

EXHIBIT Q

(New Exhibit February 23, 2021)

Planning Commission Public Meeting Notice and Affidavit



Affidavit of Public Notice

Planning and Economic Development Department
200 NE Moe Street | Poulsbo, Washington 98370
(360) 394-9748 | fax (360) 697-8269
www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

Application No: P-03-24-20-01 Project Name: Poulsbo Place Div. 8 MPASPR

Marla Powers, being first duly sworn, upon his/her oath deposes and says: That he/she is now, and at all times herein mentioned has been, a citizen of the United States and the State of Washington, over and above the age of twenty-one years and a resident of said County, that on Feb. 14, 2021, a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

- Notice of Application
- SEPA Determination
- Notice of Public Meeting
- Notice of Public Hearing
- Notice of Decision

has been provided:

- Mailed to owners of property within 300' of the project site
- Provided to newspaper of general circulation
- Emailed to PED Department distribution lists and/or parties of record
- Posted at Library, City Hall, Poulsbo Post Office
- Posted to the City's website
- Posted at Site Address: _____

Signature: Marla S Powers Date: 2/17/2021

Subscribed and sworn to before me this 18th day of February, 2021

KATI B DIEHL
Notary Public
State of Washington
License Number 82970
My Commission Expires
June 01, 2022

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

Poulsbo WA
My Commission expires on:
06-01-2022



PUBLIC NOTICE DISTRIBUTION

Planning and Economic Development Department
200 NE Moe Street | Poulsbo, Washington 98370
(360) 394-9748 | fax (360) 697-8269
www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

Project Name: Poulsbo Place Div. 8 MPA/SPR **Date:** Feb. 16, 2021
File Number: P-03-24-20-01 **Permit Type:** Type III
Applicant: Charlie Wenzlau/Mike Brown **Consolidated Permits:** MPA/SPR & SEPA

TYPE OF PUBLIC NOTICE:

- Notice of Neighborhood Meeting
- Notice of Application w/optional DNS
- SEPA Threshold Determination
- Notice of Public Meeting
- Notice of Public Hearing
- Notice of Decision
- Other: _____

MAPS TO BE INCLUDED WITH NOTICE:

- Notice Map w/300' (Neighborhood Meeting, NOA, Public Hearing and NOD)
- Site Map (SEPA)
- Other: _____

DISTRIBUTION:

- Email (select appropriate email distribution lists below) Email PDFs to Dept. of Ecology for SEPA
- Website (via SmartGov)
- Mailing to property owners within 300' of subject site
- Publication in newspaper of general circulation
- Posting on Subject Site
- Posting at ~~NOA~~, Post Office, City Hall
- Other: _____

EMAIL LISTS:

- Notice of Neighborhood Meeting Email List
- Notice of Application Email List
- Notice of SEPA Threshold Determination Email List
- Notice of Public Hearing Email List
- Notice of Decision Email List
- Comprehensive Plan Update Email List
- Development Regulations Update Email List
- Special Email Distribution List
- Applicant: Charlie Wenzlau,
- Property Owner: Mike Brown
- Other: Those who provided public comment during NOA
- Other: Special email list: Poulsbo Place Assisted Living list
- Other: _____

ADDITIONAL AGENCIES/GOVERNMENTS/LOCAL GROUPS:

Local/County

- Kitsap County Commissioners
- Kitsap County Planning Commission
- Kitsap County Department of Community Development
- Kitsap County Public Works
- Kitsap County Health District
- Suquamish Tribe
- Port Gamble S'Klallam Tribe
- Kitsap Regional Coordination Council
- Housing Kitsap Transit Kitsap
- North Kitsap School District
- Poulsbo Historical Society
- Other: _____

Regional

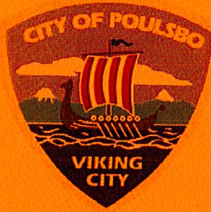
- Puget Sound Regional Council: bbakkenta@psrc.org
- Puget Sound Clean Air Agency: amyf@psccleanair.org
- Puget Sound Partnership: marsha.engel@psp.wa.gov

State

- WA Department of Ecology
 - Misty Blair – Shoreline: mbla461@ecy.wa.gov
 - Patrick McGraner – Wetlands: Patrick.McGraner@ecy.wa.gov
 - Tammy Sacayanan – SEPA NW Regional Coordinator: tammy.sacayanan@ecy.wa.gov
 - Environmental Review: sepaunit@ecy.wa.gov
- WA Department of Fish and Wildlife
 - Chris Waldbillig – Marine Habitat: Chris.Waldbillig@dfw.wa.gov
 - SEPA Desk: SEPAdesk@dfw.wa.gov
- WA Department of Commerce: reviewteam@commerce.wa.gov *GMA documents ONLY*
- WA Dept of Transportation
- WA Department of Archaeology and Historic Preservation: dahp.separeview@dahp.wa.gov
- WA Department of Natural Resources SEPA Center: sepacenter@dnr.wa.gov
- WA Department of Social and Health Services, Operations and Services: Olson@dshs.wa.gov
- WA Department of Health: Kelly.Cooper@doh.wa.gov
- WA Park and Recreation Commission: randy.kline@parks.wa.gov
- WA Department of Agriculture: kmclain@agr.wa.gov
- WA Department of Corrections SEPA: efheinitz@doc1.wa.gov

Federal

- U.S. Navy – Bremerton CO/PAO, Keyport PAO, Lynn Wall; lynn.wall1@navy.mil
- Environmental Protection Agency: epa-seattle@epa.gov
- Department of Housing and Urban Development (HUD) – Seattle Office: WA_Webmanager@hud.gov
- Federal Aviation Administration (FAA): 1601 Lind Avenue SW, Suite 260 Renton, WA 98057
- Federal Communication Commission (FCC): 11410 NE 122nd Way, Room 312 Kirkland, WA 98034-6927
- U.S. Fish and Wildlife wfwoclap@fws.gov
- National Marine Fisheries Service: 7600 Sand Point Way NE, Seattle, WA 98115



NOTICE OF PUBLIC MEETING

Planning and Economic Development Department
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(360) 394-9748 | fax (360) 697-8269
www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

POULSBO PLACE DIVISION 8 SITE PLAN REVIEW & REDEVELOPMENT MASTER PLAN AMENDMENT

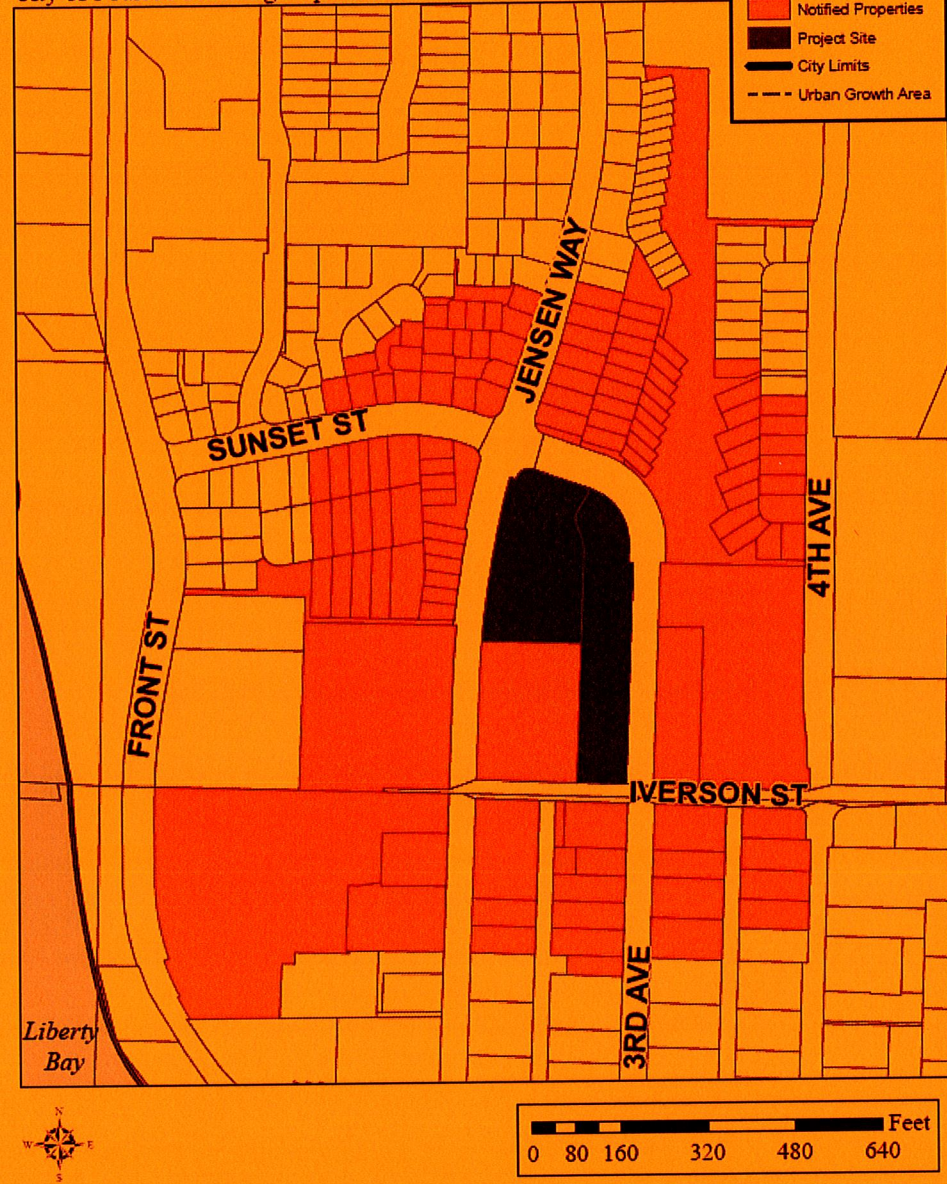
The Planning Commission will review the Poulsbo Place Division 8 Site Plan Review and Redevelopment Master Plan Amendment application at a public meeting scheduled for **February 23, 2021 at 7:00 pm**. At this meeting, the public will have an opportunity to provide written and verbal testimony regarding the proposed project.

File No.	P-03-24-20-01
Site Location:	SE corner of Jensen & 3rd Ave
Tax Parcel:	142601-13-138-2008 & 142601-13-139-2007
Applicant/Owner:	Wenzlau Architects 490 Madison Ave, Suite 105 Bainbridge Island, WA
Project Description:	A mixed-use building with below grade parking, 4,800 sq. ft. commercial use and 29 residential units. Five multi-family buildings with 20 residential units with under building parking. A total of 134 parking spaces.
Application(s) Under Review:	Site Plan Review, amendments to Master Plan, SEPA
Environmental Review:	Review under the State Environmental Policy Act (SEPA) was required for this project. An MDNS was issued for this project on February 8, 2021.
Examination of File:	The application file may be examined online by going to: https://cityofpoulsbo.com/planning-economic-development/poulsboplacediv8/ , or by going to https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home > Applications > and search for permit number P-03-24-20-01. If you are unable to access the file online, please call 360-394-9748 for other options.
Review Authority:	The Planning Commission will make a recommendation to Poulsbo City Council. City Council is the review authority for this Type III application.
Meeting Information:	The Planning Commission meeting is scheduled for February 23, 2021 at 7:00 PM . Due to the ongoing Covid-19 pandemic, public meetings must be held virtually. This call-in number: 1-253-215-8782 and meeting id: 224 964 4034 are provided for attendance. We encourage written public comment submission prior to the meeting via email to mpowers@cityofpoulsbo.com . Citizen comments will also be accommodated during the virtual meeting.
Staff Contact:	Marla Powers, Associate Planner, mpowers@cityofpoulsbo.com , (360) 394 -9748



Notice Map

City of Poulsbo Planning Department



Notice Map:

THE CITY OF POULSBO STRIVES TO PROVIDE ACCESSIBLE MEETINGS FOR PEOPLE WITH DISABILITIES. PLEASE CONTACT THE POULSBO PED DEPARTMENT AT 360-394-9748 AT LEAST 48 HOURS PRIOR TO THE MEETING IF ACCOMMODATIONS ARE NEEDED FOR THIS MEETING.

From: Marla S. Powers
To: Charlie Wenzlau; mike@fphconstruction.com
Cc: Karla Boughton; Jess Rae
Subject: Poulsbo Place Division 8 Staff Report
Date: Tuesday, February 16, 2021 5:36:00 PM
Attachments: [13-Staff Report PPDiv8 Final.pdf](#)

Good Afternoon Charlie,

Please find attached the Staff Report that will be reviewed by the Planning Commission at its Public Meeting on Feb. 23, 2021. If you have any questions or would like to discuss any topics before the meeting, please let us know.

Also, for your information, we have developed a special web page for this document so that the public can have ready access to all the associated documents. This link is provided:
<https://cityofpoulsbo.com/planning-economic-development/poulsboplacediv8/>

I've copied Jess on this email, as she is the one coordinating the virtual Planning Commission meeting next week. She will provide you the information you need to attend. I think you will be able to sent this invite to others on your team that you wish to attend (Jess, please correct me if I'm wrong on this).

Thank you,
Marla

Marla S. Powers
Associate Planner
Poulsbo Planning & Economic Development
200 NE Moe Street
Poulsbo, WA 98370
360.394.9737

FYI - Planning Department Updated Counter Hours:
Walk-in customers: 8:30 am - 12 pm Monday-Friday
Appointments: 8:30 am - 3:30 pm Monday-Friday
<https://cityofpoulsbo.com/communitydevelopmentappointment/>

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: [Marla S. Powers](#)
To: [Marla S. Powers](#)
Bcc: [stevesieberson@gmail.com](#); [grace.ollie.oliver@gmail.com](#); [mmorgan@wa-cap.com](#); [deb-morgan@comcast.net](#); [cuttermarcus@aol.com](#); [mallorykc@hotmail.com](#); [poulsboplacelboard@gmail.com](#); [all_winners@earthlink.net](#); [keith.bierman@gmail.com](#); [kayleigh.rose.campbell@gmail.com](#)
Subject: Poulsbo Place Div. 8 Notice of Planning Commission Public Meeting
Date: Wednesday, February 17, 2021 12:41:00 PM
Attachments: [image001.png](#)

Good Afternoon,

You are receiving this email because you provided public comment during the Notice of Application with Optional SEPA public comment period. This is to let you know the Planning Commission will hold a Public Meeting for this proposal on Feb. 23, 2021 at 7 PM as a virtual meeting. Please feel free to provide your written comments to me or attend the meeting and provide the comments as a virtual attendee. If you have any questions, please let me know.



City of Poulsbo Public Meeting Notice

You are receiving this email because you have signed up to be on a City of Poulsbo PED public outreach list.

Please see the Planning Commission [Planning Commission Public Meeting Notice](#) for the proposed Poulsbo Place Division 8 Redevelopment Master Plan Amendment and Site Plan Review under Planning File P-03-24-20-01.

The Planning Commission meeting is scheduled for **February 23, 2021 at 7:00 PM**. Due to the ongoing Covid-19 pandemic, public meetings must be held virtually. This call-in number: **1-253-215-8782** and meeting id: **224 964 4034** are provided for attendance. We encourage written public comment submission prior to the meeting via email to mpowers@cityofpoulsbo.com. Citizen comments will also be accommodated during the virtual meeting.

Project documents and public notices for the **Poulsbo Place Division 8 Redevelopment Master Plan Amendment and Site Plan Review** can be found [here](#), or <https://cityofpoulsbo.com/planning-economic-development/poulsboplaceldiv8/>.

Thank you!

Marla Powers, Associate Planner
mpowers@cityofpoulsbo.com
360-394-9737

Sincerely,
Marla

Marla S. Powers

Associate Planner

Poulsbo Planning & Economic Development

200 NE Moe Street

Poulsbo, WA 98370

360.394.9737

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Appointments: 8:30 am - 3:30 pm Monday-Friday

<https://cityofpoulsbo.com/communitydevelopmentappointment/>

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Marla S. Powers

From: City of Poulsbo Planning and Economic Development
Sent: Wednesday, February 17, 2021 12:30 PM
To: Marla S. Powers
Subject: FW: Your campaign Poulsbo Place Division 8 Redevelopment Master Plan Amendment & Site Plan Review- Notice of Public Meeting - Feb. 23, 2021 has been sent

Marla S. Powers
Poulsbo Planning & Economic Development
360.394.9737

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Constant Contact <noreply@constantcontact.com>
Sent: Tuesday, February 16, 2021 6:44 PM
To: City of Poulsbo Planning and Economic Development <information@cityofpoulsbo.com>
Subject: Your campaign Poulsbo Place Division 8 Redevelopment Master Plan Amendment & Site Plan Review- Notice of Public Meeting - Feb. 23, 2021 has been sent

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.



Dear Nikole Coleman,

Your campaign '**Poulsbo Place Division 8 Redevelopment Master Plan Amendment & Site Plan Review- Notice of Public Meeting - Feb. 23, 2021**' was sent on 2/16/2021 around 9:44 PM EST.

Below is a copy of the message your subscribers received. See how your campaign is doing by visiting Reports [in your account](#) to get real-time results and stats.

Subject: Poulsbo Place Division 8 Redevelopment Master Plan Amendment & Site Plan Review- Notice of Public Meeting - Feb. 23, 2021



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Thank you!

Marla Powers, Associate Planner
mpowers@cityofpoulsbo.com
360-394-9737

City of Poulsbo | Planning and Economic Development Department, 200 NE Moe Street, Poulsbo, WA 98370

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Poulsbo Place Div. 8 MPA/SPR - Notice of Public Meeting - Feb. 23

Sent Tue, Feb 16, 2021

[Export Contacts](#)

92.3% Send Rate	88% Average Send Rate	How do I compare? Select an industry
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156 Items Sent ▼

<input type="checkbox"/>	Email Address	First Name	Last Name	Sent Time	
<input type="checkbox"/>	angelina.manning@gmail.com	Angelina	Meier	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	duggan0552@yahoo.com	Shawn	Cates	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	greenlakeappraisal@gmail.com	Jim	Vchulek	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	cindy.baker@comcast.net	Cindy	Baker	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	acox@co.kitsap.wa.us	Angela	Cox	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	aosullivan@suquamish.nsn.us	Alison	O'Sullivan	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	commissioner.desalvo@portofpoulsbo.com	Mark	Commission	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	gnystul@cityofpoulsbo.com	Gary	Nystul	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	jmcginty@cityofpoulsbo.com	Jeff	McGinty	Tue, Feb 16, 2021 at 6:44 PM PST	...

[Need help? Let's chat](#) ×

<input type="checkbox"/>	berickson@cityofpoulsbo.com	Becky	Erickson	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	amy.tousley@pse.com	Amy	Tousley	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	marc.h.doyle@gmail.com	Mark	Commercial	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	rgehrke@nkschools.org	Rick	Gehrke	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	connielobo@hotmail.com	Connie	Lobo	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	faith@mikeandsandi.com	Faith	Forman	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	kimsnwlife@gmail.com	Kimberly	Toro	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	rick.kunz@comast.net	Rick	Kunz	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	cmurphy@metrostudy.com	Cody	Murphy	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	edwardc@kitsaptransit.com	Edward	Coviello	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	kdsanderson14@gmail.com	Kim	Anderson	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	elainetanner@windermere.com	Elaine	Tanner	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	gsshanson@aol.com	Gordon	Hanson	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	spiritwithin1@centurylink.net	Jim	Coleman	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	charters.jean@gmail.com	Jean	Charters	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	john.kiess@kitsapublichealth.org	John	Keiss	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	cocus@kitsapeda.org			Tue, Feb 16, 2021 at 6:44 PM PST	...

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<input type="checkbox"/>	tharvey@poulsbofire.org				Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	jgriffin@poulsbofire.org				Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	eric.evans@kitsapublichealth.org	Eric		Evans	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	kthomas@cityofpoulsbo.com	Kenneth		Thomas	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	sunnews@kitsapsun.com				Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	chenkelm@co.kitsap.wa.us				Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	bobamy6775@comcast.net				Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	dmgrove@cityofpoulsbo.com	David		Musgrove	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	raystevens5@comcast.net				Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	estern@cityofpoulsbo.com	Ed		Stern	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	clord@cityofpoulsbo.com	Connie		Lord	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	dlenius@cityofpoulsbo.com	Diane		Lenius	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	mmclluskey@cityofpoulsbo.com	Mary		McCluskey	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	kboughton@cityofpoulsbo.com	Karla		Boughton	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	daniel.j.beach@centurylink.com				Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	chris.waldbillig@dfw.wa.gov	WA		Dept of Fish and Wildlife	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	help@kitsap1.com				Tue, Feb 16, 2021 at 6:44 PM PST	...

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<input type="checkbox"/>	jolly@wscd.com				Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	poulsboplaceiboard@gmail.com				Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	raa-rogers@comcast.net				Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	emily@poulsbovillage.com				Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	agarland@cityofpoulsbo.com	Abby		Garland	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	rjret@gmail.com				Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	gregb@kpud.org				Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	patf@map-limited.com				Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	98370poulsbowa@usps.gov	Anthony		Petito	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	kpearson@nkschools.org				Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	blackems@mac.com				Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	cody@newhometrends.com				Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	cryjones@msn.com				Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	daniel@kpud.org				Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	dlewarch@suquamish.nsn.us				Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	dolores@lynchclan.com				Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	edielau@yahoo.com				Tue, Feb 16, 2021 at 6:44 PM PST	...

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<input type="checkbox"/>	gjacksonx11@gmail.com			Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	jerald.j.gregory@usace.army.mil			Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	lifethehound@yahoo.com			Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	manager@poulsboinn.com			Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	mbla461@ecy.wa.gov	Misty	Blair	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	operations@kitsaprealtor.org			Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	rgelder@co.kitsap.wa.us	Rob	Gelder	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	rickswims@hotmail.com			Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	strudel@suquamish.nsn.us			Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	bwhiteley@kpud.org			Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	chris.schmechel@gmail.com	Chris	Schmechel	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	cityclerks@cityofpoulsbo.com	Clerks	Department	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	hdpaboard@gmail.com	Historic	Downtown	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	info@kitsapbuilds.com	Kitsap	Building	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	kescdr@gmail.com	Kevin	Druin	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	ltellinghuisen@kitsapbank.com	Larry	Tellinghuisen	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	prc32708@yahoo.com	Patricia	Christensen	Tue, Feb 16, 2021 at 6:44 PM PST	...

[Need help? Let's chat](#) ×

<input type="checkbox"/>	stacieschmechel@gmail.com	Stacie	Schmechel	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	tad.sooter@kitsapsun.com	Tad	Sooter	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	or-sepa-review@wsdot.wa.gov	WSDOT		Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	kpark@northkitsapherald.com	Ken	Park	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	bethmdye@gmail.com	Bethy	Dye	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	whitfordlaw@comcast.net	Whitford	Law	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	karenleepac@verizon.net	Karen	Pac	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	gmcvey@cityofpoulsbo.com	Gary	McVey	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	kittypotter@icloud.com	Kathleen	Sullivan	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	carol.tripp@portofpoulsbo.com	Carol	Tripp	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	smithhouse4@comcast.net	David	Smith	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	mike@fphconstruction.com			Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	briveland@olympic.edu	Olympic	College	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	director@poulsbochamber.org	Poulsbo	Chamber	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	kate.nunes@comcasat.net	Kate	Nunes	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	sandrafarley@comcast.net	Sandra	Farley	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	jeff.smith911@comcast.net			Tue, Feb 16, 2021 at 6:44 PM PST	...

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<input type="checkbox"/>	vickicunning@sbcglobal.net			Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	tomandrosy@hotmail.com			Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	bill@lynchclan.com	William	Lynch	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	bjorn.frogner@gmail.com	Bjorn	and	Tue, Feb 16, 2021 at 6:44 PM PST	...
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<input type="checkbox"/>	chbsc2002@yahoo.com	Barry	keenan	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	cjanddavid@comcast.net	JC	Snowe	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	cuttermarcus@aol.com	Mark	Smith	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	dianemziel@msn.com	Diane	Ziel	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	fm Malone54@gmail.com	Frances	Malone	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	frank.gibbons@earthlink.net	Frank	Gibbons	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	garrywillis@gmail.com	Garry	Willis	Tue, Feb 16, 2021 at 6:44 PM PST	...
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<input type="checkbox"/>	gghuston@earthlink.net	Gina	Huston	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	harrisonjchris@gmail.com	Chris	harrison	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	landersen@rfmarch.com	Ian	Andersen	Tue, Feb 16, 2021 at 6:44 PM PST	...
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<input type="checkbox"/>	lj1779@me.com	Lynda	Goeb	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	lkuryk18@gmail.com	Laura	Kuryk	Tue, Feb 16, 2021 at 6:44 PM PST	...
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<input type="checkbox"/>	mfallen5@gmail.com	Melinda	Allen	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	michaeljkroon@msn.com	Michael	Kroon	Tue, Feb 16, 2021 at 6:44 PM PST	...

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<input type="checkbox"/>	mpinlet@icloud.com	Marilyn	Putnam	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	myrtlj@comcast.net	Myrtle	Jodry	Tue, Feb 16, 2021 at 6:44 PM PST	...
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<input type="checkbox"/>	sarobbins.vb@gmail.com	Stephen	and	Tue, Feb 16, 2021 at 6:44 PM PST	...
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<input type="checkbox"/>	yogachanting108@yahoo.com			Tue, Feb 16, 2021 at 6:44 PM PST	...

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<input type="checkbox"/>	donnadimof@gmail.com			Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	jeffsmith0369@gmail.com			Tue, Feb 16, 2021 at 6:44 PM PST	...
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<input type="checkbox"/>	vastvc@comcast.net	Tommy	Van Cleave	Tue, Feb 16, 2021 at 6:44 PM PST	...
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<input type="checkbox"/>	aphillips@cityofpoulsbo.com	Andrew	Phillips	Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	wesleyyee@hotmail.com			Tue, Feb 16, 2021 at 6:44 PM PST	...
<input type="checkbox"/>	ncoleman@cityofpoulsbo.com	Nikole	Coleman	Tue, Feb 16, 2021 at 6:44 PM PST	...

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< Page 1 of 1 >

[Have Feedback?](#)

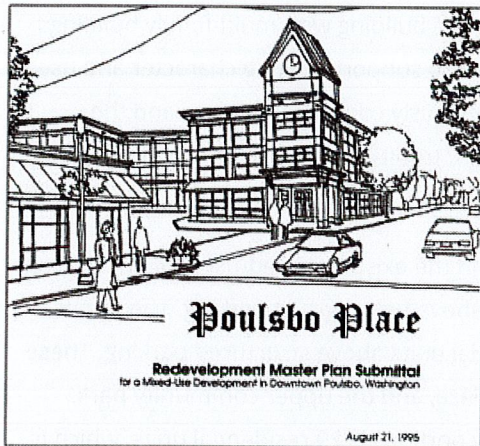
[Need help? Let's chat](#) ✕

POULSBO PLACE DIVISION 8

The City of Poulsbo has received an application for Site Plan Review and amendment packet for the Poulsbo Place Redevelopment Master Plan (PPRMP). Below is information related to PPRMP and the application packet currently under review.

POULSBO PLACE REDEVELOPMENT MASTER PLAN (PPRMP)

The Poulsbo Place Division 8 proposal is the last phase of development for the PPRMP that was approved by the City Council on January 24, 1996.



The PPRMP was proposed as a mixed-use concept incorporating commercial and residential components on the 31.7-acre site. The site plan incorporates the commercial components in the southern portion of the site to enhance a natural relationship with the city center and incorporates the residential component to the north to transition to existing residential development. The site components included office, retail, hotel/conference center, community entertainment, and a maximum of 360 residential units consisting of single units, duplex, triplex and multi-family buildings. The PPRMP has been implemented through the permit approval and development of the existing 292 residential units. This proposal will add 49 additional units to complete the build out of the PPRMP. This means that 19 of the planned for and approved residential units will not be developed.

The PPRMP has been amended on three occasions since original adoption in 1999, 2002, and 2005. The 2020 amendment to the PPRMP is summarized in the [Zoning Summary](#) and [Site Plan Review Revision Narrative](#) provided by the applicant and the PPRMP with proposed amendments developed by staff. A brief description of the amendments includes the following:

- Extend PPRMP validity 5 years, until January 24, 2026.
- Allow mixed-use within commercial zone (allow residential use)
- Include residential development standards as part of commercial proposal
- Lot Coverage: Increase C-1 lot coverage from 50% to 60%

- Landscape Buffer between Commercial and Residential High zones: eliminate 20' requirement between sites uses
 - Residential High Zone rear yard setback reduced to 10' from 15'
 - Open Space reduced to 15% from 20% (due to open space calculations not including setback areas in the 1994 Zoning Ordinance)
 - Definition of "building lot coverage" to be the same as the current [Zoning Ordinance](#)
-

PROJECT NARRATIVE – DIVISION 8 PROPOSAL

Site Plan Review Narrative as provided by the applicant as part of the [Project Narrative](#):

PROJECT DESCRIPTION

The proposed project will complete the last phase of Poulsbo Place, originally envisioned as a mixed-use neighborhood adjoining downtown. The site, comprised of two different land use designations, is designed as one integrated site plan combining the lower mixed-use building with multi-family buildings on the upper portion of the sloping site. Each frontage is designed to support existing character and use patterns, and to ensure complementary aesthetic to both the previously completed phases and the surrounding context. The architecture is meant to evoke aspects of traditional Nordic design (aka Bergen merchant houses).

The program includes 5,000sf of retail oriented to Jensen Way and the existing mixed-use buildings across the street. The mixed-use building will have 29 residential units above below grade parking. The upper site will have 5 multi-family buildings, each containing 4 residential units above structured parking. These buildings will define two main outdoor spaces; the lower retail plaza, and the upper community park. Total units proposed for the mixed-use building and multi-family portions is 29 residential units, which is within the PPRMP density allowance and is 19 residential units below the total 360 residential units approved by City Council.

NEIGHBORHOOD SCALE

Consistent with the original master plan objectives, the project is designed to reflect the Scandinavian heritage of Poulsbo. The overall effect is to create a 'village feel' with a variety of building forms. The design approach was inspired by the merchant houses in Bergen Norway with their brightly colored facades. The integration of public spaces, outdoor stairways, storefronts and covered sidewalks will bring a more urban character consistent with Old Town.

The site is located where Old Town meets the Poulsbo Place neighborhood. Thus, the site design responds to the commercial scale of Old Town while incorporating residentially scaled forms (pattern of linked gable roof forms). The applicant understands that the character of these two areas isn't the same but should feel integrated.

The mixed-use portion of the project is located within the lower commercially zoned (C-1) portion of the site. The upper residentially zoned (RH) portion of the site, the residential buildings along Third Street, are designed as (5) separate buildings (each containing 4 units) which will provide a view shed between the buildings and provide a stronger residential scale overall. These forms are also differentiated by color and material. Materials include painted horizontal siding, vertical window patterns and trim.

PUBLIC OPEN SPACES

The project is designed to support vibrant community activity within several public outdoor spaces. These spaces include the main public plaza fronting Jensen, the more intimate corner plaza, and the upper community park. A grand staircase at the base of the tower connects the retail plaza to the upper park along an internal pedestrian thoroughfare. These outdoor spaces are intended to serve the broader neighborhood and encourage people to take “short cuts” through the site.

PARKING

The residential parking is located below the buildings to minimize the intrusive effects of surface parking on the neighborhood. At present there are 19 on street parking spaces along the perimeter of the site (Jensen & Sunset). Project will add (11) on-street spaces along Sunset. The project will use 11 on-street spaces towards the meeting the project requirement, leaving 19 for public use. The project will not decrease the existing supply of on street spaces.

TRAFFIC CALMING

Project proposes adding pedestrian crossing along Sunset Street (location to be confirmed with engineering staff). Crossing will serve to connect Sundial Park with proposed on-site park. The Third Avenue ROW design will reflect continuation of recently improvements between Iverson and Moe with on-street parking and potential for curb bulbs.

PROJECT DOCUMENTS

***FOR STAFF REPORT WITH EXHIBITS, PLEASE
SEE [HTTPS://CITYOFPOULSBO.COM/PLANNING-COMMISSION/](https://cityofpoulsbo.com/planning-commission/) UNDER “AGENDA
ITEM 1”**

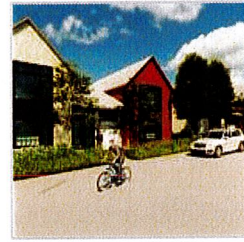
- Site Plan Review Application
- Master Plan Amendment Application
- Project Narrative: February 19, 2020; September 8, 2020; and October 14, 2020
- Zoning Summary
- Master Plan Amendment Narrative: Feb. 19, 2020
- SEPA Checklist
- Neighborhood Public Comments
- Community Meeting Minutes February 21, 2019
- Site Plan Drawings
- Geotechnical Report
- Traffic Impact Analysis & Sight-Distance Analysis
- Preliminary Storm Drainage Report & Storm Technical Memorandum
- SEPA Checklist – Reviewed
- MDNS Issued 2/8/2021



Site Plan Proposal



Residential Elevation from 3rd



3rd Ave Residences –
Rendering



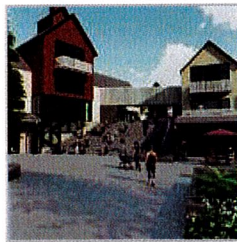
Mixed Use Building Elevation



View from Jensen Way –
Rendering



Pergola @ Community Park –
Rendering



Grand Steps @ Lower Plaza –
Rendering

PROJECT TIMELINE

Neighborhood Meetings:

- Community Meetings conducted by applicant: October 18, 2018, October 25, 2018, and November 29, 2018
- Neighborhood Meeting: February 21, 2019

Pre-Application Conference Meetings:

- July 17, 2018, December 18, 2018, and February 18, 2020

Application Submittal:

- Counter Complete: June 3, 2020

- Technically Complete: [October 5, 2020](#)
- Notice of Application with Optional SEPA Review: [October 23, 2020](#)
 - **Public Comment Closed on November 6, 2020**
- [SEPA Checklist Reviewed](#)

Next Steps:

- Staff Report issued February 16, 2021, (7 calendar days prior to the Planning Commission Public Meeting)
 - Planning Commission Public Meeting (recommendation forward to City Council) – **February 23, 2021**
 - City Council Public Hearing (City Council is the review authority) – **March 17, 2021**
-

PUBLIC NOTICING DOCUMENTS

- [Notice of Application w/ Optional SEPA](#) – **Public Comment Closes November 6, 2020**
 - [SEPA Threshold Determination](#) – **MDNS issued February 8, 2021**
 - [Notice of Planning Commission Meeting](#) (link for attendance information) – **February 23, 2021**
 - [Notice of City Council Public Hearing](#) – coming soon. Notice will be issued by March 3, 2021. **Hearing scheduled for March 17, 2021**
-

STAFF CONTACT

Marla Powers | mpowers@cityofpoulsbo.com | 360.394.9737

QUICK LINKS

- [Planning & Economic Development](#)
- [Poulsbo Event and Recreation Center \(PERC\)](#)
- [Schedule an Appointment with Staff](#)
- [Fees, Forms & Handouts](#)
 - [Accessory Dwelling Units](#)
- [Pre-Application Conference](#)
- [Codes, Plans & Maps](#)
- [Current Applications & Public Notices](#)
 - [Online Permit Center](#)
 - [Oslo Bay Apartments](#)

- Poulsbo Place Division 8
- Haugen Short Plat

- Comprehensive Plan
 - 2024 Comprehensive Plan Update
 - Housing Assessment/Action Plan
 - Comprehensive Plan Amendments

- Shorelines
 - 2021 SMP Update

- Development Regulation Amendments
- Hearing Examiner
- Planning Commission
- Code Enforcement
- Economic Development



PLANNING COMMISSION

February 23, 2021

Poulsbo City Hall Council Chambers

VIRTUAL AGENDA

The meeting will be held virtually. The public is welcome to call in:

Phone: 1 (253) 215-8782 / Meeting ID: 224 964 4034

- 7:00 PM
1. Call to Order
 2. Pledge of Allegiance
 3. Modifications to the Agenda
 4. Approval of Minutes – 1/26/21
 5. Comments from Citizens (regarding items not on the agenda)
 6. Presentation of Projects for Consideration
 - 6a. Public Meeting
Poulsbo Place Division 8 Site Plan Review/ Redevelopment Master Plan Amendment
Staff: Powers
 - 6b. Public Hearing
2021 Comprehensive Plan Amendments
Staff: Coleman
 7. Director's Report & Report on Council Actions
 8. Commissioner Comments
- 10:00 PM
9. Adjournment (Automatic unless meeting is extended by majority vote)

Projects reviewed by the Poulsbo Planning Commission include time for public comment during the agenda item. Workshops are designed for staff presentation and discussion with the Commission. Public comment will be taken during comments from citizens following the agenda item. The public has an opportunity to provide written and verbal testimony to the Planning Commission. A sign-up sheet for each project and workshop agenda item is available for those wishing to address the Planning Commission.

The City of Poulsbo strives to provide accessible meetings for People with Disabilities. Please contact the Poulsbo Planning Department at (360) 394-9748 at least 48 hours prior to the meeting if accommodations are needed for this meeting.

WHEN APPLICABLE, IT IS REQUESTED THAT ATTENDEES LIMIT THE USE OF SCENTED PRODUCTS (PERFUME, COLOGNE, HAIR SPRAY, AFTER SHAVE, LOTION, FABRIC SOFTENER, ETC.). FRAGRANCES CAN BE TOXIC SUBSTANCES TO SOME PEOPLE, CAUSING RESPIRATORY OR NEUROLOGICAL DISABLING ALLERGIC REACTIONS. THIS REQUIREMENT IS CONSISTENT WITH THE AMERICAN WITH DISABILITIES ACT FOR A BARRIER-FREE ENVIRONMENT.

TO REQUEST AN ALTERNATIVE FORMAT OF THE PRINTED AGENDA, CONTACT THE CITY PLANNING DEPARTMENT AT 360.394.9748.
PARA SOLICITAR UN FORMATO ALTERNATIVO EL AVISO IMPRESO, LLAME AL DEPARTAMENTO CIUDAD ÁREA DE PLANEACIÓN EN 360.394.9748

PLANNING & ECONOMIC DEVELOPMENT > PLANNING COMMISSION

The Poulsbo Planning Commission meets the **2nd** and **4th Tuesdays** of each month at **7:00 pm** in the City Council Chambers.

The Planning Commission conducts public hearings related to the Comprehensive Plan and its implementation, including zoning and subdivision regulations. The Planning Commission also reviews and makes recommendations to the City Council on the adoption and enforcement of coordinated plans and regulations for the physical development of the city. The Planning Commission also reviews and provides recommendation to the Review Authority on certain projects in the city, such as Conditional Use Permits and subdivisions.

CURRENT AGENDA

- February 23, 2021
- Due to the Governors "Stay Home – Stay Healthy" Order, council meetings must be **virtual**, and a call-in number must be provided to the public to listen to the meeting.
- Call-In Number: **1 (253) 215 8782** / Meeting ID: **224 964 4034**
- We encourage written public comment submission prior to the meeting via email to **jrae@cityofpoulsbo.com**. Citizen comments will also be accommodated during the virtual meeting.

Agenda Item 1: Poulsbo Place Division 8

- Staff Report
- Exhibits
 - A: Site Plan Review Application Form and Narrative(s)
 - B: Master Plan Amendment Form and Narrative(s)
 - C: Community Meeting Public Comments and Response
 - D: Site Plan Sheets, Building Elevations, Parking, Landscaping, Lighting (Revised 8/20/2020)
 - E: Traffic Impact Analysis, Gibson Traffic Consultants, Inc. (March 2020)
 - F: Site Distance Memo, Gibson Traffic Consultants, Inc (March 2020)
 - G: Geotechnical Report, Terra Associates, Inc. (March 24, 2020)
 - H: Preliminary Storm Drainage Report, Map, LTD (3/17/2020)

- I: Storm Technical Memo, Map, LTC (11/18/2020)
- J: Notice of Application with optional MDNS and Affidavit
- K: SEPA Environmental Checklist
- L: SEPA Determination and Affidavit
- M: NOA Public Comment Letters and Applicant Response
- N: Engineering Department Staff Report Memo
- O: Poulsbo Place Redevelopment Master Plan
- P: 1994 Zoning Ordinance (Ord 94-25)

Agenda Item 2: 2021 Comprehensive Plan Amendments

- Presentation
 - Staff Report and Exhibits
-

THE CURRENT COMMISSION MEMBERS ARE:

- Jerry Block
- Mark Kipps
- Tim Morgan
- Kate Nunes
- Ray Stevens (Chair)
- Raymond Taylor

Questions related to the Planning Commission may be directed to the Planning Department at (360) 394-9748.

MEETING MINUTES (PDFS)

2020

- 02.25.20
- 03.10.20
- 04.28.20

2019