

POULSBO DISTRIBUTION SCHEDULE

RESOLUTION NO. 2023-10

SUBJECT: Approving Exceptions to the Zoning Code for Nordic Cottages Proj

CONFORM AS TO DATES & SIGNATURES

- Filed with the City Clerk: 09/13/2023
- Passed by the City Council: 09/20/2023
- Signature of Mayor
- Signature of City Clerk
- Publication: _____
- Effective: _____

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Kati Diehl
Deputy City Clerk

09/21/2023
Date

RESOLUTION NO. 2023-10

A RESOLUTION APPROVING EXCEPTIONS TO THE POULSBO MUNICIPAL ZONING CODE FOR THE NORDIC COTTAGES PROJECT ON THE SITE KNOWN AS "THE TRIANGLE" UNDER POULSBO MUNICIPAL CODE 18.310.050, EXCEPTIONS FOR HOUSING AUTHORITIES AND RCW 35.83.060, PROCEDURE FOR EXERCISING POWERS.

WHEREAS, the City of Poulsbo is committed to promoting affordable housing initiatives to address the needs of its residents; and

WHEREAS, the City of Poulsbo owns the parcel of land at 609 NE Lincoln ("The Triangle") and is committed to using it solely for affordable and deeply affordable housing purposes, pursuant to Resolution 2020-20; and

WHEREAS, the Nordic Cottages project (P-02-17-23-01), proposed by Kitsap Housing Authority, is aimed at providing deeply affordable housing options for the community; and

WHEREAS, the Nordic Cottages project is subject to site plan (PMC 18.270.050) and design reviews (PMC 18.120) and exceptions for housing authorities (PMC 18.310.050.C) land use applications; and

WHEREAS, as authorized by the RCW 35.83 Housing Cooperation Act and PMC 18.310.050, exceptions for housing authority, the project proposes the following exceptions to the zoning ordinance:

- Multifamily as a Permitted use (PMC 18.70.030) by allowing it without a Planned Residential Development (PRD),
- Density (PMC 18.70.040) of 26 dwelling units per acre rather than the 4-5 dwelling units that are allowed in the zoning code,

- Front setback (PMC 18.70.050.A) reduction from the required 20' to the proposed 10',
- Parking (PMC 18.70.080) standard reduction from required 14 spaces to 10 spaces; and

WHEREAS, RCW 35.83.060 authorizes the City Council to approve exceptions for affordable housing projects, subject to specified conditions; and

WHEREAS, PMC 18.310.050 also permits the City Council to consider exceptions to certain housing regulations in cases where it is determined that such exceptions would further the objectives of affordable housing and community development; and

WHEREAS, exceptions may be approved if the findings of PMC 18.310.050.c. 1-8 are made; and

WHEREAS, exceptions to housing authorities application requires a Type III (PMC 19.40.040) review with Planning Commission review and recommendation at a public meeting and an open record public hearing and final decision from the City Council; and

WHEREAS, on July 25, 2023, the Planning Commission held a public meeting, considered public comment, and provided a unanimous recommendation of approval to the City Council of the Nordic Cottages project; and

WHEREAS, the City Council held a workshop on August 16, 2023, and received and considered public comment on the project; and

WHEREAS, the City Council held a public hearing on September 20, 2023, and after considering public comment, the City Council approved the site plan review, design review and exceptions to housing authority for the Nordic Cottages project; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF

POULSBO:

Section 1: Findings of Fact. The City Council of the City of Poulsbo finds that the project meets the findings as required by PMC 18.310.050 including:

1. The proposal complies with the purposes and directives of the Poulsbo comprehensive plan by meeting the following Housing goals and policies of the comprehensive plan:

- Goal HS-3 "Promote a variety of housing types that meet changing population needs and preferences."
- Goal HS-4 "Promote and facilitate the provision of affordable housing in all areas and zoning districts of the city."
- Policy HS-4.5 "Promote partnerships between public and private nonprofit organizations to create increased housing and home ownership opportunities for low- and moderate- income households."
- Policy HS-4.7 "The City shall support agency and nonprofit organizations in the creation of housing opportunities to accommodate the homeless, elderly, physically or mentally challenged, and other segments of the population who have special needs."

2. The proposal promotes the goals of the Housing Cooperation Act, Chapter [35.83](#) RCW by allowing the granting of exceptions from zoning ordinances, a power granted by the chapter to the city council through the adoption of exceptions via a Resolution.

3. The site is physically suitable for the type and intensity of the land use being proposed with the exception of development requirements requested due to the cleared and flat nature of the site and the proposal appearing as two single family homes with lot coverage at 19% and a height of 25'.

4. There are adequate provisions for water, sanitary sewer, and other public facilities and services to assure that the proposal will not be detrimental to public health, safety and welfare with the site having power, water, sewer, and stormwater structures located on site, including a proposal for the addition of solar panels.

5. There are adequate provisions for public access to serve the subject proposal with direct connection to the sidewalk on NE Lincoln Road and via an easement to adjoining Gateway site.

6. There will not be significant harmful effects upon environmental quality and natural resources as no environmental concerns have been identified during the entitlement process.

7. The negative impacts of the proposal are mitigated or otherwise balanced by the beneficial aspects of such housing through addition to the city's housing stock or other goals established by the city's comprehensive plan by the City of Poulsbo by providing housing to

low-income seniors and individuals with disabilities in a time of identified community need and as recommended by the Affordable Housing Task Force.

8. The proposed location, size and design of the proposal will not be detrimental to the public interest, health, safety or welfare of the city, or the city finds that any detrimental impacts are outweighed by the positive public benefits which such a proposal will provide to the city of Poulsbo and the goals and objectives of the comprehensive plan by appearing as two single family homes, providing needed housing for low income seniors or individuals with disabilities and providing properties to the south with a new paved asphalt drive and sidewalk.

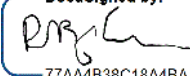
Section 2: Approval of Exceptions. The City Council of the City of Poulsbo hereby approves the following exceptions for the Nordic Cottages project, as proposed by Kitsap Housing Authority under the provisions of Poulsbo Municipal Code 18.310.050 and RCW 35.83.060;

- Multifamily as permitted use (PMC 18.70.030),
- Density of 26 dwelling units per acre (PMC 18.70.040),
- Front yard setback of ten feet (PMC 18.70.050.A),
- Reduction of parking spaces to ten (PMC18.70.080).

Section 3: Conditions. The approval of these exceptions are subject to all conditions of approval of the site plan, design review and exceptions for housing authorities land use applications (P-02-17-23-01) as provided in the staff report to the City Council dated September 12, 2023.

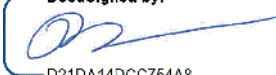
RESOLVED this 20th day of September, 2023.

APPROVED:

DocuSigned by:

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MAYOR, BECKY ERICKSON

ATTEST/AUTHENTICATED:

DocuSigned by:

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CITY CLERK, RHIANNON FERNANDEZ, CMC

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