

CITY OF POULSBO
NOTICE OF APPLICATION
RCW 36.70B.110

Pro-Guard Storage Expansion
Site Plan Review
(Type II Permit)

Planning File Number: 09-30-16-1

Date of Counter Complete Application: October 5, 2016

Date Application was Determined Technically Complete: October 24, 2016

Date of Notice of Application: October 28, 2016

Applicant: Byron Harris, 1225 Darling Road NW, Bremerton, Washington 98311

Applicant's Representative: Robert Baglio, BJC Group, 3780 SE Mile Hill Drive, PO Box 2030, Port Orchard, Washington 98366

Property Owner: Jaber LLC, 4012 148th Street SE, Millcreek, Washington 98296

Description of Proposed Project: Development of an approximately 45,000 square feet multi-story self storage building to replace existing on-site outdoor and covered recreational vehicle storage area. The proposed building is located within an approximately 4.6 acre existing developed area of an approximately 9 acre site. A site manager will remain on site, in an existing residence which will not be relocated to the proposed structure. All sides of the proposed structure will be 3 stories, capped with a minimally sloped roof toward the east and west. A small wetland is located on the undeveloped portion of the subject property, which will remain protected. Additional landscaping is proposed within the developed area. Improvements to Little Valley Road frontage and revisions to the site access roadway, site protective fencing, and Fire Department access for the structure are also proposed.

Site Description: The site slopes from east to west. The northern half of the property is covered in trees with area openings providing unpaved access from the developed site to Genes Lane (private road). A seasonal drainage and small wetland are located in the undeveloped portion of the property which will remain protected. Zoning of the property is Light Industrial (LI).

Site Location: Located at 20554 Little Valley Road NE, the site is approximately midway between NE Forest Rock Lane and NE Bernt Road/NE Genes Lane intersections with Little Valley Road NE. Located east of Little Valley Road. (Kitsap County Assessor's Tax ID No. 142601-1-057-2009).

Project Permits Included with Application: Site Plan Review, SEPA Threshold Determination.

Further Studies Being Required by Applicable Official: None at this time.

Existing Environmental Documents which Evaluate Proposed Project: SEPA Environmental Checklist; Wetland Determination and Assessment of Critical Areas prepared by BGE Environmental LLC, dated September 27, 2016; Geotechnical Engineering Report prepared by EnviroSound Consulting Inc., dated July 11, 2016; and Preliminary Storm Drainage Report b Team 4 Engineering, dated September 12, 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 November 11, 2016. 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 and receive notice 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. No public meeting or public hearing is anticipated with this application. 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

