



# SITE PLAN REVIEW

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

For additional information on the Site Plan Review (SPR) process, refer to the [SPR Handout](#) or [Chapter 18.270](#) of the Poulsbo Municipal Code (PMC). For a detailed description of the Type II review process, refer to [PMC Title 19](#).

PROJECT:			
Project Name: The Nøra & Valari Residences	Tax Assessor's ID: 142601-3-138-2008, 142601-3-139-2007		
Project Address: TBD	Size of Property (Sq. Ft.): 49,658 sf, 46,174 sf		
Comp Plan Designation:	Zoning Designation: C-1, RH		
Legal Description (attach sheet if necessary): See attached.			
Are there any critical areas on the property? (wetlands, steep slopes, streams, etc.) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
APPLICANT/PRIMARY POINT OF CONTACT:			
Name: JENSEN AVE HOLDINGS LLC (c/o Kelly Clark)	Phone: (360) 613-4098		
Address: 20081 Viking Ave. N.W., Suite 117 Poulsbo 98370			
Email: KELLY@CHINOOKCONTRACTORS.COM			
AGENT (IF DIFFERENT):			
Name: Travis McDanold / Wattenbarger Architects	Phone: 425-453-0606		
Address: 40 Lake Bellevue Dr., Suite 350 Bellevue, WA 98005			
Email: travism@wattenbarger.com			
OWNER (IF DIFFERENT):			
Name: Same as applicant	Phone:		
Address:			
Email:			
PROPOSED LAND USES AND SQUARE FOOTAGE:			
Residential:	125,790 Sq. Ft.	Office/Service:	Sq. Ft.
Stormwater Detention:	1,760 Sq. Ft.	Retail:	1,412 Sq. Ft.
Other Utilities:	Sq. Ft.	Industrial:	Sq. Ft.
Open Space/Recreation:	Sq. Ft.	Parking Lots:	44,964 Sq. Ft.
Critical Areas (PMC 16.20):	Sq. Ft.	Streets:	12,347 Sq. Ft.
Other:	Sq. Ft.	Landscaping:	32,465 Sq. Ft.
For site plans with residential development:			
Gross Density:	Number of lots/units <sup>84</sup>	/ 2.2 gross acres	= 38 units per gross acre
Net Density:	Number of lots/units	/ net acres [gross acres-deductions (roads, utilities, critical areas and buffer)] =	units per net acre

## APPLICATION SUBMITTAL REQUIREMENTS:

The PED Department accepts all applications electronically. Please submit your application online [here](#) or email the materials to [plan&econ@cityofpoulsbo.com](mailto:plan&econ@cityofpoulsbo.com).

Application Fees and Deposits.

Pre-Application Meeting Summary or [Waiver Form](#).

Vicinity Map showing the location of the property and surrounding properties.

Detailed Project Narrative/Description

Site Plan Review Drawings.

### *Existing Conditions:*

- The location, name and dimensions of all streets adjoining the site indicating whether privately or publicly owned.
- The location of existing structures and other improvements on the site, including structures, driveways, parking, loading, pedestrian and bicycle paths, passive or active recreational facilities or open space, and utilities.
- Elevation of the site at two-foot contour intervals for grades zero to ten percent and at five-foot contour intervals for grades more than ten percent.
- The location of regulated critical areas.
- The location of drainage patterns and drainage courses; including a site and soil analysis for suitability of appropriate low impact development stormwater management facilities.
- The location, size and type of any significant or protected trees or stands of trees.

### *Proposed Site Development Plans:*

- The proposed site and its dimensions and area, orientation relative to north.
- Abutting properties, and the approximate location of structures and uses on abutting property within fifty feet of the subject site's perimeter.
- The location and dimensions of proposed development, including the following:
  - Streets and other rights-of-way and public or private access easements on and adjoining the site.
  - Vehicle, pedestrian and bicycle parking and circulation areas.
  - Loading and service areas.
  - Active or passive recreational or open space areas.
  - Proposed utilities on and adjacent to the parcel(s) including location, size and elevation of sewer, storm, water, gas lines, fire hydrants, electric & telephone poles, and streetlights. Proposed water, sewer and stormwater utility improvement plans shall provide sufficient information to confirm feasibility of installation including elevations, sizes, and materials.
  - Existing structures to be retained on the site and their distance from property lines.
  - Location of proposed building and structures on the site, including signs, fences, retaining walls, etc., and their intended use and distance from property lines.
  - The location and type of proposed outdoor lighting and existing lighting to be retained.
  - The size and location of solid waste and recyclables storage areas.
  - Proposed topography at two-foot contour intervals for grades zero to ten percent and at five-foot contour intervals for grades more than ten percent.
  - Stormwater management facilities.
  - Conceptual frontage and street improvements.
  - Existing and proposed parking areas, including stall sizes and locations, and bicycle facilities.
  - Ingress and egress, internal circulation, pedestrian circulation, emergency vehicle circulation
- Summary table which includes parcel zoning, total site area, gross floor area by use, itemized number of full size, compact and handicapped parking stalls and the collective total number, total lot coverage proposed, landscaping areas, allowable and proposed building height and setbacks, and residential density calculations.

### *Please Note:*

- plans must be drawn at an engineering scale that allows each plan to fit on one sheet
- all buildings and structures shall be dimensioned
- all information shall be legible
- plans shall be prepared by an appropriately certified professional in the State of WA



<input type="checkbox"/>	Preliminary <a href="#">Landscape Plan</a> per <a href="#">PMC 18.130.030</a> , with consideration for curb cuts, utilities, lighting, etc.
<input type="checkbox"/>	<a href="#">Design Review</a> Drawings per <a href="#">PMC 18.120.030</a> and Detailed Design Review Narrative
<input type="checkbox"/>	<a href="#">Photometric Lighting Plan</a> showing lumen readings every ten feet within the property or site, and ten feet beyond the property lines. The photometric plan shall consider proposed and existing landscaping at maturity in order to evaluate the long-term and seasonal effectiveness of lighting or screening of lighting.
<input type="checkbox"/>	Completed <a href="#">SEPA Environmental Checklist</a> (if required).
<input type="checkbox"/>	Preliminary Grading Plan with Erosion Control Measures.
<input type="checkbox"/>	Preliminary Drainage Report, in compliance with the currently adopted <a href="#">Ecology manual</a> , including level one downstream analysis. See <a href="#">PMC 12.02.030</a> and <a href="#">13.17.070</a> .
<input type="checkbox"/>	<a href="#">Concurrency Application</a> and/or Traffic Impact Analysis (if the site generates 300 trips or more). See <a href="#">PMC 14.04</a> .
<input type="checkbox"/>	Significant Tree Survey and Tree Retention Plan (if required). See <a href="#">PMC 18.180</a> .
<input type="checkbox"/>	Geological or Geotechnical Report (if required). See <a href="#">PMC 16.20.735</a> .
<input type="checkbox"/>	Wetland Report (if required). See <a href="#">PMC 16.20.725</a> .
<input type="checkbox"/>	Hydrogeological Report (if required). See <a href="#">PMC 16.20.740</a> .
<input type="checkbox"/>	Habitat Management Plan (if required). See <a href="#">PMC 16.20.730</a> .
<input type="checkbox"/>	Sign Drawings. If submitted, sign drawings shall be reviewed for compliance with <a href="#">PMC 18.170</a> .
<input type="checkbox"/>	Notarized property owner and/or applicant signature page (attached).
<input type="checkbox"/>	Any other information/documents:





**PROPERTY OWNER SIGNATURE (if other than applicant/agent):**

I, the undersigned, state that, to the best of my knowledge, all the information provided for this application is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.

*[Handwritten Signature]*  
Signature of Property Owner

Kelly Clark  
Print Name of Owner

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF KITSAP )

On this 26<sup>th</sup> day of MAY, 2020 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared KELLY CLARK to me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS my hand and official seal.



*[Handwritten Signature]*  
NOTARY PUBLIC in and for the  
State of Washington Residing at  
POULSBO, KITSAP COUNTY, WA  
Commission Expires 11-18-2029