



2024 Comprehensive Plan Update

EIS Scoping

WASHINGTON STATE ENVIRONMENTAL POLICY ACT DETERMINATION OF SIGNIFICANCE AND REQUEST FOR COMMENTS ON SCOPE OF ENVIRONMENTAL IMPACT STATEMENT (EIS)

Date of Issuance: April 14, 2023

Lead Agency: City of Poulsbo

Deadline for Comments: May 29, 2023

Description of Proposal:

The proposal is to perform the periodic update of the Poulsbo Comprehensive Plan as required by the Washington State Growth Management Act (GMA). The Poulsbo 2024 Comprehensive Plan will address population and employment growth consistent with GMA and regional planning requirements. The plan guides City decisions on where to locate new jobs and residences, how to improve our transportation system, and where to make capital investments such as utilities, sidewalks, and parks.

The periodic update is an opportunity for the City to update the Comprehensive Plan and development regulations to address:

- Recent population and employment growth targets determined by Puget Sound Regional Council (PSRC) and Kitsap Regional Coordinating Council (KRCC);
- Updates to the City's Capital Facilities Plan;
- Any changes required by state and federal laws or requirements;
- Any changes to ensure consistency with PSRC Vision 2050 and Kitsap Countywide Planning Policies;
- Updates to existing policies.

The periodic update must be completed by December 2024. The most recent periodic update was completed in 2016.

Local of Proposal:

Poulsbo City Limits and Urban Growth Area

Determination:

The Poulsbo Planning Department has determined that this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement is required under RCW 43.21C.030 (2)(c) and will be prepared.

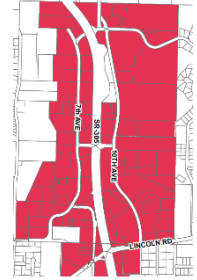
Environmental Impact Statement (EIS):

The EIS is a document that will provide information about the Comprehensive Plan Update to all interested groups and individuals. The EIS will include information on potential alternatives, existing environmental conditions, potential significant environmental impacts, and potential measures to mitigate impacts. The process of developing the EIS will provide opportunities for the public, agencies, and Tribal Governments to participate in developing and analyzing information. Preparation of the EIS is anticipated to assist with the development of the Comprehensive Plan Update and the decision-making process.

Alternatives:

The City's current comprehensive plan applies through the year 2036, and Poulsbo's 2024 Comprehensive Plan Update is now planning for additional growth to a new horizon of 2044. The City is considering four land use and growth alternatives that include a no action and three action alternatives. All four alternatives assume the growth projection provided by PSRC and KRCC: 5646 new persons and 4000 new jobs and will evaluate how the forecasted population and employment growth will be absorbed. Within the range of alternatives, the City will develop a Preferred Alternative which will be evaluated in the Final EIS. The four alternatives are:

- 1) **Alternative 1 - No Action, Current Adopted Plan:** This alternative assumes no changes to the future land use designations currently shown on the City's Comprehensive Plan Land Use Map, and there will be no policy, zoning or regulation changes associated with this alternative. This alternative is required under SEPA.
- 2) **Alternative 2 – Adopted Plan + Missing Middle Emphasis:** This strategy will focus on adding policies and development regulation amendments that would promote missing middle housing within the residential zoning districts. Examples of Missing Middle Housing that would be considered in zoning regulations are reduced minimum lot sizes; attached units (duplex, triplex, etc.) allowed in Residential Low zoning districts; infill; multiplex buildings; town or rowhouses; accessory dwelling units; and cottage/courtyard developments.
- 3) **Alternative 3 - Growth focused within SR 305 Corridor Center:** This alternative 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 opportunities for development within this area and future code amendments may include increased building height, reduced parking requirements, flexible use of commercial to residential on the first floor, and incentives. A substantial portion of the population and new jobs will be assigned to this alternative. Residential designations and densities (Residential Low, Residential Medium and Residential High) remains the same as Alternative 1 Current Adopted Plan and includes Alternative 2 Missing Middle Emphasis.
- 4) **Alternative 4 - Growth focused within SR 305 Corridor Center and increase to density in Residential Medium and Residential High zoning districts:** This alternative would include the SR 305 Corridor Center evaluation and add increased densities to the City's Residential Medium (RM) and Residential High (RH) zoning districts. RM density would increase from 6-10 units/acre to 6-14 units/acre; and RH would increase from 11-14 units/acre to 15-21 units/acre. Residential Low (4-5 unit/acre) remains the same as currently adopted.



Scoping:

The SEPA scoping period will seek input from the community on the topics to be evaluated in the EIS. The lead agency has anticipated the following:

- Earth/Soil/Erosion
- Air Quality
- Water Resources
- Fish/Wildlife/Vegetation
- Land and Shoreline Use
- Plans/Policies
- Population/Housing/Jobs
- Aesthetics
- Transportation
- Historic and Natural Resources
- Public Services
- Energy/Utilities
- Parks and Recreation

Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required.

Scoping comments may be submitted in the following ways:

- Via email at: plan&econ@cityofpoulsbo.com
- Via mail at: Poulsbo Planning Department | 200 NE Moe Street | Poulsbo, WA 98370

*****The deadline for scoping comments is May 29, 2023, by 4 p.m. ******

Further Information:

The city maintains a website for the 2024 Comprehensive Plan Update. The website includes a variety of information about the update, and can be found at the following web address:

<https://cityofpoulsbo.com/planning-economic-development/2024compplanupdate/>

Agency Contact Information:

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SEPA Responsible Official:

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Phone: 360-394-9748
Address: 200 NE Moe Street | Poulsbo, WA 98370

Date: April 14, 2023

Signature: _____

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Heather Wright
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Appeal

Any agency or person may appeal this SEPA determination by filing an appeal to the responsible official no later than April 28, 2023 4:30 p.m., 10 working days from the date of the determination as set forth in PMC 16.04.250.B.

