



DAUNTLESS TOWNHOMES

Conditional Use Permit, Site Plan Review, Unit Lot Subdivision, Design Review

Public Hearing | July 16, 2026

Ashley Weller, Assistant City Planner



Review Authority

- Hearing Examiner is reviewing authority (PMC Table 19.20.020)
 - Conditional Use Permit reviewed as a Type III process
- Open record public hearing on the Dauntless Townhomes Conditional Use Permit, Site Plan Review, Unit Lot Subdivision, and Design Review
- Decision Authority (PMC 19.40.040 F)
 - The hearing examiner shall make the final decision after receiving the recommendation of the planning commission, and after holding an open record public hearing and receiving any public testimony



Project Timeline

Preliminary Application Meeting– May 6, 2025

Neighborhood Meeting – June 23, 2025

Application Submittal – February 6, 2026

Counter Complete – February 13, 2026

Project Review began – March 13, 2026

Notice of Application – March 20, 2026

Planning Commission Meeting Notice – June 16, 2026

Staff Report Issued – June 16, 2026

SEPA Determination Issued – June 16, 2026

SEPA Comment and Appeal Ends – June 30, 2026

Planning Commission Meeting – June 23, 2026

Hearing Notice Issued – June 30, 2026

Hearing Examiner Hearing – July 16, 2026



Location

Aerial w/ Adjacent Uses



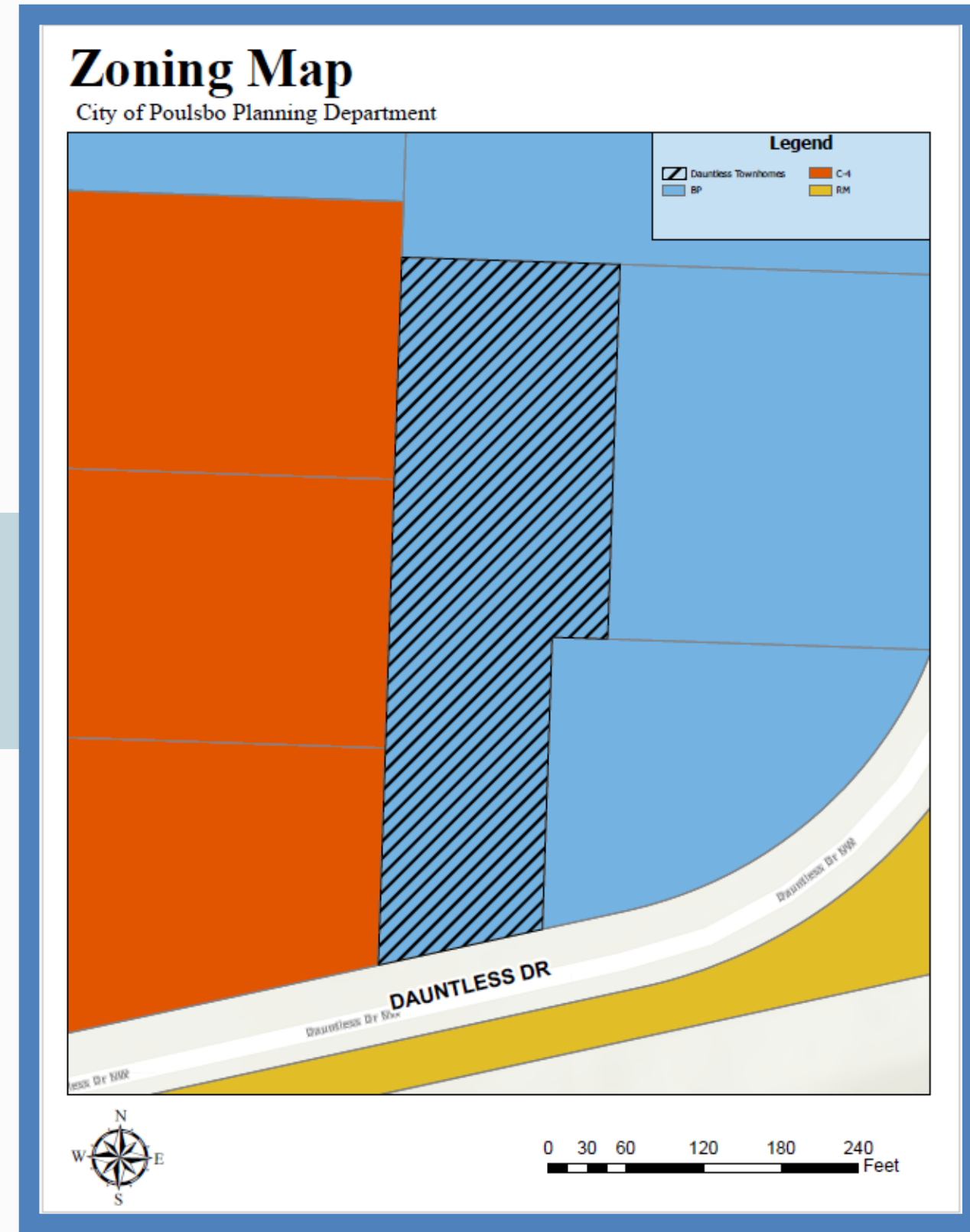
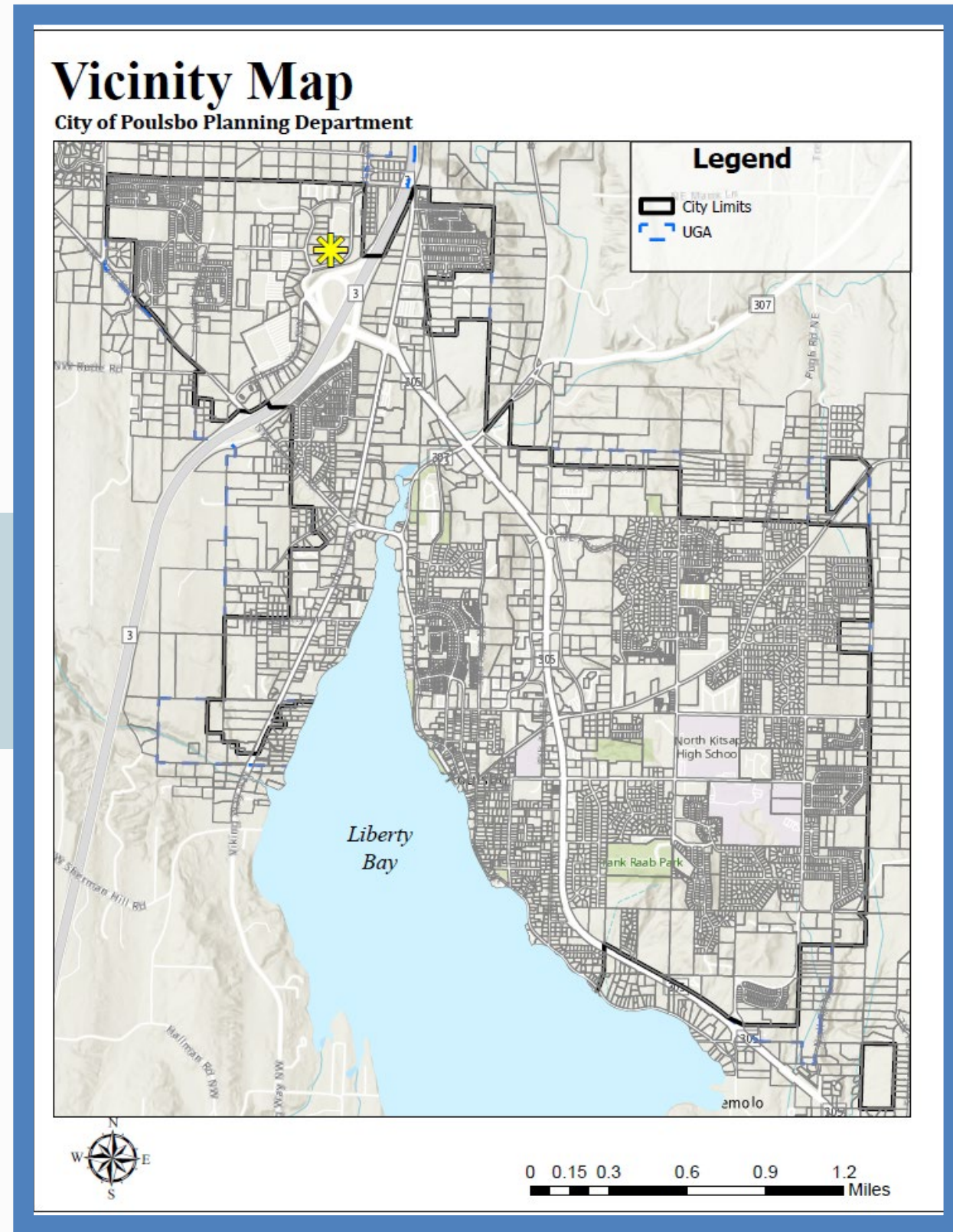
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Location



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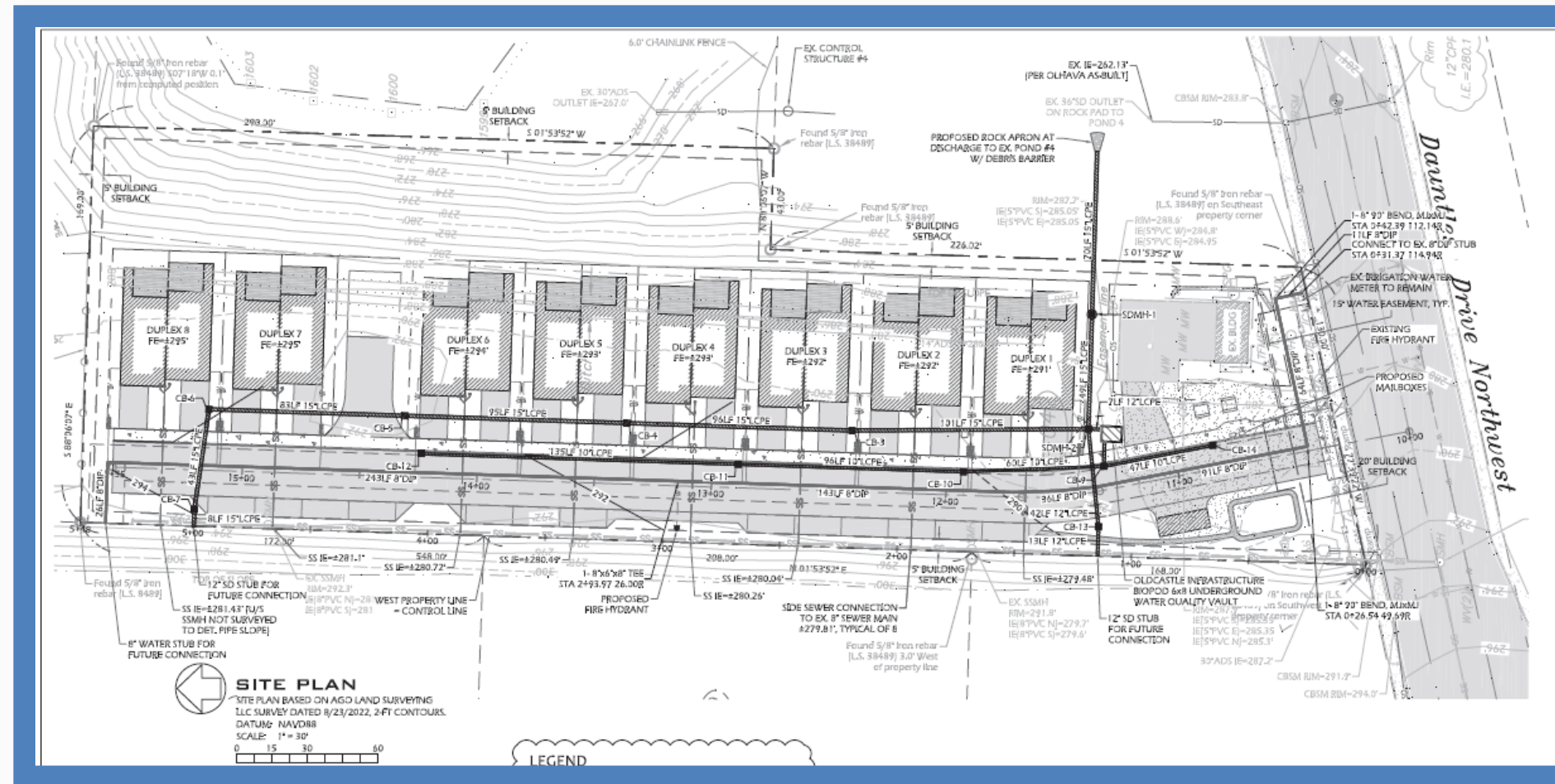


History of the Site



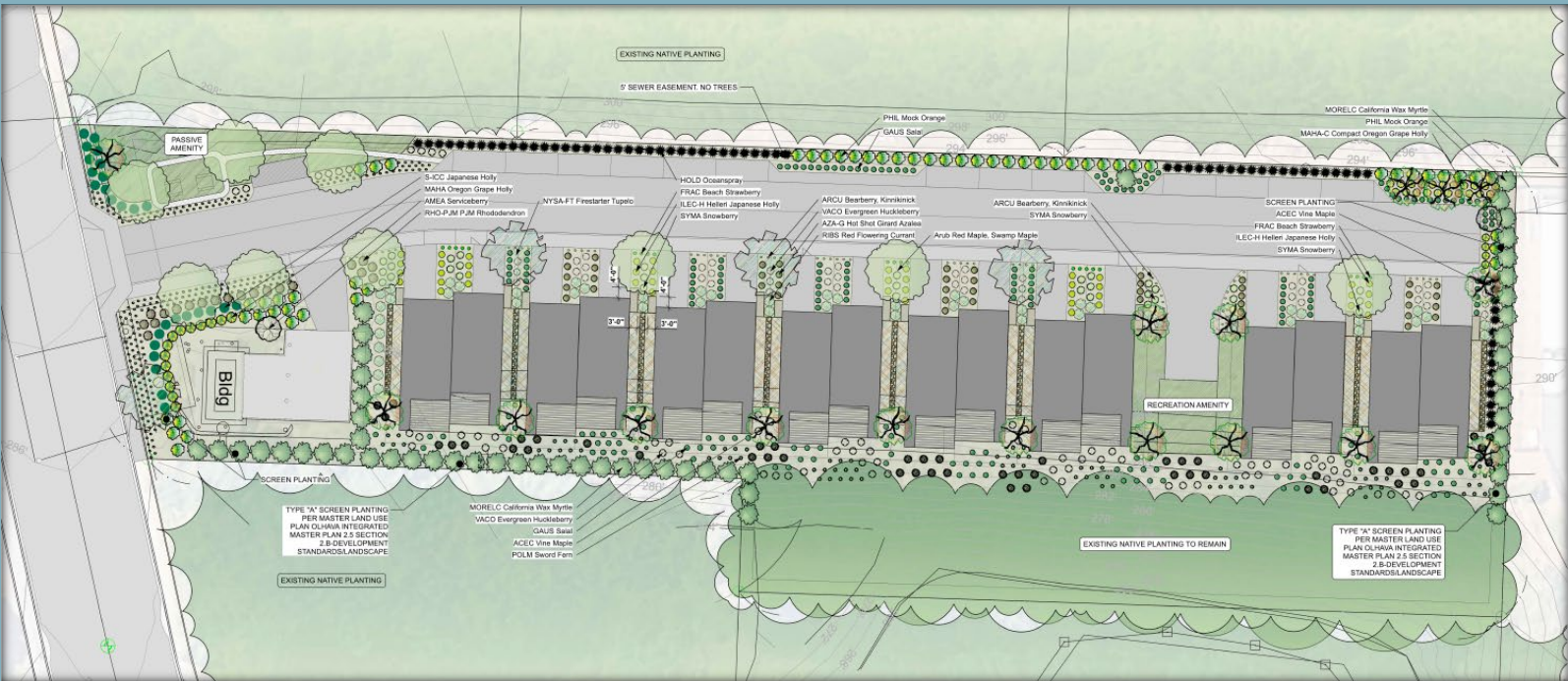
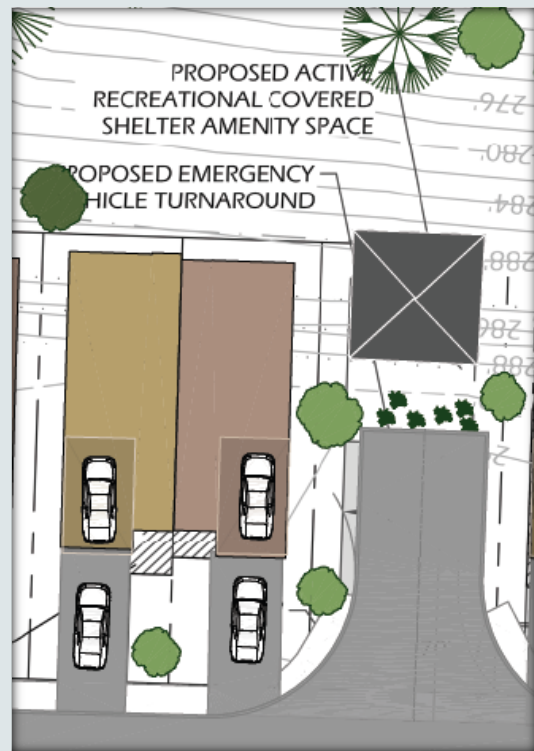
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- Property is part of the Olhava Master Plan (OMP) area which was approved April 2, 1998, and on June 11, 2002, permits were issued for site preparation
- The site is referred to as Tract 5-R in OMP
- Current owner since 2022 – Prior owner was the College Market Place ownership group
- Application submitted by Laughlin Development LLC
- No previous Approvals



Project Summary

- Jim Laughlin of Laughlin Development
- 1.83 acres
- 16 fee simple lots
- Density
- 23% landscaping
- Amenities maintained by HOA



Plant Legend: D: Decid, E: Evgrn, SE: Semi Evgrn, DT: Drought Tol, DR: Deer Resist, N: Native					
ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
ACEC	17	Acer circinatum	Vine Maple	1.5" C.	D, N, small tree, fall color
AMEA	2	Amelanchier alnifolia	Serviceberry	5 G.	D, DT, N, DR, Large shrub, edible berries
ARCU	325	Arctostaphylos uva-ursi	Bearberry, Kinnikinnick	1 G.	E, GC, White and pink flower, year round interest
Arub	9	Acer rubrum	Red Maple, Swamp Maple	2.5" C.	D, N, Fall Color
AZA-G	43	Rhododendron x 'Girard's Hot Shot'	Hot Shot Girard Azalea	5 G.	E, low shrub, pink flowers
FRAC	22	Fragaria chiloensis	Beach Strawberry	1 G.	E, GC, White and pink flower, year round interest
GAUS	146	Gaultheria shallon	Salal	5 G.	E, N, low shrub, fruit and berries
GAUS	68	Gaultheria shallon	Salal	1 G.	E, N, low shrub, fruit and berries
HOLD	71	Holodiscus discolor	Oceanspray	5 G.	PER, DT, large sprays of white fragrant flowers
ILEC-H	43	Ilex crenata 'Helleri'	Helleri Japanese Holly	5 G.	E, low shrub, golden tiny leaves
MAHA	18	Mahonia aquifolium	Oregon Grape Holly	5 G.	E, DT, N, DR, upright, yellow fragrant flower
MAHA-C	21	Mahonia aquifolium 'Compacta'	Compact Oregon Grape Holly	5 G.	E, DT, N, DR, low shrub, yellow fragrant flower
MORELC	55	Morella californica	California Wax Myrtle	10 G.	E, DT, DR, Large screening shrub
NYSA-FT	4	Nyssa sylvatica	Firestarter Tupelo	2" C.	D, DT, street tree, fall color
PHIL	56	Philadelphus lewisii	Mock Orange	5 G.	D, N, large shrub, fragrant spring flowers
POLM	82	Polystichum munitum	Sword Fern	1 G.	E, N, dark green fern
RHO-PJM	20	Rhododendron 'PJM'	PJM Rhododendron	5 G.	E, low shrub, dark leaves, pink flowers in spring
RIBS	53	Ribes sanguineum	Red Flowering Currant	5 G.	D, DT, N, DR, red flowers, attract birds
S-ICC	27	Ilex crenata 'Convexa'	Japanese Holly	5 G.	D, DT, N, DR, red flowers, attract birds
SYMA	82	Symphoricarpos albus	Snowberry	5 G.	D, N, upright shrub, white berries
VACO	118	Vaccinium ovatum	Evergreen Huckleberry	5 G.	E, DT, N, DR, low shrub, glossy green leaves, edible berries



Proposed Design



Dauntless Townhomes

Poulsbo, Wa

8 Duplexes 16 Units

- 3-Bdrm 2.5-Bath
- 1458 square feet
- 122 square foot deck
- 360 cubic foot storage unit on deck
- Outdoor yard areas in both front & rear yards

PARKING

Required 1.75 per unit = 28 required

Provided:

1 garage & 1 apron space per unit (32 spaces)

13 on-site spaces

45 total spaces provided



FRONT ELEVATION

Laughlin Development, LLC

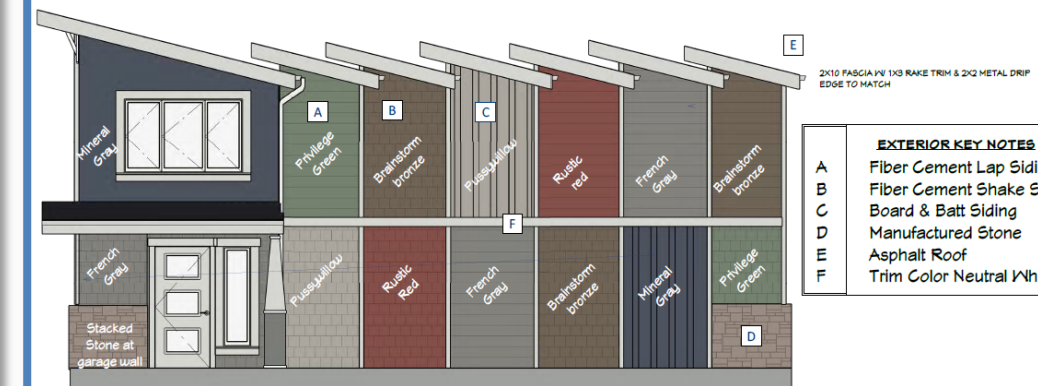
P.O. Box 10607
Bainbridge Island, WA 98110



FRONT ELEVATION



REAR ELEVATION



Dauntless Townhomes

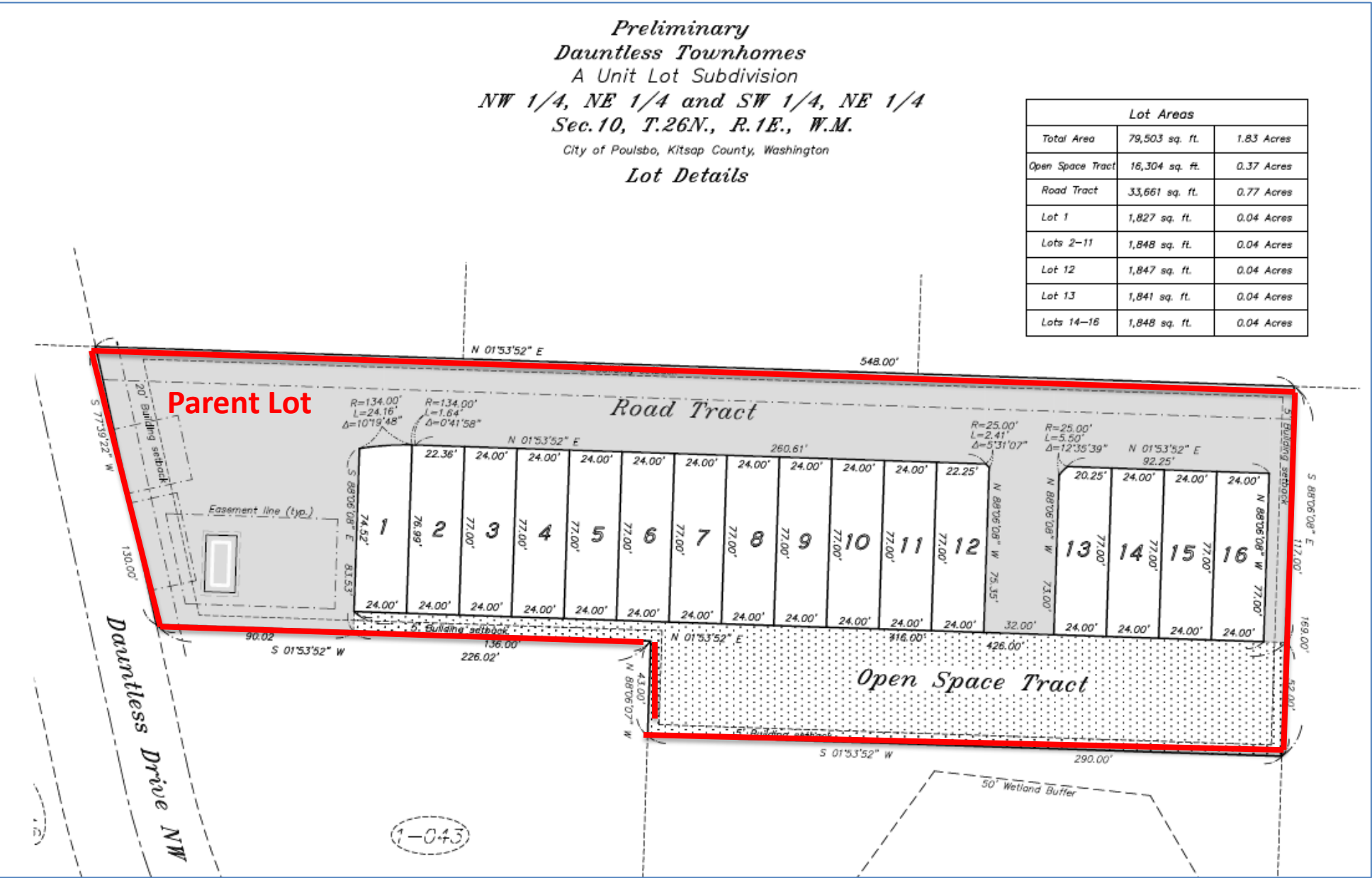
Poulsbo, Wa

8 Duplexes 16 Units

- 3-Bdrm 2.5-Bath
- 1458 square feet living space
- 122 square foot covered deck
- 1-car garage
- 360 cubic foot storage unit on deck
- Outdoor yard areas in both front & rear yards



Unit Lot Subdivision



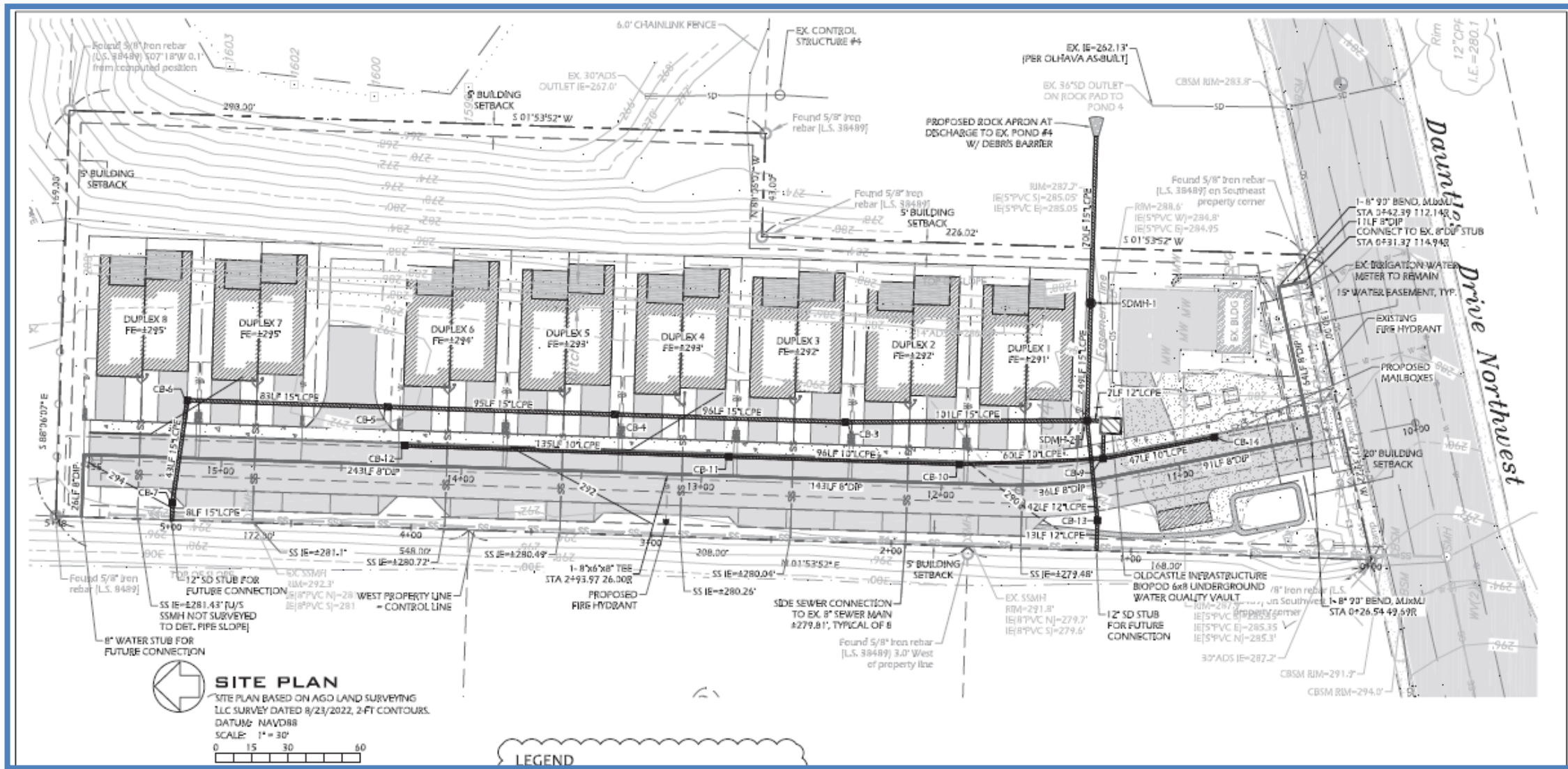
- The unit lot subdivision process provides opportunities for dividing fee simple ownership of land to create townhomes, rowhouses, and other similar fee-owned dwelling units as an alternative to both condominium ownership and traditional single-family detached subdivision.



Engineering/Infrastructure



- Roads, Utilities, Stormwater, Water, Sewer



Drainage Report
(Stormwater)

Utilities (Water &
Sewer)

Transportation

LEGEND

- EXISTING PROPERTY LINES
- EXISTING EASEMENT
- EXISTING ROAD
- EXISTING CENTERLINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- BUILDING SETBACK LINES
- PROPOSED WATER EASEMENT
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- FUTURE BUILDING
- FUTURE DECK
- PROPOSED SANITARY SEWER SERVICES
- PROPOSED WATER SERVICES
- PROPOSED WATER MAIN
- PROPOSED STORM DRAIN MAIN
- PROPOSED STORM DRAIN
- PROPOSED CATCH BASIN OR MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER CLEANOUT
- PROPOSED 2" WATER METER & DCA

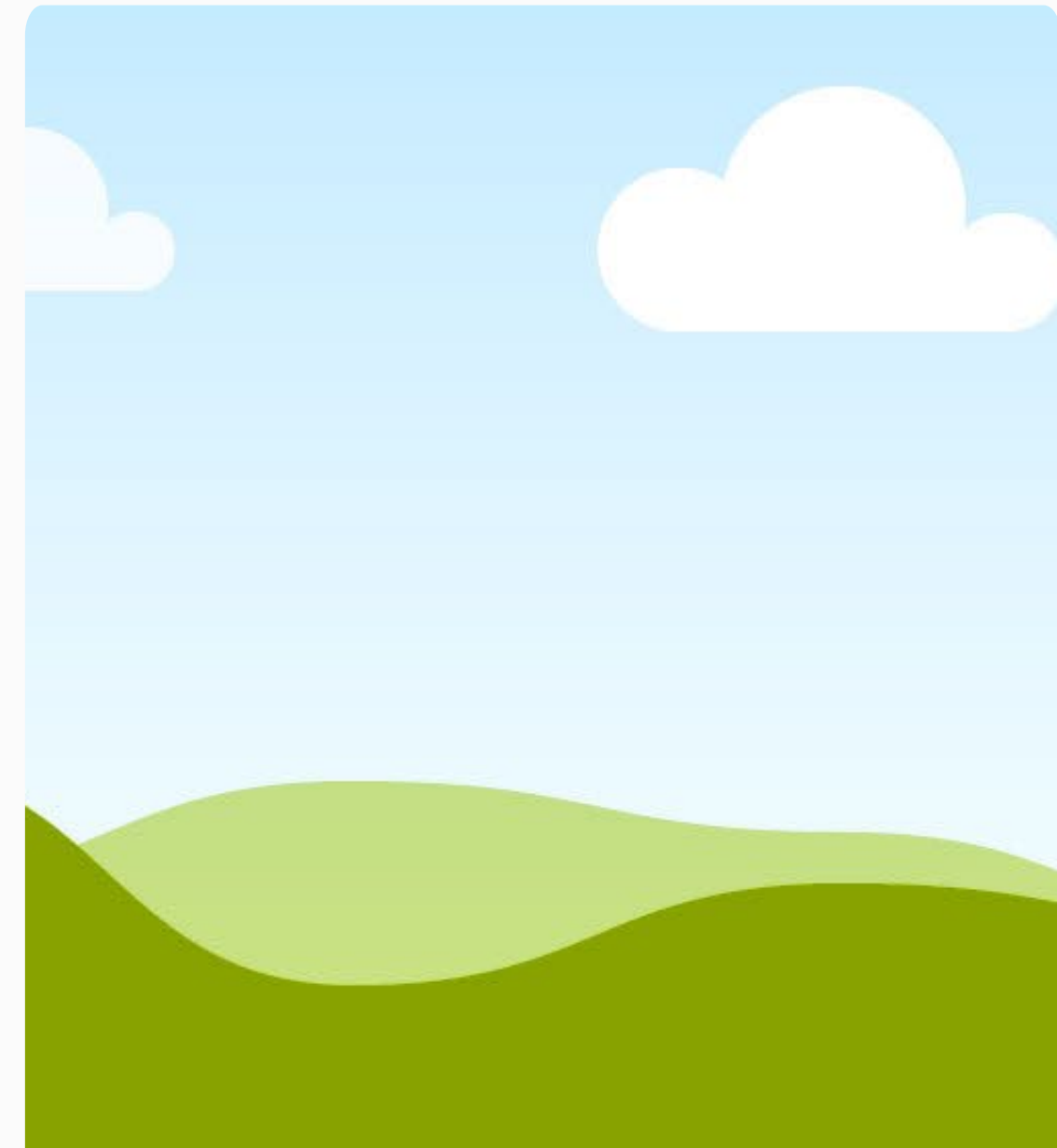
ABBREVIATIONS

- EX - EXISTING
- PBD - PROPOSED
- ROW - RIGHT OF WAY
- DIP - DUCTILE IRON PIPE
- PVC - POLYVINYL CHLORIDE PIPE
- SSMH - SANITARY SEWER MANHOLE
- SDMH - STORM DRAIN MANHOLE
- CB - CATCH BASIN
- LCPE - CORRUGATED POLYETHYLENE PIPE
- IE - INVERT ELEVATION
- LF - LINEAR FEET
- MIN. - MINIMUM
- TYP. - TYPICAL



SEPA

- Determination issued June 16, 2026
- 4 Mitigation identified address the Environmental Impact Statement for the OMP, Traffic mitigations through schedule B of the Olhava Development Agreement, endangered species and, historic preservation
- Appeal period ended June 30, 2026 at 4:30 pm.
 - No comment or appeal received.
- *Draft SEPA documents were provided with the staff report



- No public comments were received

- Findings are provided in
 - PMC 18.230 Conditional Use Permits beginning on page 6 of staff report
 - Olhava Master Plan (OMP), beginning on page 7 of the staff report
 - PMC 18.70 Residential Districts, beginning on page 11 of staff report
 - PMC 18.90 Business and Employment Districts beginning on page 12 of staff report
 - PMC 18.120 Design Review Business beginning on page 17 of staff report
 - PMC 18.270 Site Plan Review beginning on page 18 of staff report
 - PMC 17.65 Unit Lot Subdivision, beginning on page 19 of the staff report

Purpose Statement

- The applicant requests approval of the Conditional Use Permit, Site Plan Review, Unit Lot Subdivision, and Design Review comprising of 16 fee simple lots on a 1.83-acre property. The project includes construction of new private streets, sidewalks, water, sewer, stormwater, and other utility infrastructure; neighborhood recreational amenities including a community covered gathering space, open space, and passive seating, and pedestrian connections all consistent with City requirements.

Hearing Examiner Closing

- The Dauntless Townhomes project is reviewed under a 170-day timeline provided by the state Legislature.
- Planning Commission provides a recommendation of approval with modification and correction of condition P16.
 - Condition P16 is modified to address Poulsbo city council review of their Water Comprehensive Plan and goal of reducing water consumption in addition to Ecology declaring a Statewide Emergency Drought Deceleration in April 2026.
- New Exhibits – no new exhibits following noted Staff Report Addendum 1
- Changes Since PC – none
- Outstanding Issues – no outstanding issues staff is aware of
- Staff concludes that with SEPA Mitigations and Conditions of Approval the proposed project meets codes and standards.

