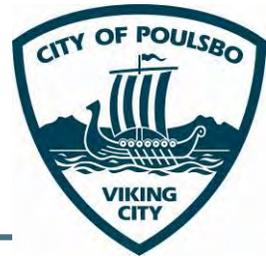


# City of Poulsbo

## Engineering Division-Memorandum

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**To:** Planning Commission  
**From:** Charles Roberts, Engineering Technician  
**Subject:** 2017 Floodplain Management Revisions – PMC Chapter 15.24 Staff Report  
**Date:** April 4, 2017

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### 1.0 Introduction

Chapter 15.24 of the Poulsbo Municipal Code regulates and manages development within areas of special flood hazard within the City. Periodically FEMA revises and updates the Flood Insurance Maps, Chapter 15.24 adopts the maps thereby allowing citizens to purchase flood insurance through the National Flood Insurance Program (NFIP). In 2016 FEMA completed a coastal zone flood mapping update, using better technology to properly map the effects of high water combined with wind driven wave action. This study and associated maps were finalized and published with the official date of February 3, 2017. As part of the update, FEMA staff also reviewed Chapter 15.24 for compliance, and identified revisions as required.

### 2.0 Summary of Modifications to Chapter 15.24 – Floodplain Management

The following sections of Chapter 15.24 were revised as part of the review:

**15.24.020 Definitions.** – added several new of definitions, as well as revised a few, for consistency with FEMA regulations.

**15.24.040 Flood hazard areas established.** – Revised date of flood insurance study to February, 3, 2017 (the current study).

**15.24.130 Gathering of information.** – Revised code to comply with FEMA regulations and to provide clarity.

**15.24.190 Utilities.** – Added statement requiring wells to be placed on areas not in the mapped floodway.

**15.24.260 Floodways.** – Revised code to comply with FEMA regulations.

**15.24.370 Severability.** – Added new code section to provide severability.

### **3.0 Notice of Application and SEPA Determination**

A Notice of Application with Optional DNS on the 2017 Floodplain Management Revisions – PMC 15.24 was issued on March 17, 2017. The comment period ended on March 31, 2017. The City did not receive any comments during this timeframe.

### **4.0 Planning Commission Public Hearing April 11, 2017**

A public hearing has been scheduled for 7:00pm on April 11, 2017 for the Planning Commission to receive public comments on the 2017 Floodplain Management Revisions – PMC 15.24.

#### **Proposed Motion:**

**Move to recommend approval to the Poulsbo City Council the 2017 Floodplain Management Revisions – PMC 15.24, thereby amending sections of the Poulsbo Municipal Code and as identified as Exhibit A of the staff report.**

### **5.0 Exhibits**

- A. Proposed 15.24 Floodplain Management Amendments
- B. Required Noticing Documents
  - 1. Notice from Washington State Department of Commerce
  - 2. Initial Release Public Notice
  - 3. Notice of Application with Optional DNS
  - 4. SEPA Threshold Determination DNS with commented checklist
  - 5. Notice of Planning Commission Public Hearing

# EXHIBIT A

Proposed PMC 15.24 Floodplain Management Amendments

## ARTICLE I. GENERAL PROVISIONS

### **15.24.010 Purpose.**

This chapter is to:

- A. Promote the public health, safety and general welfare;
- B. Reduce the loss of life and property damages associated with flooding;
- C. Minimize public expenditures for flood control projects and rescue and relief operations;  
and
- D. Assure continued availability of flood insurance. (Ord. 79-24 § 1, 1979)

### **15.24.020 Definitions.**

Unless specified in this section, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application:

- A. “Appeal” means the request for the review of the city engineer’s interpretation of any provision of this chapter or a request for a variance.
- B. “Area of shallow flooding” means a designated AO or AH zone on the flood insurance rate map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist and the path of flooding is unpredictable and indeterminate. Velocity flow in such zones may be evident. AO is characterized as sheet flow and AH indicates ponding.
- C. “Area of special flood hazard” means the land in the floodplain within the community subject to a one percent or greater chance of flooding in any given year. Designation of these areas on maps always includes the letters A or **BV**.
- D. “Base flood” means the flood having a one percent chance of being equaled or exceeded in any given year and is also referred to as the one-hundred-year flood. Designation of these areas on maps always includes the letters A or **BV**.
- E. “Basement” means any area of the building having its floor sub-grade (below ground level) on all sides.
- F. “Breakaway Wall” means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.
- G. “Critical Facility” means a facility for which even a slight chance of flooding might be too great. Critical facilities include (but are not limited to) schools, nursing homes, hospitals, police,

fire and emergency response installations, and installations which produce, use, or store hazardous materials or hazardous waste.

**HF.** “Development” means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.

**I.** “Elevation Certificate” means the official form (FEMA Form 086-0-33) used to track development, provide elevation information necessary to ensure compliance with the community floodplain management ordinances, and determine the proper insurance premium rate with Section B completed by Community Officials.

**J.** “Elevated Building” means for insurance purposes, a non-basement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.

**K.** “Existing Manufactured Home Park or Subdivision” means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the adopted floodplain management regulations.

**L.** “Expansion to an Existing Manufactured Home Park or Subdivision” means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

**MG.** “Flood or flooding” means a general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters; and/or
2. The unusual and rapid accumulation of runoff of service waters from any source.

**NH.** “Flood insurance rate map (FIRM)” means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

**OF.** “Flood insurance study” means the official report provided by the Federal Insurance Administration that includes flood profiles, the flood-floodway map and the water surface elevation of the base flood.

**PJ.** “Floodway” means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

**QK.** “Lowest floor” means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building’s lowest floor; provided, that such enclosure is not built as to render the structure in violation of the applicable nonelevation design requirements of Section [15.24.230](#).

**RL.** “Manufactured home” means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when ~~connected-attached~~ to the required utilities. The term “manufactured home” does not include a “recreational vehicle.”~~For floodplain management purposes, the term “manufactured home” also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than one hundred eighty consecutive days. For insurance purposes, the term “manufactured home” does not include park trailers, travel trailers, and other similar vehicles.~~

**SM.** “Manufactured home park or subdivision” means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

**TN.** “New construction” means structures for which the “start of construction” commenced on or after the effective date of the ordinance codified in this chapter.

**U.** “New Manufactured Home Park or Subdivision” means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of adopted floodplain management regulations.

**VΘ.** “Recreational vehicle” means a vehicle:

1. Built on a single chassis;
2. Four hundred square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**WP.** “Start of construction” includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within one hundred eighty days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work

beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundation or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

XQ. “Structure” means a walled and roofed building including a gas or liquid storage tank that is principally above ground.

“Substantial Damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

YR. “Substantial improvement” means any repair, reconstruction or improvement of a structure, the cost of which exceeds or equals fifty percent of the market value of the construction either:

1. Before the improvement or repair is started; or
2. If the structure has been damaged and is being restored, before the damage occurred.

For the purposes of this definition, “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:

1. Any project for improvement of a structure to correct pre-cited existing violations of state or local health, comply with existing state or local health, sanitary or safety code specifications which have been previously identified by the local code enforcement official and which are the minimum ~~are solely~~ necessary to ensure safe living conditions; or
2. Any alteration of a structure listed on the National Register of Historical Places or the State Inventory of Historical Places.

ZS. “Variance” means a grant of relief from the requirements of this chapter which permits construction in a manner which would otherwise be prohibited by this chapter.

“Water Dependent” means a structure for commerce or industry that cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations. (Ord. 2005-27 §§ 1, 2, 2005; Ord. 87-20 § 1, 1987; Ord. 79-24 § 2, 1979)

### **15.24.030 Lands to which provisions apply.**

This chapter applies to all areas of special flood hazards within the jurisdiction of the city of Poulsbo. (Ord. 79-24 § 3.1, 1979)

#### **15.24.040 Flood hazard areas established.**

The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled “The Flood Insurance Study for Kitsap County and Incorporated Areas,” dated ~~November 4, 2010~~February 3, 2017, and any revisions thereto, with accompanying flood insurance rate maps and any revisions thereto, are adopted by reference and declared to be a part of this section as if set out fully in this section. (Ord. 2010-21 § 1, 2010; Ord. 2005-27 § 3, 2005; Ord. 81-30, 1981; Ord. 79-24 § 3.2, 1979)

#### **15.24.050 Compliance generally.**

No structure or land shall hereafter be constructed, located, extended, converted or altered without full compliance with all terms of this chapter and other applicable regulations. (Ord. 79-24 § 3.3, 1979)

#### **15.24.060 Effect on conflicting ordinances, easements covenants and deed restrictions.**

This chapter is not intended to repeal, abrogate or impair any existing easement, covenant or deed restriction. However, where this chapter and another ordinance, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent requirements shall prevail. (Ord. 79-24 § 3.4, 1979)

#### **15.24.070 Interpretation.**

In the interpretation and application of this chapter, all provisions shall be:

- A. Construed as minimum requirements;
- B. Liberally construed in favor of the governing body; and
- C. Deemed not to limit nor repeal any other powers granted under state statute or city ordinance. (Ord. 79-24 § 3.5, 1979)

#### **15.24.080 Liability denied.**

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Large floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This chapter does not imply that land outside the area of special flood hazard or uses permitted within such areas will be free from such flooding or flood damage. This chapter shall not create liability on the part of the city of Poulsbo, any officer or employee thereof or the Federal Insurance

Administration, for any flood damage that results from reliance on this chapter or an administrative decision lawfully made under this chapter. (Ord. 79-24 § 3.6, 1979)

## Article II. PERMITS AND ADMINISTRATION

### **15.24.090 Flood protection permit.**

A. Before issuance of any building permit, and before construction or development begins within any area of specific flood hazard established in Section [15.24.040](#), all provisions of this chapter shall be complied with by the person or persons or corporations obtaining the building permit or undertaking the construction or development. This requirement of compliance with the provisions of this chapter applies to all structures, including mobile homes, set forth in Section [15.24.020](#), and for all other development including fill or other activities, also set forth in Section [15.24.020](#). Applications for a building permit within any area of specific flood hazard, as established in Section [15.24.040](#) shall, in addition to meeting the requirements of Chapter [15.08](#), contain the following information:

1. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures as determined by a Washington State registered land surveyor or Washington State licensed civil engineer;
2. Elevation in relation to mean sea level to which any structure has been floodproofed as determined by a Washington State registered land surveyor or Washington State licensed civil engineer;
3. Certification by a registered professional engineer or architect that the floodproofing method for any nonresidential structure meets the floodproofing criteria in Section [15.24.240](#);
4. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

B. In the event that any person, persons or corporations undertakes any development including fill or other activity which falls within Section [15.24.020](#), but for which no building permit would otherwise be required but for this chapter, the requirements of this chapter must be met, and the city engineer shall, upon compliance by such person, persons or corporations with all of the requirements of this chapter, issue a certificate to such person, persons or corporations to that effect. (Ord. 79-24 § 4.1, 1979)

### **15.24.100 Administration by city engineer.**

Whenever any building permit application is filed for any structure to be located in an area of special flood hazard, the planning department shall forward the same to the city engineer for review. The city engineer is appointed to administer and implement this chapter by granting or denying building permit applications in accordance with its provisions and all other provisions of the building code of the city. (Ord. 87-20 § 2, 1987; Ord. 79-24 § 4.2, 1979)

### **15.24.110 City engineer's duties.**

Duties of the city engineer include, but are not limited to:

- A. Review of all building permits to determine that the permit requirements of this chapter have been met;
- B. Review of development permits to determine that all necessary permits have been obtained from those federal, state or local governmental agencies from which prior approval is required;
- C. Review of all building permits to determine if the proposed development is located in the floodway. If a development is located in a floodway, the engineer shall ensure that the encroachment provisions of Section [15.24.260\(A\)](#) are met. (Ord. 2005-27 § 4, 2005; Ord. 87-20 § 3, 1987; Ord. 79-24 § 4.3, 1979)

### **15.24.120 Collection and use of other base flood data.**

When base flood elevation data has not been provided in accordance with Section [15.24.040](#), the city engineer shall obtain, review and reasonably utilize any base flood elevation and floodway data available from federal, state or other sources, in order to administer and determine compliance with Sections [15.24.170](#) through [15.24.260](#). (Ord. 87-20 § 4, 1987; Ord. 79-24 § 4.3-2, 1979)

### **15.24.130 Gathering of information.**

A. Where base flood elevation data is provided through the flood insurance study or required as provided in Section [15.24.120](#), the city engineer shall obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.

B. For all new or substantially improved floodproofed nonresidential structures where base flood elevation data is provided through the FIS, FIRM, or as required the city engineer shall:

1. Obtain~~Verify~~ and record the actual elevation (in relation to mean sea level) to which the structure was floodproofed; and
2. Maintain the floodproofing certifications required in Section [15.24.090\(A\)\(3\)](#).

C. The city engineer shall maintain for public inspection all records pertaining to the provisions of this chapter. (Ord. 87-20 § 5, 1987; Ord. 79-24 § 4.3-3, 1979)

### **15.24.140 Alteration of watercourses.**

The city engineer shall:

A. Notify adjacent communities and the state coordinating agency prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration;

B. Require that maintenance is provided within the altered or relocated portion of the watercourses so that the flood-carrying capacity is not diminished. (Ord. 79-24 § 4.3-4, 1979)

#### **15.24.150 Interpretation of FIRM boundaries.**

The city engineer shall: make interpretations where needed, as to the exact location of the boundaries of the areas of special flood hazard. The person contesting the location of the boundaries shall be given a reasonable opportunity to appeal the interpretation, as provided in Section [15.24.270](#). (Ord. 89-30 § 1, 1989; Ord. 79-24 § 4.3-5, 1979)

### Article III. CONSTRUCTION, DWELLING AND STORAGE STANDARDS

#### **15.24.160 Applicable to flood hazard areas generally.**

In all areas of special flood hazard the standards set out in Sections [15.24.170](#) through [15.24.260](#) are required. (Ord. 79-24 § 5.1, 1979)

**15.24.170 Anchoring.**A. All new construction and substantial improvements shall be anchored to prevent flotation, collapse and lateral movement of the structure.

B. All manufactured homes must be anchored to resist flotation, collapse or lateral movement by providing over-the-top or frame ties to ground anchors, or as otherwise provided in FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook. (Ord. 87-20 § 6, 1987; Ord. 79-24 § 5.1-1, 1979)

#### **15.24.180 Construction materials and methods.**

A. All new construction and substantial improvement shall be constructed of materials and utility equipment resistant to flood damage.

B. All new construction and substantial improvement shall be constructed using methods and practices that minimize flood damage.

C. Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding. (Ord. 87-20 § 7, 1987; Ord. 79-24 § 5.1-2, 1979)

#### **15.24.190 Utilities.**

A. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.

B. New and replacement sanitary sewers shall be designed to minimize or eliminate the infiltration of floodwaters into the system and discharge from the system into the floodwaters.

C. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

**D. Water wells shall be located on high ground that is not in the floodway**

(Ord. 2005-27 § 5, 2005; Ord. 79-24 § 5.1-3, 1979)

**15.24.200 Subdivisions.**

A. All subdivision proposals shall be consistent with the need to minimize flood damage.

B. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

C. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage.

D. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain at least fifty lots or five acres, whichever is less. (Ord. 87-20 § 8, 1987; Ord. 79-24 § 5.1-4, 1979)

**15.24.210 Review.**

Whenever elevation data is not available either through the flood insurance study or from another authoritative source, applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test for reasonableness is the judgment of the city engineer and includes use of historical data, high watermarks, photographs of past flooding, etc., where available. Failure to elevate at least two feet above grade in these zones may result in higher insurance rates. (Ord. 87-20 § 9, 1987; Ord. 79-24 § 5.1-5, 1979)

**15.24.220 Elevation—Generally.**

In all areas of special flood hazard where base flood elevation data has been provided as set forth in Section [15.24.040](#), Flood hazard areas established, the provisions set out in Section [15.24.230](#) apply. (Ord. 79-24 § 5.2, 1979)

**15.24.230 Elevation—Residential construction.**

A. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated at one foot or more above base flood elevation.

B. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited unless they are designed to automatically equalize hydrostatic flood forces on exterior walls by

allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

1. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided; and
2. The bottom of all openings shall be no higher than one foot above grade; and
3. Openings may be equipped with screens, louvers, or other coverings or devices; provided, that they permit the automatic entry and exit of floodwaters. (Ord. 89-38 § 2, 1989; Ord. 87-20 § 10, 1987; Ord. 79-24 § 5.2-1, 1979)

#### **15.24.240 Elevation—Nonresidential construction.**

New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated one foot or more above the level of the base flood elevation or, together with attendant utility and sanitary facilities, shall:

- A. Be floodproofed so that below one foot above the base flood level of the structure is watertight with walls substantially impermeable to the passage of water; and
- B. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
- C. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certification shall be provided to the city engineer as set forth in Section [15.24.130\(B\)](#); and
- D. Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor set forth in Section [15.24.230\(B\)](#); and
- E. Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g., a building floodproofed to one foot above the base flood level will be rated as at the base flood level). (Ord. 89-38 § 3, 1989; Ord. 87-20 § 11, 1987; Ord. 79-24 § 5.2-2, 1979)

#### **15.24.250 Manufactured homes.**

All manufactured homes to be placed or substantially improved within zones A1-30, AH, and AE shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is one foot or more above the base flood elevation and all such homes shall be securely anchored to an adequately anchored foundation system in accord with the provisions of Section

[15.24.170](#). (Ord. 2005-27 § 6, 2005: Ord. 89-38 § 4, 1989: Ord. 87-20 § 12, 1987: Ord. 79-24 § 5.2-3, 1979)

### **15.24.255 Recreational vehicles.**

Recreational vehicles placed on sites are required to either:

- A. Be on the site for fewer than one hundred eighty consecutive days; or
- B. Be fully licensed and ready for highway use, on wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or
- C. Meet the requirements of Section [15.24.250](#). (Ord. 2005-27 § 7, 2005)

### **15.24.260 Floodways.**

Located within the areas of special flood hazard established by Section [15.24.040](#) are areas designated as floodways. Such floodways are extremely hazardous areas due to the velocity of floodwaters which carry debris, potential projectiles and erosion potential, and the following requirements apply:

- A. Encroachments, including fill, new construction, substantial improvements and other developments, are prohibited unless certification by a registered professional engineer or architect is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that encroachment will not result in any increase in the flood levels during the occurrence of the base flood discharge;
- B. Construction or reconstruction of residential structures is prohibited within designated floodways, except for:
  - 1. Repairs, reconstruction, or improvements to a structure which do not increase the ground flood area, and
  - 2. Repairs, reconstruction or improvements to a structure, the cost of which does not exceed fifty percent of the market value of the structure either:
    - a. Before the repair, reconstruction, or improvement is started, or
    - b. If the structure has been damaged, and is being restored, before the damage occurred. Any project for improvement of a structure to correct existing violations of state or local Work done on structures to comply with existing health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, codes or to structures identified as historic places, may be excluded shall not be included in the fifty percent,

3. If certification is provided as set forth in subsection A of this section, new construction and substantial improvements are allowed; provided, that they comply with all applicable provisions of this chapter. (Ord. 2005-27 § 8, 2005; Ord. 89-38 § 5, 1989; Ord. 87-20 § 13, 1987; Ord. 79-24 § 5.3, 1979)

#### Article IV. VARIANCES, APPEALS AND VIOLATIONS

##### **15.24.270 City council to hear and decide.**

The city council shall decide appeals and requests for variances from the requirements of this chapter. The city council shall hear and decide appeals when it is alleged that there is an error in any requirement, decision or determination made by the city engineer in the enforcement or administration of this chapter. All appeals must be brought by filing a written notice of appeal with the city council within fourteen days of the engineer's decision. Any appeal not brought within this time period is barred. (Ord. 87-20 § 14, 1987; Ord. 79-24 § 4.4, 1979)

##### **15.24.280 Factors to be considered.**

In passing upon applications for variances from the requirements of this chapter, the city council shall consider all technical evaluations, all relevant factors and standards specified in other sections of this chapter, and:

- A. The danger that materials may be swept onto other lands to the injury of others;
- B. The danger to life and property due to flooding or erosion damage;
- C. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- D. The importance of the services provided by the proposed facility to the community;
- E. The necessity to the facility of a waterfront location, where applicable;
- F. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
- G. The compatibility of the proposed use with existing and anticipated development;
- H. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
- I. The safety of access to the property in times of flood for ordinary and emergency vehicles;
- J. The expected heights, velocity, duration, rate of rise, and sediment transport from the floodwaters and effects of wave action, if applicable, expected at the site; and

K. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges. (Ord. 87-20 § 15, 1987; Ord. 79-24 § 4.4-1(1), 1979)

#### **15.24.285 General considerations for variances.**

A. Variances from the elevation standards set forth in this chapter will generally be limited to new construction and substantial improvements which are to be erected on a lot of one-half acre or less in size contiguous and surrounded by lots with existing structures constructed below the base flood level; provided, that the requirements of Section [15.24.280](#) are met.

B. Variances shall pertain to a physical piece of property. Variances are not personal in nature and do not pertain to the structure, its inhabitants, its economic or financial circumstances. Variances shall primarily address small lots in densely populated residential neighborhoods.

C. Variances may be issued for nonresidential buildings in very limited circumstances to allow a lesser degree of floodproofing than watertight or dry-floodproofing, where it can be determined that such action will have low damage potential, complies with all other variance criteria except those of subsection A of this section, and otherwise complies with Sections [15.24.170](#) through [15.24.180](#). (Ord. 87-20 § 16, 1987)

#### **15.24.290 Conditions.**

Upon consideration of the factors in Section [15.24.280](#) and the purpose of this chapter, the city council may attach such conditions to the granting of variances as it deems necessary to further the purpose of this chapter. (Ord. 79-24 § 4.4-1(2), 1979)

#### **15.24.300 City engineer to maintain records.**

The city engineer shall maintain the records of all appeal actions and report any variances to the Federal Insurance Administration upon request. (Ord. 79-24 § 4.4-1(3), 1979)

#### **15.24.310 Variances—Historic structures.**

Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historical Places or the State Inventory of Historical Places, without regard to the provisions set forth in Sections [15.24.320](#) through [15.24.350](#). (Ord. 79-24 § 4.4-2(1), 1979)

#### **15.24.320 Variances—Designated floodways.**

Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result. (Ord. 79-24 § 4.4-2(2), 1979)

#### **15.24.330 Variances—Minimum relief.**

Variations shall only be issued upon the determination that the variance is the minimum necessary, considering the flood hazard to afford relief. (Ord. 79-24 § 4.4-2(3), 1979)

#### **15.24.340 Variations—Issuance standards.**

Variations shall only be issued upon:

- A. Showing of a good and sufficient cause;
- B. Determination that failure to grant the variance would result in exceptional hardship to the applicants; and
- C. A determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create a nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances. (Ord. 79-24 § 4.4-2(4), 1979)

#### **15.24.350 Variations—Notice of effect and risk.**

Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation. (Ord. 79-24 § 4.4-2(5), 1979)

#### **15.24.355 Appeals.**

Any appeal from the decision of the city council on any variance shall be made by filing an appropriate action in Kitsap County Superior Court within ten days after final action is taken by the council. (Ord. 87-20 § 17, 1987)

#### **15.24.360 Violations—Penalty.**

- A. Any person, firm or corporation violating any of the provisions or failing to comply with any of the requirements of this chapter is guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine in any amount not to exceed five thousand dollars or by imprisonment for a term not to exceed one year, or both such fine and imprisonment.
- B. Every person, firm or corporation is guilty of a separate offense for each and every day during any portion of which any violation of any provision of this chapter is committed, continued or permitted by any such person, firm or corporation, and is punishable accordingly.
- C. In addition to the penalties in subsections A and B of this section, the city may, in its discretion, commence a civil action to compel compliance with the provision of this chapter in either the Poulsbo municipal court or the Kitsap County superior court. In addition, any violation or failure to comply with any provision of this chapter shall constitute a public nuisance and all

remedies give by law for the prevention and abatement of nuisances shall apply thereto. (Ord. 87-20 § 18, 1987; Ord. 79-24 § 6, 1979)

**15.24.370 Severability.**

If any section, clause, sentence or phrase of the Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

# EXHIBIT B

Required Noticing Documents

# EXHIBIT B.1

Notice from Washington State Department of Commerce



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000  
www.commerce.wa.gov

March 13, 2017

Karla Boughton  
Senior Planner  
City of Poulsbo  
200 Northeast Moe Street  
Poulsbo, Washington 98370

Dear Ms. Boughton:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

**City of Poulsbo - Proposed amendments to the City's floodplain management, found in Poulsbo Municipal Code Chapter 15.24. The revisions are minor in nature, but are necessary due to FEMA updated Flood Insurance maps, and references in Chapter 15.24 are necessary to be consistent with FEMA updates. The amendments include identifying the updated maps, and revisions in the definitions section. These materials were received on March 13, 2017 and processed with the material ID # 23470. Expedited Review is requested under RCW 36.70A.106(3)(b).**

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment requesting expedited review, then we have forwarded a copy of this notice to other state agencies for expedited review and comment. If one or more state agencies indicate that they will be commenting, then Commerce will deny expedited review and the standard 60-day review period (from date received) will apply. Commerce will notify you by e-mail regarding of approval or denial of your expedited review request. If approved for expedited review, then final adoption may occur no earlier than fifteen calendar days after the original date of receipt by Commerce. Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov), or call Dave Andersen (509) 434-4491 or Paul Johnson (360) 725-3048.

Sincerely,

Review Team  
Growth Management Services

**From:** COM GMU Review Team  
**To:** [Karla Boughton](#)  
**Cc:** [Andersen, Dave \(COM\)](#)  
**Subject:** 23470, City of Poulsbo, Expedited Review Granted, DevRegs  
**Date:** Tuesday, March 28, 2017 6:56:24 AM

---

Dear Ms. Boughton:

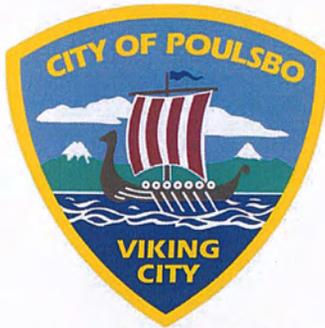
The City of Poulsbo has been granted expedited review for the: Proposed amendments to the City's floodplain management, found in Poulsbo Municipal Code Chapter 15.24. The revisions are minor in nature, but are necessary due to FEMA updated Flood Insurance maps, and references in Chapter 15.24 are necessary to be consistent with FEMA updates. The amendments include identifying the updated maps, and revisions in the definitions section. This proposal was submitted for the required state agency review under RCW 36.70A.106.

As of receipt of this email, the City of Poulsbo has met the Growth Management Act notice to state agency requirements in RCW 36.70A.106 for this submittal. For the purpose of documentation, please keep this email as confirmation.

If you have any questions, please contact [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov)

# EXHIBIT B.2

Initial Release Public Notice



City of Poulsbo

## PMC Chapter 15.24 – Floodplain Management Revision and Update

### Overview Memo

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#### **INTRODUCTION:**

Chapter 15.24 of the Poulsbo Municipal Code regulates and manages development in areas of special flood hazard within the City. The City's adoption and enforcement of 15.24 promotes public health, safety and welfare by reducing loss of life and property damage due to flooding and by minimizing expenditures for flood control projects and for rescue and relief operations. Chapter 15.24 allows property owners in the City of Poulsbo to purchase flood insurance through the National Flood Insurance Program (NFIP).

Periodically the Flood Insurance Maps are revised and updated by FEMA. In addition, language and references in Chapter 15.24 may be necessary to be revised and updated in order to keep the City code up-to-date. If the City codes are not updated and the new maps are not adopted, then the property owners in the City of Poulsbo may lose the ability to purchase flood insurance through the NFIP.

In 2016, FEMA completed a coastal zone flood mapping update, using better technology to properly map the effects of high water combined with wind driven wave action. This study and the associated maps were finalized and published with the official date February 3, 2017. As part of the update, FEMA staff also reviewed Poulsbo Municipal Code (PMC) Chapter 15.24 – Floodplain Management for compliance with current FEMA National Flood Insurance Program requirements, identifying changes as needed.

In general, the revisions to Chapter 15.24 are minor in nature; the overall intent of 15.24 remains the same. The adoption of the February 3, 2017 maps in section 15.24.040 is imperative for the City to maintain compliance with NFIP requirements and for property owners to have the ability to purchase and maintain flood insurance. Several definitions were added to section 15.24.020 to ensure consistency with FEMA definitions.

## Karla Boughton

---

**From:** City of Poulsbo Planning and Economic Development  
**Sent:** Wednesday, March 15, 2017 11:00 AM  
**To:** 7FERGER; Aaron and Brook Hoff; Alison O'Sullivan; Amy Tousley; Amy Waeschle; Anakka Hartwell; Andrea Sherrie; Andrew Sherrard; Andrzej L. Kasiniak; Angela Cox; Angelina Meier; Anne Alexander; Anthony McCafferty; Audrey Wolf; Barry and Jenny; Barry A. Berezowsky; Becky Erickson; Berni Kenworthy; Bill Palmer; Bill Whiteley - KPUD; Bob Nordnes; Brad Watts; Brenda Darling; Bret Gagliardi; Byron Harris; C P Burchill; Candi Merrill; CEPRICH; Charles Roberts; Cherie Fahlsing; Christy Christensen; Cindy Baker; Cindy Haberly; City Clerks; City of Bainbridge Island; City of Bremerton; City of Port Orchard; Connie C. Lord; Connie Lobo; Corey Henkelman; Corp of Engineers, Regulatory; Dal LaMagna; Dale and Melissa Paul; Dale Miller; Dan Baskins; Dan Beach ; Daniel Kimber - KPUD; Daniel Malone; Dave Foraker; Dave Greetham; David Carpenter; David Musgrove; David Smith; DCLouser8; Debbie Booher; Debra Purcell; Dennis Lewarch; Diane K. Lenius; Dianne Iverson; DM CJ; DOCKETROCKET; Ed Stern; Edward Blackburn; Edward Coviello; Elvin Nunes; Ezra Eickmeyer; Faith Forman; Finn Line; Fred Grimm; Gary Lindsey; Gayle Heller; GENRIGHT; Gordon Hanson; Greg Berghoff - KPUD; GUSTASRA; Historic Downtown Poulsbo Associatin; HYBRID461; Jack Johnson; Jacquie; James Thayer; Jan Harrison; Jan Wold; Jani Syverson; Jay Volz; Jean Ford; Jeff Griffin; Jeff Kerkham; Jeff R. McGinty; Jeff Tolman; Jene Grandmont; Jill Davidson; Jim Aker; Jim Coleman; Jim Henry; Jim Lynch; Jim Vchulek; Joan Hett; John and Molly Lee; John Dawes; John Kiess; John Powers; Joi Thomas; June Cotner; K Murphy; Karen Lee Pac; Karla Boughton; Kate Nunes; Kathy Gallagher; Katrina Knutson; Kdneer; Kelly Pearson; Kenneth Thomas; Kimberly King; Kitsap Business Journal; Kitsap DCD; Kitsap Economic Development; Kitsap Realtors; Kitsap Sun ; Kurt Kulhanek; Lana Gillis; Linda Esser May; Lisa Rutland; LovinLife; Lynn Wall - Naval Base Kitsap; Macdhoff; Madonalyn; Mahna Mahna; Malu; Mark DeSalvo; Mark Doyle Commercial; Mark Hood; Mark Julian; Mark Kuhlman; Mark Musick; Mark Neigh; Mark Nesby; Marta Holt; Mary Carter; Mary Lang; Mary M. McCluskey; Matt Henson; MEMANIETTA; Michelle Cho and Luan Gip; Mike - DC Surveyors; Mike Brown; Mitch James; Monica Berninghaus; Nicole Stephens; Norm Olson; Oatmeel; Olympic College; onlyjesus; Pat Fuhrer; Patrick Allen; Paul Deits; Paul Ogilvie; Perry Ann P; Philip Lanzafame; PInghram@psrc.org; Pinky Jones; Port of Poulsbo; Poulsbo Chamber of Commerce; Poulsbo USPS Postmaster; Poulsbo Village; Puget Sound Partnership; R E Collins; Rachel Seymour; Ray Stevens; RayN; Richard Walker; Rick Cadwell; Rob Gelder; Robert F Smith; RODG468; Ron Cleaver; Ron Orcutt; Rudika Tollefson; Sandy Scott; Sean Parker; SEWWELL99; Shane Skelley; Sharon Boker; Shawn Cates; Sheila Murray; Sherri Fargo; Stacie Rushforth, BJC Group; Stacy Galloway; Stephanie Trudel; Steve Coleman; Steve Sackman; Stuart B Grogan; Susan Theil; Tad Sooter; TALLMANWRITING; TEAM BOWSER; Teresa Osinski - HBA; Terri Douglas; Thormod Skald; Tim Cartwright; TJ; TNDMARS; Tom Harvey; Tom Powers, Cencom; Troy Barber; Troy Okunami; US Fish & Wildlife - WA F&W Office; Veronica Queeb; VIKING.BRJ; WA Department of Natural Resources; WA Dept of Commerce - Growth Management Services; WA Dept of Ecology - SEPA; WA Dept of Fische and Wildlife; WAPASKE; William and Rosalee Quinn; William Wilson; Wizz Signs; WSDOT Olympic Region SEPA; ystevens-wajda@psrc.org  
**Subject:** City of Poulsbo - Development Regulations Update - Floodplain Management  
**Attachments:** PMC Chapter 15.24 - Floodplain Management Revision and Update package.pdf

Hello,

You are receiving this email because you signed up to receive periodic notices regarding updates to City of Poulsbo Development Regulations.

The City has initiated an update to its floodplain provisions that have been identified as necessary for consistency with recent FEMA updates. Please see the attached for detailed explanation of including the proposed amendments. Additional information can be found at the following link as well: <http://www.cityofpoulsbo.com/publicworks/PoulsboMunicipalCodeDraftTitle14.04-TransportationConcurrency.htm>

Comments on the proposed amendments are encouraged and may be provided to the City at any time during the review process. Written comments may be mailed, faxed or emailed to the City. Comments may also be hand delivered to City Hall. Verbal comments will be taken at the Planning Commission and City Council meetings and hearings. Please see the above link for meeting dates and times.

Thank you for your interest in the City of Poulsbo.

Planning and Economic Development Department  
City of Poulsbo  
200 NE Moe Street  
Poulsbo WA 98370  
(360) 394-9748

**NOTICE OF PUBLIC DISCLOSURE:** This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

# EXHIBIT B.3

Notice of Application with Optional DNS



# AFFIDAVIT OF PUBLIC NOTICE

Helen Wytko, being first duly sworn, upon his/her oath deposes and says: That he/she is now, and at all times herein mentioned has been, a citizen of the United States and the State of Washington, over and above the age of twenty-one years and a resident of said County, that on 17 March, 2017, affiant that a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

- Notice of Application
- SEPA Determination
- Notice of Public Hearing
- Notice of Decision

has been provided, mailed and/or posted to the attached distribution lists, property addresses or posting locations:

- US Mail
- Email
- Post at Library, City Hall, Poulsbo Post Office, Website
- Site Posting Address: \_\_\_\_\_

Subscribed and sworn to before me this 17<sup>th</sup> day of March, 2017.



Cherlyn J. Haley  
NOTARY PUBLIC in and for the State of Washington, residing at:

Poulsbo  
My Commission expires on:

3.13.19



## CITY OF POULSBO

### NOTICE OF APPLICATION and Optional DNS 36.70B.110

#### **2017 Floodplain Management Revisions – PMC 15.24** **Revisions to the City of Poulsbo floodplain provisions necessary for consistency with recent FEMA updates**

#### **Type IV Permit**

**Planning File:** PMC Chapter 15.24 – Floodplain Management Revision and Update

**Date of Application:** March 17, 2017

#### **Summary of Proposed Application:**

Chapter 15.24 of the Poulsbo Municipal Code regulates and manages development in areas of special flood hazard within the City. The City's adoption and enforcement of Chapter 15.24 promotes public health, safety and welfare by reducing loss of life and property damage due to flooding and by minimizing expenditures for flood control projects and for rescue and relief operations. Chapter 15.24 allows property owners in the City of Poulsbo to purchase flood insurance through the National Flood Insurance Program (NFIP).

Periodically the Flood Insurance Maps are revised and updated by FEMA. In addition, language and references in Chapter 15.24 may be necessary to be revised and updated in order to keep the City code up-to-date. If the City codes are not updated and the new maps are not adopted, then the property owners in the City of Poulsbo may lose the ability to purchase flood insurance through the NFIP.

In 2016, FEMA completed a coastal zone flood mapping update, using better technology to properly map the effects of high water combined with wind driven wave action. This study and the associated maps were finalized and published with the official date February 3, 2017. As part of the update, FEMA staff also reviewed Poulsbo Municipal Code (PMC) Chapter 15.24 – Floodplain Management for compliance with current FEMA National Flood Insurance Program requirements, identifying changes as needed.

In general, the revisions to Chapter 15.24 are minor in nature; the overall intent of 15.24 remains the same. The adoption of the February 3, 2017 maps in section 15.24.040 is imperative for the City to maintain compliance with NFIP requirements and for property owners to have the ability to purchase and maintain flood insurance. Several definitions were added to section 15.24.020 to ensure consistency with FEMA definitions.

The proposed amendments as well as other information on the floodplain management update can be found at this link:

<http://www.cityofpoulsbo.com/publicworks/PoulsboMunicipalCodeDraftTitle14.04-TransportationConcurrency.htm>

**Environmental Review:** The City of Poulsbo has reviewed the proposed amendments for probable adverse environmental impacts and expects to issue a determination of nonsignificance (DNS) for the proposed amendments. The Optional DNS process is being used as authorized by WAC 197-11-355 and the Poulsbo Municipal Code 16.04.115. This may be the only opportunity to comment on the environmental impacts of the proposals. 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 proposed amendments may be obtained upon request.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments related to environmental review must be submitted by the date noted below to Poulsbo Planning Department, 200 NE Moe Street, Poulsbo, Washington 98370 or [plan&econ@cityofpoulsbo.com](mailto:plan&econ@cityofpoulsbo.com).

**Public Comment Period for Environmental Review Related Comments:** Comments may be submitted on environmental related aspects of the proposed amendments and the comment period will remain open until **March 31, 2017**.

**Public Comment Methods:** Comments on PMC 15.24 Floodplain Management Revisions and Update are encouraged and may be provided to the City at any time during the process up to and at the City Council public hearing. Written comments may be mailed, faxed or emailed to the City. Comments may also be hand delivered to City Hall. Verbal comments will be taken at the Planning Commission and City Council meetings and hearings. The public may request notification of any hearings or meetings and request a copy of the decision once made.

All comments will be forwarded to the Poulsbo Planning Commission and City Council. Written comments can be submitted by the following methods:

Mail: City of Poulsbo Engineering Department  
200 NE Moe Street  
Poulsbo, WA 98370

Fax: (360)697-8269

Phone: (360)779-4078

Email: [engineeringdept@cityofpoulsbo.com](mailto:engineeringdept@cityofpoulsbo.com)

Interested citizens are also encouraged to attend and provide verbal comments to the City at the Planning Commission and City Council workshops and public hearings. Workshops and hearings are held at Poulsbo City Hall, 200 NE Moe Street, Poulsbo, WA.

**Sources of Information:** The City's website, [www.cityofpoulsbo.com](http://www.cityofpoulsbo.com) is the primary clearinghouse for information related to the PMC Chapter 15.24 Floodplain Management Revision and Update. The City has posted all pertinent information regarding the development regulation update at its website, [www.cityofpoulsbo.com](http://www.cityofpoulsbo.com) at the following link:

<http://www.cityofpoulsbo.com/publicworks/PoulsboMunicipalCodeDraftTitle14.04-TransportationConcurrency.htm>

**Public Participation Plan:** A public and agency participation plan has been developed for this application, and can be viewed at the City's website, under the link

<http://www.cityofpoulsbo.com/publicworks/PoulsboMunicipalCodeDraftTitle14.04-TransportationConcurrency.htm>. A copy is also available at the City Engineering Department.

**Date, Time and Place of Meetings and Hearings:** The Planning Commission has scheduled a public workshop and hearing on April 11, 2017. The City Council has a public workshop and public hearing scheduled for April 19, 2017. All meetings and hearings will be held at Poulsbo City Hall Council Chambers and will begin at 7 p.m. unless otherwise noticed. Public notices for public hearing dates will be issued and published in the City's official newspaper and City's website.

The Planning Commission will make recommendations to the City Council. The City Council is the decision making authority for the proposed amendments. Hearing procedures are available from the Planning Department and City Clerk's office and are conducted based on Roberts Rules of Order.

**Further Information:** Please contact the Poulsbo Engineering Department at (360) 779-4078, [www.cityofpoulsbo.com](http://www.cityofpoulsbo.com) or [engineeringdept@cityofpoulsbo.com](mailto:engineeringdept@cityofpoulsbo.com) for further information.

## Helen M. Wytko

---

**Subject:** FW: City of Poulsbo - 2017 Floodplain Management Update  
**Attachments:** 4.1 NOA\_wODNS.pdf; fema SEPA checklist\_commented.pdf

'Aaron Hulst' <ahulst@cityofpoulsbo.com>; 'Alison O'Sullivan' <aosullivan@suquamish.nsn.us>; 'Amy Tousley' <Amy.Tousley@pse.com>; 'Andrzej Kasiniak' <akasiniak@cityofpoulsbo.com>; 'Angela Cox' <acox@co.kitsap.wa.us>; 'Angelina Meier' <angelina.manning@gmail.com>; 'Becky Erickson' <berickson@cityofpoulsbo.com>; 'Bill Whiteley - KPUD' <bwhiteley@kpud.org>; 'Bob Nordnes' <bobamy6775@comcast.net>; 'Charlie S. Roberts' <croberts@cityofpoulsbo.com>; 'Cherie Fahlsing' <cherief@johnlscott.com>; 'Chris Schmechel' <chris.schmechel@gmail.com>; 'Cindy Baker' <cindy.baker@comcast.net>; 'City Clerks' <CityClerks@cityofpoulsbo.com>; 'Clayton Lynch' <clayton@phc-construction.com>; 'Connie Lobo' <connielobo@hotmail.com>; 'Connie Lord' <clord@cityofpoulsbo.com>; 'Corey Henkelman' <chenkelm@co.kitsap.wa.us>; 'Corps of Engineers, Regulatory Branch' <jerald.j.gregory@usace.army.mil>; 'CryJones (Crystal View)' <cryjones@msn.com>; 'Dan Beach' <Daniel.J.Beach@centurylink.com>; 'Dan Spencer' <danjanspencer@yahoo.com>; 'Daniel Kimbler - KPUD' <daniel@kpud.org>; 'Daniel Murphy' <cody@newhometrends.com>; 'Davied Musgrove' <dmusgrove@cityofpoulsbo.com>; 'Deb Booher' <dbooher@cityofpoulsbo.com>; 'Dennis Lewarch' <dlewarch@suquamish.nsn.us>; 'Diane K. Lenius' <dlenius@cityofpoulsbo.com>; 'Dolores Lynch' <dolores@lynchclan.com>; 'Ed Stern' <estern@cityofpoulsbo.com>; 'Edie Lau' <edielau@yahoo.com>; 'Edward Blackburn' <blackems@mac.com>; 'Edward Coviello' <EdwardC@KitsapTransit.com>; 'Elizabeth Wilson' <lifethehound@yahoo.com>; 'Eric Evans' <eric.evans@kitsappublichealth.org>; 'Faith Forman' <faith@mikeandsandi.com>; 'Gary Nystul' <gnystul@cityofpoulsbo.com>; 'GJackson (Crystal View)' <gjacksonx11@gmail.com>; 'Gordon Hanson' <gsshanson@aol.com>; 'Greg Berghoff - KPUD' <gregb@kpud.org>; 'Historic Downtown Poulsbo Association' <hdpboard@gmail.com>; 'Jack Johnson' <jack.johnson1@centurylink.com>; 'James Thayer' <jandjthayer@comcast.net>; 'Jan Harrison' <janharrison@iglide.net>; 'Jeannette Rogers' <raa-rogers@comcast.net>; 'Jeff Griffin' <jgriffin@poulsbofire.org>; 'Jeff McGinty' <jmcginty@cityofpoulsbo.com>; 'Jeff Tolman' <jtolman@cityofpoulsbo.com>; 'Jim Coleman' <Spiritwithin1@centurylink.net>; 'Jim Henry' <jhenry@cityofpoulsbo.com>; 'Jim Lynch' <jim@phc-construction.com>; 'Jim Vchulek - Green Lake Appraisal' <greenlakeappraisal@gmail.com>; 'John Kiess' <john.kiess@kitsappublichealth.org>; 'Jsue Wieland' <jsuewie@comcast.net>; 'Karen Keefe' <karen.keefe@RSIR.com>; 'Kate Nunes' <kate.nunes@comcast.net>; 'Kelly Pearson' <KPearson@nkschools.org>; 'Kenneth Thomas' <kthomas@cityofpoulsbo.com>; 'Kevin Druin' <kescdr@gmail.com>; 'Kitsap Business Journal' <tim.kelly@kitsapsun.com>; 'Kitsap County DCD' <help@kitsap1.com>; 'Kitsap Economic Development Alliance' <cocus@kitsapeda.org>; 'Kitsap Realtors' <operations@kitsaprealtor.org>; 'Kitsap Sun' <sunnews@kitsapsun.com>; 'Larry Tellinghuisen' <ltellinghuisen@kitsapbank.com>; 'Lisa Nickel' <Ljbraly@msn.com>; 'Luke McDaniel (Crystal View)' <luke.mcdaniel@gmail.com>; 'Mark Desalvo Port Commission' <commissioner.desalvo@portofpoulsbo.com>; 'Mark Doyle Commercial' <marc.h.doyle@gmail.com>; 'Mary McCluskey' <mmcccluskey@cityofpoulsbo.com>; 'Math Ones' <themathones@sbcglobal.net>; 'Micah Kim' <michaetae@hotmail.com>; 'Michael Blanton' <michael.blanton@dfw.wa.gov>; 'Paije Abplanalp' <paije1313@gmail.com>; 'Pat Fuhrer' <patf@map-limited.com>; 'Patricia Christensen' <prc32708@yahoo.com>; 'Paul Haas' <paulh@kitsapgaragedoor.com>; 'Peggy Jolly' <jolly@wscd.com>; 'Poulsbo Chamber of Commerce' <director@poulsbochamber.com>; 'Poulsbo Place II Homeowners Association' <poulsboplaceii@board@gmail.com>; 'Poulsbo USPS Postmaster' <98370PoulsboWA@usps.gov>; 'Poulsbo Village' <emily@poulsbovillage.com>; 'Rachel Seymour' <rachel.seymour@kitsapsun.com>; 'Ray Stevens' <raystevens5@comcast.net>; 'Richard Walker' <editor@northkitsapheald.com>; 'Rick Spencer' <rickswims@hotmail.com>; 'Rob Gelder' <rgelder@co.kitsap.wa.us>; 'Robert Thompson' <rjtret@gmail.com>; 'Sandra Farley' <sandrafarley61@comcast.net>; 'Screenio (Crystal View)' <screenio@gmail.com>; 'Shane Skelley' <shaneskelley@gmail.com>; 'Shawn Cates' <duggan0552@yahoo.com>; 'Shelia Murray' <renobeano9@aol.com>; 'Stacie Rushforth, BJC Group' <srushforth@bjcgroup.com>; 'Stacie Schmechel' <stacieschmechel@gmail.com>; 'Stephanie Trudel' <strudel@suquamish.nsn.us>; 'Tad Sooter' <tad.sooter@kitsapsun.com>; 'Teresa Osinski - HBA' <tosinski@kitsaphba.com>; 'Terri Douglas' <manager@poulsboinn.com>; 'Terry Asla NK Herald' <tasla@soundpublishing.com>; 'Tom Harvey' <tharvey@poulsbofire.org>; 'WA Dept of Fish and Wildlife' <chris.waldbillig@dfw.wa.gov>; 'WA State Office of Attorney

General - Ecology' <ecyolyef@atg.wa.gov>; 'William Wilson' <WWilson@nkschools.org>; Aaron C. Hulst <ahulst@cityofpoulsbo.com>; Andrzej L. Kasiniak <akasiniak@cityofpoulsbo.com>; Becky Erickson <berickson@cityofpoulsbo.com>; Cherlyn J. Haley <chaley@cityofpoulsbo.com>; Connie C. Lord <clord@cityofpoulsbo.com>; David Musgrove <dmusgrove@cityofpoulsbo.com>; Debbie Booher <Dbooher@cityofpoulsbo.com>; Ed Stern <estern@cityofpoulsbo.com>; 'Edie Burghoff' <eberghoff@cityofpoulsbo.com>; Gary Nystul <gnystul@cityofpoulsbo.com>; Jeff R. McGinty <jmcginty@cityofpoulsbo.com>; Jeff Tolman <jtolman@cityofpoulsbo.com>; Jim Henry <jhenry@cityofpoulsbo.com>; 'Karla Boughton' <kboughton@cityofpoulsbo.com>; Mary M. McCluskey <mmclluskey@cityofpoulsbo.com>; 'Matt Henson' <matt@kpud.org>; 'WA Dept of Natural Resources - SEPA' <sepacenter@dnr.wa.gov>; 'WA Department of Ecology SEPA' <sepaunit@ecy.wa.gov>; 'WA Department of Ecology SEPA Register' <separegister@ecy.wa.gov>; 'WA Dept of Fish and Wildlife - SEPA' <SEPAdesk@dfw.wa.gov>; 'WSDOT Olympic Region SEPA' <OR-SEPA-REVIEW@wsdot.wa.gov>

---

**From:** Helen M. Wytko

**Sent:** Friday, March 17, 2017 1:31 PM

**Cc:** Karla Boughton <kboughton@cityofpoulsbo.com>

**Subject:** City of Poulsbo - 2017 Floodplain Management Update

Please review the attached Notice of Application with optional DNS and SEPA Checklist for the 2017 Floodplain Management Update – PMC 15.24.

Thank you,

## Helen Wytko

Poulsbo Planning and Economic Development

Phone: 360-394-9748

200 NE Moe St

Poulsbo, WA 98370

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# EXHIBIT B.4

SEPA Threshold Determination DNS with commented checklist

# City of Poulsbo

## *Planning & Economic Development*



### DETERMINATION OF NONSIGNIFICANCE (DNS) WAC 197-11-970

#### **2017 Floodplain Management Revisions – PMC 15.24** **Revisions to the City of Poulsbo floodplain provisions necessary for consistency with recent FEMA updates**

**Planning File:** PMC Chapter 15.24 – Floodplain Management Revision and Update

**Applicant:** City of Poulsbo, Engineering Department, 200 NE Moe Street, Poulsbo, WA 98370

**Date of Application:** March 17, 2017

#### **Summary of Proposed Application:**

Chapter 15.24 of the Poulsbo Municipal Code regulates and manages development in areas of special flood hazard within the City. The City's adoption and enforcement of Chapter 15.24 promotes public health, safety and welfare by reducing loss of life and property damage due to flooding and by minimizing expenditures for flood control projects and for rescue and relief operations. Chapter 15.24 allows property owners in the City of Poulsbo to purchase flood insurance through the National Flood Insurance Program (NFIP).

Periodically the Flood Insurance Maps are revised and updated by FEMA. In addition, language and references in Chapter 15.24 may be necessary to be revised and updated in order to keep the City code up-to-date. If the City codes are not updated and the new maps are not adopted, then the property owners in the City of Poulsbo may lose the ability to purchase flood insurance through the NFIP.

In 2016, FEMA completed a coastal zone flood mapping update, using better technology to properly map the effects of high water combined with wind driven wave action. This study and the associated maps were finalized and published with the official date February 3, 2017. As part of the update, FEMA staff also reviewed Poulsbo Municipal Code (PMC) Chapter 15.24 – Floodplain Management for compliance with current FEMA National Flood Insurance Program requirements, identifying changes as needed.

In general, the revisions to Chapter 15.24 are minor in nature; the overall intent of 15.24 remains the same. The adoption of the February 3, 2017 maps in section 15.24.040 is imperative for the City to maintain compliance with NFIP requirements and for property owners to have the ability to purchase and maintain flood insurance. Several definitions were added to section 15.24.020 to ensure consistency with FEMA definitions.

The proposed amendments as well as other information on the floodplain management update can be found at this link:

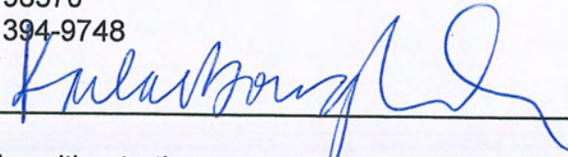
<http://www.cityofpoulsbo.com/publicworks/PoulsboMunicipalCodeDraftTitle14.04-TransportationConcurrency.htm>

**Lead Agency:** City of Poulsbo

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

**This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.**

Responsible official: Karla Boughton  
Position/Title: Planning and Economic Development Director  
Address: City of Poulsbo  
200 NE Moe St  
Poulsbo, WA 98370  
Phone: (360) 394-9748

Date: March 31, 2017 Signature: 

You may appeal this determination in writing to the responsible official listed above no later than 10 working days from the date of this notice.

You should be prepared to make specific factual objections. Contact the responsible official to read or ask about the procedure for SEPA appeals.



## City of Poulsbo Environment Checklist

<b>A. Background</b>		
<b>Name of proposed project, if applicable:</b> Poulsbo Municipal Code Chapter 15.24 – Floodplain Management Revision and Update		<b>Date Prepared:</b> March 8, 2017
<b>Name of Applicant:</b> City of Poulsbo	<b>Address:</b> 200 NE Moe Street Poulsbo, Washington 98370	<b>Phone Number:</b> (360) 779-4078
<b>Contact:</b> Diane Lenius, City Engineer	<b>Agency Requesting Checklist:</b> City of Poulsbo	
<b>Proposed timing or schedule (including phasing, if applicable)</b> The Planning Commission has a scheduled public workshop and public hearing on April 11, 2017. The City Council has a workshop and public hearing scheduled for April 19, 2017.		
<b>Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.</b>  It is unlikely that all environmental impacts can be identified and appropriately mitigated as a part of this application, because there isn't a specific development project. The City will utilize the provisions of WAC 197-11-060(5) that provides for Phased Review of SEPA – this provides for a broad environmental review of the proposed ordinance and project-specific environmental review as development proposals are submitted.		
<b>List any environmental information you know about that has been prepared, directly related to this proposal.</b> Federal Emergency Management Agency (FEMA) prepared updated and revised Flood Insurance Study (FIS) materials for Kitsap County and Incorporated Areas. These materials may include revised Flood Insurance Rate Map (FIRM) panels, a revised FIRM Index and a revised FIS report. These environmental materials are the basis for the proposed changes to PMC 15.24.		
<b>Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain.</b>  No.		
<b>List any government approvals or permits that will be needed for your proposal, if known.</b> City Council approval and adoption.		

Reviewed by KuluBoonlighton Planning Director, March 13, 2017.

**Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

Chapter 15.24 of the Poulsbo Municipal Code regulates and manages development in areas of special flood hazard within the City. The City's adoption and enforcement of 15.24 promotes public health, safety and welfare by reducing loss of life and property damage due to flooding and by minimizing expenditures for flood control projects and for rescue and relief operations. Chapter 15.24 allows property owners in the City of Poulsbo to purchase flood insurance through the National Flood Insurance Program (NFIP).

Periodically the Flood Insurance Maps are revised and updated by FEMA. In addition, language and references in Chapter 15.24 may be necessary to be revised and updated in order to keep the City code up-to-date. If the City codes are not updated and the new maps are not adopted, then the property owners in the City of Poulsbo may lose the ability to purchase flood insurance through the NFIP.

In 2016, FEMA completed a coastal zone flood mapping update, using better technology to properly map the effects of high water combined with wind driven wave action. This study and the associated maps were finalized and published with the official date February 3, 2017. As part of the update, FEMA staff also reviewed Poulsbo Municipal Code (PMC) Chapter 15.24 – Floodplain Management for compliance with current FEMA National Flood Insurance Program requirements, identifying changes as needed.

**Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

Poulsbo is located in Township 26 North, Range 1 East, Willamette Meridian and is located in all or portions of Sections 9, 10, 11, 13, 14, 15, 22, 23, 24, 25, and 26. Amendments are located in the following Sections:

The proposed ordinance will revise existing Chapter 15.24 of the Poulsbo Municipal Code.

B. Environmental Elements		Agree	Disagree	Mitigate
<b>1. Earth</b>				
a.	<p><b>General description of the site (check one):</b>  <b>S</b> flat, <input type="checkbox"/> rolling, <b>S</b> hilly, <input type="checkbox"/> steep, <b>S</b> slopes,  <input type="checkbox"/> mountainous, <input type="checkbox"/> other.</p> <p>Poulsbo's topography varies throughout the city, from flat to areas of steep slopes.</p> <p>Actual development will be subject to additional SEPA review as appropriate. Environmental review and a threshold determination will be required at the time of development review. Site specific</p>	✓		

	development impacts are not identified at this time.			
<b>b.</b>	<p><b>What is the steepest slope on the site (approximate percent slope)?</b></p> <p>There are areas within the city limits with slopes exceeding 40 percent, and potential geohazard areas are mapped on the City's critical areas maps. At the time of a development proposal, additional information on slopes will be required. Future development will require additional environmental review.</p>	✓		
<b>c.</b>	<p><b>What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.</b></p> <p>According to the Kitsap County Soil Survey, the soils within the city limits is predominately classified as Poulsbo Gravelly sandy loam, with areas of Kapowsin gravelly loam and Sinclair soils.</p> <p>No development is proposed at this time, therefore site specific development impacts are not identified. Future development will be subject to phased SEPA review.</p>	✓		
<b>d.</b>	<p><b>Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</b></p> <p>Geohazards are mapped in the City's critical areas maps and unstable soils/slopes are regulated by the City's Critical Areas Ordinance.</p> <p>No development is proposed at this time. Review of soil conditions will occur at the time specific proposals move forward.</p>	✓		
<b>e.</b>	<p><b>Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.</b></p> <p>This is not applicable to this non-project action.</p>	✓		
<b>f.</b>	<p><b>Could erosion occur as a result of clearing, construction or use? If so, generally describe.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. Erosion control would be addressed through existing City ordinances, including the clearing and grading and critical areas regulations.</p>	✓		
<b>g.</b>	<p><b>About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or</b></p>			

	<b>buildings)?</b>  This is not applicable to this non-project action. No development is proposed at this time. Projects will require further analysis and SEPA review, where appropriate.	✓		
<b>h.</b>	<b>Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</b>			
	None. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		

<b>2. Air</b>				
<b>a.</b>	<b>What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.</b>  No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
<b>b.</b>	<b>Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</b>  No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
<b>c.</b>	<b>Proposed measures to reduce or control emissions or other impacts to air, if any.</b>  None. No development is proposed at this time. Determination will be made at the time specific proposals move forward. New construction will comply with the requirements of the Poulsbo Municipal Code and the Engineering Department, which will be reviewed at the time of a specific project proposal moving forward.	✓		

<b>3. Water</b>				
<b>a.</b>	<b>Surface:</b>			
<b>1)</b>	<b>Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</b>  Poulsbo's main surface water body is Liberty Bay; there are numerous streams and wetlands throughout the city limits. There is no development proposed at this time; future development will require additional environmental review.	✓		

	<p>2) <b>Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</b></p> <p>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
	<p>3) <b>Estimate the amount of fill and dredge that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
	<p>4) <b>Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
	<p>5) <b>Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</b></p> <p>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
	<p>6) <b>Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		<p><i>The proposed amendments to PRC 15.24 directly address the 100-year floodplain areas of Poulto by updating FEMA mapping. (KRO)</i></p>

<b>b. Ground:</b>				
	<p>1) <b>Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		

	<p>2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals.; agricultural; etc...). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<b>c. Water Runoff (including storm water):</b>				
	<p>1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Future development will lead to stormwater runoff, which will be reviewed and required to meet City and State regulations for stormwater management. Determination will be made at the time specific proposals move forward.</p>	✓		
	<p>2) Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
	<p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>This is not applicable to this non-project action. No development is proposed at this time. At the time of development review, projects will be reviewed for compliance with the City's adopted storm water management regulations and critical areas ordinance.</p>	✓		
<b>4. Plants</b>				
	<p>a. Check types of vegetation found on the site:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Deciduous tree: alder, maple, aspen, other</li> <li><input checked="" type="checkbox"/> Evergreen tree: fir, cedar, pine, other</li> <li><input checked="" type="checkbox"/> Shrubs</li> <li><input checked="" type="checkbox"/> Grass</li> <li><input checked="" type="checkbox"/> Pasture</li> <li><input type="checkbox"/> Crop or grain</li> <li><input checked="" type="checkbox"/> Wet soil plants: cattail, buttercup, bulrush, skunk cabbage,</li> </ul>			

*Amendments address 100-year floodplain areas in Paulsboro.*

*(MB)*

	<p><b>other</b>  <input type="checkbox"/> <b>Water plants: water lily, eelgrass, milfoil, other</b>  <input type="checkbox"/> <b>Other types of vegetation</b></p> <p>The checked vegetation is found throughout Poulsbo.</p> <p>This is not applicable to this non-project action. No development is proposed at this time. The existing vegetation for sites will be determined at the time of development review.</p>	✓		
b.	<p><b>What kind and amount of vegetation will be removed or altered?</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
c.	<p><b>List threatened or endangered species known to be on or near the site.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
d.	<p><b>Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. Landscaping is typically required for new development proposals.</p>	✓		
<b>5. Animals</b>				
a.	<p><b>Check any birds and animals which have been observed on or near the site or are known to be on or near the site:</b></p> <p><input checked="" type="checkbox"/> <b>Birds: hawk, heron, eagle, songbirds, other:</b>  <input checked="" type="checkbox"/> <b>Mammals: deer, bear, elk, beaver, other:</b>  <input checked="" type="checkbox"/> <b>Fish: bass, salmon, trout, herring, shellfish, other:</b></p> <p>There are a variety of birds, fish, and mammals that inhabit Poulsbo. They are primarily located near streams and Liberty Bay.</p>	✓		
b.	<p><b>List any threatened or endangered species known to be on or near the site.</b></p> <p>Poulsbo has several listed species, including bald eagle, blue heron, harbor seal, salmon (Chinook, chum, coho), steelhead, cutthroat, hardshell clam, smelt, and sand lance.</p> <p>No development is proposed at this time. Additional environmental review will be conducted at the time of application for specific</p>	✓		

	development.			
<b>c.</b>	<p><b>Is the site part of a migration route? If so, explain.</b></p> <p>Liberty Bay and adjacent streams are known to contain anadromous salmonids. The City is located within the Pacific Flyway -- a flight corridor for migrating waterfowl and other birds -- that extends from Alaska to Mexico and South America.</p>	✓		
<b>d.</b>	<p><b>Proposed measures to preserve or enhance wildlife, if any.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. The City's Critical Areas Ordinance provides protection for wildlife. Any additional mitigation necessary will be identified at the time of site specific development review.</p>	✓		
<b>6. Energy and Natural Resources</b>				
<b>a.</b>	<p><b>What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. Electric energy is available city-wide and natural gas is available in specific locations in the city limits.</p>	✓		
<b>b.</b>	<p><b>Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<b>c.</b>	<p><b>What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. Future development will meet the current energy code as identified in the International Building Code.</p>	✓		
<b>7. Environmental Health</b>				
<b>a.</b>	<p><b>Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.</b></p>			

	This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
1)	<b>Describe special emergency services that might be required.</b>  This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
2)	<b>Proposed measures to reduce or control environmental health hazards, if any.</b>  This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		

<b>b. Noise</b>				
1)	<b>What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?</b>  The city has a typical level of noise expected in an urban environment.	✓		
2)	<b>What types of levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</b>  This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
3)	<b>Proposed measures to reduce or control noise impacts, if any.</b>  This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward. Construction noise is regulated in the Poulsbo Municipal Code.	✓		

**8. Land and Shoreline Use**

a.	<b>What is the current use of the site and adjacent properties?</b>  The city has a variety of single-family residential development along with commercial areas, and other uses including multifamily residential, light industrial, institutional, and parks.	✓		
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b.	<p><b>Has the site been used for agriculture? If so, describe.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
c.	<p><b>Describe any structures on the site.</b></p> <p>No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
d.	<p><b>Will any structures be demolished? If so, what?</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
e.	<p><b>What is the current zoning classification of the site?</b></p> <p>No development is proposed at the comprehensive plan amendment stage. Determination of zoning classification and applicable review requirements will be made at the time specific proposals move forward.</p>	✓		
f.	<p><b>What is the current comprehensive plan designation of the site?</b></p> <p>No development is proposed at the comprehensive plan amendment stage. Determination of comprehensive plan designation will be made at the time specific proposals move forward.</p>	✓		
g.	<p><b>If applicable, what is the current shoreline master program designation of the site?</b></p> <p>No development is proposed at the comprehensive plan amendment stage. Determination of shoreline designation and applicable review requirements will be made at the time specific proposals move forward.</p>	✓		
h.	<p><b>Has any part of the site been classified as “environmentally sensitive area? If so, specify..</b></p> <p>The actual development of the specific sites will be subject to additional development review, and would be subject to environmental review. Site specific development impacts are not identified at this time. Identification of environmentally sensitive areas will be made based on the City’s Critical Area Ordinances maps and site specific environmental information prepared during the development review process.</p>	✓		
i.	<p><b>Approximately how many people would reside or work in the completed project?</b></p>			

	This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
j.	<b>Approximately how many people would the completed project displace?</b>  This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
k.	<b>Proposed measures to avoid or reduce displacement impacts, if any.</b>  This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
i.	<b>Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.</b> <i>development regulation</i> This process of reviewing <del>comprehensive plan</del> amendments is one measure to ensure future development is compatible and consistent with the City's comprehensive plan. No development is proposed with the <del>comprehensive plan</del> amendments. Determination of specific measures to ensure compatibility will be made during development review.	✓		
<b>9. Housing</b>				
a.	<b>Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</b>  None. This is a non-project action.	✓		
b.	<b>Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</b>  None. This is a non-project action.	✓		
c.	<b>Proposed measures to reduce or control housing impacts, if any.</b>  This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
<b>10. Aesthetics</b>				
a.	<b>What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building</b>			

	<p><b>material(s) proposed?</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<b>b.</b>	<p><b>What views in the immediate vicinity would be altered or obstructed?</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<b>c.</b>	<p><b>Proposed measures to reduce or control aesthetic impacts, if any.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p> <p>While site specific development impacts are not identified at this time, building height and design review requirements are set forth in Poulsbo's zoning ordinance.</p>	✓		
<b>11. Light and Glare</b>				
<b>a.</b>	<p><b>What type of light or glare will the proposal produce? What time of day would it mainly occur?</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<b>b.</b>	<p><b>Could light or glare from the finished project be a safety hazard or interfere with views?</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<b>c.</b>	<p><b>What existing off-site sources of light or glare may affect your proposal?</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<b>d.</b>	<p><b>Proposed measures to reduce or control light and glare impacts, if any.</b></p> <p>This is not applicable to this non-project action. No development is</p>	✓		

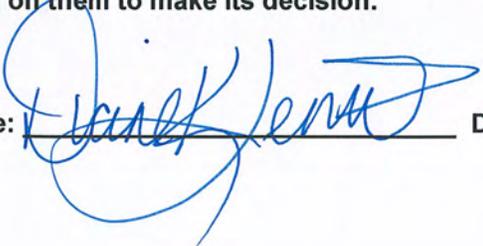
	<p>proposed at this time. Determination will be made at the time specific proposals move forward.</p> <p>While site specific impacts are not identified at this time, the City's zoning ordinance contains lighting requirements. Additional environmental review will be required as sites are proposed for development.</p>			
<b>12. Recreation</b>				
a.	<p><b>What designated and informal recreational opportunities are in the immediate vicinity?</b></p> <p>Poulsbo has a variety of public parks and recreation opportunities throughout the city.</p>	✓		
b.	<p><b>Would the proposed project displace any existing recreational uses? If so, describe.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
c.	<p><b>Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓		
<b>13. Historic and Cultural Preservation</b>				
a.	<p><b>Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.</b></p> <p>Unknown at this time. This is a non-project action. Determination will be made at the time of specific proposals for development.</p>	✓		
b.	<p><b>Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.</b></p> <p>Unknown at this time.</p>	✓		
c.	<p><b>Proposed measures to reduce or control impacts, if any.</b></p> <p>If at the time of site specific development, evidence of historic or cultural resources are found, proper protocols and notifications will be initiated.</p>	✓		

<b>14. Transportation</b>				
<b>a.</b>	<b>Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.</b>			
	Major streets and highways in Poulsbo include Highway 3, 305, State Route 307, Viking Avenue, Finn Hill, Front Street, Fjord Drive, Hostmark, Caldart, and Lincoln.	✓		
<b>b.</b>	<b>Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop.</b>			
	Kitsap Transit provides public transit throughout the city.	✓		
<b>c.</b>	<b>How many parking spaces would the completed project have? How many would the project eliminate?</b>			
	This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
<b>d.</b>	<b>Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).</b>			
	This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
<b>e.</b>	<b>Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.</b>			
	No.	✓		
<b>f.</b>	<b>How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.</b>			
	This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		
<b>g.</b>	<b>Proposed measures to reduce or control transportation impacts, if any.</b>			
	This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.	✓		

<b>15. Public Services</b>			
a.	<p><b>Would the project result in an increased need for public service (for example fire protection, police protection, health care, schools, other)? If so, generally describe.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓	
b.	<p><b>Proposed measures to reduce or control direct impacts on public services, if any.</b></p> <p>This is not applicable to this non-project action. No development is proposed at this time. Determination will be made at the time specific proposals move forward.</p>	✓	
<b>16. Utilities</b>			
a.	<p><b>Check the utilities currently available at the site:</b> <input checked="" type="checkbox"/> electric, <input checked="" type="checkbox"/> natural gas, <input checked="" type="checkbox"/> water, <input checked="" type="checkbox"/> refuse service, <input checked="" type="checkbox"/> telephone, <input checked="" type="checkbox"/> sanitary sewer, <input type="checkbox"/> septic system, <input type="checkbox"/> other.</p> <p>Utilities are also available throughout the city, with natural gas only available in specific areas. No development is proposed with the amendments, and specific determination of utility services will be made at the time of development review.</p>	✓	
b.	<p><b>Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</b></p> <p>Utilities are also available throughout the city, with natural gas only available in specific areas. No development is proposed with the amendments, and specific determination of utility services will be made at the time of development review.</p>	✓	

**C. Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  Date Submitted: 3/10/107

**D. Supplemental Sheet For Non-Project Actions**

(DO NOT USE THIS SHEET FOR PROJECT ACTIONS)

**Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.**

**When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, that would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.**

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substance; or production of noise?**

As a non-project action, Revisions to PMC Chapter 15.24 Floodplain Management not create any of these effects. All development and uses will be subject to all applicable local, state and federal regulatory requirements and will be reviewed on a case-by-case basis during the development review process. Projects resulting from the amendments to the comprehensive plan may require further review under SEPA.

**Proposed measures to avoid or reduce such increases are:**

No measures are proposed with the revisions to PMC Chapter 15.24 Floodplain Management. However, measures will be identified as necessary during the development permit and environmental process for specific projects. Compliance with city regulations and other appropriate mitigations would reduce increases.

- 2. How would the proposal be likely to affect plants, animals, fish, or marine life?**

As a non-project action, revisions to PMC Chapter 15.24 Floodplain Management would not directly affect plants, animals, fish or marine life.

**Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

The City's Critical Areas ordinance provides regulatory protective measures to protect and conserve vegetation and wildlife habitat. Additional measures may be identified during the development permit and environmental review process for specific projects.

- 3. How would the proposal be likely to deplete energy or natural resources?**

As a non-project action, revisions to PMC Chapter 15.24 Floodplain Management would not deplete energy or natural resources.

**Proposed measures to protect or conserve energy and natural resources are:**

Measures would be identified during the project specific development permit and environmental review. Compliance with city regulations and other appropriate mitigations would provide the appropriate measures to reduce impacts.

4.	<p><b>How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?</b></p> <p>No development is proposed with the proposed revisions to PMC Chapter 15.24. There will not be negative effects to environmentally sensitive areas designated or under study for protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands.</p> <p><b>Proposed measures to protect such resources or to avoid or reduce impacts are:</b></p> <p>Measures would be identified during the project specific development permit and environmental review. Compliance with city regulations and other appropriate mitigations would provide the appropriate measures to reduce impacts.</p>
5.	<p><b>How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</b></p> <p>Projects resulting from the proposed revisions to PMC Chapter 15.24 will require further review at the time of development application.</p> <p><b>Proposed measures to avoid or reduce shoreline and land use impacts are:</b></p> <p>As a non-project action, revisions to Chapter 15.24 Floodplain Management would not impact shoreline or land use.</p>
6.	<p><b>How would the proposal be likely to increase demands on transportation or public services and utilities?</b></p> <p>No development is proposed with the proposed revisions to Chapter 15.24 Floodplain Management. However, future may have increased demands, which would be identified during the specific project development review.</p> <p><b>Proposed measures to reduce or respond to such demand(s) are:</b></p> <p>Measures to reduce impacts on transportation, public services and utilities would be identified during project specific development review. Compliance with city regulations and other appropriate mitigations could provide the appropriate measures to reduce impacts.</p> <p>Chapter 15.24 Floodplain Management will provide measures and regulations to reduce and control impacts to areas within the identified floodplain.</p>
7.	<p><b>Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</b></p> <p>The proposed Draft PMC Title 14.04 does not conflict with any local, state or federal laws or requirements for the protection of the environment. All future development proposals would be required to follow all applicable regulations regarding the protection of the environment.</p>

# EXHIBIT B.5

Notice of Planning Commission Public Hearing



# AFFIDAVIT OF PUBLIC NOTICE

Helen Wytko, being first duly sworn, upon his/her oath deposes and says: That he/she is now, and at all times herein mentioned has been, a citizen of the United States and the State of Washington, over and above the age of twenty-one years and a resident of said County, that on 24 March, 2017, affiant that a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

- Notice of Application
- SEPA Determination
- Notice of Public Hearing / *Dev Reg*
- Notice of Decision

has been provided, mailed and/or posted to the attached distribution lists, property addresses or posting locations:

- US Mail
- Email
- Post at Library, City Hall, Poulsbo Post Office, Website
- Site Posting Address: \_\_\_\_\_

Subscribed and sworn to before me this 24<sup>th</sup> day of March, 2017.

*Cherlyn J. Haley*

NOTARY PUBLIC in and for the State of Washington, residing at:

Poulsbo

My Commission expires on:

3.13.19





## **CITY OF POULSBO PLANNING COMMISSION**

### **NOTICE OF PUBLIC HEARING**

#### **2017 Floodplain Management Revisions – PMC 15.24**

**Revisions to the City of Poulsbo floodplain provisions necessary for consistency with recent FEMA updates**

**Hearing Date: April 11, 2017**

**Time:** The hearing is scheduled to begin at 7:00 pm.

**Place:** Poulsbo City Hall, Council Chambers, 200 NE Moe Street, Poulsbo, WA.

**To:** Interested citizens and agencies

#### **Summary of the Proposed Amendments:**

Chapter 15.24 of the Poulsbo Municipal Code regulates and manages development in areas of special flood hazard within the City. The City's adoption and enforcement of Chapter 15.24 promotes public health, safety and welfare by reducing loss of life and property damage due to flooding and by minimizing expenditures for flood control projects and for rescue and relief operations. Chapter 15.24 allows property owners in the City of Poulsbo to purchase flood insurance through the National Flood Insurance Program (NFIP).

Periodically, the Flood Insurance Maps are revised and updated by FEMA. In addition, language and references in Chapter 15.24 may be necessary to be revised and updated in order to keep the City code up-to-date. If the City codes are not updated and the new maps are not adopted, then the property owners in the City of Poulsbo may lose the ability to purchase flood insurance through the NFIP.

In 2016, FEMA completed a coastal zone flood mapping update, using better technology to properly map the effects of high water combined with wind driven wave action. This study and the associated maps were finalized and published with the official date February 3, 2017. As part of the update, FEMA staff also reviewed Poulsbo Municipal Code (PMC) Chapter 15.24 – Floodplain Management for compliance with current FEMA National Flood Insurance Program requirements, identifying changes as needed.

In general, the revisions to Chapter 15.24 are minor in nature; the overall intent of 15.24 remains the same. The adoption of the February 3, 2017 maps in section 15.24.040 is imperative for the City to maintain compliance with NFIP requirements and for property

owners to have the ability to purchase and maintain flood insurance. Several definitions were added to section 15.24.020 to ensure consistency with FEMA definitions.

The proposed amendments as well as other information on the floodplain management update can be found at this link:

<http://www.cityofpoulsbo.com/publicworks/PoulsboMunicipalCodeDraftTitle14.04TransportationConcurrency.htm>

**Public Comment Methods:** Comments may be provided to the City at any time during the public review process. Written comments received by the City will be forwarded to the recommendation and decision making bodies for consideration and made part of the record. Written comments may be mailed, faxed, or e-mailed to the Planning Contact indicated below. To ensure consideration, all written comments must be received by the City prior to close of the public hearings.

**Public Participation Plan:** The Public and Agency Participation Plan for the 2017 Floodplain Management Update is available on the City's website and at the Engineering Department.

**Hearing Information:** The Planning Commission public hearing is scheduled for April 11, 2017. The City Council public hearing on the applications is scheduled for April 19, 2017. The Planning Commission will make recommendations to the City Council. City Council is the review and decision making authority for the 2017 Floodplain Management Update. Hearing procedures are available from the Planning Department and City Clerk's office and are conducted based on Roberts Rules of Order.

**Additional Information:** Information on proposed amendment package is on the City's website at <http://www.cityofpoulsbo.com/publicworks/PoulsboMunicipalCodeDraftTitle14.04TransportationConcurrency.htm> and at the Engineering Department. The files are available for review at the Engineering Department between 8:30 am and 4:00 pm. Hard copies can be provided at a reasonable cost.

**Staff Contact:** City of Poulsbo Engineering Department  
200 NE Moe Street, Poulsbo, WA 98370  
Phone: (360) 770-4078 Fax: (360) 697-8269 E-mail:  
[engineeringdept@cityofpoulsbo.com](mailto:engineeringdept@cityofpoulsbo.com)

All interested people are invited to attend the hearing. If you are unable to attend, your written comments, received no later than the date and time scheduled for the hearing, will be given careful consideration by the Planning Commission and made a part of the record. Testimony will be allowed on the proposal and related environmental issues and SEPA documents.

The following procedural rules have been established for public hearings to allow a fair and orderly hearing:

1. The length of time given to individuals speaking for or against a proposal may be determined by the Planning Commission prior to the application being considered;
2. A speaker representing each side of the issue is encouraged.

**THE CITY OF POULSBO STRIVES TO PROVIDE ACCESSIBLE MEETINGS FOR PEOPLE WITH DISABILITIES. PLEASE CONTACT THE POULSBO PLANNING DEPARTMENT AT 360-394-9748 AT LEAST 48 HOURS PRIOR TO THE MEETING IF ACCOMMODATIONS ARE NEEDED FOR THIS MEETING.**

## Helen M. Wytko

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**Subject:** FW: City of Poulsbo - Public Hearing  
**Attachments:** 5 PC Public Hearing Notice\_Mar\_21\_17.pdf

'Aaron Hulst' <ahulst@cityofpoulsbo.com>; 'Alison O'Sullivan' <aosullivan@suquamish.nsn.us>; 'Amy Tousley' <Amy.Tousley@pse.com>; 'Andrzej Kasiniak' <akasiniak@cityofpoulsbo.com>; 'Angela Cox' <acox@co.kitsap.wa.us>; 'Anglina Meier' <angelina.manning@gmail.com>; 'Barry Berezowsky' <bberezowsky@cityofpoulsbo.com>; 'Becky Erickson' <berickson@cityofpoulsbo.com>; 'Bethy Dye' <bethmdye@gmail.com>; 'Bill Whiteley - KPUD' <bwhiteley@kpud.org>; 'Bob Nordnes' <bobamy6775@comcast.net>; 'Chris Schmechel' <chris.schmechel@gmail.com>; 'Cindy Baker' <cindy.baker@comcast.net>; 'Clerks Department' <cityclerks@cityofpoulsbo.com>; 'Connie Lobo' <connielobo@hotmail.com>; 'Connie Lord' <clord@cityofpoulsbo.com>; 'Corey Henkelman' <chenkelm@co.kitsap.wa.us>; 'Corps of Engineers, Regulatory Branch' <jerald.j.gregory@usace.army.mil>; 'CryJones (Crystal View)' <cryjones@msn.com>; 'Dan Beach' <Daniel.J.Beach@centurylink.com>; 'Daniel Kimbler - KPUD' <daniel@kpud.org>; 'Daniel Murphy' <cody@newhometrends.com>; 'David Musgrove' <dumusgrove@cityofpoulsbo.com>; 'Deb Booher' <dbooher@cityofpoulsbo.com>; 'Dennis Lewarch' <dlewarch@suquamish.nsn.us>; 'Diane Lenius' <dlenius@cityofpoulsbo.com>; 'Dolores Lynch' <dolores@lynchclan.com>; 'Ed Stern' <estern@cityofpoulsbo.com>; 'Edie Lau' <edielau@yahoo.com>; 'Edward Blackburn' <blackems@mac.com>; 'Edward Coviello' <EdwardC@KitsapTransit.com>; 'Elizabeth Wilson' <lifethehound@yahoo.com>; 'Eric Evans' <eric.evans@kitsappublichealth.org>; 'Faith Forman' <faith@mikeandsandi.com>; 'Gary Nystul' <gnystul@cityofpoulsbo.com>; 'gjacksonx (Crystal View)' <gjacksonx11@gmail.com>; 'Gordon Hanson' <gsshanson@aol.com>; 'Greg Berghoff - KPUD' <gregb@kpud.org>; 'Historic Downtown Poulsbo Association' <hdpaboard@gmail.com>; 'Jack Johnson' <jack.johnson1@centurylink.com>; 'James Thayer' <jandjthayer@comcast.net>; 'Jan Harrison' <janharrison@iglide.net>; 'Jane Dower' <poulsbojane@gmail.com>; 'Jeannette Rogers' <raa-rogers@comcast.net>; 'Jeff Griffin' <jgriffin@poulsbofire.org>; 'Jeff McGinty' <jmcginty@cityofpoulsbo.com>; 'Jeff Tolman' <jtolman@cityofpoulsbo.com>; 'Jim Coleman' <Spiritwithin1@centurylink.net>; 'Jim Henry' <jhenry@cityofpoulsbo.com>; 'Jim Lynch' <jim@phc-construction.com>; 'Jim Vchulek - Green Lake Appraisal' <greenlakeappraisal@gmail.com>; 'John Kiess' <john.kiess@kitsappublichealth.org>; 'Jsue Weiland' <jsuewie@comcast.net>; 'Karen Keefe' <karen.keefe@RSIR.com>; 'Karla Boughton' <kboughton@cityofpoulsbo.com>; 'Kate Nunes' <kate.nunes@comcasat.net>; 'Kelly Pearson' <KPearson@nkschools.org>; 'Kenneth Thomas' <kthomas@cityofpoulsbo.com>; 'Kevin Druin' <kescdr@gmail.com>; 'Kitsap Business Journal' <tim.kelly@kitsapsun.com>; 'Kitsap County DCD' <help@kitsap1.com>; 'Kitsap Economic Development Alliance' <cocus@kitsapeda.org>; 'Kitsap Realtors' <operations@kitsaprealtor.org>; 'Kitsap Sun' <sunnews@kitsapsun.com>; 'Larry Tellinghuisen' <ltellinghuisen@kitsapbank.com>; 'Luke McDaniel (Crystal View)' <luke.mcdaniel@gmail.com>; 'Mark DeSalvo' <commissioner.desalvo@portofpoulsbo.com>; 'Mark Doyle Commercial' <marc.h.doyle@gmail.com>; 'Mary McCluskey' <mmcluskey@cityofpoulsbo.com>; 'Nicole Stephens' <nstephens@cityofpoulsbo.com>; 'Olympic College' <briveland@olympic.edu>; 'Pat Fuhrer' <patf@map-limited.com>; 'Patricia Christensen' <prc32708@yahoo.com>; 'Paul Beveridge' <paul\_b@capstonehomes.com>; 'Paul Haas' <paulh@kitsapgaragedoor.com>; 'Peggy Jolly' <jolly@wscd.com>; 'Port of Poulsbo' <manager@portofpoulsbo.com>; 'Poulsbo Chamber of Commerce' <director@poulsbochamber.org>; 'Poulsbo Place II Homeowners Association' <poulsboplaceiiboard@gmail.com>; 'Poulsbo USPS Postmaster' <98370PoulsboWA@usps.gov>; 'Poulsbo Village' <emily@poulsbovillage.com>; 'Rachel Seymour' <Rachel.Seymour@kitsapsun.com>; 'Ray Stevens' <raystevens5@comcast.net>; 'Richard Walker' <editor@northkitsapherald.com>; 'Rick Spencer' <rickswims@hotmail.com>; 'Robert Gelder' <rgelder@co.kitsap.wa.us>; 'Sandra Farley' <sandrafarley@comcast.net>; 'Screenio (Crystal View)' <screenio@gmail.com>; 'Shane Skelley' <shaneskelley@gmail.com>; 'Shawn Cates' <duggan0552@yahoo.com>; 'Stacie Schmechel' <stacieschmechel@gmail.com>; 'Stephanie Trudel' <strudel@suquamish.nsn.us>; 'Tad Sooter' <tad.sooter@kitsapsun.com>; 'Teresa Osinski - HBA' <tosinski@kitsaphba.com>; 'Terri Douglas' <manager@poulsboinn.com>; 'Terry Asla' <tasla@soundpublishing.com>; 'Tom Harvey' <tharvey@poulsbofire.org>; 'Tom Powers, CENCOM' <tpowers@co.kitsap.wa.us>; 'WA Dept of Fish and Wildlife' <chris.waldbillig@dfw.wa.gov>; 'Whitford Law Offices LLC' <whitfordlaw@comcast.net>; 'William Wilson' <WWilson@nkschools.org>; 'WSDOT Olympic Region SEPA' <OR-SEPA-REVIEW@wsdot.wa.gov>; 7FERGER

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**From:** Helen M. Wytko

**Sent:** Friday, March 24, 2017 8:22 AM

**Cc:** Karla Boughton <kboughton@cityofpoulsbo.com>; Charlie S. Roberts <croberts@cityofpoulsbo.com>

**Subject:** City of Poulsbo - Public Hearing

Please see the attached Notice of Public Hearing for the 2017 Floodplain Management Revisions.

Thank you,

## Helen Wytko

Poulsbo Planning and Economic Development

Phone: 360-394-9748

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