



Planning & Economic Development

200 NE Moe Street | Poulsbo, WA 98370-7347
(360) 394-9748 | fax (360) 697-8269
www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

PROCEDURES FOR NEIGHBORHOOD MEETING

The purpose of the neighborhood meeting is to provide a forum for interested individuals to meet with the applicant to learn about the proposal early in the review process, provide an opportunity for meaningful public input, provide a dialogue between the applicant, citizens, and city officials whereby issues can be identified, and provide an opportunity for applicants to address concerns generated by individuals and incorporate possible changes.

WHEN IS A MEETING REQUIRED?

A neighborhood meeting is required for the following:

- Conditional use permit (CUP) (Type III)
- Administrative CUP, when required (Type II)
- Infill residential development (Type II)
- Planned residential development (Type III)
- Planned mixed use development (Type III)
- Preliminary subdivision/plat (Type III)
- Master plans and/or master plan amendments (Type III)
- Shoreline substantial development permit (Type III)
- Shoreline conditional use permit (Type III)
- Shoreline variance, and variance (Type III)

NEIGHBORHOOD MEETINGS PROCESS

When a neighborhood meeting is required *it shall be conducted by the applicant* following a pre-application conference, and prior to submittal of a counter complete application.

Step 1: Find a Location for the Meeting

Find a location that is as near as possible to the project site. City Hall, Poulsbo Library, Poulsbo Fire Department, Olympic College, NK School District, Vibe Coworks, have meeting spaces available for community use. Meeting halls, community rooms, churches, offices and other private facilities may also be available in the local neighborhood. City staff can assist in directing you towards how to reserve space. The meeting must be held within the city limits of Poulsbo.

Step 2: Schedule a Meeting Date and Time

Neighborhood meetings should be scheduled on weekday and non-holiday evenings. Work with the assigned staff planner to arrange a date that he/she can attend. Allow yourself time to prepare the mailing list and notice for mail out at least 14 days before the meeting.

Step 3: Prepare a Mailing List

Obtain names and addresses of property owners within 300 feet of the project site using:

- [Kitsap County Parcel Search](#); or
- Title Company.

Step 4: Submit Neighborhood Meeting Application Form

Once the location, date, and time has been determined, submit the [Neighborhood Meeting application form](#) (attached).

Step 5: Mail Notices

- Please see the attached Neighborhood Meeting template.
- Mail the notice at least 14 calendar days prior.
- Provide a digital copy of the meeting notice and the attached affidavit of mailing to the assigned staff planner.

Step 6: Hold Meeting

The agenda is to cover the following items:

- Introduce the meeting organizer (i.e. developer, property owner, etc.) as the person conducting the meeting. Let the attendants know that you are holding this meeting at the direction of the City, but that no application has yet been made for City permits. The purpose of the meeting is to let the applicant inform residents about the proposal and to inventory their concerns before a permit application is submitted;
- Description of proposed project. Use maps and graphics to show where the property is located and what is proposed. Also bring handout copies. Consider bringing your technical advisors, such as an engineer or architect, to provide information and listen to comments;
- Listing of permits that are anticipated for the project and when public comment is solicited; and
- Description of how comments made at the meeting are used.
- A sign-in sheet shall be provided, giving attendees the option of establishing themselves as a party of record.

Step 7: Following the Meeting

- Copy of the sign-in-sheet and a summary of comments shall be included in the application submittal.
- DO NOT forget to provide the attached affidavit of mailing to the assigned staff planner.

ADDITIONAL MEETINGS

Applicants may choose to hold additional neighborhood meetings in order to provide an opportunity to address concerns generated, provide additional information, propose changes to plans, or provide further resolution of issues.

If the applicant holds additional meetings, there is no specific requirement of notice or city attendance. However, the city shall make effort to attend meetings where appropriate and when the applicant has notified the city that additional meetings are taking place.

In order for staff to respond to inquiries, we appreciate coordination if additional meetings are held.

Disclaimer: this handout should not be used as a substitute for codes and regulations. The applicant/property owner is responsible for compliance with all code and rule requirements, whether or not described here. Please see the City of Poulsbo Municipal Code for complete text and requirements.



Standard Neighborhood Meeting Notification Letter

YOUR LETTERHEAD HERE

Date

Dear Property Owner,

The purpose of this letter is to inform you that a Neighborhood Meeting is scheduled to review and solicit public input for **(insert project name)** by **(insert applicant's name)**. As an affected property owner within 300 feet, you are invited to attend this meeting to learn more about the proposal. The Neighborhood Meeting will be held:

Date:

Time:

Place:

Location

The purpose of a neighborhood meeting is to provide a forum for interested individuals to meet with the applicant to learn about the proposal early in the review process, provide an opportunity for meaningful public input, and provide an opportunity for applicants to address concerns generated by individuals and incorporate possible changes.

The City of Poulsbo conducted a Pre-Application meeting on **(insert date)**. The applicant is ready to move forward in the permit process and before an application can be complete a Neighborhood Meeting must be conducted following the requirements of Poulsbo Municipal Code (PMC) 19.60.

If you have any questions or need additional information, please contact **(insert applicant's name and contact information)**.

Sincerely,

(Insert applicant's name)



Affidavit of Public Notice | Neighborhood Meeting

Planning and Economic Development Department
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The following MUST be attached to this affidavit:

- Notice of Neighborhood Meeting
- Mailing List

I, _____, representative for the _____
proposed project, do hereby verify that the attached notice was mailed on _____, 2019
to property owners within 300 feet of (tax parcel or address) _____.

Representatives Name: _____

Representative Signature: _____

Subscribed and sworn to before me this ___ day of _____, 2019

NOTARY PUBLIC in and for the State of
Washington, residing at:

My Commission expires on:



NEIGHBORHOOD MEETING

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For additional information on the Neighborhood Meeting process, refer to [Chapter 19.60](#) of the PMC. When required, *it shall be conducted by the applicant* prior to submittal of a counter complete application.

PROJECT:	
Project Name:	
Project Address:	
Tax Assessor's ID:	
Project Description:	
NEIGHBORHOOD MEETING:	
Meeting Date:	
Meeting Time:	
Meeting Location:	
APPLICANT/AGENT:	
Name:	Phone:
Address:	
Email:	
OWNER (IF DIFFERENT THEN APPLICANT):	
Name:	Phone:
Address:	
Email:	
TYPE OF APPLICATION:	
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Administrative Conditional Use Permit
<input type="checkbox"/> Infill Residential Development	<input type="checkbox"/> Preliminary Subdivision/Plat
<input type="checkbox"/> Planned Residential Development	<input type="checkbox"/> Planned Mixed Use Development
<input type="checkbox"/> Variance	<input type="checkbox"/> Shoreline Substantial Development Permit
<input type="checkbox"/> Shoreline Conditional Use Permit	<input type="checkbox"/> Shoreline Variance
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Master Plan Amendment
SUBMITTAL REQUIREMENTS:	
<input type="checkbox"/> \$150 Deposit for City Staff Attendance	