

P-03-29-19-01

Text for Conditional Use Permit

The Haugen Development

(Question #2)

Per PMC, the subject property qualifies for development as an IRD. As such, minimum lot size is 5,000 SF. At 5,200 SF (1 lot) and 5,100 SF (2 lots), the lots in the proposed design comply with this lot size. All other geometric requirements of the IRD are also met and/or exceeded. These are articulated in detail in the required Project Narrative.

(Question #3)

As is expected (and required) of an IRD, the proposed project is in a densely settled neighborhood (relative to Poulsbo). That neighborhood, as is to be expected, is well served by adequate streets, fire protection and utilities; the proposed lots will be similarly served.

(Question #4)

This compliance is documented in detail in the required project Narrative, and is far too lengthy to fit in this space. Summary/excerpts:

- a.) the use complies with the following "Eligible Properties" stipulations: within Residential Low zoning; On parcel 1.5 acres or less in size that have been bypassed in past platting; all public services and facilities are immediately available and adequate or can be made so; public street serving site are adequate to carry additional traffic to be generated
- b.) the project complies with all the "Minimum Lot Requirements" (see Short Plat and Narrative for corroboration and detail)
- c.) the project complies with all the "Design Standards" stipulations -- building orientation, setbacks, heights, architectural variety, etc. -- although it should be noted that the project does not include the construction of any structures.