



NOTICE OF APPLICATION

Planning and Economic Development Department
200 NE Moe Street | Poulsbo, Washington 98370
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VANAHEIMR, TYPE III PERMIT
SITE PLAN REVIEW/SHORELINE SUBSTANTIAL DEVELOPMENT
Comments Due: April 6, 2017

The City of Poulsbo has received a permit application for the following project that may be of interest to you. The public has the right to review contents of the official file for the proposal, provide written comments, participate in any public hearings, and request a copy of the final decision.

File No.:	P-05-18-17-02	Zoning:	C-1, Downtown
		Shoreline:	High Intensity (HI)
Counter Complete:	July 6, 2017	Technical Completion:	March 16, 2017
Notice of Application:	March 23, 2018	Tax Parcel:	232601-2-236-2000
Neighborhood Meeting:	April 26, 2017		
Site Location:	367 NE Hostmark, Poulsbo WA 98370		
Property Owner:	Michael Brown, West Sound Holdings, Inc 109 Olding Road, Suite 200 Bremerton, WA 98310		
Applicant/Agent:	Miles Yanick, Miles Yanick & Company PO Box 2553 Poulsbo, WA 98370		
Project Description:	Vanaheimr Apartment Mixed Use Building proposal is for the redevelopment of the Old Police Station for retail space of approximately 2,000 square feet on the main floor, twelve residential units and two hospitality units on the second floor, and thirteen residential units on the third floor. Thirty-seven parking spaces will be provided for the needs of both the retail establishment and the residential units. Rooftop amenities will be provided for building occupants. The western portion of the site is within the Shoreline Jurisdiction. The Shoreline Environmental Designation is High Intensity (HI), this designation triggers alternate shoreline buffer and shoreline buffer setbacks, limits height, restricts density and uses permitted, and requires public access. Approximately 2,575 square feet will be dedicated to public access for water enjoyment. The Ordinary High Water Mark (OHWM) has been delineated by Department of Ecology and surveyed by the applicant.		
Permits Included in Application:	Site Plan Review, Shoreline Substantial Development Permit		
Permits NOT Included in Application:	Grading Permit, Building Permit, other construction permits as determined through this permit review process.		
Environmental Review:	SEPA Threshold will be issued with a separate SEPA comment period at a later date.		

**Existing
Environmental
Documentation:**

SEPA Checklist

**Public Comment
Period:**

The public is encouraged to comment on this application, the minimum public comment period shall be 14 calendar days. The public may comment on the application and the comment period will remain open until **April 6, 2017**. However, public comments will be accepted up to and any time prior to the closing of the public hearing. Public comments should be as specific as possible and submitted to the City as early in the review of the application as possible. Any person may comment on the application, receive notice of and participate in any hearings. The public may request a copy of the decision once made. Public comments may be mailed, emailed, personally delivered or faxed to the City.

Mail and Physical Location: 200 NE Moe Street, Poulsbo, WA 98370

Email: mpowers@cityofpoulsbo.com

Fax: (360) 697-8269

Public Hearing Date:

Notice for the Hearing Examiner Public Hearing will be provided two weeks before the hearing will be held.

Examination of File:

The complete application file may be examined at the PED Department, Poulsbo City Hall, 200 NE Moe Street, from 8:30 a.m. to 4:30 p.m. Monday through Friday.

Review Authority:

A Site Plan Review (SPR)/Shoreline Substantial Development Permit (SSDP) is a Type III (quasi-judicial) decision, and the Hearing Examiner is the decision-making authority. The SSDP decision will be filed with the Department of Ecology.

Staff Contact:

Marla Powers, Associate Planner; mpowers@cityofpoulsbo.com; (360) 394 -9737

Site Map:

See attached.



Notice Map

City of Poulsbo Planning Department

