



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

**RPI-II Retail (Sherwin Williams/Starbucks)**  
**Binding Site Plan**  
**Type II Permit**

The City of Poulsbo has received a permit application for the following project that may be of interest to you. You are invited to comment on this proposed project.

**Planning File Number:** 08-18-16-1

**Counter Complete:** 8/22/2016

**Notice of Technical Completion:** 11/2/2016

**Notice of Application:** 11/04/2016

**Comment due date:** 11/18/2016

**Description of Proposed Project:** The proposed is for division of a single existing 47,480 sq. ft. lot, Tax ID: 232601-1-156-2009 in to two separate lots. Lot 1 is proposed at approximately 28,828 sq. ft. and will contain the Starbucks building with drive thru. Lot 2 is approximately 18,652 sq. ft. and will contain the Sherwin Williams building. The subject site is zoned Commercial, C-3 SR 305 Corridor and is approximately 1.07 acres in size. The site will be served with City utilities.

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

**Requested studies include:** None.

**Permits NOT included in application:** None.

**Name of Applicant:** PACLAND-SEATTLE | c/o Bill Fortunato

**Name of Property Owner:** Real Property Investors-Marty Jouflas

**Existing Environmental Documents That Evaluate the Proposal:** CVS, a project located immediately to the south of the proposed project, previously conducted a Phase I Environmental Site Assessment and an MDNS was issued by the City of Poulsbo which included this parcel (Planning File 10-07-13-1). Studies include: Environmental Checklist dated 09/17/2013, Geotechnical Engineering Report dated September 13, 2013 prepared by Terracon Consultants, Inc. Mountlake Terrace, WA, Preliminary Storm Drainage Report dated December 9, 2013 prepared by Tait & Associates, Inc., Seattle WA., Traffic Impact Analysis dated October 2013 prepared by Transportation Solutions, Inc., Redmond, WA.

**Adoption of existing environmental document:** Adoption for MDNS for RPI Retail-II Site Plan Review Type II Permit/MDNS that was issued on August 1, 2016 for the proposed project of a 2,000-square foot Starbucks with a drive through and a 4,000-square foot Sherwin Williams

building along with associated site improvements on the site immediately to the north of the CVS on SR 305. The proposed site has been partially developed with landscaping and traffic circulation for the CVS project. The Checklist was prepared by Pacland-Seattle on March 30, 2016. The Checklist will be adopted in whole. There were no challenges to the issued threshold for the MDNS.

**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 determination of nonsignificance (DNS) 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 18, 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

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

