

Fact Sheet

Project Title

Draft Environmental Impact Statement (DEIS or Draft EIS) for the City of Poulsbo 2024 Comprehensive Plan Update.

Proposed Action and Alternatives

The City of Poulsbo is updating the Poulsbo Growth Management Act Comprehensive Plan (“the comprehensive plan”) consistent with the Growth Management Act (GMA; [RCW 36.70A](#)). The comprehensive plan is designed to help the City meet its long-term vision for land use and growth management. The comprehensive plan:

- allocates population, and employment growth to various areas of the county, with a majority of growth occurring in Urban Growth Areas (UGAs);
- reduces sprawl in rural areas and maintains rural character;
- addresses housing needs of all economic segments of the population;
- supports economic development;
- conserves agricultural, forest, and mineral lands of long-term commercial significance;
- protects open space, cultural, and scenic resources;
- provides for parks, recreation, and capital facilities and utilities; and
- develops a transportation network necessary to serve the population and employment.

In accordance with GMA, the 2024 Update addresses and 2044 horizon year, and considers new population, housing and job targets, changes to the future Land Use map, a fair share of affordable housing, housing policy amendments to address racially disparate impacts, and supporting investments in multimodal/active transportation, utilities, public services and facilities, and parks. The comprehensive plan is also required to be consistent with the Kitsap Countywide Planning Policies (CPPs), and with regional plans such as the Puget Sound Regional Council’s (PSRC’s) Vision 2050 which contains the Multi-County Planning Policies (MPPs).

The DEIS studies four land use and growth alternatives that include a no action and three action alternatives for the city and UGA. All three alternatives assume growth consistent with PSRC’s Vision 2050 and Appendix B and F of the Kitsap CPPs: 5,646 new persons, 4,000 new jobs and 1,977 new housing units.

The following is a summary of the alternatives studied:

- 1) **Alternative 1 – No Action, Current Adopted Plan:** This alternative assumes no changes to the future land use designations currently shown on the City’s Comprehensive Plan Land Use Map, and there will be no policy, zoning or regulation changes associated with this alternative. This alternative is required under SEPA.
- 2) **Alternative 2 – Adopted Plan + Missing Middle Housing Emphasis:** This strategy will focus on adding policies and development regulation amendments that would promote missing middle housing within the residential zoning districts. Examples of Missing Middle Housing that would be considered in zoning regulations are reduced minimum lot sizes; attached units (duplex, triplex, etc.) allowed in Residential Low zoning districts; infill; multiplex buildings; town or rowhouses; accessory dwelling units; and cottage/courtyard developments.
- 3) **Alternative 3 – Growth focused within SR 305 Corridor Center:** This alternative would evaluate the C-3 Commercial zone for opportunities to increase residential development along an existing transit corridor, while also maintaining a vital employment area. There are opportunities for development within this area and future code amendments may include increased building height, reduced parking requirements, and other incentives. A substantial portion of the population and new jobs will be assigned to this alternative. Residential designations and densities (Residential Low, Residential Medium and Residential High) remain the same as Alternative 1 Current Adopted Plan and includes Alternative 2 Missing Middle Emphasis.
- 4) **Alternative 4 – Growth focused within SR 305 Corridor Center and increase to density in Residential Medium and Residential High zoning districts:** This alternative would include the SR 305 Corridor Center evaluation and add increased densities to the City’s Residential Medium (RM) and Residential High (RH) zoning districts. RM density would increase from 6-10 units/acre to 6-14 units/acre; and RH would increase from 11-14 units/acre to 15-22 units/acre. Residential Low (4-5 unit/acre) remains the same as currently adopted.

Proponent and Lead Agency

City of Poulsbo Planning and Economic Development

Location

The proposal encompasses all incorporated City of Poulsbo and unincorporated areas associated with the Poulsbo Urban Growth Area. The City of Poulsbo is in the northern portion of Kitsap County.

Tentative Date of Implementation

Summer 2025

Responsible SEPA Official

Heather Wright, AICP, Director

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Contact Person

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Required Approvals

The proposal will be reviewed by the Poulsbo Planning Commission and considered for approval and adoption by the Poulsbo City Council. The proposal will be reviewed by the Washington State Department of Commerce for a 60-day period prior to City action. Puget Sound Regional Council will review the plan and certify the Transportation Element.

Principal EIS Authors and Contributors

The Draft EIS has been prepared under the direction of the Poulsbo Planning and Economic Development Department.

Principal Authors:

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Tiffany Simmons, GIS

Consultants:

Parametrix - Transportation
Gary & Osborne - Water
BJC - Sanitary Sewer
Grette Associates – Environment
The Leland Group – Land Use

Contributors:

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Draft EIS Date of Issuance

January 17, 2025

Draft EIS Comment Period

The City of Poulsbo is requesting comments from citizens, agencies, affected tribes, and all interested parties on the DEIS from January 17, 2025, to February 18, 2025. **Comments are due by 4:30 PM on Tuesday, February 18, 2025.**

Email comments are preferred and should be sent to plan&econ@cityofpoulsbo.com. Please include “Draft EIS Comments” in the subject line and include your comments in the body of your email message rather than as attachment.

All written comments via US Mail should be directed to:

Nikole Coleman, AICP, Planning Manager
City of Poulsbo Planning and Economic Development
200 NE Moe Street
Poulsbo, WA 98370

The DEIS and more information are available on the project website at:

<https://cityofpoulsbo.com/planning-economic-development/2024compplanupdate/>

Tentative Date of Final Action

June 2025

Prior Environmental Review

Since 1995, the City of Poulsbo has issued the following series of environmental impact statements and supplements regarding the Poulsbo GMA Comprehensive Plans:

- City of Poulsbo 1994 Draft and Final Environmental Impact Statement
- City of Poulsbo 2009 Draft and Final Supplemental Environmental Impact Statement
- City of Poulsbo 2016 Determination of Non-Significance with Phased Review

Location of Background Data

You may review the project website for relevant reports and studies associate with the 2024 Comprehensive Plan Update at: <https://cityofpoulsbo.com/planning-economic-development/2024compplanupdate/>. Please see the contact person above if you desire clarifications or have questions.

Purchase/Availability of Draft EIS

This DEIS is available for review at Poulsbo Planning and Economic Development, 2nd floor of the Poulsbo City Hall: 200 NE Moe Street, Poulsbo, WA 98370. The DEIS is posted on the City's website: <https://cityofpoulsbo.com/planning-economic-development/2024compplanupdate/>. Thumb drives are available for purchase at cost at Poulsbo Planning and Economic Development Department.

Subsequent Environmental Review

A Final EIS will be prepared for the proposal. The Final EIS will revise the Draft EIS as appropriate and respond to comments as required in WAC 197-11-560.

Phased review of the proposal pursuant to WAC 197-11-060(5) is anticipated. Phased review assists agencies and the public to focus on issues that are ready for decision and exclude from consideration issues already decided or not yet ready. In phased review, broader environmental documents, such as the EIS for this proposal, may be followed by narrower documents that incorporate prior general discussion by reference and concentrate solely on the issues specific to that phase of the proposal.

Distribution List

Federal and Tribal Agencies

Suquamish Tribe
Port Gamble S'Klallam Tribe
U.S. Navy
U.S. Army Corps of Engineers

State and Regional Agencies

Department of Commerce
Department of Archaeology and Historic Preservation
Department of Ecology
Department of Fish and Wildlife
Department of Transportation
Puget Sound Clear Air Agency
Puget Sound Regional Council

Local and Regional Jurisdictions/Agencies

Kitsap County
City of Bainbridge Island
City of Bremerton
City of Port Orchard
Kitsap Transit
Kitsap Public Utilities District
Port of Poulsbo

Poulsbo Fire District
North Kitsap School District

Utilities

Puget Sound Energy
Cascade Natural Gas

Media

Kitsap Daily News
Kitsap Sun
Seattle Times

Community Organizations and Individuals

Community Organizations and Individuals maintained in the Comprehensive Plan Update email list.