p><b>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. Future development will meet the current energy code as identified in the International Building Code.</p>	✓		
<b>7. Environmental Health</b>			
<p><b>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<p><b>1) Describe any known or possible contamination at the site from present or past uses.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<p><b>2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<p><b>3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		



<p>4) Describe special emergency services that might be required.</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<p>5) Proposed measures to reduce or control environmental health hazards, if any.</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<b>b. Noise</b>			
<p>1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?</p> <p>The city has a typical level of noise expected in an urban environment.</p>	✓		
<p>2) What types of levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<p>3) Proposed measures to reduce or control noise impacts, if any.</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. Construction noise is regulated in the Poulsbo Municipal Code.</p>	✓		
<b>8. Land and Shoreline Use</b>			
<p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>The proposed comprehensive plan amendments occur throughout the city. The city has a variety of single-family residential development along with commercial areas, and other uses including multifamily residential, light industrial, institutional, and parks.</p>	✓		
<p>b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<p>1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<p>c. Describe any structures on the site.</p> <p>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<p>d. Will any structures be demolished? If so, what?</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		



<p>e. <b>What is the current zoning classification of the site?</b>  P-11-15-19-01 (19146 Noll Rd NE) current zoning is Residential Low. The proposed zoning is for Park, which limits development to park-related uses only. No development is proposed at the comprehensive plan amendment stage. Determination of zoning classification and applicable review requirements will be made at the time specific proposals move forward.</p>	✓		
<p>f. <b>What is the current comprehensive plan designation of the site?</b>  P-11-15-19-01 (19146 Noll Rd NE) current land use designation is Residential Low. The proposed designation is for Park, which limits development to park-related uses only. No development is proposed at the comprehensive plan amendment stage. Determination of zoning classification and applicable review requirements will be made at the time specific proposals move forward.</p>	✓		
<p>g. <b>If applicable, what is the current shoreline master program designation of the site?</b>  Some of the projects in the Capital Facilities Plan may occur within the vicinity of the shoreline. No development is proposed at the comprehensive plan amendment stage. Determination of shoreline designation and applicable review requirements will be made at the time specific proposals move forward.</p>	✓		
<p>h. <b>Has any part of the site been classified as a critical area by the city or county? If so, specify</b>  P-11-15-19-01 (19146 Noll Rd NE) is not mapped as a potential Critical Area. Comprehensive Plan amendments occur at locations throughout the city. Some of the projects identified in the Capital Facilities are located near critical areas. However, no development is proposed at this time. The actual development of the specific sites will be subject to additional development review and would be subject to environmental review. Site specific development impacts are not identified at this time. Identification of environmentally sensitive areas will be made based on the City's Critical Area Ordinances maps and site-specific environmental information prepared during the development review process.</p>	✓		
<p>i. <b>Approximately how many people would reside or work in the completed project?</b>  This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<p>j. <b>Approximately how many people would the completed project displace?</b>  This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<p>k. <b>Proposed measures to avoid or reduce displacement impacts, if any.</b>  This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<p>l. <b>Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.</b>  No development is proposed with the comprehensive plan amendments. Determination of specific measures to ensure compatibility will be made during development review.</p>	✓		
<p>m. <b>Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.</b>  No development is proposed with the comprehensive plan amendments. Determination of specific measures to ensure compatibility will be made during</p>	✓		




development review.			
<b>9. Housing</b>			
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. None. This is a non-project action.	✓		
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None. This is a non-project action.	✓		
c. Proposed measures to reduce or control housing impacts, if any. This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
<b>10. Aesthetics</b>			
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
b. What views in the immediate vicinity would be altered or obstructed? This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
c. Proposed measures to reduce or control aesthetic impacts, if any. This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. While site specific development impacts are not identified at this time, building height and design review requirements are set forth in Poulsbo's zoning ordinance.	✓		
<b>11. Light and Glare</b>			
a. What type of light or glare will the proposal produce? What time of day would it mainly occur? This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
b. Could light or glare from the finished project be a safety hazard or interfere with views? This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
c. What existing off-site sources of light or glare may affect your proposal? This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
d. Proposed measures to reduce or control light and glare impacts, if any. This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. While site specific impacts are not identified at this time, the City's zoning ordinance contains lighting requirements. Additional environmental review will be required as sites are proposed for development.	✓		
<b>12. Recreation</b>			
a. What designated and informal recreational opportunities are in the immediate vicinity? Poulsbo has a variety of public parks and recreation opportunities throughout the	✓		



city.			
<p>b. Would the proposed project displace any existing recreational uses? If so, describe.</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<b>13. Historic and Cultural Preservation</b>			
<p>a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.</p> <p>Unknown at this time. This is a non-project action. Determination will be made at the time of specific proposals for development.</p>	✓		
<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.</p> <p>Unknown at this time.</p>	✓		
<p>c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<p>d. Proposed measures to reduce or control impacts, if any.</p> <p>If at the time of site-specific development, evidence of historic or cultural resources are found, proper protocols and notifications will be initiated.</p>	✓		
<b>14. Transportation</b>			
<p>a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>Major streets and highways in Poulsbo include Highway 3, 305, State Route 307, Viking Avenue, Finn Hill, Front Street, Fjord Drive, Hostmark, Caldart, and Lincoln.</p>	✓		
<p>b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?</p> <p>Kitsap Transit provides public transit throughout the city.</p>	✓		
<p>c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.</p> <p>No.</p>	✓		



<p>f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. At the time of development review, projects will be reviewed for traffic impacts and appropriate mitigation will be imposed.</p>	✓		
<b>15. Public Services</b>			
<p>a. Would the project result in an increased need for public service (for example fire protection, police protection, health care, schools, other)? If so, generally describe.</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<b>16. Utilities</b>			
<p>a. Check the utilities currently available at the site:</p> <p><input type="checkbox"/> electric <input type="checkbox"/> natural gas <input type="checkbox"/> water <input type="checkbox"/> refuse service <input type="checkbox"/> telephone, <input type="checkbox"/> sanitary sewer <input type="checkbox"/> septic system <input type="checkbox"/> other.</p> <p>Utilities are also available throughout the city, with natural gas only available in specific areas. No development is proposed with the amendments, and specific determination of utility services will be made at the time of development review.</p>	✓		
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>Utilities are also available throughout the city, with natural gas only available in specific areas. No development is proposed with the amendments, and specific determination of utility services will be made at the time of development review.</p>	✓		
<b>C. SIGNATURE</b>			
<p>The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.</p> <p>Signature:  Date Submitted: <u>Feb 11, 2020</u></p>			

Reviewed by Paula Broughton, Poudre PED Director  
Feb. 11, 2020



## D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, that would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

### **Staff Response Regarding Application P-11-15-19-02, Centers Designation:**

Puget Sound Regional Council (PSRC) adopted the Regional Centers Framework Update in 2018 which updated the criteria and terminology used to designate and maintain centers. Center types now include regional growth centers, regional manufacturing/industrial centers, countywide centers, rural town centers or local centers, major military installation, and countywide military installation. The City of Poulsbo is updating the Comprehensive Plan to remain consistent with this new criteria and terminology. The City is also coordinating with the Kitsap Regional Coordinating Council (KRCC) to update the Kitsap Countywide Planning Policies to maintain consistency with the PSRC regional policies and 2018 Framework Update.

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 KCPPs criteria, prior to designation within the Kitsap Countywide Planning Policies, Centers must be included in the local jurisdiction's comprehensive plan.

This comprehensive plan amendment is the first step in designating one countywide center (Downtown Poulsbo) and two candidate countywide centers (College Marketplace and SR 305).

- Downtown Poulsbo already serves as a countywide center and no future land use or zoning changes are expected based on this countywide center designation.
- College Marketplace contains a master plan overlay that was completed in 1998 with an Environmental Impact Statement. No land use zoning changes are expected based on this countywide center designation.
- SR 305 already serves as a countywide center for employment. The City of Poulsbo will be exploring opportunities to increase housing within this center, consistent with the countywide center designation.

Development and/or infrastructure projects resulting from future amendments to the land use map or zoning ordinance map based on these center designations will require further review under SEPA.

1.	<p><b>How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substance; or production of noise?</b></p> <p>As a non-project action, comprehensive plan amendment approval would not create any of these effects. All development and uses will be subject to all applicable local, state and federal regulatory requirements and will be reviewed on a case-by-case basis during the development review process. Projects resulting from the amendments to the comprehensive plan may require further review under SEPA.</p> <p><b>Proposed measures to avoid or reduce such increases are:</b></p> <p>No measures are proposed with the update. However, measures will be identified as necessary during the development permit and environmental process for specific projects. Compliance with city regulations and other appropriate mitigations would reduce increases.</p>
2.	<p><b>How would the proposal be likely to affect plants, animals, fish, or marine life?</b></p> <p>As a non-project action, approval of comprehensive plan amendments would not directly affect plants, animals, fish or marine life. Projects resulting from the comprehensive plan amendments may require further review under SEPA.</p> <p><b>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</b></p> <p>The City's Critical Areas ordinance provides regulatory protective measures to protect and conserve vegetation and wildlife habitat. Additional measures may be identified during the development permit and environmental review process for specific projects.</p>
3.	<p><b>How would the proposal be likely to deplete energy or natural resources?</b></p> <p>As a non-project action, approval of comprehensive plan amendments would not deplete energy or natural resources. Projects resulting from the comprehensive plan amendments will require further environmental review at the time of development application.</p>

	<p><b>Proposed measures to protect or conserve energy and natural resources are:</b> Measures would be identified during the project specific development permit and environmental review. Compliance with city regulations and other appropriate mitigations would provide the appropriate measures to reduce impacts.</p>
4.	<p><b>How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?</b> No development is proposed with the comprehensive plan amendments. There will not be negative effects to environmentally sensitive areas designated or under study for protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands. Projects resulting from the comprehensive plan amendments will require further environmental review at the time of development application.</p> <p><b>Proposed measures to protect such resources or to avoid or reduce impacts are:</b> Measures would be identified during the project specific development permit and environmental review. Compliance with city regulations and other appropriate mitigations would provide the appropriate measures to reduce impacts.</p>
5.	<p><b>How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</b> Projects resulting from the comprehensive plan amendments will require further review at the time of development application.</p> <p><b>Proposed measures to avoid or reduce shoreline and land use impacts are:</b> The amendments being considered by the City through the comprehensive plan amendment process ensure compatibility, and do not pose shoreline or land use impacts. All development applications will be subject to further review under SEPA, the city's zoning code and the Shoreline Master Program where appropriate.</p>
6.	<p><b>How would the proposal be likely to increase demands on transportation or public services and utilities?</b> No development is proposed with the comprehensive plan amendment requests. However, future developments on the subject sites may have increased demands, which would be identified during the specific project development review. Projects resulting from amendments may require further review under SEPA which will be accomplished as required under WAC 197-11 and the Poulsbo Municipal Code.</p> <p><b>Proposed measures to reduce or respond to such demand(s) are:</b> Measures to reduce impacts on transportation, public services and utilities would be identified during project specific development review. Compliance with city regulations and other appropriate mitigations could provide the appropriate measures to reduce impacts.</p>
7.	<p><b>Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</b> The proposed amendments do not conflict with any local, state or federal laws or requirements for the protection of the environment. All future development proposals would be required to follow all applicable regulations regarding the protection of the environment.</p>





## Affidavit of Public Notice

Planning and Economic Development Department  
200 NE Moe Street | Poulsbo, Washington 98370  
(360) 394-9748 | fax (360) 697-8269

www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

Application No: P-11-15-19-01  
P-11-15-19-02  
P-11-15-19-03 Project Name: 2020 CPAs - City Initiated

Nikole Coleman, being first duly sworn, upon his/her oath deposes and says: That he/she is now, and at all times herein mentioned has been, a citizen of the United States and the State of Washington, over and above the age of twenty-one years and a resident of said County, that on March 3, 2020, a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

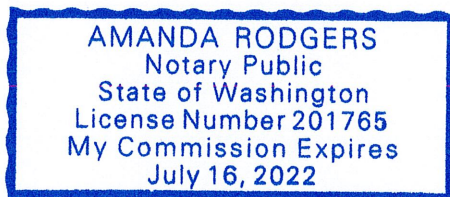
- ☐ Notice of Application
- ☒ SEPA Determination
- ☐ Notice of Public Meeting
- ☐ Notice of Public Hearing
- ☐ Notice of Decision

has been provided:

- ☐ Mailed to owners of property within 300' of the project site
- ☐ Provided to newspaper of general circulation
- ☒ Emailed to PED Department distribution lists and/or parties of record
- ☒ Posted at Library, City Hall, Poulsbo Post Office
- ☒ Posted to the City's website
- ☐ Posted at Site Address: \_\_\_\_\_

Signature: [Signature] Date: 3/3/20

Subscribed and sworn to before me this 3<sup>rd</sup> day of March, 2020



[Signature]  
NOTARY PUBLIC in and for the State of  
Washington, residing at:

Bremerton, WA  
My Commission expires on:

07/16/2022

**From:** [Constant Contact](#)  
**To:** [City of Poulsbo Planning and Economic Development](#)  
**Subject:** Your campaign 2020 Comprehensive Plan Amendments - SEPA Threshold Determination has been sent  
**Date:** Tuesday, March 03, 2020 7:57:34 AM

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.



Dear Nikole Coleman,

Your campaign **'2020 Comprehensive Plan Amendments - SEPA Threshold Determination'** was sent on 3/3/2020 around 10:57 AM EST.

Below is a copy of the message your subscribers received. See how your campaign is doing by visiting Reports [in your account](#) to get real-time results and stats.

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**Subject:** 2020 Comprehensive Plan Amendments - SEPA Threshold Determination

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## City of Poulsbo Public Notice

You are receiving this email because you have signed up to be on a City of Poulsbo Planning and Economic Development public outreach list.

- SEPA Threshold Determination – Edward Rose Site Specific Amendment. Please find the project documents for the Edward Rose Site Specific 2020 Comprehensive Plan Amendment [here](#).
- SEPA Threshold Determination – City Initiated Amendments. Please find the project documents for the City Initiated Comprehensive Plan Amendments [here](#).

Staff Contact: Nikole Coleman, Associate Planner; [ncoleman@cityofpoulsbo.com](mailto:ncoleman@cityofpoulsbo.com);  
(360) 394 -9730.

City of Poulsbo | Planning and Economic Development Department, 200 NE Moe Street, Poulsbo, WA 98370

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**From:** [Nikole CH. Coleman](#)  
**To:** [ECY RE SEPA REGISTER](#)  
**Subject:** SEPA Determination - City Initiated CPAs  
**Date:** Tuesday, March 03, 2020 7:57:00 AM  
**Attachments:** [Threshold\\_City Initiated.pdf](#)

---

Please see attached.

**Nikole Coleman, AICP**  
Associate Planner | City of Poulsbo  
200 NE Moe Street | Poulsbo WA 98370  
(360) 394-9730 | [ncoleman@cityofpoulsbo.com](mailto:ncoleman@cityofpoulsbo.com)

FYI - Planning Department Updated Counter Hours:  
Walk-in customers: 8:30 am - 12 pm Monday-Friday  
[Appointments](#): 8:30 am - 3:30 pm Monday-Friday

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# **EXHIBIT D**

**Notice of Planning Commission Public Hearing**



# NOTICE OF PUBLIC HEARING

## Planning and Economic Development Department

200 NE Moe Street | Poulsbo, Washington 98370

(360) 394-9748 | fax (360) 697-8269

[www.cityofpoulsbo.com](http://www.cityofpoulsbo.com) | [plan&econ@cityofpoulsbo.com](mailto:plan&econ@cityofpoulsbo.com)

## 2020 Comprehensive Plan Amendments – City Initiated | Type IV Application

### Planning Commission Public Hearing: March 10, 2020

The Growth Management Act (GMA), Chapter 36.70A RCW, requires that the city include within its development regulations a procedure for any interested person to suggest comprehensive plan amendments. Amendments to the comprehensive plan are how the city may modify its 20-year plan for land use, development or growth policies in response to changing City needs or circumstances. All plan amendments are reviewed in accordance with the GMA, and other applicable state laws, countywide planning policies, the adopted City of Poulsbo Comprehensive Plan, and any other applicable plans.

If you are receiving this notice in the mail, it is because Kitsap County Assessor's records indicate you own property within 300' of application number P-11-15-18-01. The public has the right to review contents of the official file for the proposal, provide written comments, participate in any public hearings, and request a copy of the final decision.

<b>Hearing Date:</b>	March 10, 2020	<b>Hearing Time:</b>	7 pm
<b>Hearing Location:</b>	Poulsbo City Hall, Council Chambers, 200 NE Moe Street, Poulsbo, WA		
<b>Project File No.</b>	P-11-15-19-01, P-11-15-19-02, and P-11-15-19-03		
<b>Site Location:</b>	City of Poulsbo initiated amendments include one site-specific request related to the expansion of park property located at 19146 Noll Rd NE. See notice map below.		
<b>Applicant:</b>	City of Poulsbo   200 NE Moe Street   Poulsbo, WA 98370		
<b>Project Description:</b>	<p>The City of Poulsbo has proposed the following site-specific amendments to the Comprehensive Plan:</p> <ul style="list-style-type: none"><li>• <i>P-11-15-19-01</i> is a request is a request to re-designate and rezone 1.18 acres of acquired parks property from Residential Low to Park. If the site-specific amendment is approved, map amendments to Figure LU-1 will be required (along with an update to the City's Zoning Map).</li></ul> <p>The City of Poulsbo has proposed the following text amendments to the Comprehensive Plan:</p> <ul style="list-style-type: none"><li>• <i>P-11-15-19-01</i> is 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.</li><li>• <i>P-11-15-19-02</i> 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).</li><li>• <i>P-11-15-19-03</i> 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.</li></ul>		
<b>Public Participation Plan:</b>	<p>A Public Participation Plan has been developed and is available here: <a href="https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/">https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/</a></p> <p>The Planning Commission public hearing is scheduled for <b>March 10, 2020 at 7 PM</b>. The Planning Commission will make recommendations to the City Council. City Council is the review and decision-making authority for the Comprehensive Plan Amendments. Hearing procedures are available from the PED Department and City Clerk's office and are conducted based on Roberts Rules of Order.</p>		
<b>Hearing Information:</b>	<p>Written comments may be mailed, faxed, or e-mailed to the PED staff contact indicated below. To ensure consideration, all written comments must be received by the City prior to close of the public hearing. At the hearing, the public will have an opportunity to provide written and verbal testimony to the Planning Commission regarding the proposed project.</p>		
<b>Public Comment Methods:</b>			

**Staff Report:**

The staff report will be available for review at no cost at least 7 calendar days before the hearing and a copy will be provided at a reasonable cost.

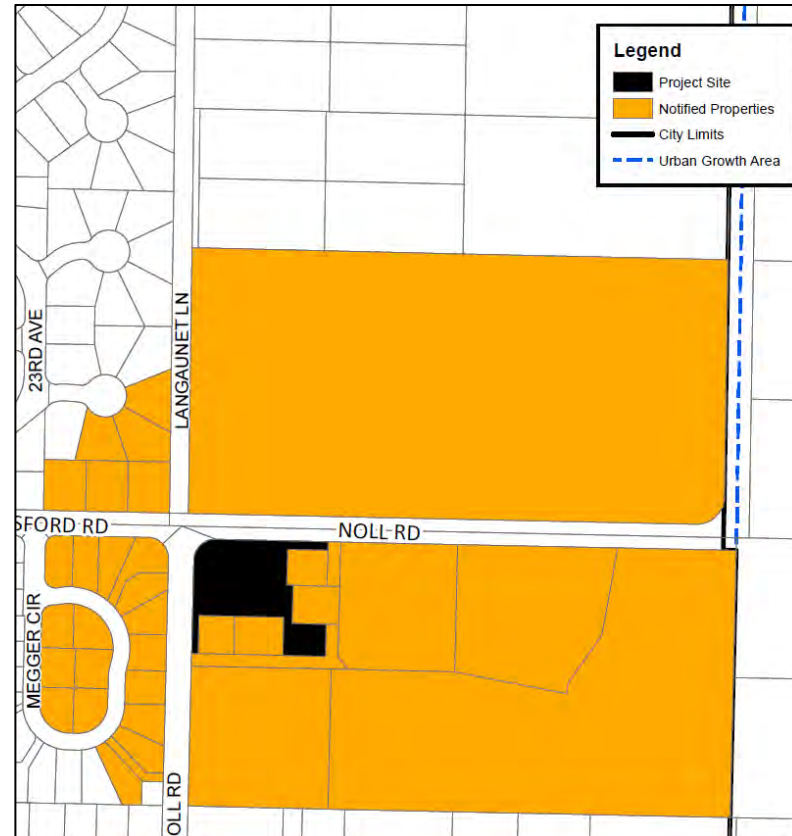
**Source for Information:**

Information regarding the 2020 Comprehensive Plan Amendments is available here: <https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/>

**Staff Contact:**

Nikole Coleman, Associate Planner; [ncoleman@cityofpoulsbo.com](mailto:ncoleman@cityofpoulsbo.com); (360) 394 -9730.

**Notice Map**  
for P-11-15-19-01



All interested people are invited to attend the hearing. If you are unable to attend, your written comments, received no later than the date and time scheduled for the hearing, will be given careful consideration by the Planning Commission and made a part of the record. Testimony will be allowed on the proposal and related environmental issues and SEPA documents.

The following procedural rules have been established for public hearings to allow a fair and orderly hearing:

1. The length of time given to individuals speaking for or against a proposal may be determined by the Planning Commission prior to the application being considered;
2. A speaker representing each side of the issue is encouraged.

**THE CITY OF POULSBO STRIVES TO PROVIDE ACCESSIBLE MEETINGS FOR PEOPLE WITH DISABILITIES. PLEASE CONTACT THE POULSBO PED DEPARTMENT AT 360-394-9748 AT LEAST 48 HOURS PRIOR TO THE MEETING IF ACCOMMODATIONS ARE NEEDED FOR THIS MEETING.**





## Affidavit of Public Notice

Planning and Economic Development Department  
200 NE Moe Street | Poulsbo, Washington 98370  
(360) 394-9748 | fax (360) 697-8269

www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

Application No: P-11-15-19-01  
P-11-15-19-02  
P-11-15-19-03 Project Name: 2020 CPA's - City Initiated

Nicole Coleman, being first duly sworn, upon his/her oath deposes and says: That he/she is now, and at all times herein mentioned has been, a citizen of the United States and the State of Washington, over and above the age of twenty-one years and a resident of said County, that on Feb 21, 2020, a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

- ☐ Notice of Application
- ☐ SEPA Determination
- ☐ Notice of Public Meeting
- ☒ Notice of Public Hearing (LCPH)
- ☐ Notice of Decision

has been provided:

- ☒ Mailed to owners of property within 300' of the project site (Morrow Manor)
- ☒ Provided to newspaper of general circulation
- ☒ Emailed to PED Department distribution lists and/or parties of record
- ☒ Posted at Library, City Hall, Poulsbo Post Office
- ☒ Posted to the City's website
- ☒ Posted at Site Address: Morrow Manor

Signature: [Signature] Date: 2/21/20

Subscribed and sworn to before me this 21 day of Feb, 2020



[Signature]  
NOTARY PUBLIC in and for the State of  
Washington, residing at:

Poulsbo, WA

My Commission expires on:

06-01-2022

**From:** [Constant Contact](#)  
**To:** [City of Poulsbo Planning and Economic Development](#)  
**Subject:** Your campaign 2020 Comprehensive Plan Amendments - Notice of Planning Commission Public Hearing - March 10 has been sent  
**Date:** Friday, February 21, 2020 6:01:26 AM

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Dear Nikole Coleman,

Your campaign '**2020 Comprehensive Plan Amendments - Notice of Planning Commission Public Hearing - March 10**' was sent on 2/21/2020 around 9:00 AM EST.

Below is a copy of the message your subscribers received. See how your campaign is doing by visiting Reports [in your account](#) to get real-time results and stats.

---

**Subject:** 2020 Comprehensive Plan Amendments - Notice of Planning Commission Public Hearing - March 10

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## City of Poulsbo Public Hearing Notice

The Growth Management Act (GMA), Chapter 36.70A RCW, requires that the city include within its development regulations a procedure for any interested person to suggest comprehensive plan amendments. Amendments to the comprehensive plan are how the city may modify its 20-year plan for land use, development or growth policies in response to changing City needs or circumstances. All plan amendments are reviewed in accordance with the GMA, and other applicable state laws, countywide planning policies, the adopted City of Poulsbo Comprehensive Plan, and any other applicable plans.

- [Notice of Planning Commission Public Hearing – Edward Rose Site Specific.](#) Please find the project documents for the Edward Rose Site Specific 2020 Comprehensive Plan Amendment [here](#).
- [Notice of Planning Commission Public Hearing – City Initiated Amendments.](#) Please find the project documents for the City Initiated Comprehensive Plan Amendments [here](#).

Staff Contact: Nikole Coleman, Associate Planner; [ncoleman@cityofpoulsbo.com](mailto:ncoleman@cityofpoulsbo.com); (360) 394 -9730.

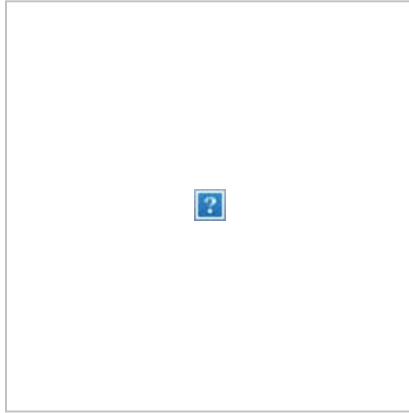


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**United States**  
**T: 360-394-9748**

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<b>Order Sub Total:</b>			<b>\$18.73</b>	

Job ID: 6714924

Requested Fulfillment Date: 2/19/2020

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
<b>Postcard - 4.25 x 6 - SpaceSaver Format</b> Product SKU: PC22-P  <i>Product Type: Postcard 4.25 X 6</i> <i>Paper Type: White Matte With Gloss UV Finish</i> <i>Print Color: Full Color</i> <i>Print Options: Printing Both Sides</i> <i>Mail Class: First Class</i> <i>Production Time: Next Day</i> <i>Base Document Name: PCPH Edward Rose Postcard</i> <i>Job Address List Name: Edward_RoseMailingList</i>  Production Cost for 6 Pieces:\$2.22 First Class Automated card Postage for 6 Pieces: \$1.66 Postage for 0 Pieces: \$0.00		6	\$3.88	

## North Kitsap Herald



Publication Name:

**North Kitsap Herald**

Publication URL:

**www.northkitsapherald.com**

Publication City and State:

**Poulsbo, WA**

Publication County:

**Kitsap**

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Notice Popular Keyword Category:

Notice Keywords:

Notice Authentication Number:

**202002271244206764346**

**1083348006**

Notice URL:

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Notice Publish Date:

Friday, February 21, 2020

### Notice Content

**CITY OF POULSBO Notice of Planning Commission Public Hearing** Type IV Application **Project Name:** 2020 Comprehensive Plan Amendments City Initiated Amendments File No.: P-11-15-19-01, P-11-15-19-02, and P-11-15-19-03 **Applicant:** City of Poulsbo ad+#891133]

[Back](#)

# **EXHIBIT E**

## **Planning Commission Findings of Fact and Recommendations**

**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 (KCCPs), consistent with the criteria and procedures set forth in PSRC's Regional Centers Framework. The KCCPs 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

# **EXHIBIT F**

**Notice of City Council Public Hearing**



# NOTICE OF PUBLIC HEARING

Planning and Economic Development Department

200 NE Moe Street | Poulsbo, Washington 98370

(360) 394-9748 | fax (360) 697-8269

[www.cityofpoulsbo.com](http://www.cityofpoulsbo.com) | [plan&econ@cityofpoulsbo.com](mailto:plan&econ@cityofpoulsbo.com)

## City Initiated 2020 Comprehensive Plan Amendments, Type IV Application

City Council Public Hearing: August 5, 2020

The Growth Management Act (GMA), Chapter 36.70A RCW, requires that the city include within its development regulations a procedure for any interested person to suggest comprehensive plan amendments. Amendments to the comprehensive plan are how the city may modify its 20-year plan for land use, development or growth policies in response to changing City needs or circumstances. All plan amendments are reviewed in accordance with the GMA, and other applicable state laws, countywide planning policies, the adopted City of Poulsbo Comprehensive Plan, and any other applicable plans.

<b>Hearing Date:</b>	August 5, 2020	<b>Hearing Time:</b>	7 pm
<b>Hearing Location:</b>	Poulsbo City Hall, Council Chambers, 200 NE Moe Street, Poulsbo, WA		
<b>Project File No.</b>	P-11-15-19-01, P-11-15-19-03		
<b>Applicant:</b>	City of Poulsbo   200 NE Moe Street   Poulsbo, WA 98370		
<b>Site Location:</b>	City of Poulsbo initiated amendments include one site-specific request related to the expansion of park property located at 19146 Noll Rd NE. See notice map below.		
<b>Project Description:</b>	<p>The City of Poulsbo has proposed the following site-specific amendments to the Comprehensive Plan:</p> <ul style="list-style-type: none"><li>• <i>P-11-15-19-01</i> is a request is a request to re-designate and rezone 1.18 acres of acquired parks property from Residential Low to Park. If the site-specific amendment is approved, map amendments to Figure LU-1 will be required (along with an update to the City's Zoning Map).</li></ul> <p>The City of Poulsbo has proposed the following text amendments to the Comprehensive Plan:</p> <ul style="list-style-type: none"><li>• <i>P-11-15-19-01</i> is 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.</li><li>• <i>P-11-15-19-02</i> was withdrawn.</li><li>• <i>P-11-15-19-03</i> 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.</li></ul>		
<b>Public Participation Plan:</b>	<p>A Public Participation Plan has been developed and is available here: <a href="https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/">https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/</a></p>		
<b>Hearing Information:</b>	<p>The City Council public hearing is scheduled for <b>August 5, 2020 at 7pm</b>. Due to the Governors "Stay Home – Stay Healthy" Order, <b>public hearings must be held virtually</b>. This call-in number: <b>1-623-404-9000</b> and meeting id: <b>148-485-5074</b> are provided for attendance. If you wish to provide verbal citizen comment during the virtual meeting, please call in 10 minutes prior to the meeting and to be added to the sign-in sheet to speak during citizen comments or the public hearing. Alternatively, please submit written comments requesting your comments be read during the meeting to <a href="mailto:cityclerks@cityofpoulsbo.com">cityclerks@cityofpoulsbo.com</a>, mail to City Hall, call and leave a message with the Clerk's Office, or drop comments off at the 3<sup>rd</sup> &amp; Moe drop box <b>before 4:30 p.m.</b> to be read by the City Clerk during the virtual meeting.</p>		

**Public Comment  
Methods:**

Written comments may be mailed, faxed, or e-mailed to the PED staff contact indicated below. To ensure consideration, all written comments must be received by the City prior to close of the public hearing. At the hearing, the public will have an opportunity to provide written and verbal testimony to the City Council regarding the proposed project.

**Staff Report:**

The staff report will be available for review at least 7 calendar days before the hearing and a copy will be provided at a reasonable cost.

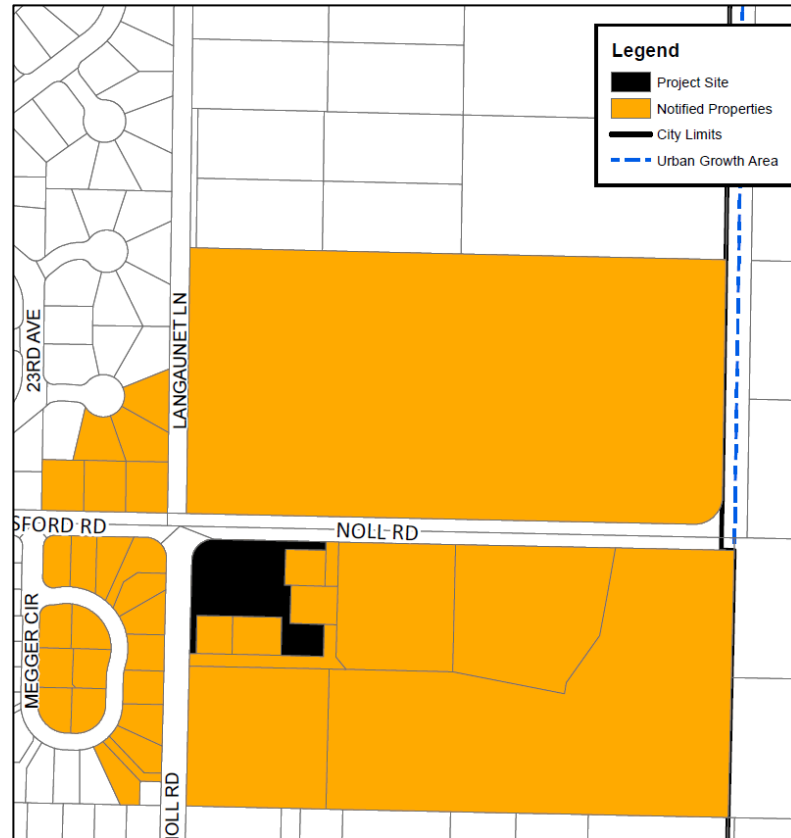
**Source for  
Information:**

Information regarding the 2020 Comprehensive Plan Amendments is available here: <https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/>

**Staff Contact:**

Nikole Coleman, Senior Planner; [ncoleman@cityofpoulsbo.com](mailto:ncoleman@cityofpoulsbo.com); (360) 394 -9730.

**Notice Map  
for P-11-15-19-01**



All interested people are invited to attend the hearing. If you are unable to attend, your written comments, received no later than the date and time scheduled for the hearing, will be given careful consideration by the City Council and made a part of the record. Testimony will be allowed on the proposal and related environmental issues and SEPA documents.

The following procedural rules have been established for public hearings to allow a fair and orderly hearing:

1. The length of time given to individuals speaking for or against a proposal may be determined by the City Council prior to the application being considered;
2. A speaker representing each side of the issue is encouraged.

**THE CITY OF POULSBO STRIVES TO PROVIDE ACCESSIBLE MEETINGS FOR PEOPLE WITH DISABILITIES. PLEASE CONTACT THE POULSBO PED DEPARTMENT AT 360-394-9748 AT LEAST 48 HOURS PRIOR TO THE MEETING IF ACCOMMODATIONS ARE NEEDED FOR THIS MEETING.**







## Affidavit of Public Notice

Planning and Economic Development Department  
200 NE Moe Street | Poulsbo, Washington 98370  
(360) 394-9748 | fax (360) 697-8269  
www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

11-15-19-01

Application No: 11-15-19-03 Project Name: 2020 city initiated CPAs

Nicole Coleman, being first duly sworn, upon his/her oath deposes and says: That he/she is now, and at all times herein mentioned has been, a citizen of the United States and the State of Washington, over and above the age of twenty-one years and a resident of said County, that on July 21, 2020, a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

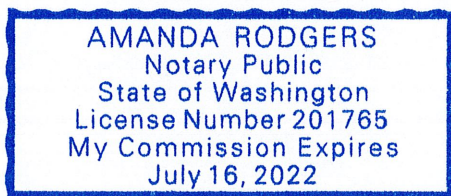
- ☐ Notice of Application
- ☐ SEPA Determination
- ☐ Notice of Public Meeting
- ☒ Notice of Public Hearing (cc)
- ☐ Notice of Decision

has been provided:

- ☒ Mailed to owners of property within 300' of the project site
- ☒ Provided to newspaper of general circulation
- ☒ Emailed to PED Department distribution lists and/or parties of record
- ☒ Posted at Library, City Hall, Poulsbo Post Office
- ☒ Posted to the City's website
- ☒ Posted at Site Address: Morrow Manor Community Park / Noll-mesford

Signature: [Signature] Date: 7/21/20

Subscribed and sworn to before me this 21 day of July, 2020



[Signature]  
NOTARY PUBLIC in and for the State of  
Washington, residing at:

Bremerton, WA  
My Commission expires on:

07/16/2022

# The Seattle Times

## -Ad Confirmation-

These are the details of your ad scheduled to run on the dates indicated below.

Prepayment Information

Date	Method	Card Type	Last 4 Digits	Check #	Amount

Account Information

Account #:	145939
Advertiser Name:	City of Poulsbo
Agency Name:	
Contact:	
Address:	200 NE Moe St Poulsbo, WA 98370
Telephone:	(360) 779-3901

Run Date(s)

Seattle Times	07/21/20
NWclassifieds	07/21/20
NWclassifieds	07/22/20
NWclassifieds	07/23/20
NWclassifieds	07/24/20
NWclassifieds	07/25/20
NWclassifieds	07/26/20
NWclassifieds	07/27/20

Ad Placement Information

Ad ID:	951936
Purchase Order #:	P-11-15-19-01
# of lines:	73
Total NET Cost:	\$162.79
Class Name:	Public Notices

Contact Information

Contact Name:	Holly Botts
Phone #	
Email:	hbotts@seattletimes.com

\*The ad preview below may not be to actual scale

**CITY OF POULSBO**  
**Notice of City Council Public Hearing**  
**Type IV Application**

**Project Name:** 2020 Comprehensive Plan Amendments City Initiated

**File No.:** P-11-15-19-01, P-11-15-19-03

**Applicant:** City of Poulsbo, 200 NE Moe Street | Poulsbo, WA 98370

**Project Description:** The City has proposed the following site-specific amendments to the Comprehensive Plan:  
• P-11-15-19-01 is a request is a request to re-designate and rezone 1.18 acres of acquired parks property from Residential Low to Park.  
The City has proposed the following text amendments to the Comprehensive Plan:  
• P-11-15-19-01 is 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.  
• P-11-15-19-02 was withdrawn.  
• 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.

**Public Hearing:** The City Council public hearing is scheduled for **August 5, 2020 at 7pm**. Due to the Governors “Stay Home – Stay Healthy” Order, **public hearings must be held virtually**. This call-in number: **1-623-404-9000** and meeting id: **148-485-5074** are provided for attendance. If you wish to provide verbal citizen comment during the virtual meeting, please call in 10 minutes prior to the meeting and to be added to the sign-in sheet to speak during citizen comments or the public hearing. Alternatively, please submit written comments requesting your comments be read during the meeting to cityclerks@cityof-poulsbo.com, mail to City Hall, call and leave a message with the Clerk's Office, or drop comments off at the 3rd & Moe drop box before 4:30 p.m. to be read by the City Clerk during the virtual meeting.

**Public Comment:** All interested people are invited to attend the hearing. If you are unable to attend, your written comments, received no later than the date and time scheduled for the hearing, will be given careful consideration by the City Council and made a part of the record.

**Complete Application:** The application file may be examined online by going to <https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/>

**Staff Contact:** Nikole Coleman, Senior Planner; [ncoleman@cityofpoulsbo.com](mailto:ncoleman@cityofpoulsbo.com); (360) 394 -9730.

**From:** [Constant Contact](#)  
**To:** [City of Poulsbo Planning and Economic Development](#)  
**Subject:** Your campaign 2020 Comprehensive Plan Amendments - Notice of City Council Public Hearing - August 5 has been sent  
**Date:** Tuesday, July 21, 2020 8:00:32 AM

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.



Dear Nikole Coleman,

Your campaign '**2020 Comprehensive Plan Amendments - Notice of City Council Public Hearing - August 5**' was sent on 7/21/2020 around 11:00 AM EDT.

Below is a copy of the message your subscribers received. See how your campaign is doing by visiting Reports [in your account](#) to get real-time results and stats.

---

**Subject:** 2020 Comprehensive Plan Amendments - Notice of City Council Public Hearing - August 5

---



## City of Poulsbo Public Hearing Notice

The Growth Management Act (GMA), Chapter 36.70A RCW, requires that the city include within its development regulations a procedure for any interested person to suggest comprehensive plan amendments. Amendments to the comprehensive plan are how the city may modify its 20-year plan for land use, development or growth policies in response to changing City needs or circumstances. All plan amendments are reviewed in accordance with the GMA, and other applicable state laws, countywide planning policies, the adopted City of Poulsbo Comprehensive Plan, and any other applicable plans.

- [Notice of City Council Public Hearing](#) – Edward Rose Site Specific. Please find the project documents for the Edward Rose Site Specific 2020 Comprehensive Plan Amendment [here](#).
- [Notice of City Council Public Hearing](#) – City Initiated Amendments. Please find the project documents for the City Initiated Comprehensive Plan Amendments [here](#).

The City Council public hearing is scheduled for August 5, 2020 at 7pm. Due to the Governors "Stay Home – Stay Healthy" Order, public hearings must be held virtually. This call-in number: 1-623-404-9000 and meeting id: 148-485-5074 are provided for attendance. If you wish to provide verbal citizen comment during the virtual meeting, please call in 10 minutes prior to the meeting and to be added to the sign-in sheet to speak during citizen comments or the public hearing. Alternatively, please submit written comments requesting your comments be read

during the meeting to [cityclerks@cityofpoulsbo.com](mailto:cityclerks@cityofpoulsbo.com), mail to City Hall, call and leave a message with the Clerk's Office, or drop comments off at the 3<sup>rd</sup> & Moe drop box before 4:30 p.m. to be read by the City Clerk during the virtual meeting.

Planning Department Staff Contact: Nikole Coleman, Senior Planner;  
[ncoleman@cityofpoulsbo.com](mailto:ncoleman@cityofpoulsbo.com); (360) 394 -9730.

City of Poulsbo | Planning and Economic Development Department, 200 NE Moe Street, Poulsbo, WA 98370

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**Order #108189378**

Order Date: July 20, 2020

Account: PoulsboPED

**Order Total: \$16.70****Billing Address**

**Karla Boughton**  
**City of Poulsbo**  
**200 NE Moe St**  
**Poulsbo WA 98370-7347**  
**United States**  
**T: 360-394-9748**

**Payment Method**

**Credit Card**  
**Credit Card Type:**  
 MasterCard  
**Credit Card Number:**  
 XXXX-7672



Complete



In progress



Attention

Job ID: 7989667

Requested Fulfillment Date: 7/21/2020

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
<b>Postcard - 4.25 x 6 - SpaceSaver Format</b> Product SKU: PC22-P  <i>Product Type: Postcard 4.25 X 6</i> <i>Paper Type: White Matte</i> <i>Print Color: Full Color</i> <i>Print Options: Printing Both Sides</i> <i>Mail Class: First Class</i> <i>Production Time: Next Day</i> <i>Base Document Name: CCPH Morrow Manor Postcard</i> <i>Job Address List Name: Morrow_ManormailingList_1</i>  <div>             Production Cost for 29 Pieces:\$8.70              First Class Automated card Postage for 29 Pieces: \$8.00              Postage for 0 Pieces: \$0.00              Postage for 0 Pieces: \$0.00           </div>		29	\$16.70	
<b>Order Sub Total:</b>			<b>\$16.70</b>	
<b>Invoice Subtotal:</b>			<b>\$16.70</b>	
<b>Total Invoice:</b>			<b>\$16.70</b>	



# EXHIBIT G

Public Comment Received to Date

**From:** [Jim Schlachter](#)  
**To:** [City of Poulsbo Planning and Economic Development](#)  
**Cc:** [Mary M. McCluskey](#)  
**Subject:** Land use application change - proposed city park at 19146 Noll Rd.  
**Date:** Saturday, February 22, 2020 3:55:14 PM

---

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To: Planning Dept., City of Poulsbo

Re: Proposed city park at 19146 Noll Rd.

The owners of the adjacent land under development is the Poulsbo-NK Rotary Foundation. We are in favor of the change in use from residential to park for tax parcel: 242601-1-060-2002.

Please note that the proposed park name is: Rotary Morrow Community Park

I also noted that Morrow was mis-spelled in the planning documents.

Thank you,  
Jim

***Jim Schlachter***

***Construction Manager  
Morrow Manor LLC***

***19349 Willet Lane NE, Poulsbo WA 98370***

***Cell: 410-570-3164***

***[CM@MorrowManorLLC.com](mailto:CM@MorrowManorLLC.com)***