New Exhibit 14

PLANNING COMMISSION

FINDINGS OF FACT, CONCLUSION AND RECOMMENDATIONS

Conditional Use Permit

Planning Commission Meeting Date:	October 27, 2026
Project Proposal Name and Number:	Suquamish CARE Center, P-06-26-26-01
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.

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 19.40.040.D in order to grant a Conditional Use Permit, 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.

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 zones 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.

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.

Per PMC 18.270.050 in order to grant a Minor Site Plan Review, the following findings must be made:

A. The proposed development shall comply with all applicable design and development standards contained in Title 18 and other applicable regulations.

B. The applicant shall demonstrate availability of adequate public services, e.g., roads, sanitary and storm sewer and water, available to serve the site at the time development is to occur, unless otherwise provided for by the applicable regulations.

CONCLUSION:

THE **PLANNING COMMISSION** has concluded that the proposed Conditional Use Permit is consistent with PMC 19.40.040.D and the Minor Site Plan Review is consistent with PMC 18.270.050. Therefore, the Planning Commission respectfully recommends approval of the Suquamish CARE Center, Application No. P-06-26-26-01 to the Hearing Examiner per the recommendation below.

RECOMMENDATION:

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

____ Approve as conditioned in the staff report dated October 5, 2026.

X Approve with the following modifications:

A. Add condition: 1E. The applicant shall be responsible for ensuring ADA compliance on the existing property frontage improvements. Any existing deficiencies in the frontage improvements shall be corrected and require a PPCP (Right-of-Way Permit).

B.

C.

____ Denial of the application.

Recorded Motion on: October 27, 2026				
Planning Commission Record of Vote				
Commissioner	**Support**	**Oppose**	**Absent**	**Abstain**
Stevens	M			
Kipps	✓			
Taylor	S			
Soller	✓			
Strickon			✓	
Nunes	✓			
Schlachter	✓			
Total:	6		1	

City of Poulsbo Planning Commission

Mark Kipps, Chairman — Date: 10/27/26

City of Poulsbo Planning and Economic Development

Administrative Assistant, Planning and Economic Development — Date: 10/27/26