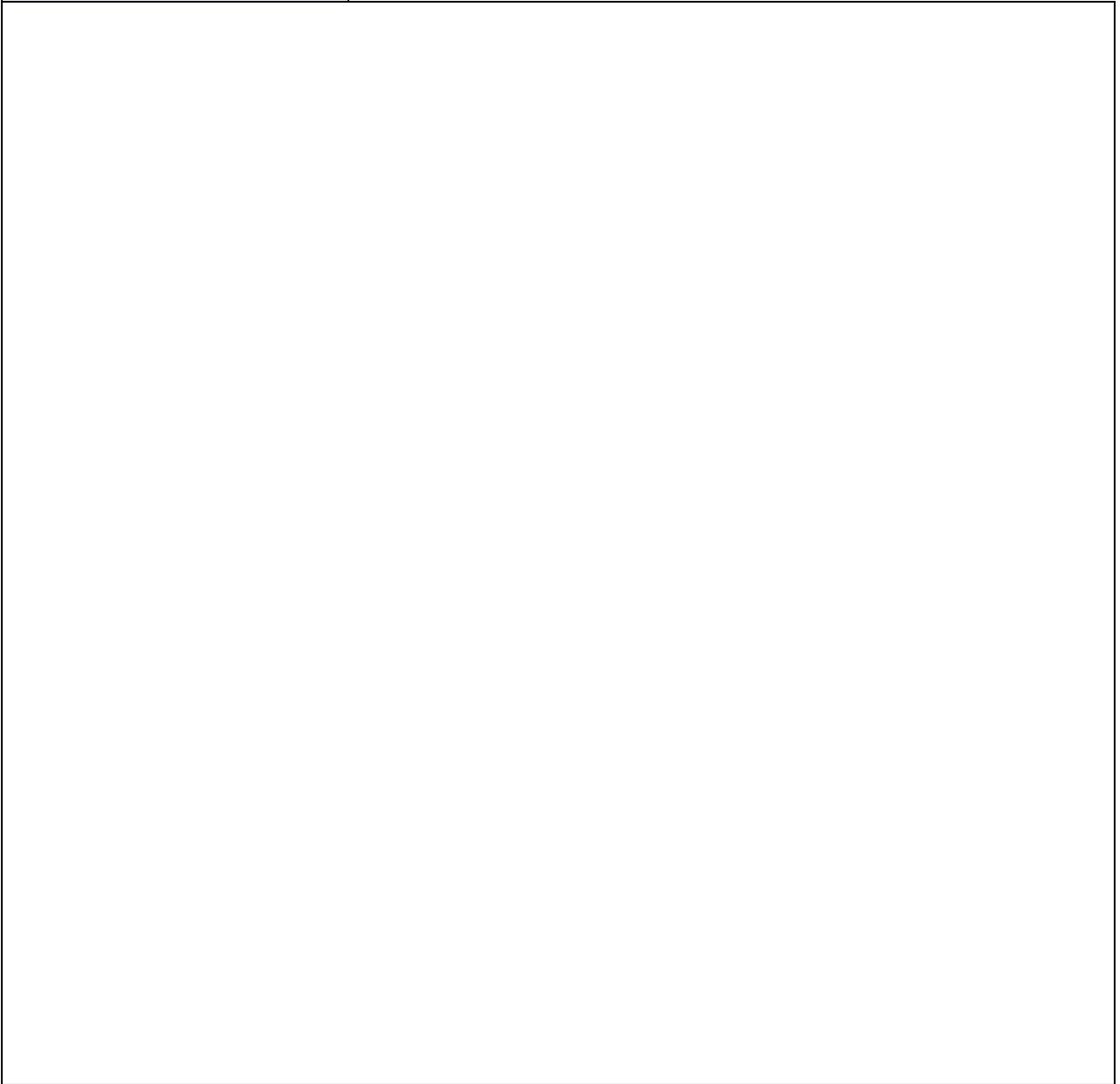


SAMPLE MOTION:



City of Poulsbo

Planning & Economic Development



2019 COMPREHENSIVE PLAN AMENDMENTS – HAWKS LANDING APPLICATION STAFF REPORT AND RECOMMENDATION

TO: Mayor Erickson and City Council
FROM: Nikole Coleman, Associate Planner
SUBJECT: 2019 Comprehensive Plan Amendments – Hawks Landing Application | P-11-15-18-05
DATE: April 3, 2019

The Planning Commission respectfully recommends **approval** of the proposed site-specific request to re-designate and rezone eight properties located north of McDonalds on Viking Ave NW from Residential Medium (RM) to Residential High (RH).

RECOMMENDED ACTION:

MOVE to (approve) (approve with modifications) (deny) -

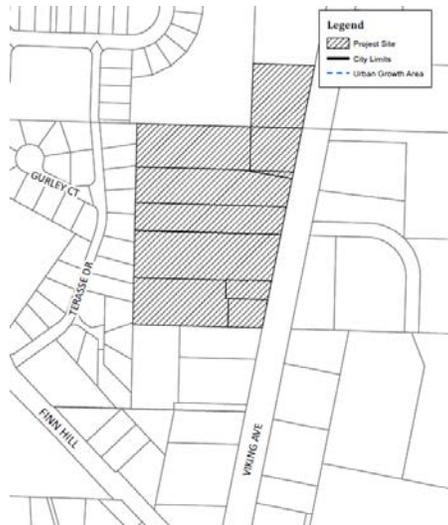
Application No. P-11-15-18-05, a request to re-designate eight properties located north of McDonalds on Viking Ave NW from Residential Medium (RM) to Residential High (RH).

AND direct the Planning and Economic Development Director to prepare an adopting ordinance in support of this decision.

CONTENTS:

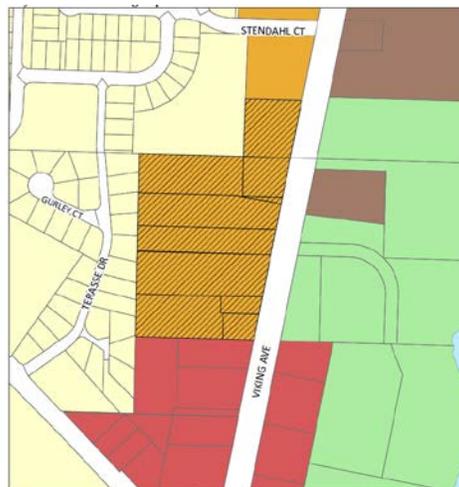
Page 2	Project Maps
Page 3	General Information
Page 3	Criteria for Approval
Page 3	Proposed Amendments
Page 6	Planning Commission Hearing and Recommendation
Page 6	Attorney General Unconstitutional Taking's Memo
Page 7	State Environmental Policy Act (SEPA)
Page 7	Conclusion and Recommendation
Page 7	City Council Public Hearing
Page 8	Exhibits

Site Map:



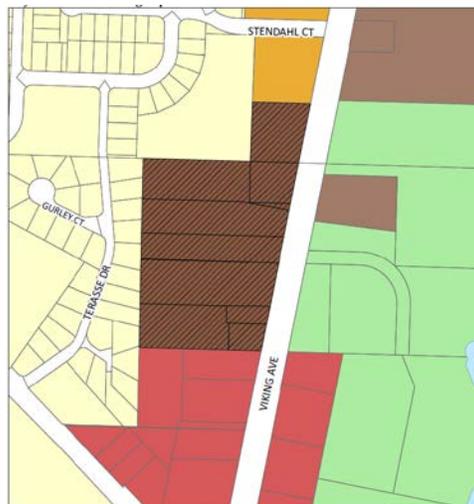
Legend
 Project Site
 City Limits
 Urban Growth Area

Current Zoning and Land Use Designation:



Legend
 City Limits
 Urban Growth Area
 Master Plan Overlay
 Park
 Residential Low (4 to 5 units/ac)
 Residential Medium (6 to 10 units/ac)
 Residential High (11 to 14 units/ac)
 C-1 Downtown/Front Street
 C-2 Viking Avenue
 C-3 SR 305 Corridor
 C-4 College MarketPlace
 Office Commercial Industrial
 Business Park
 Light Industrial

Proposed Zoning and Land Use Designation:



Legend
 City Limits
 Urban Growth Area
 Master Plan Overlay
 Park
 Residential Low (4 to 5 units/ac)
 Residential Medium (6 to 10 units/ac)
 Residential High (11 to 14 units/ac)
 C-1 Downtown/Front Street
 C-2 Viking Avenue
 C-3 SR 305 Corridor
 C-4 College MarketPlace
 Office Commercial Industrial
 Business Park
 Light Industrial

STAFF REPORT

2019 Comprehensive Plan Amendment – Hawks Landing Application

I. GENERAL INFORMATION

- A. **Applicant:** Brandon Wieschhaus | 20239 Hogue Pl NE | Poulsbo, WA 98370
- B. **Parcel Numbers:** 102601-4-036-2003, 152601-1-013-2001, 152601-1-014-2000, 152601-1-015-2009, 152601-1-016-2008, 152601-1-109-2006, 152601-1-018-2006, 152601-1-017-2007
- C. **Property Owners:**
John and Teri Waag | PO Box 1364 | Poulsbo, WA 98370
William Waag | Po Box 146 | Toledo, WA 98591
Joshua Phillips | PO Box 2625 | Poulsbo, WA 98370
Paul Deits | 16118 Tukwila Rd NE | Poulsbo, WA 98370
Steven and Cora Smaaladen | 17601 Division Ave NW | Suquamish, WA 98392
Hawks Landing Poulsbo | 20239 Hogue Pl NE | Poulsbo, WA 98370
Mark and Yvette Musick | 23483 Guinness Pl NW | Poulsbo, WA 98370
- D. **Description of Proposal:** This application includes a site-specific amendment to the City's Land Use (Figure LU-1) and City's Zoning Map. The request is to re-designate and rezone eight properties located north of McDonalds on Viking Ave NW from Residential Medium (RM) to Residential High (RH).
- E. **Type of Amendment:** Comprehensive Plan and Zoning Map Amendment (Site-Specific)
- F. **Background:** This application is submitted by Brandon Wieschhaus on behalf of the seven owners for properties located on Viking Ave NW. The proposed amendment from Residential Medium to Residential High would allow an additional 4 units to a maximum of 14 units per acre to be allowed on the properties. The Zoning Ordinance's Table 18.70.030 sets forth the allowed uses in the Residential Zoning Districts. A comparison of the RM and RH zoning districts allowed uses finds that all uses allowed the RM zoning district are also allowed in the RH zoning district. Therefore, the main change that would be afforded with the land use designation/zone change would be the increase in density of 4 units/acre.
- G. **City Council Public Hearing:** April 10, 2019 at 7pm or soon thereafter
- H. **Staff Contact:** Planning and Economic Development Department
200 NE Moe Street, Poulsbo, WA 98370
Phone: (360) 394-9882 | E-mail: plan&econ@cityofpoulsbo.com

II. CRITERIA FOR APPROVAL

- A. Per PMC [18.210.020 \(B\)](#), to grant a comp plan text or map amendment, one of the following must apply:
1. The amendment is warranted due to an error in the initial adoption of the Comprehensive Plan.
 2. The amendment is based on a change of conditions or circumstances from the initial adoption of the Comprehensive Plan.
 3. The amendment is based on new information which was not available at the time of the initial adoption of the Comprehensive Plan.
 4. The amendment is based on a change in the population allocation assigned to the City by Kitsap Co.
- The proposed amendment will be reviewed in section III below with the applicable criteria identified.*
- B. Per PMC [18.210.020 \(C\)](#), in order to grant a Zoning Map amendment, the following findings must be made:
1. *The amendment is consistent with the comprehensive plan land use map.* The map request is for both a comprehensive plan land use map and zoning map amendment, therefore, if the request is approved, both maps will be amended and consistent with each other.

2. *The amendment is not detrimental to the public health, safety or welfare.* The proposed map change has not been found to be detrimental to the public health, safety or welfare. There is sufficient access, utilities and available land for development of the site in the future for allowed uses.
3. *The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district.* The applicant has identified in its submitted application that the proposed comprehensive plan amendment is based upon change of conditions/circumstance and necessary for future development of the parcel.
4. *The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district.* The parcel is suitable for development as it is currently underutilized and available for redevelopment. The properties have access to City utilities and services and have easy access to arterials and state highway. Any future development would be reviewed under the development regulations adopted at the time of application submittal.

III. PROPOSED AMENDMENT

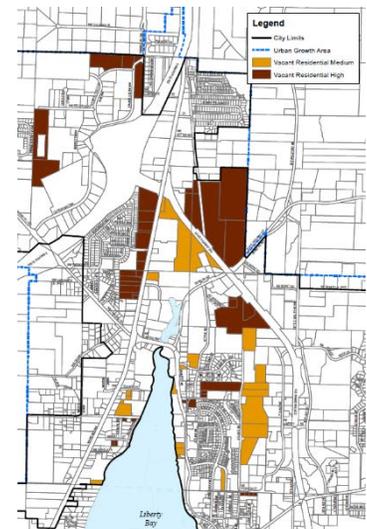
P-11-15-18-05 includes a site-specific amendment to the City’s Land Use (Figure LU-1) and City’s Zoning Map. The request is to re-designate and rezone eight properties located north of McDonalds on Viking Ave NW from Residential Medium (RM) to Residential High (RH).

- *Applicable Criteria:* The amendment is based on a change of conditions or circumstances from the initial adoption of the city comprehensive plan.
- *Staff Analysis:*
 - If approved, there could be a gross increase of 36 units across the eight properties. However, unless all eight properties are consolidated and developed as one, the likelihood of achieving the additional 36 units is limited. The calculations shown below are based on a gross square footage without consideration for required parking, setbacks, landscaping, amenity/recreational areas, driveways, utilities, etc.

Property Owner	Square Footage	Maximum Units (RM)	Maximum Units (RH)	Difference
Waag	13,068	3	4	1
Phillips	10,454	2	3	1
Waag	54,450	13	18	5
Deits	81,893	19	26	7
Smaalden	50,965	12	16	4
Hawks Landing	65,776	15	21	6
Musick	62,726	14	20	6
Musick	69,260	16	22	6
Total*		94	130	36

- The Planning and Economic Development Department used the current reduction factors and methodology as established in the 2015 Kitsap County Buildable Lands Report (BLR), where vacant gross acreage by zone is reduced by a series of factors, resulting in ‘net developable acreage’ and then the maximum density per zone is applied. The end product is a number of total units per zone that may achievable. {The RM zoned properties that are vacant but under a master plan were deducted from the gross vacant land total.}

The following table depicts the citywide likely unit capacity in the RM and RH zones on current vacant property and at the maximum density per zone:



Current Vacant Land	RM Zone 10 DU/AC	RH Zone 14 DU/AC
<u>Gross Acreage</u>	123.5	58.6
Olhava Master Plan (-)	-20.8	
Edward Rose Master Plan (-)	-46.7	
Subtotal	56.00	58.6
<u>Reduction Factors</u>		
Critical Areas 26.5% (-)		
Roads/ROW 20% (-)		
Public Facilities/Stormwater 15% (-)		
Unavailable (Market Factor) 5% (-)		
Subtotal	26.589	27.824
Net Dwelling Unit Capacity at maximum density allowed in zone	266 units	390 units

The PED Staff then looked specifically at the eight parcels subject to the comprehensive plan amendment request, and applied the methodology, but deleted the critical areas and market factor reduction factors. Staff reviewed available LIDAR mapping and determined the slopes on the western edge on some of the properties does not rise to critical area ordinance protection requirements. The market factor was not applied due to the likelihood that these properties will be developed within the 20-year planning period.

Staff added new reduction factors of Landscaping and Recreation/Open Space that would apply to multi-family development (not currently included in the Kitsap Countywide BLR methodology) and took the average of the three most recent RH developments – Arendal Apartments, Peninsula Glen/Woodcreek and Vikings Landing. Staff also checked roads, ROW, and added driveways to that specific reduction factor.

The following table illustrates the results of this analysis.

Parcels Subject to Comprehensive Plan Amendment Request	RM Zone (Current) 10 du/acre	RH Zone (Requested) 14 du/acre
<u>Gross Acreage</u>	9.3	9.3
<u>Reduction Factors</u>		
Roads/ROW/Driveways 21% (-)		
Public Facilities/Stormwater 15% (-)	5.584	5.584
Landscaping 20% (-)		
Recreation/Open Space 5% (-)		
Net Dwelling Unit Capacity at Maximum Density Allowed	56	78

- RM zoned properties have been zoned as such since 1994, the first GMA adopted Comprehensive Plan. However, since 1994 a number of ordinances have been created and/or amended, which have impacted the development viability of these properties. Consistent with Comprehensive Plan Policy HS-1.3, this amendment would promote infill development in an existing neighborhood so vacant or underutilized land can be converted to residential uses.
- The housing vacancy rate in Poulsbo is estimated to be around 4.3% which is well below the national vacancy rate of 12.2%. The average rent is estimated at \$1,973, which is \$580 above the national average. Consistent with Comprehensive Plan Goal HS - 1 and Policy HS - 3.5, this amendment would be a step towards providing additional housing to meet the needs of the existing

and projected population and encourage new multi-family housing in a variety of types and sizes in areas designated for such.

- There has not been development on an RM zoned property in the last 10 years. Although there have been inquiries about some of these properties, an actual development has not gone through the permitting process. There has, however, been recent development of RH zoned properties, including Arendal (Viking Ave NW), Viking Landings (Viking Ave NW), and Peninsula Glen/Woodcreek (NE Hostmark St). These developments have reduced the supply of developable RH properties and indicate that the additional units (4) per acre assist in making multi-family projects more viable.
- Consistent with Comprehensive Plan Policy HS - 3.1 this amendment would promote socioeconomic integration by allowing for a variety of housing types and sizes together in new residential and redevelopment projects. The increase of density by 4 units/acre would allow for a more viable project, meeting the intent and purpose of Comprehensive Plan Policy LU - 2.4 which encourages infilling and redevelopment of underutilized properties.
- Kitsap Transit routes 32, 33, and 44 run on Viking Ave NW, by the proposed amendment properties. In addition, the North Viking Park and Ride facility is within 1 mile of the properties. Consistent with Comprehensive Plan Policy LU - 2.9 and TR - 10.5, this amendment would support transit-oriented development by promoting residential land uses and development which are within walking distances of transit facilities.

IV. PLANNING COMMISSION HEARING AND DELIBERATIONS

The Planning Commission, in its role as advisory body on land use policy documents and regulations, held a public workshop on March 12, 2019 and a duly advertised public hearing on March 26, 2019.

Members of the public attended the public hearing to provide comment. A majority of those in attendance live in the Finn Hill/Terasse development. Overall, the commenters were concerned with an increase in traffic on Viking Ave NW and NW Finn Hill Rd and protection of existing trees on the proposed properties. In addition, the commenters stated that they felt that the proposal was premature in response to population growth within Poulsbo.

The applicants also provided public comment and characterized themselves as long-term property owners and Poulsbo residents who have witnessed much growth around them in the Viking Ave/Finn Hill area. However, they have also seen that housing supply has not kept up with population growth in the area and would like to do their part to provide housing units.

Following public comment, the Planning Commission deliberated and, overall, felt that the proposed amendment would provide a needed housing type in an ideal location in regard to the proximity to Viking Ave NW, Hwy 3, SR 305, transit facilities, Olympic College and Western Washington University, goods and services, and existing multi-family development. In addition, the slight increase to density would most likely make projects more feasible based on increasing costs of development. Lastly, two Planning Commissioners did express concern that this proposed amendment was out of context of a needed larger multi-family zoning review, which is to be conducted during the next periodic update.

Based on findings made during deliberations, the Planning Commission recommended approval of the amendment, as outlined in section VII below.

V. ATTORNEY GENERAL'S UNCONSTITUTIONAL TAKINGS MEMO

Pursuant to Comprehensive Plan, City staff members are familiar with Washington State Attorney General's "warning signals" for unconstitutional takings of private property. Staff has reviewed the Attorney General's Advisory Memorandum: Avoiding Unconstitutional Takings in the context of the 2019 Comprehensive Plan Amendments and has consulted with the City Attorney regarding the warning signals. Staff and the City Attorney are comfortable that the amendment does not result in any unconstitutional taking.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

A SEPA/environmental checklist was prepared for the comprehensive plan amendment. The amendment was reviewed for probable adverse environmental impacts through an optional DNS process, as authorized by WAC 197-11-355 and [PMC 16.04.115](#). A combined Notice of Application with Optional DNS was issued on January 25, 2019, with the comment period for environmental comments ending February 8, 2019. The City received one comment letter in response to the Notice of Application with Optional DNS (see Exhibit E). The SEPA Determination of Non-Significance was issued on February 11, 2019 (see Exhibit C).

VII. CONCLUSION AND RECOMMENDATION

Planning Commission, with a vote of 6 for and 1 against, has concluded that the site-specific amendment application to the Comprehensive Plan and Zoning Ordinance map is based upon new information and a change in circumstances since the initial adoption of the Comprehensive Plan; is internally consistent with the Comprehensive Plan; and is not detrimental to the public health, safety, or welfare of the City. Therefore, Planning Commission respectfully recommends approval of application no. P-11-15-18-05, an amendment to the Comprehensive Plan Land Use Map (LU-1) and the Zoning Ordinance map., consistent with:

- Comprehensive Plan Policy LU - 2.2. Encourage higher density and more intense development in areas that are *more* conducive to be served by urban facilities and services, such as public transportation, employment, commercial services, recreational opportunities, and other supporting amenities;
- Comprehensive Plan Policy LU - 2.4. Promote infill and/or redevelopment of underutilized, blighted or *distressed* properties. Infill provisions that provide an appropriate density increase for smaller parcels that have been bypassed in the residential development of urban areas and which maximize utilization of public services, utilities and facilities, shall be identified in the City's Zoning Ordinance. Development shall be reviewed for compatibility with existing and established neighborhoods.
- *Comprehensive* Plan Policy LU - 2.5. Locate complementary land uses near to one another to maximize opportunities for people to work or shop near to where they live and provide for the most efficient use of land
- Comprehensive Plan Policy LU - 2.9 and TR - 10.5. Support transit-oriented development by promoting *residential* land uses and development which are within walking distances of transit facilities.
- Comprehensive Plan Policy HS - 1.3. Promote infill development in existing residential neighborhoods so vacant or underutilized land can be converted to residential uses. This includes developing land that may have been passed over for any number of reasons –low demand for land, low density site, leap-frog development or site constraints.
- Comprehensive Plan Policy HS - 3.1. Promote socioeconomic integration by allowing for a variety of *housing* types and sizes together in new residential and redevelopment projects. In the RL zoning district, promote the use of the planned residential development's provision for attached housing units clustered with the traditional single-family detached units.

VIII. CITY COUNCIL PUBLIC HEARING APRIL 10, 2019

A public hearing has been scheduled for 7:00 pm on April 10, 2019 for the City Council to receive public comments on the 2019 Comprehensive Plan Amendments.

Proposed Motion:

MOVE to (approve) (approve with modifications) (deny) - Application No. P-11-15-18-05, a request to re designate eight properties located north of McDonalds on Viking Ave NW from Residential Medium (RM) to Residential High (RH) **AND** direct the Planning and Economic Development Director to prepare an adopting ordinance in support of this decision.

IX. EXHIBITS

- A. Amendment Application
- B. Notice of Application and Optional DNS, including affidavits of mailing
- C. SEPA Threshold Determination DNS with commented checklist
- D. Notice of Planning Commission Public Hearing, including affidavits of mailing
- E. Public Comment Received to date
- F. Planning Commission Findings of Fact and Recommendations
- G. City Council Public Hearing Notice

EXHIBIT A

Application P-11-15-18-05



COMPREHENSIVE PLAN AMENDMENT

Site-Specific Application Form

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

Due by 4:00 pm. on November 15, 2018

Instructions: please complete a separate request form for each proposed site-specific amendment. If you are applying for a text/map amendment, please use the Text/Map Amendment Form.

The City of Poulsbo considers amendments to its Comprehensive Plan once each year. The deadline to submit applications for the 2019 Comprehensive Plan Update is **November 15, 2018 by 4 p.m.** A minor pre-application fee of \$512 shall be submitted with this application. After November 15th, the City will hold pre-application conferences for site-specific amendment requests. Then, the City will prepare a docket for City Council consideration (per PMC 19.40.050). If the City Council includes your request in the docket of annual amendments, the applicant will be required to submit a SEPA Checklist and application fees according to the adopted Fee Schedule. Docketing is not a guarantee of your amendment request being approved.

PROJECT/PROPERTY INFORMATION:

Site Address: 20615, 20625, 20819, 20853, 21115, 21133 Viking Ave NW (and others, without site addresses)

Tax Parcel Number: 152601-1-014-2000, and others, see attached

Current Comp Plan Designation: Residential

Zoning Designation: Residential - Medium

Proposed Zoning Designation: Residential - High

Current Use of Property: Residential

Proposed Use of Property: Residential

APPLICANT/PROJECT CONTACT:

Name: Brandon Wieschhaus

Phone: 412-417-3778

Address: 20239 Hogue Pl NE, Poulsbo, WA 98370

Email: brandon@hawkstesting.com

PROPERTY OWNER (IF DIFFERENT):

Name: See attached

Phone: See attached

Address: See attached

Email: See attached

To grant a site-specific amendment, at least one of the following conditions must be applicable. These conditions are found in the Poulsbo Municipal Code 18.210.020. The following questions will help the City evaluate the proposed amendment. **Please answer the following questions, use separate sheets if necessary:**

1. Is the amendment warranted due to an error in the initial adoption of the Comprehensive Plan? Please explain.

NO

RECEIVED

JAN 07 2019

PED Department

2. Is the amendment based on a change of conditions or circumstances from the initial adoption of the Comprehensive Plan? Please explain.

YES

- There is a very strong demand for housing in Poulsbo, resulting in a low inventory and escalating home prices for new residents to acquire.
- Affordable housing is a growing issue within Kitsap County, and is a special focus area among many jurisdictions within the county, KRCC et al.
- Western Washington University has plans for growing their degree program offerings, which is intended to attract more student population. This population growth is beyond the Kitsap County-assigned projected growth.
- With the completion/near completion of other RH projects, there is a reduced supply of developable RH acreage.
- Traffic congestion has grown in the City. Increasing allowable density on this section of Viking Ave would encourage growth in an area of easy access to and from SR3 and SR305, and AWAY from the downtown area, in contrast to the zone of RH lying between 4th Ave and 7th Ave.

3. Is the amendment based on new information or facts which were not available at the time of the initial adoption of the Comprehensive Plan? If so, what are they?

NO

4. Explain why the current land use designation/zoning no longer applies and why the proposed designation/zoning is more appropriate.

N/A

5. Is the proposed land use designation/zoning consistent with the adopted Comprehensive Plan? Please demonstrate how the amendment request is internally consistent with the adopted Comprehensive Plan.

The proposal is consistent with the following Policy of the Comprehensive Plan:

"Policy LU-2.2: Encourage higher density and more intense development in areas that are more conducive to be served by urban facilities and services, such as public transportation, employment, commercial services, recreational opportunities, and other supporting amenities. All residential land use designations shall be encouraged to maximize the density allowed in these zones."

This section of Viking Avenue would greatly benefit from increased density, as this location is serviced by nearby public transportation, commercial services, and recreation across the street (Fish Park). Increased density is consistent with nearby apartment developments. Proposal is also consistent with the overall GMA philosophy of increasing density within city borders before developing outwards.

APPLICATION SUBMITTAL REQUIREMENTS:

- Maps, photos, existing environmental assessments, or other documents that describe the property.
- One **electronic version** of all submitted materials in PDF format (CD, thumb drive, or via e-mail).
- Notarized property owner and/or applicant signature page (attached).
- Any other information/documents: **Parcel ID and Ownership Information**



Parcel ID and Ownership Information

Parcel 1: 152601-1-014-2000

Site Address: 21115 Viking Ave NW
Owner: Hawk's Landing Poulsbo, LLC
Address: 20239 Hogue Pl NE, Poulsbo, WA 98370
Email: brandon@hawksthousing.com
Phone: 412-417-3778

Parcel 2: 102601-4-036-2003

Site Address: 21133 Viking Ave NW
Owner: Musick Mark Daniel & Yvette E
Address: 23483 Guinness Pl NW, Poulsbo, WA 98370
Email: mmusick@informersystems.com
Phone: (360) 471-0393

Parcel 3: 152601-1-013-2001

Site Address: (No street address)
Owner: Musick Mark Daniel & Yvette E
Address: 23483 Guinness Pl NW, Poulsbo, WA 98370
Email: mmusick@informersystems.com
Phone: (360) 471-0393

Parcel 4: 152601-1-015-2009

Site Address: (No street address)
Owner: Smaaladen Steven & Cora
Address: 17601 Division Ave NE, Suquamish, WA 98392
Email: steves@windermere.com
Phone: (360) 710-8800

Parcel 5: 152601-1-016-2008

Site Address: 20853 Viking Ave NW
Owner: Deits D Paul
Address: 16118 Tukwilla Rd NE, Poulsbo, WA 98370
Email: pdeits@comcast.net
Phone: (360) 509-0880

Parcel 6: 152601-1-109-2006

Site Address: 20625 Viking Ave NW
Owner: Waag John B & Teri
Address: PO Box 1364, Poulsbo, WA 98370
Email: jtwaag@msn.com
Phone: (360) 286-8325

Parcel 7: 152601-1-017-2007

Site Address: 20615 Viking Ave NW
Owner: Waag William D
Address: PO Box 146, Toledo, WA 98591

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Email: billwaag2004@yahoo.com

Phone: (360) 430-9653

Parcel 8: 152601-1-018-2006

Site Address: 20819 Viking Ave NW

Owner: Phillips Joshua

Address: PO Box 2625, Poulsbo, WA 98370

Email: Teamphillips14@gmail.com

Phone: (360) 440-7399

EXHIBIT B

Notice of Application with Optional DNS



NOTICE OF APPLICATION and Optional DNS

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

2019 Comprehensive Plan Amendment, Type IV Application COMMENTS DUE BY: FEBRUARY 8, 2019

The Growth Management Act (GMA), Chapter 36.70A RCW, requires that the city include within its development regulations a procedure for any interested person to suggest comprehensive plan amendments. Amendments to the comprehensive plan are how the city may modify its 20-year plan for land use, development or growth policies in response to changing City needs or circumstances. All plan amendments are reviewed in accordance with the GMA, and other applicable state laws, countywide planning policies, the adopted City of Poulsbo Comprehensive Plan, and any other applicable plans.

If you are receiving this notice in the mail, it is because Kitsap County Assessor's records indicate you own property within 300' of application number P-11-15-18-05. 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-11-15-18-05
Setting the Docket:	January 16, 2019 Notice of Application January 25, 2019
Address:	Eight Properties on Viking Ave NW (north of McDonalds), including 20625, 20615, 20819, 20853, 21115, 21133 Viking Ave NW
Parcel Numbers:	102601-4-036-2003, 152601-1-013-2001, 152601-1-014-2000, 152601-1-015-2009, 152601-1-016-2008, 152601-1-109-2006, 152601-1-018-2006, 152601-1-017-2007
Applicant:	Brandon Wieschhaus 20239 Hogue Pl NE Poulsbo, WA 98370
Property Owners:	John and Teri Waag PO Box 1364 Poulsbo, WA 98370 William Waag Po Box 146 Toledo, WA 98591 Joshua Phillips PO Box 2625 Poulsbo, WA 98370 Paul Deits 16118 Tukwila Rd NE Poulsbo, WA 98370 Steven and Cora Smaaladen 17601 Division Ave NW Suquamish, WA 98392 Hawks Landing Poulsbo 20239 Hogue Pl NE Poulsbo, WA 98370 Mark and Yvette Musick 23483 Guinness Pl NW Poulsbo, WA 98370
Proposed Application:	This application includes a site-specific amendment to the City's Land Use (Figure LU-1) and City's Zoning Map. The request is to re-designate and rezone eight properties located north of McDonalds on Viking Ave NW from Residential Medium (RM) to Residential High (RH).
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 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 amendments. 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 amendments. Comments related to environmental review must be submitted by the date noted below.
Environmental Review Comment Period:	The public may comment on the environmental related aspects of the applications until February 8, 2019 . The public may request a copy of the decision once made.



**Public Comment
Methods:**

Comments may be provided to the City at any time during the comprehensive plan amendment process. *Please provide environmental related comments by February 8, 2019 for the City's consideration in developing the environmental determination.* Written comments received by the City will be forwarded to the recommendation and decision-making bodies for consideration and made part of the record.

Send written comments to City of Poulsbo Planning and Economic Development (PED) Department, 200 NE Moe Street, Poulsbo, Washington 98370, or fax them to (360) 697-8269. In addition to receiving comments through regular postal mailing and fax, comments may be sent to plan&econ@cityofpoulsbo.com. To ensure consideration, all written comments must be received by the City prior to close of the comprehensive plan amendment public hearings. Verbal comments will be taken at the Planning Commission and City Council public hearings.

Source for Information:

Information regarding the 2019 Comprehensive Plan Amendments is available here: <https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/>

Public Participation Plan:

A Public Participation Plan has been developed and is available here: <https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/>

Public Hearing Date:

This notice is intended to inform potentially interested parties about the comprehensive plan amendment process and hearings and to invite interested parties to appear orally or by written statement at the hearing. The Planning Commission public hearing on the applications is tentatively scheduled for March 12, 2019. A City Council public hearing is tentatively scheduled for April 10, 2019. Hearings are in the City Council Chambers at City Hall and are tentatively scheduled to start at 7:00 pm. Further information on the time and date will be provided in Notices of Hearings, issued at least 14 days prior to the hearing. The Planning Commission will make a recommendation to the City Council. The City Council is the review and decision-making authority for the amendment. Hearing procedures are available from the PED Department and City Clerk's office and are conducted based on Roberts Rules of Order.

Further Information:

The staff report and environmental determination will be available for inspection at no cost at least seven (7) calendar days before the Planning Commission hearing. Copies of the staff report are available for the cost of reproduction from the PED Department, and will be provided at a reasonable cost. The application files may be examined at the PED Department between 8:30 a.m. and 4:30 p.m. at the Poulsbo City Hall. Please contact the PED Development Department to arrange a time to view the file or for further information at (360) 394-9882 or plan&econ@cityofpoulsbo.com.

Staff Contact:

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



Project Site Map

City of Poulsbo Planning Department



Legend

-  Project Site
-  City Limits
-  Urban Growth Area





AFFIDAVIT OF PUBLIC NOTICE

Allen 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 25 January, 2019, 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 25th day of Jan, 2019.



Cheryln Haley
NOTARY PUBLIC in and for the State of Washington, residing at:
Poulsbo
My Commission expires on:
3-13-19

Helen M. Wytko

From: Constant Contact <support@constantcontact.com>
Sent: Friday, January 25, 2019 8:59 AM
To: Helen M. Wytko
Subject: Your campaign 2019 Comprehensive Plan Amendments has been sent

Constant Contact 

Dear Helen Wytko,

Your campaign '**2019 Comprehensive Plan Amendments**' was sent on 1/25/2019 around 11:59 AM EST.

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: 2019 Comprehensive Plan Amendments



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 with optional DNS 2019 Comprehensive Plan Amendments](#)
 - [SEPA Checklist](#)

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

[Unsubscribe hwytko@cityofpoulsbo.com](mailto:hwytko@cityofpoulsbo.com)

[Update Profile](#) | [About our service provider](#)

Sent by planninginfo@cityofpoulsbo.com in collaboration with

Constant Contact 

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BAY LIBERTY PROPERTIES LLC
17841 24TH AVE NE
SHORELINE, WA 98155

BLOWNEY HENRY E JR & JIMENA B
PO BOX 3319
SILVERDALE, WA 98383

BYERS HEATHER HOPE
PO BOX 1924
POULSBO, WA 98370

C & K VIKING AVENUE LLC
3888 NW LAKENESS RD
POULSBO, WA 98370

CITY OF POULSBO
200 MOE ST
POULSBO, WA 98370

CITY OF POULSBO
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200 MOE ST
POULSBO, WA 98370

HANSEN GLEN H & CHRISTINE A
509 NW LIBERTY RD
POULSBO, WA 98370

NES LAWRENCE L & ANNA STIINA
5028 CHICO BEACH DR NW
BREMERTON, WA 98312

KANE THOMAS E
350 GROW AVE NW APT A7
BAINBRIDGE ISLAND, WA 98110

KANE THOMAS E
350 GROW AVE NW APT A7
BAINBRIDGE ISLAND, WA 98110

KANE THOMAS E
350 GROW AVE NW APT A7
RAINBRIDGE ISLAND, WA 98110

LANG ANDERSON INVESTMENTS LLC
3939 SW BOND AVE APT 535
PORTLAND, OR 97239

LIBERTY BAY ESTATES HOMEOWNERS
ASSOCIATION
PO BOX 3823
SILVERDALE, WA 98383

LIBERTY BAY ESTATES HOMEOWNERS
ASSOCIATION
PO BOX 3823
SILVERDALE, WA 98383

MCCRARY FRANK R TRUSTEE
19136 VIKING WAY NW
POULSBO, WA 98370

MILLS ROBERT J & JULIE K
19605 5TH AVE NW
POULSBO, WA 98370

MOORE KAREN
PO BOX 2376
POULSBO, WA 98370

PARKER GARY D TRUSTEE
PO BOX 983
SILVERDALE, WA 98383

PUGET SOUND ENERGY INC RIGHT OF
WAY EST 06W
PO BOX 97034
BELLEVUE, WA 98009

REITAN KAREN
453 NW BAY ST
POULSBO, WA 98370

SETTLE ANN E ESTATE
29695 BEACH DR NE
POULSBO, WA 98370

SETTLE ANN E ESTATE
29695 BEACH DR NE
POULSBO, WA 98370

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STATE AGENCY LANDS
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STATE AGENCY LANDS
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STIMAC MICHAEL J & JANN B
PO BOX 1743
POULSBO, WA 98370

STIMAC MICHAEL J & JANN B
PO BOX 1743
POULSBO, WA 98370

TIDE INVESTMENTS LLC
PO BOX 266
POULSBO, WA 98370

VALLESTAD HOLDINGS LLC
PO BOX 163
KEYPORT, WA 98345

VANDERVORT RONALD TRUSTEE
10650 NW CONTACT CT
SILVERDALE, WA 98383

WILDER YVONNE
21660 LADYBUG PL NE
POULSBO, WA 98370

EXHIBIT C

SEPA Threshold Determination with commented checklist



DETERMINATION OF NONSIGNIFICANCE (DNS)

Project Name:	2019 Comprehensive Plan Amendments – Hawks Landing Application
Location of Proposal:	Eight Properties on Viking Ave NW (north of McDonalds), including 20625, 20615, 20819, 20853, 21115, 21133 Viking Ave NW
Parcel Numbers:	102601-4-036-2003, 152601-1-013-2001, 152601-1-014-2000, 152601-1-015-2009, 152601-1-016-2008, 152601-1-109-2006, 152601-1-018-2006, 152601-1-017-2007
Applicant:	Brandon Wieschhaus 20239 Hogue PI NE Poulsbo, WA 98370
Description of Proposal:	This application includes a site-specific amendment to the City's Land Use (Figure LU-1) and City's Zoning Map. The request is to re-designate and rezone eight properties located north of McDonalds on Viking Ave NW from Residential Medium (RM) to Residential High (RH).
Source for Information:	https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/
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.

COMMENTS: The City is utilizing the provisions provided for in WAC 197-11-060(5) "phased environmental review". Specific environmental review will be required at the time of a site-specific development proposal submittal, and a threshold determination will be issued at the time of a development application. Site specific development impacts are not identified at this time. Additional project information will be prepared and made available when a project is ready to move forward as a development proposal.

This DNS is issued under WAC 197-11-355, Optional DNS Process. There is no further comment period on the DNS.

Responsible Official: Karla Boughton
Position/Title: Planning and Economic Development Department Director
200 NE Moe Street
Poulsbo, WA 98370
(360) 394 -9748

Date: 2/11/19

Signature: 

APPEAL: Any agency or person may appeal this SEPA determination by filing a written appeal to the responsible official no later than 10 working days from the date of this notice. Contact the responsible official to read or ask about the procedure for SEPA appeals.



AFFIDAVIT OF PUBLIC NOTICE

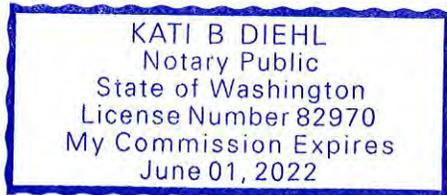
Helen Wytke, being first duly sworn, upon his/her oath deposes and says: That he/she is now, and at all times herein mentioned has been, a citizen of the United States and the State of Washington, over and above the age of twenty-one years and a resident of said County, that on Feb. 11, 2019, affiant 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 19th day of March, 2019.



[Signature]
NOTARY PUBLIC in and for the State of Washington, residing at:
Poulsbo, WA
My Commission expires on:

06.01.2022

Helen M. Wytko

From: Constant Contact <support@constantcontact.com>
Sent: Monday, February 11, 2019 12:15 PM
To: Helen M. Wytko
Subject: Your campaign 2019 Comprehensive Plan Amendments - Determination of Nonsignificance has been sent



Dear Helen Wytko,

Your campaign '**2019 Comprehensive Plan Amendments - Determination of Nonsignificance**' was sent on 2/11/2019 around 3:15 PM EST.

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: 2019 Comprehensive Plan Amendments - Determination of Nonsignificance

**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.

- [Determination of Nonsignificance - City Initiated Applications](#)
- [Determination of Nonsignificance - Hawks Landing Applications](#)

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

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SEPA ENVIRONMENTAL CHECKLIST

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

RECEIVED
JAN 07 2019
PED Department

A. BACKGROUND		
Name of proposed project, if applicable: Viking Avenue Owners Comprehensive Plan Amendment Text & Map Change		Date Prepared: 12/31/18
Name of Applicant: Brandon Wieschhaus	Address: 20239 Hogue Pl NE Poulsbo, WA 98370	Phone Number: 412-417-3778
Contact: Same as applicant	Agency Requesting Checklist: City of Poulsbo	
Proposed timing or schedule (including phasing, if applicable) Spring 2019		
Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain. A future development proposal is anticipated for some of the parcels, specifics are not currently known.		
List any environmental information you know about that has been prepared, directly related to this proposal. A Category IV wetland has been documented on 21113 Viking Ave NW, report available upon request.		
Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain. A Short Plat application is expected to be submitted for 21115 Viking Ave NW, while this proposal is being processed. No conflict between the concurrent applications is expected.		
List any government approvals or permits that will be needed for your proposal, if known. None known.		
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. Change the land use designation for the subject parcels from RM to RH.		

Reviewed By *Nikole Coleman*
Associate Planner

[Signature] 1/24/19

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.

Parcel Numbers: 152601-1-014-2000, 102601-4-036-2003, 152601-1-013-2001, 152601-1-015-2009, 152601-1-016-2008, 152601-1-109-2006, 152601-1-017-2007, 152601-1-018-2006

Site Addresses: 20615, 20625, 20819, 20853, 21115, 21133 Viking Ave NW (and others, without site addresses)

B. ENVIRONMENTAL ELEMENTS

Agree Disagree Mitigate

1. Earth

<p>a. General description of the site (check one):</p> <p><input checked="" type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep <input checked="" type="checkbox"/> slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other.</p> <p>All parcels are relatively flat on the Eastern side, sloping up on the Western side</p>	✓		
<p>b. What is the steepest slope on the site (approximate percent slope)?</p> <p>~ 20% on North-Western portion of 21113 Viking Ave NW</p>	✓		
<p>c. 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils</p> <p>Per EnviroSound Consulting infiltration testing at 21115 Viking Ave NW, surficial soils included fine sandy loam, silty medium sand, and some gravel.</p>	✓		
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</p> <p>None known.</p>	✓		
<p>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>N/A - No development proposed at this time.</p>	✓		

<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>N/A - No development proposed at this time.</p> <p><i>TO Be Reviewed @ time of development.</i></p>	✓		
2. Air			
<p>a. 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.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p> <p>No</p>	✓		
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>N/A - No development proposed at this time.</p> <p><i>to Be Reviewed @ time of development.</i></p>	✓		
3. Water			
a. Surface:			
<p>1) 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.</p> <p>Yes, Category IV wetland on 21133 Viking Ave NW, run-off ultimately leads to Liberty Bay. No development is proposed at this time.</p>	✓		
<p>2) 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.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>3) 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.</p> <p>N/A - No development proposed at this time.</p>	✓		

<p>4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p> <p>N/A - No development proposed at this time.</p> <p><i>TO Be Reviewed @ time of development.</i></p>	✓		
b. Ground:			
<p>1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.</p> <p>N/A - No development proposed at this time.</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>N/A - No development proposed at this time.</p> <p><i>to Be Reviewed @ time of development.</i></p>	✓		
c. Water Runoff (including storm water):			
<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>N/A - No development proposed at this time. Future development proposals will include storm water management plans in accordance with City and State Stormwater Management requirements.</p>	✓		

<p>2) Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>3) Does the proposal alter or otherwise affect drainage patterns near the site? If so, describe.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>4. Plants</p>			
<p>a. Check types of vegetation found on the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Deciduous tree: alder, maple, aspen, other <input checked="" type="checkbox"/> Evergreen tree: fir, cedar, pine, other <input checked="" type="checkbox"/> Shrubs <input checked="" type="checkbox"/> Grass <input type="checkbox"/> Pasture <input type="checkbox"/> Crop or grain <input type="checkbox"/> Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other <input type="checkbox"/> Water plants: water lily, eelgrass, milfoil, other <input type="checkbox"/> Other types of vegetation 	✓		
<p>b. What kind and amount of vegetation will be removed or altered?</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>c. List threatened or endangered species known to be on or near the site.</p> <p>None known.</p>	✓		
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.</p> <p>N/A - No development proposed at this time. Future development plans will include landscaping plans, as required by the PMC.</p>	✓		
<p>e. List all noxious weeds and invasive species known to be on or near the site.</p> <p>Himalayan blackberry</p>	✓		

5. Animals			
a. Check any birds and animals which have been observed on or near the site or are known to be on or near the site: <input checked="" type="checkbox"/> Birds: hawk, heron, eagle, songbirds, other: <input checked="" type="checkbox"/> Mammals: deer, bear, elk, beaver, other: <input type="checkbox"/> Fish: bass, salmon, trout, herring, shellfish, other:	✓		
b. List any threatened or endangered species known to be on or near site. None known.	✓		
c. Is the site part of a migration route? If so, explain. Unknown.	✓		
d. Proposed measures to preserve or enhance wildlife, if any. N/A - No development proposed at this time. <i>to be reviewed @ time of development.</i>	✓		
e. List any invasive animal species known to be on or near the site. None known.	✓		
6. Energy and Natural Resources			
a. 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. N/A - No development proposed at this time.	✓		
b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. N/A - No development proposed at this time.	✓		
c. 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. N/A - No development proposed at this time. <i>to be reviewed @ time of development.</i>	✓		
7. Environmental Health			
a. 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. N/A - No development proposed at this time.	✓		

<p>1) Describe any known or possible contamination at the site from present or past uses.</p> <p>None known.</p>	✓		
<p>2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>4) Describe special emergency services that might be required.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>5) Proposed measures to reduce or control environmental health hazards, if any.</p> <p>N/A - No development proposed at this time.</p> <p><i>to be reviewed @ time of development.</i></p>	✓		
b. Noise			
<p>1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>2) 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.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>3) Proposed measures to reduce or control noise impacts, if any.</p> <p>N/A - No development proposed at this time.</p> <p><i>TO Be Reviewed @ time of development.</i></p>	✓		
8. Land and Shoreline Use			
<p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>All parcels are currently zoned RM, with some existing detached Single Family homes. Adjacent properties are zoned RL to the West, and Commercial to the South, uses are consistent.</p>	✓		

<p>b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?</p> <p>No.</p>	✓		
<p>1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>c. Describe any structures on the site.</p> <p>20625, 20819, 20853, 21115 Viking Ave NW have existing SFRs. All other parcels are vacant land.</p>	✓		
<p>d. Will any structures be demolished? If so, what?</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>e. What is the current zoning classification of the site?</p> <p>Residential-Medium</p>	✓		
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Residential-Medium</p>	✓		
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>N/A - No parcels are within the shoreline master program boundaries.</p>	✓		
<p>h. Has any part of the site been classified as a critical area by the city or county? If so, specify</p> <p>No parcels have been identified by the city or county as a critical area.</p>	✓		
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>j. Approximately how many people would the completed project displace?</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>k. Proposed measures to avoid or reduce displacement impacts, if any.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.</p> <p>N/A - No development proposed at this time.</p> <p style="text-align: center;"><i>To Be Reviewed @ time of development.</i></p>	✓		

<p>m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any. N/A - No development proposed at this time. <i>to be reviewed @ time of development.</i></p>	✓		
9. Housing			
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. N/A - No development proposed at this time.</p>	✓		
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. N/A - No development proposed at this time.</p>	✓		
<p>c. Proposed measures to reduce or control housing impacts, if any. N/A - No development proposed at this time. <i>to be reviewed @ time of development.</i></p>	✓		
10. Aesthetics			
<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? N/A - No development proposed at this time.</p>	✓		
<p>b. What views in the immediate vicinity would be altered or obstructed? N/A - No development proposed at this time.</p>	✓		
<p>c. Proposed measures to reduce or control aesthetic impacts, if any. N/A - No development proposed at this time. <i>to be reviewed @ time of development</i></p>	✓		
11. Light and Glare			
<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur? N/A - No development proposed at this time.</p>	✓		
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views? N/A - No development proposed at this time.</p>	✓		
<p>c. What existing off-site sources of light or glare may affect your proposal? N/A - No development proposed at this time.</p>	✓		

<p>d. Proposed measures to reduce or control light and glare impacts, if any. N/A - No development proposed at this time.</p> <p><i>to be Reviewed @ time of development.</i></p>	✓		
12. Recreation			
<p>a. What designated and informal recreational opportunities are in the immediate vicinity? Fish Park, Nelson Park, Betty Iverson Kiwanis Park, Regal 10 Cinemas</p>	✓		
<p>b. Would the proposed project displace any existing recreational uses? If so, describe. N/A - No development proposed at this time.</p>	✓		
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any. N/A - No development proposed at this time.</p> <p><i>to be Reviewed @ time of development.</i></p>	✓		
13. Historic and Cultural Preservation			
<p>a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. None known at this time. No development proposed at this time.</p>	✓		
<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. None known at this time. No development proposed at this time.</p>	✓		
<p>c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc N/A - No development proposed at this time.</p>	✓		

<p>d. Proposed measures to reduce or control impacts, if any. N/A - No development proposed at this time.</p> <p style="color: blue; font-style: italic;">to be Reviewed @ time of development.</p>	✓		
14. Transportation			
<p>a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. All parcels are accessed from Viking Ave NW.</p>	✓		
<p>b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? Yes, served by Kitsap Transit Routes #33 and #44.</p>	✓		
<p>c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? N/A - No development proposed at this time.</p>	✓		
<p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). N/A - No development proposed at this time.</p>	✓		
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. N/A - No development proposed at this time.</p>	✓		
<p>f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? N/A - No development proposed at this time.</p>	✓		

<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>N/A - No development proposed at this time.</p> <p style="text-align: center;"><i>to be reviewed @ time of development</i></p>	✓		
15. Public Services			
<p>a. 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.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>N/A - No development proposed at this time.</p> <p style="text-align: center;"><i>to be reviewed @ time of development.</i></p>	✓		
16. Utilities			
<p>a. Check the utilities currently available at the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> electric <input 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 checked="" type="checkbox"/> septic system <input type="checkbox"/> other. 	✓		
<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.</p> <p>N/A - No development proposed at this time.</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: _____

01/07/2019

D. SUPPLEMENTAL SHEET FOR NON-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.	<p>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?</p> <p>This proposal would not increase any of the listed activities - future development proposals will properly manage stormwater runoff, and would likely increase air and noise emissions from temporary construction activities.</p> <p>An increase in production, storage or release of toxic or hazardous substances is not expected during future development activities.</p>
	<p>Proposed measures to avoid or reduce such increases are:</p> <p>Will be addressed upon application of subsequent development activities.</p>
2.	<p>How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>Future development proposals will include removal of vegetation, and potentially animal habitat. Contaminants from stormwater runoff could potentially affect fish and marine life.</p>
	<p>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</p> <p>Future development proposals will meet all applicable federal, state, and local regulations, including stormwater management, tree retention, and landscaping plans.</p> <p>Contaminants from stormwater runoff will be engineered to provide proper water quality and discharge rate, so as to avoid affecting fish and marine life.</p>
3.	<p>How would the proposal be likely to deplete energy or natural resources?</p> <p>Future development proposals will use electricity (heating, lighting, etc.), and may also include natural gas and/or propane for heating and/or cooking.</p>
	<p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>Future development proposals will comply with Washington State Energy Conservation codes.</p>

4.	<p>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?</p> <p>Currently there are no known uses or affects to environmentally sensitive areas, or areas designated for governmental protection. Future development proposals will require this to be addressed.</p>
	<p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>None proposed at this time.</p>
5.	<p>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?</p> <p>All subject parcels are outside of the shoreline master plan, and are already zoned Residential-Medium. The development standards for Residential-Medium and Residential-High are remarkably similar, differing only in allowable density. A redesignation to Residential-High is not expected to significantly affect the ultimate land use.</p>
	<p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>None proposed at this time.</p>
6.	<p>How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>Future development proposals will result in increased traffic, public services, and utilities, via additional residential units.</p>
	<p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>Future development proposals may require traffic impact analyses, and may be required to mitigate additional traffic, as well as remit traffic impact fees. No measures to reduce or respond to impacts on public utilities are proposed at this time.</p>
7.	<p>Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>No conflicts with local, state, or federal laws or requirements for the protection of the environment are expected for this proposal, or future development proposals.</p>

EXHIBIT D

Notice of Planning Commission Public Hearing



REVISED - NOTICE OF PUBLIC HEARING

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

2019 Comprehensive Plan Amendments, Type IV Application Planning Commission Public Hearing: March 26, 2019

The Growth Management Act (GMA), Chapter 36.70A RCW, requires that the city include within its development regulations a procedure for any interested person to suggest comprehensive plan amendments. Amendments to the comprehensive plan are how the city may modify its 20-year plan for land use, development or growth policies in response to changing City needs or circumstances. All plan amendments are reviewed in accordance with the GMA, and other applicable state laws, countywide planning policies, the adopted City of Poulsbo Comprehensive Plan, and any other applicable plans.

If you are receiving this notice in the mail, it is because Kitsap County Assessor's records indicate you own property within 300' of a site-specific amendment request. 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.

Hearing Date:	March 26, 2019	Hearing Time:	7 pm
Hearing Location:	Poulsbo City Hall, Council Chambers, 200 NE Moe Street, Poulsbo, WA		
Project File No.	P-11-15-18-02		
Address:	Eight Properties on Viking Ave NW (north of McDonalds), including 20625, 20615, 20819, 20853, 21115, 21133 Viking Ave NW		
Applicant:	Brandon Wieschhaus 20239 Hogue Pl NE Poulsbo, WA 98370		
Project Description:	This application includes a site-specific amendment to the City's Land Use (Figure LU-1) and City's Zoning Map. The request is to re-designate and rezone eight properties located north of McDonalds on Viking Ave NW from Residential Medium to Residential High.		
Public Participation Plan:	A Public Participation Plan has been developed and is available here: https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/		
Hearing Information:	The Planning Commission public hearing is scheduled for March 26, 2019 @ 7pm . The Planning Commission will make recommendations to the City Council. City Council is the review and decision-making authority for the Comprehensive Plan Amendments. Hearing procedures are available from the PED Department and City Clerk's office and are conducted based on Roberts Rules of Order.		
Public Comment Methods:	Written comments may be mailed, faxed, or e-mailed to the PED staff contact indicated below. To ensure consideration, all written comments must be received by the City prior to close of the public hearing. At the hearing, the public will have an opportunity to provide written and verbal testimony to the Planning Commission regarding the proposed project.		
Staff Report:	The staff report will be available for review at no cost at least 7 calendar days before the hearing and a copy will be provided at a reasonable cost.		

Source for Information:

Information regarding the 2019 Comprehensive Plan Amendments is available here: <https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/>

Staff Contact:

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

Site Map:

See attached.

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 PED DEPARTMENT AT 360-394-9748 AT LEAST 48 HOURS PRIOR TO THE MEETING IF ACCOMMODATIONS ARE NEEDED FOR THIS MEETING.





AFFIDAVIT OF PUBLIC NOTICE

Kellen 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 8 March, 2019, 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 8th day of March, 2019.



Cheryln 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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, 0

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ANGELL MADA MARGARET TRUSTEE
41 BROADMOOR ST
SEQUIM, WA 98382

APPLEGATE DAVID
PO BOX 577
POULSBO, WA 98370

APPLETON MILTON R
PO BOX 2112
POULSBO, WA 98370

BLANTON JOANNA MARIE
PO BOX 418
POULSBO, WA 98370

BROOKS KIMBERLY J
530 NW FINN HILL RD
POULSBO, WA 98370

CHOLOMETES RICHARD P & MARGARIE M
20842 TERASSE DR NW
POULSBO, WA 98370

CHRISTMAN ROBERT & SUZANNE
20670 TERASSE DR NW
POULSBO, WA 98370

CITY OF POULSBO
200 NE MOE ST
POULSBO, WA 98370

CITY OF POULSBO
200 NE MOE ST
POULSBO, WA 98370

CITY OF POULSBO
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POULSBO, WA 98370

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200 NE MOE ST
POULSBO, WA 98370

CITY OF POULSBO
200 NE MOE ST
POULSBO, WA 98370

CLARK JAMES S & KELLY L
601 NW GURLEY CT
POULSBO, WA 98370

COLE NICHOLAS A & STEPHANIE L
615 NW GURLEY CT
POULSBO, WA 98370

COLLETTO KRIS I
1236 NW 30TH AVE
CAMAS, WA 98607

CRUZ ROMEO & LERMA
20862 TERASSE DR NW
POULSBO, WA 98370

CUMMINGS BEVERLY J & CHRISTOPHER C
20740 TERASSE DR NW
POULSBO, WA 98370

DARROW SCOTT T
20695 TERASSE DR NW
POULSBO, WA 98370

DAVIDSON JAMES M JR & VIRGINIA G
PO BOX 85
BEACH HAVEN, NJ 8008

DAVIS TINA SUE
20630 TERASSE DR NW
POULSBO, WA 98370

DEITS D PAUL
16118 TUKWILLA RD NE
POULSBO, WA 98370

DIMOF GEORGY & DONNA
549 NW ARENDAL WAY
POULSBO, WA 98370

DIMOF TED F & CHERYL J
559 NW ARENDAL WAY
POULSBO, WA 98370

ESSLINGER STEVE S & RONALD J
531 NW ARENDAL WAY
POULSBO, WA 98370

FELDON JESS B & HALL ELIZABETH C
20780 TERASSE DR NW
POULSBO, WA 98370

GARCIA MICHAEL DAVID
1998 NEWHAVEN LOOP
RICHLAND, WA 99352

GELL LEONARD ROBERT JR
539 NW ARENDAL WAY
POULSBO, WA 98370

GLEICH JOHN A & ANDREA M
535 NW ARENDAL WAY
POULSBO, WA 98370

GUIZZETTI MICHAEL ANTHONY & DAYNA
SANAE
527 NW ARENDAL WAY
POULSBO, WA 98370

HANSEN GLENN & SUSAN
20605 TERASSE DR NW
POULSBO, WA 98370

HAWKS LANDING POULSBO LLC
20239 HOGUE PL NE
POULSBO, WA 98370

HOLLYS HOUSE LLC
2771 NE TWIN SPITS RD
HANSVILLE, WA 98340

KLINGER REVERSE LLC
6726 PARKSIDE LAND
TACOMA, WA 98407

LAND LUKE DANIEL
634 NW GURLEY CT
POULSBO, WA 98370

LONGMATE JOHN W & BEATRIZ O
8172 CHICO WAY NW
BREMERTON, WA 98312

MCDONALDS POULSBO 6175
1235 MARKET ST STE 6175
KIRKLAND, WA 98033

MCDONALDS POULSBO AP 6175
PO BOX 66207
AMF OHARE, IL 60666

MUSICK MARK DANIEL & YVETTE E
23483 GUINNESS PL NW
POULSBO, WA 98370

MUSICK MARK DANIEL & YVETTE E
23483 GUINNESS PL NW
POULSBO, WA 98370

MUSICK MARK DANIEL & YVETTE E
23483 GUINNESS PL NW
POULSBO, WA 98370

PARKER JOSEPH C & KIMBERLY M
540 NW CAROLYN LN
POULSBO, WA 98370

PASMA RICHARD C & INGLES CAROL
21195 VIKING AVE NW
POULSBO, WA 98370

PECORA BENJAMIN P
20625 TERASSE DR NW
POULSBO, WA 98370

PHILLIPS JOSHUA
PO BOX 2625
POULSBO, WA 98370

PRIVATE ROAD
, 0

REDFERN ASHLEE H
PO BOX 91
PORT GAMBLE, WA 98364

RENFRO BILLY F & CANDY L JTWROS
1561 NE OHARA HILLS DR
POULSBO, WA 98370

RODRIGUEZ MICHAEL
320 S WEST ST APT 106
ALEXANDRIA, VA 22314

ROSS MARK & KAREN
20487 VIKING AVE NW
POULSBO, WA 98370

ROSS MARK & KAREN
20487 VIKING AVE NW
POULSBO, WA 98370

RUSSELL SEAN C & MARSHA R
523 NW ARENDAL WAY
POULSBO, WA 98370

SMAALADEN STEVEN & CORA
17601 DIVISION AVE NE
SUQUAMISH, WA 98392

SMITH CYNTHIA & PIGORS TRUST &
STEPHANIE SMITH TRUST
7646 RIDGECREST LN
MERCER ISLAND, WA 98040

SMITH LISA J
2011 SIERRA COMMONS RD UNIT 917
DICKINSON, ND 58601

SMITH NATHAN LADD & BORMAN PATRICIA
LYNN
319 POOPOO PL
KAILUA, HI 96734

SPENCER PHYLLIS J
20760 Terasse DR NW
POULSBO, WA 98370

STENDAHL RIDGE DIV 1 HOMEOWNERS
ASSOC
, 0

STENDAHL RIDGE DIV 1 HOMEOWNERS
ASSOC
, 0

STENDAHL RIDGE DIV 1 HOMEOWNERS
ASSOC
, 0

SUTHER KAREN C
20822 Terasse DR NW
POULSBO, WA 98370

TAYLOR ANTHONY S & NADEJDA V
20876 VIRGINIA AVE NE
KINGSTON, WA 98346

TRAHAN ROBERT F & KAREN L
PO BOX 1025
POULSBO, WA 98370

VALENTA CHRISTOPHER & DEBORAH
610 NW GURLEY CT
POULSBO, WA 98370

VIKING WAY LLC
15215 SE 272ND ST STE 201
KENT, WA 98042

WAAG JOHN B & TERI
PO BOX 1364
POULSBO, WA 98370

WAAG WILLIAM D
PO BOX 146
TOLEDO, WA 98591

WAHTO BRIAN 1/3 & GLASSGOW CORINNE
WAHTO 1/3
5305 141ST STREET CT NW
GIG HARBOR, WA 98332

WALTERS SHEILA D 4811877
PO BOX 2214
POULSBO, WA 98370

WEBB CALEB W & CHRISTIN L
4825 HAWKINS DR
LADSON, SC 29456

WEEDIN DANIEL J & BARBARA J
PO BOX 1712
POULSBO, WA 98370

WESTBAY POULSBO LLC
2610 SE MILE HILL DR
PORT ORCHARD, WA 98366

WHITE DEBRA
585 NW CAROLYN LN
POULSBO, WA 98370

WISNIEWSKI ALEXANDER & SOPORI SAPNA
20720 Terasse DR NW
POULSBO, WA 98370

WRIGHT HELEN D
20585 Terasse DR NW
POULSBO, WA 98370

Helen M. Wytko

From: Constant Contact <support@constantcontact.com>
Sent: Friday, March 08, 2019 11:04 AM
To: Helen M. Wytko
Subject: Your campaign Notice of Public Hearing - Comprehensive Plan Amendments has been sent



Dear Helen Wytko,

Your campaign '**Notice of Public Hearing - Comprehensive Plan Amendments**' was sent on 3/8/2019 around 2:03 PM EST.

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: Notice of Public Hearing - Comprehensive Plan Amendments



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.

- [Planning Commission Notice of Public Hearing City Initiated Comprehensive Plan Amendments](#)
- [Planning Commission Notice of Public Hearing - Hawks Landing Comprehensive Plan Amendment](#)

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

[Unsubscribe hwytko@cityofpoulsbo.com](mailto:hwytko@cityofpoulsbo.com)

[Update Profile](#) | [About our service provider](#)

Sent by planninginfo@cityofpoulsbo.com in collaboration with



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 NKH847224 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 03/08/2019 and ending on 03/08/2019 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$26.16.

Dicy Sheppard

Subscribed and sworn before me on this

8th day of March,

2019.



Diana L. Beaver

Notary Public in and for the State of
Washington.

City of Poulsbo-Planning | 80707350
HELEN WYTKO



CITY OF POULSBO
Revised - Notice of
Planning Commission
Public Hearing
Type IV Application
Project Name: 2019
Comprehensive Plan
Amendments | P-11-15-
18-02
Address: Eight Propert-
ies on Viking Ave NW
(north of McDonalds), in-
cluding 20625, 20615,
20819, 20853, 21115,
21133 Viking Ave NW
Applicant: Brandon
Weschhaus | 20239
Hogue Pl NE | Poulsbo,
WA 98370
Project Description:
This application includes
a site-specific amend-
ment to the City's Land
Use (Figure LU-1) and
City's Zoning Map. The
request is to re-desig-
nate and rezone eight
properties located north
of McDonalds on Viking
Ave NW from Residen-
tial Medium to Residen-
tial High.
Public Hearing:The
Planning Commission
public hearing is sched-
uled for March 26, 2019
at 7pm
at Poulsbo City Hall,
Council Chambers, 200
NE Moe Street, Poulsbo,
WA
The Planning Commis-
sion will make recom-
mendations to the City
Council. City Council is
the review and decision-
making authority. Hear-
ing procedures are
available from the PED
Department and City
Clerk's office and are

conducted based on Roberts Rules of Order. Public Comment: 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. Complete Application: Documents 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-comprehensive-plan-amendments/> Staff Contact: Nikole Coleman, Associate Planner; ncoleman@cityofpoulsbo.com; (360) 394-9730. Published: North Kitsap Herald March 8, 2019 Legal #: NKH847224

EXHIBIT E

Public Comment Received

To: City of Poulsbo Planning and Economic Development Department

RECEIVED

From: The Concerned Citizens of the Viking Junction Community

FEB 08 2019

To whom it may concern.

PED Department

As the immediate adjacent neighbors, we strongly oppose proposal P-11-15-18-05 rezoning for a high-density residential development. We are hardworking members of the Poulsbo community. Some of us have lived here for decades and have been members of councils and leaders in our churches, while others have moved here recently to raise our families. We are the character and community of Poulsbo. This rezoning proposal will negatively impact our close-knit neighborhoods and damage an environmentally sensitive area.

Arguments to maintain current zoning:

- **Mixed housing**

The land in the proposal is currently zoned for medium density, which supports single family homes and town homes. Recently, a large high density apartment complex directly across the street from the proposal is in its final stages of completion (Arendal Apartments on Viking Avenue). The current Poulsbo zoning map shows many high density zones within the city but a lack of medium density zoning. Maintaining a medium density zone supports a mixed housing zoning strategy which attracts a variety of individuals and families to make Poulsbo their home. That diversity is the character of Poulsbo we want to invest in, which the City of Poulsbo wisely calls out in its Comprehensive Plan.

- **Noise pollution**

The substantial deforestation necessary for high vs medium density development will remove a natural and important abatement for noise pollution from Highways 3 and 305. Noise pollution, as described by the Clean Air Act Title IV, has a psychological and physiological effect on humans, as well as an effect on wildlife and property (including values).

Maintaining natural abatements allows Poulsbo to continue to grow in a sustainable manner, maintaining the quality of life for growing families.

- **Backyard habitat**

The forest green belt that would be removed as part of this proposal is home to bald eagles, great horned owls, red tail hawks, foxes, pileated woodpeckers, deer, etc. When cities push for too much high density development, they lose these critical urban interface spaces that are important both for animal and human health.

- **Watershed support for Fish Park and Liberty Bay**

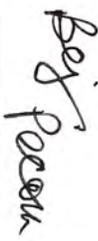
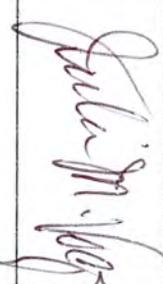
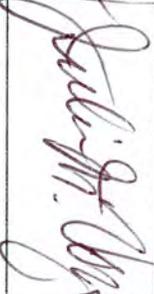
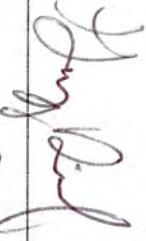
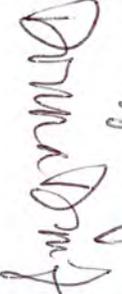
There is a very steep slope within the proposed development down to Fish Park. A high density development will not allow for sufficient green space necessary to slow the storm water runoff. Maintaining healthy urban forestry in the backyards of low or medium density development would allow for the necessary canopy and understory to mitigate water run-off and subsequent negative water quality impacts for Fish Park, and also our precious Liberty Bay.

We respectfully and urgently request you deny the high density zoning proposal for P-11-15-18-05 and help maintain Poulsbo as community which prioritizes sustainable growth for its citizens.

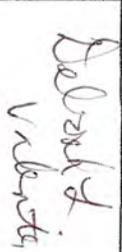
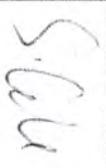
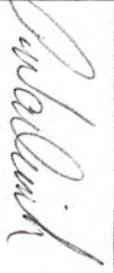
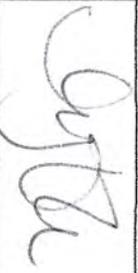
Sincerely,

The Concerned Citizens of the Viking Junction Community

Karen Trahan	Alex Wisniewski	Joanna Blanton	Donna Dimof
Rob Trahan	Sapna Sapor	Tina Davis	
Barb Weedin	Virginia Davidson	Mariza White	
Jim Davidson	Dan Weedin	Jeff Krogman	
Scott Darrow	Elizabeth Hall	April Grigar	
Jess Feldon	Christopher Cummings	Christin Webb	
Beverly Cummings	Chris Valenta	Phyllis Spencer	
Deborah Valenta	Stephanie Cole	Ben Pecora	
Peter Waderich	Lindsay Olsen	Karen Suther	
Marcia Grose	David Grose	Georgy Dimof	
Suzanne Christman	Luke Land	Julia Vogt	

Full Name (*required*)	Signature (*required*)	Address (*required*)	Phone Number (optional)	Email (optional)	Would you like a reminder about the public hearing on March 12 th ? Y or N
ALEX WISNIEMSKI		20720 TERRASSE DR.	928-310-9716		Y
BEN PERORA		20625 TERRACE DR.	992-3331		N
Phyllis Spencer		20760 TERRACE DR.	360-930-0552	PhyllisSpencer @hotmail.com	N
Karen Suther		20822 TERRACE DR.	360 3440109	kailsbird@msn.com	Y
		20822 TERRACE DR.	340.509.9291	Wrightjulie@gmail.com	Y
Georgi Dimof		549 NW Arenburg Way	360 286 4373	GB Dimof@ yahoo.com	Y
DONNA DIMOF		549 NW Arenburg Way	360.440.7491	DONNA DIMOF @gmail	Y

Oppose Rezoning application P-11-15-18-05

Full Name (*required*)	Signature (*required*)	Address (*required*)	Phone Number (optional)	Email (optional)	Would you like a reminder about the public hearing on March 12th? Y or N
Christoffer Carl Clemmings		20710 Terrasse North Palmdale, WA	425.343.2688	ccubed_1999@ yahoo.com	yes
BEVERLY JEAN CUMMINGS		20740 Terrasse North Palmdale, WA	425.343- 2852		YES
Chris Valenta		1010 NW, Gurley Ct, Poulsbo WA	360 779-6748	CD Valenta D Comcast.wa	Yes
Dorothy Valenta		1010 N.W. Gurley Ct. Poulsbo WA	360-779- 6748	same	yes
Sophane Cox		1015 NW Gurley CT Poulsbo WA			
Peter Wadrecht		635 NW Gurley CT Poulsbo WA.	(360) 509-6610	pwadrecht@ gmail.com	yes
Lindsay Olsen		1014 NW Gurley CT	360 271 5375	linlurkey@ yahoo.com	Y

linlurkey

Propose Rezoning application P-11-15-18-05

Full Name (*required*)	Signature (*required*)	Address (*required*)	Phone Number (optional)	Email (optional)	Would you like a reminder about the public hearing on March 12th? Y or N
MARCIA GROE	Marcia Groe	569 Antonson Ln NE Poulsbo, WA 98370- 98370- 569	360.779- 1466		N
David Grose	David Groe	569 Antonson Ln NE Poulsbo WA 98370	360 779 1466		N
ELIZABETH HALL	Elizabeth Hall	20780 Terrace Dr NW, Poulsbo WA 98370	808-271- 6315	Halle1983@ gmail.com	Y
SUZANNE CHRISTMAN	Suzanne Christman	20670 Terrace Dr NW Poulsbo, WA 98370	360-697- 9337	suzchm@stimen @gmail.com	Y
Scott Davis	Scott Davis	20695 Terrace NW Poulsbo WA	360-328 5015	aldball@patrol @yahoo.com	Y
Loren Loren	Loren Loren	634 3rd Grove St		wslord@outlook.com	Y
Doranne Granten	Doranne Granten	614 NW Cody St	360-491-9201	Dago2013@gmail.com	Y

Oppose Rezoning application P-11-15-18-05

Full Name (*required*)	Signature (*required*)	Address (*required*)	Phone Number (optional)	Email (optional)	Would you like a reminder about the public hearing on March 12th? (Yes/No)
Tina S. Davis JEFF W KROGEMAN	Tina S Davis JEFF W KROGEMAN	20630 Terrasse	360-271-8367 360-908-1226	jeff.krogeman@attworldnet.com	Yes
Karen + Rob Traban	Karen Traban Rob Traban	20605 Terrace Dr. NW Pulaski	360.860.1054 360.860.1058	R. Traban @ comcast.net	Yes
Martina White	Martina White	585 NW Carolyn Ln 98370	360 932 7872	Martina White @outlook.com	Yes
April Griger	April Griger	20355 Terrasse Dr.	360-656-4341	wendy072469 @yahoo.com	Yes
Dan & Betsy Wood	Dan & Betsy Wood	20690 Terrace Plus NW	360-271-1592	dwood@icloud.com	Yes
Virginia Davison	Virginia Davison	20785 Terrace NW	856-296-3680	Virginia Davison concestrut	Yes
Christin Webb	Christin Webb	20650 Terrace Dr NW	428 920-3346	Christin Webb @ gmail.com	Yes

Oppose Rezoning application P-11-15-18-05

Full Name (*required*)	Signature (*required*)	Address (*required*)	Phone Number (optional)	Email (optional)	Would you like a reminder about the public hearing on March 12th? Y or N
Sapna Spori		20720 Terrace Dr Palo Alto, CA 98370	925-607-2807	Sapna772@hotmail.com	<input checked="" type="radio"/> Y
Jess Felden		30780 Terrace Dr NW Palo Alto, CA 98370	417-281-4177		<input type="radio"/> Y

From: [Lillian Baker](#)
To: [Nikole CH. Coleman](#)
Subject: Rezoning West Side of Viking Avenue
Date: Wednesday, April 03, 2019 3:47:30 PM

Sent from [Mail](#) for Windows 10

21115 Viking Avenue

Dear Nikole:

As I mentioned to you by telephone, I am vehemently opposed to the rezoning of the west side of Viking Avenue for the benefit of some big businesses who have little or no concern about our “nice little town” but are only interested in on how they can fatten their wallets. When they get their way and can now build more three-story housing developments then when all is done will probably pack up and go back to wherever they might have migrated from.

Why are zoning laws even put into place when they can so easily be changed when the City is offered a nice incentive to change them? Just think about it for a moment, what is this all about? I have one descriptive word for it and it is GREED for everyone involved.

I live across the street from the Arendal apartments and believe me this is not a nice place to live anymore. I used to see trees and the tips of Cascade mountains but now when I look out my nice large picture windows all I see are ugly buildings and rooftops and lots and lots of cars which makes it look like a used car lot. The traffic is horrendous traveling west on 305 and travelers are taking a short cut south on Viking Avenue and up Finn Hill to get to 3. Now when I travel west on 305 and get into the left-hand turn lane I some times have to wait for a couple lights before I can turn left on Viking Avenue to get to my home and the cars following me are riding my bumper because I am slowing down to make my turn. Therefore, at certain times of the day it is difficult for me to get onto Viking Avenue from my driveway. Think would it be like if West side of Viking is rezoned and there are multiple apartments built from 21115 Viking Ave north as far as they could go. My research tells me the taxpayer for most of those properties is VIKING AVENUE PROPERTIES the same

previous owner of the property on which the Arendal Apartments now sit.

The air is so bad now we go inside and close the windows so as not to breath the bad air. Delivery truck drivers coming from Tacoma and Seattle used to say "I always like it when I have a delivery to Poulsbo because the air is so clean and fresh here". We don't need anymore overcrowding, bad air, crime and unhappy people living too close together.

Lil Baker

Sent from [Mail](#) for Windows 10

EXHIBIT F

Planning Commission Findings of Fact and Recommendations

PLANNING COMMISSION
FINDINGS OF FACT, CONCLUSION AND RECOMMENDATIONS
2019 COMPREHENSIVE PLAN AMENDMENTS – Hawks Landing

April 2, 2019

The Planning Commission met at a regular meeting on March 26, 2019 and after holding an advertised public hearing, recommended APPROVAL to the City Council, the proposed Comprehensive Plan Amendment:

Application No. P-11-15-18-05 is a request to re-designate eight properties located north of McDonalds on Viking Ave NW from Residential Medium (RM) to Residential High (RH).

In reaching this conclusion, the Planning Commission followed the criteria under the [PMC 18.210.020](#).

FINDINGS:

Per [18.210.020 \(B\)](#) in order to grant a Comprehensive Plan amendment, one of the following must apply:

1. **The amendment is warranted due to an error in the initial adoption of the city comprehensive plan.**
The amendment is not due to an error in the initial adoption of the Comp Plan.
2. **The amendment is based on a change of conditions or circumstances from the initial adoption of the city comprehensive plan.** The application is based upon change of conditions/circumstance.
 - The properties have been zoned as RM since 1995. However, since 1995 a number of ordinances have been created and/or amended, which have impacted the development viability of these properties. These include the Critical Areas Ordinance, Shoreline Master Program, Floodplain Management, and Stormwater Management. Consistent with Comprehensive Plan Policy HS-1.3, this amendment would promote infill development in an existing neighborhood so vacant or underutilized land can be converted to residential uses.
 - The housing vacancy rate in Poulsbo is estimated to be around 4.3% which is well below the national vacancy rate of 12.2%. The average rent is estimated at \$1,973, which is \$580 above the national average. Consistent with Comprehensive Plan Goal HS-1 and Policy HS-3.5, this amendment would be a step towards providing additional housing to meet the needs of the existing and projected population and encourage new multi-family housing in a variety of types and sizes in areas designated for such.
 - Consistent with Comprehensive Plan Policy HS - 3.1 this amendment would promote socioeconomic integration by allowing for a variety of housing types and sizes together in new residential and redevelopment projects. The increase of density by 4 units/acre would allow for a more viable project, meeting the intent and purpose of Comprehensive Plan Policy LU - 2.4 which encourages infilling and redevelopment of underutilized properties.
 - Kitsap Transit routes 32, 33, and 44 run on Viking Ave NW, by the proposed amendment properties. In addition, the North Viking Park and Ride facility is within 1 mile of the properties. Consistent with Comprehensive Plan Policy LU-2.9 and TR-10.5, this amendment would support transit-oriented development by promoting residential land uses and development which are within walking distances of transit facilities.
 - If the amendment is approved, it is worth noting that development of the properties would require site plan approval and the type and intensity of the activity would be dictated by the application of development standards, such as height, setbacks, parking, landscaping, utilities, streets, etc.

3. **The amendment is based on new information that was not available at the time of the initial adoption of the city comprehensive plan.** The amendment is not based on new information that was not available at the time of the initial adoption of the city comprehensive plan.
4. **The amendment is based on a change in the population allocation assigned to the city by Kitsap County.** The amendment is not based on a change in Poulsbo's population allocation assigned to the City.

Per PMC [18.210.020 \(C\)](#), in order to grant a Zoning Map amendment, the following findings must be made:

1. **The amendment is consistent with the comprehensive plan land use map.** The map request is for both a comprehensive plan land use map and zoning map amendment, therefore, if the request is approved, both maps will be amended and consistent with each other.
2. **The amendment is not detrimental to the public health, safety or welfare.** The proposed map change has not been found to be detrimental to the public health, safety or welfare. There is sufficient access, utilities and available land for development of the site in the future for allowed uses.
3. **The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district.** The applicant has identified in its submitted application that the proposed comprehensive plan amendment is based upon change of conditions/circumstance and necessary for future development of the parcel.
4. **The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district.** The parcel is suitable for development as it is currently underutilized and available for redevelopment. The properties have access to City utilities and services, and have easy access to arterials and state highway. Any future development would be reviewed under the development regulations adopted at the time of application submittal.

CONCLUSION:

THE PLANNING COMMISSION has concluded that the proposed amendment to the Comprehensive Plan Land Use and Zoning Ordinance map is consistent with the comprehensive plan and is based upon a change in circumstances and new information since the comprehensive plan was adopted. Therefore, the Planning Commission respectfully recommends approval of the Hawks Landing Comprehensive Plan Amendment Application No. P-11-15-18-05 as described above in Findings.

RECOMMENDATION:

With a vote of 6 for and 1 against, The PLANNING COMMISSION RECOMMENDS APPROVAL of the proposed Hawks Landing Comprehensive Plan Amendment, Application No. P-11-15-18-05.



RAY STEVENS, CHAIR | Poulsbo Planning Commission
April 2, 2019

EXHIBIT G

Notice of City Council Public Hearing



NOTICE OF PUBLIC HEARING

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

2019 Comprehensive Plan Amendments, Type IV Application City Council Public Hearing: April 10, 2019

The Growth Management Act (GMA), Chapter 36.70A RCW, requires that the city include within its development regulations a procedure for any interested person to suggest comprehensive plan amendments. Amendments to the comprehensive plan are how the city may modify its 20-year plan for land use, development or growth policies in response to changing City needs or circumstances. All plan amendments are reviewed in accordance with the GMA, and other applicable state laws, countywide planning policies, the adopted City of Poulsbo Comprehensive Plan, and any other applicable plans.

If you are receiving this notice in the mail, it is because Kitsap County Assessor's records indicate you own property within 300' of a site-specific amendment request. 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.

Hearing Date:	April 10, 2019	Hearing Time:	7 pm
Hearing Location:	Poulsbo City Hall, Council Chambers, 200 NE Moe Street, Poulsbo, WA		
Project File No.	P-11-15-18-02		
Address:	Eight Properties on Viking Ave NW (north of McDonalds), including 20625, 20615, 20819, 20853, 21115, 21133 Viking Ave NW		
Applicant:	Brandon Wieschhaus 20239 Hogue PI NE Poulsbo, WA 98370		
Project Description:	This application includes a site-specific amendment to the City's Land Use (Figure LU-1) and City's Zoning Map. The request is to re-designate and rezone eight properties located north of McDonalds on Viking Ave NW from Residential Medium to Residential High.		
Public Participation Plan:	A Public Participation Plan has been developed and is available here: https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/		
Hearing Information:	The City Council public hearing on the applications is scheduled for April 10, 2019 . The City Council is the review and decision-making authority for these amendments. Hearing procedures are available from the PED Department and City Clerk's office and are conducted based on Roberts Rules of Order.		
Public Comment Methods:	Written comments may be mailed, faxed, or e-mailed to the PED staff contact indicated below. To ensure consideration, all written comments must be received by the City prior to close of the public hearing. At the hearing, the public will have an opportunity to provide written and verbal testimony to the Planning Commission regarding the proposed project.		
Staff Report:	The staff report will be available for review at no cost at least 7 calendar days before the hearing and a copy will be provided at a reasonable cost.		

Source for Information:

Information regarding the 2019 Comprehensive Plan Amendments is available here: <https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/>

Staff Contact:

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

Site Map:

See attached.

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 City Council and made a part of the record. Testimony will be allowed on the proposal.

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 City Council 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 PED DEPARTMENT AT 360-394-9748 AT LEAST 48 HOURS PRIOR TO THE MEETING IF ACCOMMODATIONS ARE NEEDED FOR THIS MEETING.



Project Site Map

City of Poulsbo Planning Department



Legend

-  Project Site
-  City Limits
-  Urban Growth Area



Hawks CPA
CC Notice



AFFIDAVIT OF PUBLIC NOTICE

Nikole Coleman, 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 March 22, 2019, 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: _____

[Signature]

Subscribed and sworn to before me this 3rd day of April, 2019.

KATI B DIEHL
 Notary Public
 State of Washington
 License Number 82970
 My Commission Expires
 June 01, 2022

[Signature]

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

Poulsbo, WA

My Commission expires on:

06.01.2022