

**PLANNING COMMISSION**  
**FINDINGS OF FACT, CONCLUSION AND RECOMMENDATIONS**  
**2022 COMPREHENSIVE PLAN AMENDMENTS – Pasma**  
**February 23, 2022**

The Planning Commission met at a regular meeting on February 22, 2022, and after holding an advertised public hearing, recommended APPROVAL to the City Council, the proposed Comprehensive Plan Amendment:

**Application No. P-11-15-21-01** is a request to re-designate and rezone property at 21195 Viking Ave NW from Residential Medium to Residential High.

In reaching this conclusion, the Planning Commission followed the criteria under PMC 18.210.010(C) and PMC 18.210.020.

**FINDINGS:**

Per [18.210.020 \(B\)](#) in order to grant a Comprehensive Plan amendment, one of the following must apply:

1. **The amendment is warranted due to an error in the initial adoption of the city comprehensive plan.** The amendment is not due to an error in the initial adoption of the Comp Plan.
2. **The amendment is based on a change of conditions or circumstances from the initial adoption of the city comprehensive plan.** The application is based upon change of conditions/circumstance. Eight properties to the south of 21195 Viking Ave were re-designated and rezoned in 2019 from residential medium to residential high. This amendment would be consistent with the approved re-designation and rezone from 2019. Properties to the south and east are zoned residential high. The residential low property to the west is a City of Poulsbo stormwater facility.
3. **The amendment is based on new information that was not available at the time of the initial adoption of the city comprehensive plan.** The amendment is not based on new information that was not available at the time of the initial adoption of the city comprehensive plan.
4. **The amendment is based on a change in the population allocation assigned to the city by Kitsap County.** The amendment is not based on a change in Poulsbo's population allocation assigned to the city.

Per PMC [18.210.010 \(C\)](#), in order to grant a Zoning Map amendment, the following findings must be made:

1. **The amendment is consistent with the comprehensive plan land use map.** The map request is for both a comprehensive plan land use map and zoning map amendment, therefore, if the request is approved, both maps will be amended and consistent with each other.
2. **The amendment is not detrimental to the public health, safety or welfare.** The proposed map change has not been found to be detrimental to the public health, safety or welfare. There is

sufficient access, utilities and available land for development of the site in the future for allowed uses.

**3. The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district.** The applicant has identified in its submitted application that the proposed comprehensive plan amendment is based upon change of conditions/circumstance:

- The proposed comprehensive plan amendment is based upon change of conditions/circumstance. Eight properties to the south of 21195 Viking Ave were re-designated and rezoned in 2019 from residential medium to residential high (Hawks Landing, P-11-15-18-05). This amendment would be consistent with the approved re-designation and rezone from 2019. Properties to the south and east are zoned residential high. The residential low property to the west is a City of Poulsbo stormwater facility.
- The current RM and RH zoned properties have been zoned as such since 1995. However, since 1995 a number of ordinances have been either created and/or amended, which have impacted the development viability of these properties.
  - The Critical Areas Ordinance (PMC 16.20) was updated in 2007 and 2017.
  - Land Division (Title 17) was updated in 2017.
  - Floodplain Management (PMC 15.24) was updated in 2017.
  - The Shoreline Master Program (PMC 16.08) was updated in 2012.
  - Stormwater Management (PMC 13.17) was updated in 2016.
  - The Zoning Ordinance was comprehensively updated in 2013.
- If approved the amendment would facilitate infill housing, consistent with Comprehensive Plan Goal HS - 1 and policies HS - 1.3 and HS - 3.1. The increase of density by 4 units/acre would allow for a more economically viable project, meeting the intent and purpose of Comprehensive Plan Policy LU - 2.4 which encourages infilling and redevelopment of underutilized properties.

**4. The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district.** The parcel is suitable for development as it is currently underutilized and available for redevelopment. Current use of the property includes a single-family home and accessory buildings. The proposed zoning of residential high would allow future redevelopment of the property to a potential maximum of 19 residential units. The property has access to City utilities and services and have easy access to arterials and state highway. Any future development would be reviewed under the development regulations adopted at the time of application submittal

#### **CONCLUSION:**

THE PLANNING COMMISSION has concluded that the proposed amendment to the Comprehensive Plan Land Use and Zoning Ordinance map is consistent with the comprehensive plan and is based upon a change in circumstances and new information since the comprehensive plan was adopted. Therefore,

the Planning Commission respectfully recommends approval of the Pasma Comprehensive Plan Amendment Application No. P-11-15-21-01 as described above in Findings.

**RECOMMENDATION:**

The **PLANNING COMMISSION** recommends the city council:

  X   Approve the site-specific amendment application to the Comprehensive Plan and Zoning Ordinance map.

       Approve with modification the site-specific amendment application to the Comprehensive Plan and Zoning Ordinance map with the following conditions:

- A:
- B:
- C:

       Denial of the application.

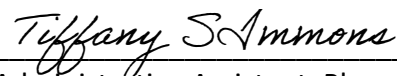
Recorded Motion on:	February 22, 2022			
Planning Commission Record of Vote				
Commissioner	Support	Oppose	Absent	Abstain
Stevens	X			
Kipps	X			
Taylor	X			
Newell	X			
Strickon	X			
Nunes			X	
Block	X			
Total:	6		1	

**City of Poulsbo Planning Commission**



Ray Stevens, Chairman

Date: 2/23/2022



Administrative Assistant, Planning and Economic Development

Date: 02/23/2022