POULSBO CITY COUNCIL AGENDA SUMMARY

WORKSHOP AGENDA ITEM NO. 10.b
MEETING DATE: October 8, 2025

AGENDA ITEM	Release of Concomitant Agreement Workshop
EXHIBITS	Housing Kitsap Vikings Crest Concomitant Agreement Release Staff Report with exhibits A-E DRAFT Ordinance Approving Release of Concomitant Agreement ER EDITS 4933-1200-8553 v.1
STAFFED BY	Berghoff
ESTIMATED TIME	15 mins

SUMMARY STATEMENT

The PED Department has received an application requesting release of a concomitant agreement known as the Housing Kitsap and Viking's Crest Concomitant Agreement Release Request (formally known as the Terhune Property Rezone). Concomitant Agreements are considered a 'contract' between the City and the property owner, are recorded to the property, and are identified in a title report.

The agreement was approved in 1976 to rezone from R-1 to RM and develop the site with 172 residential units, a clubhouse and pool, two tennis courts and associated parking. The release of the agreement relinquishes the requirement for the development that has not been completed including a portion of the 52 of the units, park area and a tennis court. The current owner does not intend to construct these improvements and Viking Crest has confirmed that the tennis court and park area are not amenities of the Viking's Crest Condominium.

Release of a concomitant agreement is a Type V permit and requires a public hearing before the City Council. **This application is not a proposal for development;** any proposed redevelopment or new development will be processed under a separate land use permit with its own noticing requirements.

Public hearing before City Council planned for October 15, 2025.

WORKSHOP DATE:	

IMPACTS

Expenditure Required? No	Included in Budget? Yes Amount: 0

SAMPLE MOTION:

Schedule public hearing on the October 15, 2025 City Council Business Agenda.