PLANNING COMMISSION

FINDINGS OF FACT, CONCLUSION AND RECOMMENDATIONS

PLANNED RESIDENTIAL DEVELOPMENT, PRELIMINARY SUBDIVISION, AND CRITICAL AREA REVIEW

Planning Commission Meeting Date:	November 17, 2026 (continued to November 24, 2026)
Project Proposal Name and Number:	Pinnacle at Liberty Bay, P-06-20-25-03
Decision Maker:	Hearing Examiner

CONSIDERATION:

The Planning Commission shall review all Type III applications at a public meeting and provide a recommendation to the review authority (Hearing Examiner). The Planning Commission may recommend that the review authority approve or approve with modifications the application if it complies with the applicable decision criteria. In all other cases, the Planning Commission shall recommend denial of the proposal.

In making its recommendation, the Planning Commission has considered the application materials, technical studies, staff report and recommended conditions of approval, agency and peer review comments, public comments received, and other materials included in the administrative record. The Planning Commission's recommendation is based on the applicable approval criteria and the findings and analysis contained in the staff report, as supplemented by the Planning Commission's consideration of the proposal at its November 17, 2026, public meeting.

The Planning Commission's recommendation shall be in writing and shall contain the following: (1) the recommendation of the planning commission; (2) any conditions included as part of the Planning Commission recommendation; and (3) findings of fact upon which the recommendation was based, and the conclusions derived from those facts.

FINDINGS:

Per PMC 18.260.140 in order to grant a planned residential development, the following findings must be made:

A. The proposal, through its design and submitted supporting documents, has clearly demonstrated it meets the stated purposes of this chapter.

B. The proposal complies with all of the applicable provisions of this title, except those provisions from which deviation has been allowed under this chapter.

C. The proposal provides overall site design features through its conceptual architectural renderings for the entire project, and has included open space areas, pedestrian walkways and connections, recreational amenities, and outdoor features.

D. The proposal would not impair the integrity and character of the zoning district in which it is to be located.

E. The site is physically suited for the type and intensity of land use being proposed.

F. The proposal would be compatible with existing and future land uses within the general area in which the proposal is to be located by providing screening or buffering between parcels and providing consistency between any existing single-family subdivisions and the proposal.

G. The proposal would preserve natural features and critical areas and would preserve and incorporate existing significant stands of trees within the project design as much as possible.

H. There are adequate provisions for water, sanitary sewer, and public utilities (electric, gas, phone) and services to ensure that the proposal would not be detrimental to public health and safety.

I. There will be adequate provisions for public access to serve the subject proposal, as well as providing for neighborhood connectivity as appropriate and as required by the city.

J. The proposal is consistent with the comprehensive plan and the city's adopted development standards.

K. There will not be significant unmitigated harmful effects upon environmental quality and natural resources.

L. The proposed location, size and design of the proposal would not be detrimental to the public interests, health, safety or welfare of the city.

Based on the application materials, staff analysis, technical reports, and recommended conditions of approval, the Planning Commission finds that the proposed Planned Residential Development can satisfy the approval criteria of PMC 18.260.140, subject to implementation of the conditions identified in the staff report.

Per PMC 17.60.040.A in order to grant a preliminary subdivision, the following findings must be made:

A. The proposed preliminary subdivision conforms to the requirements of this title.

B. The proposed preliminary subdivision conforms to the site requirements for the zoning district in which the property is located and/or other applicable zoning provisions.

C. The proposed preliminary subdivision:

1. Makes adequate provision for streets, roads, alleys, other public ways, and transit stops as required; and the proposed street system provides for the safe, orderly, and efficient circulation of traffic.
2. Will be adequately served with water, sewer, storm drainage, and other utilities appropriate to the nature of the subdivision and meets all current and applicable standards.
3. Makes adequate provision for parks, recreation, and playgrounds, as required.
4. Makes adequate provision for schools and school grounds, as required.
5. Makes adequate provisions for sidewalks and other planning features that provide safe walking conditions for students who walk to and from school.
6. Makes adequate provisions for critical area protection pursuant to Chapter 16.20.
7. Makes adequate provisions for fire and emergency access and protection.
8. Serves the public interest and makes appropriate provisions for the public health, safety, and welfare.

Based on the findings and analysis contained in the staff report, the Planning Commission finds that the proposed preliminary subdivision can satisfy the approval criteria of PMC 17.60.040.A, subject to compliance with the recommended conditions of approval.

CONCLUSION:

Based on its review of the application materials, staff report, technical studies, public comments, and other materials contained in the administrative record, the Planning Commission concludes that the Pinnacle at Liberty Bay Planned Residential Development, Preliminary Subdivision, and Critical Area Review, Planning File P-06-20-25-03, can satisfy the applicable approval criteria of PMC 18.260.140 and PMC 17.60.040.A, subject to compliance with the recommended conditions of approval.

The Planning Commission further concludes that the conditions of approval are necessary to ensure compliance with applicable development regulations, provide adequate public infrastructure and emergency access, protect critical areas and natural resources, and address identified impacts associated with the proposed development.

Accordingly, the Planning Commission recommends that the Hearing Examiner approve the application with conditions, as identified below.

RECOMMENDATION:

The **PLANNING COMMISSION** recommends the Hearing Examiner:

_____ Approve as conditioned in the staff report provided on November 6, 2026.

_X_ Approve with modifications with the following conditions:

A. **Amended Condition of Approval E52:**
In accordance with PMC 17.80.060, 18.260.140(J) and required SEPA mitigation, the Project shall design, permit and construct new roadway NR-12 connection to the existing Baywatch subdivision to the residential collector standard. The connection shall comply with applicable critical area requirements including any necessary supplemental technical review, mitigation and agency permitting. If the project is approved in divisions, this connection shall be constructed with the first division **that exceeds 30 units in the area served by the Road A-C loop** unless sufficient additional mitigation is approved by the City Engineer and Fire Code Official.

B. New Condition of Approval 7H

C.

_____ Denial of the application.

Recorded Motion on: November 24, 2026				
Planning Commission Record of Vote				
Commissioner	**Support**	**Oppose**	**Absent**	**Abstain**
Stevens	M			
Kipps	V			
Taylor	S			
Soller			1	
Strickon	✓			
Schlachter	✓			
Total:	5		1	

City of Poulsbo Planning Commission

Mark Kipps, Chairman — Date: 11/24/26

City of Poulsbo Planning and Economic Development

Administrative Assistant, Planning and Economic Development — Date: 11/24/26