

**PLANNING COMMISSION**  
**FINDINGS OF FACT, CONCLUSION AND RECOMMENDATIONS**

2026 COMPREHENSIVE PLAN AMENDMENTS – City Initiated

Planning Commission Meeting Date:	March 10, 2026
Project Proposal Name:	2026 Comprehensive Plan Amendments – City Initiated
Project Number:	P-11-25-25-01 and P-11-25-25-02
Decision Maker:	City Council

**Consideration (PMC 19.40.050.F):** The Planning Commission shall review all Type IV applications at a public hearing and provide a recommendation to the City Council. The Planning Commission may hold any number of study sessions or workshops on the application prior to the public hearing. At the close of the public hearing, the Planning Commission may recommend that the city council approve, approve with modifications, or denial of the application.

The Planning Commission’s recommendation shall be in writing and shall contain the following: (1) the recommendation of the Planning Commission; (2) any conditions included as part of the Planning Commission recommendation; and (3) findings of fact upon which the recommendation was based, and the conclusions derived from those facts.

The Planning Commission recommendation, conclusion and findings of fact, and any exhibits submitted during the public hearing, shall be transmitted to the City Council.

**FINDINGS:**

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. The site-specific amendments request includes both a Comprehensive Plan land use map amendment and a zoning map amendment. If approved, the land use designation and zoning classification will be amended concurrently and remain internally consistent.
2. The amendment is not detrimental to the public health, safety or welfare. The site-specific amendments are not anticipated to create adverse impacts to public health, safety, or welfare.
3. The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district. The site-specific amendments are based upon change of conditions/circumstances and the need to be consistent with Policy LU 7.1 in the Comprehensive Plan.
4. The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district. Per PMC 18.100.010, the general purpose of the park (P) zoning district is to provide recreation and open space functions for the long-term benefit and enjoyment of city residents, adjacent neighborhoods and the greater north Kitsap community.

Per PMC 18.210.020 (B) in order to grant a Comprehensive Plan amendment, one of the following must apply:

1. The amendment is warranted due to an error in the initial adoption of the city comprehensive plan. The amendment is not based on an error in the initial adoption of the Comprehensive Plan.
2. The amendment is based on a change of conditions or circumstances from the initial adoption of the city comprehensive plan. The amendments are based on a change of conditions from the initial adoption of the plan.
  - *Application No. P-11-25-25-01.* The City’s 6-year Capital Improvement Projects (CIP) is updated during the annual budget process and is subsequently included as an amendment to the Comprehensive Plan. This amendment is due to a change in conditions – as a new budget and a revised CIP has been approved by the Poulsbo City Council. This annual update of the City’s CIP is set forth in Policy CF-3.2 as well as the Capital Facilities Plan (Ch. 13). This amendment is consistent with Capital Facilities Policies CF-4.1 and 4.2.
  - *Application No. P-11-21-25-02.* Policy LU-7.1 in the Comprehensive Plan requires city-owned parks to be designated Park on the Land Use Map and the Zoning map. To maintain consistency with this policy, the properties recently acquire for parks are proposed for re-designation and rezone to Park.

- 3. The amendment is based on new information that was not available at the time of the initial adoption of the city comprehensive plan. The amendments are 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 County. The amendments are not based on a change in Poulsbo's population allocation assigned to the city.

**CONCLUSION:**

THE PLANNING COMMISSION has concluded that the proposed amendments to the Comprehensive Plan Land Use and Zoning Ordinance map and Capital Facilities Plan (Ch. 13) are consistent with the comprehensive plan and is based upon a change in circumstances and new information since the comprehensive plan was adopted. Therefore, the Planning Commission respectfully recommends approval of the City Initiated 2026 Comprehensive Plan Amendments, Application No. P-11-25-25-01 and P-11-25-25-02 as described above in Findings.


**RECOMMENDATION:**

The PLANNING COMMISSION recommends the city council:

- 8 Approve the Comprehensive Plan and Zoning Ordinance Map amendment.
- \_\_\_\_\_ Approve with modification with the following conditions:
  - A.
  - B.
  - C.
- \_\_\_\_\_ Denial of the application.

Recorded Motion on:	March 10, 2026			
<b>Planning Commission Record of Vote</b>				
Commissioner	Support	Oppose	Absent	Abstain
Stevens	M			
Kipps			1	
Taylor	S			
Schlachter	1			
Strickon	1			
Nunes	1			
Soller	1			
Total:	6		1	

**City of Poulsbo Planning Commission**

  
 \_\_\_\_\_  
 Mark Kipps, Chairman *Jim Schlachter as acting chair*

3/10/26  
Date

**City of Poulsbo Planning and Economic Development**

  
 \_\_\_\_\_  
 Planning Technician, Planning and Economic Development

3/10/26  
Date