



NOTICE OF APPLICATION and Adoption of Existing Environmental Document

Planning and Economic Development Department
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CRYSTAL VIEW PRELIMINARY PLAT POST DECISION REVIEW – TYPE II

Comments Due: August 31, 2018

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 - 06-18-18-01	Zoning:	RL Residential Low
Counter Complete:	July 27, 2018	Technical Completion	August 9, 2018
Notice of Application:	August 17, 2018	Tax Parcel:	242601-3-004-2007 and 242601-3-051-2009
Site Location:	Vacant property, south of Sunrise Ridge Avenue.		
Property Owner:	Crystal View Poulsbo; c/o Barry Margolese; 13110 NE 117 th Pl, Suite 93; Woodinville, WA 98072-5740		
Applicant/Agent:	Jeff Brown; Team 4 Engineering; 5819 Minder Road, Suite A, Box 2; Poulsbo, WA 98370		

Project Description: The proposal is for post decision review of the Crystal View Preliminary Plat (Planning File 06-22-09-01) which was approved by the City of Poulsbo Hearing Examiner January 12, 2015 and March 8, 2016. In summary, the modifications are related to 1) division boundary, 2) grading for storm vault, and 3) revision of lot line configuration. Based upon the post decision review application, the following modifications from the approved preliminary plat are proposed:

- Grade development Division II. A Clearing & Grading permit was previously issued for Division I.
- Construct storm vault approximately 10 feet further north and with development of Division I; and eliminate temporary pond with Division I development.
- Incorporate modular wetland in offsite road improvement to replace bioretention in stormwater tract.
- Modify division boundary.
- Reconfigure Division I, Lots 6-11 and 21, and Division II, Lots 4-8.

Grading of Division 1, including protection of a tree at the north property line, were previously permitted. Tree protection requirement at the north property boundary remains in place and no modification is proposed.

Permits Included in Application: Type II – Post Decision Review

Permits NOT Included in Application: Construction Plan Revision Approval; Clearing & Grading permit; Construction NPDES, Department of Ecology; Final Plat; Building Permit

Environmental Review:

The City of Poulsbo has reviewed the proposed project for probable adverse environmental impacts and expects to adopt existing environmental documents. Documents for adoption include Mitigated DNS, environmental checklist, and other environmental documents found in the Crystal View Preliminary Plat (Planning File 06-22-09-01) approved by the Hearing Examiner January 12, 2016 and March 8, 2016. We have identified these documents as being appropriate for this proposal after independent review. The documents meet our environmental review needs for the current proposal. The adoption process in WAC 197-11-630 is being used. Documents adopted for the proposal will be forwarded to the decision maker and 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 MUST BE SUBMITTED BY AUGUST 31, 2018.**

Existing Environmental Docs:

No new environmental documents are associated with this permit. However, a Mitigated DNS and an environmental checklist with the following studies accompanied the Crystal View Preliminary Plat approved by the Hearing Examiner January 12, 2016 and March 8, 2016: Preliminary Storm Drainage Report by Team 4 Engineering; Geotechnical review documentation by EnviroSound Engineering, Krazan & Associates, E3RA, GeoResources, Landau & Associates; Traffic information by City consultant; and Stream Assessment by C3 Habitat Corp.

Requested Studies:

None

Public Comment Period:

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 **August 31, 2018**. The public may request notice of and participate in any hearing, and request copy of the decision once made. Public comments may be mailed, emailed, personally delivered or faxed to the City.

Public Hearing Date:

No public hearing is required with this review.

Staff Report:

The staff report will be available for review at no cost at least 5 calendar days before the decision is made and a copy will be provided at a reasonable cost.

Examination of File:

The complete application file may be examined at the Planning & Economic Development Department, Poulsbo City Hall, 200 NE Moe Street, from 8:30 a.m. to 4:00 p.m. Monday through Friday.

Review Authority:

The Planning & Economic Development Director, in consultation with the City Engineer, is review authority for this Type II application.

Staff Contact:

Edie Berghoff, Associate Planner; plan&econ@cityofpoulsbo.com; (360) 394 -9748

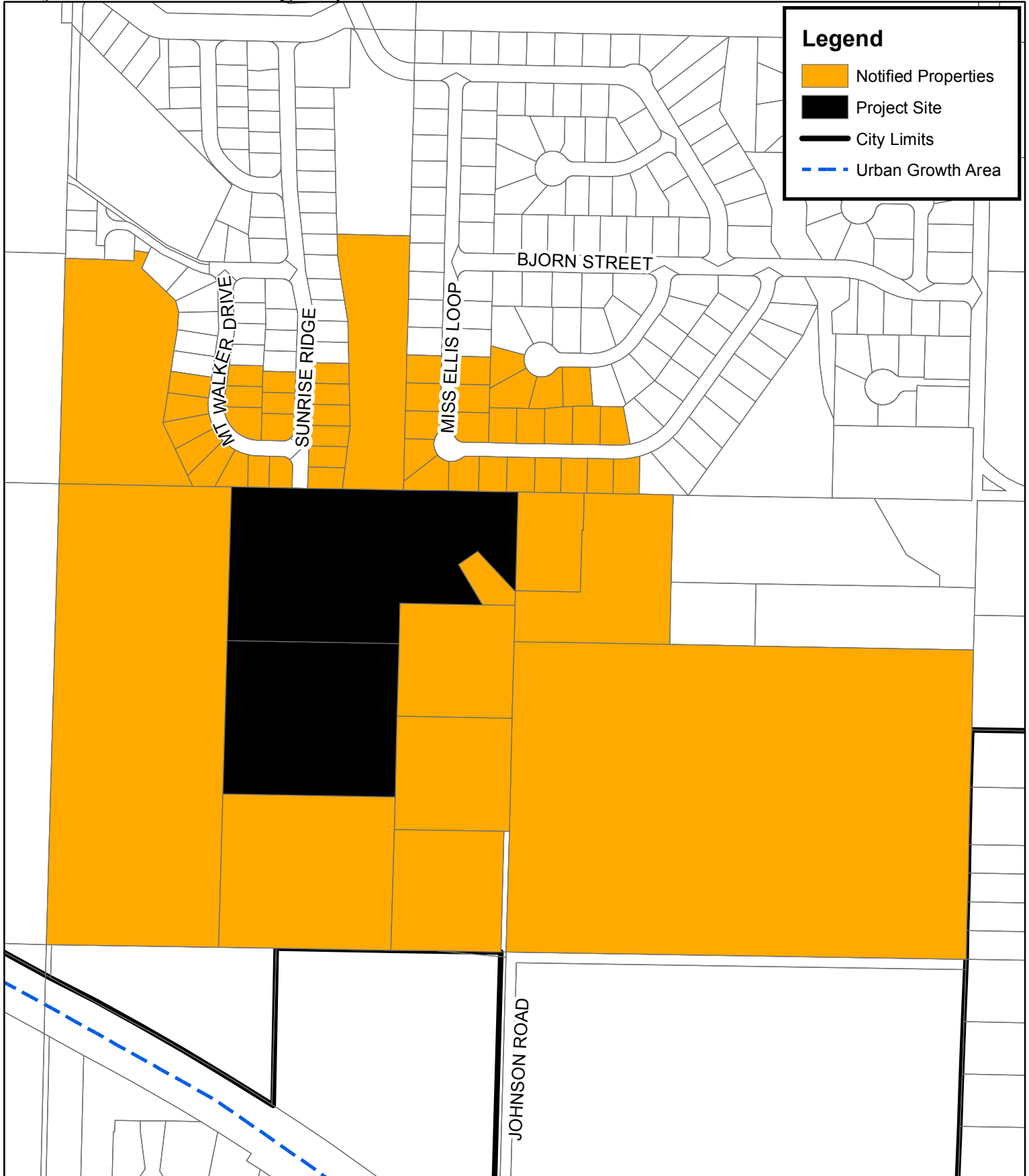
Site Map:

See attached.



Notice Map

City of Poulsbo Planning Department



Legend

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

