



NOTICE OF DECISION

Planning and Economic Development Department
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MCDONALD'S REDEVELOPMENT SITE PLAN REVIEW AND BOUNDARY LINE ADJUSTMENT

Date of Planning and Economic Development (PED) Director **Approval:** 3/12/19

File No.:	P-06-18-18-02	Application Type:	Type II
Site Location:	20533 Viking Avenue NW Poulsbo, WA 98370		
Property Owner:	McDonald's USA Adam Brandenburg 1235 Market St, Ste 6175 Kirkland, WA 90833		
Applicant/Agent:	Navix Engineering Jason Green 11400 SE 8th Street, Suite 345 Bellevue, WA 98004		
Project Description:	The proposed project is to demolish the existing 5,051 square feet restaurant, drive-through, parking and associated utilities; and construct a new 4,806 square feet McDonald's with drive-through lanes, parking, landscaping, and utilities. This project includes design review of the new building and a boundary line adjustment to accommodate redevelopment.		
Approval Criteria:	The approval criteria for the McDonald's Site Plan Review & BLA include PMC 17.30 Boundary Line Adjustments, PMC 18.80 Commercial Districts, PMC 18.270 Site Plan Review, PMC 18.120 Design Review, and PMC 19 Permit Application Procedures.		
Conclusion:	The PED Director, as the review authority, has concluded that the application has been found to meet the stated permit criteria, subject to the Conditions of Approval, and the project as approved will not be detrimental to the public interest, health, safety or welfare of the City.		
Decision:	The PED Director has APPROVED the McDonald's Site Plan Review & BLA, subject to the SEPA DNS issued October 7, 2018 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 Co. 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. The written appeal, and the appeal fee and deposit must be received by the PED department no later than 4:30 p.m. on the fourteenth calendar day following the NOD.		
Examination of File:	The complete case file and conditions of approval may be examined at the PED Department, 200 NE Moe Street, from 8:30 a.m. to 4:30 p.m. Monday through Friday.		
Staff Contact:	Helen Wytko, Planning Technician; hwytko@cityofpoulsbo.com; (360) 394 -9735		
Site Map:	See attached.		

SIGNED:

Karla Boughton, Planning and Economic Development Director

Date






Project Site Map

City of Poulsbo Planning Department



Legend

-  Project Site
-  City Limits
-  Urban Growth Area

