



# NOTICE OF APPLICATION and Optional DNS

Planning and Economic Development Department  
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## Release of Concomitant Agreement for Canyon Crest Rezone, Type V Permit Comments Due: January 4, 2019

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.

|                               |  |                              |                       |
|-------------------------------|--|------------------------------|-----------------------|
| <b>File No.:</b>              | P-10-26-18-01  | <b>Zoning:</b>               | Residential High (RH) |
| <b>Counter Complete:</b>      | 10/26/18   | <b>Technical Completion:</b> | 12/11/18              |
| <b>Notice of Application:</b> | 12/21/2018   | <b>Tax Parcel:</b>           | 142601-2-030-2009     |
| <b>Site Location:</b>         | NW Corner of Torval Canyon Rd and 1 <sup>st</sup> Avenue                       |                              |                       |
| <b>Property Owner:</b>        | Alpha Resources LLC   1001 4 <sup>th</sup> Ave, Suite 4330   Seattle, WA 98154 |                              |                       |
| <b>Applicant:</b>             | Jim Laughlin   PO Box 10607, Bainbridge Island, WA 98110                       |                              |                       |

**Project Description:** The proposal is to release a concomitant agreement known as the "Canyon Crest Rezone." The concomitant agreement approved rezone of the property from Residential Single-Family to Residential Multi-Family, subject to certain conditions. Concomitant agreements are recorded onto the property; the Canyon Crest concomitant agreement was approved and recorded in 1983, under Auditor File 8306160182. Release of a concomitant agreement is a Type V permit and requires a public hearing before the City Council. **This application is not a proposal for development;** any proposed redevelopment or new development will be processed under a separate land use permit with its own noticing requirements

**Permits Included in Application:** Type V – Release of Concomitant Agreement  
SEPA Threshold Determination for the concomitant agreement release

**Environmental Review:** The City of Poulsbo has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of nonsignificance (DNS) for this project. The Optional DNS process in WAC 197-11-355 is being used. ***This may be the only opportunity to comment on the environmental impacts of the proposed project.*** The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request. 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 January 4, 2019.**

**Public Comment Period:** The public may comment on the application and the minimum comment period will remain open until **January 4, 2019**. The public may request a copy of the decision once made. Public comments may be mailed, emailed, personally delivered or faxed to the City.

**Public Hearing Date:** February 13, 2019 (subject to change)

**Staff Report:** The staff report will be available for review at no cost at least 7 calendar days before the public hearing date and a copy will be provided at a reasonable cost.

**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.

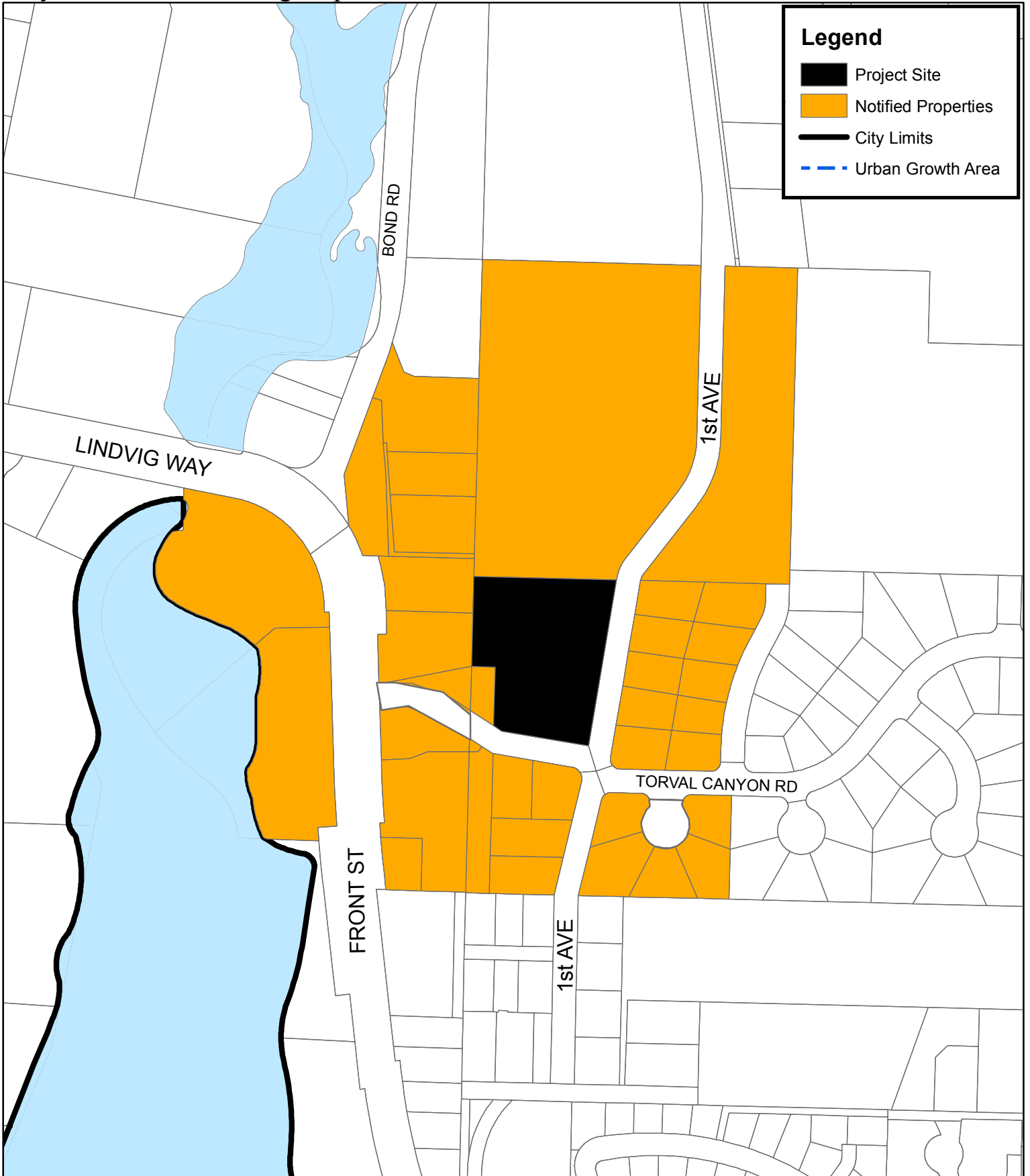
**Review Authority:** The City Council is the review authority for this Type V application.

**Staff Contact:** Nikole Coleman, Associate Planner; ncoleman@cityofpoulsbo.com; (360) 394 -9730.

**Site Map:** See attached.

# Notice Map

City of Poulsbo Planning Department



**Legend**

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

