

City of Poulsbo

Planning & Economic Development



2022 COMPREHENSIVE PLAN AMENDMENTS PASMA SITE-SPECIFIC APPLICATION *STAFF REPORT AND RECOMMENDATION*

TO: Mayor Erickson and City Council
FROM: Nikole Coleman, Senior Planner
SUBJECT: 2022 Comprehensive Plan Amendments – Pasma Application | P-11-15-21-01
DATE: March 10, 2022

The Planning Commission respectfully recommends **approval** of the proposed site-specific request to re-designate and rezone the property at 21195 Viking Ave NW from Residential Medium to Residential High.

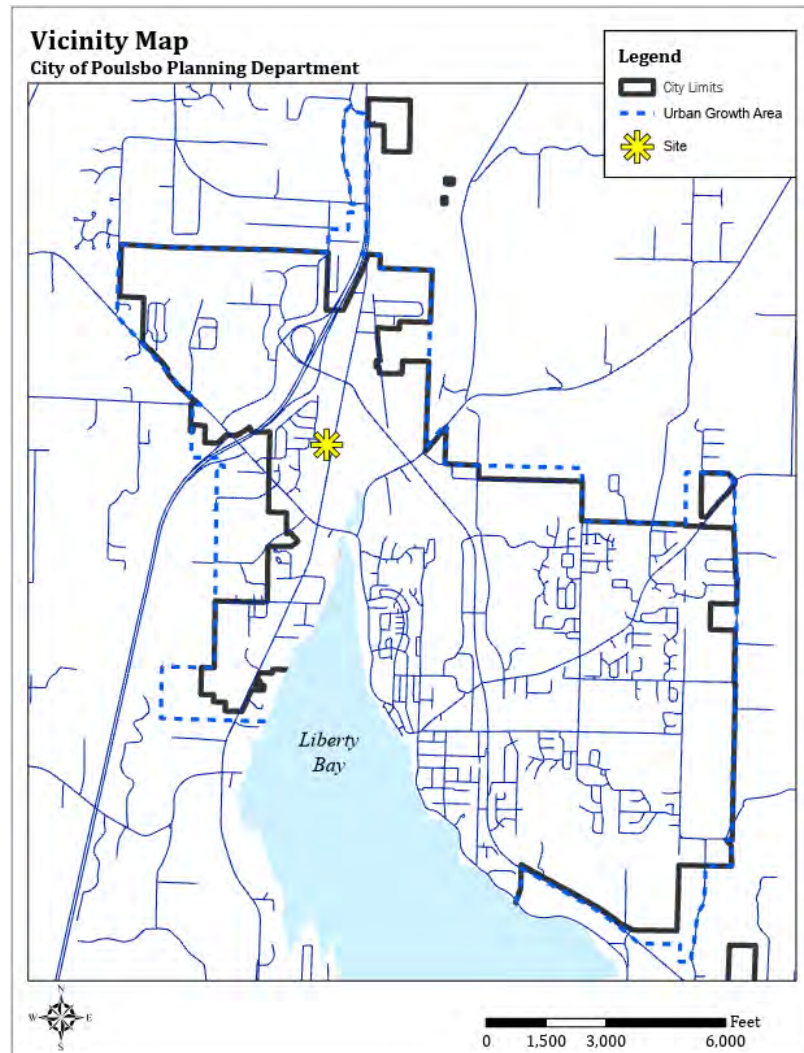
RECOMMENDED ACTION:

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

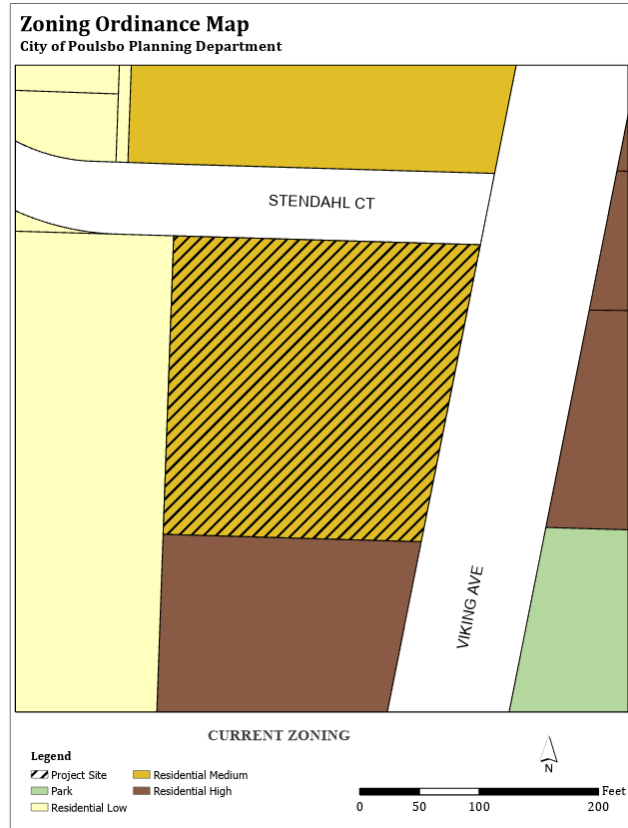
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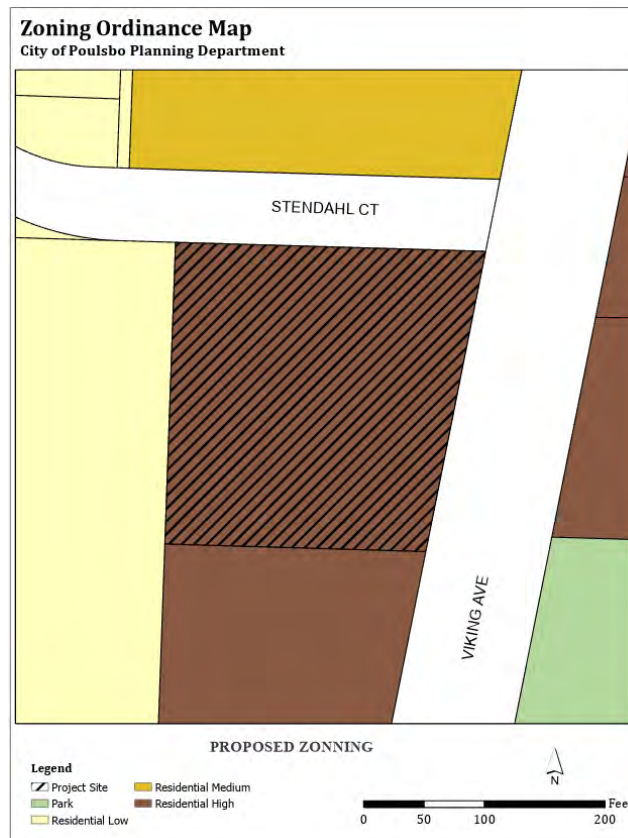
Vicinity Map:



Current Zoning and Land Use Designation:




Proposed Zoning and Land Use Designation:



STAFF REPORT

2022 Comprehensive Plan Amendments – Pasma Site-Specific Application

I. GENERAL INFORMATION

Applicant/Owner	Richard Pasma 21195 Viking Ave NW Poulsbo WA, 98370
Location of Proposal	21195 Viking Ave NW Poulsbo WA, 98370 102601-4-005-2000
Description of Proposal	This application includes a site-specific amendment to the City's Land Use (Figure LU-1) and City's Zoning Map. The request is to re-designate and rezone property at 21195 Viking Ave NW from Residential Medium to Residential High.
Type of Amendment	Map Amendment - Comprehensive Plan Map and Zoning Map
Existing Land Use Designation Proposed Land Use Designation	Residential Medium Residential High
Adjacent Land Uses	North: Single-family home East: City of Poulsbo stormwater facility South: Vacant West: Single-family home and Park
Existing Zoning Proposed Zoning	Residential Medium Residential High
Adjacent Zoning Designations	North: Residential Medium East: Residential Low (City of Poulsbo stormwater facility) South: Residential High West: Residential High and Park
SEPA Status	A DNS was issued on February 16, 2022.
Enabling Code	PMC 18.210.010, PMC 18.210.020 and 19.40.050
City Council Hearing Date	March 16, 2022 (see VII below)
Staff Contact	Nikole Coleman, Senior Planner PED Department 200 NE Moe Street, Poulsbo, WA 98370 (360) 394-9882 ncoleman@cityofpoulsbo.com
Aerial	

II. CRITERIA FOR APPROVAL

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.
Comment: 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.
Comment: 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 residential 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.
Comment: 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.

Acres	Maximum Units – RM	Maximum Units – RH	Difference
1.36	13	19	6

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.
Comment: 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.

Per PMC 18.210.020 (B), to grant a comp 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.
Comment: 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 Comprehensive Plan.

Comment: The applicant has identified in its submitted application that 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. 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 which was not available at the time of the initial adoption of the Comprehensive Plan.

Comment: 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 Co.

Comment: The amendment is not based on a change in population allocation assigned to the city.

III. 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 2022 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.

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

A SEPA/environmental checklist was prepared for the comprehensive plan amendment. The amendment was 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 (Exhibit B) was issued on February 1, 2022, with the comment period ending February 15, 2022. No comments were received. A SEPA Determination of Non-Significance was issued on February 16, 2022.

V. PLANNING COMMISSION HEARING AND DELIBERATION

The Planning Commission, in its role as advisory body on land use policy documents and regulations, held a workshop on February 8, 2022, and a duly advertised public hearing on February 22, 2022 (Exhibit B). Members of the public were invited to attend the public hearing to provide comment. No comments were provided. Based on findings made during deliberations, the Planning Commission recommended approval of the amendment (Exhibit E), as outlined in section VII below.

VI. CONCLUSION AND RECOMMENDATION

Planning Commission, with a vote of 6 for (1 absent), has concluded that the site-specific amendment application to the Comprehensive Plan and Zoning Ordinance map is based upon a change in circumstances since the initial adoption of the Comprehensive Plan; is internally consistent with the Comprehensive Plan; and is not detrimental to the public health, safety, or welfare of the City. Therefore, Planning Commission respectfully recommends approval of application no. P-11-15-21-01 (Exhibit A), an amendment to the Comprehensive Plan Land Use Map (LU-1) and the Zoning Ordinance map.

VII. CITY COUNCIL PUBLIC HEARING MARCH 16, 2022

A public hearing has been scheduled for 7:00 pm, or soon thereafter, on March 16, 2022 (Exhibit D). **Public Hearings are being held virtually.** This call-in number: **1-253-215-8782** and meeting id: **859 5778 4871** are provided for attendance, in addition to this webinar link: <https://us02web.zoom.us/j/85957784871>.

VIII. EXHIBITS

- A. Amendment Application
- B. Notice of Application and Optional DNS and Notice of Planning Commission Public Hearing
- C. SEPA Determination with commented checklist
- D. City Council Public Hearing Notice
- E. Planning Commission Findings of Fact and Recommendation

Exhibit A:
Amendment Application



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 2022 Comprehensive Plan Amendment is **Monday, November 15, 2021, 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 \$572 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 (\$1,165), SEPA (\$365), Engineering (\$300).*
- 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: 21195 Viking Ave. NW	Tax Parcel Number: 102601-4-005-2000	
Current Land Use Designation: Residential	Proposed Land Use Designation: Residential	
Current Zoning Designation: Medium	Proposed Zoning Designation: High	
Current Use of Property: Single family residence	Proposed Use of Property: Single family residence	
Is the property located within a Critical Area ?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the property located within the Shoreline Jurisdiction ?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is this property located within a Master Plan Overlay?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

APPLICANT/PROJECT CONTACT:

Name: Richard Pasma	Phone: 2067137799
Address: 21195 Viking Ave. NW	
Email: rcpasma@gmail.com	

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.

I would like to rezone to RH as a continuation of what was approved last session. Future development plans for site

2. Is the amendment warranted due to an error in the initial adoption of the Comprehensive Plan? Please explain.

N/A

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

N/A

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?

N/A

5. Is the amendment in response to a need for additional property in the proposed zoning district.

N/A

6. Explain why the current land use designation/zoning no longer applies and why the proposed designation/zoning is more appropriate.

I believe that a residential high zoning is more appropriate and consistent with the surrounding area.

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.

Yes the proposed land use is consistent with the current plan.

8. Explain how the requested amendment is not detrimental to the public health, safety, or welfare.

N/A

APPLICATION SUBMITTAL REQUIREMENTS:

☒ Minor pre-application fee of \$572. *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:



SIGNATURES:

I, the undersigned, state that, to the best of my knowledge, all the information provided in this application is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.

I hereby authorize City of Poulsbo representative(s) to inspect the subject property Monday-Friday between the hours of 8:00 am and 4:00 pm during this permit application process.



Signature of Applicant/Agent

Richard Pasma

Print Name of Applicant/Agent

STATE OF WASHINGTON)


) SS

COUNTY OF KITSAP)

On this 15th day of November 2021 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Richard C. Pasma to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS my hand and official seal this 15th day of November, 2021.





NOTARY PUBLIC in and for the
State of Washington Residing at

Silverdale, WA

Commission Expires 5/19/2025

Exhibit B:
Notice of Application w/Optional DNS and
Notice of Planning Commission Public Hearing



NOTICE OF APPLICATION W/ OPTIONAL DNS and NOTICE OF PLANNING COMMISSION PUBLIC HEARING

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

2022 Comprehensive Plan Amendments – Pasma Site-Specific NOA/ODNS COMMENTS DUE: FEBRUARY 15, 2022 PC PUBLIC HEARING: FEBRUARY 22, 2022

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.

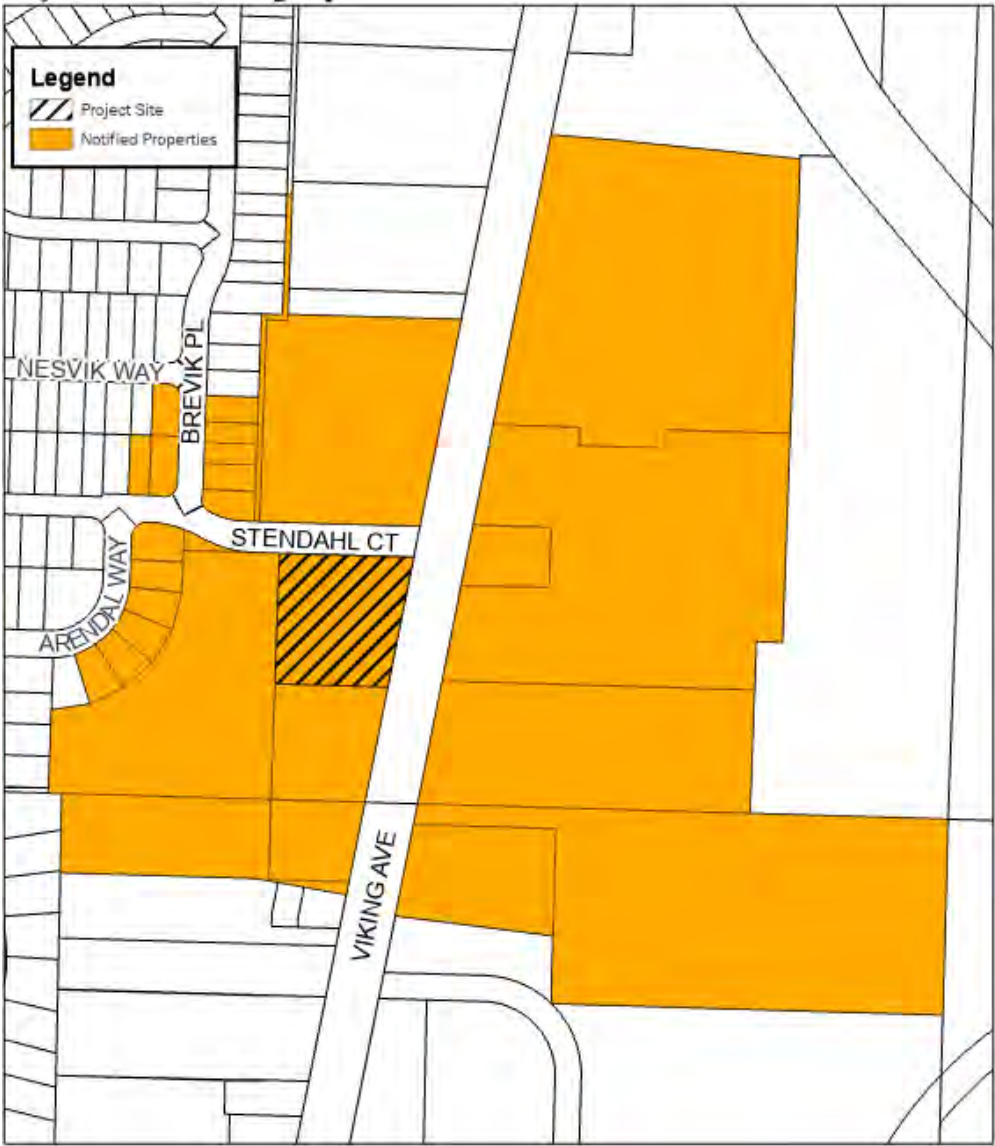
If you are receiving this notice in the mail, it is because Kitsap County Assessor's records indicate you own property within 300' of application number P-11-15-21-01. The public has the right to review contents of the official file for the proposal, provide written comments, participate in any public hearings, and request a copy of the final decision.

File No.:	P-11-15-21-01	Application Type:	IV
Setting the Docket:	January 19, 2022	Notice of Application	February 1, 2022
Address:	21195 Viking Ave NW Poulsbo WA, 98370		
Applicant/Owner:	Richard Pasma 21195 Viking Ave NW Poulsbo WA, 98370		
Proposed Application:	This application includes a site-specific amendment to the City's Land Use (Figure LU-1) and City's Zoning Map. The request is to re-designate and rezone the property at 21195 Viking Ave NW from Residential Medium to Residential High.		
Environmental Review:	The City of Poulsbo has reviewed the proposed amendment 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. The public may comment on the environmental related aspects of the applications until February 15, 2022 . The public may request a copy of the decision once made.		
Planning Commission Public Hearing:	The Planning Commission public hearing is scheduled for February 22, 2022 at 7 PM . 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. Due to the ongoing covid-19 pandemic, public hearings are being held virtually . This call-in number: 1-253-215-8782 and meeting id: 867 2467 1267 are provided for attendance, in addition to this webinar link: https://us06web.zoom.us/j/86724671267 . The staff report will be available for review at least 7 calendar days before the hearing.		



Public Comment Methods:	Written comments may be mailed 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.
Source for Information:	Information regarding the 2022 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/
Staff Contact:	Nikole Coleman, Senior Planner; ncoleman@cityofpoulsbo.com; (360) 394 -9730.

Notice Map:



NOA /
ODNS /
PCPH



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-11-15-21-01 Project Name: Pasma Ste Specific CPA

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 1, 20 22, a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

- ☒ Notice of Application (ODNS)
- ☐ SEPA Determination
- ☐ Notice of Public Meeting
- ☒ Notice of Public Hearing (PC)
- ☐ 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: See Applicant Notary

Signature: [Signature] Date: 2/1/22

Subscribed and sworn to before me this 2nd day of February, 20 22



J D RAE
NOTARY PUBLIC in and for the State of
Washington, residing at:

Silverdale
My Commission expires on:

05/19/2025



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

02/01/2022

Ms. Nikole Coleman
Senior Planner
City of Poulsbo
200 NE Moe Street
Poulsbo, WA 98370-0098

Sent Via Electronic Mail

Re: City of Poulsbo--2022-S-3644--60-day Notice of Intent to Adopt Amendment

Dear Ms. Coleman:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed 2022 Comprehensive Plan Amendments - 1 Site Specific and 2 Text Amendments

We received your submittal on 02/01/2022 and processed it with the Submittal ID 2022-S-3644. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 04/02/2022.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Gary Idleburg, (360) 725-3045.

Sincerely,

Review Team
Growth Management Services

Nikole CH. Coleman

From: Constant Contact <noreply@constantcontact.com>
Sent: Tuesday, February 01, 2022 10:19 AM
To: City of Poulsbo Planning and Economic Development
Subject: Your campaign 2022 Com Plan Amendments - Notice of Application, Optional DNS, and Planning Commission Public Hearing has been sent

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 '**2022 Com Plan Amendments - Notice of Application, Optional DNS, and Planning Commission Public Hearing**' was sent on 2/1/2022 around 1:19 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: 2022 Com Plan Amendments - Notice of Application, Optional DNS, and Planning Commission Public Hearing



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 2022 Annual Comprehensive Plan Amendments on January 19, 2022. The applications can now move to the next phase in the review process:

- Find the project documents for the **Pasma Site Specific Comprehensive Plan Amendment** [here](#). Please provide comments on the Notice of Application and Optional DNS by February 15, 2022.
 - [Notice of Application w/Optional DNS and Notice of PCPH](#)
 - [SEPA Checklist – Pasma Application](#)
- 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 15, 2022.
 - [Notice of Application w/Optional DNS and Notice of PCPH](#)
 - [SEPA Checklist – City Initiated Applications](#)

The **Planning Commission Public Hearing** is scheduled for February 22, 2022 at 7 PM. The Planning Commission will make recommendations to the City Council. City Council is the review and decision-making authority for the Comprehensive Plan Amendments. Due to the ongoing covid-19 pandemic, public hearings are being held virtually. This call-in number: 1-253-215-8782 and meeting id: 867 2467 1267 are provided for attendance, in addition to this link: <https://us06web.zoom.us/j/86724671267>.

Staff Contact: Nikole Coleman | Senior Planner | ncoleman@cityofpoulsbo.com

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

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Nikole CH. Coleman

From: Click2Mail Customer Support <support@click2mail.com>
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To: City of Poulsbo Planning and Economic Development
Subject: click2mail.com: New Order # 14013710399

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Dear Karla Boughton,

Thank you for your order from click2mail.com. Below is a copy of your invoice.

You can check the status of your order at any time

Order History

or

by [logging into your account](#).

Thank you again for your business.

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

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

  
CompleteIn progressAttention

Items	Qty	Price
Postcard - 4.25 x 6 - SpaceSaver Format		
SKU: PC22-P		
Document Name: NOA_w_Optional_DNS_PCPH_Postcard_Pasma_CPA		
Mailinglist Name: NOAPasmaCPAMailList		
product_type Postcard 4.25 x 6		
paper_type White Matte with Gloss UV Finish	1	\$18.94
print_color Full Color		
print_options Printing both sides		
mail_class First Class		
production_time Next Day		
personalizing Yes		
Subtotal		\$18.94
Tax		\$0.91
Grand Total		\$19.85

Thanks again!

Click2Mail Customer Support

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View our [terms and conditions](#)

For more details write to us at support@click2mail.com

AFFIDAVIT OF PUBLICATION

Jess Rae
City of Poulsbo
200 NE Moe St
Poulsbo WA 98370

STATE OF WASHINGTON, COUNTIES OF KING AND SNOHOMISH

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by orders of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

02/01/2022

CITY OF POULSBO NOTICE OF APPLICATION w/ Optional DNS and NOTICE OF PLANNING COMMISSION PUBLIC HEARING

Project Name: Pasma Comprehensive
Plan Amendment, P-11-15-21-01

Comments Due: February 15, 2022

Applicant: Richard Pasma, 21195
Viking Ave NW, Poulsbo, WA 98370

Project Description: Site-specific
amendment to re-designate and rezone
property at 21195 Viking Ave NW from
Residential Medium to Residential
High.

Environmental Review: 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 public may comment on the envi-
ronmental related aspects of the appli-
cations until February 15, 2022.

Public Comment:
Written comments may be mailed or e-
mailed to the PED staff contact indi-
cated 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.

Planning Commission Public Hearing:
The Planning Commission public hear-
ing is scheduled for February 22, 2022
at 7 P.M. Due to the ongoing covid-19
pandemic, public hearings are being
held virtually. This call-in number: 1-
253-215-8782 and meeting id: 867 2467
1267 are provided for attendance. In
addition to this webinar link:
<https://us06web.zoom.us/j/86724671267>.

Source of Information: Information
regarding the 2022 Comprehensive Plan
Amendments is available here: [https://
cityofpoulsbo.com/planning-economic-
comprehensive-plan-amendments/](https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/)

Staff Contact: Nikole Coleman, Senior
Planner, ncoleman@cityofpoulsbo.com

Agent Sharon Seligman

Signature Sharon Seligman

Subscribed and sworn to before me on 02/03/2022

Debbie Collantes

Debbie Collantes

(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

Publication Cost: \$131.57

Order No: 19979

Customer No: 209

PO #:

DEBBIE COLLANTES
Notary Public
State of Washington
License Number 197558
My Commission Expires
February 15, 2022



Affidavit of Public Notice | Site Posting

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

The following MUST be attached to this affidavit:

☐ Photo of the posting on site or map showing location where sign was posted

Application No: P-11-15-21-0 / Project Name: Richard Pasma

I, Richard, representative for the above-referenced project,
do hereby verify that on 2/3, 2022, I posted a sign
at 21195 Viking ave, relating to the above-referenced project at the site
in a location that complies with the City of Poulsbo requirements.

Representative Name: Richard Pasma

Representative Signature: [Signature] (sign in front of notary)

Subscribed and sworn to before me this 3 day of February, 2022



J D RAE
NOTARY PUBLIC in and for the State of
Washington, residing at:

Silverdale
My Commission expires on:

05/19/2025

 **Public Notice**
The property described below is the subject of a
PUBLIC HEARING

DATE OF HEARING: **Feb 22nd @ 7pm**

At: Boulder City Hall - 200 N. Main Street

Re: Site Specific Change Plan Amendment

Applicant: Richard Rydell

FOR FURTHER INFORMATION CONTACT THE CITY OF BOULDER PLANNING DEPARTMENT
(303) 344-8882 or cityofboulder.com/planning/planning.htm



SEPA Record Submittal

My agency records Add a SEPA record Help My account

Resources

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit Copy Delete

Agency information

Agency name:
Poulsbo City of

Lead agency file number:
P-11-15-21-01

Contact name:
Nikole Coleman

Phone:
(360) 394-9730

Email:
ncoleman@cityofpoulsbo.com

Project location information

County:
KITSAP

Region:
Northwest

Address:
21195 Viking Ave NW
Poulsbo WA 98370

Parcel number:

Coordinates (Lat, Long):
47.75 , -122.65

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Project

Related Ecology SEPA numbers:

Applicant name:
Richard Pasma

Applicant contact information:

Document type:
ODNS/NOA

Document sub type:

Proposal name:
Pasma Site Specific Comprehensive Plan Amendment

Proposal description:
This application includes a site-specific amendment to the City's Land Use (Figure LU-1) and City's Zoning Map. The request is to re-designate and rezone the property at 21195 Viking Ave NW from Residential Medium to Residential High.

Project website:

Important dates

Issued date:
2/1/2022

Comments due to lead agency:
2/15/2022

Date submitted to Ecology:
1/31/2022

Published date:

Attached files

File name	File description
NOA_ODNS_PCPH_Flyer_Pasma.pdf	NOA with ODNS
SEPA Checklist_Pasma_Signed.pdf	Checklist
Files	

Exhibit C:
SEPA Determination and Checklist



DETERMINATION OF NONSIGNIFICANCE (DNS)

Project Name:	2022 Comprehensive Plan Amendments – Pasma Site Specific Application
Location of Proposal:	21195 Viking Ave NW
Parcel Numbers:	102601-4-005-2000
Applicant:	Richard Pasma 21195 Viking Ave NW Poulsbo WA, 98370
Description of Proposal:	This application includes a site-specific amendment to the City's Land Use (Figure LU-1) and City's Zoning Map. The request is to re-designate and rezone property at 21195 Viking Ave NW from Residential Medium to Residential High.
Source for Information:	https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/
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: Heather Wright, AICP
Position/Title: Planning and Economic Development Department Director
200 NE Moe Street
Poulsbo, WA 98370
(360) 394 -9748

Date: 2/16/22

Signature: _____

Heather Wright

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 DNS



Affidavit of Public Notice

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Application No: P-11-15-21-01
P-11-12-20-01
P-11-12-21-02 Project Name: 2022 City-Initiated CPAs Pasma Site-Specific

Nitole 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 16, 2022, 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: 2/16/22

Subscribed and sworn to before me this 17th day of February, 2022.



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

Silverdale
My Commission expires on:

05/19/2025

Nikole CH. Coleman

From: Constant Contact <noreply@constantcontact.com>
Sent: Wednesday, February 16, 2022 7:05 AM
To: City of Poulsbo Planning and Economic Development
Subject: Your campaign 2022 Comprehensive Plan Amendments - SEPA Threshold Determination has been sent

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 '**2022 Comprehensive Plan Amendments - SEPA Threshold Determination**' was sent on 2/16/2022 around 10:02 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: 2022 Comprehensive Plan Amendments - SEPA Threshold Determination



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 – Pasma Site Specific Amendment](#). Please find the project documents for the Pasma Site Specific 2022 Comprehensive Plan Amendment [here](#).

- SEPA Threshold Determination – City Initiated Amendments. Please find the project documents for the 2022 City Initiated Comprehensive Plan Amendments here.

Staff Contact: Nikole Coleman, Senior Planner, ncoleman@cityofpoulsbo.com

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

[Unsubscribe planninginfo@cityofpoulsbo.com](mailto:planninginfo@cityofpoulsbo.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by planninginfo@cityofpoulsbo.com powered by



Nikole CH. Coleman

From: NoReply@ecy.wa.gov
Sent: Tuesday, February 15, 2022 12:02 PM
To: Nikole CH. Coleman
Subject: Your SEPA Record Has Been Submitted!

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

The Department of Ecology has received a new SEPA record from Nikole Coleman at Poulsbo City of with a File Number of: P-11-15-21-01.

Your record is being reviewed by an administrator.

From: Nikole Coleman
Email: ncoleman@cityofpoulsbo.com
Phone number: (360) 394-9730



SEPA ENVIRONMENTAL CHECKLIST

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

A. BACKGROUND

Name of proposed project, if applicable:

21195 Viking Ave. NW

Date Prepared:

01/05/22

Name of Applicant:

Richard C. Pasma

Address:

21195 Viking Ave. NW

Phone Number:

2067137799

Contact:

NA

Agency Requesting Checklist:

Poulsbo

Proposed timing or schedule (including phasing, if applicable)

Spring 2022

PCPH scheduled for 2/22/22
CCPH scheduled for 3/16/22

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

Not currently

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

NA

This is a non-project action.

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.

None known

City Council is the Review Authority

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.

Change development capacity from RM to RH

application for site-specific
Camp Plan Amendment.

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.

21195 VIKING Ave NW

B. ENVIRONMENTAL ELEMENTS		Agree	Disagree	Mitigate	
1. Earth					
a. General description of the site (check one): <input checked="" type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep <input checked="" type="checkbox"/> slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other.		Property is flat with a slight slope up the driveway Non-project action	✓		
b. What is the steepest slope on the site (approximate percent slope)? 10%			✓		
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 sand gravel			✓		
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No			✓		
e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. N/A - No Development or grading proposed			✓		
f. Could erosion occur as a result of clearing, construction or use? If so, generally describe. N/A - No Development or grading proposed			✓		
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? N/A			✓		

N/A	<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p><i>Non-project action. TBD @ time of Site Development.</i></p>	✓		
2. Air				
N/A	<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>	✓		
No	<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p>	✓		
N/A	<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p><i>Non-project action. TBD @ time of Site Development.</i></p>	✓		
3. Water				
a. Surface:				
No	<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><i>Likely critical areas w/in 300 ft. TBD @ time of Site Development Proposal.</i></p>	✓		
N/A	<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>	✓		
N/A	<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>	✓		

N/A	4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.	✓		
N/A	5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.	✓		
N/A	6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. <i>Non-Project Action. TBD @ time of Development Proposal.</i>	✓		
b. Ground:				
N/A	1) 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.	✓		
N/A	2) 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.	✓		
c. Water Runoff (Including storm water):				
N/A	1) 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.	✓		

N/A	2) Could waste materials enter ground or surface waters? If so, generally describe.	✓		
N/A	3) Does the proposal alter or otherwise affect drainage patterns near the site? If so, describe.	✓		
N/A	d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: Non-Project Action. TBD @ time of site Development Proposal.	✓		
4. Plants				
	a. Check types of vegetation found on the site: <input checked="" type="checkbox"/> Deciduous tree: alder, maple, aspen, other <input checked="" type="checkbox"/> Evergreen tree: fir, cedar, pine, other <input checked="" type="checkbox"/> Shrubs <input checked="" type="checkbox"/> Grass <input type="checkbox"/> Pasture <input type="checkbox"/> Crop or grain <input type="checkbox"/> Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other <input type="checkbox"/> Water plants: water lily, eelgrass, milfoil, other <input type="checkbox"/> Other types of vegetation	✓		
N/A	b. What kind and amount of vegetation will be removed or altered?	✓		
None	c. List threatened or endangered species known to be on or near the site.	✓		
N/A	d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.	✓		
None	e. List all noxious weeds and invasive species known to be on or near the site. TBD @ time of site Development Proposal.	✓		

5. Animals			
<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 checked="" 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>b. List any threatened or endangered species known to be on or near site.</p> <p>None</p> <p>TBD @ time of Site Development Proposal.</p>	✓		
<p>c. Is the site part of a migration route? If so, explain.</p> <p>I haven't seen anything</p>	✓		
<p>d. Proposed measures to preserve or enhance wildlife, if any.</p> <p>N/A</p> <p>Non-project action. TBD @ time of site Development Proposal.</p>	✓		
<p>e. List any invasive animal species known to be on or near the site.</p> <p>None</p>	✓		
6. Energy and Natural Resources			
<p>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.</p> <p>N/A</p>	✓		
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p> <p>N/A</p>	✓		
<p>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.</p> <p>N/A</p> <p>TBD @ time of Site Development</p>	✓		
7. Environmental Health			
<p>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.</p> <p>N/A</p>	✓		

None	1) Describe any known or possible contamination at the site from present or past uses.	✓		
N/A	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.	✓		
N/A	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.	✓		
N/A	4) Describe special emergency services that might be required.	✓		
N/A	5) Proposed measures to reduce or control environmental health hazards, if any. <i>Non Project Action. TBD @ time of site Development.</i>	✓		
b. Noise				
N/A	1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?	✓		
N/A	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.	✓		
N/A	3) Proposed measures to reduce or control noise impacts, if any. <i>TBD @ time of site Development.</i>	✓		
8. Land and Shoreline Use				
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.		✓		
Current zoning is RM and is a single family personal residence. Adjacent properties are zoned RL to the West, and Commercial to the South, uses are consistent.				

*RM to South
RL to North/West
RM/Park to East*

No	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 because 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?	✓		
N/A	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:	✓		
	c. Describe any structures on the site.	✓		
Single family home and detached garage		✓		
	d. Will any structures be demolished? If so, what?	✓		
N/A no activity planned		✓		
RM	e. What is the current zoning classification of the site?	✓		
RH	f. What is the current comprehensive plan designation of the site?	✓		
N/A	g. If applicable, what is the current shoreline master program designation of the site?	✓		
No	h. Has any part of the site been classified as a critical area by the city or county? If so, specify	✓		
N/A	i. Approximately how many people would reside or work in the completed project?	✓		
N/A	j. Approximately how many people would the completed project displace?	✓		
N/A	k. Proposed measures to avoid or reduce displacement impacts, if any.	✓		
N/A	l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.	✓		
	TBD @ time of site development.	✓		

N/A	m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.	✓		
9. Housing				
N/A	a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.	✓		
N/A	b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.	✓		
N/A	c. Proposed measures to reduce or control housing impacts, if any.	✓		
10. Aesthetics				
N/A	a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?	✓		
N/A	b. What views in the immediate vicinity would be altered or obstructed?	✓		
N/A	c. Proposed measures to reduce or control aesthetic impacts, if any. <i>Design Review Req'd @ time of site Development Review.</i>	✓		
11. Light and Glare				
N/A	a. What type of light or glare will the proposal produce? What time of day would it mainly occur?	✓		
N/A	b. Could light or glare from the finished project be a safety hazard or interfere with views?	✓		
N/A	c. What existing off-site sources of light or glare may affect your proposal?	✓		

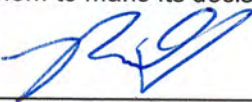
N/A	<p>d. Proposed measures to reduce or control light and glare impacts, if any.</p> <p>TBD @ time of Development Proposal.</p>	✓		
12. Recreation				
	<p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>Fish Park, Nelson Park, Betty Iverson Kiwanis Park, Regal 10 Cinemas</p>	✓		
N/A	<p>b. Would the proposed project displace any existing recreational uses? If so, describe.</p>	✓		
N/A	<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>TBD @ time of Development Proposal.</p>	✓		
13. Historic and Cultural Preservation				
N/A	<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>	✓		
N/A	<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>	✓		
N/A	<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>	✓		

N/A	d. Proposed measures to reduce or control impacts, if any. <i>TDP @ time of site development</i>	✓		
14. Transportation				
Viking Ave.	a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.	✓		
Yes, served by Kitsap Transit Routes #33 and #44.	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?	✓		
N/A	c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?	✓		
N/A	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).	✓		
N/A	e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.	✓		
N/A	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?	✓		


N/A	<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>	✓		
N/A	<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p><i>Non-project action. TBD @ time of Site Development proposal</i></p>	✓		
15. Public Services				
N/A	<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>	✓		
N/A	<p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p><i>TBD @ time of Site development.</i></p>	✓		
16. Utilities				
	<p>a. Check the utilities currently available at the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> electric <input type="checkbox"/> natural gas <input checked="" type="checkbox"/> water <input checked="" type="checkbox"/> refuse service <input checked="" type="checkbox"/> telephone, <input type="checkbox"/> sanitary sewer <input checked="" type="checkbox"/> septic system <input type="checkbox"/> other. 	✓		
N/A	<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>	✓		

C. SIGNATURE

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.

Signature: 

Date Submitted: 01/06/2022

Reviewed By: Nikole Coleman, Senior Planner
 1/20/22

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.

1. 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?

This proposal would not increase any of the listed activities - future development proposals will properly manage stormwater runoff, and would likely increase air and noise emissions from temporary construction activities.

An increase in production, storage or release of toxic or hazardous substances is not expected during future development activities.

Proposed measures to avoid or reduce such increases are:

Will be addressed upon application of subsequent development activities.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Future development proposals will include removal of vegetation, and potentially animal habitat. Contaminants from stormwater runoff could potentially affect fish and marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Future development proposals will meet all applicable federal, state, and local regulations, including stormwater management, tree retention, and landscaping plans.

Contaminants from stormwater runoff will be engineered to provide proper water quality and discharge rate, so as to avoid affecting fish and marine life.

3. How would the proposal be likely to deplete energy or natural resources?

Future development proposals will use electricity (heating, lighting, etc.)

Proposed measures to protect or conserve energy and natural resources are:

Future development proposals will comply with Washington State Energy Conservation codes.

4.	<p>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?</p> <p>Currently there are no known uses or affects to environmentally sensitive areas, or areas designated for governmental protection. Future development proposals will require this to be addressed.</p>
	<p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>None proposed at this time.</p> <p><i>May be critical areas w/in 300' of site development.</i></p>
5.	<p>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?</p> <p>N/A no shoreline</p>
	<p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>N/A</p>
6.	<p>How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>Future development proposals will result in increased traffic, public services, and utilities, via additional residential units.</p>
	<p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>Future development proposals may require traffic impact analyses, and may be required to mitigate additional traffic, as well as remit traffic impact fees. No measures to reduce or respond to impacts on public utilities are proposed at this time.</p>
7.	<p>Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>No conflicts with local, state, or federal laws or requirements for the protection of the environment are expected for this proposal, or future development proposals.</p>

Exhibit D:
City Council Public Hearing Notice



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 | plan&econ@cityofpoulsbo.com

Pasma 2022 Comprehensive Plan Amendments, Type IV Application City Council Public Hearing: March 16, 2022

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.

Hearing Date/Time:	March 16, 2022 @ 7pm
Project File No.	P-11-15-21-01
Address:	21195 Viking Ave NW Poulsbo WA, 98370
Applicant:	Richard Pasma 21195 Viking Ave NW Poulsbo WA, 98370
Project Description:	This application includes a site-specific amendment to the City's Land Use (Figure LU-1) and City's Zoning Map. The request is to re-designate and rezone the property at 21195 Viking Ave NW from Residential Medium to Residential High.
Public Participation Plan:	A Public Participation Plan has been developed and is available here: https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/
Hearing Information:	The City Council public hearing is scheduled for March 16, 2022, at 7pm, or soon thereafter . Due to the ongoing covid-19 pandemic, public hearings are being held virtually. This call-in number: 1-253-215-8782 and meeting id: 859 5778 4871 are provided for attendance, in addition to this webinar link: https://us02web.zoom.us/j/85957784871 . Alternatively, please submit written comments requesting your comments be read during the meeting to cityclerks@cityofpoulsbo.com , mail to City Hall, call and leave a message with the Clerk's Office, or drop comments off at the 3 rd & Moe drop box before 4:30 p.m. to be read by the City Clerk during the virtual meeting.
Public Comment Methods:	Written comments may be mailed 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 2022 Comprehensive Plan Amendments is available here: https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/
Staff Contact:	Nikole Coleman Senior Planner ncoleman@cityofpoulsbo.com

PASMA
CCPH



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-11-15-21-01 Project Name: Pasma Site Specific CPA

Tiffany Simmons, 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 1st, 2022, 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: _____

Signature: [Signature] Date: 3/1/22

Subscribed and sworn to before me this 1st day of March, 2022



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

Silverdale
My Commission expires on:

05/19/2025



Order No.14014052454

Order Total: \$16.05

Order Date
Feb 24, 2022, 11:40:39 PM

Account
PoulsboPED

Payment Method
Credit Card

Number of Jobs
1

Credit Card Type
MasterCard

Credit Card Number
XXXX-7672

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

Job and Product Information

Job ID: 14077366

Postcard - 4.25 x 6 - SpaceSaver Format

Product SKU: PC22-P

Job Source: PMUI

Product Type: Postcard 4.25 X 6 , Paper Type: White Matte With Gloss UV Finish, Print Color:
Full Color, Print Options: Printing Both Sides, Mail Class: First Class, Production Time: Next
Day.

Base Document Name: CCPH_PASMA_Postcard_1

Job Address List Name: NOAPasmaCPAMailList_1

Production Cost for 22 Pieces: \$8.14

First Class Automated card Postage for 22 Pieces: \$7.17

Postage for 0 Pieces: \$0.00

Postage for 0 Pieces: \$0.00

Requested Fulfillment Date	Actual Fulfillment Date	Quantity	Sub total
2/25/2022	2/25/2022 Mailed via USPS	22	\$15.31

Invoice Subtotal: \$15.31

Tax: \$0.74

Total Invoice: \$16.05

Tiffany Simmons

From: Constant Contact <noreply@constantcontact.com>
Sent: Tuesday, March 1, 2022 7:06 AM
To: City of Poulsbo Planning and Economic Development
Subject: Your campaign 2022 Comprehensive Plan Amendments - Notice of City Council Public Hearing - March 16th has been sent

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 '**2022 Comprehensive Plan Amendments - Notice of City Council Public Hearing - March 16th**' was sent on 3/1/2022 around 10:01 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: 2022 Comprehensive Plan Amendments - Notice of City Council Public Hearing - March 16th



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.

The Seattle Times

AFFIDAVIT OF PUBLICATION

Jess Rae
City of Poulsbo
200 NE Moe St
Poulsbo WA 98370

STATE OF WASHINGTON, COUNTIES OF KING AND SNOHOMISH

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by orders of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

03/01/2022

CITY OF POULSBO Notice of City Council Public Hearing

Project Name: 2022 Comprehensive Plan Amendment – Pasma, P-11-15-21-01

Address: 21195 Viking Ave NW, Poulsbo WA, 98370

Applicant: Richard Pasma, 21195 Viking Ave NW, Poulsbo WA, 98370

Project Description: This application includes a site-specific amendment to the City's Land Use (Figure LU-1) and City's Zoning Map. The request is to re-designate and rezone the property at 21195 Viking Ave NW from Residential Medium to Residential High.

Public Hearing: The City Council public hearing is scheduled for March 16, 2022, at 7pm, or soon thereafter. Due to the ongoing covid-19 pandemic, public hearings are being held virtually. This call-in number: 1-253-215-8782 and meeting id: 859 5778 4871 are provided for attendance, in addition to this webinar link:

<https://us02web.zoom.us/j/85957784871>. Alternatively, please submit written comments requesting your comments be read during the meeting to cityclerks@cityofpoulsbo.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

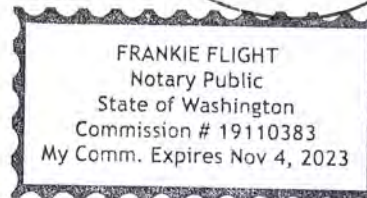
Agent Sharon Seligman Signature Sharon Seligman

Subscribed and sworn to before me on 03/02/22

Frankie Flight

(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

Publication Cost: \$129.34
Order No: 23163
Customer No: 209
PO #:





Affidavit of Public Notice | Site Posting

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

The following MUST be attached to this affidavit:

☒ Photo of the posting on site or map showing location where sign was posted

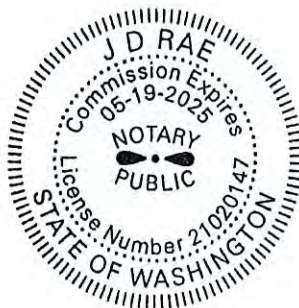
Application No: P-11-15-21-01 Project Name: Pasma CPA Public Hearing

I, Richard Pasma, representative for the above-referenced project,
do hereby verify that on Feb 28, 2022, I posted a sign
at 21195 Viking Ave., relating to the above-referenced project at the site
in a location that complies with the City of Poulsbo requirements.

Representative Name: Richard Pasma

Representative Signature: [Signature] (sign in front of notary)

Subscribed and sworn to before me this 28 day of February, 2022



J D RAE
NOTARY PUBLIC in and for the State of
Washington, residing at:

Silverdale
My Commission expires on:

05/19/2025



Exhibit E:
Planning Commission Findings of Fact

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.

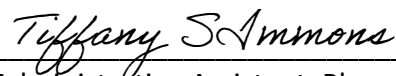
Recorded Motion on:		February 22, 2022		
Planning Commission Record of Vote				
Commissioner	Support	Oppose	Absent	Abstain
Stevens	X			
Kipps	X			
Taylor	X			
Newell	X			
Strickon	X			
Nunes			X	
Block	X			
Total:	6		1	

City of Poulsbo Planning Commission



Ray Stevens, Chairman

Date: 2/23/2022



Administrative Assistant, Planning and Economic Development

Date: 02/23/2022