

From: [Nathan Catey](#)
To: [City of Poulsbo Planning and Economic Development](#); [Nikole CH. Coleman](#)
Cc: [Nicola D"Anella](#); [Andrew Magallanez](#); [Lori Sinclair](#)
Subject: Public Comment on SR 305 Development Moratorium Commercial Code Amendments
Date: Tuesday, May 7, 2024 11:58:56 AM
Attachments: [Letter of Public Comment - Poulsbo SR 305 Moratorium.pdf](#)

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Dear Planning Commission and Nikole,

My name is Nathan Catey, and I am the Government Affairs Director for the Kitsap County Association of Realtors (KCAR). On behalf of KCAR, I'd like to submit this letter of support for the SR 305 Commercial Code Amendments ahead of the Planning Commission Public Hearing on May 28th.

Thank you for the opportunity to comment.

Best,

Nathan Catey
Government Affairs Director
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May 7, 2024

Poulsbo Planning Commission
Attn: Nikole Coleman
200 NE Moe St.
Poulsbo, Washington 98370

Re: SR 305 Development Moratorium Commercial Code Amendments

On behalf of Kitsap County Association of REALTORS® (KCAR) and its more than 650 members, we would like to express our support for the proposed commercial code amendments related to SR 305, as outlined in Ordinance 2023-13 and the Planning Commission draft amendments. These amendments are crucial for the continued growth and prosperity of Poulsbo and its residents. These amendments focus on height increases within specific areas, strategic revisions to permitted uses, and minor parking reductions. However, we urge you to keep in mind that there will be difficulties developing, especially along the east slope, with topography and critical areas, even though the City of Poulsbo expects to issue a determination of non-significance. We would like to request a copy of the subsequent threshold determination for the proposal.

SR 305 serves as a vital corridor for residents, businesses, and visitors, connecting the Bainbridge Island Ferry Terminal to SR3 in Poulsbo. With approximately 22,000 to 37,000 average daily counts of traffic in 2021, and the projected growth in Poulsbo's population and job sectors, it is clear that commerce and traffic will continue to increase along this route.

The 12-month development moratorium for vacant properties and properties not improved with permanent structures in the SR305 corridor, as approved by Ordinance 2023-13, is a necessary step to update the zone's current code and expand development options for residential development within the area. This moratorium, along with the proposed amendments, align with the goals of the Comprehensive Plan update and will help the city meet its required growth allocations and targets.

The Planning Commission's modifications, which include reducing minimum front yard setbacks, encouraging shared parking ratios, and permitting various types of housing in hillside areas, are essential for encouraging development in the study area. These changes will not only spur development but also ensure that it is done in a thoughtful and sustainable manner.

Furthermore, the amendments support land use, community character, housing, and participation, implementation, and evaluation chapters of the Comprehensive Plan. They align with policies that encourage infill, renovation, or redevelopment of existing commercial areas, promote mixed-use development, and support socioeconomic integration through a variety of housing types and sizes.



In conclusion, I urge the Planning Commission to send their recommendations to City Council to approve the proposed commercial code amendments related to SR305. These amendments will allow for opportunities for people to live, work, and shop within walking distance, and support the continued growth of Poulsbo.

We appreciate the opportunity to comment on this matter.
Respectfully Submitted,

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