



# Notice of City Council Public Hearing

Planning and Economic Development Department  
200 NE Moe Street | Poulsbo, Washington 98370  
(360) 394-9748 | fax (360) 697-8269  
[www.cityofpoulsbo.com](http://www.cityofpoulsbo.com) | [plan&econ@cityofpoulsbo.com](mailto:plan&econ@cityofpoulsbo.com)

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.

<b>Application:</b>	Olhava/College Marketplace Code Amendments, P-03-01-24-01
<b>Hearing Date:</b>	May 1, 2024 <b>Hearing Time:</b> 5:00 pm, or soon thereafter as the agenda determines
<b>Requested Action:</b>	All interested citizens and agencies are invited to provide written and verbal testimony to the City Council regarding the proposed project.
<b>Summary of Proposed Amendments:</b>	<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>
<b>Public Comment Methods:</b>	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.
<b>Public Participation Plan:</b>	A public and agency participation plan has been developed for this review process and can be viewed at <a href="https://cityofpoulsbo.com/development-regulation-amendments-2/">https://cityofpoulsbo.com/development-regulation-amendments-2/</a>

**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/>

**Public Hearing:**

The City Council Public Hearing is scheduled for **Wednesday, May 1, 2024**, at 5:00 pm, or soon thereafter. Public hearings are being held as a hybrid virtual/in-person meeting at the web address and call-in number noted below and at Poulsbo City Hall Council Chambers, 200 NE Moe Street, Poulsbo, Washington. This call-in number: 1-253-215-8782 and meeting id: 898 4841 6447 are provided for virtual attendance, in addition to this webinar link: <https://us02web.zoom.us/j/89848416447>. Oral comments can be made in-person. Please state your name and limit your comments to 5 minutes unless additional time is granted by the Council. As a rule, the Council will not respond to citizen comments. Written comments can be emailed to [cityclerks@cityofpoulsbo.com](mailto:cityclerks@cityofpoulsbo.com) by 2:00 p.m. the day of the meeting, and they will be distributed to the Council before the meeting. Written comments will not be read into the record.

**Examination of File:**



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

**Staff Contact:**

Nikole Coleman | Senior Planner | [ncoleman@cityofpoulsbo.com](mailto:ncoleman@cityofpoulsbo.com)





# 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](http://www.cityofpoulsbo.com) | [plan&econ@cityofpoulsbo.com](mailto:plan&econ@cityofpoulsbo.com)

Application No: P-03-01-24-01 Project Name: Olhaver/College Marketplace Code Amend  
CCPH

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 April 17, 2024 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 affected ~~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: \_\_\_\_\_ Date: 4-17-2024

Subscribed and sworn to before me this 17th day of April, 2024

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

Bremerton  
My Commission expires on:

05/19/2025

**From:** [Constant Contact](#)  
**To:** [City of Poulsbo Planning and Economic Development](#)  
**Subject:** Your campaign Olhava/College Marketplace Code Amendments- City Council Public Hearing - May 1st, 2024 has been sent  
**Date:** Wednesday, April 17, 2024 8:08:27 AM

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 '**Olhava/College Marketplace Code Amendments- City Council Public Hearing - May 1st, 2024**' was sent on 4/17/2024 around 11:01 AM EDT.

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:** Olhava/College Marketplace Code Amendments- City Council Public Hearing - May 1st, 2024

---



## City of Poulsbo Public Notice

You are receiving this email because you have signed up to be on a City of Poulsbo PED public outreach list.

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.

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.

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.

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.

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.

The City Council Public Hearing is scheduled for Wednesday, May 1, 2024, at 5:00 pm, or soon thereafter. Public hearings are being held as a hybrid virtual/in-person meeting at the web address and call-in number noted below and at Poulsbo City Hall Council Chambers, 200 NE Moe Street, Poulsbo, Washington. This call-in number: 1-253-215-8782 and meeting id: 898 4841 6447 are provided for virtual attendance, in addition to this webinar link: <https://us02web.zoom.us/j/89848416447>.

Oral comments can be made in-person. Please state your name and limit your comments to 5 minutes unless additional time is granted by the Council. As a rule, the Council will not respond to citizen comments. Written comments can be emailed to [cityclerks@cityofpoulsbo.com](mailto:cityclerks@cityofpoulsbo.com) by 2:00 p.m. the day of the meeting, and they will be distributed to the Council before the meeting. Written comments will not be read into the record.

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.

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

Staff Contact: Phone: (360) 394-9748 | E-mail: [plan&econ@cityofpoulsbo.com](mailto:plan&econ@cityofpoulsbo.com)

- [Notice of City Council Public Hearing](#)

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

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

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

Sent by [planninginfo@cityofpoulsbo.com](mailto:planninginfo@cityofpoulsbo.com) powered by

# NOTICE OF CITY COUNCIL PUBLIC HEARING

**Project Name:** Olhava/College Marketplace Code Amendments

**File No.** P-03-01-24-01

**Application Type:** Type IV

**Review Authority:** City Council

**Project Description:** On August 9, 2023, the 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 Olhava Master Plan (OMP) area. 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. 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. The proposed zoning amendments are focused on three items - height increases within specific areas, minor reductions in parking requirements, and strategic revisions to permitted uses.

**Public Hearing:** The City Council Public Hearing is scheduled for **Wednesday, May 1, 2024**, at 5:00 pm, or soon thereafter. Public hearings are being held as a hybrid virtual/in-person meeting at the web address and call-in number noted below and at Poulosbo City Hall Council Chambers, 200 NE Moe Street, Poulosbo, Washington. This call-in number: 1-253-215-8782 and meeting id: 898 4841 6447 are provided for virtual attendance, in addition to this webinar link: <https://us02web.zoom.us/j/89848416447>. Oral comments can be made in-person. Written comments can be emailed to [cityclerks@cityofpoulosbo.com](mailto:cityclerks@cityofpoulosbo.com) by 2:00 p.m. the day of the meeting, and they will be distributed to the Council before the meeting. Written comments will not be read into the record.

**Examination of File:** <https://cityofpoulosbo.com/development-regulation-amendments-2/>

**Staff Contact:** Nikole Coleman, [ncoleman@cityofpoulosbo.com](mailto:ncoleman@cityofpoulosbo.com)



**— Public Hearing —**

All interested citizens and agencies are invited to provide written and verbal testimony to the City Council regarding the proposed code amendments.