



**CITY OF POULSBO**  
**NOTICE OF APPLICATION and Optional DNS**  
RCW 36.70B.110

**Peninsula Glen-Woodcreek**  
**Administrative Site Plan Review**  
**Type II Permit**

**Planning File Number:** 10-26-16-1

**Counter Complete:** October 26, 2016

**Notice of Technical Completion:** November 3, 2016

**Notice of Application:** November 11, 2016

**Description of Proposed Project:** The proposal is to construct three additional buildings on the site of the Peninsula Glen and the Woodcreek apartment complexes. A total of 24 units will be added, one building with 12 units and two buildings with six units each. Units mix is proposed at 18 one bedroom units and 6 two bedroom units. Additional parking and landscaping will be provided. The maximum building height is not to exceed 35 feet in height. Additional structures may be anticipated in the future. The applicant is seeking to aggregate the two parcels into one parcel through Boundary Line Adjustment with this Site Plan Review application. Both properties are zoned Residential High and have a total of 9.52 acres in size. The site will be served with City utilities.

**Project Permits Included With the Application:** Site Plan Review and SEPA determination.

**Requested studies include:** None.

**Permits NOT included in application:** Grading permit, building permit, other construction permits as determined through this permit process.

**Name of Applicant/Agent:** Poulsbo 40 LLC/Byron Harris

**Name of Property Owner:** Poulsbo 40 LLC

**Existing Environmental Documents That Evaluate the Proposal:** The original Peninsula Glen Apartment Complex was issued a Negative SEPA review in 1980 and the Woodcreek Apartment Complex was issued a Negative SEPA review in 1982. Meaning an Environmental Impact Statement (EIS) was not required. The Final EIS for the City of Poulsbo Comprehensive Plan anticipated high residential density development for this site was issued September 29, 2009.

**Environmental Review:** It is anticipated that adoption of existing environmental documents to meet the city's responsibilities under SEPA (WAC 197-11-708) and provides for additional

information regarding the project that does not substantially change the analysis of impacts in the existing Environmental Checklist for this project (WAC 197-11-706). The City of Poulsbo has reviewed the proposed project for probable adverse environmental impacts and expects to issue a mitigated determination of nonsignificance (MDNS) for the project. The optional DNS process is being used as authorized by WAC 197-11-355 and Poulsbo Municipal Code 16.04.115. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **This may be the only opportunity for the public or agencies to comment on the environmental impacts of the proposal. Comments must be submitted to the City Planning Department by the date indicated below.** The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

**Public Comment Period for Environmental Review Related Comments:** The public may comment on environmental related aspects of the above-described proposal, and the comment period will remain open through **November 28, 2016**. The public may request a copy of the decision once made. The public may appeal the decision of the Planning Director to the Hearing Examiner within ten (10) working days from the date of the notice of decision.

**Tentative Public Meeting or Public Hearing Date:** Not applicable. This is an administrative permit.

**Staff Report Availability:** The staff report will be available for review at no cost at least five calendar days before the Planning Director's decision and a copy will be provided at a reasonable cost.

**Examination of File and Staff Contact:** The application file may be examined at the Planning Department, Poulsbo City Hall from 8:30 am to 4:00 pm Monday through Friday. Please contact Marla Powers, Associate Planner, at (360) 394-9737 or [mpowers@cityofpoulsbo.com](mailto:mpowers@cityofpoulsbo.com), to arrange a time to examine the file or for further information.

**Review Authority:** The Poulsbo Planning and Economic Development Director is the review authority for this application.

# Notice Map

City of Poulsbo Planning Department

**Legend**

-  Project Site
-  Notified Properties
-  City Limits
-  Urban Growth Area

