



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 | 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.

Application:	C-3/SR 305 Code Amendments, P-04-17-24-01
Hearing Date/Time:	Wednesday, June 26, 2024, @ 5:00 pm, or soon thereafter as the agenda determines
Requested Action:	All interested citizens and agencies are invited to provide written and verbal testimony to the City Council regarding the proposed project.
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:	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.
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 <u>underline</u> 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, June 26, 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 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





Affidavit of Public Notice

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Application No: P-04-17-24-01 Project Name: SR 305 Code Amendments NqHCC

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 June 6, 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 impacted properties ~~property 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: [Handwritten Signature] Date: 6/6/24

Subscribed and sworn to before me this 6th day of June, 2024



[Handwritten Signature]

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

Poulsbo, WA

My Commission expires on: 06.01.2024

From: [Constant Contact](#)
To: [City of Poulsbo Planning and Economic Development](#)
Subject: Your campaign SR305 Code Amendments - City Council Public Hearing - June 26th has been sent
Date: Thursday, June 6, 2024 10:00:07 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 '**SR305 Code Amendments - City Council Public Hearing - June 26th**' was sent on 6/6/2024 around 12:59 PM 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: SR305 Code Amendments - City Council Public Hearing - June 26th



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.

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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.

The proposed code amendments focus on two items in the C-3/SR 305 Zoning District - 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.

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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 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. See meeting agenda [here](#) (agenda is posted about a week prior). See the Public Notice [here](#).

Full project documents can be viewed [here](#) or by searching P-04-17-24-01 at our [online permit center](#).

Nikole Coleman / Senior Planner / ncoleman@cityofpoulsbo.com

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

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