

C I T Y O F P O U L S B O

COMPREHENSIVE
PLAN



Adopted: December 21, 2016
Ordinance 2016-23
Effective: January 4, 2017



City of Poulsbo, 200 NE Moe Street, Poulsbo, WA 98370

**City of Poulsbo Comprehensive Plan
2016**

*is dedicated to
the vibrant and engaged citizens of Poulsbo for whom this Plan is created.*

Prepared for:
Mayor Becky Erickson

2016 Poulsbo City Council

*Kenneth Thomas
Connie Lord
Gary Nystul
Jim Henry
Jeff McGinity
Ed Stern and
David Musgrove*

+

2016 Poulsbo Planning Commission

*Ray Stevens, Chair
James Coleman
Gordon Hanson
Kate Nunes
Robert Nordnes
Shane Skelley and
James Thayer*

Prepared by:

Karla Boughton, Interim Planning and Economic Development Director
Andrzej Kasiniak, Engineering Director
Diane Lenius, City Engineer
Deborah Booher, Finance Director
Mary McCluskey, Parks Director
James Haney, City Attorney
and their departmental staff and consultants

Acknowledgments:

Thank you to all the Mayors and City Councils from 1908 to the present who created and built upon the original town vision of Poulsbo making this community the special place it is today; *and* all current and past citizen volunteers who served on boards and commissions and who helped develop this and past plans.

Table of Contents

CHAPTER 1. INTRODUCTION	9
<u>SECTION 1: COMPREHENSIVE POLICY DOCUMENT</u>	
CHAPTER 2. LAND USE	24
CHAPTER 3. COMMUNITY CHARACTER	60
CHAPTER 4. TRANSPORTATION	69
CHAPTER 5. NATURAL ENVIRONMENT	94
CHAPTER 6. CAPITAL FACILITIES	125
CHAPTER 7. HOUSING	137
CHAPTER 8. PARKS, RECREATION AND OPEN SPACE	147
CHAPTER 9. ECONOMIC DEVELOPMENT	167
CHAPTER 10. UTILITIES	182
CHAPTER 11. PARTICIPATION, IMPLEMENTATION AND EVALUATION	193
<u>SECTION 2: CAPITAL FACILITIES PLAN</u>	
CHAPTER 12. CAPITAL FACILITIES PLAN	200
<u>SECTION 3: LAND DEVELOPMENT REVIEW AND EVALUATION</u>	
CHAPTER 13. LAND DEVELOPMENT REVIEW AND EVALUATION	278

SECTION 4: APPENDICES AND REFERENCES

Appendix A	Technical and Background Data
Appendix A-1	Population, Housing and Employment Trends
Appendix A-2	Existing Land Use Inventory
Appendix B	City of Poulsbo Functional Plans
Appendix B-1	2014 Water System Plan
Appendix B-1	Memorandum of Understanding with Kitsap Public Utility District
Appendix B-2	2016 Sanitary Sewer System Plan
Appendix B-3	2016 Storm Water Management Plan
Appendix B-4	2016 Transportation Plan Update
Appendix B-5	2016 Parks, Recreation and Open Space Plan
Appendix B-6	2012 Urban Paths of Poulsbo Plan
Appendix C	Land Development Review and Evaluation
Appendix C-1	Residential Density Calculations 2009-2016 (Sept)
Appendix C-2	Kitsap Buildable Lands Report 2014 Poulsbo Land Capacity Analysis Tables
Appendix C-3	KRCC Countywide Planning Policies

Figures

Figure LU-1	2036 Comprehensive Land Use Plan Map.....	59
....		
Figure TR-1	Poulsbo WSDOT Street Classification Map.....	90
Figure TR-2	Poulsbo Local Access Street Classification Map.....	91
Figure TR-3	2036 Transportation Roadway Improvements Map	92
Figure TR-4	2036 Transportation Facilities Improvements Map	93
Figure NE-1	Hydric Soils and Delineated Wetlands Map.....	119
Figure NE-2	Aquifer Critical Area Map.....	120
Figure NE-3	Geological Hazard Areas Map.....	121
Figure NE-4	Fish and Wildlife Habitat Conservation Areas – DNR Hydrology Water Type Map.....	122

Figure NE-5	Fish and Wildlife Habitat Conservation Areas Map.....	123
Figure NE-6	Shoreline Master Program Map	124
Figure PRO-1	Citywide Parks, Trails and Open Space Map.....	164
Figure PRO-2	2036 Park Development and Land Acquisition Goals.....	165
Figure PRO-3	Urban Paths of Poulsbo Conceptual Map.....	166
Figure UT-1	City Managed Utilities Map.....	191
Figure UT-2	Non-City Managed Utilities Map.....	192
Figure 13-1	Land Development Review Residential Projects Approved by Year 2009-2016	284
Figure 13-2	Land Development Review Residential Projects Approved by Type 2009-2016	285
Figure A-2.1	2009 Existing Land Use Map.....Appendix A.....	321

Acronyms and Abbreviations

ADA	Americans with Disabilities Act
ADU	Accessory Dwelling Unit
BAS	Best Available Science
BLR	Buildable Lands Report
BMPs	Best Management Practices
BP	Business Park land use/zoning designation
C	Commercial land use/zoning designation
CAO	Critical Areas Ordinance
CFP	Capital Facilities Plan
CIP	Capital Improvement Program

CO	Certificate of Occupancy
CPI	Consumer Price Index
CPP	Countywide Planning Policies
CPSGMHB	Central Puget Sound Growth Management Hearings Board
CTR	Commute Trip Reduction
DC	Downtown Core Commercial land use/zoning designation
DNR	Washington State Department of Natural Resources
DOE	Washington State Department of Ecology
DU	Dwelling Unit
EPF	Essential Public Facility
ESA	Endangered Species Act
GIS	Geographic Information System
GMA	Growth Management Act
HOV	High Occupancy Vehicle
ILA	Interlocal Agreement
KCHD	Kitsap County Health District
KEDC	Kitsap Economic Development Alliance
KPUD	Kitsap Public Utility District
KRCC	Kitsap Regional Coordinating Council
LI	Light Industrial land use/zoning designation
LID	Low Impact Development
LOS	Level of Service
NKSD	North Kitsap School District

NPDES	National Pollutant Discharge Elimination System
OFM	Washington State Office of Financial Management
Plan	Comprehensive Plan
PMC	Poulsbo Municipal Code
PPH	Persons Per Household
PRD	Planned Residential Development
PSRC	Puget Sound Regional Council
RH	Residential High land use/zoning designation
RL	Residential Low land use/zoning designation
RM	Residential Medium land use/zoning designation
SEPA	State Environmental Policy Act
SMP	Shoreline Master Program
SOV	Single Occupancy Vehicles
SR	State Route
TDM	Transportation Demand Management
TMDL	Total Maximum Daily Load
TIP	Transportation Improvement Program
TSM	Transportation System Management
UGA	Urban Growth Area
UGAMA	Urban Growth Area Management Agreement
ULCA	Kitsap County Updated Land Capacity Analysis
WAC	Washington Administrative Code
WDFW	Washington State Department of Fish and Wildlife

WSDOT

Washington State Department of Transportation

WUTC

Washington Utilities and Transportation Commission