

City of Poulsbo

Planning & Economic Development



To: Planning Commission and City Council
From: Nikole Coleman, Senior Planner
Date: September 15, 2022
RE: 2024 Comprehensive Plan Update – Growth Strategy Workshop

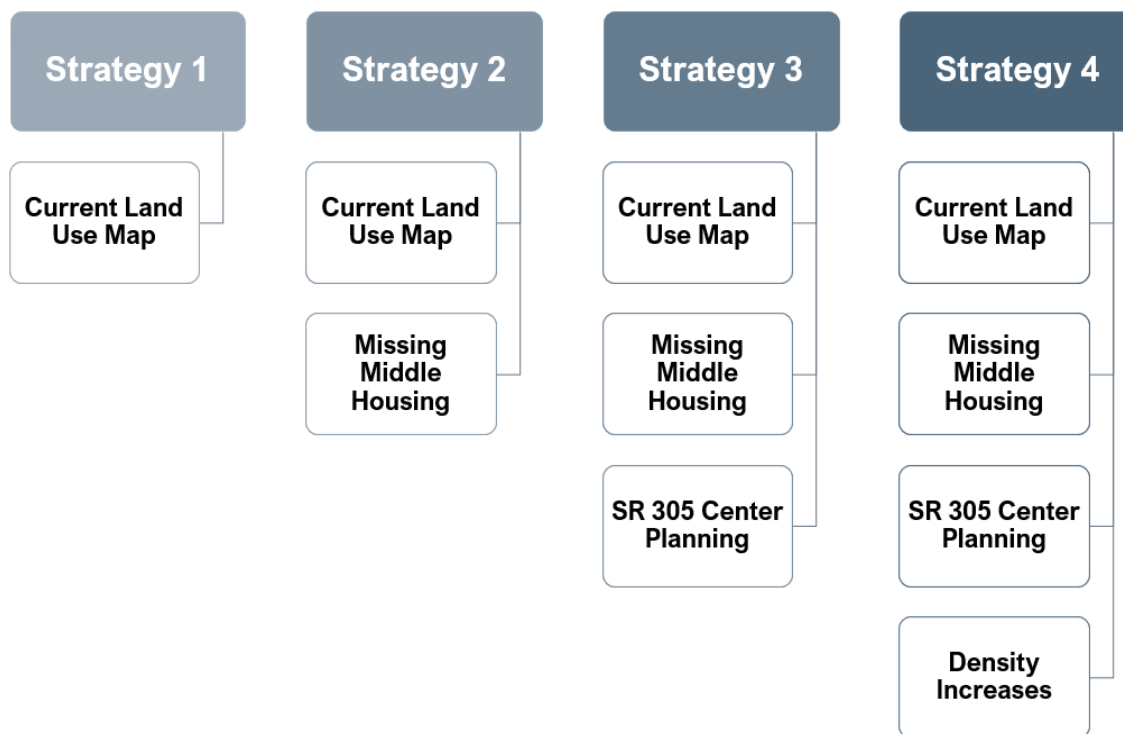
Why Are We Here?

Since the adoption of Poulsbo’s first Comprehensive Plan in 1994, the continued welfare of current and future residents has been the paramount goal of the City of Poulsbo leaders. In the face of continued growth, the city seeks to shape its future in ways that will maintain the quality of life that makes Poulsbo a special place to live, work, shop, and recreate. Adopting a forward-thinking growth strategy is how Poulsbo has approached growth management since 1994. As a reminder, Poulsbo is required to plan for 5,646 new residents and 4,000 new jobs. Therefore, the purpose of this workshop is to ask two questions:

- *How does Poulsbo plan for our population and employment allocation AND provide more housing choices for current and future residents?*
- *What type of housing do we need and/or want and where should it go?*

Growth Strategies

Staff has developed four growth strategies for discussion. Each strategy builds on the previous. The four strategies are illustrated below.



- Strategy 1: Current Land Use Map. This strategy would stay the current course while meeting required growth allocation but does not continue the history of proactive planning in Poulsbo by planning for the ceiling not the floor.

- Strategy 2: Current Land Use Map and Missing Middle Housing. This strategy would be focused on implementing development regulation amendments to promote missing middle housing (ADU, duplex, townhome, etc.). For example, future code amendments may consider amendments to the Planning Residential Development (PRD) to require or incentivize housing type variety, adoption of a townhouse specific ordinance, or a mobile home preservation program.



This strategy is consistent with [Housing Action Plan Strategy #5](#), increase diversity in housing choice through expanding “missing middle” development opportunities and [#7](#), protect tenants and support pathways to homeownership.

- Strategy 3: Current Land Use Map, Missing Middle Housing, and SR 305 Center Planning. This strategy would evaluate the C-3 Commercial zone (see right) for opportunities to increase residential development along an existing transit corridor, while also maintaining a vital employment area. There are ample opportunities for redevelopment within this area and future code amendments may include increased building height, reduced parking requirements, flexible use on the first floor, and incentives, such as MFTE.



This strategy is consistent with [Housing Action Plan Strategy #9](#), encourage the development of multifamily housing. This strategy could also lend itself to a future [PSRC Regional Center Designation](#).

- Strategy 4: Current Land Use Map, Missing Middle Housing, SR 305 Center Planning, and density increase in Residential Medium (RM) and Residential High (RH) Zones. This strategy would include increases to density for the RM and RH zones. For example, the RM density could be increased from 6-10 units/acre to 6-14 units/acre and the RH from 11-14 units/acre to 15-21 units/acre.

This strategy is consistent with [Housing Action Plan Strategy #9](#) - Encourage the development of multifamily housing.

Around the Room/Decision Point

Staff will facilitate a discussion amongst the Planning Commission and City Council and ask - what is the preferred growth strategy?

Next Steps

The Planning Commission will continue to review chapters and technical documents through the end of 2022 and into 2023. Staff anticipates [HB1220](#) housing allocations from the Washington State Department of Commerce in early 2023. Once those allocations have been reviewed at the county level, staff will schedule a follow up joint Planning Commission and City Council growth strategy meeting. At that follow up meeting we will discuss the housing allocation and identify development regulations, based on the preferred growth strategy, for staff to explore further.

Comprehensive Plan Update - Background

The City of Poulsbo is undertaking a periodic review and update of its comprehensive plan, as required by the Washington State Growth Management Act (GMA), RCW 36.70A.130(5). The GMA requires that cities and counties update their Comprehensive Plans on a periodic schedule (recently increased from every 8 to every 10 years). This is an opportunity to revise population and employment growth forecasts with the most up to date data, review existing policies to ensure they make sense for the communities they serve, write new policies that reflect the priorities of the community, and confirm that all federal, state, and local requirements are met. The next update of the Comprehensive Plan is due December 30, 2024 (recently changed from June 30, 2024). The 2024 Update will plan for the next 20 years of population and employment growth through the year 2044.

The Comprehensive Plan describes the 20-year vision for the City of Poulsbo and how that vision will be achieved. The plan covers land use, community character, economic development, environment, housing, transportation, capital facilities, utilities, and parks, recreation, and open space. The City’s first GMA Comprehensive Plan was adopted in 1994. Periodic updates have occurred since, with the last update taking place in 2016.

Much has changed since the last update in 2016, and more change is expected. To plan for 2044, the comprehensive plan will consider the fundamentals of land use, housing, transportation, and capital facilities, in addition to embedding race and social equity into the planning process and plan content, strengthening and preserving a strong sense of community in the face of changes, improving the quality of life for its residents, and considering community resilience as a core value in responding to disruptive regional, national, or global events such as the COVID-19 pandemic and climate change. The comprehensive plan will address these values and issues in a cohesive, accessible document that expresses continuity in the vision, guiding principles, goals, and policies.

Comprehensive Plan Update – 2022 Process

By the end of 2022 the Planning Commission has or will have undertaken an initial review of the Introduction, Community Character, Natural Environment, Economic Development, and Housing Chapters. The red triangle to the denotes where we are at it in the process. The schedule is subject to change.

2022 Planning Commission Comprehensive Plan Review Schedule												
Tasks	J	F	M	A	M	J	J	A	S	O	N	D
Joint PC/CC Kick Off Meeting		■										
Joint PC/CC Growth Target Meeting			■									
PC Initial Review of Introduction Chapter					■							
PC Initial Review of Community Character Chapter						■	■					
PC Initial Review of Natural Environment Chapter							■	■				
PC Initial Review of Economic Development Chapter								■	■		■	
Joint PC/CC Growth Strategy Meeting									▲			
PC Initial Review of Housing Chapter												■

A public engagement process will kick-off in early 2023. Additional review of other chapters and technical documents will take place in 2023 in preparation for a release of the draft document in early 2024 for adoption submittal to the state by December 30, 2024.

Planning Commission reviewed chapters, meeting minutes, and meeting videos can be found on the 2024 Comprehensive Plan Update [webpage](#).