

City of Poulsbo

Planning & Economic Development



2026 COMPREHENSIVE PLAN AMENDMENTS OGILVIE SITE-SPECIFIC APPLICATION *STAFF REPORT AND RECOMMENDATION*

TO: Planning Commission
FROM: Nikole Coleman, AICP, Planning Manager
SUBJECT: 2026 Comprehensive Plan Amendments – Ogilvie Site-Specific Application | P-10-10-25-01
DATE: March 3, 2026

Staff respectfully recommends approval of the proposed site-specific request to re-designate and rezone parcels 4830-001-001-0009, 4380-001-050-0009, and 4380-001-009-000 from Light Industrial to Residential Low.

RECOMMENDED ACTION:

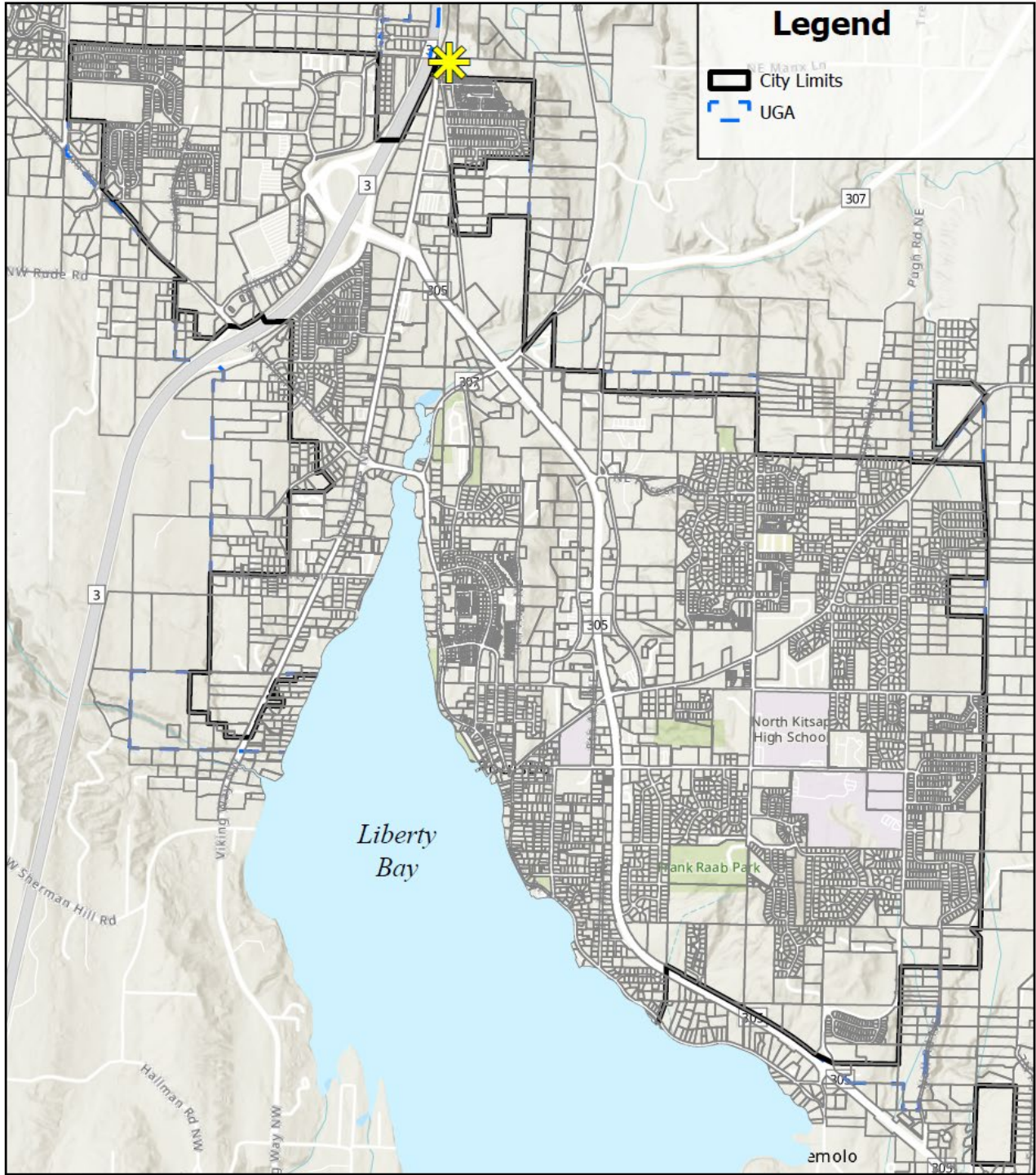
MOVE to recommend (approval) (approval with modifications) (denial) to the City Council, Application No. P-10-10-25-01, a request to re-designate and rezone three parcels from Light Industrial to Residential Low.

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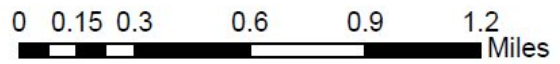
Vicinity Map

City of Poulsbo Planning Department



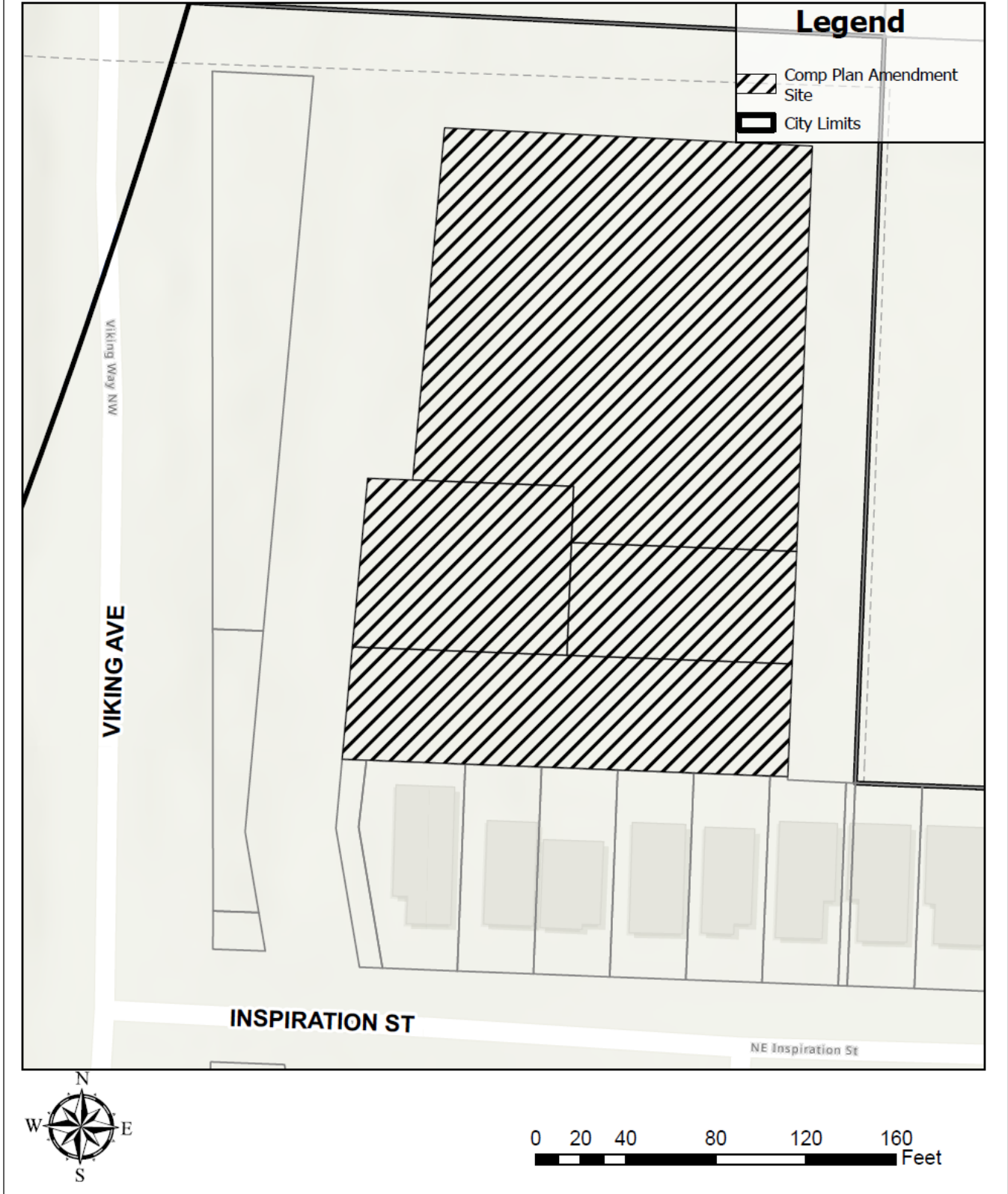
Legend

- City Limits
- UGA



Site Map

City of Poulsbo Planning Department



STAFF REPORT

2026 Comprehensive Plan Amendments – Ogilvie Site-Specific Application

I. GENERAL INFORMATION

| | |
|--|--|
| Applicant/Owner: | Paul and Susan Ogilvie 22244 Viking Ave NW Poulsbo, WA 98370 |
| Application No. | P10-10-25-26 |
| Parcels: | 4380-001-050-0009, 4380-001-001-0009 and 4380-001-009-000 |
| 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 three parcels near 22244 Viking Ave NW from Light Industrial (LI) to Residential Low (RL). |
| Type of Amendment: | Map Amendment - Comprehensive Plan Map and Zoning Ordinance Map |
| Existing Land Use Designation: Proposed Land Use Designation: | Light Industrial Residential Low |
| Adjacent Land Uses: | North: Outside City Limits/Rural Protection (Kitsap County)/Vacant East: Outside City Limits/Rural Protection (Kitsap County)/Single-Family Home South: Residential Low/Single-Family Detached West: Right-Of-Way and Light Industrial/Vacant |
| Existing Zoning: Proposed Zoning: | Light Industrial Residential Low |
| Adjacent Zoning Designations: | North: Outside City Limits/Rural Protection (Kitsap County) East: Outside City Limits/Rural Protection (Kitsap County) South: Residential Low West: Right-Of-Way and Light Industrial |
| SEPA Status: | A DNS was issued on February 27, 2026 |
| Enabling Code: | PMC 18.210.010, PMC 18.210.020 and 19.40.050 |
| Plan Commission Hearing Date: | March 10, 2026 |
| Staff Contact: | Nikole Coleman, Planning Manager PED Department (360) 394-9882 ncoleman@cityofpoulsbo.com |

II. CRITERIA FOR APPROVAL

A. 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 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.

Staff Comment: 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.

Staff Comment: 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.

Staff Comment: 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.

- B. 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 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 Comprehensive Plan.

Staff Comment: 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 which was not available at the time of the initial adoption of the Comprehensive Plan.

Staff Comment: 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 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 2026 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 9, 2026, with the comment period for environmental comments ending February 23, 2026. A SEPA Determination of Non-Significance was issued on February 27, 2026.

VI. PLANNING COMMISSION PUBLIC HEARING TUESDAY, MARCH 10, 2026

The Planning Commission Public Hearing is scheduled for Tuesday March 10, 2026, at 6:00 pm or soon thereafter. The Planning Commission will make a recommendation to the City Council. Meeting procedures are available from the PED Department and City Clerk's office and are conducted based on Roberts Rules of Order. Public Hearings are being held as a hybrid virtual/in-person at the web address and call-in number noted below and at City Hall Council Chambers, 200 NE Moe Street. This call-in number: 1 253 215 8782 and meeting id: 813 4761 3119 are provided for virtual attendance, in addition to this webinar link: <https://us06web.zoom.us/j/81347613119>.

Proposed Motion:

MOVE to recommend (approval) (approval with modifications) (denial) to the City Council, Application No. P-10-10-25-01, a request to re-designate and rezone three parcels from Light Industrial to Residential Low.

VII. STAFF CONCLUSION AND RECOMMENDATION

Staff has concluded that the text amendments to the Comprehensive Plan and Zoning Ordinance Map are either based upon new information or a change in circumstances since the initial adoption of the Comprehensive Plan; are internally consistent with the Comprehensive Plan; and are not detrimental to the public health, safety or welfare of the city. Therefore, staff respectfully recommend approval of the Ogilvie Site-Specific Comprehensive Plan Amendment as set forth in this staff report.

VII. EXHIBITS (LINKED)

- A. [Amendment Application](#)
- B. [Notice of Application and Optional DNS and Notice of Planning Commission Public Hearing](#)
- C. [SEPA Determination](#)