



Notice of Application with Optional DNS and 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

C-3/SR 305 COMMERCIAL 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-04-17-24-01	Application Type:	IV
Notice of Application:	Monday, May 6, 2024	Comments Due:	4:30pm on Monday, May 20, 2024
Summary of Proposed Amendments:	<p>State Route (SR) 305 is a highway that connects the Bainbridge Island Ferry Terminal to SR3 in Poulsbo and serves as a vital corridor for residents, businesses, and visitors. The highway provides connections to other major arterials, including SR307 and Viking Way NW, and runs through a commercial hub. In 2021, the highway saw a range of approximately 22,000 to 37,000 average daily counts of traffic, and with the projected growth in Poulsbo's population and job sectors, commerce and traffic will increase.</p> <p>On September 13, 2023, the Poulsbo City Council passed Ordinance 2023-13 approving a 12-month development moratorium for vacant properties and properties not improved with permanent structures located within the SR305 Corridor zoned C-3/SR305 Corridor. The moratorium was enacted in interest to update the zone's current code and expanding development options for residential development within the area. 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>The city has received a population and employment allocation as well as a housing target for the 2024 Comprehensive Plan update. Consistent with the growth alternatives outlined in the State Environmental Policy Act (SEPA) Environmental Impact Statement (EIS) scoping process for the Comprehensive Plan Update, the city has allocated approximately 800 population (or 383 housing units) to the SR305 Corridor in two (2) of the land use and growth alternatives. Without the additional planned growth for the SR305 Corridor, the city would be unable to meet the required growth allocations and targets.</p> <p>A Market Analysis and Feasibility Study was done in June of 2023 by Leland Consulting Group for the SR305 corridor. The study found that most of the demand in the study area is for housing. The retail market is active in existing buildings but with less demand for new developments, and office demand has dropped significantly because of the COVID-19 pandemic. In addition, since much of the study area is steeply sloped and the area contains streams, wetlands, erodible and hydric soils, and geohazard areas, the city should consider a number of regulatory changes to encourage development in the area.</p> <p>The proposed amendments focus on two items - height increases within specific areas and strategic revisions to permitted uses. Minor parking reductions were reviewed during the C-4/BP Olhava code amendment review.</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 **4:30pm on Monday, May 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 **May 28, 2024, 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/>

Staff Contact:

Nikole Coleman | Senior Planner | ncoleman@cityofpoulsbo.com

