City of Poulsbo Comprehensive Plan Amendments (CPA)

City Council Hearing materials related to CPA 2015-02

Note: Other Comprehensive Plan Amendments that are not part of the City's limited amendment to the Shoreline Master Program are not included here, but can be accessed from the City's website.

City of Poulsbo

Planning Department

2015 COMPREHENSIVE PLAN AMENDMENTS
STAFF REPORT AND RECOMMENDATION

TO: Poulsbo Planning Commission

FROM: Karla Boughton, Associate Planner

SUBJECT: 2015 Comprehensive Plan Amendments
CPA 2015-01 through CPA 2015-05

DATE: March 9, 2015

Staff respectfully recommends **approval** of all the proposed amendments to the Comprehensive Plan text and maps.

Recommended Action:

MOVE to recommend (approval) (approval with modifications) (denial) to the City Council -

CPA 2015-01: a request to re-designate and rezone a 3.77 acre property located at 20783 Bond Road from Residential Medium to Park, due to the 2014 acquisition of this property as an expansion to the City's Fish Park. Amendments will be to Figure LU-1 "2025 Land Use Comprehensive Plan Map" and the City's Zoning Map.

CPA 2015-02: a request to re-designate a 2.69 acre property located at 20563 Bond Road from Shoreline Residential -1 and -2 to Natural on Figure NE-6 in the Natural Environment Chapter, and on the Shoreline Master Program maps.

CPA 2015-03 : a text amendment to Chapter 12, the Capital Facilities Plan, to update Table CFP-4 (the City of Poulsbo 6-Year Capital Improvement Projects) to reflect the projects listed in the City Budget 2015-2020 Capital Improvements Plan.

CPA 2015-04 : a text amendment to Chapter 12, Capital Facilities Plan, to update Table CFP-3 and Section 12.10 Parks, by adding new park projects to the 20-year project list.

CPA 2015-05 : a text amendment to Section 12.6 Water System text in the Capital Facilities Plan and replacing the 2007 Water System Plan in Appendix B-1 in its entirety with the 2014 Water System Plan. Appendix B-1 Memorandum of Understanding with Kitsap Public Utility District remains unchanged.

AND direct the Planning Director to prepare findings of fact in support of this decision for the Planning Commission Chairman's signature.

STAFF REPORT
2015 COMPREHENSIVE PLAN AMENDMENTS
PLANNING FILES
CPA 2015-01 through CPA 2015-05

I. GENERAL INFORMATION

Applicant:

CPA 2015-01 through CPA 2015-05
City of Poulsbo

Description of Proposal:

CPA 2015-01 is a request to re-designate and rezone a 3.77 acre property located at 20783 Bond Road from Residential Medium to Park, due to the 2014 acquisition of this property as an expansion to the City's Fish Park. Amendments will be to Figure LU-1 "2025 Land Use Comprehensive Plan Map" and the City's Zoning Map.

CPA 2015-02 is a request to re-designate a 2.69 acre property located at 20563 Bond Road from Shoreline Residential-1 and-2 to Natural on Figure NE-6 in the Natural Environment Chapter, and on the Shoreline Master Program maps. This amendment is a result of the City's ownership of this property for Fish Park; Natural is the appropriate shoreline environment for park use.

CPA 2015-03 is a text amendment to Chapter 12, the Capital Facilities Plan, to update Table CFP-4 (the City of Poulsbo 6-Year Capital Improvement Projects) to reflect the proposed projects listed in the 2015-2020 Capital Improvements Plan.

CPA 2015-04 is a text amendment to Chapter 12, Capital Facilities Plan, to update Table CFP-3 and Section 12.10 Parks, by adding new parks project to the 20-year project list.

CPA 2015-05 is a text amendment to Section 12.6 Water System text in the Capital Facilities Plan and replacing the 2007 Water System Plan in Appendix B-1 in its entirety with the 2014 Water System Plan. Appendix B-1 Memorandum of Understanding with Kitsap Public Utility District remains unchanged.

Type of Amendment:

CPA 2015-01:	Map Amendment: Comprehensive Plan and Zoning Map amendment from RM to Park.
CPA 2015-02:	Map Amendment: Natural Environment Figure NE-6 and Shoreline Master Program maps, from Shoreline Residental-1 and-2 to Natural shoreline environment designation.
CPA 2015-03:	Text amendments to Chapter 12, Capital Facilities Plan Table CFP-4.
CPA 2015-04 :	Text amendments to Chapter 12, Capital Facilities Plan Table CFP-3 and Parks Section 12.10.

2. **CPA 2015-02:**
A request to re-designate a 2.69 acre property located at 20563 Bond Road from Shoreline Residential-1 and -2 to Natural on Figure NE-6 in the Natural Environment Chapter, and on the Shoreline Master Program maps. This amendment is a result of the City's ownership of this property for Fish Park; Natural is the appropriate shoreline environment for park use.

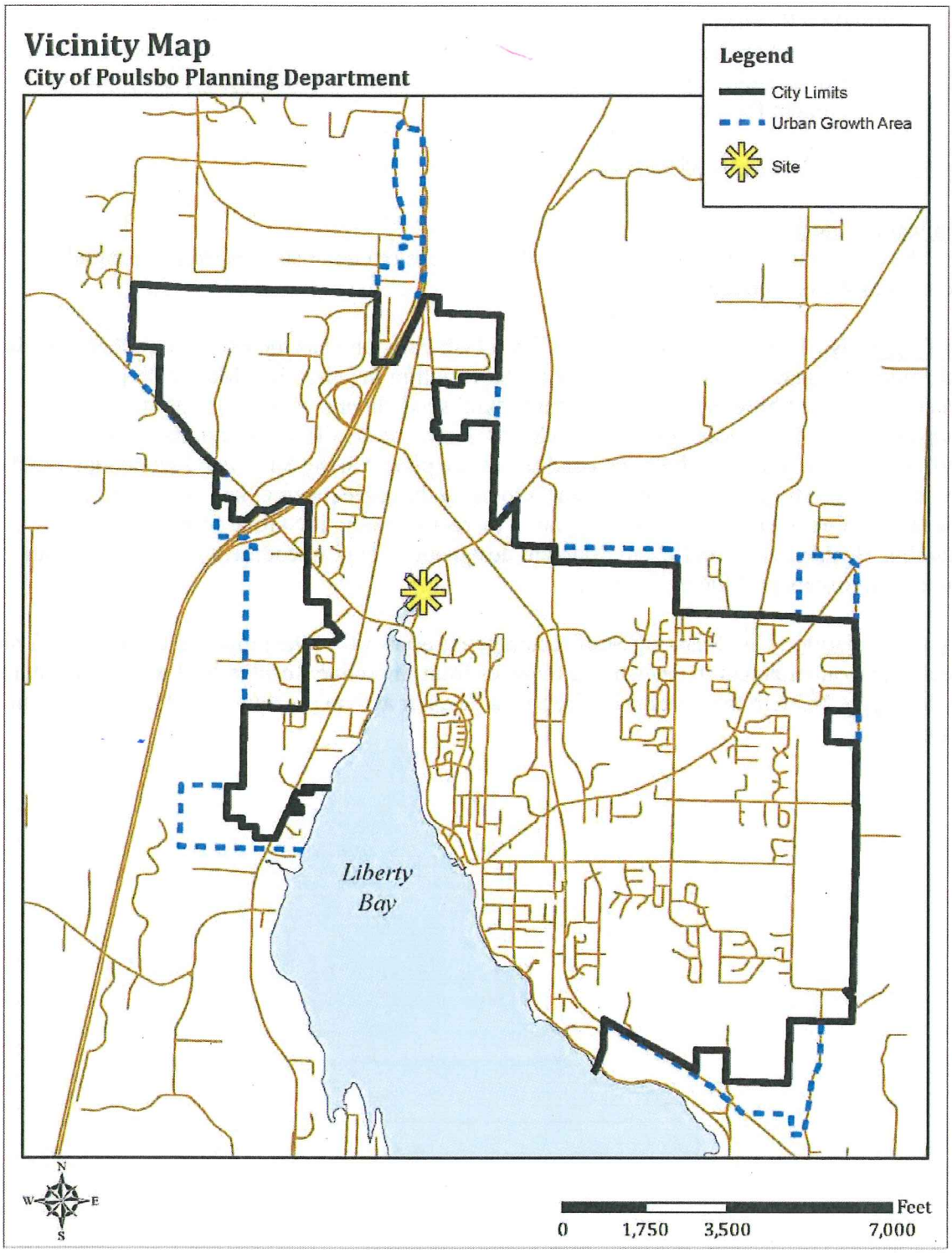
Application is provided in Exhibit A-2.

Applicable criteria:
#2: The amendment is based on a change of conditions or circumstances from the initial adoption of the city comprehensive plan.

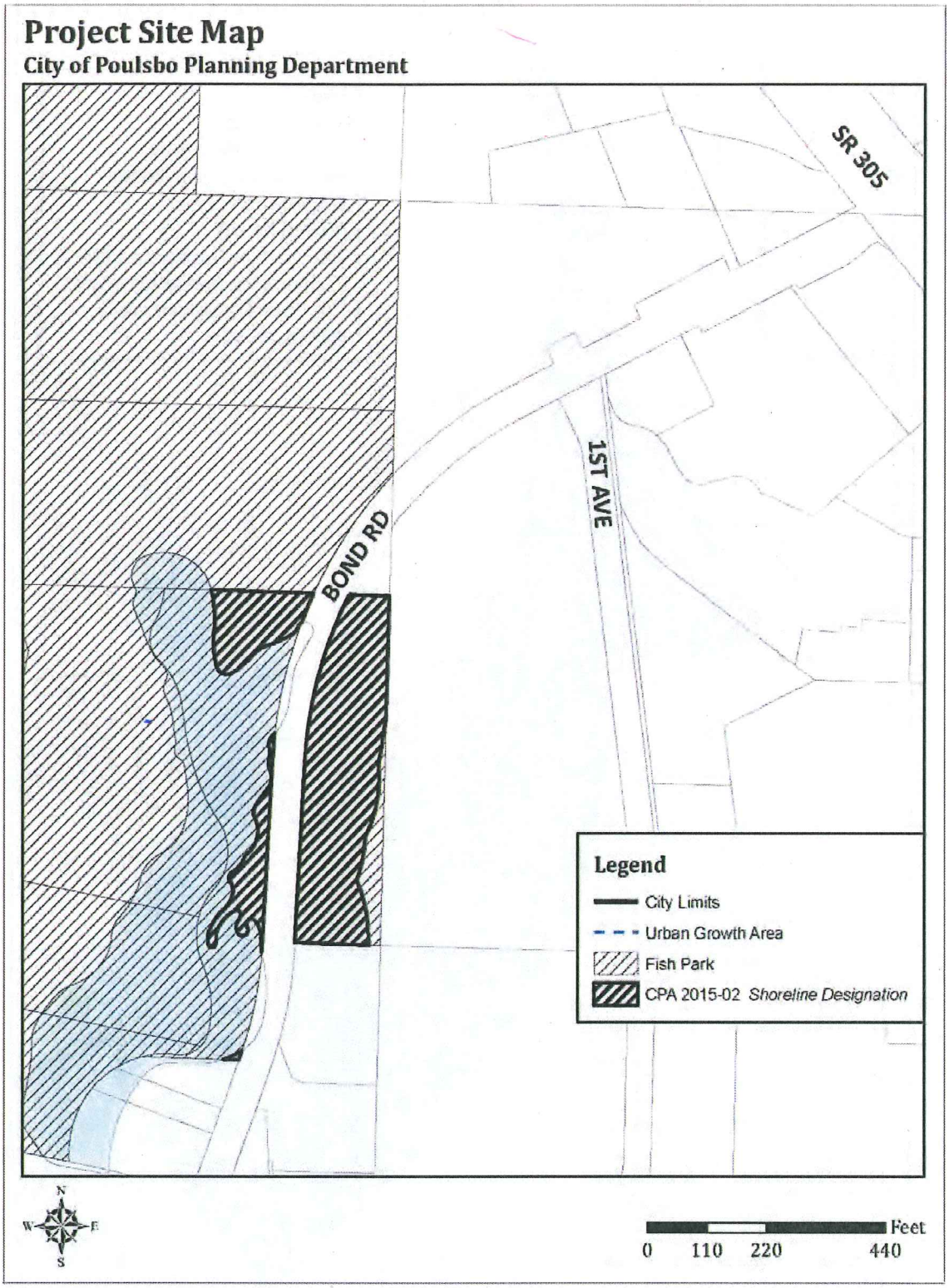
Staff Analysis: This parcel is part of the City's Fish Park, and has the Park comprehensive plan and zoning designation. A portion of the parcel is within the Shoreline Master Program jurisdiction. The Shoreline Master Program established Natural as the appropriate shoreline environment for City parks. In PMC 16.08.180, Parks are an allowed use in the Natural environment, but require a shoreline conditional use permit in the Shoreline Residential-1 and -2 environments. The proposed amendment is to bring the subject parcel into consistency with other park shoreline environment designation by redesignating it Natural from its current Shoreline Residential -1 and -2 environment designation. This amendment is consistent with Natural Environment Policies NE-8.14.

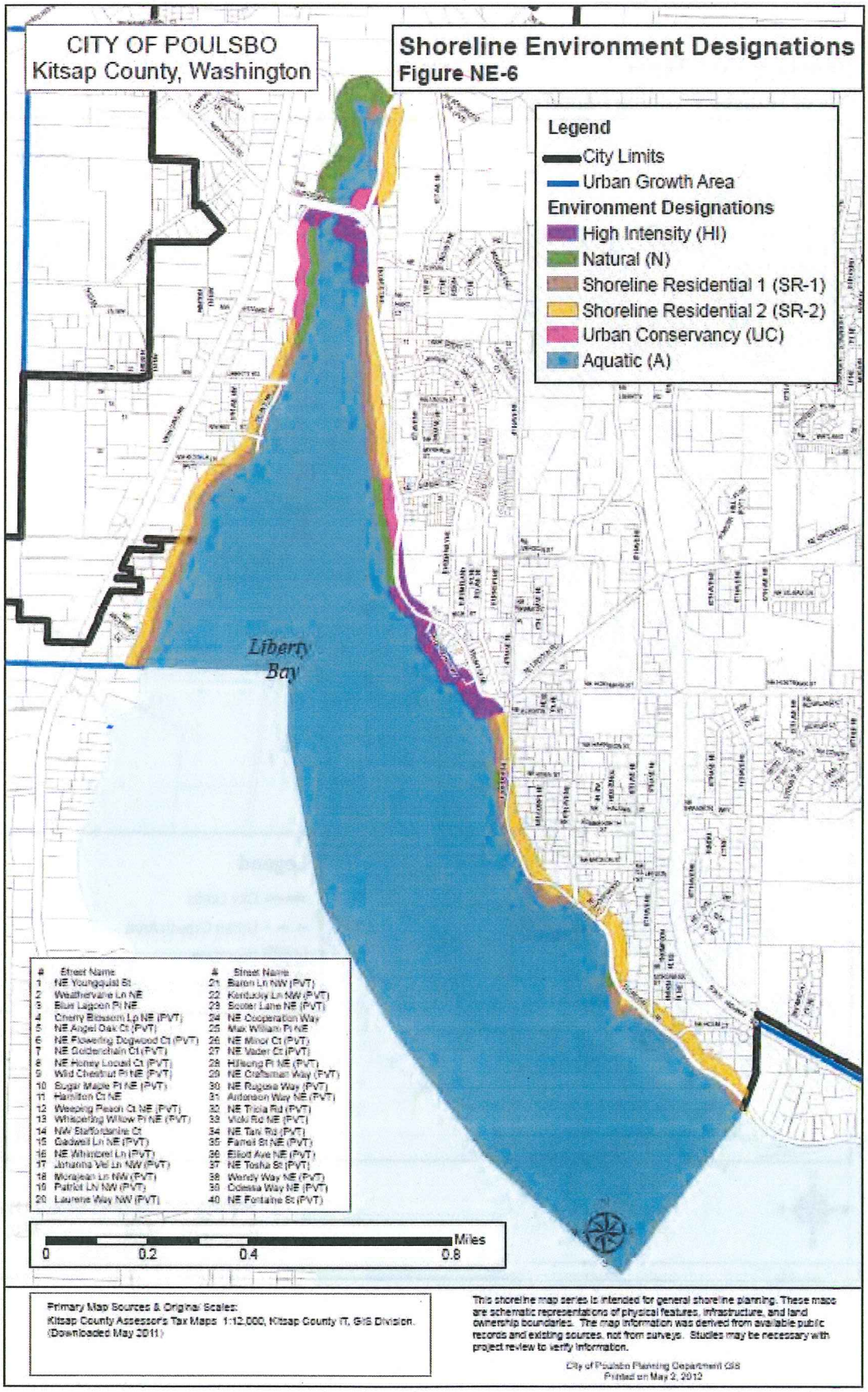
Recommendation: City Planning Staff recommends approval of the proposed CPA 2015-02 site specific map amendment to designate 2.69 acres from Shoreline Residential-1 and -2 to Natural on the Figure NE-6 in the Natural Environment Chapter and on the Shoreline Master Program maps.

CPA 2015-02 Vicinity Map



CPA 2015-02 Parcel/Site Map




CITY OF POULSBO
Kitsap County, Washington
Shoreline Environment Designations
Figure NE-6
Legend
City Limits
Urban Growth Area
Environment Designations
High Intensity (HI)
Natural (N)
Shoreline Residential 1 (SR-1)
Shoreline Residential 2 (SR-2)
Urban Conservancy (UC)
Aquatic (A)
Liberty Bay
Street Name
1 NE Youngquist St
2 Weathervane Ln NE
3 Blue Lagoon Pl NE
4 Cherry Blossom Lp NE (PVT)
5 NE Angel Oak Ct (PVT)
6 NE Flowering Dogwood Ct (PVT)
7 NE Goldenchain Ct (PVT)
8 NE Honey Locust Ct (PVT)
9 Wild Chestnut Pl NE (PVT)
10 Sugar Maple Pl NE (PVT)
11 Hamilton Ct NE
12 Weeping Peach Ct NE (PVT)
13 Whispering Willow Pl NE (PVT)
14 NW Staffordshire Ct
15 Gadwell Ln NE (PVT)
16 NE Whitetail Ln (PVT)
17 Jonatina Vel Ln NW (PVT)
18 Morajean Ln NW (PVT)
19 Patriot LN NW (PVT)
20 Laurene Way NW (PVT)
Street Name
21 Baron Ln NW (PVT)
22 Kentucky Ln NW (PVT)
23 Scotter Lane NE (PVT)
24 NE Cooperation Way
25 Max William Pl NE
26 NE Minor Ct (PVT)
27 NE Vader Ct (PVT)
28 Hillsong Pl NE (PVT)
29 NE Craftsman Way (PVT)
30 NE Rugosa Way (PVT)
31 Anderson Way NE (PVT)
32 NE Tricia Rd (PVT)
33 Vicki Rd NE (PVT)
34 NE Tara Rd (PVT)
35 Farrell St NE (PVT)
36 Elliott Ave NE (PVT)
37 NE Tosha St (PVT)
38 Wendy Way NE (PVT)
39 Odessa Way NE (PVT)
40 NE Fontaine St (PVT)
Miles
0 0.2 0.4 0.8
Primary Map Sources & Original Scales:
Kitsap County Assessor's Tax Maps 1:12,000, Kitsap County IT, GIS Division. (Downloaded May 2011)
This shoreline map series is intended for general shoreline planning. These maps are schematic representations of physical features, infrastructure, and land ownership boundaries. The map information was derived from available public records and existing sources, not from surveys. Studies may be necessary with project review to verify information.
City of Poulsbo Planning Department GIS
Printed on May 2, 2012

CPA 2015-02 Proposed Natural Shoreline Designation

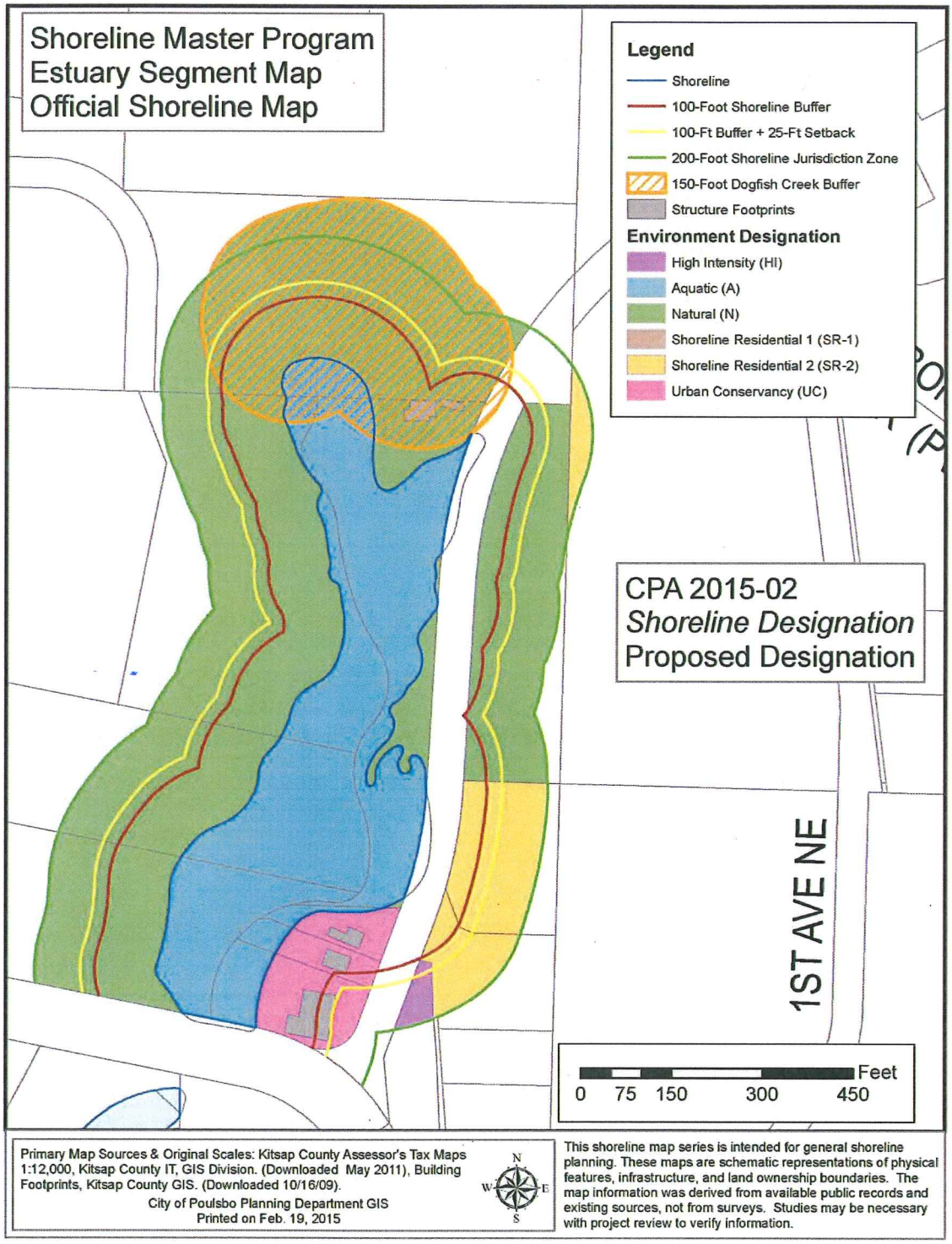


EXHIBIT A-2– AMENDMENT APPLICATIONS

CPA 2015 -02 Fish Park Shoreline Environment Map Designation

CPA 2015-02

RECEIVED

NOV 14 2014

PLANNING

CITY OF POULSBO
COMPREHENSIVE PLAN AMENDMENT

Site Specific Amendment Form

Instructions: Please complete a separate request form for each proposed site specific amendment. If you are applying for a text/map amendment, please use the Text/Map Amendment Form.

The City of Poulsbo considers amendments to its Comprehensive Plan once each year. The deadline to submit applications to the City is November 15th. The pre-application fee shall be submitted with the application (*Type A pre-application fee for Planning only, unless the City determines Engineering review is necessary).* After November 15th, the City will hold pre-application conferences for site-specific amendment requests. Then, the City will prepare a docket for City Council consideration (per PMC 19.01.008). If the City Council includes your request in the docket of annual amendments, the applicant will be required to submit a SEPA checklist and application fees according to the adopted Fee Schedule. Docketing is not a guarantee of your amendment request being approved.

Name of Applicant: City of Poulsbo

Contact Address: 200 NE Moe St. Poulsbo 98370

Phone Number: 360-394-9772

E-mail: mmccluskey@cityofpoulsbo.com

Address of property to be considered for amendment: 20563 Bond Rd NE

Assessor's Tax Parcel Number of property: 152601-1-001-2005

Property Owner (if not applicant): _____

Address and Phone Number of Property Owner: _____

E-mail: _____

Current Comprehensive Plan Land Use Designation: Park (but with a shoreline residential 1)

Current Zoning: Park

Requested Land Use Designation/Zoning: Natural Shoreline designation

Current use of property/site: Undeveloped Park

Anticipated future use of site: Park

Please attach maps, photos, any existing environmental assessments, or other documents that describe the subject property.

In order to grant a site specific amendment to the City's Comprehensive Plan, at least one of the following conditions must be applicable. These conditions are found in the Poulsbo Municipal Code, Section 18.210.020. The following questions will help the City evaluate the proposed amendment.

Please answer the following questions, use separate sheets if necessary:

1. Is the amendment warranted due to an error in the initial adoption of the City's Comprehensive Plan? Please explain.

   No

2. Is the amendment based on a change of conditions or circumstances from the initial adoption of the City's Comprehensive Plan? Please explain.

   Yes - parcel ownership changed from residential to city park in 2011, but the shoreline designation had not been updated.

3. Is the amendment based on new information or facts which were not available at the time of the initial adoption of the City's Comprehensive Plan? If so, what are they?

   No

4. Explain why the current land use designation/zoning no longer applies and why the proposed designation/zoning is more appropriate.

   This parcel will be maintained/developed as a park in the future.

5. Is the proposed land use designation/zoning consistent with the adopted Comprehensive Plan? Please demonstrate how the amendment request is internally consistent with the adopted Comprehensive Plan.

   Yes - it will be consistent with all other city shoreline park properties.

I hereby authorize City of Poulsbo representative(s) to inspect my property Monday – Friday between the hours of 8:00 a.m. and 4:00 p.m. during this application process.

Signatures:

I the undersigned, state that, to the best of my knowledge, all the information provided in this application is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.

Mary McCluskey

Digitally signed by Mary McCluskey
DN: cn=Mary McCluskey, o=City of Poulsbo, ou=Parks and Recreation, email=mmccluskey@cityofpoulsbo.com, c=US
Date: 2014.10.28 10:16:32 -07'00'

Applicant: Mary McCluskey

Signature

Mary McCluskey

Printed Name

Date: 11/6/2014
14

STATE OF WASHINGTON)

COUNTY OF KITSAP) SS

)

On this day 14th of Nov, 2014, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Mary McCluskey to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free hand and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS my hand and official seal this 14th day of November, 2014.

Gretchen Kelly

NOTARY PUBLIC in and for the State of Washington

Residing at Poulsbo

Commission Expires 3/13/15