

APPENDIX D
EXISTING LAND USE

Existing Land Use Within the Unincorporated UGA

The existing land use pattern within the unincorporated portion of the Poulsbo UGA is typified by low-density residential development (See Map D-1 on page 3). While much of the area is characterized by single-family homes on large lots (5 acres or larger), the area is also replete with large lot subdivisions that fall in between the GMA's definition of rural (i.e. five acre lots or larger) and urban development (4 units per acre or greater).

Large lot subdivisions were one of the major propellants of GMA in the late 1980's and early 1990's. The legislature viewed these types of developments as a primary reason for the loss of farm and resource lands, as well as a hindrance to traditional rural land uses due to incompatibility of land uses. This land use pattern, prevalent throughout the unincorporated area surrounding the City of Poulsbo, is better known as sprawl.

Within the unincorporated UGA residential land is planned for either low density or medium density residential. Low density residential is the primary land use designation within the unincorporated UGA. Within this land use designation residential densities will range between four and five units per acre. This density is consistent with that found in the City's low density residential districts and complies with the GMA and Growth Management Hearing Board decisions¹. While single-family residential land uses are the primary use allowed in this designation, a limited variety of nonresidential uses are allowed as conditional uses². Although nonresidential land uses are allowed in the City's residential districts, it is anticipated that the primary land use in the unincorporated portion of the UGA will continue to be residential.

Located among these residentially zoned areas are areas designated for light industrial land uses, commercial land uses, parkland, and open spaces. Along with development of subdivisions "vested" prior to the passage of GMA are areas of commercial, industrial and resources land uses. This uncoordinated pattern of land use will benefit from being included in the City's UGA. These areas will be afforded an opportunity to infill and redevelop into a land use pattern that is envisioned by GMA.

This plan set forth that authority for the conversion of these lands. While it is not anticipated that all lands will be converted during the planning period, the adoption and implementation of this plan will signal the start of bringing these areas and land uses closer to a land use pattern envisioned by the GMA. In addition, it is anticipated that by adopting this plan the unincorporated portion of the UGA will continue to attract a variety of land uses, but the predominant land use will be low density residential (i.e. 4 – 5 units per acre).

¹ The Central Puget Sound Hearings Board, in Bremerton, 5339c, FDO, pg. 50, that " ..., any residential pattern of four net dwelling units per acre, or higher, is compact urban development and satisfies the low end of the range required by the Act. Any larger urban lots will be subject to increased scrutiny".

² See pages 433 – 434 of the Poulsbo Municipal Code for examples of nonresidential land uses allowed in the low-density residential districts via a Conditional Use Permit.

INSERT MAP D-1 EXISTING LAND USE MAP HERE

Existing Land Use Within the City of Poulsbo

Residential

The prevalence of single-family residential development has helped establish and retain the small town character of Poulsbo. The City's land use pattern has provided residents with open space, recreational opportunities and views of the Olympic Range and Liberty Bay from many of the City's vistas. The preservation of this landscape is paramount to maintaining the character of the city that is relished by those that live here and those that visit. The realization of this vision is consistent with the City's approved Comprehensive Plan.

The City's residential land use designations allow for a range of residential densities, and while Poulsbo's character is typified by a low-density pattern of residential development, since 1994 the City's permitted residential developments had an average density of just over eight (8) units per net acre. One of the reasons for the low-density appearance of the City is due to the natural landscape that is characterized by the areas hilly topography and lush vegetation. These undeveloped areas create a patchwork of open space throughout the City that visually separates developed areas and contribute to the City's small town appearance. To ensure the City continues to develop consistent with its vision, while promoting urban residential densities, the City's Planning Department has committed to a multi-year work program³ that includes a Community Design Element which will focus on maintaining the character of the City while emphasizing infilling, redevelopment and open space preservation.

Commercial

The City has a number of commercial areas, which serve both local residents and the traveling public. The historic downtown core is popular with both locals and visitors alike. The downtown provides an anchor for the City's commercial activities. The downtown also includes critical community facilities, including City Hall, the City Police Department, Post Office and Port facilities. A variety of retail, service, commercial, professional and civic uses also exist in the downtown core, as well as, at the Poulsbo Village Shopping Center. Other commercial areas within the City include the Viking Avenue corridor, the Highway 305 corridor and the Olhava Master Planned Development. While the downtown core serves local residents, it is also a major attraction to visitors, whereas the Village Shopping Center and other retail areas are more oriented to local residents.

While the traditional shopping function of commercial areas within the UGA will continue to be served by Poulsbo's downtown core, the Viking Avenue corridor and the

³ The City Planning Department held a workshop on April 26, 2000 with the City Council and City Planning Commission to discuss the department's proposed multi-year work program to update the City's Comprehensive Plan that was adopted in 1994. According to this elements summary sheet, "[t]he Community Design Element is envisioned to address and set policy direction for neighborhood planning/urban infill and commercial development design guidelines".

Highway 305 corridor and, in the future, at Olhava, some limited new commercial uses are expected to locate within the unincorporated UGA.

Because of the location of land designated as commercial within the unincorporated portion of the UGA, these commercial uses are expected to serve local neighborhood commercial needs and the traveling public.

Industrial

While Poulsbo has a significant inventory of commercial land uses, industrial and manufacturing areas are not as prevalent. The City and County are both interested in continuing to develop an industrial base in the North County, which does not negatively impact local natural resources and the environment. Heavy industrial uses which have the potential for polluting the environment, creating unacceptable noise levels, or creating similar hazards or nuisances are not appropriate for the City or its UGA.

The City has been successful in attracting a small number of high tech firms and other major companies that have located throughout the City in areas such as Powder Hill. While these types of land uses are not dependent on industrial land, most of the City's commercially zoned land is built out and therefore, new nonresidential land uses are finding it more difficult to find adequate locations within the City proper. The City is continuing to pursue high tech businesses and is actively exploring ways to attract these types of businesses to the community. The City's participation with the Telecommunication Task Force is an example of one such effort.

Currently the City has approximately 56.48 acres of land zoned Light Industrial or Business Park. The Light Industrial lands are split between three main areas within the City: north of Lindvig Way N.E. between Bond Road and Viking Avenue and north of Forest Rock Lane just east of Highway 305. The third Light Industrial area in the City is located west of Vetter Road N.E. and east of Highway 305. Light Industrial land is suitable for light manufacturing, marina-related repair and construction, construction yards and other similar uses. Both single use and industrial park development is possible in this land use designation. Finally, the Coast Oyster Plant site is no longer available for industrial uses and will likely be redesignated in the future.⁴

The industrial areas within the unincorporated UGA are located close to major transportation corridors and residential and commercially designated areas, thereby, providing employment opportunities close to residential and shopping areas.

⁴ The City has applied for, and received, a grant to convert this "brownfield" to a public park with marine access.

Business Park

This land use designation allows both office and some light industrial uses to locate in a cohesive, planned development. Suitable land uses include offices, laboratories, warehousing and the assembly of products. Single use manufacturing is not encouraged in this zone. The minimum parcel size for this designation is 10 acres. In addition to the above uses, churches, schools, government facilities, hospitals and utility facilities are also suitable in this land use designation. The City currently has one area-zoned Business Park – Olhava Master Plan Area located in the northwest part of the City. Single use manufacturing is not encouraged. Newly designated Business Park areas in the unincorporated UGA will be required to be served by public water and sewer. It is envisioned that these areas will be attractive to high tech and clean industry because of development standards that require these areas to be developed in an attractive campus setting. These areas should also be located in proximity to residential and commercial areas and major transportation corridors.