

EXHIBIT T

(New Exhibit March 11, 2021)

**Planning Commission Findings of Fact, Conclusion and
Recommendation**



Planning Commission Findings of Fact and Recommendations

POULSBO PLACE DIVISION 8 MASTER PLAN AMENDMENTS | SITE PLAN REVIEW TYPE III PERMIT

PLANNING FILE P-03-24-20-01

February 23, 2021

The Planning Commission has reviewed and RECOMMENDED APPROVAL of the Poulsbo Place Division 8 Master Plan Amendments | Site Plan Review Planning File P-03-24-20-01.

The Redevelopment Master Plan Amendment proposal includes a Master Plan Amendment for the Poulsbo Place Redevelopment Master Plan (PPRMP) that was approved by the City Council on January 24, 1996. The Master Plan Amendments are sought for Area B, now known as Division 8. Division 8 is the last phase to be completed under the 36.5-acre Redevelopment Master Plan and the only phase of development not altered by previous master plan amendment. A Mitigated Determination of Non-Significance (MDNS) was issued on November 22, 1995. A five-year extension was requested on January 8, 2016 and was granted by the City Council on January 20, 2016.

The Site Plan Review proposes to complete the last phase of Poulsbo Place, originally envisioned as a mixed-use neighborhood adjoining the original Poulsbo 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 4,800 square feet of retail oriented toward 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.

The residential parking is located below the buildings to minimize the intrusive effects of surface parking on the neighborhood. The project will not decrease the existing supply of on street spaces and will fully meet the parking requirements for the proposal.



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In reaching this conclusion, the Planning Commission followed the approval criteria for Redevelopment Master Plan Amendments under the vested 1994 Zoning Ordinance Section 18.31.070.E Redevelopment Master Plan Review Process for amendments to Redevelopment Master Plans; the Planning Commission reviewed the development standards identified as part of the Poulsbo Place Redevelopment Master Plan (as amended), and the Planning Commission followed the approval criteria for the Site Plan Review under the 1994 Zoning Ordinance under Section 18.80.

FINDINGS:

Redevelopment Master Plan Amendments: PMC 18.31.070

An amendment to an approved Redevelopment Master Plan is to be processed in the same manner as an initial application for approval of a Redevelopment Master Plan pursuant to the procedures and criteria for approval. The Approval Criteria is specified in the 1994 Zoning Ordinance Section 18.31.070. An amendment to an approved Redevelopment Master Plan shall be processed as a Type III Permit, under the provisions of Title 19.

1. The proposed land uses (including mixed use areas) will be compatible within the Redevelopment Zone.

The Staff Report in Section III (pg. 8) states that the addition of residential uses to the commercial site proposed by the applicant as a mixed-use building is consistent with the approved PPRMP because the PPRMP includes residential use as one of the main types of uses for development. One of the objectives (pg. 3) of the PPRMP is to encourage the availability of affordable housing by allowing for a variety of residential densities and housing types. Development of residential use for the multi-family site further supports the PPRMP by adding more housing types to the overall development. The number of units does not exceed the 360 originally approved residential units. This criterion is met.

2. The proposed land uses will not be detrimental to existing and planned uses surrounding the Redevelopment Zone.

The Staff Report in Section III (pg. 8) states that this is the last piece of the PPRMP that will be developed. The proposal has been crafted to fit within the context of the design guidelines of the PPRMP and to be consistent with the earlier development phases of the PPRMP by matching heights, pitch, colors, building materials, and plaza and trail provisions. The surrounding land uses are live-work units, residential units, and the post office. The uses proposed are commercial/retail on main floor of commercial site and an addition of a total of 49 residential units. These uses are the same as the surrounding uses and will not be detrimental to any existing or planned uses surrounding the Redevelopment Zone. This criterion is met.

3. The proposed land uses are consistent with the Comprehensive Plan (as amended, if a Comprehensive Plan amendment is proposed concurrently with the Plan).

The Staff Report in Section III (pg. 9) identifies a brief selection of narratives and policies from the Comprehensive Plan. For example, Chapter 2 Land Use, Section 2.1 Community Key Goals-Land Use identifies mixed-use to encourage proximity and diversity in living and working options and decrease transportation challenges. Policy LU-3.9 Encourage mixed use by allowing residential units to be located in combination with existing and new street frontage commercial in all commercial zoning districts. This



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proposal asks to be allowed to add residential units above the commercial in the mixed-use building in combination of new street frontage commercial in the C-1 Front Street/Downtown Zone District. The new commercial street frontage will be compatible with that of the design and materials across the street on Jensen Way. This criterion is met.

- 4. The design standards and site development standards will promote high quality development and site design which will enhance the area within and surrounding the Redevelopment Zone.**

The Staff Report in Section III (pg. 9) states that the PPRMP was approved in 1995 because it was found to meet the requirement to provide high quality development. The proposal is following the design guidelines for the commercial and multi-family criteria in the PPRMP. The proposal will review, in detail, each of these standards in Section IV Poulsbo Place Redevelopment Master Plan Site Plan Review section of the Staff Report beginning on Page 16.

- 5. Alternative Development Standards proposed in the Redevelopment Master Plan, if any, are justified in the context of the proposal, will contribute to the viability of the Redevelopment Master Plan, be consistent with the goals of the Redevelopment Zone and Comprehensive Plan as they relate to the Redevelopment Zone, and will not be detrimental to surrounding development.**

The Staff Report in Section III (pg. 10-13) and summarized in a table on Page 16, identifies the seven amendment requests associated with the Redevelopment Master Plan Amendments. These amendments seek to: 1) Extend the PPRMP duration for an additional 5 years, 2) Use: Allow residential use in commercial zone (this is consistent with current commercial zoning allowing for mixed use), 3) Density: Allow additional 4 units in Residential High portion of site, 4) Lot Coverage: Allow an increase in lot coverage for commercial and amend definition of "Building Coverage", 5) Landscape Buffer: Allow landscape buffer to be 10 feet wide (determined an amendment is not necessary), 6) Setback: Allow 10 foot rear yard setback, 7) Open Space: Allow 15% open space within multi-family development. Planning Commission recommends acceptance all of the requested master plan amendments.

- 6. The vehicular and pedestrian circulation plans provide for streets and walking areas needed to adequately serve the proposed development and which are consistent with adopted City circulation plans.**

The Staff Report in Section III (pg. 14) identifies that the pedestrian circulation is shown in Sheet L000 Site Plan-Rendered and vehicular access to the site is limited to Iverson Street for access to the underbuilding parking for the multi-family use along 3rd Avenue and vehicle access is limited to one approach on Jensen Way for access to the underbuilding parking for the mixed-use building facing Jensen Way. This criterion is met.

- 7. The utility plans provide for adequate sanitary sewers, water, power, natural gas, cable television, telephone and drainage for the proposed development.**



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The Staff Report in Section III (pg. 15) identifies that the Engineering Department Staff Report (Exhibit N) and Conditions of Approval provided in the Staff Report beginning on Page 61 state that, as conditioned, these criteria are met.

- 8. If a binding site plan and/or subdivision is proposed with the Redevelopment Master Plan, the requirements and criteria applicable to those approvals will be satisfied.**

As stated in the Staff Report in Section III (pg. 15), a binding site plan and/or subdivision is not proposed for this application. This is a Redevelopment Master Plan Amendment and a Site Plan Review. This criterion is met.

- 9. Conditions placed upon the Redevelopment Master Plan and/or other mitigation requirements established as part of the City environmental review process, if any, will be met.**

The Staff Report in Section III (pg. 15) identifies that the amendments are directly requested through changes to the development standards. These are described in Criteria 5 above. All other mitigations and conditions have been or will continue to be met. These criteria are met.

Review of the stated criteria in the Staff Report in Pages 8-16, describes how each relevant criterion for this proposal is met.

Poulsbo Place Redevelopment Master Plan (PPRMP) Site Plan Review (as amended):

The Planning Commission has reviewed the Site Plan Review proposal with the PPRMP as the dominant development standard. A separate section (below) is provided for review of the Site Plan proposal with the 1994 Zoning Ordinance (where applicable). The Site Plan Review Application is reviewed against the PPRMP development standards. Review of the PPRMP development standards in the Staff Report from Page 16 to 44, describe how each relevant criterion for this proposal is met. The Planning Commission makes the following findings:

- 10. Design Guidelines (PPRMP page 10)**
- a. Purpose
 - b. Applicability
 - c. Permitted and Conditionally Permitted Uses (as amended)
 - d. Development Standards
 - i. Setbacks
 - ii. Parking Orientation
 - iii. Courtyard/Square Provisions (PPRMP page 12)
 1. Paving
 2. Landscaping (per 1994 Zoning Ordinance page III-43)
 3. Walls
 4. Lighting and wall treatment
 - iv. Streetscape Improvements
 - v. Architectural Design (General)



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1. Storefront Construction
2. Bland, Opaque End Walls or Side Walls visible from public view
3. Facades of adjacent structures shall be considered in the design of new projects
4. Acceptable Materials for building walls, roofs, and fences/walls/gates
5. Façade color
- vi. Canopies and Awnings
- vii. Doors and Windows
- viii. Lighting

Review of the Design Guidelines criteria in PPRMP in the Staff Report from page 16 to 30, describes how each relevant criterion, as amended, is met for this proposal.

11. Residential Area Design Guidelines (PPRMP page 35, Staff Report page 30)

- a. Purpose
- b. Applicability
- c. Multi-Family Site Planning
- d. Building Articulation
- e. Clustering of Units
- f. Entry Drives
- g. Parking Areas and Garages
- h. Carports
- i. Pedestrian Access to Parking
- j. Alternative Transportation/Transit
- k. Open Space (as amended)
- l. Refuse Storage/Disposal
- m. Auxiliary Facilities
- n. Site Grading

Review of the Residential Area Design Guidelines in the PPRMP in the Staff Report from page 30 to 35, describes how each relevant criterion, as amended, is met for this proposal.

12. Supplemental Guidelines (PPRMP page 18, Staff Report page 35)

- a. Signage
- b. Street Furniture
- c. Lighting
- d. Landscaping
- e. Covenants, Conditions and Restrictions

Review of the Supplemental Guidelines in the PPRMP in the Staff Report from page 35 to 37, describes how each relevant criterion is met for this proposal.

13. Site Plan Narrative (Staff Report page 37)

- a. Commercial Core
- b. Residential Areas



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Review of Site Plan Narrative in the PPRMP in the Staff Report from page 37 to 38, describes how the proposal meets the commercial and residential area narrative criteria.

14. Additional Site Plan Component (PPRMP page 29, Staff Report page 38)

- a. Recreation
- b. Tree Preservation
- c. Buffers, Transitions and Setbacks
- d. Architecture (PPRMP page 31)
- e. Utilities
- f. Phasing and Implementation
- g. Traffic and Roads
- h. Parking
- i. Pedestrians

Review of Additional Site Plan Components in the PPRMP in the Staff Report from page 37 to 41, describes how each relevant criterion is met for this proposal.

15. Zoning Standards (as identified in the PPRMP, Staff Report page 41)

- a. Residential Districts
 - i. R-DH (Downtown High Density) District (PPRMP page 35)
 - ii. Multi-Family Housing
 1. Usable Recreation or Open Space (as amended)
 2. Location of parking to units
 - iii. Recreational Vehicle Storage Facilities
- b. Multi-Family Housing: 1994 Zoning Ordinance (page II-12)
 - i. Recreational Amenities
 - ii. Private enclosed storage space
 - iii. Off-street parking
 - iv. Laundry facilities
 - v. Maximum impervious surfaces (as amended, See Staff Report page 11 for Building Lot Coverage)

Review of the Zoning Standards for Residential Districts in the PPRMP in the Staff Report from page 41 to 45, describes how each relevant criterion, as amended, is met for this proposal.

- c. General Development Standards (PPRMP page 45)
 - i. Height Determination
 - ii. Off-Street Parking Standards
 1. General regulations
 2. Location of Required Parking Spaces
 3. Shared Parking
 - iii. Off-Street Parking Standards (1994 Zoning Ordinance page II-36)
 1. Parking Lot Design
 2. Development Standards
 - a. Access to Parking Lots



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- b. Bicycle Parking
- c. Commercial Vehicle Parking
- d. Dimensional Requirements
- e. Number of Parking Spaces Required
- iv. Development Standards for Residential Mixed-Use Component (as amended in Section III, Criteria 5, Item #2 on Staff Report page 10)

Review of the General Development Standards in the PPRMP in the Staff Report from page 45 to 54, describes how each relevant criterion, as amended, is met for this proposal.

- d. Commercial Standards: 1994 Zoning Ordinance
 - i. Indoor uses conducted within completely enclosed structure; and
 - ii. Visible storage displayed for sale permitted only with site plan review; and
 - iii. Occupiable structures shall have a trash receptacle on premises; and
 - iv. Mechanical equipment should be screened in a manner which is architecturally integrated with the main structure; and
 - v. Elevations of all buildings shall be architecturally treated; and
 - vi. Outdoor paging systems are prohibited; and
 - vii. Commercial development shall incorporate alternative transportation and transit into its site planning; and
 - viii. Commercial development projects should provide for safe continuous pedestrian walkways adjacent to structures; and
 - ix. Commercial District Development Standards (as amended)

Review of the Commercial Standards: 1994 Zoning Ordinance in the Staff Report from page 54 to 56, describes how each relevant criterion, as amended, is met for this proposal.

Site Plan Review:

1994 Zoning Ordinance Section 18.80

The Commission shall determine that the project adequately meets adopted City performance standards and design guidelines, based upon the following findings:

- 16. The design and layout of the proposed project will not unreasonably interfere with the use and enjoyment of neighboring land use designations, and will not result in vehicular and/or pedestrian hazards; and**

The proposal will not unreasonably interfere with the use and enjoyment of neighboring land use designations. As set forth in the Staff Report this criterion is met.

- 17. The project meets all of the development standards and requirements of the Zoning District to which it is to be located.**

The Staff Report has set forth the project constituency with the neighboring land use designations and how it meets the standards of the Poulsbo Place Redevelopment Master Plan and 1994 Zoning Ordinance. The City Engineering Department has reviewed the proposed project, evaluated the adequacy of utilities and streets,



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and has found the project, in combination with the Engineering and Public Works Conditions of Approval, to provide adequate public facilities.

CONCLUSION:

The PLANNING COMMISSION has concluded that the Poulsbo Place Redevelopment Master Plan, Master Plan Amendments | Site Plan Review is compliant with: 1) PMC 18.31.070 Redevelopment Master Plan Review Process for amendments to the Poulsbo Place Redevelopment Master Plan, and 2) PPRMP site plan review standards, and 3) the 1994 Zoning Ordinance PMC 18.80 Site Plan Review and that all approval criteria and all applicable requirements as detailed and set forth in the Staff Report and that with the Conditions of Approval, the proposal meets the applicable approval criteria.

RECOMMENDATION:

With a vote of 5 for with 1 absent, The PLANNING COMMISSION recommends APPROVAL of the Poulsbo Place Division 8, Redevelopment Master Plan Amendment | Site Plan Review Planning File P-03-24-20-01, including the staff report, all associated exhibits, and Conditions of Approval.

RAY STEVENS
Chairman, Poulsbo Planning Commission
March 5, 2021