



Chapter Summary – Land Use

City Council Review | April 3, 2024

WORKSHOP EXPECTATIONS

For each chapter, the City Council shall come prepared to provide direction to staff for any desired modifications to the narrative, goals, and policies, offer comments, and ask questions.

STAFF NOTES:

- Required Chapter per RCW 36.70A (Growth Management Act).
- Included in this packet is a “clean copy” of the chapter allowing for ease of reading. You can find a strikethrough and underline (with notes) version online [here](#).
- Community “Key Goals” integrated into the goals and policies.
- The majority of amendments proposed to meet state, regional, and county requirements.
- Updated and streamlined narrative, including “Poulsbo’s History.”
- Addition of “Centers of Growth” goal and associated policies – in relation to SR305.
- “Urban Forestry” section moved to Chapter 5, Natural Environment.

NOTABLE AMENDMENTS:

Population Allocation (page 4):

Background: Planning to accommodate an estimated growth in population is a fundamental requirement of the GMA. The periodic update must plan to accommodate a portion of the overall growth (population, employment, and housing) that is forecasted for the Central Puget Sound region (i.e. Kitsap, Pierce, King, and Snohomish Counties). Growth allocations are determined through a regional process coordinated through the Puget Sound Regional Council and the Kitsap Regional Coordinating Council. Poulsbo actively participates in both coordination organizations.

Staff held joint meetings with Planning Commission and City Council to review [growth targets](#) on March 22, 2022, and [growth strategies](#) on September 27, 2022.. On October of 2022, the [Kitsap Regional Coordinating Council](#) adopted [growth targets](#) for population and employment through the year 2044.

Poulsbo’s population allocation includes city limits and unincorporated urban growth area.

Table LU-1 Poulsbo Population Allocation – Kitsap Countywide Planning Policy Appendix B-1			
Population Distribution	2020 Population	+ New Population	= 2044 Population Target
Poulsbo City	11,975	4,581	16,556
Poulsbo UGA	528	1,065	1,593
TOTAL	12,503	5,646	18,149

Centers of Growth – SR 305 (pages 6-7):

Background: Centers are the hallmark of Puget Sound Regional Council’s (PSRC) Regional Growth Strategy and [Vision 2050](#). They guide regional growth allocations, advance local planning, inform transit service planning, and represent priority areas for PSRC federal transportation funding. The [Kitsap Countywide Planning Policies \(CPPs\)](#) Element C, Centers of Growth, outlines policies for management of centers at the county level. Staff anticipates designating the SR 305 area as a countywide center of growth, consistent with the criteria in Kitsap CPPs Appendix C, and the process outlined in Appendix D.

The SR 305 Corridor is the long-standing retail and employment center for Poulsbo. There is opportunity to consider the inclusion of housing within the subarea to take advantage of its proximity to city services, transit, and its geographic location at the crossroad for connections to Bainbridge and Kingston ferries, and the Olympic Peninsula. Additionally, it is positioned within very viable walksheds to important local destinations, like Downtown Poulsbo to the west, and residential neighborhoods and North Kitsap Schools to the east.

Question for Council: Do agree with this description of the SR 305 center?

General Land Use (pages 7-8):

Policy LU-3.1

Create a pattern of land use that encourages alternative methods of transportation such as transit, walking, rolling, and bicycling for daily activities and reduces reliance on automobiles.

Question for Council: Do agree with this overall general policy for land use?

Residential Land Use (pages 8-9):

Background: Staff held joint meetings with Planning Commission and City Council to review [growth targets](#) on March 22, 2022, and [growth strategies](#) on September 27, 2022. The consensus among the Planning Commission and City Council at the conclusion of the September 27, 2022, meeting was to plan for “Strategy 4,” which included density increases in the RM and RH zoning districts.

Proposed change to Residential Medium (RM) density from 6-10 du per acre to 6-14 du per acre.

Proposed change to Residential High (RH) density from 11-14 du per acre to 15-22 du per acre.

Question for Council: Do you still agree with this range?