

CITY OF POULSBO
NOTICE OF APPLICATION
RCW 36.70B.110

Poulsbo Self Storage
Site Plan and Critical Area Permit
(Type II Permit)

Planning File Number: 08-10-16-1

Date of Counter Complete Application: August 5, 2016

Date Application was Determined Technically Complete: August 29, 2016

Date of Notice of Application: September 2, 2016

Applicant: Travis Ameche, 918 South Horton St. #1000, Seattle, Washington 98134

Applicant's Representative: Katerina Prochaska, 311 First Avenue South, Seattle, Washington 98104

Property Owner: Urban Poulsbo LLC, c/o Patrick Reilly, 918 South Horton St. #1000, Seattle, Washington 98134

Description of Proposed Project: Development of an approximately 90,000 square feet multi-story heated self storage building on an approximately 2.55 acre undeveloped property. A site manager residence will be located in the storage structure. The building east facing façade is two stories above and two stories below ground with the west facing façade being four stories above ground. The South Fork of Dogfish Creek flows through the southwest corner of the property and is proposed to be protected using a 100 foot Resource Management Area (stream buffer) and 25 feet setback from the management area. In addition to protection of critical areas, the proposal includes landscaping and associated site infrastructure including vehicle parking, loading and unloading accessible from Lincoln Road and 10th Avenue, and a variety of treatment and release stormwater facilities.

Site Description: The site slopes from northeast to southwest. The South Fork of Dogfish Creek is located in the southwest corner of the property where steeper slopes are located. There is a remnant home foundation located near Lincoln Road. Zoning of the property is C-3 SR 305 Corridor.

Site Location: Located on the southwest corner at the intersection of Lincoln Road and 10th Avenue, the property has no current address. (Tax ID No. 232601-1-040-2008).

Project Permits Included with Application: Site Plan Review, Critical Area Permit, SEPA Threshold Determination

Further Studies Being Required by Applicable Official: Additional information has been requested regarding modifications within the setback adjacent to the stream Resource Management Area and Preliminary Geotechnical Engineering Study. A copy of the Arborist report identified in the SEPA Environmental Checklist is also requested.

Existing Environmental Documents which Evaluate Proposed Project: SEPA Environmental Checklist; Preliminary Geotechnical Engineering prepared by Geotech Consultants Inc., dated February 28, 2014; Wetland and Fish and Wildlife Habitat Assessment prepared by Soundview Consultants, dated August 4, 2016; Level 1 Off-Site Drainage Analysis prepared by Barghausen Consulting Engineers, Inc., dated August 2, 2016; and Preliminary Storm Drainage Report prepared by Barghausen Consulting Engineers, Inc., dated August 2, 2016.

Other Permits Not Included in Application: Clearing/Grading approval, construction drawing review, building permits.

Public Comment Period: The public is encouraged to comment on this application, and the minimum comment period is 14 calendar days, which is September 16, 2016. However, public comments will be accepted up to and any time prior to the closing of the public hearing. Public comments should be as specific as possible and submitted to the City as early in the review of the application as possible. Any person may comment on the application, receive notice of and participate in any hearings, request a copy of the decision. Public comments may be mailed, emailed, personally delivered or faxed to the City:

Mail and physical location: 200 NE Moe St, Poulsbo, WA 98370

Email: plan&econ@cityofpoulsbo.com

Fax: (360) 697-8269

Approval of Permit: A site plan is a Type II (administrative) permit decision, and the Planning Director is the approval authority. The public may request a copy of the decision once made. Appeal rights are provided in Poulsbo Municipal Code 19.70 which is available on line at <http://www.codepublishing.com/WA/Poulsbo/#!/>.

Examination of File and Staff Contact: The application file may be examined at the Planning Department, Poulsbo City Hall, 200 NE Moe St, from 8:30 am to 4:00 pm, Monday through Friday. Please contact Edie Berghoff, Associate Planner, at (360) 394-9748, to arrange a time to examine the file or for further information.

Notice Map

City of Poulsbo Planning Department

Legend

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

