



NOTICE OF APPLICATION and Adoption of Existing Environmental Document

Planning and Economic Development Department
200 NE Moe Street | Poulsbo, Washington 98370
(360) 394-9748 | fax (360) 697-8269
www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

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		

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:

Project Description:

- 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.
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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:

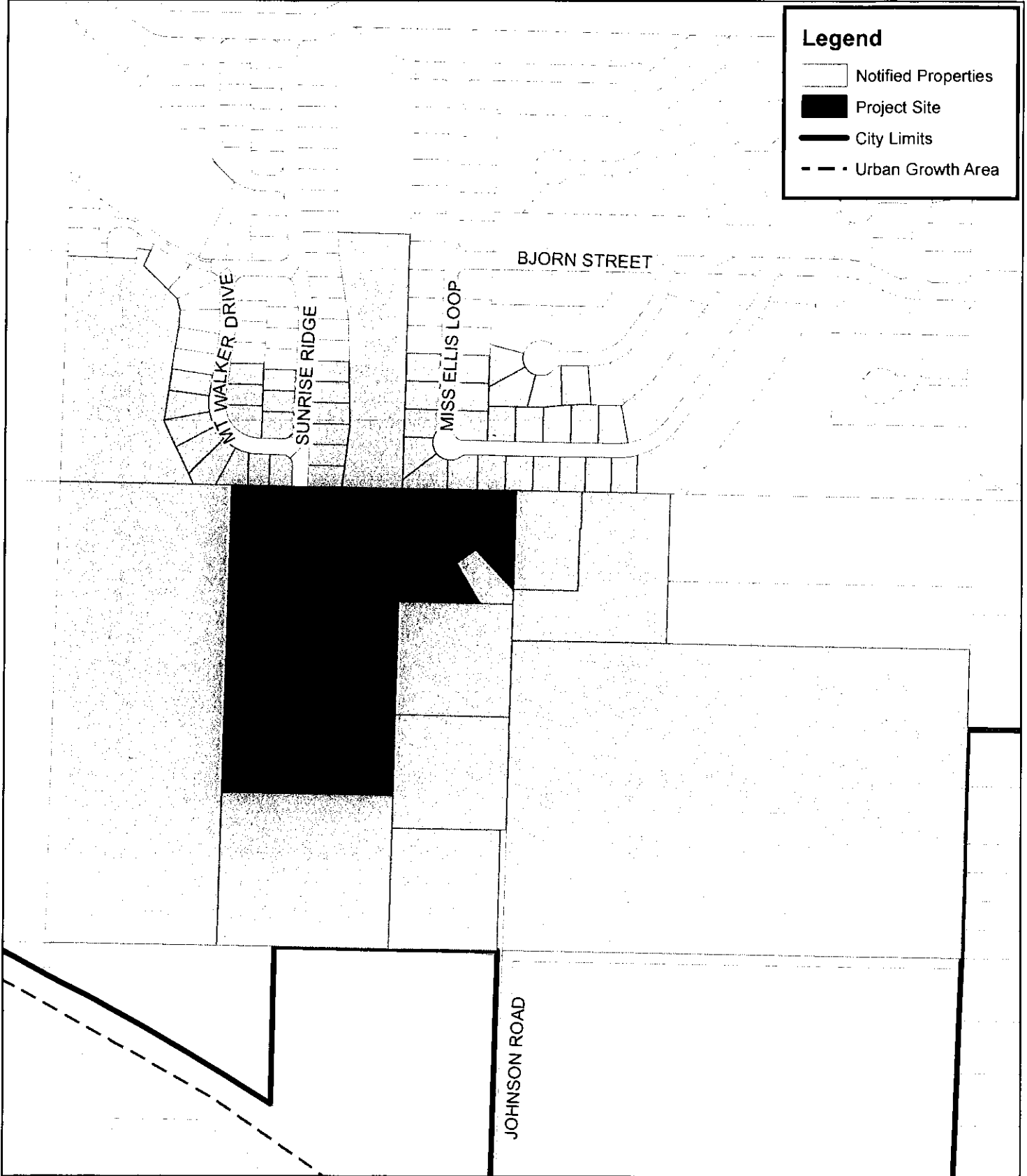
Edie Berghoff, Associate Planner; plan&econ@cityofpoulsbo.com; (360) 394 -9748

Site Map:

See attached.

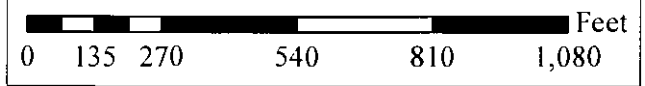
Notice Map

City of Poulsbo Planning Department



Legend

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





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 August, 2018, 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 17th day of Aug, 2018.

CHERLYN J. HALEY
Notary Public
State of Washington
My Commission Expires
March 13, 2019

Cheryl J. Haley
NOTARY PUBLIC in and for the
State of Washington, residing at:
Poulsbo
My Commission expires on:
3.13.19



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Staff Contact:

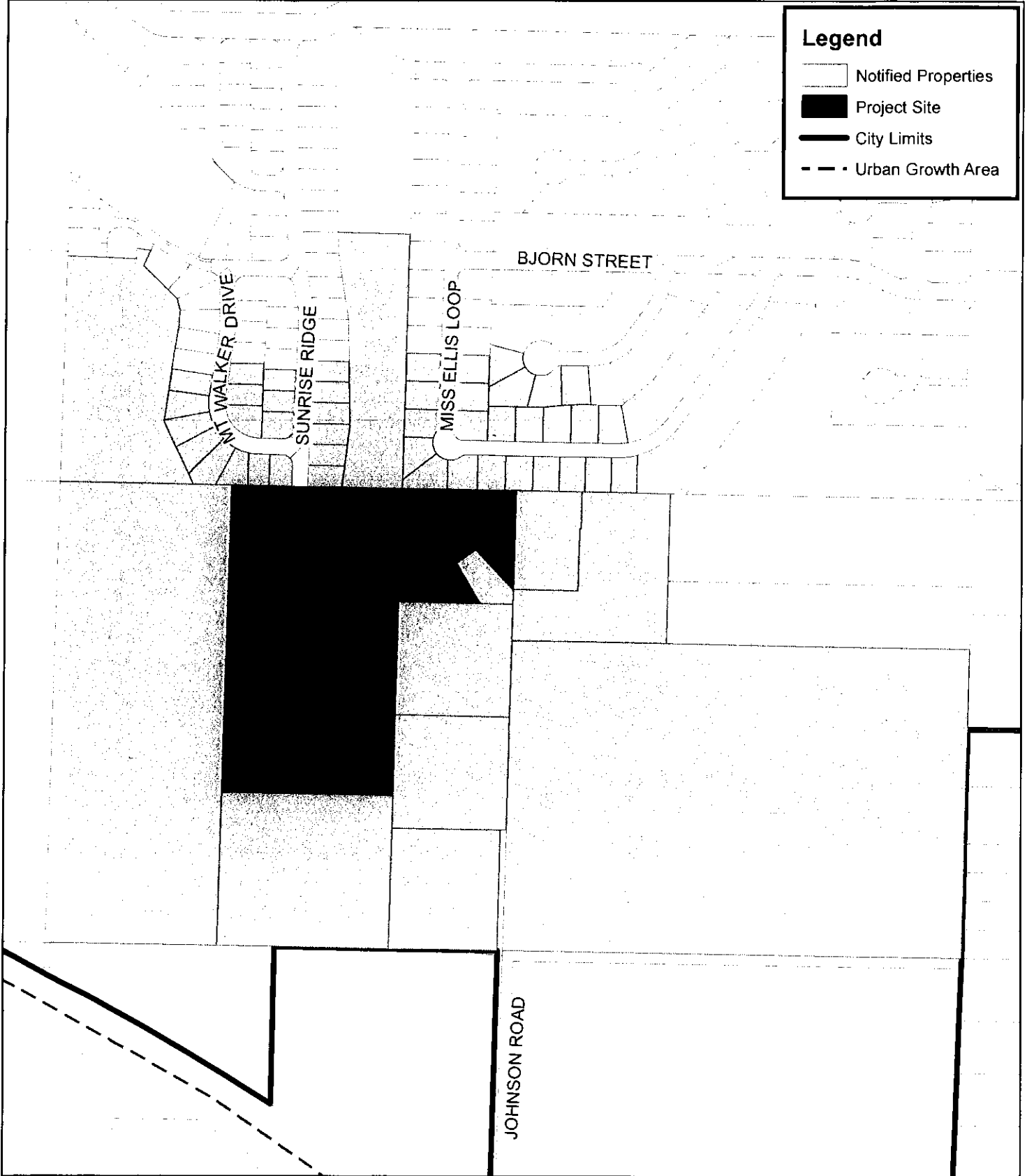
Edie Berghoff, Associate Planner; plan&econ@cityofpoulsbo.com; (360) 394 -9748

Site Map:

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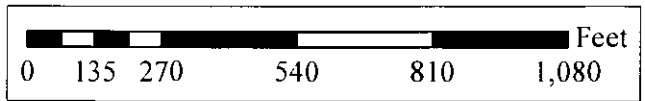
Notice Map

City of Poulsbo Planning Department



Legend

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





Planning Department Public Notice Distribution

Project Name: Crystal View ~~Lone Pine~~ Preliminary Plat Modification Date: August 17, 2018

SmartGOV + File Number: P-06-18-18-01

Applicant: Barry Marqlese Type of Project: Type II

Type of Public Notice:

- Notice of Neighborhood Meeting
- Notice of Application**
- SEPA Threshold Determination**
- Notice of Public Hearing
- Notice of Decision
- Other: _____

Maps to be Included with Notice:

- Notice Map w/300'**
 - Neighborhood Meeting, **NOA**, Public Hearing and NOD
- Site Map**
 - SEPA
- Other: _____

Distribution:

- Email** (select appropriate email distribution lists below)
- Website**
 - Pdf of notice sent to Planning Clerk for posting
- Mailing to property owners within 300' of subject site**
 - All Type II and III require 300' mailing of **NOAs**
 - All public hearings require 300' mailing
 - Labels requested and complete
 - Complete Affidavit
- Publication** in Herald
 - Type II, III and IVs **NOAs; SEPA; Public Hearing Notices**
 - Planner provide notice to Planning Clerk
 - Clerk forward notices to Herald
- Posting on Subject Site
 - Complete Affidavit
- Posting** at Library, Post Office, City Hall
 - Complete Affidavit
- Other: _____

Email: Please review appropriate distribution email list at Planning Info Contacts to ascertain if the parties you wish to receive the notices are already on the distribution list; if not, use "Other" below. Note: Mayor, CC and PC are on all distribution lists:

- Notice of Neighborhood Meeting Email List
- Notice of Application Email List**
- Notice of SEPA Threshold Determination Email List**
- Notice of Public Hearing Email List
- Notice of Decision Email List
- Comprehensive Plan Update Email List
- Development Regulations Update Email List
- Special Email Distribution List:** Crystal View list from Contact - City of Poulsbo Planning
- City Staff (not already on email list): None at this time
- Applicant's Representative:** Jeff Brown jeff@team4eng.com
- Property Owner / Applicant:** Barry Marqese barry@amalani.com,
- Other: _____
- Other: _____

Additional Agencies/Governments/Local Groups:

Please review appropriate distribution email list at Planning Info Contacts to ascertain if the parties you wish to receive the notices are already on the distribution list; many Poulsbo and local agencies or personnel are already on the email distribution lists. If the desired party is not on the list, please use the "Other" below.

Local/County

- Kitsap County Commissioners
(Note: Rob Gelder **is on all** distribution lists)
- Kitsap County Planning Commission: _____
- Kitsap County Department of Community Development: _____
(Note: KCDCD's general email **is on all** distribution lists)
- Kitsap County Public Works: _____
- Kitsap County Health District: _____
(Note: John Kiess **is on all** distribution lists)
- Suquamish Tribe: _____
(Note: Alison O'Sullivan **is on all** distribution lists)
- Port Gamble S'Klallam Tribe: _____
- Kitsap Regional Coordination Council: _____
(Note: Mary McClure is on Comp Plan and Dev Reg distribution lists)
- Housing Kitsap: _____
- Kitsap Transit: _____
(Note: Ed Coviello **is on all** distribution lists)
- North Kitsap School District: _____
(Note: Dave Dyess **is on all** distribution lists)
- Poulsbo Historical Society
- OTHER: _____

Regional

- Puget Sound Regional Council: bbakkenta@psrc.org
- Puget Sound Clean Air Agency: amyf@pscleanair.org
- Puget Sound Partnership: marsha.engel@psp.wa.gov

State

- WA Department of Ecology
 - Joe Burcar – Shoreline: Joe.Burcar@ecy.wa.gov
 - Patrick McGraner – Wetlands: Patrick.McGraner@ecy.wa.gov
 - Tammy Sacayanan – SEPA NW Regional Coordinator: tammy.sacayanan@ecy.wa.gov
 - Environmental Review: sepaunit@ecy.wa.gov
(Note: this address **is on** Comp Plan, Dev Reg, **NOA**, **SEPA** and NOD distribution lists)

- WA Department of Fish and Wildlife
 - Chris Waldbillig – Marine Habitat: Chris.Waldbillig@dfw.wa.gov (Note: This address **is on all** distribution lists)
 - SEPA Desk: SEPAdesk@dfw.wa.gov (Note: This address **is on SEPA** distribution list)

- WA Department of Commerce: reviewteam@commerce.wa.gov **GMA documents ONLY**
(Note: This address on comprehensive plan and development regulations distribution list)

- WA Dept of Transportation: _____
(Note: WSDOT-SEPA Review **is on all** distribution lists)
- WA Department of Archaeology and Historic Preservation: dahp.separeview@dahp.wa.gov
- WA Department of Natural Resources SEPA Center: sepacenter@dnr.wa.gov
(Note: This address **is on the NOA and SEPA** distribution lists)
- WA Department of Social and Health Services, Operations and Services: Terri.Sinclair-Olson@dshs.wa.gov
- WA Department of Health: Kelly.Cooper@doh.wa.gov
- WA Park and Recreation Commission: randy.kline@parks.wa.gov
- WA Department of Agriculture: kmclain@agr.wa.gov
- WA Department of Corrections SEPA: efheinitz@doc1.wa.gov
- OTHER: _____
- OTHER: _____

Federal:

- U.S. Navy – Bremerton CO/PAO, Keyport PAO, Lynn Wall; lynn.wall1@navy.mil
– **Comprehensive Plan ONLY**
- Environmental Protection Agency: epa-seattle@epa.gov
- Department of Housing and Urban Development (HUD) – Seattle Office: WA_Webmanager@hud.gov
- Federal Aviation Administration (FAA): 1601 Lind Avenue SW, Suite 260 Renton, WA 98057
(Cell towers applications)
- Federal Communication Commission (FCC): 11410 NE 122nd Way, Room 312 Kirkland, WA 98034-6927
(Cell tower applications)
- U.S. Fish and Wildlife wfoctap@fws.gov
- National Marine Fisheries Service: 7600 Sand Point Way Northeast, Seattle, WA 98115



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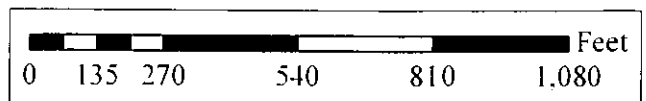
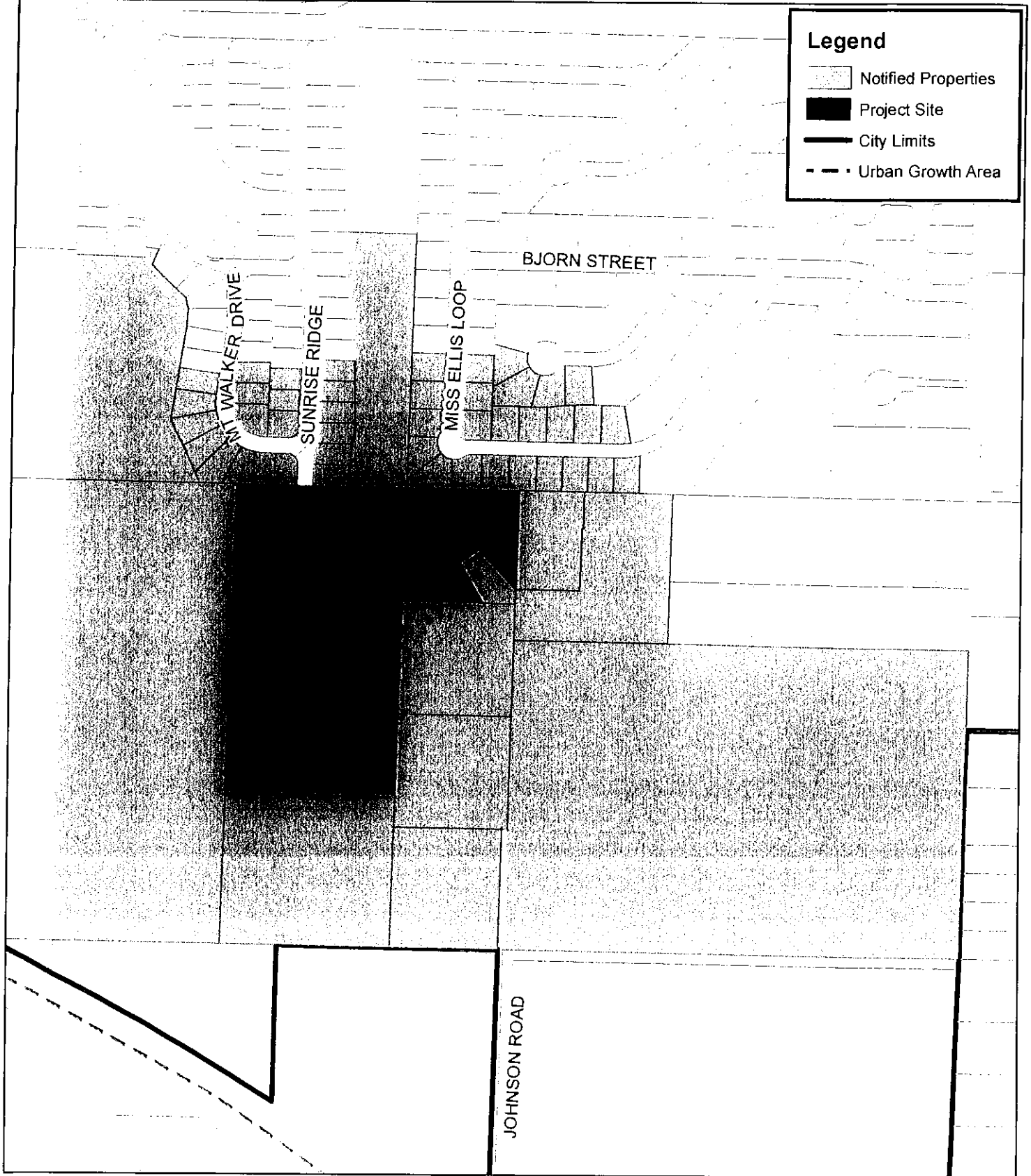
Edie Berghoff, Associate Planner; plan&econ@cityofpoulsbo.com; (360) 394 -9748

Site Map:

See attached.

Notice Map

City of Poulsbo Planning Department



ANTONIO ERALDINE U
1995 NE LIND CT
POULSBO, WA 98370

ARSENAULT KRISTINA RAE &
228 ATLANTIC AVE
MARBLEHEAD, MA 1945

BAKER BRIAN R & MELISSA A
4202 GRASSY CT
COLORADO SPRINGS, CO 80916

BIRKLAND WAYNE
18056 MOUNT WALKER DR NE
POULSBO, WA 98370

BRAGANZA LEELA C & JOHN R
17967 NOLL RD NE
POULSBO, WA 98370

CAIZZA CRAIG A
18070 SUNRISE RIDGE AVE NE
POULSBO, WA 98370

CAMPBELL MATTHEW J & CLAIRETTE
18046 MOUNT WALKER DR NE
POULSBO, WA 98370

CAMPBELL STEVEN K & JESSICA E
18043 SUNRISE RIDGE AVE NE
POULSBO, WA 98370

CATES GEORGE A JR
PO BOX 18
BELFAIR, WA 98528

CHRISTENSEN PATRICIA RYDER TRUSTEE
19689 7TH AVE NE UNIT 329
POULSBO, WA 98370

COOPER RICHARD A & CHARLENE A
17523 JOHNSON WAY NE
POULSBO, WA 98370

CROSBY BENJAMIN T & SUZANNE K
18089 MT WALKER DR NE
POULSBO, WA 98370

CRYSTAL VIEW POULSBO
13110 NE 177TH PL STE 93
WOODINVILLE, WA 98072

CRYSTAL VIEW POULSBO
13110 NE 177TH PL STE 93
WOODINVILLE, WA 98072

CUNDIFF ZACHARY & ALLYSON
2010 MISS ELLIS LOOP NE
POULSBO, WA 98370

FREDERICKS ZOEY L
17541 JOHNSON WAY NE
POULSBO, WA 98370

FREEMAN R QUINN & LINDA F
18024 MOUNT WALKER DR NE
POULSBO, WA 98370

GRIFFIN MICHAEL & AMY
18071 MT WALKER DR NE
POULSBO, WA 98370

GUTHRIE MARY L
1925 MISS ELLIS LOOP NE
POULSBO, WA 98370

HAGGERTY BRIAN JOSEPH & LISA ANN
18101 SUNRISE RIDGE AVE NE
POULSBO, WA 98370

HANCOCK KEVIN M & ERIN C
18092 MOUNT WALKER DR NE
POULSBO, WA 98370

INGALSBE JOSEPHINE V & TODD W
18058 MT WALKER DR NE
POULSBO, WA 98370

JACKSON SUSAN A & GARY K
18072 MT WALKER DR NE
POULSBO, WA 98370

JOHNSON FOREST LAND LLC
1913 34TH AVE W
SEATTLE, WA 98199

JUKAM DONALD C & ELAINE M
18077 SUNRISE RIDGE AVE NE
POULSBO, WA 98370

LA TOUR SETH & CHRISTINE F
18082 MISS ELLIS LOOP NE
POULSBO, WA 98370

LANG SKELLEY LISA LEAH TRUSTEE
17088 STATE HIGHWAY 305
POULSBO, WA 98370

LANG SKELLEY TRUSTEES
17088 STATE HWY 305
POULSBO, WA 98370

LEE JACOB W & GENA A
1945 MISS ELLIS LOOP NE
POULSBO, WA 98370

LESTENKOF MICHAEL JR & JANET
PO BOX 2258
POULSBO, WA 98370

LEWIS WENDELL S & LEWIS TAYLOR
ROXANNE
18108 MISS ELLIS LOOP NE
POULSBO, WA 98370

LOCKYEAR THOMAS L & JOAN E
18063 MT WALKER DR NE
POULSBO, WA 98370

LUCERO RICHARD C & TERESA M
18055 MISS ELLIS LOOP NE
POULSBO, WA 98370

MCFARLAND ANDREW W & SANDRA M
2045 MISS ELLIS LOOP NE
POULSBO, WA 98370

MCKINNON GENA
17559 JOHNSON WAY NE
POULSBO, WA 98370

MEREDITH HEIGHTS HOMEOWNERS
ASSOC
PO BOX 139
MAPLE VALLEY, WA 98038

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ASSOC
PO BOX 139
MAPLE VALLEY, WA 98038

MICKENS SHUNTAYE MARIE & COREY
DERELL
2025 MISS ELLIS LOOP NE
POULSBO, WA 98370

MUNROE DEBBIE
1930 MISS ELLIS LOOP LN NE
POULSBO, WA 98370

PAASCH ROBERT KURT & ELIZABETH S
18064 MOUNT WALKER DR
POULSBO, WA 98370

PENNINGER DAVID L & MONICA L CO
TRUSTEES
11484 YUKIO LN NE
BAINBRIDGE ISLAND, WA 98110

QUICK JUDY K
18105 MISS ELLIS LOOP NE
POULSBO, WA 98370

ROMNEK CHRISTOPHER A & KATHERINE A
18060 SUNRISE RIDGE AVE NE
POULSBO, WA 98370

ROTH ANDREW R & ELIZABETH G
2030 MISS ELLIS LOOP NE
POULSBO, WA 98370

SCHUETTE KENNETH
1965 NE LIND CT
POULSBO, WA 98370

SCHULTZ CRAIG ALLEN & VERONICA E
1955 NE LIND CT
POULSBO, WA 98370

SEADER ROBERT C & CONNIE W
18090 SUNRISE RIDGE AVE NE
POULSBO, WA 98370

SEVERSON JERRY & JENNIFER
2060 NE MISS ELLIS LOOP
POULSBO, WA 98370

STEPHENS ROBERT D & ETSUKO
PO BOX 6066
SILVERDALE, WA 98315

STEWART KATHRYN A
PO BOX 446
POULSBO, WA 98370

THORENE CINDY L
18091 SUNRISE RIDGE AVE NE
POULSBO, WA 98370

TOBIN MOUSER JULIE
18085 MISS ELLIS LOOP NE
POULSBO, WA 98370

VITALE JOHN V
PO BOX 1874
POULSBO, WA 98370

WAGONER JOSHUA R & ANDREA L
2065 MISS ELLIS LOOP NE
POULSBO, WA 98370

WOLD FOWLER NATALIE &
PO BOX 10512
BAINBRIDGE ISLAND, WA 98110

WONG WING TUN
PO BOX 66
POULSBO, WA 98370

ZURBUCHEN MARK
SCHULHAUS
, 0

Helen M. Wytko

From: Constant Contact <support@constantcontact.com>
Sent: Friday, August 17, 2018 2:27 PM
To: Helen M. Wytko
Subject: Your campaign City of Poulsbo - NOA Crystal View Post Decision Review has been sent

Constant Contact 

Dear Helen Wytko,

Your campaign '**City of Poulsbo - NOA Crystal View Post Decision Review**' was sent on 8/17/2018 around 5:26 PM EDT.

Below is a copy of the message your subscribers received. See how your campaign is doing by visiting [Reports in your account](#) to get real-time results and stats.

Subject: City of Poulsbo - NOA Crystal View Post Decision Review



City of Poulsbo PUBLIC NOTICE

You are receiving this email because you have signed up to be on a City of Poulsbo PED public outreach list.

Please see the Public Notice below.

[Notice of Application Crystal View Post Decision Review](#)

City of Poulsbo | Planning and Economic Development Department, 200 NE Moe Street, Poulsbo, WA 98370

[Unsubscribe](#) hwytko@cityofpoulsbo.com

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Sent by planninginfo@cityofpoulsbo.com in collaboration with

Constant Contact 

Try it free today

North Kitsap Herald

Affidavit of Publication

State of Washington }
County of Kitsap } ss

Dicy Sheppard being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the North Kitsap Herald a weekly newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a weekly newspaper in Kitsap County, Washington and is and always has been printed in whole or part in the North Kitsap Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Kitsap County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of NKH821832 NOA CRYSTAL VIEW as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 08/17/2018 and ending on 08/17/2018 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$21.30.

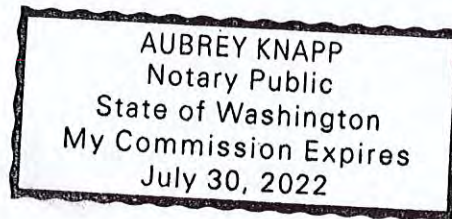
Dicy Sheppard

Subscribed and sworn before me on this 17 day of August, 2018.

Aubrey Knapp

Notary Public in and for the State of Washington.

City of Poulsbo-Planning | 80707350
HELEN WYTKO



CITY OF POULSBO
NOTICE OF APPLICATION
RCW 36.70B.110

Project Name: Crystal View
Preliminary Plat Post Decision
Review

Location: South of Sunrise
Ridge Avenue. The site is va-
cant and has no address.

Project Description: The pro-
posal is for post decision re-
view of the Crystal View Pre-
liminary Plat (Planning File
06-22-09-01) which was ap-
proved by the City of Poulsbo
Hearing Examiner January 12,
2015 and March 8, 2016.
Based upon the post decision
review application, the follow-
ing modifications from the ap-
proved preliminary plat are
proposed: Grade all divisions
I & II; Construct storm vault
and eliminate temporary pond
with division I; Incorporate
modular welland to replace
bioretention; Modify division
boundary; Reconfigure divi-
sion I, Lots 6-11; Relocate di-
vision I, Lot 21; and Reconfig-
ure division II, Lots 4-8.

The City of Poulsbo has re-
viewed the proposed plat
modification documentation
for probable adverse environ-
mental impacts and expects to
adopt existing environmental
documents. Documents for
adoption include Mitigated
DNS, environmental checklist,
and other environmental
documents found in the Crys-
tal View Preliminary Plat
(Planning File 06-22-09-01)
approved by the Hearing Ex-
aminer January 12, 2016 and
March 8, 2016. We have
identified these documents as
being appropriate for this pro-
posal after independent re-
view. 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.

Permit Type: Type II

Public Comment: The public may comment on the application and the comment period will remain open until 4:30 p.m. on August 31, 2018.

Complete Application: The application file may be examined at the PED Department, Poulsbo City Hall from 8:30 am to 4:00 pm Monday through Friday. For further information: <https://cityofpoulsbo.com/planning-economic-development-current-applications-notices/>

Date of publication: 08/17/18
(NKH-821832)