

ORDINANCE NO. 2007-25

AN ORDINANCE OF THE CITY OF POULSBO, WASHINGTON, AMENDING AND REPLACING CHAPTER 18.80 OF THE POULSBO MUNICIPAL CODE IN ORDER TO REVISE THE CITY'S REGULATIONS GOVERNING PLANNED RESIDENTIAL DEVELOPMENTS; LIFTING AND REPEALING THE MORATORIUM ON ACCEPTANCE OF APPLICATIONS FOR PLANNED UNIT DEVELOPMENTS IMPOSED BY CITY OF POULSBO ORDINANCE 2006-21 AND EXTENDED BY CITY OF POULSBO ORDINANCE 2007-06; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

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WHEREAS, in 2002 the City of Poulsbo adopted a major rewrite of the City's Zoning Ordinance, including new provisions for Planned Unit Developments (PUDs), and

WHEREAS, the underlying premise of the new PUD regulations was to allow for flexibility in development standards, such as lot sizes and building setbacks, in exchange for superior subdivision design, open space, and recreational amenities, and

WHEREAS, as land prices have soared over the last five years, more and more developers have used the PUD process, but the PUDs that have been done have not achieved the City's desired results and have not fulfilled the underlying premise of the regulations, and

WHEREAS, on September 13, 2006, the Poulsbo City Council enacted Ordinance 2006-21, imposing a moratorium on the acceptance of any further applications for PUDs until the City could consider amendments to the PUD regulations in order to better ensure that the purposes of the regulations would be achieved, and

WHEREAS, in February 2007 the Mayor appointed an advisory committee composed of the Poulsbo Planning Commissioners and four additional persons with experience and perspective on planned unit developments, and the Advisory Committee, through a series of nine public meetings over two months, reviewed in detail a draft set of regulations prepared by staff, now titled Planned Residential Development (PRD) regulations, and on May 8, 2007, unanimously approved a draft set of regulations with modifications and clarifications made by the Advisory Committee, and

WHEREAS, the Poulsbo Planning Commission held a public hearing on the Advisory Committee Draft PRD Regulations on May 29, 2007 and, after considering any and all public testimony, voted to recommend that the Poulsbo City Council adopt the Advisory Committee Draft PRD Regulations with modifications suggested by the Planning Commission, and

WHEREAS, on June 27, 2007, the Poulsbo City Council held a workshop of the Planning Commission Recommended Draft PRD regulations and, after discussion with the Planning Commission chairman and the Poulsbo Planning Department staff, requested that staff prepare alternatives for consideration by the City Council at a public hearing to be held on July 11, 2007, and

WHEREAS, the Poulsbo City Council held a public hearing on the Planning Commission Recommended Draft PRD Regulations and the staff recommended alternatives on July 11, 2007 and, after considering all public testimony received, determined to adopt the staff recommended alternatives, with certain modifications, and to bring back the PRD regulations in final ordinance form for adoption, and

WHEREAS, with adoption of the PRD regulations set forth in this ordinance, the moratorium on applications for planned unit developments adopted by Ordinance 2006-21 and extended by Ordinance 2007-06 is no longer necessary and the Council has determined that the same should be repealed, now, therefore,

THE CITY COUNCIL OF THE CITY OF POULSBO, WASHINGTON,  
DO ORDAIN AS FOLLOWS:

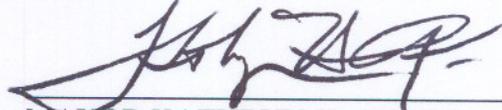
**Section 1. Adoption of PRD Regulations and Amendment and Replacement of Chapter 18.80.** Chapter 18.80 of the Poulsbo Municipal Code is hereby re-titled, "Planned Residential Development Approval," and is further amended and replaced to read as set forth on Exhibit A attached to this ordinance and incorporated herein by this reference as if set forth in full.

**Section 2. Moratorium Lifted and Repealed.** The moratorium on the acceptance of applications for planned unit developments, which was imposed by Ordinance 2006-21 and extended by Ordinance 2007-06, is hereby lifted, repealed, and of no further effect.

**Section 3. Severability.** If any section, sentence, clause or phrase of this ordinance or any section of the Poulsbo Municipal Code adopted or amended hereby should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance or any section of the Poulsbo Municipal Code.

**Section 3. Effective Date.** This ordinance shall take effect and be in full force five (5) days after publication of the attached summary, which is hereby approved.

APPROVED:



MAYOR KATHRYN H. QUADE

ATTEST/AUTHENTICATED:

Karol Jones  
CITY CLERK KAROL JONES, CMC

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY James E. Haney  
JAMES E. HANEY

FILED WITH THE CITY CLERK: 7/12/2007  
PASSED BY THE CITY COUNCIL: 7/18/2007  
PUBLISHED: 7/25/2007  
EFFECTIVE DATE: 7/30/2007  
ORDINANCE NO. 2007-25

**SUMMARY OF ORDINANCE NO. 2007-25**

of the City of Poulsbo, Washington

On the 18<sup>th</sup> day of July, 2007, the City Council of the City of Poulsbo, passed Ordinance No. 2007-25. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF POULSBO, WASHINGTON, AMENDING AND REPLACING CHAPTER 18.80 OF THE POULSBO MUNICIPAL CODE IN ORDER TO REVISE THE CITY'S REGULATIONS GOVERNING PLANNED RESIDENTIAL DEVELOPMENTS; LIFTING AND REPEALING THE MORATORIUM ON ACCEPTANCE OF APPLICATIONS FOR PLANNED UNIT DEVELOPMENTS IMPOSED BY CITY OF POULSBO ORDINANCE 2006-21 AND EXTENDED BY CITY OF POULSBO ORDINANCE 2007-06; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

The full text of this Ordinance will be mailed upon request.

DATED this 19<sup>th</sup> day of July, 2007.

Karol Jones  
CITY CLERK KAROL JONES, CMC

## **Chapter 18.80    Planned Residential Development Approval**

*Approved by Poulsbo City Council 7/11/2007*

### **18.80.010    Purpose.**

The purpose of this chapter is to encourage creative and superior site design in residential zones which also promotes the preservation of open space in such development by permitting greater flexibility in zoning requirements than is permitted by other chapters of this title; while ensuring compliance with the goals and policies of the Poulsbo comprehensive plan. Furthermore, it is the purpose of this chapter:

1. To implement the City's Comprehensive Plan and the state of Washington's Growth Management Act, RCW 36.70A;
  - a. Poulsbo Subarea Plan and its capacity analysis;
  - b. Poulsbo's Urban Growth Area;
  - c. Achievement of the City's Comprehensive Plan's land use designation and assigned densities;
2. To allow flexibility in lot size and design for residential development, in order to enable development to attempt to achieve the zoned density;
3. To allow flexibility in residential design in order to result in creative site planning and superior residential and subdivision developments than generally found in conventional developments and subdivision regulations;
4. To preserve protected critical areas and their buffers as defined in the Poulsbo Critical Areas Ordinance;
5. To provide open space, recreational opportunities and other benefit features for enjoyment of future occupants;
6. To encourage preservation of cultural, scenic or natural features;
7. To encourage a diversity of housing units and types within and between neighborhoods; and
8. To provide for maximize efficiency of street layout, utility networks, and other public improvements.

### **18.80.020    Authority.**

All Planned Residential Development permits shall be processed as Type III applications according to the provisions of Title 19. The Review Authority shall have the authority to approve, approve with conditions, disapprove, or revoke Planned Residential Developments, subject to the provisions of this chapter. All changes and/or expansions to existing Planned Residential Developments prior to the effective date of this title shall conform to all regulations pertaining to Planned Residential Developments.

### **18.80.030    Uses permitted.**

Any use consistent with the comprehensive plan and uses permitted in the underlying zoning designation will be permitted in Planned Residential Developments in accordance with the approved development plan.

### **18.80.040    Size of Planned Residential Development.**

Except as set forth below, a tract of land to be developed as a Planned Residential Development shall have a minimum of five acres. However, a smaller site size may be allowed if the Review Authority makes specific findings to support the conclusion that a

Planned Residential Development is in the public interest because one or more of the following conditions apply:

1. The site contains critical areas and their protected buffers, as defined and set forth by the City's Critical Areas Ordinance;
2. A physical and/or topographic feature of importance identified through a site analysis, (such as but not limited to rock croppings, significant stands of trees, and areas of cultural resources), exists on the site or in the neighborhood, which can be conserved and still leave the applicant adequate land for use by the Planned Residential Development;
3. The property or its neighborhood has a historical character of importance to the community that will be protected by use of a Planned Residential Development;
4. The property is adjacent to or across the street from property which has been developed or redeveloped under a Planned Residential Development, and a Planned Residential Development will contribute or supplement to the existing amenities, open space and values of the neighboring Planned Residential Development;
5. The Planned Residential Development design contains unique or innovative design concepts that could not be achieved without a Planned Residential Development.
6. The proposed Planned Residential Development is located in the RM or RH zoning district, or is adjacent to RM, RH, C or LI zoning district(s) on at least two sides of the subject site. Further, adequate perimeter landscaping, buffering or other compatibility provisions must be able to be provided through project design.

**18.80.050 Modification of development regulations.**

The City's standard development regulations may be modified for a PRD as set forth in Table 18.80.050 below:

<b>Table 18.80.050 Development Standards Modifications for PRDs</b>			
	<b>RL zoning district and detached units w/subdivision</b>	<b>RM/RH zoning district or attached units in RL zone</b>	<b>No subdivision proposed-commonly held ownership (condominium) for all R Zones</b>
Density	Density as per underlying zoning district; and as allowed as bonus units per 18.80.110.		
Minimum Lot Area	3750 square feet	No minimum lot area for attached units  3750 sq. ft. for detached units	5 acres or as a component of a PRD w/subdivision
Min. Front Yard Setback*	10 feet	10 feet	n/a
Min. Side Yard Setback*	5 feet	5 feet	n/a
Min. Corner Street Setback*	10 feet	10 feet	n/a

Min. Rear Yard Setback*	5 feet	5 feet	n/a
Min. Lot Width	30 feet	20 feet	n/a
Maximum Lot Coverage	50%	60%	n/a
Perimeter Setback (from adjacent property lines)	n/a	n/a	20 feet and as may be required by 18.80.070
Setback between Structures*	n/a	n/a	10 feet
Max. overall site coverage (all building footprints)	n/a	n/a	60% (of commonly owned area where structures are located)

\*Or as required by the currently adopted Building Code

All other development standards shall be as set forth in the underlying zoning district requirements.

### **18.80.060 PRD development standards.**

1. Lot sizes. When a PRD subdivision has an average lot size of 6,000 square feet or less, a variety of lots sizes are desired to provide for market variety, clustering and creativity. The PRD design shall include at least three different lot sizes distributed throughout the PRD. The applicant must demonstrate to the Review Authority how this requirement has been met through the required written narrative.
2. Alleys. If a unit abuts an alley, the garage shall take access from the alley whenever possible. When parking is accessed from the rear of the lot, garages must be separated at least 25' from garage face to garage face in order to provide safe vehicle back out room.
3. Privacy. Dwellings on lots without direct frontage on a public street should be situated to respect the privacy of abutting homes and to create usable private yard space for the dwelling(s). The Review Authority shall have the ability/discretion during the review process, to establish alternate setbacks in order to accomplish this objective.
4. Project Design. Architectural renderings for the entire project (including open space areas, recreational amenities, any attached units and/or condominium areas) shall be submitted in support of the proposed PRD. The renderings shall include possible footprint locations and housing elevations or generally identified architectural style. Open space areas and preliminary location of active recreational amenities, trails, conceptual landscaping and other amenities shall also be identified.
5. Individual identity. Home individuality shall be achieved through the following methods:
  - a. When lots front on a public street, the house shall have windows and doors which face the street. Houses shall have a distinct entry feature such as a porch or weather covered entry way;

- b. When lots front on a public street, garage doors must not be the dominant feature of the building façade. At least two of the following design elements shall be provided on home designs that have the garage door projecting forward from the first level living space:
  - i. Provide windows in gables or dormers above the garage doors;
  - ii. Covered porches which emphasize the front entry;
  - iii. Trellis in front of garage;
  - iv. Additional front yard landscaping;
  - v. Variety of architectural elements incorporated into the front building façade design, such as knee braces, varied column types, window boxes, corbels, and raised panel garage doors with windows.

The same building plans cannot be utilized on consecutive lots. "Flip-flopping" of plans does not satisfy this requirement and is not permitted on immediately adjacent lots.

- c. Varied architectural design features, (such as roofline articulation, color and materials), and home placements shall be utilized to avoid appearance of a long row of identical homes.
  - d. At building permit application submittal, the Planning Director will review submitted building permits for compliance with this section, as well as substantial compliance with the conceptual architectural renderings required in Project Design section above.
  - e. The Planning Director has the ability to modify any of the standards within this subsection, if the subject site topography which precludes the compliance with any of the stated standards.
6. Landscaping. Landscaping in a minimum 10' wide strip shall be provided and visible along all public street frontage classified as a Neighborhood Collector. The landscaping can be provided through a landscape easement on lots. If the landscaping is provided in an open space tract and maintained by a homeowners association, it may contribute to the project's open space requirement.

**18.80.070 Planned Residential Development Site design criteria.**

1. When a PRD is proposed adjacent to an existing single-family residential zone which has been developed utilizing traditional City subdivision development standards and lot sizes (7500 square feet or larger), the PRD shall be designed and developed so as to be consistent with the single-family residential environment at its perimeter. The Review Authority may require the PRD to make such provisions such as matching lot sizes or lot widths (or other provisions as deemed appropriate), for those lots that are located adjacent to the existing subdivision. Further, any proposed attached units shall be clustered and located away from the established single-family subdivision.
2. When a PRD is proposed adjacent to a single-family residential zone (developed or un/underdeveloped), the perimeter of the PRD shall be subject to screening provisions, (this is in addition to 18.80.060.1 above as applicable). The Review Authority may require the PRD to make such

provisions as providing a 6' sight obscuring fence or a minimum 25' vegetated buffer (as an open space tract), or other provisions as deemed appropriate to provide adequate screening between the two parcels.

3. Healthy significant trees (e.g. an evergreen or deciduous tree, ten inches in diameter measured 48" above grade), shall be retained as much as possible, while accommodating the project's ability to achieve zoned density, and must be considered when planning the open space, location of structures, underground utilities, paved areas, playgrounds, and finished grade. The Planning Director shall consult with the City Arborist on tree retention on sites with healthy significant trees as shown in the application, and may, upon recommendation of the Arborist, require modification to the development plan to ensure retention of the maximum number of healthy significant trees. Retention of significant trees shall be in the following priority: 1) Healthy significant trees over 60 feet in height; 2) Significant trees which form a continuous canopy; 3) Groups of significant trees which create a distinctive feature; 4) Significant trees which provide winter wind protection or summer shade. A tree survey shall be completed for significant stands of trees and individual trees greater than 10" in diameter measured 48" above grade (species must be identified; dominant species for stands).
4. Undeveloped parcels that are cleared after July 11, 2007, within five years prior to the filing of a PRD application, and where no substantial stands of existing trees or natural features exist, shall not qualify for a PRD unless the proposed design warrants consideration under the PRD provisions, or significant landscaping is proposed to mitigate the loss of natural vegetation. This determination will be made by the Planning Director during the pre-application process.

**18.80.080 Residential Types in Residential Low (RL) Zoning District.**

Attached dwellings, not to exceed four-plexes may be allowed in the RL zone through a PRD if the proposal meets the following criteria.

1. The overall site density does not exceed the zoning district maximum or the allowable density bonus;
2. The attached units must be clustered and located within the interior of the project, along street frontages, or other areas which are appropriate and compatible with adjacent Residential zones;
3. The attached units must be single-family in appearance; and,
4. Architectural renderings of the attached units must be submitted with the application.

**18.80.090 Open Space Requirements.**

Common open space and other appropriate beneficial features are required for all Planned Residential Developments.

1. Open space is intended to benefit the occupants of the Planned Residential Development and shall be improved with recreational amenities.
2. The open space design shall be appropriate to the size, natural features and topography of the subject site. The design shall include open space that is accessible for all residents through pedestrian connections. Further, the open space area(s) shall be visible to at least half of the home sites. This may require multiple open space areas.
3. Open space is required based on the average lot size in the proposed development. The greater the deviation from the RL standard lot size, the greater the open space requirement. This relationship is intended to mitigate the effects of smaller lot sizes including reduced recreation space on private lots, reduced setbacks between structures and overall intensity of the development. The required open space is a percentage of the gross project area.
4. The amount of open space required is set forth in Table 18.80.090.A. The amount of open space required is based upon a range of proposed average lot sizes. The determination of average lot size shall be the sum of all individual lot square footage, divided by the total number of proposed lots.

Proposed Average Lot Size		Required Amount of Open Space (of gross project area)
7499	6500	5%
6499	5500	10%
5499	4500	15%
4499	or smaller	20%

5. For PRDs where no individual lots are proposed (i.e. commonly held ownership/condominium), the amount of open space required is tied to the proposed intensity of the PRD, so that as a project increases the number of units, the open space amount also increases in order to compensate for the loss of private yards and privacy, as well as providing for light, air, space, and recreational amenities throughout the PRD design. The amount of open space required shall be based upon the number of units as prescribed below:

<b>Table 18.80.090.B Amount of Open Space Required for commonly held ownership (condominium) development</b>	
<b>Number of Units</b>	<b>Required Amount of Open Space (of gross project area)</b>
1-40 units	5%
41-80 units	10%
81-110 units	15%
111 or greater	20%

6. For projects with a combination of individual lots and units on commonly held ownership, total amount of open space required is cumulative. The amount of open space required shall be calculated using Tables 18.80.090 A and B percentage requirements for each respective area (i.e. area(s) of common ownership tract percentage and remainder of site percentage). Each area's acreage requirement shall then be combined for the project's total open space requirement.
  
7. Critical area protection areas and required buffers as defined and required by the City's adopted Critical Areas Ordinance, can contribute to the above required open space amount.
  - a. If less than 25% of the subject site contains protected critical area and required buffers, than the critical area and protected buffer area may contribute up to 40% of the project's required open space amount, credited on a square foot by square foot basis.
  - b. If 25% to 40% of the subject site contains protected critical area and required buffers, than the critical area and protected buffer area may contribute up to 50% of the project's required open space amount, credited on a square foot by square foot basis.
  - c. If 41% or greater of the subject site contains protected critical areas and required buffers, than the critical area and protected buffer area may contribute up to 60% of the project's required open space amount, credited on a square foot by square foot basis.
  
8. Storm management facilities may contribute to a project's required open space amount under the following circumstances:
  - a. For projects that utilize Low Impact Development (LID) techniques for their storm water management, the Planning Director may consider on a case by case basis, with demonstration that the LID technique will beneficially contribute to a project's open space and/or landscaping and can be maintained and operated as passive open space, allowing an area of the LID technique to contribute towards the project's passive open space requirement.
  - b. For projects that utilize storm water vaults, the top of the vault may be proposed to also serve as an active recreational amenity (i.e. sport court), if grade and landscaping provide for a useable

area. The area proposed to serve as the active amenity can therefore contribute toward the open space requirement.

9. Open space areas not proposed to be improved with recreational amenities or purposes shall remain as natural vegetation or landscaped with ground cover, shrubs and trees consistent with the type and location of open space. Removal of preserved and approved open space in natural vegetation shall only be permitted for public safety reasons and upon review and approval of the Planning Director and City Arborist. Enhancement of critical area buffer vegetation shall be as allowed and prescribed in Title 16.20 Critical Areas.

**18.80.100 Amenities required.**

1. Both passive and active recreational amenities (owned and maintained by the homeowners) are required to be provided for all PRDs, and shall be located within the required open space areas.
2. Table 18.80.100 shall provide guidance on the type of passive and active amenities in proposed PRDs. At a minimum, the following shall be provided.
  - a. PRDs with less than 51 units shall provide at least two Group 1 amenities.
  - b. PRDs with 51-80 units shall provide one Group 1 and one Group 2 amenities.
  - c. PRDs with 81-110 units shall provide two Group 1 amenities and two Group 2 amenities.
  - d. PRDs with 111 units or more shall provide three Group 1 amenities and two Group 2 amenities.

<b>Table 18.80.100 Type of Passive and Active Recreational Amenities</b>	
<b>Passive</b>	<b>Active</b>
<b><i>Group 1 Amenities</i></b>	<b><i>Group 1 Amenities</i></b>
Picnic areas with improved seating area and at least two picnic tables, in conjunction with an open play area	Multipurpose sport court or other type of sport court (pickleball, shuffleboard, etc.)
Passive seating areas connected by walking path in a length proportionate to the size of the project	Basketball court (minimum ½ court)
Walking Path in a length proportionate to the size of the project	Tennis Court (minimum one standard size)
Arboretum/gardens with interpretive trail	Playground (minimum .25 acre) with large toy
Any other comparable passive recreation use as approved by the Review Authority	Any other comparable active recreation use as approved by the Review Authority
<b><i>Group 2 Amenities</i></b>	<b><i>Group 2 Amenities</i></b>
Pond/Fountain/Waterfall with seating for no less than 10 persons	Outdoor exercise circuit with a trail in a length proportionate to the size of the project
Community gardens with improved soils,	Clubhouse including gathering space for

fencing and sheds	intended residents and kitchen facilities
Gazebo connected to gardens or walking paths in a length proportionate to the size of the project	Large picnic area with covered shelter and multi-family barbeque
Nature interpretative areas/viewing areas with trail and educational signage	Swimming pool and spa
Any other comparable passive recreation use as approved by the Review Authority	Any other comparable active recreation use as approved by the Review Authority

3. The location of the recreational amenities shall be distributed throughout the PRD for use by all residents unless clustering related amenities will result in recreational opportunities which contribute to the project's overall recreational plan and provisions (i.e. a playfield located adjacent to clubhouse, or walking paths and gazebo in conjunction with viewing areas).
4. All PRD amenity design shall take into consideration possible pedestrian linkages and connectivity between existing or planned PRDs and any other residential development.

**18.80.110 Residential Density Incentives.**

The applicant may request an increase in the density permitted by the underlying zoning district in exchange for public benefits through land dedications and facility improvements, to help achieve comprehensive plan goals of creation of quality neighborhoods, affordable housing, public facility acquisition and improvement, low impact development techniques, environmentally responsible design, pedestrian and walkability improvements.

1. The density incentive is expressed as additional bonus dwelling units earned per amount of public benefit provided. When a range is specified, the additional bonus dwelling units will be determined by the Planning Director during project review, based upon the criteria established in Table 18.80.110 for those public benefits.
2. Bonus dwelling units may be earned through any combination from Table 18.80.110, however, bonus units cannot exceed 25% increase above maximum density allowed in underlying zoning district.
3. When bonus dwelling units are proposed, a PRD cannot also include accessory dwelling units within the proposed project.

<b>Table 18.80.110 Public Benefit Incentives/ Residential Density Bonus</b>	
<b>Benefit</b>	<b>Density Incentive</b>
<b>Affordable Housing</b>	As set forth in Chapter 18.60.010.A
<p><b>Public Facilities</b> (public buildings/facilities, trails, parks, and street right of way):</p> <p><u>Dedications:</u></p> <p>Dedication of land for: public buildings and facilities (such as schools, utilities); City-owned park (consistent with City's Park CIP); trails (consistent with citywide trail system); or street right of way (in addition to required by project). Off site dedications may be considered.</p> <p><u>Improvements:</u></p> <p>Improvement to City or other agency standards of: public buildings and facilities; parks; trails and street right of way.</p>	<p>5-12% increase above maximum density allowed in underlying zoning district. Range is dependent upon priority and amount of usable acres dedicated.</p> <p>5-12% increase above maximum density allowed in underlying zoning district. Range is dependent upon priority, amount and cost of facility improvement.</p>
<p><b>Low Impact Development (LID)</b> Integration of LID measures in project design and stormwater facility construction.</p>	5% increase above maximum density allowed in underlying zoning district.
<p><b>Project Design</b></p> <p>a. Preservation of substantial vegetation above the required open space amounts. No increase in permitted density shall be permitted for sites that have been cleared of evergreen trees and native understory within five years prior to the date of application. (Density increases granted which were based upon preservation of existing trees shall be forfeited if such trees are removed between time of preliminary and final approval, and issuance of building permits.)</p> <p>b. Retention or creation of a perimeter buffer minimum of 50' in width, composed of existing trees and vegetation, additional plantings, and/or</p>	<p>a. 7% increase above maximum density allowed in underlying zoning district.</p> <p>b. 1 bonus unit per 250 lineal feet of perimeter buffer retained, enhanced or created.</p>

<p>installation of fencing or landscaping.</p> <p>c. Enhancement of existing native vegetation, proposed through a landscape plan, and approved by the Planning Director and City Arborist.</p>	<p>c. 5% increase above maximum density allowed in underlying zoning district.</p>
<p><b>Pedestrian Connections and Walkability</b></p> <p>a. Construction of an identified pedestrian/bicycle deficiency* (per City of Poulsbo improvement plan). Improvements may consist of paved shoulder, sidewalk or detached path or walkway depending on adjoining conditions.</p> <p>b. Covered transit shelter* with associated landscaping and other pedestrian amenities.</p> <p>* In addition to what may be required as part of project review and approval.</p>	<p>a. 5-10% increase above maximum density allowed in underlying zoning district. Range dependent on priority, length and cost of improvement.</p> <p>b. 1-2 bonus units dependent on cost, area, quantity and type of landscaping and other amenities provided.</p>

**18.80.120 Street Standard Alternatives.**

The City’s Street Standards, as set forth in the City’s adopted Developer’s Guide Section 2, may be modified as provided below:

1. On-street parking as required in Local Access Streets Table, may be clustered at a ratio of one-half parking spaces per unit. The clustered parking spaces shall be located in parking bays adjacent to a public street and within commonly owned areas, such as open space. The parking bays shall be sized to appropriate parking stall sizes as set forth in Figure and Table 18.52.040; and be located within 500’ to the units the on-street spaces are intended to serve. The parking bays shall be owned and maintained by the project’s Homeowner’s Association.
  
2. Private Roads may serve up to nine single-family lots. Private roads must be a minimum of 16 feet wide for two-way traffic and 10 feet wide for one-way traffic (or as otherwise required by the Fire Department.). Additional roadway width may be required if determined necessary for safe vehicle movement, to accommodate grading or other considerations as determined by the City Engineer.
  - a. Private Roads shall be placed in a commonly owned tract. The tract will be owned and maintained by the project’s Homeowner’s Association. Covenants, Conditions and Restrictions (CCRs) and sales contract for lots

- abutting private roads must indicate that the private roads are owned and maintained by the project's Homeowner's Association.
- b. Private Roads must gain access from public streets constructed to City Standards.
  - c. If Fire Department access is proposed to be met by a private road, the proposed private road must meet Fire Department design standards.
  - d. A sidewalk on one-side of the private road built to City construction standards is required.
  - e. Private roads shall be paved full-width for their entire length. Asphalt and subgrade thickness must meet City construction standards.
  - f. A 10' utility easement may be required on the outside of the private road.
  - g. Storm water collection shall meet City Standards. However, the City Engineer may allow modifications such as an inverted crown or a thickened asphalt edge rather than curb, provided that storm water treatment will be adequate and safety will not be compromised. A geotechnical analysis of the proposed private road may be required at the discretion of the review engineer.
  - h. No on street parking is allowed on private roads unless provided in 8' wide bulb outs or in parking bays sized to appropriate parking stall sizes as set forth in Figure and Table 18.52.040. CCRs and sales contract for lots abutting private streets must indicate no on-street parking is allowed if provisions for parking are not made.
3. Alleys are only permitted as secondary access in Planned Residential Developments. Alleys will be considered private roads and must meet the requirements in #2 above with the following exceptions - alleys may provide secondary access for up to 15 units, and a sidewalk on one side will not be required.
  4. Sidewalks separated from public streets or private roads may be required by the City Engineer upon review of the project lot widths and proposed driveway locations.
  5. These specific modifications to the City's Developer's Guide may be utilized in PRD site design, and do not require prior City Council approval in order for the application proceeding to the Review Authority. The PRD application remains subject to the Type III review process. However, any other modifications to the Street Standards that may be proposed are subject to the process set forth in the City's Developer's Guide Section 2.

#### **18.80.130 Submittal Requirements.**

All applications shall be accompanied with complete site plans and subdivision plans if creating lots, drawn to 1:40' scale and produced in such a way as to clearly indicate compliance with all applicable requirements, and shall include the following. At least one sheet shall show the proposed project in its entirety.

- A. A vicinity map showing the location of the property and surrounding properties. A copy of assessor's quarter section map may be used to identify the site.
- B. Dimensions and orientation of the parcel.

- C. Location of existing natural features and structures, including as appropriate: 1) significant stands of trees and individual trees greater than 10" in diameter measured 48" above grade. Species must be identified (dominant species for stands); 2) topography including identification of geologic hazard areas; 3) any know cultural assets; 4) streams, wetlands and other critical areas or environmental features; 5) aerial photography if available, of subject site; and 6) identification of any adjacent off-site natural features which may have an impact on the subject site, as well as any existing or proposed open space, trail linkages or road connections.
- D. Location of proposed lots, building footprints, and open space numbered as open space tracts.
- E. Location of walls and fences, indication of their height and construction materials.
- F. Existing and proposed topography at contour intervals of no more than five feet.
- G. Streets adjacent to, surrounding or intended to serve the property; curbcuts and internal pedestrian and vehicular traffic circulation routes.
- H. Existing and proposed exterior lighting.
- I. Landscape plan depicting the location and configuration of overall site landscaping, including protected critical areas.
- J. Location and layout of off-street parking, on-street parking, and site circulation.
- K. Preliminary utility plan depicting the location of utility and drainage facilities and related tracts or easements.
- L. Site design and conceptual architectural renderings for the entire project, including open space areas, pedestrian walkways and connections, recreational amenity details, outdoor features, building footprints and preliminary building elevations and/or general proposed architectural style.
- M. Architectural elevations/renderings for any proposed attached unit structures;
- N. Environmental checklist, or if required, environmental impact statement.
- O. Preliminary draft of restrictive covenants.
- P. Other architectural or engineering data which may be necessary to determine compliance with applicable regulations including any appropriate site design guidelines.
- Q. Other information may be required as identified at the pre-application conference and/or application form.
- R. A written statement explaining how the proposed PRD meets the purpose and findings of the PRD chapter. (See 18.80.010 Purpose and 18.80.130 Findings).

**18.80.140 Findings.**

In approving a Planned Residential Development, the Review Authority must make the following findings:

- A. The proposal through its design and submitted supporting documents, has clearly demonstrated it meets the stated purposes (18.80.010) of this section.
- B. The proposal complies with all of the applicable provisions of Title 18 - Zoning of the Poulsbo Municipal Code;
- C. The proposal provides overall site design features through its conceptual architectural renderings for the entire project, and have included open space areas, pedestrian walkways and connections, recreational amenities, and outdoor features;

- D. The proposal would not impair the integrity and character of the zoning district in which it is to be located by meeting the minimum development standards for the Planned Residential Development; any applicable development standards for lot sizes, alleys, privacy, home individuality and landscaping have been provided for; and location of any attached housing units are clustered and located appropriately;
- E. The site is physically suited for the type and intensity of land use being proposed;
- F. The proposal would be compatible with existing and future land uses within the general area in which the proposal is to be located by providing screening or buffering between parcels and providing consistency between any existing single family subdivisions and the proposal;
- G. The proposal would preserve natural features and critical areas and would preserve and incorporate existing stands of trees within the project the project design as much as possible;
- H. There are adequate provisions for water, sanitary sewer, and public utilities (electric, gas, phone) and services to ensure that the proposal would not be detrimental to public health and safety;
- I. There will be adequate provisions for public access to serve the subject proposal, as well as providing for neighborhood connectivity as appropriate and as required by the City;
- J. The proposal is consistent with the comprehensive plan and City's adopted development standards;
- K. There will not be significant unmitigated harmful effects upon environmental quality and natural resources; and
- L. The proposed location, size and design of the proposal would not be detrimental to the public interests, health, safety or welfare of the city.

**18.80.150 Final development plan/plat approval.**

- A. Within five years following the approval of the Planned Residential Development, the applicant shall file with the City Engineer a final plat or final development plan for review by the City Council. If the City Council finds that the final plat or final development plan is consistent with the PRD as approved, and that all conditions of the development approval have been satisfied, the Council shall approve the final plat or final development plan. The City Council may approve the final plat or final development plan in phases.
- B. If the City Council finds evidence of a significant deviation from the original approved PRD, the Council shall advise the applicant to submit an application for amendment of the preliminary development plan. An amendment shall be considered in the same manner as an original application.
- C. Upon request by the applicant and for demonstrated appropriate reasons, the City Council may allow adequate financial guarantees of compliance with the final plat or final development plan. Such guarantee may be a performance bond or other form of security in an amount sufficient to assure compliance, and may provide that such security be reduced as stages of construction are completed. Alternatively, or in addition to the security, conditions may be

imposed requiring other adequate assurances that the structures and improvements will be completed, subject to the review and approval as to failure to comply, take steps necessary to assure compliance, including performing the construction or maintenance itself, and levy a lien for all costs thereof against the property.

- D. A final draft of Covenants, Conditions and Restrictions shall include provisions that the project's Homeowner's Association will own, maintain and enforce all open space tracts, perimeter buffers, fences, recreation amenities, private roads, parking bays, and all other applicable project condition(s) regarding ownership, maintenance and enforcement of all commonly owned elements. Further, the face of the final plat or final development plan shall include statement(s) that the project's Homeowner's Association will own, maintain and enforce all open space tracts, perimeter buffers, fences, recreational amenities, private roads, parking bays, and all other commonly owned elements. The City will not join the Homeowners Association as enforcers of the project's CC&Rs.
- E. A final draft of the project's CCRs and face of the final plat or final development plan shall include the following statement: "Open space areas not proposed to be improved with recreational amenities or purposes shall remain as natural vegetation or appropriately landscaped. Removal of preserved and approved open space in natural vegetation shall only be permitted for public safety reasons and upon review and approval of the Planning Director and City Arborist. Enhancement of critical area buffer vegetation shall be as allowed and prescribed in Title 16.20 Critical Areas."

**18.80.160 Appeal.**

The applicant or any interested person may appeal the decision of the Review Authority as set forth in Title 19, Project Permit Application Procedures.