



**CITY OF POULSBO  
NOTICE OF DECISION**

Arco on Viking Ave

**Type II Permit Administrative Site Plan Review/Administrative Conditional Use Permit**  
Planning File 10-21-16-1

**The following project was approved by the  
Planning & Economic Development Director on January 10, 2017**

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**Name of Applicant:** Gary Heitlauf, BP West Coast Products, LLC

**Name of Primary Contact:** Nick Wecker, Barghausen Consulting Eng.

**Notice of Decision:** January 17, 2017

**Description of Approved Project:**

The Arco project involves the development of a new 3,180 square foot ARCO am/pm convenience store with vehicle service station consisting of a 5,720 square foot canopy over nine (9) multi-product dispensers, and two (2) underground storage tanks. A separate structure will house a 1,152 square foot car wash. Adjacent surface parking for 11 vehicles will be provided. The project also proposes site improvements including, but not limited to: exterior lighting, access driveways, off-street parking, interior and perimeter landscaping, and exterior signage. The subject site is approximately 1.95 acres in size with .95 acres to be developed with this application. The site will be served with City utilities.

**Site Location:** 22003 Viking Avenue NW

**Applicable Criteria for Permit:** Per PMC 18.270.030, Site Plan Review is a Type II (Administrative) permit. The review criteria for the project includes: PMC 16.04, Environmental Review (SEPA); PMC 16.20, Critical Areas Ordinance; PMC 18.80, Commercial Districts; PMC 18.120, Design Review; PMC 18.130, Landscaping; PMC 18.140, Off-Street Parking & Loading; PMC 18.270, Site Plan Review; PMC 18.230 Conditional Use Permits, and PMC 19.01, Procedures for Review.

**Review Authority Conclusions:** The Planning & Economic Development Director has reviewed the application and concluded that the Arco on Viking Avenue Site Plan Review/Administrative Conditional Use Permit, as mitigated and conditioned, has been found to meet the required criteria as documented in the City staff report and MDNS issued on January 3, 2017, and that the project will not be detrimental to the public interest, health, safety or welfare of the City.

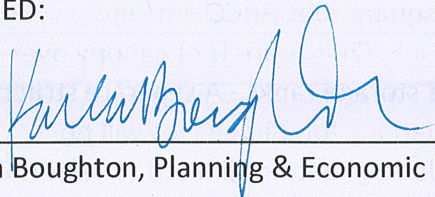
**Decision:** The Planning Director has APPROVED the Arco on Viking Avenue Site Plan Review/Administrative Conditional Use Permit, Planning File 10-21-16-1, subject to the SEPA Mitigations and Conditions of Approval found in the staff report.

**Property Taxes:** Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. Affected property owners may contact the Kitsap County Assessor's Office, MS-22, 614 Division Street, Port Orchard, WA 98366, (360) 337-7160.

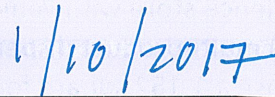
**Appeal Authority:** The decision is final. This decision may be appealed to the Hearing Examiner within ten (10) working days. Procedures and fees for appeal are as prescribed by Poulsbo Municipal Code Title 19.70 Decision Appeal Procedures.

**Examination of File:** The complete case file and conditions of approval may be examined at the Planning Department, 2<sup>nd</sup> Floor, Poulsbo City Hall (200 NE Moe Street) from 8:30 a.m. to 4:30 p.m. Monday through Friday. For more information or to arrange a time to examine the file, please contact Marla Powers, Associate Planner at (360) 394-9737.

SIGNED:



Karla Boughton, Planning & Economic Development Director



Decision Date

### Vicinity Map

