



Notice of Application with Optional DNS and Planning Commission Public Hearing

Planning and Economic Development Department
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OLHAVA/COLLEGE MARKETPLACE CODE AMENDMENTS

The public has the right to review contents of the official file for the proposed amendments, provide written comments, participate in any public hearings, and request a copy of the final decision.

Planning File:	P-03-01-24-01	Application Type:	IV
Notice of Application:	March 6, 2024	Comments Due:	March 20, 2024
Summary of Proposed Amendments:	<p>The Olhava Master Plan (OMP) was submitted to the City of Poulsbo in 1995 and approved in 1997. The property is divided by State Highway 3 into a northern 174-acre parcel and a southern 41-acre parcel. Its approval included a 10-year phasing plan to construct a 50,000 square foot Olympic College, 490 residential units, 840,000 square feet of commercial and 325,000 square feet of business park. This area is commonly known today as College Marketplace.</p> <p>In addition to the OMP, a Development Agreement between the property owners, Olympic College and the City was executed in 2004. Also, that same year, mass grading and infrastructure improvements such as roads, sewer and water were constructed and installed along with the grand opening of Olympic College campus in Poulsbo. Since the opening of Olympic College in 2004, approximately 18 development projects have been approved and constructed beginning with Wal Mart and Home Depot in 2006, with the most recent opening of Chipotle and the first phase of the CMP apartments.</p> <p>On August 9, 2023, the Poulsbo City Council passed emergency Ordinance No. 2023-11 approving a 12-month development moratorium for vacant undeveloped property zoned Commercial (C-4) and Business Park (BP) within the OMP. A moratorium is a pause on some new development, land use, and construction applications in order for a city to consider new and/or revised development and zoning regulations. The State of Washington grants Cities the authority to adopt a moratorium under RCW 36.70A.390. There were multiple reasons for passing the moratorium, however, the principal purpose is the desire by the City Council to open up more residential capacity in this part of the city.</p> <p>Following additional research, consultation with the City Attorney, and discussion with impacted property owners, it was determined that the Olhava Master Plan can only be amended by property owners (or applicants). Therefore, the city did not have the ability to holistically make changes to the OMP. However, amendments to the underlying zoning text could provide opportunities for property owners to construct additional much needed housing.</p> <p>The proposed amendments are focused on three items - height increases within specific areas, minor reductions in parking requirements, and strategic revisions to permitted uses. Amendments are proposed for the C-4 Commercial and Business Park zoning districts, which are only found in College Marketplace, along with a very limited amendment to the Residential Low (RL) zoning district for higher education uses.</p>		
Public Comment Methods:	<p>Written comments may be mailed, e-mailed, or delivered to the City of Poulsbo. To ensure consideration, all written comments must be received prior to the closing of the public hearing. At the hearing, the public will have an opportunity to provide written and verbal testimony regarding the proposed project.</p>		

Environmental Review:

The City of Poulsbo has reviewed the proposed amendments for probable adverse environmental impacts and expects to issue a determination of nonsignificance (DNS) for this project. The Optional DNS process in WAC 197-11-355 is being used. *This may be the only opportunity to comment on the environmental impacts of the proposed amendments.* The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request. Agencies, tribes, and the public are encouraged to review and comment on the proposed amendments and probable environmental impacts. Comments related to environmental review must be submitted by **Wednesday March 20, 2024.**

Public Participation Plan:

A public and agency participation plan has been developed for this review process and can be viewed at <https://cityofpoulsbo.com/development-regulation-amendments-2/>

Draft Document:

The proposed amendments are represented as underline for proposed additions and ~~strikeouts~~ for deletions. The proposed amendments can be found online: <https://cityofpoulsbo.com/development-regulation-amendments-2/>

Planning Commission Public Hearing

The Planning Commission Public Hearing is scheduled for Tuesday **March 26, 2023, at 6:00 pm or soon thereafter.** The Planning Commission will make a recommendation to the City Council. Meeting procedures are available from the PED Department and City Clerk's office and are conducted based on Roberts Rules of Order. Public Hearings are being held as a hybrid virtual/in-person at the web address and call-in number noted below and at City Hall Council Chambers, 200 NE Moe Street. This call-in number: 1 253 215 8782 and meeting id: 813 4761 3119 are provided for virtual attendance, in addition to this webinar link: <https://us06web.zoom.us/j/81347613119>

Examination of File:



<https://cityofpoulsbo.com/development-regulation-amendments-2/>

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