



Notice of Application with Optional DNS and Planning Commission Public Hearing

Planning and Economic Development Department
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C-2/VIKING AVE 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-07-24-24-01	Application Type:	IV
Notice of Application:	Tuesday, August 6, 2024	Comments Due:	4:30pm on Tuesday, August 20, 2024
Summary of Proposed Amendments:	<p>The Viking Avenue corridor is mostly occupied by the Commercial/C-2 zoning designation, with residential zoning adjacent, city limits to the west and south, and Liberty Bay to the east. According to the 2021 Buildable Lands Report (BLR), the C-2 zoning district has the capacity for 602 jobs. During the BLR process, staff did not assume a mixed-use development pattern. However, with mixed-use development, the C-2 zoning district has the capacity for 453 jobs and 603 population.</p> <p>A Market Analysis and Feasibility Study was done in June of 2023 by Leland Consulting Group (LCG) for the SR305 corridor. Given the size of Poulsbo, LCG stated that the market study could be applied to other commercial areas within city limits. 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 Poulsbo Municipal Code (PMC) 18.80.070, Infill and redevelopment standards in C-2 (Viking Avenue) zoning district. This code section, adopted in 2013, provides alternative development standards for mixed use buildings or stand-alone residential structures (in the interior of the development) in the C-2/Viking Ave commercial zoning district. The amendments include an increase to height and lot coverage, and a reduction in setbacks and landscaping requirements when housing units are included in a proposed project.</p> <p>Viking Avenue has seen a renaissance over the last several years and by amending PMC 18.80.070 and not the general development standards for the C-2/Viking Ave zoning district, it will allow for that to continue while also encouraging the creation of needed housing units.</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 Tuesday, August 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 **August 27, 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/>

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