

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

2026 COMPREHENSIVE PLAN AMENDMENTS – Ogilvie

Planning Commission Meeting Date:	March 10, 2026
Project Proposal Name:	2026 Comprehensive Plan Amendments – Ogilvie Site-Specific
Project Number:	P-10-10-25-01
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 requested amendment 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. The proposed Residential Low designation provides a logical transition between Rural Protection zoning in unincorporated Kitsap County to the north and east and established single-family residential development located to the south.
- 2. The amendment is not detrimental to the public health, safety or welfare.** The proposed Residential Low zoning allows development at a maximum density of approximately five dwelling units per acre on a 1.15-acre site, resulting in a scale of development compatible with the adjacent single-family neighborhood. The property is served by existing public right-of-way access and urban services, and future development will be subject to all applicable development, environmental, and infrastructure standards. The amendment therefore is 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 amendment is warranted due to changed circumstances since the initial adoption of the Comprehensive Plan. The subject property functions as an edge parcel between rural county zoning and established residential development and is constrained in its long-term viability for industrial use due to surrounding residential and rural land use patterns. Redesignation to Residential Low supports orderly infill development and provides a more compatible land use transition consistent with current development patterns and Comprehensive Plan housing and land use policies encouraging infill on underutilized properties within the urban growth area.
- 4. The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district.** The property is vacant and of sufficient size to accommodate residential development consistent with Residential Low zoning standards. At a maximum density of five dwelling units per acre, the site could accommodate approximately five to six dwelling units, consistent with surrounding neighborhood character. The property has access to public infrastructure and urban services, and any future development will be reviewed for compliance with applicable zoning, subdivision, and environmental regulations.

Per **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 amendment is based on changed conditions and evolving land use patterns since adoption of the Comprehensive Plan. Surrounding development has established a predominantly residential context to the south, while adjacent lands to the north and east remain rural in character, resulting in the subject property functioning as a transition area rather than a viable industrial location. The proposed amendment better reflects existing conditions and supports compatible land use transitions.

In addition, Kitsap County allocated approximately 4,000 jobs to the City of Poulsbo during the 2044 planning horizon as part of the 2024 Comprehensive Plan Update. The 2021 Kitsap County Buildable Lands Report identified 84.77 acres of Light Industrial land within the City, supporting an estimated 190 jobs. Of the 84.77 acres, 24% are vacant, including the subject parcels. With the proposed amendment, Light Industrial acreage would be reduced by 1.15 acres to 83.62 acres (23% vacant), decreasing job capacity within that zoning classification by approximately seven jobs, to a total of 182 jobs. Because total employment capacity following the amendment continues to exceed the 4,000 allocated jobs, the proposed amendment does not materially impair the City's ability to accommodate projected employment growth through the 2044 planning horizon and remains consistent with Comprehensive Plan policies and Growth Management Act requirements.

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 amendment is not primarily based on new information unavailable at the time of Comprehensive Plan adoption.
4. The amendment is based on a change in the population allocation assigned to the city by Kitsap County. The amendment is not based on a change in Poulsbo's population allocation assigned to the city.

**CONCLUSION:**

THE PLANNING COMMISSION has concluded that the proposed amendment to the Comprehensive Plan Land Use and Zoning Ordinance map is 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 Ogilvie Comprehensive Plan Amendment Application No. P-10-10-25-01 as described above in Findings.

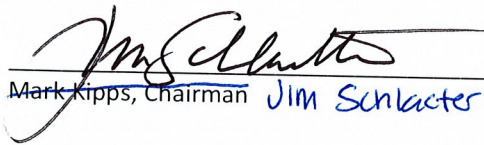
**RECOMMENDATION:**

The PLANNING COMMISSION recommends the city council:

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

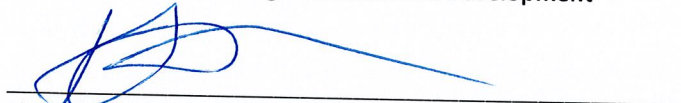
Recorded Motion on:	March 10, 2026			
Planning Commission Record of Vote				
Commissioner	Support	Oppose	Absent	Abstain
Stevens	M			
Kipps			1	
Taylor	S			
Schlachter	1			
Strickon	1			
Nunes	1			
Soller				1
Total:	5		1	1

**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