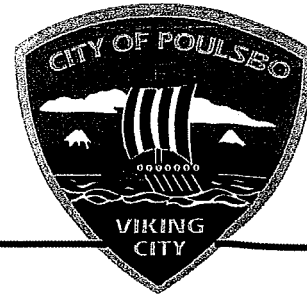


City of Poulsbo

Planning and Building Department

200 NE Moe Street, Poulsbo, Washington 98370

Phone (360) 394-9882



Date: July 7, 2014

To: Andrzej Kasiniak, City Engineer

From: Barry Berezowsky, Planning Director

Re: On-Street Parking in Residential Plats

ADMINISTRATIVE DETERMINATION

As provided in PMC 18.300.020 and 19.01.001, the Planning Director has the authority to review and resolve questions involving the proper interpretation or application of the provisions of the City's Development Regulations.

Question: I have been asked to interpret whether post decision review or other permit process is necessary in order to allow for on-street parking within residential plats, when a condition of approval exists for the preliminary plat that prohibited on-street parking, but current street standards would now allow for on-street parking in certain circumstances.

Discussion:

1. Conditions of approval for pre-2009 residential subdivisions prohibited on-street parking, since the street standards at that time did not allow for on-street parking. However, the 2009 updated street standards do allow, and in some cases require, on-street parking.
2. On-street parking, as a component of the City's street construction standards, is under City Engineer authority. The City Engineering Department is tasked with the review of roads and utilities, as well as development and maintenance of the City's construction standards. If the City's Engineering Street Standards have changed to allow on-street parking under certain street classifications, pre-existing conditions of approval should not disallow on-street parking, if when reviewed by the City Engineer, the existing built streets meet the current street standards/classifications which would allow and/or require on-street parking.
3. The situation of development standards in place at one point in time and subsequently updated, is not unique to street standards. There are similar circumstances of zoning and other development regulations changing over time, and a project that was approved under a certain set of conditions, would be subject to the most current standards for redevelopment or remodeling, for example.
4. I have reviewed PMC 19.01 Project Permit Application Procedures. PMC 19.01.065.A.1 states that post decision review is not applicable for final plats. Therefore, in the cases

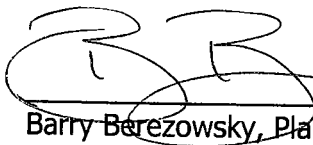
of finalized plats, a post decision review to allow for on-street parking would not be the appropriate process.

5. Further, in circumstances where no change to the existing width or configuration of the street or layout of plat is contemplated, RCW 58.17.215 Alteration of subdivision (process to alter a final plat) would not apply as well.

Determination:

Public streets are under the purview and authority of the City Engineer. If the City Engineer determines that on-street parking within a residential subdivision may be accommodated when current street classifications and other technical and safety considerations have been reviewed, it is my determination that no permit process or procedure is required or necessary by the Planning Department.

Further, for record keeping purposes, it is recommended that the City Engineer provide a memo and/or plat drawing marked where on-street parking is appropriate to be located, to the Planning Department for inclusion in the respective preliminary and final plat planning file.



Barry Berezowsky, Planning Director

7/7/14

Date