CITY OF POULSBO

SHORELINE MASTER PROGRAM UPDATE
STAFF REPORT

To: Mayor Erickson and City Council
Shoreline property and business owners, state and local agencies, tribes, and other interested parties

From: Keri Weaver, Associate Planner

Date: December 6, 2011

I. INTRODUCTION

This staff report, which reflects the Poulsbo Shoreline Master Program (SMP) update process through the Planning Commission's final meeting of November 29, 2011, provides an overview of the documents that are proposed to replace the existing 1976 adopted Poulsbo SMP. The recommended new SMP contains the following:

- Shoreline goals, policies and environment designations;
- Shoreline inventory maps;
- Shoreline land and aquatic use regulations and development standards;
- Shoreline administrative regulations.

The Planning Commission reviewed the draft SMP in five workshops from August-October 2011, and on October 25, 2011 voted to recommend a revised draft of the SMP to City Council for approval, following a public hearing. The Planning Commission public hearing was held on November 29, 2011, and the Planning Commission voted 7-0 on November 29, 2011 to recommend approval of the SMP to the City Council. The current draft goals, policies and regulations have also been reviewed by the City Attorney and the Department of Ecology's SMP office. The City Council will review the draft SMP and hold an additional public hearing before adoption.

The state Department of Ecology (DOE) has final approval authority over the SMP. All SMP documents have been developed in coordination with DOE, and at this time staff is not aware of any pending issues requiring resolution with DOE before adoption of the SMP.

II. BACKGROUND

A. Purpose of the Shoreline Master Program Update

As required by the state Shoreline Management Act (RCW 90.58), local governments must prepare and adopt a shoreline master program that is based on the state's Shoreline Master Program Guidelines (WAC 173-26) but tailored to the specific circumstances and needs of the local community. The Poulsbo SMP was originally adopted in 1976, following approval by DOE, and has not been amended since that time. In the past 35 years, many things affecting the city shoreline's development, environmental conditions and use have changed. Additionally, there have been numerous state and federal regulatory changes, in areas such as stormwater management, protection of critical areas, floodplain development, etc, that affect the shoreline and aquatic areas. The updated information, policies, designations and regulations in the recommended SMP are intended to address these changes and bring the program into compliance with current federal and state policies and regulations for shoreline and aquatic management. The Poulsbo SMP has also been developed concurrently with the Kitsap County SMP, and is intended to be consistent with the county plan to ensure a smooth transition when properties in the city's shoreline UGA are annexed.

The SMP includes the city's vision of how shoreline areas can be used and provides the policy basis and regulations to guide shoreline development, public access, and habitat protection. The goals and policies of the SMP are required to be incorporated into the Poulsbo Comprehensive Plan, as required by the state Growth Management Act (RCW 36.70A). The shoreline regulations will be codified and become part of the city's development regulations, and will regulate shoreline areas in coordination with existing zoning and critical areas regulations.

In 2003, the Legislature established a new schedule for required updates of all local shoreline master programs in the state. Kitsap County and its cities, including Poulsbo, are required to adopt updated SMPs in 2011-2012.

B. Regulatory Framework

The State of Washington adopted the Shoreline Management Act (SMA) in 1971, for the purpose of preventing " the inherent harm in an uncoordinated and piecemeal development of the state's shorelines" (RCW 90.58.020). In adopting the SMA, the Legislature acknowledged the need to balance the various interests involved in the shorelines of the state. The concept of "preferred uses" was developed as an effort to protect shoreline functions and values, and foster reasonable use, public access and sustainable economic development of shoreline areas.

To this end, the SMA establishes a broad policy directive that gives preference to shoreline uses that:

- Protect the quality of water and the natural environment;
- Depend on proximity to the shoreline ("water dependent uses")
- Preserve and enhance public access and/or increase recreational opportunities for the public along the shorelines.

Shoreline planning under the SMA is conducted by local governments with the oversight and approval authority of DOE.

In addition to the SMA provisions of RCW 90.58, DOE administers the following chapters of the Washington Administrative Code which were used to develop the proposed Poulsbo SMP:

- Chapter 173-22 WAC: Adoption of designations of shorelands and wetlands associated with shorelines of the state
- Chapter 173-26 WAC: State master program approval/amendment procedures and master program guidelines
- Chapter 173-27 WAC: Shoreline management permit and enforcement procedures

In 2003, the Legislature adopted, in response to a Central Puget Sound Growth Management Hearings Board decision, new provisions pertaining to the jurisdiction, implementation, and partial integration of the Growth Management Act (GMA) and the SMA. Among other provisions, the legislation specified that as of the date the DOE approves a local government's updated SMP, the protection of critical areas within shorelines of the state must be accomplished only through the local government's master program and, with limited exceptions, must not be subject to the procedural and substantive requirements of the GMA. Furthermore, SMPs must provide a level of protection to these critical areas located that is at least equal to the level of protection provided to critical areas by the local government's critical area ordinance. Subsequent court decisions have confirmed that development regulations adopted under the GMA to protect critical areas within shorelines of the state continue to apply until a comprehensive SMP update is approved by DOE.

C. Approach to the Shoreline Management Program Update

With this update of the Poulsbo SMP, the shoreline goals, policies and environment designations are brought into alignment with the recently-updated (2009) Comprehensive Plan policies and regulations. In fact, the Comprehensive Plan land use designations and the zoning on shoreline properties form the basis for how shoreline environment designations were assigned. Existing conditions were documented for this update, as part of the state's requirements to have "no net loss" of existing shoreline habitat functions and values, and in future, as permit applications are submitted, shoreline regulations and development standards

will be used to evaluate and permit appropriate proposed shoreline uses and modifications. Consistent with the SMA, the city is the primary regulator and enforcer of the SMP, but DOE has the authority and responsibility to review and approve local SMPs and certain types of shoreline permits, such as conditional use permits.

Although the SMP can be considered a "stand-alone" planning program, in reality the implementing parts of the SMP – the policies and regulations – will be incorporated into the city's Comprehensive Plan and development regulations, and will function in coordination with the city's existing policies, plans and regulations. This integration makes the SMP more user-friendly, and will facilitate efficient and consistent implementation of all applicable requirements. For example, the Poulsbo SMP does not contain different critical area regulations for the shoreline from those already in the adopted Critical Areas Ordinance (CAO) – critical areas in the shoreline will continue to be regulated largely by the CAO standards, unless a more stringent standard is necessary to meet SMA requirements. Actions taken under the SMP are intended to be consistent with both the Growth Management Act and the Shoreline Management Act.

D. City of Poulsbo Shoreline Jurisdiction

Areas in the City of Poulsbo's jurisdiction that are also under the jurisdiction of the SMA include marine waters below the ordinary high water mark and upland areas ("shorelands") up to 200 feet landward of these waters. These areas include Liberty Bay and the estuarine (tidal) portion of Dogfish Creek at the head of the bay. In Liberty Bay, the City's shoreline jurisdiction extends to the City's legal in-water jurisdictional boundary, as established in RCW 35.21.160: "The powers and jurisdiction of all incorporated cities and towns of the state having their boundaries or any part thereof adjacent to or fronting on any bay or bays…or other navigable waters are hereby extended into and over such water and over any tidelands intervening between any such boundary and any such waters to the middle of such bays."

III. PROJECT HISTORY

RCW 90.58.080 established December 2011 as the required deadline for Kitsap County and its cities to adopt updated SMPs; this deadline was later extended by one year to December 2012. The County and cities began work on their SMP updates in July 2009, after receiving grant funding from DOE.

In November 2010, an initial draft SMP, including a shoreline inventory, cumulative impacts analysis, restoration plan, and policies and regulations, was submitted to DOE for review. DOE's comments requested minor changes, which were incorporated into the next draft that was released for public review and comment in July 2011. An environment analysis was conducted under the State Environmental Policy Act (SEPA) to evaluate potential environmental impacts that may result from adoption of the updated SMP. The Planning Commission held a public hearing on November 15, 2011. On November 29, 2011, the Planning

Commission voted to recommend approval to the City Council of the SMP regulations as amended by the Planning Commission.

The City of Poulsbo has completed all deliverables on time and remains on schedule for anticipated SMP adoption in early 2012.

A. Supporting Documents

- Inventory and Characterization, including Shoreline Maps
- Cumulative Impacts Analysis and No Net Loss Summary
- Restoration Plan
- SEPA Environmental Checklist and Determination of Non-Significance

WAC 173-26 requires the City to prepare several supporting documents upon which the SMP is based. On behalf of Kitsap County, Battelle Marine Sciences Laboratories conducted an extensive assessment of the eastern saltwater shorelines of Kitsap County, the "East Kitsap County Nearshore Habitat Assessment and Restoration Prioritization Framework", and this assessment was used for base inventory and characterization information for Kitsap County and its cities. According to the County, the primary objectives of the assessment were:

- Conduct a field inventory of shoreline features;
- Delineate assessment units at "site" and "landscape" scales;
- Characterize the ecological features and conditions within those assessment units;
- Provide a baseline assessment of disturbances to nearshore ecological functions using repeatable methods;
- Consolidate this information into a single, GIS-based database for use by planners and resource managers;
- Validate the disturbance results by evaluating habitat structures indicative of ecosystem functions, including juvenile salmonid habitat.
- Develop a framework for prioritizing preservation and restoration of nearshore habitats used by salmonids.

The existing ecological conditions identified in the inventory support the shoreline management criteria and assignment of shoreline environment designations for each reach. An extensive series of shoreline maps was prepared by the City to support and illustrate the Battelle inventory information, and to document other pertinent shoreline conditions, uses and development. Where the inventory identified impaired or missing ecological functions, suggestions for restoration were documented; these suggestions were addressed by the City along with current restoration efforts in an overall Restoration Plan. The City also prepared a Cumulative Impacts Analysis to assess potential adverse impacts from future development on shoreline habitat values and functions, and to address how the "no net loss" standard for shoreline habitat would be met.

SEPA analysis was conducted in October 2011, based on the City's SMP environmental checklist (including supplemental information for a non-project action). The SEPA DNS was issued on October 14, 2011.

B. Stakeholder and Public Involvement

The City Planning Department conducted extensive public outreach and information efforts throughout the SMP update process. Methods used to keep the public informed and request their input included: public open houses, a community visioning session, a shoreline survey, numerous direct mailings to shoreline property owners and shoreline business owners, an email update list, publication of legal notices, a City SMP web page, and a list of "stakeholders" (agencies, tribes and other federal and state reviewers) who were sent periodic updates. All comments and questions sent to the Planning Department received responses.

The Planning Commission's SMP workshops were open to the public, and the Planning Commission accepted verbal and written public testimony throughout their review. The Planning Commission will also accept verbal and written testimony at the public hearing. The City Council workshops and public hearing will be conducted on the same principle. All comments received throughout the update process are included in the public record, and will be part of a public responsiveness summary to be submitted to DOE as part of the state approval process for the SMP.

C. Identified Issues

Public comments received during the update process and at Planning Commission workshops indicated that the most common concerns included: (1) how nonconforming uses and structures will be regulated after adoption of the updated SMP; (2) requirements for new or expanded structures located over-water or in the shoreline buffer; (3) potential impacts to shoreline homeowners. Staff and the Planning Commission responded to all of these concerns, and have attempted to acknowledge and accommodate them in the proposed regulations to the best of their ability, while remaining consistent with the requirements of state law.

IV. SUMMARY OF PROPOSED SHORELINE MANAGEMENT PROGRAM

The draft Poulsbo SMP contains three key parts (policies, regulations and maps) that must be reviewed and adopted concurrently by the City Council before formal submittal to DOE. The updated SMP will not be effective until the City receives DOE's letter of approval. A summary of the shoreline environments referenced in these documents is also provided below.

A. Shoreline Environments

Shoreline Residential

The Shoreline Residential environment is intended to accommodate residential development consistent with the City's shoreline management standards; protect ecological functions and natural habitat, and restoration when feasible; and provide public access and recreational uses, where appropriate.

The SR-1 sub-designation includes those areas of the shorelands waterward of the established shoreline buffer, and/or on the water side of "buffer interruptions" such as major roads. The SR-2 sub-designation includes those areas of the shorelands outside of the established shoreline buffer, and/or on the upland side of "buffer interruptions," such as major roads. Within these areas, new residential development is permitted according to the applicable shoreline and zoning development standards, with an emphasis on transition from the preservation–oriented focus of SR-1 to adjacent residential development located outside of the shoreline jurisdiction.

High Intensity

The High Intensity (HI) shoreline environment provides for areas of existing moderate commercial and mixed commercial/residential development. This environment allows for optimum use of shoreline areas that are presently developed with commercial uses, while seeking opportunities to protect habitat and ecological functions from further degradation. The identified HI areas include the downtown waterfront and an area near the head of Liberty Bay.

Urban Conservancy

The Urban Conservancy (UC) shoreline environment preserves existing natural landforms and native shoreline vegetation as much as possible, while promoting public shoreline access, views and recreation along with continuance of existing developed uses. The UC designation applies to several shoreline properties located at the west side of the intersection of Lindvig Way and Bond Rd, adjacent to the Dogfish Creek estuary.

Natural

The Natural (N) shoreline environment is established to protect and restore shoreline areas that are relatively free from human influence, undeveloped, and/or include intact or minimally degraded shoreline functions that are sensitive to proposed impacts from development. N areas within the city include Fish Park, and areas of Muriel Iverson Waterfront Park, Net Shed Park, American Legion Park and Nelson Park that are within 0-100 feet of the ordinary high water mark of Liberty Bay.

Aquatic

The Aquatic (A) shoreline environment includes all lands waterward of the ordinary high water mark within the City's jurisdiction, including public and private tidelands, state submerged lands, and areas designated as critical saltwater habitat.

B. SMP Goals and Policies

The SMP's draft goals and policies address general shoreline goals, environment designation and management criteria, and future shoreline land uses and development. These policies provide the basis for the shoreline regulations and the shoreline environment designation maps. Incorporation of these policies into the Natural Resources element of the City's Comprehensive Plan also required that some updates and revisions be made to existing Natural Resources policies affecting the City's shorelines. These changes are summarized below.

Revisions to Existing Natural Resources Element Policies

- Policy NE-6.1: Revised to reference Shoreline Master Program in policy addressing buffers and fish and wildlife habitat protection.
- Policies NE-7.3 and NE-7.6-7.9: Removed. (2009 directions for updating SMP)

New Natural Resources Element Goals and Policies

General

- Policy NE-1.8: Critical areas within the shoreline are protected by the CAO's standards and regulations unless the SMP provides greater protection.

Shoreline Management

- Goal NE-7: Ensure no net loss of shoreline ecological values and functions.
- Policy NE-7.1: Standards for "no net loss" review.
- Policy NE-7.2: "Preferred use" and "priority use" requirements.

Shoreline Environments

- Goal NE-8: Implement regulations and standards for each shoreline environment.
- Policy NE-8.1: New development in the Shoreline Residential (SR) environment shall be consistent with existing residential uses.
- Policy NE-8.2: Protect natural environment in the Shoreline Residential-1 (SR-1) environment.
- Policy NE-8.3: Shoreline Residential-2 (SR-2) environment transitions between SR-1 and adjacent non-shoreline development.
- Policy NE-8.4: Enhancement and preservation of public access and public views with new development.
- Policy NE-8.5: Uses in the HI environment shall be prioritized according to water-oriented and non-water oriented uses.
- Policy NE-8.6: The HI environment should not be expanded unless necessary.
- Policy NE-8.7: Existing non-water oriented development in continuing use and redevelopment.
- Policy NE-8.8: HI uses shall be compatible with adjacent land uses.

- Policy NE-8.9: Density and intensity of use shall not increase in the UC environment.
- Policy NE-8.10: Standards to protect UC environment from degradation.
- Policy NE-8.11: Encourage water-oriented uses in UC environment.
- Policy NE-8.12: Restoration of ecological function, public views and public access are priorities in UC environment.
- Policy NE-8.13: Acquire land for public use and restoration where possible.
- Policy NE-8.14: N areas in parks should be preserved, with public recreation and access uses.
- Policy NE-8.15: Uses such as scientific and historic research may be permitted in N areas.
- Policy NE-8.16: N areas along Dogfish Creek estuary shall continue to be preserved and restored.
- Policy NE-8.17: The city should explore opportunities to add to parks from 0-100 ft of the shoreline.
- Policy NE-8.18: A environment regulations should promote preservation and restoration.
- Policy NE-8.19: Overwater and in-water uses shall not interfere with navigation or have adverse visual or fish and wildlife impacts.
- Policy NE-8.20: Uses in the A environment should be compatible with adjacent upland uses.
- Policy NE-8.21: Overwater and in-water structures limited to water-dependent uses.
- Policy NE-8.22: Public recreational use of state uplands and submerged lands shall be protected.

<u>Public Access</u>

- Goal NE-9: The City shall develop a public shoreline access plan.
- Policy NE-9.1: The access plan shall coordinate with other adopted plans for public access and recreation.
- Policy NE-9.2: The public will be asked to provide input on the plan and its priorities.

<u>Archeological and Historical Resource Protection</u>

- Goal NE-11: Protect historical, cultural and archeological resources of the shorelines.
- Policy NE-11.1: Resources should be permanently preserved where possible.
  Policy NE-11.2: Compliance with federal and state archeological and historic preservation laws.

C. <u>SMP Regulations</u>

WAC 173-26 requires local governments to establish regulations to implement the shoreline environment designations and the shoreline policies. The City's draft shoreline regulations are organized into two proposed code sections, PMC 16.08 (Shoreline Master Program Regulations) and PMC 16.09 (Shoreline Administration and Procedures). The current

proposed PMC 16.08 will replace the existing language of this code section; PMC 16.09 is a new code section. A list of the regulations in PMC 16.09 is provided below; for complete information on each item, the regulations should be reviewed directly.

PMC 16.08 – Shoreline Master Program Regulations

Part I – General Master Program Provisions

- Establishment of SMP regulatory authority
- Scope of the SMP
- Purpose of the SMP
- Definitions of terms used in the SMP regulations
- Extent of the shoreline jurisdiction
- Interpretation of regulations
- Legal construction and severability

Part II – Regulations Applying to All Shoreline Development and Activities

- General regulations for all shoreline areas
- Federal and state approvals
- Mitigation and sequencing requirements
- In-water construction and development activities
- Water quality requirements

Part III – Shoreline Activities, Development and Uses

- Shoreline environment areas and definitions
- Shoreline use table
- Shoreline development and use standards
- Requirements for land division and boundary line adjustments
- Lot coverage standards
- Height limitations
- Residential land uses
- Mixed land uses
- Commercial land uses
- Marinas and boating facilities
- Buoys
- Park and recreational uses
- Parking lots and parking garages
- Public services
- Archeological and historical resources

Part IV – Design Requirements

- Site and building design standards

- Signage
- Lighting
- Public viewsheds and public view corridors
- Public access

Part V – Shoreline Modifications

- General requirements
- Shoreline modifications table
- Piers, docks and boat launches
- Shoreline stabilization measures
- Breakwaters, jetties and groins
- Dredging and dredge material disposal
- Fill
- Tree and vegetation removal
- Habitat enhancement

Part VI – Nonconformances

- Regulations for nonconforming uses and structures

Part VII – Conditional Uses and Variances

- Requirements for conditional uses and variances

Part VIII – Enforcement

- Enforcement of regulations in PMC 16.08 and 16.09

PMC 16.09 – Shoreline Administration and Procedures

- Purpose
- Administrative responsibilities in general
- Applicability of the shoreline master program
- Exemption from permit requirements
- Letter of exemption issued in certain cases
- Review of exempt actions
- Application materials
- Notice of applications and hearings
- Shoreline substantial development permits
- Shoreline conditional use permits
- Shoreline variances
- Issuance of permits
- Filing with Department of Ecology
- Requests for review
- Time to commence and complete development

- Revision to issued permits
- Enforcement authority
- Additional authorities and responsibilities

C. Shoreline Maps

Sixty-six maps in a number of series were created as part of the required inventory and characterization of the City's shorelines. The maps were based partly on data collected by Battelle Laboratories, and partly on data from the City and other agencies. The purpose of the maps is to document, in visual form, the current status of the City's shorelines for both environmental and developmental factors. Each one of the map series has its subject displayed on an overall City-wide map, and many of the series also include smaller maps that are broken down into "planning segments". The planning segments are Fjord Drive (intersection of Fjord/Hostmark to south city limit), Downtown (downtown waterfront), Front Street (Lindvig Way to American Legion Park), Estuary (head of bay/Dogfish Creek north of Lindvig), and Western (west side of Liberty Bay).

- Official Shoreline Maps (includes segment maps)
- Aerial with Shoreline Jurisdiction Jurisdictional Area Map
- Shoreline Segments
- Existing Land Uses (includes segment maps)
- Zoning (includes segment maps)
- Fish and Wildlife Habitat Conservation Areas
- Streams and Wetlands
- Aquifers and Geological Hazard Areas
- FEMA Floodplain Data
- Public Water System
- Public Stormwater System
- Public Sanitary Sewer System
- Stormwater Outfalls
- Shoreline Topography (includes segment maps)
- Drift Cells
- Nearshore Assessment Units (includes segment maps)
- Existing Public Access Points (includes segment maps)
- Cleanup Opportunities
- Water Dependent/In-Water Structures (includes segment maps)
- Overhanging Structures by Type
- Bulkheads and Other Armoring
- Land Uses Nonconforming to Zoning
- Underutilized and Vacant Properties

- Parks, Trails and Open Space
- Shoreline Environment Designations

V. REMAINING ACTIONS FOR SMP APPROVAL

The following steps remain to be taken for final approval of the SMP.

December 14, 2011
Distribution of most recent revision of SMP documents (goals, policies and regulations) to City Council

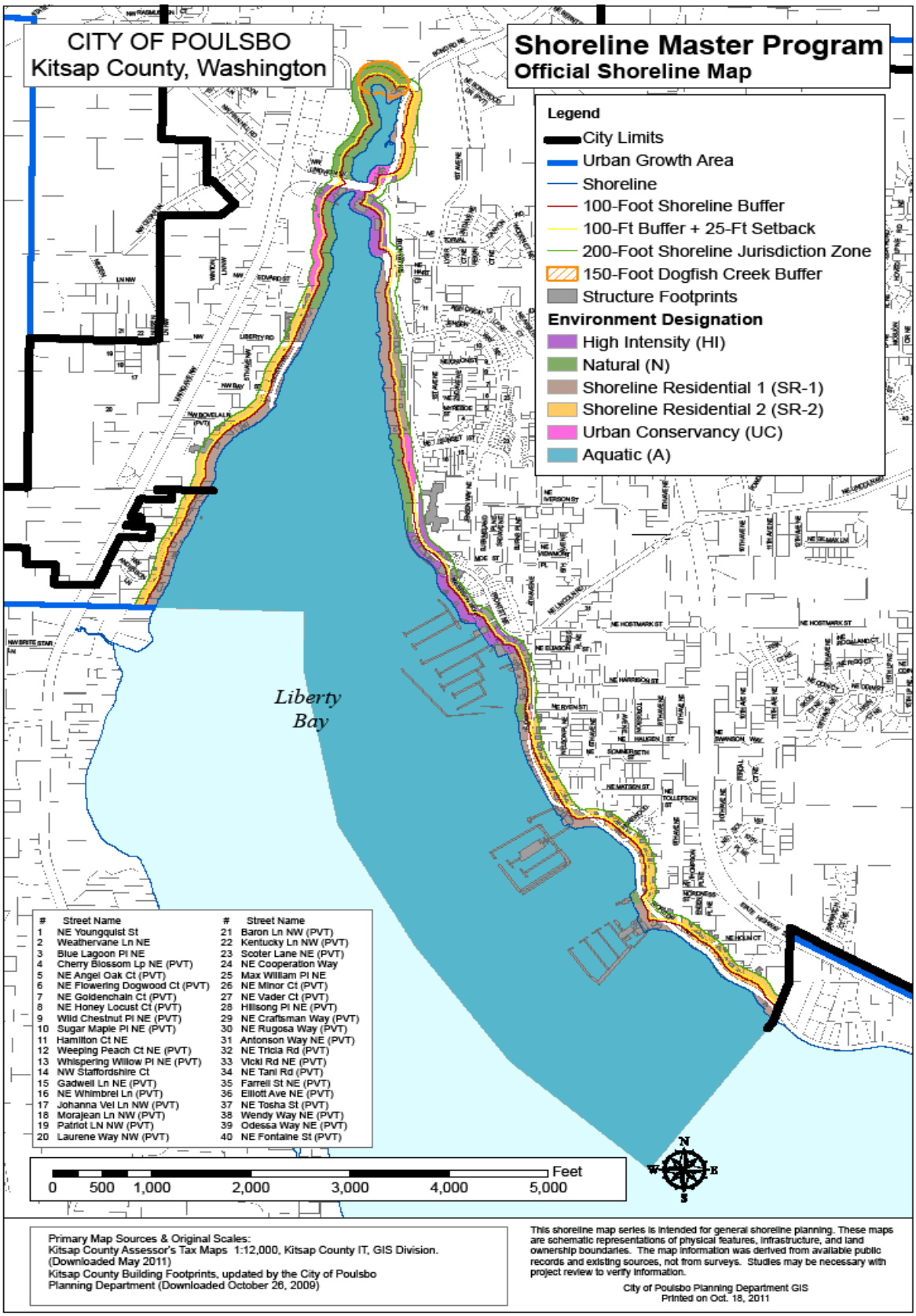
December 21, 2011
Initial staff presentation on SMP to City Council

January 2012
City Council SMP workshop(s)

(Additional City Council workshop dates to be scheduled as needed)

(City Council Public Hearing – date to be determined.)

February-March 2012
Adoption of the 2012 Shoreline Master Program Update and related comprehensive plan and development regulation amendments by the City Council, through approval of a city ordinance. Transmittal of the adopted SMP to the Washington State Department of Ecology for final approval.


CITY OF POULSBO
Kitsap County, Washington
Shoreline Master Program
Official Shoreline Map
Legend
City Limits
Urban Growth Area
Shoreline
100-Foot Shoreline Buffer
100-Ft Buffer + 25-Ft Setback
200-Foot Shoreline Jurisdiction Zone
150-Foot Dogfish Creek Buffer
Structure Footprints
Environment Designation
High Intensity (HI)
Natural (N)
Shoreline Residential 1 (SR-1)
Shoreline Residential 2 (SR-2)
Urban Conservancy (UC)
Aquatic (A)
Liberty Bay
Street Name
1 NE Youngquist St
2 Weathervane Ln NE
3 Blue Lagoon Pl NE
4 Cherry Blossom Lp NE (PVT)
5 NE Angel Oak Ct (PVT)
6 NE Flowering Dogwood Ct (PVT)
7 NE Goldenchain Ct (PVT)
8 NE Honey Locust Ct (PVT)
9 Wild Chestnut Pl NE (PVT)
10 Sugar Maple Pl NE (PVT)
11 Hamilton Ct NE
12 Weeping Peach Ct NE (PVT)
13 Whispering Willow Pl NE (PVT)
14 NW Staffordshire Ct
15 Gadwell Ln NE (PVT)
16 NE Whimbrel Ln (PVT)
17 Johanna Vel Ln NW (PVT)
18 Morajean Ln NW (PVT)
19 Patriot LN NW (PVT)
20 Laurene Way NW (PVT)
Street Name
21 Baron Ln NW (PVT)
22 Kentucky Ln NW (PVT)
23 Scoter Lane NE (PVT)
24 NE Cooperation Way
25 Max William Pl NE
26 NE Minor Ct (PVT)
27 NE Vader Ct (PVT)
28 Hillsong Pl NE (PVT)
29 NE Craftsman Way (PVT)
30 NE Rugosa Way (PVT)
31 Antonson Way NE (PVT)
32 NE Tricia Rd (PVT)
33 Vicki Rd NE (PVT)
34 NE Tani Rd (PVT)
35 Farrell St NE (PVT)
36 Elliott Ave NE (PVT)
37 NE Tosha St (PVT)
38 Wendy Way NE (PVT)
39 Odessa Way NE (PVT)
40 NE Fontaine St (PVT)
0 500 1,000 2,000 3,000 4,000 5,000 Feet
N
W
E
S
Primary Map Sources & Original Scales:
Kitsap County Assessor's Tax Maps 1:12,000, Kitsap County IT, GIS Division. (Downloaded May 2011)
Kitsap County Building Footprints, updated by the City of Poulsbo Planning Department (Downloaded October 26, 2009)
This shoreline map series is intended for general shoreline planning. These maps are schematic representations of physical features, infrastructure, and land ownership boundaries. The map information was derived from available public records and existing sources, not from surveys. Studies may be necessary with project review to verify information.
City of Poulsbo Planning Department GIS
Printed on Oct. 18, 2011