

City of Poulsbo

Planning & Economic Development



2022 COMPREHENSIVE PLAN AMENDMENTS PASMA SITE-SPECIFIC APPLICATION *STAFF REPORT AND RECOMMENDATION*

TO: Poulsbo Planning Commission
FROM: Nikole Coleman, Senior Planner
SUBJECT: 2022 Comprehensive Plan Amendments – Pasma Application | P-11-15-21-01
DATE: February 15, 2022

Staff respectfully recommends **approval** of the proposed site-specific request to re-designate and rezone the property at 21195 Viking Ave NW from Residential Medium to Residential High.

RECOMMENDED ACTION:

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

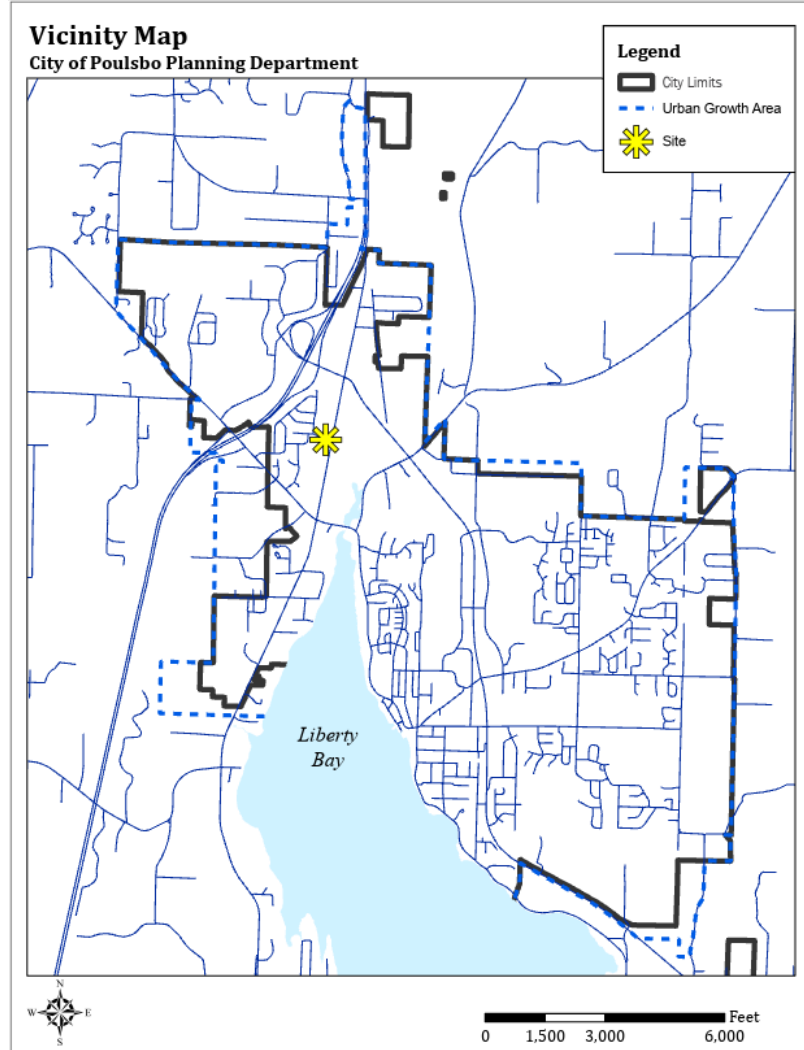
Application No. P-11-15-21-01, a request to re-designate and rezone property at 21195 Viking Ave NW from Residential Medium to Residential High.

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

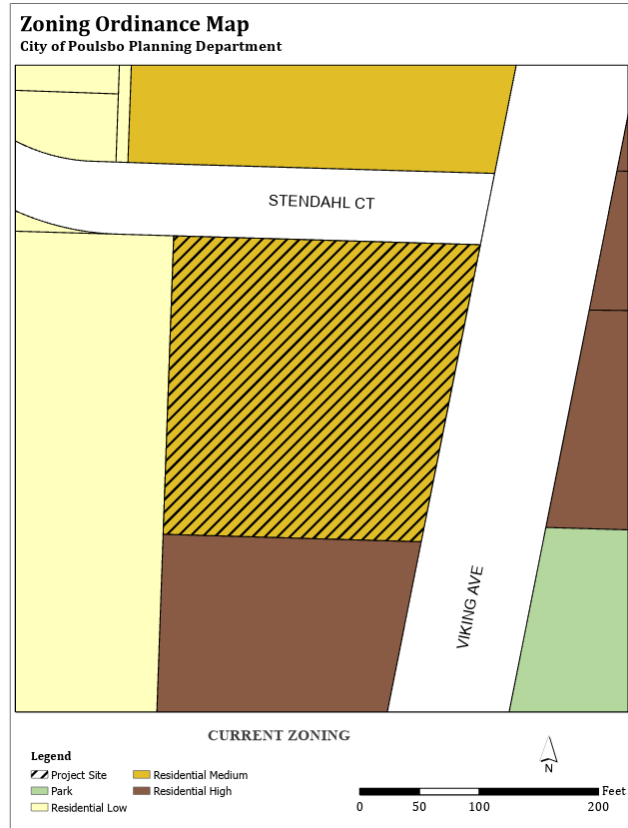
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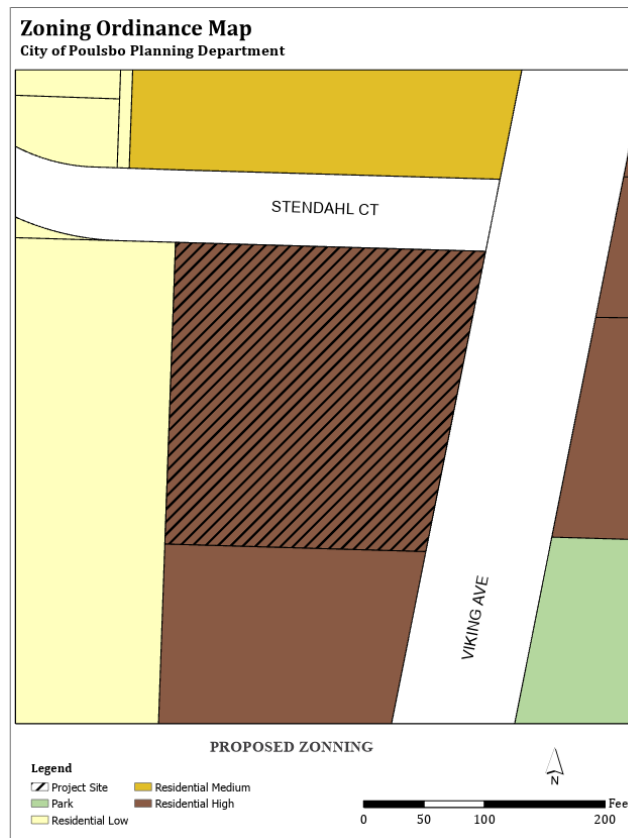
Vicinity Map:



Current Zoning and Land Use Designation:




Proposed Zoning and Land Use Designation:



STAFF REPORT

2022 Comprehensive Plan Amendments – Pasma Site-Specific Application

I. GENERAL INFORMATION

| | |
|--|--|
| Applicant/Owner | Richard Pasma 21195 Viking Ave NW Poulsbo WA, 98370 |
| Location of Proposal | 21195 Viking Ave NW Poulsbo WA, 98370 102601-4-005-2000 |
| Description of Proposal | This application includes a site-specific amendment to the City’s Land Use (Figure LU-1) and City’s Zoning Map. The request is to re-designate and rezone property at 21195 Viking Ave NW from Residential Medium to Residential High. |
| Type of Amendment | Map Amendment - Comprehensive Plan Map and Zoning Map |
| Existing Land Use Designation Proposed Land Use Designation | Residential Medium Residential High |
| Adjacent Land Uses | North: Single-family home East: City of Poulsbo stormwater facility South: Vacant West: Single-family home and Park |
| Existing Zoning Proposed Zoning | Residential Medium Residential High |
| Adjacent Zoning Designations | North: Residential Medium East: Residential Low (City of Poulsbo stormwater facility) South: Residential High West: Residential High and Park |
| SEPA Status | A DNS will be issued on February 16, 2022. |
| Enabling Code | PMC 18.210.010, PMC 18.210.020 and 19.40.050 |
| Plan Commission Hearing Date | February 22, 2022 |
| Staff Contact | Nikole Coleman, Senior Planner PED Department 200 NE Moe Street, Poulsbo, WA 98370 (360) 394-9882 ncoleman@cityofpoulsbo.com |
| Aerial |  |

II. CRITERIA FOR APPROVAL

Per PMC 18.210.010 (C), in order to grant a zoning map amendment, the following findings must be made:

1. The amendment is consistent with the comprehensive plan land use map.
Staff Comment: The map request is for both a comprehensive plan land use map and zoning map amendment, therefore, if the request is approved, both maps will be amended and consistent with each other.
2. The amendment is not detrimental to the public health, safety, or welfare.
Staff Comment: The proposed map change has not been found to be detrimental to the public health, safety or welfare. There is sufficient access, utilities, and available land for development of the site in the future for allowed residential uses.
3. The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district.
Staff Comment: The proposed comprehensive plan amendment is based upon change of conditions/circumstance. Eight properties to the south of 21195 Viking Ave were re-designated and rezoned in 2019 from residential medium to residential high (Hawks Landing, P-11-15-18-05). This amendment would be consistent with the approved re-designation and rezone from 2019. Properties to the south and east are zoned residential high. The residential low property to the west is a City of Poulsbo stormwater facility.

| Acres | Maximum Units – RM | Maximum Units – RH | Difference |
|-------|--------------------|--------------------|------------|
| 1.36 | 13 | 19 | 6 |

The current RM and RH zoned properties have been zoned as such since 1995. However, since 1995 a number of ordinances have been either created and/or amended, which have impacted the development viability of these properties.

- The Critical Areas Ordinance (PMC 16.20) was updated in 2007 and 2017.
- Land Division (Title 17) was updated in 2017.
- Floodplain Management (PMC 15.24) was updated in 2017.
- The Shoreline Master Program (PMC 16.08) was updated in 2012.
- Stormwater Management (PMC 13.17) was updated in 2016.
- The Zoning Ordinance was comprehensively updated in 2013.

If approved the amendment would facilitate infill housing, consistent with Comprehensive Plan Goal HS - 1 and policies HS - 1.3 and HS - 3.1. The increase of density by 4 units/acre would allow for a more economically viable project, meeting the intent and purpose of Comprehensive Plan Policy LU - 2.4 which encourages infilling and redevelopment of underutilized properties.

4. The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district.
Staff Comment: The parcel is suitable for development as it is currently underutilized and available for redevelopment. Current use of the property includes a single-family home and accessory buildings. The proposed zoning of residential high would allow future redevelopment of the property to a potential maximum of 19 residential units. The property has access to City utilities and services and have easy access to arterials and state highway. Any future development would be reviewed under the development regulations adopted at the time of application submittal.

Per PMC 18.210.020 (B), to grant a comp plan text or map amendment, one of the following must apply:

1. The amendment is warranted due to an error in the initial adoption of the Comprehensive Plan.
Staff Comment: The amendment is not due to an error in the initial adoption of the Comp Plan.
2. The amendment is based on a change of conditions or circumstances from the initial adoption of the Comprehensive Plan.

Staff Comment: The applicant has identified in its submitted application that the proposed comprehensive plan amendment is based upon change of conditions/circumstance. Seven properties to the south of 21195 Viking Ave were re-designated and rezoned in 2019 from residential medium to residential high. This amendment would be consistent with the approved re-designation and rezone from 2019. Properties to the south and east are zoned residential high. The residential low property to the west is a City of Poulsbo stormwater facility.

3. The amendment is based on new information which was not available at the time of the initial adoption of the Comprehensive Plan.

Staff Comment: The amendment is not based on new information that was not available at the time of the initial adoption of the city comprehensive plan.

4. The amendment is based on a change in the population allocation assigned to the City by Kitsap Co.

Staff Comment: The amendment is not based on a change in Poulsbo's population allocation assigned to the city.

IV. ATTORNEY GENERAL'S UNCONSTITUTIONAL TAKINGS MEMO

Pursuant to Comprehensive Plan, City staff members are familiar with Washington State Attorney General's "warning signals" for unconstitutional takings of private property. Staff has reviewed the Attorney General's Advisory Memorandum: Avoiding Unconstitutional Takings in the context of the 2022 Comprehensive Plan Amendments and has consulted with the City Attorney regarding the warning signals. Staff and the City Attorney are comfortable that the amendment does not result in any unconstitutional taking.

V. STATE ENVIRONMENTAL POLICY ACT (SEPA)

A SEPA/environmental checklist was prepared for the comprehensive plan amendment. The amendment was reviewed for probable adverse environmental impacts through an optional DNS process, as authorized by WAC 197-11-355 and [PMC 16.04.115](#). A combined Notice of Application with Optional DNS was issued on February 1, 2022, with the comment period for environmental comments ending February 15, 2022. A SEPA Determination of Non-Significance will be issued on February 16, 2022.

VI. PLANNING COMMISSION PUBLIC HEARING FEBRAURY 22, 2022

A public hearing has been scheduled for 7:00 pm on February 22, 2022, for the Planning Commission to receive public comments on the 2022 Comprehensive Plan Amendments.

Due to the ongoing covid-19 pandemic, **public hearings are being held virtually**. This call-in number: **1-253-215-8782** and meeting id: **867 2467 1267** are provided for attendance, in addition to this webinar link: <https://us06web.zoom.us/j/86724671267>.

Proposed Motion:

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

Application No. P-11-15-21-01, a request to re-designate and rezone property at 21195 Viking Ave NW from Residential Medium to Residential High.

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

VII. STAFF CONCLUSION AND RECOMMENDATION

Staff has concluded that the site-specific amendment application to the Comprehensive Plan and Zoning Ordinance map is based upon a change in circumstances since the initial adoption of the Comprehensive Plan; is internally consistent with the Comprehensive Plan; and is not detrimental to the public health, safety, or welfare of the City. Therefore, staff respectfully recommends approval of application no. P-11-15-21-01, an amendment to the Comprehensive Plan Land Use Map (LU-1) and the Zoning Ordinance map.

VII. EXHIBITS

- A. Amendment Application
- B. Notice of Application and Optional DNS and Notice of Planning Commission Public Hearing

**Exhibit A:
Amendment Application**

Exhibit B:
Notice of Application w/Optional DNS and
Notice of Planning Commission Public Hearing



NOTICE OF APPLICATION W/ OPTIONAL DNS and NOTICE OF PLANNING COMMISSION 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

2022 Comprehensive Plan Amendments – Pasma Site-Specific NOA/ODNS COMMENTS DUE: FEBRUARY 15, 2022 PC PUBLIC HEARING: FEBRUARY 22, 2022

The Growth Management Act (GMA), Chapter 36.70A RCW, requires that the city include within its development regulations a procedure for any interested person to suggest comprehensive plan amendments. Amendments to the comprehensive plan are how the city may modify its 20-year plan for land use, development or growth policies in response to changing City needs or circumstances. All plan amendments are reviewed in accordance with the GMA, and other applicable state laws, countywide planning policies, the adopted City of Poulsbo Comprehensive Plan, and any other applicable plans.

If you are receiving this notice in the mail, it is because Kitsap County Assessor's records indicate you own property within 300' of application number P-11-15-21-01. The public has the right to review contents of the official file for the proposal, provide written comments, participate in any public hearings, and request a copy of the final decision.

| | | | |
|--|--|------------------------------|------------------|
| File No.: | P-11-15-21-01 | Application Type: | IV |
| Setting the Docket: | January 19, 2022 | Notice of Application | February 1, 2022 |
| Address: | 21195 Viking Ave NW Poulsbo WA, 98370 | | |
| Applicant/Owner: | Richard Pasma 21195 Viking Ave NW Poulsbo WA, 98370 | | |
| Proposed Application: | This application includes a site-specific amendment to the City's Land Use (Figure LU-1) and City's Zoning Map. The request is to re-designate and rezone the property at 21195 Viking Ave NW from Residential Medium to Residential High. | | |
| Environmental Review: | The City of Poulsbo has reviewed the proposed amendment 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. Comments related to environmental review must be submitted by the date noted below. The public may comment on the environmental related aspects of the applications until February 15, 2022 . The public may request a copy of the decision once made. | | |
| Planning Commission Public Hearing: | The Planning Commission public hearing is scheduled for February 22, 2022 at 7 PM . The Planning Commission will make recommendations to the City Council. City Council is the review and decision-making authority for the Comprehensive Plan Amendments. Hearing procedures are available from the PED Department and City Clerk's office and are conducted based on Roberts Rules of Order. Due to the ongoing covid-19 pandemic, public hearings are being held virtually . This call-in number: 1-253-215-8782 and meeting id: 867 2467 1267 are provided for attendance, in addition to this webinar link: https://us06web.zoom.us/j/86724671267 . The staff report will be available for review at least 7 calendar days before the hearing. | | |



Public Comment Methods:

Written comments may be mailed or e-mailed to the PED staff contact indicated below. To ensure consideration, all written comments must be received by the city prior to close of the public hearing. At the hearing, the public will have an opportunity to provide written and verbal testimony to the Planning Commission regarding the proposed project.

Source for Information:

Information regarding the 2022 Comprehensive Plan Amendments is available here: <https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/>

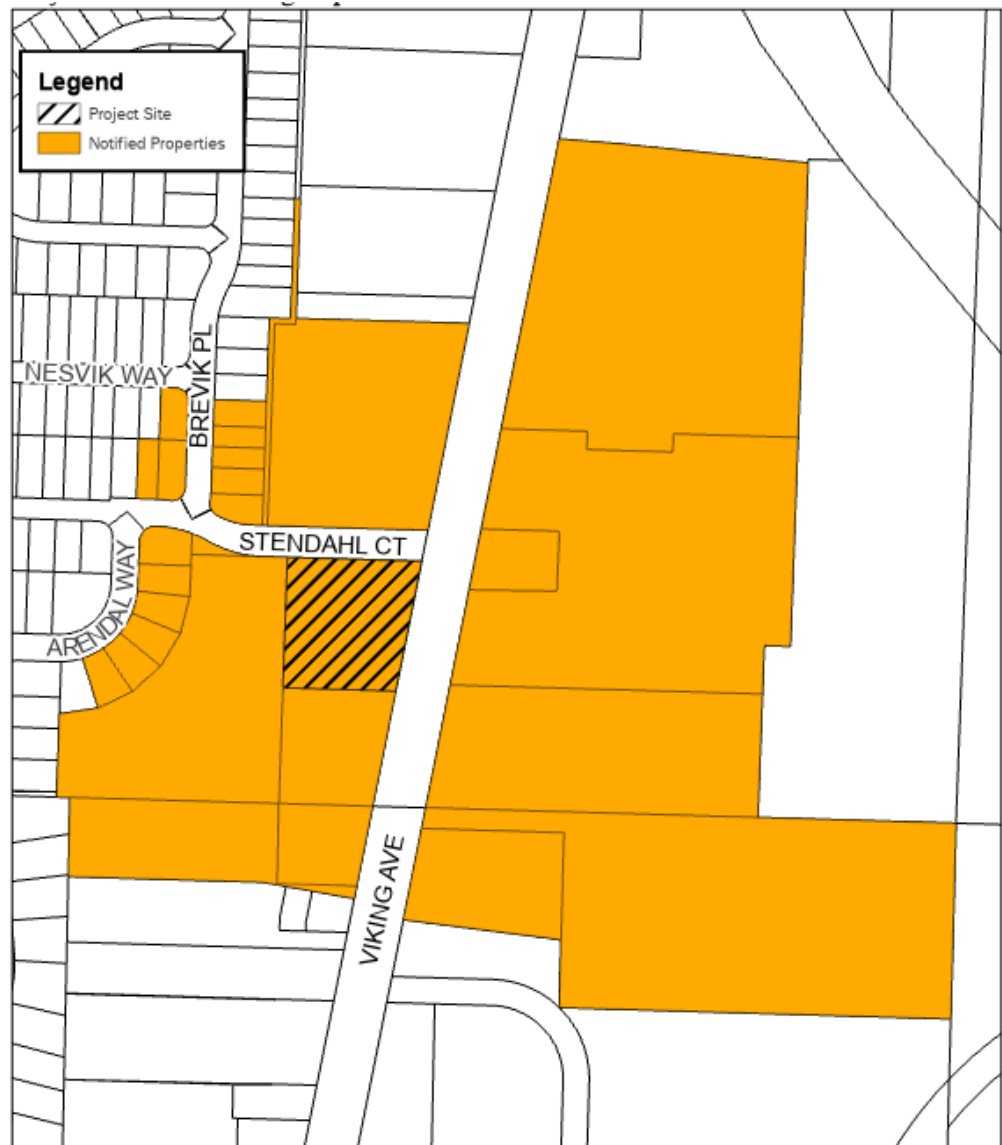
Public Participation Plan:

A Public Participation Plan has been developed and is available here: <https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/>

Staff Contact:

Nikole Coleman, Senior Planner; ncoleman@cityofpoulsbo.com; (360) 394 -9730.

Notice Map:



NOA /
ODNS /
PCPH



Affidavit of Public Notice

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

Application No: P-11-15-21-01 Project Name: Pasma Site Specific CPA

Nikole Coleman, 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 Feb 1, 20 22, a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

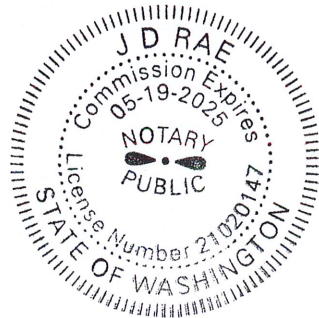
- Notice of Application (ODNS)
- SEPA Determination
- Notice of Public Meeting
- Notice of Public Hearing (PC)
- Notice of Decision

has been provided:

- Mailed to owners of 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: See Applicant Notary

Signature: [Handwritten Signature] Date: 2/1/22

Subscribed and sworn to before me this 2nd day of February, 20 22



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

Silverdale

My Commission expires on:

05/19/2025



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

02/01/2022

Ms. Nikole Coleman
Senior Planner
City of Poulsbo
200 NE Moe Street
Poulsbo, WA 98370-0098

Sent Via Electronic Mail

Re: City of Poulsbo--2022-S-3644--60-day Notice of Intent to Adopt Amendment

Dear Ms. Coleman:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed 2022 Comprehensive Plan Amendments - 1 Site Specific and 2 Text Amendments

We received your submittal on 02/01/2022 and processed it with the Submittal ID 2022-S-3644. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 04/02/2022.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Gary Idleburg, (360) 725-3045.

Sincerely,

Review Team
Growth Management Services

Nikole CH. Coleman

From: Constant Contact <noreply@constantcontact.com>
Sent: Tuesday, February 01, 2022 10:19 AM
To: City of Poulsbo Planning and Economic Development
Subject: Your campaign 2022 Com Plan Amendments - Notice of Application, Optional DNS, and Planning Commission Public Hearing has been sent

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 '**2022 Com Plan Amendments - Notice of Application, Optional DNS, and Planning Commission Public Hearing**' was sent on 2/1/2022 around 1:19 PM EST.

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: 2022 Com Plan Amendments - Notice of Application, Optional DNS, and Planning Commission Public Hearing



City of Poulsbo Public Notice

The Growth Management Act (GMA), Chapter 36.70A RCW, requires that the city include within its development regulations a procedure for any interested person to suggest comprehensive plan amendments. Amendments to the comprehensive plan are how the city may modify its 20-year plan for land use, development or growth policies in response to changing City needs or circumstances. All plan amendments are reviewed in accordance with the GMA, and other applicable state laws,

countywide planning policies, the adopted City of Poulsbo Comprehensive Plan, and any other applicable plans.

The Poulsbo City Council set the docket for the 2022 Annual Comprehensive Plan Amendments on January 19, 2022. The applications can now move to the next phase in the review process:

- Find the project documents for the **Pasma Site Specific Comprehensive Plan Amendment** [here](#). Please provide comments on the Notice of Application and Optional DNS by February 15, 2022.
 - [Notice of Application w/Optional DNS and Notice of PCPH](#)
 - [SEPA Checklist – Pasma Application](#)
- Find the project documents for the **City Initiated Comprehensive Plan Amendments** [here](#). Please provide comments on the Notice of Application with Optional DNS by February 15, 2022.
 - [Notice of Application w/Optional DNS and Notice of PCPH](#)
 - [SEPA Checklist – City Initiated Applications](#)

The **Planning Commission Public Hearing** is scheduled for February 22, 2022 at 7 PM. The Planning Commission will make recommendations to the City Council. City Council is the review and decision-making authority for the Comprehensive Plan Amendments. Due to the ongoing covid-19 pandemic, public hearings are being held virtually. This call-in number: 1-253-215-8782 and meeting id: 867 2467 1267 are provided for attendance, in addition to this link: <https://us06web.zoom.us/j/86724671267>.

Staff Contact: 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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Nikole CH. Coleman

From: Click2Mail Customer Support <support@click2mail.com>
Sent: Friday, January 28, 2022 12:52 PM
To: City of Poulsbo Planning and Economic Development
Subject: click2mail.com: New Order # 14013710399

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Dear Karla Boughton,

Thank you for your order from click2mail.com. Below is a copy of your invoice.

You can check the status of your order at any time

[Order History](#)

or

by [logging into your account](#).

Thank you again for your business.

Billing Information:

Karla Boughton
City of Poulsbo
200 NE Moe St
Poulsbo Washington 98370-7347
United States
T: 360-394-9748

Payment Method:

Credit Card

Credit Card
Credit Card Type MasterCard
Credit Card Number XXXX-7672



| Items | Qty | Price |
|--|-----|----------------|
| Postcard - 4.25 x 6 - SpaceSaver Format | | |
| SKU: PC22-P | | |
| Document Name: NOA_w_Optional_DNS_PCPH_Postcard_Pasma_CPA | | |
| Mailinglist Name: NOAPasmaCPAMailList | | |
| product_type Postcard 4.25 x 6 | | |
| paper_type White Matte with Gloss UV Finish | 1 | \$18.94 |
| print_color Full Color | | |
| print_options Printing both sides | | |
| mail_class First Class | | |
| production_time Next Day | | |
| personalizing Yes | | |
| Subtotal | | \$18.94 |
| Tax | | \$0.91 |
| Grand Total | | \$19.85 |

Thanks again!

Click2Mail Customer Support

If you have any questions about your account or any other matter, please feel free to contact us at support@click2mail.com or by phone at (866) 665-2787. Click2Mail Customer Support is available Monday - Friday from 9am 8pm EST.

View our [terms and conditions](#)

For more details write to us at support@click2mail.com

AFFIDAVIT OF PUBLICATION

Jess Rae
City of Poulsbo
200 NE Moe St
Poulsbo WA 98370

STATE OF WASHINGTON, COUNTIES OF KING AND SNOHOMISH

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by orders of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

02/01/2022

**CITY OF POULSBO
NOTICE OF APPLICATION w/ Optional
DNS and NOTICE OF PLANNING
COMMISSION PUBLIC HEARING**

Project Name: Pasma Comprehensive Plan Amendment, P-11-15-21-01

Comments Due: February 15, 2022

Applicant: Richard Pasma, 21195 Viking Ave NW, Poulsbo, WA 98370

Project Description: Site-specific amendment to re-designate and rezone property at 21195 Viking Ave NW from Residential Medium to Residential High.

Environmental Review: 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 public may comment on the environmental related aspects of the applications until February 15, 2022.

Public Comment: Written comments may be mailed or e-mailed to the PED staff contact indicated below. To ensure consideration, all written comments must be received by the city prior to close of the public hearing. At the hearing, the public will have an opportunity to provide written and verbal testimony to the Planning Commission regarding the proposed project.

Planning Commission Public Hearing: The Planning Commission public hearing is scheduled for February 22, 2022 at 7 PM. Due to the ongoing covid-19 pandemic, public hearings are being held virtually. This call-in number: 1-253-215-8782 and meeting id: 867 2467 1267 are provided for attendance. In addition to this webinar link: <https://us06web.zoom.us/j/86724671267>.

Source of Information: Information regarding the 2022 Comprehensive Plan Amendments is available here: <https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/>

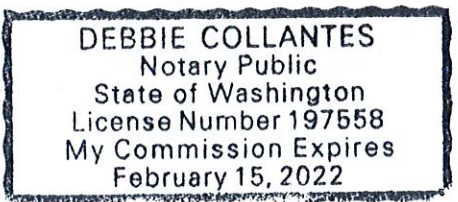
Staff Contact: Nikole Coleman, Senior Planner, ncoleman@cityofpoulsbo.com

Agent Sharon Seligman Signature Sharon Seligman

Subscribed and sworn to before me on 02/03/2022
Debbie Collantes Debbie Collantes

(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

Publication Cost: \$131.57
Order No: 19979
Customer No: 209
PO #:





Affidavit of Public Notice | Site Posting

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 following MUST be attached to this affidavit:

Photo of the posting on site or map showing location where sign was posted

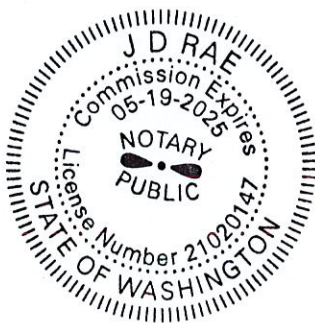
Application No: P-11-15-21-01 Project Name: Richard Pasma

I, Richard, representative for the above-referenced project, do hereby verify that on 2/3, 2022, I posted a sign at 21195 Viking ave, relating to the above-referenced project at the site in a location that complies with the City of Poulsbo requirements.

Representative Name: Richard Pasma

Representative Signature: [Handwritten Signature] (sign in front of notary)

Subscribed and sworn to before me this 3 day of February, 2022



J.D. RAE
NOTARY PUBLIC in and for the State of Washington, residing at:

Silverdale
My Commission expires on:

05/19/2025



Public Notice

The property described below is the subject of a

PUBLIC HEARING

DATE OF HEARING: Feb 22nd @ 7pm

At: Boulder City Hall - 200 N. Main Street

Re: Site Specific - Camp Run Amendment

Applicant: Richard Rydahl

FOR FURTHER INFORMATION CONTACT THE CITY OF POLK'S PLANNING DEPARTMENT
(503) 384-8882 or cityofpolk@polk.or.gov



SEPA Record Submittal

[My agency records](#) [+ Add a SEPA record](#) [i Help](#) [My account](#)

[Resources](#)

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing. ✕

[Edit](#)

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Agency information

Agency name:
Poulsbo City of

Lead agency file number:
P-11-15-21-01

Contact name:
Nikole Coleman

Phone:
(360) 394-9730

Email:
ncoleman@cityofpoulsbo.com

Project location information

County:
KITSAP

Region:
Northwest

Address:
21195 Viking Ave NW
Poulsbo WA 98370

Parcel number:
Coordinates (Lat, Long):
47.75 , -122.65

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Project

Related Ecology SEPA numbers:

Applicant name:
Richard Pasma

Applicant contact information:

Document type:
ODNS/NOA

Document sub type:

Proposal name:
Pasma Site Specific Comprehensive Plan Amendment

Proposal description:
This application includes a site-specific amendment to the City's Land Use (Figure LU-1) and City's Zoning Map. The request is to re-designate and rezone the property at 21195 Viking Ave NW from Residential Medium to Residential High.

Project website:

Important dates

Issued date:
2/1/2022

Comments due to lead agency:
2/15/2022

Date submitted to Ecology:
1/31/2022

Published date:

Attached files

| File name | File description |
|---|------------------|
| NOA_ODNS_PCPH_Flyer_Pasma.pdf | NOA with ODNs |
| SEPA Checklist_Pasma_Signed.pdf | Checklist |

Files

<https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/>

SEPA record creator:

SEPA record submitter:

Nikole Coleman

[Ecology home](#) [Ecology's SEPA website](#) [SEPA Register public search](#)

[Version: 1.0.0.0](#) [Contact admin](#) [Privacy notice](#)

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SEPA ENVIRONMENTAL CHECKLIST

200 NE Moe Street | Poulsbo, Washington 98370
(360) 394-9748 | fax (360) 697-8269
www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

| A. BACKGROUND | | |
|---|--|------------------------------------|
| Name of proposed project, if applicable: 21195 Viking Ave. NW | | Date Prepared: 01/05/22 |
| Name of Applicant: Richard C. Pasma | Address: 21195 Viking Ave. NW | Phone Number: 2067137799 |
| Contact: NA | Agency Requesting Checklist: Poulsbo | |
| Proposed timing or schedule (Including phasing, if applicable) Spring 2022 PCPH scheduled for 2/22/22 CCPH scheduled for 3/10/22 | | |
| Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain. Not currently | | |
| List any environmental information you know about that has been prepared, directly related to this proposal. NA This is a non-project action. | | |
| Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain. No | | |
| List any government approvals or permits that will be needed for your proposal, if known. None known City Council is the Review Authority | | |
| Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. Change development capacity from RM to RH application for site-specific Camp Plan Amendment. | | |

Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

21195 VIKING Ave NW

| B. ENVIRONMENTAL ELEMENTS | | Agree | Disagree | Mitigate |
|---|--|-------|----------|----------|
| 1. Earth | | | | |
| a. General description of the site (check one): <input checked="" type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep <input checked="" type="checkbox"/> slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other. | | | | |
| Property is flat with a slight slope up the driveway Non-project action | | ✓ | | |
| b. What is the steepest slope on the site (approximate percent slope)? 10% | | ✓ | | |
| c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils sand gravel | | ✓ | | |
| d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No | | ✓ | | |
| e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. N/A - No Development or grading proposed | | ✓ | | |
| f. Could erosion occur as a result of clearing, construction or use? If so, generally describe. N/A - No Development or grading proposed | | ✓ | | |
| g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? N/A | | ✓ | | |

| | | | | |
|--------------------|--|---|--|--|
| N/A | <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p><i>Non-project action. TBD @ time of Site Development.</i></p> | ✓ | | |
| 2. Air | | | | |
| N/A | <p>a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.</p> | ✓ | | |
| No | <p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p> | ✓ | | |
| N/A | <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p><i>Non-project action. TBD @ time of Site Development.</i></p> | ✓ | | |
| 3. Water | | | | |
| a. Surface: | | | | |
| No | <p>1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p><i>Likely critical areas w/in 300ft. TBD @ time of Site Development Proposal.</i></p> | ✓ | | |
| N/A | <p>2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p> | ✓ | | |
| N/A | <p>3) Estimate the amount of fill and dredge that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> | ✓ | | |

| | | | | |
|---|--|---|--|--|
| N/A | 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known. | ✓ | | |
| N/A | 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. | ✓ | | |
| N/A | 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. <i>Non-Project Action. TBD @ time of Development Proposal.</i> | ✓ | | |
| b. Ground: | | | | |
| N/A | 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. | ✓ | | |
| N/A | 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals.; agricultural; etc...). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. | ✓ | | |
| c. Water Runoff (Including storm water): | | | | |
| N/A | 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. | ✓ | | |

| | | | | |
|--|---|---|--|--|
| N/A | 2) Could waste materials enter ground or surface waters? If so, generally describe. | ✓ | | |
| N/A | 3) Does the proposal alter or otherwise affect drainage patterns near the site? If so, describe. | ✓ | | |
| N/A | d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: <i>Non-Project Action. TBD @ time of site Development Proposal.</i> | ✓ | | |
| 4. Plants | | | | |
| a. Check types of vegetation found on the site: | | | | |
| <input checked="" type="checkbox"/> Deciduous tree: alder, maple, aspen, other <input checked="" type="checkbox"/> Evergreen tree: fir, cedar, pine, other <input checked="" type="checkbox"/> Shrubs <input checked="" type="checkbox"/> Grass <input type="checkbox"/> Pasture <input type="checkbox"/> Crop or grain <input type="checkbox"/> Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other <input type="checkbox"/> Water plants: water lily, eelgrass, milfoil, other <input type="checkbox"/> Other types of vegetation | | ✓ | | |
| N/A | b. What kind and amount of vegetation will be removed or altered? | ✓ | | |
| None | c. List threatened or endangered species known to be on or near the site. | ✓ | | |
| N/A | d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any. | ✓ | | |
| None | e. List all noxious weeds and invasive species known to be on or near the site. <i>TBD @ time of site Development Proposal.</i> | ✓ | | |

| 5. Animals | | | |
|---|---|--|--|
| <p>a. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:</p> <p><input checked="" type="checkbox"/> Birds: hawk, heron, eagle, songbirds, other:</p> <p><input type="checkbox"/> Mammals: deer, bear, elk, beaver, other:</p> <p><input type="checkbox"/> Fish: bass, salmon, trout, herring, shellfish, other:</p> | ✓ | | |
| <p>b. List any threatened or endangered species known to be on or near site.</p> <p>None</p> <p><i>TBD @ time of site Development Proposal.</i></p> | ✓ | | |
| <p>c. Is the site part of a migration route? If so, explain.</p> <p>I haven't seen anything</p> | ✓ | | |
| <p>d. Proposed measures to preserve or enhance wildlife, if any.</p> <p>N/A</p> <p><i>Non-project action. TBD @ time of site Development Proposal.</i></p> | ✓ | | |
| <p>e. List any invasive animal species known to be on or near the site.</p> <p>None</p> | ✓ | | |
| 6. Energy and Natural Resources | | | |
| <p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.</p> <p>N/A</p> | ✓ | | |
| <p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p> <p>N/A</p> | ✓ | | |
| <p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.</p> <p>N/A</p> <p><i>TBD @ time of site Development</i></p> | ✓ | | |
| 7. Environmental Health | | | |
| <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.</p> <p>N/A</p> | ✓ | | |

| | | | | |
|---|--|---|--|--|
| None | 1) Describe any known or possible contamination at the site from present or past uses. | ✓ | | |
| N/A | 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. | ✓ | | |
| N/A | 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. | ✓ | | |
| N/A | 4) Describe special emergency services that might be required. | ✓ | | |
| N/A | 5) Proposed measures to reduce or control environmental health hazards, if any. <i>Non Project Action. TBD @ time of site Development.</i> | ✓ | | |
| b. Noise | | | | |
| N/A | 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? | ✓ | | |
| N/A | 2) What types of levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. | ✓ | | |
| N/A | 3) Proposed measures to reduce or control noise impacts, if any. <i>TBD @ time of site Development.</i> | ✓ | | |
| 8. Land and Shoreline Use | | | | |
| | a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. | ✓ | | |
| Current zoning is RM and is a single family personal residence. Adjacent properties are zoned RL to the West, and Commercial to the South, uses are consistent. | | | | |

*RM to South
RL to North/West
RM/Park to East*

| | | | | |
|--|---|---|--|--|
| No | b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? | ✓ | | |
| N/A | 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: | ✓ | | |
| Single family home and detached garage | c. Describe any structures on the site. | ✓ | | |
| N/A no activity planned | d. Will any structures be demolished? If so, what? | ✓ | | |
| RM | e. What is the current zoning classification of the site? | ✓ | | |
| RH | f. What is the current comprehensive plan designation of the site? <i>RM</i> | ✓ | | |
| N/A | g. If applicable, what is the current shoreline master program designation of the site? | ✓ | | |
| No | h. Has any part of the site been classified as a critical area by the city or county? If so, specify | ✓ | | |
| N/A | i. Approximately how many people would reside or work in the completed project? | ✓ | | |
| N/A | j. Approximately how many people would the completed project displace? | ✓ | | |
| N/A | k. Proposed measures to avoid or reduce displacement impacts, if any. | ✓ | | |
| N/A | l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. <i>TBD @ time of site development.</i> | ✓ | | |

| | | | |
|---|---|--|--|
| <p>m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.</p> <p>N/A</p> | ✓ | | |
| 9. Housing | | | |
| <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>N/A</p> | ✓ | | |
| <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>N/A</p> | ✓ | | |
| <p>c. Proposed measures to reduce or control housing impacts, if any.</p> <p>N/A</p> | ✓ | | |
| 10. Aesthetics | | | |
| <p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p> <p>N/A</p> | ✓ | | |
| <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>N/A</p> | ✓ | | |
| <p>c. Proposed measures to reduce or control aesthetic impacts, if any.</p> <p>N/A</p> | ✓ | | |
| 11. Light and Glare | | | |
| <p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur?</p> <p>N/A</p> | ✓ | | |
| <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>N/A</p> | ✓ | | |
| <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>N/A</p> | ✓ | | |

Design Review Req'd @ time of site development Review.

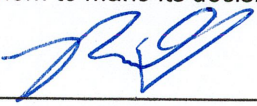
| | | | | |
|---|---|---|--|--|
| N/A | <p>d. Proposed measures to reduce or control light and glare impacts, if any.</p> <p>TBD @ time of Development Proposal.</p> | ✓ | | |
| 12. Recreation | | | | |
| | <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>Fish Park, Nelson Park, Betty Iverson Kiwanis Park, Regal 10 Cinemas</p> | ✓ | | |
| N/A | <p>b. Would the proposed project displace any existing recreational uses? If so, describe.</p> | ✓ | | |
| N/A | <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.</p> <p>TBD @ time of Development Proposal.</p> | ✓ | | |
| 13. Historic and Cultural Preservation | | | | |
| N/A | <p>a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.</p> | ✓ | | |
| N/A | <p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.</p> | ✓ | | |
| N/A | <p>c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc</p> | ✓ | | |

| | | | | |
|---------------------------|--|---|--|--|
| N/A | <p>d. Proposed measures to reduce or control impacts, if any.</p> <p>TBP @ time of site Development</p> | ✓ | | |
| 14. Transportation | | | | |
| N/A | <p>a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>Viking Ave.</p> | ✓ | | |
| | <p>b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?</p> <p>Yes, served by Kitsap Transit Routes #33 and #44.</p> | ✓ | | |
| N/A | <p>c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?</p> | ✓ | | |
| N/A | <p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (Indicate whether public or private).</p> | ✓ | | |
| N/A | <p>e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.</p> | ✓ | | |
| N/A | <p>f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?</p> | ✓ | | |

| | | | |
|--|---|--|--|
| <p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.</p> <p>N/A</p> | ✓ | | |
| <p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>N/A</p> <p><i>Non-Project action. TBD @ time of Site Development proposal</i></p> | ✓ | | |
| 15. Public Services | | | |
| <p>a. Would the project result in an increased need for public service (for example fire protection, police protection, health care, schools, other)? If so, generally describe.</p> <p>N/A</p> | ✓ | | |
| <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>N/A</p> <p><i>TBD @ time of Site development.</i></p> | ✓ | | |
| 16. Utilities | | | |
| <p>a. Check the utilities currently available at the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> electric <input type="checkbox"/> natural gas <input checked="" type="checkbox"/> water <input checked="" type="checkbox"/> refuse service <input checked="" type="checkbox"/> telephone, <input type="checkbox"/> sanitary sewer <input checked="" type="checkbox"/> septic system <input type="checkbox"/> other. | ✓ | | |
| <p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>N/A</p> | ✓ | | |

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

01/06/2022

Date Submitted: _____

Reviewed By: Nikole Coleman, Senior Planner
 1/28/22

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, that would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substance; or production of noise?

This proposal would not increase any of the listed activities - future development proposals will properly manage stormwater runoff, and would likely increase air and noise emissions from temporary construction activities.

An increase in production, storage or release of toxic or hazardous substances is not expected during future development activities.

Proposed measures to avoid or reduce such increases are:

Will be addressed upon application of subsequent development activities.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Future development proposals will include removal of vegetation, and potentially animal habitat. Contaminants from stormwater runoff could potentially affect fish and marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Future development proposals will meet all applicable federal, state, and local regulations, including stormwater management, tree retention, and landscaping plans.

Contaminants from stormwater runoff will be engineered to provide proper water quality and discharge rate, so as to avoid affecting fish and marine life.

3. How would the proposal be likely to deplete energy or natural resources?

Future development proposals will use electricity (heating, lighting, etc.)

Proposed measures to protect or conserve energy and natural resources are:

Future development proposals will comply with Washington State Energy Conservation codes.

| | |
|----|--|
| 4. | <p>How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?</p> <p>Currently there are no known uses or affects to environmentally sensitive areas, or areas designated for governmental protection. Future development proposals will require this to be addressed.</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>None proposed at this time.</p> <p><i>May be critical areas w/in 300! YBP @ time of site development.</i></p> |
| 5. | <p>How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p> <p>N/A no shoreline</p> <p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>N/A</p> |
| 6. | <p>How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>Future development proposals will result in increased traffic, public services, and utilities, via additional residential units.</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>Future development proposals may require traffic impact analyses, and may be required to mitigate additional traffic, as well as remit traffic impact fees. No measures to reduce or respond to impacts on public utilities are proposed at this time.</p> |
| 7. | <p>Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>No conflicts with local, state, or federal laws or requirements for the protection of the environment are expected for this proposal, or future development proposals.</p> |