

**2020 Comprehensive Plan Amendments - Edward Rose Application
Staff Report and Exhibits**

City of Poulsbo

Planning & Economic Development



2020 COMPREHENSIVE PLAN AMENDMENTS EDWARD ROSE SITE-SPECIFIC APPLICATION *STAFF REPORT AND RECOMMENDATION*

TO: Mayor Erickson and City Council
FROM: Nikole Coleman, Senior Planner
SUBJECT: 2020 Comprehensive Plan Amendments – Edward Rose Application | P-11-15-19-04
DATE: July 29, 2020

The Planning Commission respectfully recommends **approval** of the proposed site-specific request to re-designate and rezone a portion of the property at 21210 State Highway 305 NE from Commercial/C-3 to Residential Medium.

RECOMMENDED ACTION:

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

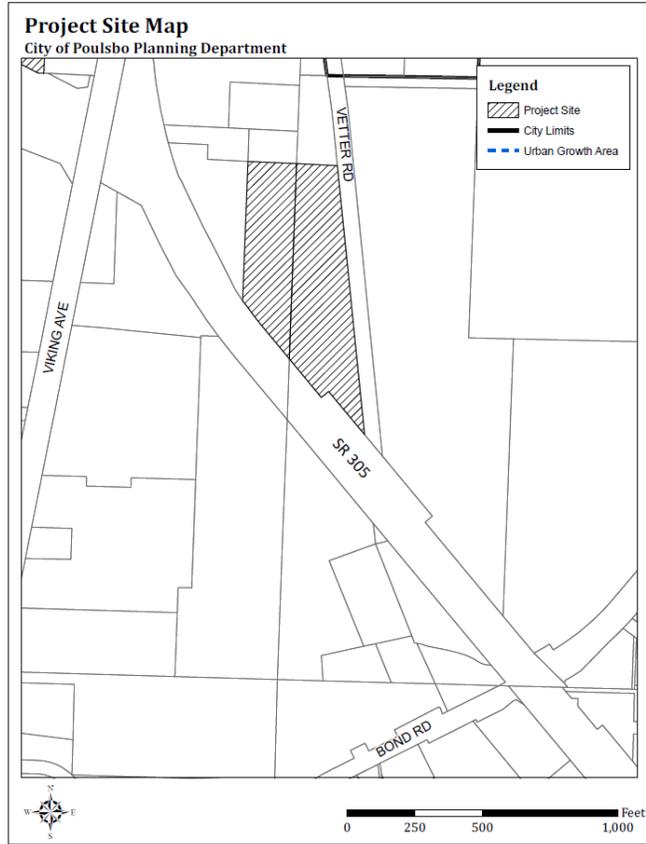
Application No. P-11-15-19-04, a request to re-designate and rezone a portion of the property at 21210 State Highway 305 NE from Commercial/C-3 to Residential Medium.

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

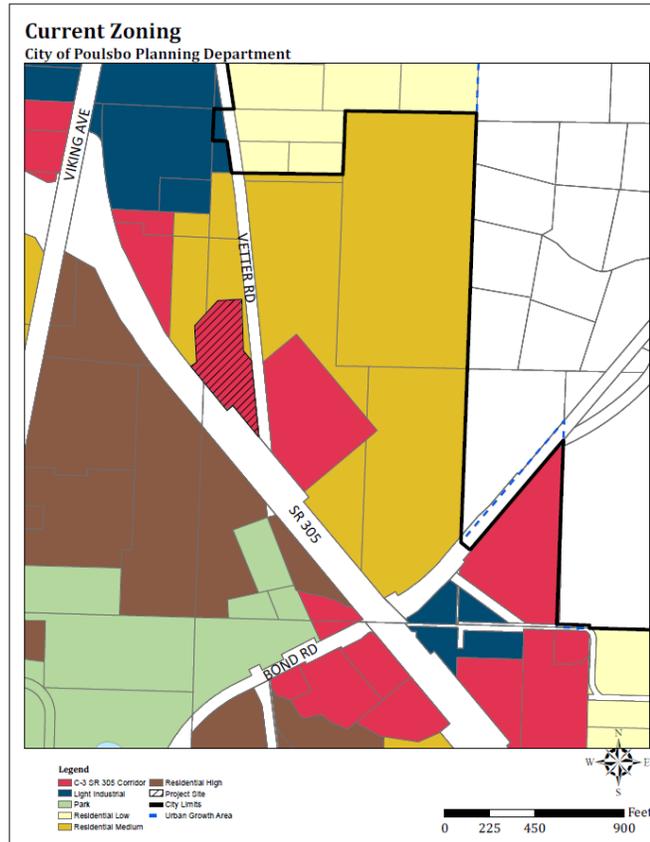
CONTENTS:

Page 2	Project Maps
Page 4	General Information
Page 4	Criteria for Approval
Page 5	Proposed Amendment
Page 6	Planning Commission Hearing and Deliberation
Page 6	Attorney General Unconstitutional Taking's Memo
Page 6	State Environmental Policy Act (SEPA)
Page 6	City Council Public Hearing
Page 6	Conclusion and Recommendation
Page 7	Exhibits

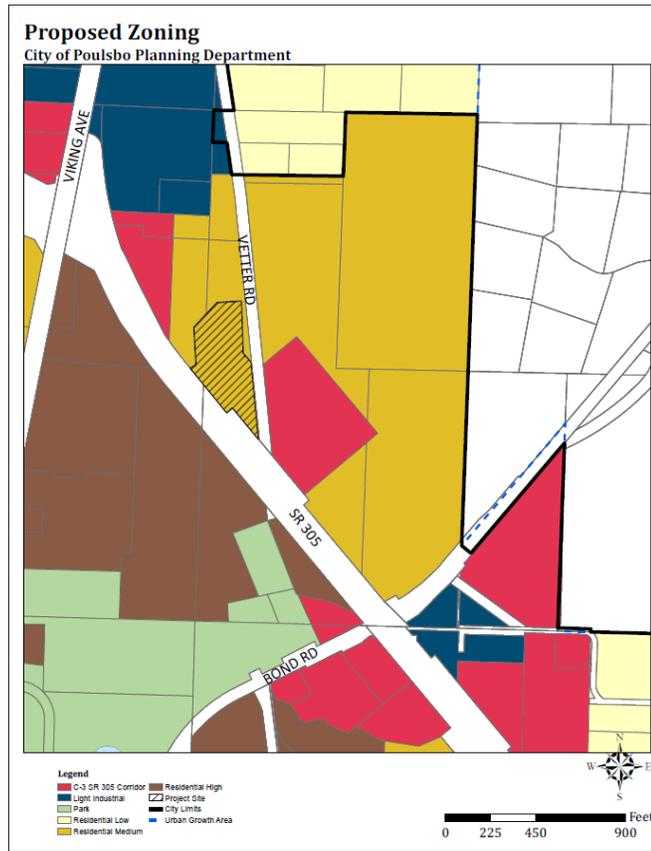
Site Map:



Current Zoning and Land Use Designation:



Proposed Zoning and Land Use Designation:

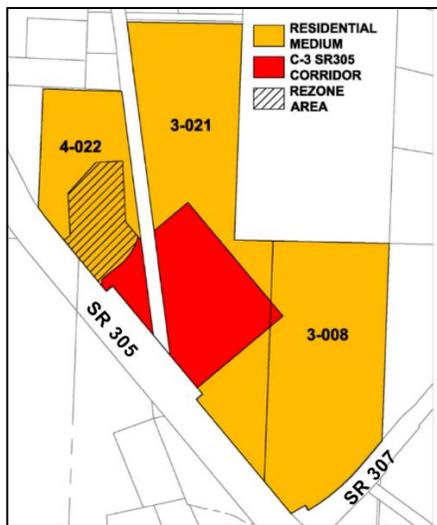


STAFF REPORT

2020 Comprehensive Plan Amendments – Edward Rose Site-Specific Application

I. GENERAL INFORMATION

- A. **Applicant/Owner:** Edward Rose Millennial LLC | PO Box 2021 | Bloomfield Hills, MI 48303
- B. **Parcel Number:** 112601-3-021-2001 and 112601-3-008-2008
- 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 a portion of the property at 21210 State Highway 305 NW from Commercial/C-3 to Residential Medium.
- E. **Type of Amendment:** Comprehensive Plan and Zoning Map Amendment (Site-Specific)
- F. **Background:** The Edward Rose properties include a total of 55.34 acres located north of the intersection of SR 305 and SR 307. The Edward Rose Master Plan was approved by Poulsbo City Council in 2010. In 2011, the City Council approved a comprehensive plan amendment to redesignate and rezone approximately 9 acres of the Edward Rose properties from Residential Medium (RM) to Commercial (C-3). In 2019, the City Council approved the release of the Edward Rose Master Plan. And, in late 2019, the property owner submitted a Site Plan Review application, under the name Oslo Bay Apartments. This application includes a site-specific amendment to re-designate and rezone 2.4 acres (of the 9 acres rezoned in 2011) from Commercial/C-3 to Residential Medium (see below).



- G. **City Council Public Hearing:** August 5, 2020 at 7pm or soon thereafter. Due to the Governors "Stay Home – Stay Healthy" Order, public hearings must be held virtually. This call-in number: 1-623-404-9000 and meeting id: 148-485-5074 are provided for attendance.
- 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.

Applicable Criteria: The amendment is based on a change of conditions or circumstances from the initial adoption of the city comprehensive plan.

- 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-11-15-19-04 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 a portion of the property at 21210 State Highway 305 NW from Commercial/C-3 to Residential Medium.

- *Applicable Criteria:* The amendment is based on a change of conditions or circumstances from the initial adoption of the city comprehensive plan.
- *Staff Analysis:*
 - In June 2011, the Poulsbo City Council adopted Ordinance No. 2011-10, which changed the comprehensive plan designation and zoning for an approximately 9-acre portion of the Edward Rose site from Residential Medium with a Master Plan Overlay to Commercial with a Master Plan Overlay. This area was designated for neighborhood retail in the Edward Rose Master Plan.
 - An ordinance to remove the Edward Rose Master Plan Overlay was adopted by City Council on November 20, 2019.
 - The property owner requests to re-designate and rezone 2.4 acres of the 9-acre commercial site back to Residential Medium to accommodate its current site planning efforts. This request is needed to accommodate the proposed stormwater system for the Oslo Bay Apartments project that is currently under site plan review (application no. P-12-05-19-01). Finally, removal of this area for stormwater management facilities decreases adverse environmental impacts of commercial construction and uses on the adjacent unnamed stream and associated wetland, which addresses concerns raised by the Suquamish Tribe and the City.
 - The applicant states that this request is supported by recent market research that confirmed there is no existing (or foreseeable) market for retail in the area proposed for re-designation/rezone.
- *Recommendation:* The amendment will support the site development needs of the Edward Rose project, which proposes a needed housing type, 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; and

- Comprehensive Plan Policy LU - 2.9. Support transit-oriented development by promoting residential land uses and development which are within walking distances of transit facilities.

IV. PLANNING COMMISSION HEARING AND DELIBERATION

The Planning Commission, in its role as advisory body on land use policy documents and regulations, held a public workshop on February 25, 2020 and a duly advertised public hearing on March 10, 2020.

Members of the public were invited to attend the public hearing to provide comment. The only comment provided at the March 10, 2020 public hearing was regarding application P-11-15-19-01 and support for inclusion of the splash pad in Table CFP 3- 2036 City Capital Facility Project List.

Following public comment, the Planning Commission deliberated and agreed that the site-specific amendment would be an amenity to the surrounding residents, and city as a whole. They did not have any substantive comments on the other city-initiated applications.

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 2020 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 February 14, 2020, with the comment period for environmental comments ending February 28, 2020. No public comments were received in response to the Notice of Application with Optional DNS. The SEPA Determination of Non-Significance was issued on March 3, 2020 (see Exhibit C).

VII. CONCLUSION AND RECOMMENDATION

Planning Commission, with a vote of 6 for and 1 absent, 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-11-15-19-04, an amendment to the Comprehensive Plan Land Use Map (LU-1) and the Zoning Ordinance map.

VIII. CITY COUNCIL HEARING AUGUST 5, 2020

A public hearing has been scheduled for 7:00 pm on August 5, 2020 for the City Council to receive public comments on the 2020 Comprehensive Plan Amendments. Due to the Governors "Stay Home - Stay Healthy" Order, **public hearings must be held virtually**. This call-in number: **1-623-404-9000** and meeting id: **148-485-5074** are provided for attendance. If you wish to provide verbal citizen comment during the virtual meeting, please call in 10 minutes prior to the meeting and to be added to the sign-in sheet to speak during citizen comments or the public hearing. Alternatively, please submit written comments requesting your comments be read during the meeting to cityclerks@cityofpoulsbo.com, mail to City Hall, call and leave a message with the Clerk's Office, or drop comments off at the 3rd & Moe drop box **before 4:30 p.m.** to be read by the City Clerk during the virtual meeting.

Proposed Motion:

MOVE to (approve) (approve with modifications) (deny) - Application No. P-11-15-19-04, a request is to re-designate and rezone a portion of the property at 21210 State Highway 305 NW from Commercial/C-3 to Residential Medium **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. Planning Commission Findings of Fact and Recommendations
- F. City Council Public Hearing Notice, including affidavits of mailing

EXHIBIT A

Amendment Application



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

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 a 2020 Comprehensive Plan Amendment is **Friday, November 15, 2019 by 4 p.m.**
- Individuals, organizations, partnerships, corporations, and public agencies are eligible to make application for a comprehensive plan amendment (CPA). Individuals making application on behalf of a property owner must include the property owner's signature or evidence must be provided that an individual is lawfully authorized to sign on behalf of the property owner.
- **A minor pre-application fee of \$547 shall be submitted with this application.** After November 15th, the City will hold pre-application conferences for site-specific amendment requests. *If the applicant chooses to move forward with the application, the full CPA fee will be due: Planning (\$1,100), SEPA (\$345), Engineering (\$280).*
- CPAs are legislative decisions made by the City Council and include public notice and Planning Commission public hearing requirements. CPAs are processed as [Type IV](#) applications under Title 19.
- A typical CPA cycle is concluded by mid-April. However, the timeline is subject to change.

PROJECT/PROPERTY INFORMATION:

Site Address: SEE ATTACHED	Tax Parcel Number:	
Current Land Use Designation:	Proposed Land Use Designation:	
Current Zoning Designation:	Proposed Zoning Designation:	
Current Use of Property:	Proposed Use of Property:	
Is the property located within a Critical Area ?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property located within the Shoreline Jurisdiction ?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is this property located within a Master Plan Overlay?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

APPLICANT/PROJECT CONTACT:

Name: EDWARD ROSE MILLENNIAL DEVELOPMENT LLC	Phone: 248-686-5587
Address: PO BOX 2012, BLOOMFIELD HILLS, MI 48303-2012	
Email: MARK.PERKOSKI@EDWARDROSE.COM	

PROPERTY OWNER (IF DIFFERENT):

Name: SAME	Phone:
Address:	
Email:	

A RESPONSE TO THE FOLLOWING QUESTIONS IS REQUIRED. USE A SEPARATE SHEET IF NECESSARY:

1. Please describe the amendment and why it is necessary.
SEE ATTACHED.

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

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

4. 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?

5. Is the amendment in response to a need for additional property in the proposed zoning district.

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

7. 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.

8. Explain how the requested amendment is not detrimental to the public health, safety, or welfare.

APPLICATION SUBMITTAL REQUIREMENTS:

Minor pre-application fee of \$547. *Note: If the application moves forward an additional fee will be due.*

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:

SIGNATURES:

I, the undersigned, state that, to the best of my knowledge, all the information provided in this application is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.

I hereby authorize City of Poulsbo representative(s) to inspect the subject property Monday-Friday between the hours of 8:00 am and 4:00 pm during this permit application process.

[Signature]
Signature of Applicant/Agent

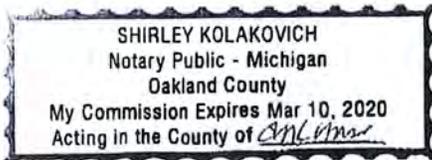
MARK PODKOSKI
Print Name of Applicant/Agent

MICHIGAN
STATE OF ~~WASHINGTON~~)
OAKLAND) SS
COUNTY OF ~~KITSAP~~)

On this 11 day of OCT, 2019 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared MARK PODKOSKI to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

2019 WITNESS my hand and official seal this 11th day of OCTOBER,

[Signature]
NOTARY PUBLIC in and for the
State of Washington Residing at



Commission Expires 3/10/2020

From: [Berni Kenworthy](#)
To: [Nikole CH. Coleman](#)
Cc: [Marla S. Powers](#); [Mark Perkoski \(Mark_Perkoski@edwardrose.com\)](#); [Mark Kuhlman](#); [Jason Anderson](#)
Subject: Edward Rose CPA P-11-15-19-05
Date: Tuesday, December 17, 2019 11:55:11 AM
Attachments: [19.12.691_SEPA_EdwardRoseCPA.pdf](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Nikole,

Please find the SEPA attached for the Edward Rose Site-Specific Comprehensive Plan Amendment (P-11-15-19-05).

In June 2011, the Poulsbo City Council adopted Ordinance No. 2011-10, which changed the comprehensive plan designation and zoning for an approximately 9-acre portion of the Edward Rose site from "Residential Medium" with a Master Plan Overlay to "Commercial" with a Master Plan Overlay. This area was designated for neighborhood retail in the Master Plan. An ordinance to remove the Master Plan Overlay was adopted by Poulsbo City Council on November 20, 2019. Edward Rose now seeks to re-designate and rezone 2.4 acres of the 9-acre commercial site back to Residential Medium to accommodate its current site planning efforts. This request is needed to accommodate the proposed stormwater system for the Oslo Bay Apartments project that is under concurrent site plan review. This request is further supported by recent market research by Edward Rose that confirmed there is no existing (or foreseeable) market for retail in the area proposed for re-designation/rezone. Finally, removal of this area for stormwater management facilities decreases adverse environmental impacts of commercial construction and uses on the adjacent unnamed stream and associated wetland, which addresses concerns raised by the Suquamish Tribe and the City.

Please let me know if you need any additional information.

Thank you,
Berni

BERNI KENWORTHY, PE
Civil Engineer & Principal
Voice (360) 297-5560
Fax (360) 297-7951
Email berni@team4eng.com



Team4 Engineering

5619 N.E. Minder Rd., Poulsbo, WA 98370
Phone (360) 297-5560 FAX (360) 297-7951

Notice: This message and/or any attachments are private or privileged. If you are not the person for whom this message is intended, please delete it and notify the sender immediately. Please do not copy or send this message to anyone else. Prior to use of this email message or its attachments, the intended recipient agrees to the terms of use outlined by Team4 Engineering's intellectual property statement. Any such use indicates recipient's acceptance of the statements and conditions of permitted use without exception.

EDWARD ROSE COMPREHENSIVE PLAN AMENDMENT – Site-Specific Application

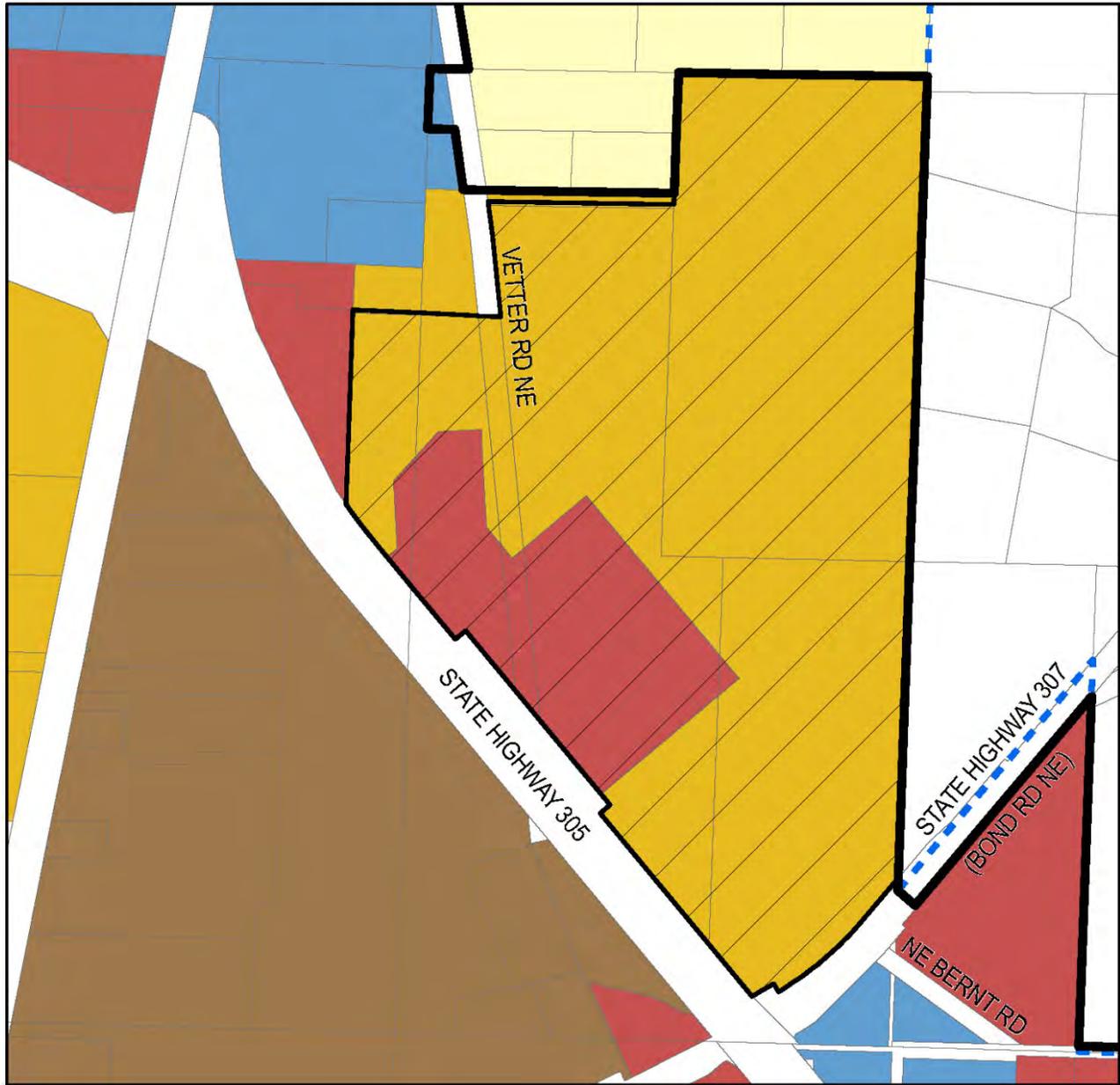
PARCEL	ADDRESS	CURRENT LAND USE DESIGNATION (FIGURE 3)*	PROPOSED LAND USE DESIGNATION (FIGURE 4)	CURRENT ZONING (FIGURE 5)	PROPOSED ZONING (FIGURE 6)	CURRENT USE OF PROPERTY	PROPOSED USE OF PROPERTY
102601-4-022-2009	21210 SR305 NE	RM	RM/ COMMERCIAL	RM/ C-3 SR305 CORRIDOR	RM/ C-3 SR305 CORRIDOR	VACANT	STORMWATER MANAGEMENT FOR OSLO BAY APARTMENTS (RM PORTION) SENIOR CARE FACILITY (C-3 PORTION)
112601-3-021-2001	NONE	RM	RM/ COMMERCIAL	RM/ C-3 SR305 CORRIDOR	RM/ C-3 SR305 CORRIDOR	VACANT	MULTIFAMILY BUILDINGS (RM PORTION) SENIOR CARE FACILITY (C-3 PORTION)
112601-3-008-2008	NONE	RM	RM/ COMMERCIAL	RM/ C-3 SR305 CORRIDOR	RM/ C-3 SR305 CORRIDOR	VACANT	MULTIFAMILY BUILDINGS (RM PORTION) SENIOR CARE FACILITY (C-3 PORTION)

**The City's 2036 Land Use Comprehensive Plan Map erroneously shows the land use designation as Residential Medium, despite the fact that Ordinance No. 2011-10 designated portions of these sites commercial. This is an error/oversight that should be corrected to comply with the Growth Management Act.*

FIGURE 1 – 2011 COMPREHENSIVE PLAN AMENDMENT AS PART OF ROSE MASTER PLAN APPROVAL (o

Rose Master Plan Redesignation/Rezone Map

City of Poulsbo Planning Department



Legend

— City Limits

- - - Urban Growth Area

Adjacent Comp Plan Designation/Zoning

Residential Low (4 to 5 units/acre)

Residential Medium (>5 to 10 units/acre)

Residential High (>10 to 14 units/acre)

Light Industrial

Commercial

Rose Master Plan Proposed Comp Plan Designation/Zoning

Residential Medium

Commercial

Master Plan

0 250 500 1,000 Feet



FIGURE 6 – PROPOSED ZONING



APPLICATION RESPONSES:

1. PLEASE DESCRIBE THE AMENDMENT AND WHY IT IS NECESSARY.

In June 2011, the Poulsbo City Council adopted Ordinance No. 2011-10, which changed the comprehensive plan designation and zoning for an approximately 9-acre portion of the Edward Rose site from “Residential Medium” with a Master Plan Overlay to “Commercial” with a Master Plan Overlay (Figure 1). The City amended its official zoning map to reflect the adopted C-3 SR305 Corridor rezone, but for some reason, the City failed to amend its 2036 Land Use Comprehensive Land Map to reflect the re-designation (Figure 2 and Figure 3). This was an oversight, and it needs to be corrected to ensure consistency between the site’s zoning and land use designation, as required by the Growth Management Act (GMA).

In addition, Edward Rose now seeks to redesignate and rezone 2.4 acres of the 9-acre commercial site back to Residential Medium to accommodate its current site planning efforts.

In sum, Edward Rose is seeking to (1) redesignate and rezone 2.4 acres of the 9-acre commercial site back to Residential Medium; and (2) correct the error in the City’s Future Land Use map to reflect the adopted Commercial designation in the remainder of the 9-acre area (an oversight which must be corrected to ensure GMA consistency). This is a modest request to redesignate and rezone a small (2.4 acre) area of property to accommodate the proposed stormwater system for a high-quality residential project, consistent with the surrounding RM zoning (Figures 3 – 6).

2. IS THE AMENDMENT DUE TO AN ERROR IN THE INITIAL ADOPTION OF THE COMPREHENSIVE PLAN. PLEASE EXPLAIN.

This amendment is not required to correct an error in the initial adoption of the Comprehensive Plan, but it is required to correct an error/oversight on the City’s 2036 Land Use Comprehensive Plan Map, which does not reflect the Commercial redesignation of a portion of the property adopted by the City Council in Ordinance No. 2011-10.

3. IS THE AMENDMENT BASED ON A CHANGE OF CONDITIONS OR CIRCUMSTANCES FROM THE INITIAL ADOPTION OF THE COMPREHENSIVE PLAN? PLEASE EXPLAIN.

The commercial-zoned portion of the Edward Rose site was rezoned during the development of the Rose Master Plan. Since 2011, many site plan changes have been made to address market conditions and to reduce environmental and traffic impacts. These changes have necessitated the need to remove the master plan overlay (under separate application) and the applicant is also seeking to rezone 2.4 acres of the 9-acre commercial site back to Residential Medium to accommodate their current site planning efforts.

4. 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?

The 2.4 acres proposed for rezone back to Residential Medium is no longer proposed for neighborhood retail due to recent market studies which confirmed that there is no existing (or foreseeable) market for retail at this location, especially given the restricted turning movements to SR305.

5. IS THE AMENDMENT IN RESPONSE TO A NEED FOR ADDITIONAL PROPERTY IN THE PROPOSED ZONING DISTRICT?

No.

6. EXPLAIN WHY THE CURRENT LAND USE DESIGNATION / ZONING NO LONGER APPLIES AND WHY THE PROPOSED DESIGNATION / ZONING IS MORE APPROPRIATE.

See 1 – 4 above.

7. 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 proposed land use designation and zoning is consistent with and furthers the goals of the City's Comprehensive Plan, including Policy LU 1.1 (achieve appropriate urban density levels within the city and urban growth areas), Policy LU-1.2 (create a balanced mix of land uses, which includes residential, commercial, industrial, recreational, public use, and open space to serve the City's current and future residents), Goal LU-2 (provide residential land use designations that encourage a variety of housing types and densities throughout the city), and Goal LU-11 (provide a surface and storm water management system and program that controls damage from storm water, protects water quality, prevents the loss of life and property, and protects the environment). It is consistent with the surrounding RM zoning and will allow coordinated, cohesive development of the site.

8. EXPLAIN HOW THE REQUESTED AMENDMENT IS NOT DETRIMENTAL TO PUBLIC HEALTH, SAFETY, OR WELFARE.

The requested amendment will improve public health, safety and welfare by allowing Edward Rose to develop a high-quality residential project with fewer environmental impacts and traffic impacts than the Rose Master Plan previously proposed.

EXHIBIT B

Notice of Application and 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

2020 Comprehensive Plan Amendment, Type IV Application COMMENTS DUE BY: FEBRUARY 28, 2020

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-11-15-18-04. 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-11-15-19-04		
Setting the Docket:	February 5, 2020	Notice of Application	February 14, 2020
Address:	21210 State Hwy 305 NE Poulsbo WA, 98370		
Parcel Number:	102601-4-022-2009		
Applicant/Owner:	Edward Rose Millennial Development PO Box 2012 Bloomfield, MI 48303		
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 a portion of the property at 21210 State Hwy 305 NE from Commercial/C-3 to Residential Medium.		
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 28, 2020 . The public may request a copy of the decision once made.		
Source for Information:	Information regarding the 2020 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 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 28, 2020 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.

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 10, 2020. A City Council public hearing is tentatively scheduled for April 15, 2020. 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.

Notice Map:





Affidavit of Public Notice

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

Application No: P-11-15-19-04 Project Name: 2020 CPA'S - Edward Rose

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 Feb 14, 2020, a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

- Notice of Application w/ODNS
- SEPA Determination
- Notice of Public Meeting
- Notice of Public Hearing
- Notice of Decision

has been provided:

- Mailed to owners of property within 300' of the project site
- Provided to newspaper of general circulation
- Emailed to PED Department distribution lists and/or parties of record
- Posted at Library, City Hall, Poulsbo Post Office
- Posted to the City's website
- Posted at Site Address: _____

Signature: [Handwritten Signature] Date: 2/14/20

Subscribed and sworn to before me this 14th day of February, 2020



[Handwritten Signature]
NOTARY PUBLIC in and for the State of Washington, residing at:

Poulsbo, WA
My Commission expires on:
06.01.2022

From: [Nikole CH. Coleman](#)
To: [Nikole CH. Coleman](#)
Subject: FW: Your campaign 2020 Comprehensive Plan Amendments - Notice of Application w/Optional DNS has been sent
Date: Wednesday, February 26, 2020 1:48:24 PM



Dear Nikole Coleman,

Your campaign '**2020 Comprehensive Plan Amendments - Notice of Application w/Optional DNS**' was sent on 2/14/2020 around 12:00 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: 2020 Comprehensive Plan Amendments - Notice of Application w/Optional DNS



City of Poulsbo Public Notice

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.

The Poulsbo City Council set the docket for the 2020 Annual Comprehensive Plan Amendments on February 5, 2020. The applications can now move to the next phase in the review process, Notice of Application.

- Find the project documents for the Edward Rose Site Specific 2020 Comprehensive Plan Amendment [here](#). Please provide comments on the Notice of Application with Optional DNS by February 28, 2020.
- Find the project documents for the City Initiated Comprehensive Plan

Amendments [here](#). Please provide comments on the Notice of Application with Optional DNS by February 28, 2020.

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

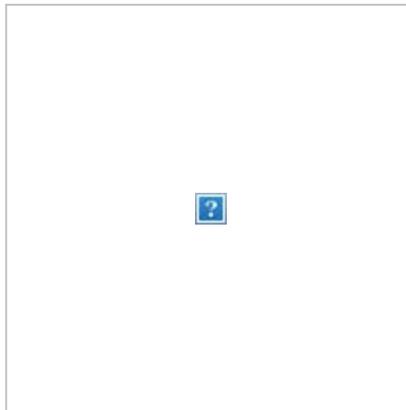
- [Notice of Application w/Optional DNS - Edward Rose Application](#)
- [SEPA Checklist - Edward Rose Application](#)
- [Notice of Application w/Optional DNS - City Initiated Applications](#)
- [SEPA Checklist - City Initiated Applications](#)

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

[Unsubscribe planninginfo@cityofpoulsbo.com](#)

[Update Profile](#) | [About Constant Contact](#)

Sent by planninginfo@cityofpoulsbo.com in collaboration with



[Try email marketing for free today!](#)

Order #106928288

Order Date: February 10, 2020

Account: PoulsboPED

Order Total: \$22.61**Billing Address**

Karla Boughton
City of Poulsbo
200 NE Moe St
Poulsbo WA 98370-7347
United States
T: 360-394-9748

Payment Method

Credit Card

Credit Card Type:
 MasterCard
 Credit Card Number:
 XXXX-7672



Complete



In progress



Attention

Job ID: 6660175

Requested Fulfillment Date: 2/11/2020

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 4.25 x 6 - SpaceSaver Format View Proof Product SKU: PC22-P <i>Product Type: Postcard 4.25 X 6</i> <i>Paper Type: White Matte With Gloss UV Finish</i> <i>Print Color: Full Color</i> <i>Print Options: Printing Both Sides</i> <i>Mail Class: First Class</i> <i>Production Time: Next Day</i> <i>Base Document Name: NOA W Optional DNS Postcard_Edward Rose</i> <i>Job Address List Name: Edward_RoseMailingList</i> Production Cost for 6 Pieces: \$2.22 First Class Automated card Postage for 6 Pieces: \$1.66 Postage for 0 Pieces: \$0.00 Postage for 0 Pieces: \$0.00		6	\$3.88	
Order Sub Total:			\$3.88	

Job ID: 6660288

Requested Fulfillment Date: 2/11/2020

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 4.25 x 6 - SpaceSaver Format View Proof Product SKU: PC22-P <i>Product Type: Postcard 4.25 X 6</i> <i>Paper Type: White Matte With Gloss UV Finish</i> <i>Print Color: Full Color</i> <i>Print Options: Printing Both Sides</i> <i>Mail Class: First Class</i> <i>Production Time: Next Day</i> <i>Base Document Name: NOA W Optional DNS Postcard_Morrow Manor</i> <i>Job Address List Name: Morrow_ManormailingList_1</i> Production Cost for 29 Pieces: \$10.73 First Class Automated card Postage for 29 Pieces: \$8.00 Postage for 0 Pieces: \$0.00 Postage for 0 Pieces: \$0.00		29	\$18.73	

North Kitsap Herald

Affidavit of Publication

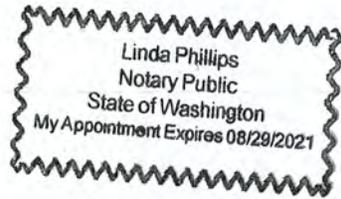
State of Washington }
County of Kitsap } ss

Leanna Hartell 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 NKH890460 NOA 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 02/14/2020 and ending on 02/14/2020 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$26.97.

Leanna Hartell

Subscribed and sworn before me on this 14th day of February, 2020.



Linda Phillips

Notary Public in and for the State of Washington.

**CITY OF POULSBRO
NOTICE OF
APPLICATION and
Optional DNS
RCW 36.70B.110**

Project Name/File No:
Edward Rose 2020
Comprehensive Plan
Amendment | P-11-15-
19-04

Comments Due:
February 28, 2020

Address: 21210 State
Hwy 305 NE | Poulsbo
WA, 98370

Applicant: Edward Rose
Millennial Development |
PO Box 2012 | Bloom-
field, MI 48303

Project Description:
This application in-
cludes a site-specific
amendment to the City's
Land Use (Figure LU-1)
and City's Zoning Map.
The request is to re-des-
ignate and rezone a por-
tion of the property at
21210 State Hwy 305
NE from Commer-
cial/C-3 to Residential
Medium.

Public Comment:
Comments may be pro-
vided to the City at any
time during the compre-
hensive plan amend-
ment process. Written
comments received by
the City will be forward-
ed to the recommenda-
tion and decision-mak-
ing bodies for
consideration and made
part of the record. **The
public may comment
on the environmental
related aspects of the
applications until Feb-**

February 28, 2020.

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 of Information: Information regarding the 2020 Comprehensive Plan Amendments is available here:

<https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/>

Public Hearings: Planning Commission: March 10, 2020 | City Council: April 15, 2020 (subject to change)

Staff Contact: Nikole Coleman, Associate Planner;

ncoleman@cityofpoulsbo.com;

(360) 394 -9730.

Published: North Kitsap Herald

February 14, 2020

Legal #: NKH890460

From: [Nikole CH. Coleman](#)
To: [ECY RE SEPA REGISTER](#)
Subject: Notice of Application w/Optional DNS
Date: Tuesday, February 11, 2020 8:34:00 AM
Attachments: [Edward Rose Application Materials Combined.pdf](#)
[NOA optional DNS_Edward Rose.pdf](#)
[Edward Rose CPA_SEPA Signed_RED.pdf](#)

See attached.

Nikole Coleman, AICP
Associate Planner | City of Poulsbo
200 NE Moe Street | Poulsbo WA 98370
(360) 394-9730 | ncoleman@cityofpoulsbo.com

YOU CAN NOW MAKE AN APPOINTMENT WITH THE PLANNING, ENGINEERING, AND BUILDING DEPARTMENTS ONLINE!



Types of Appointments Available Online:
Permit Submittal (Initial), 1-Hour Consultation (fee required),
General Inquiry, and Existing Application/Permit Meeting



FYI - New 2nd Floor Counter Hours:
Walk-in: 8:30 am - Noon | Appointments: 8:30 am - 3:30 pm
Submittal of all applications: by appointment only
Applicants of submitted applications: by appointment only
Appointments may be made online or by email/phone.

For more information or to make an appointment, please speak with staff on the 2nd floor or visit:
<https://cityofpoulsbo.com/community/development/appointments>

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

EXHIBIT C

SEPA Threshold Determination and Comments SEPA Checklist



DETERMINATION OF NONSIGNIFICANCE (DNS)

Project Name:	2020 Comprehensive Plan Amendments – Edward Rose Application
Location of Proposal:	A portion of the property at 21210 State Highway 305 NE
Parcel Numbers:	102601-4-022-2009
Applicant:	Edward Rose Millennial Development PO Box 2012 Bloomfield, MI 48303
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 a portion of the property at 21210 State Highway 305 NE from Commercial/C-3 to Residential Medium.
Source for Information:	https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/
Lead Agency:	City of Poulsbo

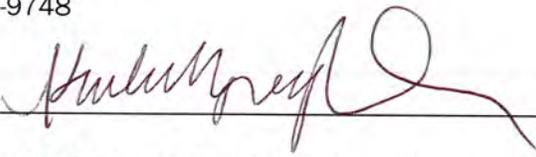
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information 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: 3/3/20

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.





SEPA ENVIRONMENTAL CHECKLIST

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

A. BACKGROUND		
Name of proposed project, if applicable: EDWARD ROSE COMPREHENSIVE PLAN AMENDMENT		Date Prepared: December 11, 2019
Name of Applicant: Edward Rose Millennial LLC Mark Perkoski	Address: PO Box 2021 Bloomfield Hills, MI 48303-2012	Phone Number: 248-586-5567
Contact: Team 4 Engineering Berni Kenworthy	Agency Requesting Checklist: City of Poulsbo	
Proposed timing or schedule (including phasing, if applicable): The city has set the following Comprehensive Plan Amendment tentative schedule: <ul style="list-style-type: none"> • 1/4/2020: Site-specific Comprehensive Plan Amendment application materials due • 2/6/2020: City Council docketing of Comprehensive Plan Amendments • 2/14/2020: Release Notice of Application with Optional Determination of Non-Significance. Begin two-week public comment period. • 2/28/2020: End of public comment period • 3/10/2020: Planning Commission Public Hearing • 4/21/2020: City Council Public Hearing • 5/18/2020 		
Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain. The following activities are under concurrent review for this property: <ol style="list-style-type: none"> 1. Site Plan and Design Review Application for a 468-unit apartment project (submitted 12/5/2019). 2. Vacation and relocation of a segment of the Vetter Road ROW (resubmitted 12/5/2019). 3. Boundary Line Adjustment to create distinct parcels for Residential Medium and Commercially-zoned areas and remove existing split zoning. <p>A Senior Care Center project on an approximately 6.89-acre, commercially-zoned site is anticipated in the future under a separate Site Plan Review application.</p>		

List any environmental information you know about that has been prepared, directly related to this proposal.

No environmental information has been prepared for this proposal. This proposal is a non-project action. Project-specific environmental information is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.

Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain.

- 1) Site Plan and Design Review Application for a 468-unit apartment project (submitted 12/5/2019).
- 2) Vacation and relocation of a segment of the Vetter Road ROW (resubmitted 12/5/2019).
- 3) Boundary Line Adjustment to create distinct parcels for Residential Medium and Commercially-zoned areas and remove existing split zoning.

Note that the City of Poulsbo Planning Commission and City Council voted to remove the Master Plan Overlay designation for the site on October 8, 2019 and October 16, 2019, respectively. The final ordinance to remove the Master Plan Overlay and associated Development Agreement was adopted on November 20, 2019.

List any government approvals or permits that will be needed for your proposal, if known.

City Council approval and adoption.

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.

In June 2011, the Poulsbo City Council adopted Ordinance No. 2011-10, which changed the comprehensive plan designation and zoning for an approximately 9-acre portion of the Edward Rose site from "Residential Medium" with a Master Plan Overlay to "Commercial" with a Master Plan Overlay. An ordinance to remove the Master Plan Overlay was adopted by Poulsbo City Council on November 20, 2019. Edward Rose now seeks to re-designate and rezone 2.4 acres of the 9-acre commercial site back to Residential Medium to accommodate its current site planning efforts. This request is needed to accommodate the proposed stormwater system for the Oslo Bay Apartments project that is under concurrent site plan review.

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.

The proposed project site is located north and west of the intersection of State Route 305 (SR305) and State Route 307 (SR307 or Bond Road) within the West ½ of the Southwest ¼ of Section 11, Township 26 North, Range 1 East and the East ½ of the Southwest ¼ of Section 10, Township 26 North, Range 1 East, W.M., in Poulsbo, Washington.

The site is within the City of Poulsbo's Residential Medium Zone (6 to 10 dwelling units per acre) and Commercial C-3 SR305 Corridor Zone and is comprised of tax parcels 102601-4-022-2009, 112601-3-021-2001, and 112601-3-008-2008.

102601-4-022-2009

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 10; THENCE WEST 379.50 FEET NORTH 237 FEET; THENCE NORTH 28*16' EAST 105.6 FEET; THENCE NORTH 933.7 FEET; THENCE EAST 150 FEET; THENCE NORTH 641.3 FEET; THENCE EAST 180 FEET, MORE OR LESS, TO SECTION LINE; THENCE SOUTH 1905 FEET TO BEGINNING; EXCEPT THAT PORTION, IF ANY, CONVEYED TO ANDERSON BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 422440; ALSO BEGINNING AT SOUTHWEST CORNER OF SECTION 11 EAST 168.5 FEET NORTH 5*9' WEST 93.07 FEET; THENCE NORTH 76*11' EAST 160 FEET; THENCE NORTH 23*35' WEST 341.9 FEET; THENCE NORTH 68*27 1/2' EAST 182.6 FEET TO THE WEST MARGIN TO COUNTY ROAD; THENCE ALONG THE WEST MARGIN OF SAID COUNTY ROAD NORTH 7*19' WEST 1404.5 FEET; THENCE WEST 170 FEET, MORE OR LESS, TO THE SECTION LINE; THENCE SOUTH 1905 FEET TO THE POINT OF BEGINNING; EXCEPT HIGHWAY 21A; AND EXCEPT THAT PORTION LYING SOUTH OF HIGHWAY.

112601-3-021-2001

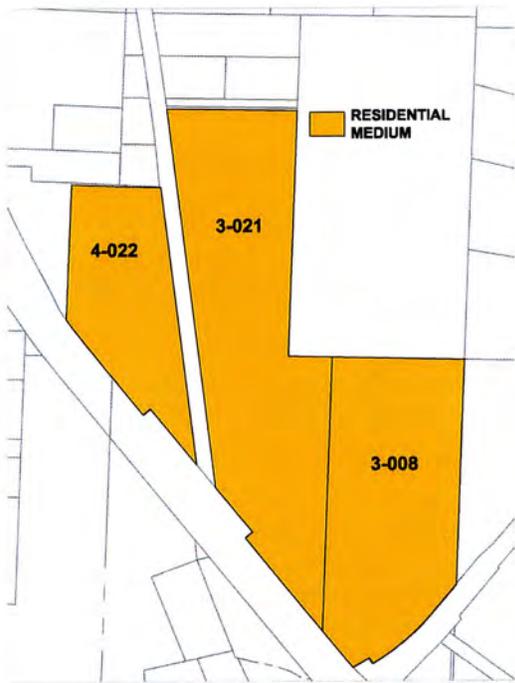
A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER 556.8 FEET OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 23*10' WEST 556.8 FEET; THENCE NORTH 7*19' WEST TO A POINT 360 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE EAST TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 960 FEET; THENCE EAST 165 FEET; THENCE SOUTH 1320 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER; THENCE WEST ALONG THE SOUTH LINE TO POINT OF BEGINNING; EXCEPT VETTER ROAD; EXCEPT STATE HIGHWAY 21-A; AND EXCEPT THAT PORTION OF ABOVE DESCRIBED PROPERTY LYING SOUTHERLY OF STATE HIGHWAY 21-A.

112601-3-008-2008

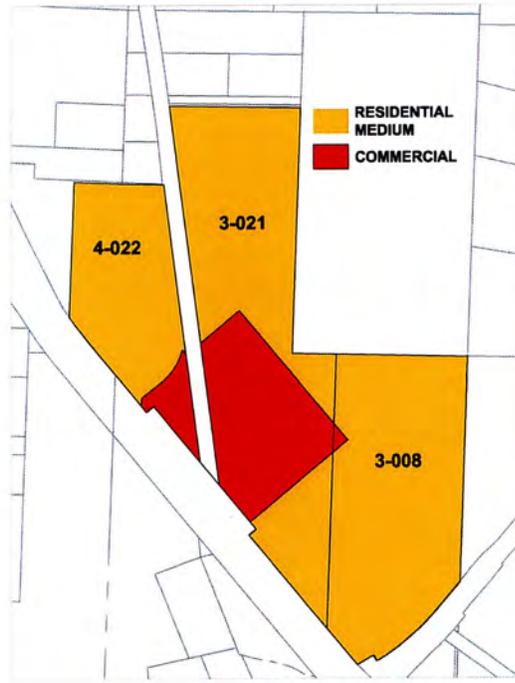
THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 11, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 495 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 1320 FEET; THENCE EAST 495 FEET; THENCE SOUTH TO THE WEST MARGIN OF COUNTY ROAD; THENCE FOLLOWING WEST BOUNDARY OF SAID ROAD IN A SOUTHWESTERLY DIRECTION TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING; EXCEPT STATE HIGHWAY NO. 21-A; EXCEPT BOND ROAD; AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON UNDER AUDITOR'S FILE NO. 200601200266; EXCEPT THAT PORTION, IF ANY, LYING SOUTHWESTERLY OF STATE HIGHWAY NO. 21-A; EXCEPT THAT PORTION, IF ANY, LYING NORTHWESTERLY OF BOND ROAD.

PARCEL	AREA (ac)
102601-4-022-2009	7.08
112601-3-021-2001	16.72
112601-3-008-2008	11.96

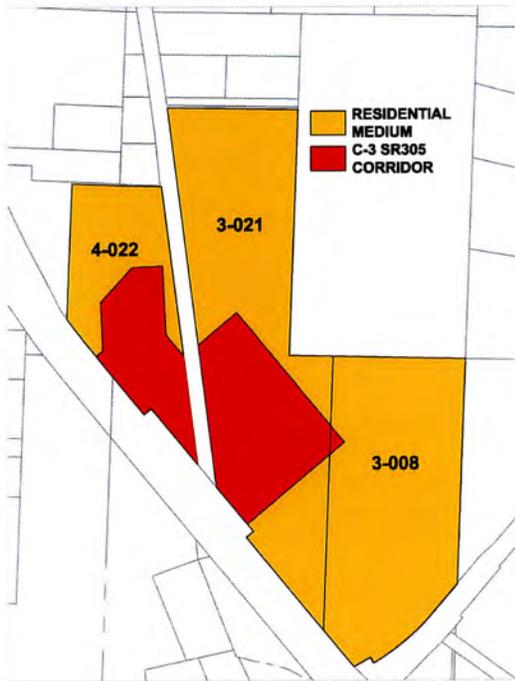
*Areas per ALTA survey performed by Team 4 Engineering.



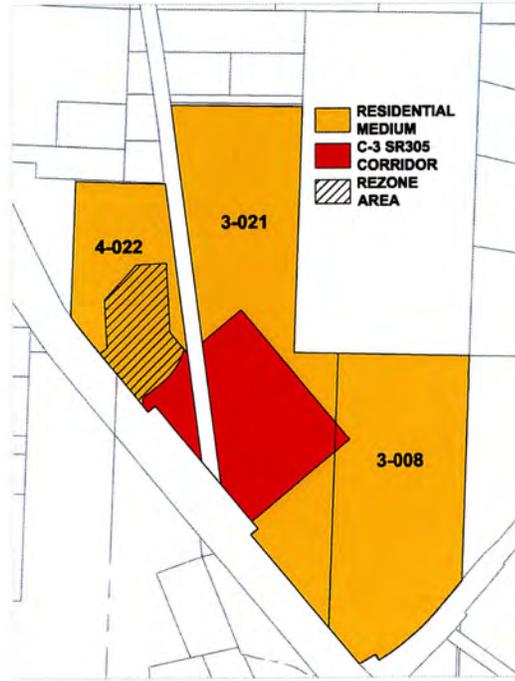
Current Comprehensive Plan Designation



Proposed Comprehensive Plan Designation



Current Zoning



Proposed Zoning

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 checked="" type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other.</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin-left: 100px;"> <p>This proposal is a non-project action. Project-specific development impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p> </div>	✓		
<p>b. What is the steepest slope on the site (approximate percent slope)?</p> <p>The general declivity of the site is from northeast to southwest.</p> <p>The steepest slope on site is located in the northern half of tax parcel 112601-3-008-2008. The slope ranges between ~20 to 25 percent. Tax parcel 112601-3-021-2001 slopes at approximately 6 percent over most of the parcel. The slope increases to approximately 25 percent in the southern portion of tax parcel 112601-3-008-2008 and then decreases to approximately 8 percent along the frontage of SR305. Tax parcel 102601-4-022-2009 slopes at a consistent slope of 6 percent.</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>According to the SCS Soil Survey for Kitsap County, soils on site are:</p> <ul style="list-style-type: none"> • #39 – Poulsbo gravelly sandy loam, 0 to 6 percent slopes • #40 – Poulsbo gravelly sandy loam, 6 to 15 percent slopes • #41 – Poulsbo gravelly sandy loam, 15 to 30 percent slopes • #37 – Norma fine sandy loam <p>This proposal is a non-project action. Project-specific soil and geotechnical information are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</p> <p>None known or observed. This proposal is a non-project action. Project-specific soil and geotechnical information are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		

<p>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>Not applicable. This proposal is a non-project action. Project-specific grading impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.</p> <p>Not applicable. This proposal is a non-project action. Project-specific erosion impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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>Not applicable. This proposal is a non-project action. Project-specific impervious surface area creation is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>Not applicable. This proposal is a non-project action. Project-specific erosion control mitigation is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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>Not applicable. This proposal is a non-project action. Project-specific air emission impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p> <p>Not applicable. This proposal is a non-project action. Project-specific air emission impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>Not applicable. This proposal is a non-project action. Project-specific air emission impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		

3. Water

a. Surface:

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.

Wetlands:

Two wetland areas have been identified and delineated on the proposed Oslo Bay Apartments project site.

Wetland A lies on slopes above Dogfish Creek in the southeastern portion of the site. It is a sloping system fed by seepage that provides a source of hydrology to Dogfish Creek. This wetland meets the criteria for a Category IV sloping system and is subject to a 50-foot buffer and 15-foot building setback per Poulsbo Municipal Code 16.20.

Wetland B is a stream-associated forested system that lies within the northwest portion of the project site. Wetland B meets the criteria for a Category IV sloping system and is subject to a 50-foot buffer and 15-foot building setback per Poulsbo Municipal Code 16.20.

Streams

Two streams have been identified on the proposed project site.

The main stem of Dogfish Creek flows approximately east-to-west along the southeastern boundary of the site. This creek is a Type F stream and is subject to a 150-foot buffer and 25-foot setback per Poulsbo Municipal Code 16.20.

The stream associated with Wetland B flows north-to-south along a portion of the western boundary. This unnamed stream is categorized as a Type F stream and is subject to a 150-foot buffer and 25-foot setback per Poulsbo Municipal Code 16.20.

Both creeks discharge to Liberty Bay approximately 0.25 miles from the site.

This proposal is a non-project action. Project-specific stream and wetland information is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.



<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>Not applicable. This proposal is a non-project action. Project-specific stream and wetland impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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>Not applicable. This proposal is a non-project action. Project-specific stream and wetland impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.</p> <p>Not applicable. This proposal is a non-project action. Project-specific surface water withdrawals and diversions are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>A 100-year FEMA Flood Hazard Area bisects the southern portion of 112601-3-008-2008 near the parcel boundary.</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>Not applicable. This proposal is a non-project action. Project-specific discharges are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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>Not applicable. This proposal is a non-project action. Project-specific groundwater impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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>Not applicable. This proposal is a non-project action. Project-specific groundwater impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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>Not applicable. This proposal is a non-project action. Project-specific runoff impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>2) Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>Not applicable. This proposal is a non-project action. Project-specific waste material impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>3) Does the proposal alter or otherwise affect drainage patterns near the site? If so, describe.</p> <p>Not applicable. This proposal is a non-project action. Project-specific drainage impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>Not applicable. This proposal is a non-project action. Project-specific mitigations are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		

4. Plants

<p>a. Check types of vegetation found on the site:</p> <p><input checked="" type="checkbox"/> Deciduous tree: alder, maple, aspen, other: Pacific willow, dogwood, cascara, bitter cherry, cottonwood, madrone</p> <p><input checked="" type="checkbox"/> Evergreen tree: fir, cedar, pine, other: holly, hemlock</p> <p><input checked="" type="checkbox"/> Shrubs: salmonberry, Indian plum, evergreen huckleberry, hazelnut, red huckleberry, salal, pacific rhododendron, ocean spray, red elderberry, Oregon grape</p> <p><input type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or grain</p> <p><input checked="" type="checkbox"/> Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other</p> <p><input type="checkbox"/> Water plants: water lily, eelgrass, milfoil, other</p> <p><input checked="" type="checkbox"/> Other types of vegetation: blackberry, lady fern, slough sedge, foam flower, deer fern, horsetail, sword fern, youth on age</p> <p>This proposal is a non-project action. Project-specific development impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>b. What kind and amount of vegetation will be removed or altered?</p> <p>Not applicable. This proposal is a non-project action. Project-specific vegetation removal/alterations impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>c. List threatened or endangered species known to be on or near the site.</p> <p>None known. This proposal is a non-project action. Project-specific threatened or endangered species are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.</p> <p>Not applicable. This proposal is a non-project action. Project-specific vegetation mitigation is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>e. List all noxious weeds and invasive species known to be on or near the site.</p> <p>The following were observed on site:</p> <p>Class B: Scot's broom (at old homesite and offsite along SR305)</p> <p>Class C Himalayan blackberry (various locations throughout site)</p>	✓		

<p>Evergreen blackberry (various location throughout site) Redd canary grass (in offsite wetland along SR305)</p> <p>This proposal is a non-project action. Project-specific noxious and invasive vegetation species are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>			
5. Animals			
<p>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:</p> <p><input checked="" type="checkbox"/> Birds: hawk, heron, eagle, songbirds, other: crows</p> <p><input checked="" type="checkbox"/> Mammals: deer, bear, elk, beaver, other: squirrel, rabbit</p> <p><input checked="" type="checkbox"/> Fish: bass, salmon, trout, herring, shellfish, other:</p> <p>This proposal is a non-project action. Project-specific bird and animal impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>b. List any threatened or endangered species known to be on or near site.</p> <p>Puget Sound steelhead is listed as threatened on the Endangered Species List. Winter-run steelhead are mapped within Dogfish Creek extending up the north fork through Big Valley and northeasterly along SR307 (Washington State Department of Fish & Wildlife Priority Habitats and Species Mapping 2017). <i>SalmonScape</i> also indicates the presence of winter-run steelhead within Dogfish Creek. There are no other known threatened or endangered species that occur on or near the site.</p> <p>This proposal is a non-project action. Project-specific threatened or endangered species are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>c. Is the site part of a migration route? If so, explain.</p> <p>Anadromous salmonids are known to spawn within Dogfish Creek. The City is located within the Pacific Flyway, a flight corridor for migrating waterfowl and other birds, that extends from Alaska to Mexico and South America.</p> <p>This proposal is a non-project action. Project-specific migration routes are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>d. Proposed measures to preserve or enhance wildlife, if any.</p> <p>Not applicable. This proposal is a non-project action. Project-specific wildlife preservation/enhancements are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		

<p>e. List any invasive animal species known to be on or near the site.</p> <p>Not applicable. This proposal is a non-project action. Project-specific invasive animal species are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
6. Energy and Natural Resources			
<p>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.</p> <p>Electricity and natural gas are available. This proposal is a non-project action. Project-specific energy needs are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p> <p>Not applicable. This proposal is a non-project action. Project-specific solar impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>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.</p> <p>Not applicable. This proposal is a non-project action. Project-specific energy impacts and conservation features are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
7. Environmental Health			
<p>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.</p> <p>Not applicable. This proposal is a non-project action. Project-specific environmental health impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>1) Describe any known or possible contamination at the site from present or past uses.</p> <p>None known. This proposal is a non-project action. Project-specific possible contamination is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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>Not applicable. This proposal is a non-project action. Project-specific existing hazardous chemicals/conditions are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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>Not applicable. This proposal is a non-project action. Project-specific toxic/hazardous chemical storage is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>4) Describe special emergency services that might be required.</p> <p>Not applicable. This proposal is a non-project action. Project-specific emergency service requirements are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>5) Proposed measures to reduce or control environmental health hazards, if any.</p> <p>Not applicable. This proposal is a non-project action. Project-specific environmental health mitigation is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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>Not applicable. This proposal is a non-project action. Project-specific noise impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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>Not applicable. This proposal is a non-project action. Project-specific noise impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		

<p>3) Proposed measures to reduce or control noise impacts, if any.</p> <p>Poulsbo Municipal Code Chapter 15.32 <i>Regulation of Construction Hours</i> establishes that no construction activity shall be permitted within one thousand feet of any residence between the hours of 7 pm to 7 am Monday through Friday and 7 pm to 8 am weekends and federal, state or city-observed holidays.</p> <p>This proposal is a non-project action. Project-specific noise mitigation is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
---	---	--	--

8. Land and Shoreline Use

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.

Location	Comp Plan	Zoning	Ex. Use
Site	RM/Commercial	Residential Medium (6-10 du/ac) C-3 SR305 Corridor	Undeveloped
North	UGA: Residential Low	Residential Low (4-5 du/ac)	Single Family & Undeveloped
South	Light Industrial, Commercial, Residential High	Light Industrial, C-3 SR305 Corridor, Residential High (11-14 du/ac)	Bound by SR305&SR307 Uses Include Single-Family, Undeveloped, Dental Office, Medical Office Complex, Plant Nursery, Kitsap County Public Road Division
East	Kitsap County Rural Residential	Kitsap County Rural Residential (1 du/5 ac)	Rural Density Single-Family Housing
West	Commercial, Light Industrial	C-3 SR305 Corridor, Light Industrial	Undeveloped & Single-Family Housing

This proposal is a non-project action. Project-specific noise impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.



<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>Not applicable. This proposal is a non-project action. Project-specific farmland and working forest lands are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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>Not applicable. This proposal is a non-project action. Project-specific farm and forest impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>c. Describe any structures on the site.</p> <p>A remnant shack is located on tax parcel 102601-4-022-2009.</p>	✓		
<p>d. Will any structures be demolished? If so, what?</p> <p>Not applicable. This proposal is a non-project action. Project-specific demolition impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>e. What is the current zoning classification of the site?</p> <p>The parcels are zoned Residential Medium (6-10 du/ac) and C-3 SR305 Corridor.</p>	✓		
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Ordinance 2011-10 amended the Comprehensive Plan designation for approximately nine acres within these parcels to Commercial. The Comprehensive Plan Land Use Map did not get updated at that time to reflect the redesignation and currently shows these parcels with a Residential Medium designation.</p>	✓		
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Not applicable. The parcels are not within the shoreline jurisdiction.</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>Yes, the site contains Dogfish Creek and associated Wetland A, an unnamed tributary to Dogfish Creek and associated Wetland B, steep</p>	✓		

<p>slopes, and a FEMA 100-year floodplain associated with Dogfish Creek. The site also lies within a Category 1 Critical Aquifer Recharge Area.</p>			
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>Not applicable. This proposal is a non-project action. Project-specific population impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>			
<p>j. Approximately how many people would the completed project displace?</p> <p>Not applicable. This proposal is a non-project action. Project-specific displacement impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>			
<p>k. Proposed measures to avoid or reduce displacement impacts, if any.</p> <p>Not applicable. This proposal is a non-project action. Project-specific displacement impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>			
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.</p> <p>Not applicable. This proposal is a non-project action. Project-specific compliance is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>			
<p>m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.</p> <p>Not applicable. This proposal is a non-project action. Project-specific agricultural and forest impacts/mitigation are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>			
<p>9. Housing</p>			
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>Not applicable. This proposal is a non-project action. Project-specific housing/unit counts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>			
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>Not applicable. This proposal is a non-project action. Project-specific housing impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>			

<p>c. Proposed measures to reduce or control housing impacts, if any.</p> <p>Not applicable. This proposal is a non-project action. Project-specific housing impacts/mitigation are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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?</p> <p>Not applicable. This proposal is a non-project action. Project-specific structure heights are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>Not applicable. This proposal is a non-project action. Project-specific view impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>c. Proposed measures to reduce or control aesthetic impacts, if any.</p> <p>Not applicable. This proposal is a non-project action. Project-specific aesthetic impacts/mitigation are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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?</p> <p>Not applicable. This proposal is a non-project action. Project-specific light and glare impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>Not applicable. This proposal is a non-project action. Project-specific light and glare impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>Not applicable. This proposal is a non-project action. Project-specific light and glare impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		

<p>d. Proposed measures to reduce or control light and glare impacts, if any.</p> <p>Not applicable. This proposal is a non-project action. Project-specific light and glare impacts/mitigation are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
12. Recreation			
<p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>Liberty Bay, Fish Park and Nelson Park are all within walking distance of the site. Old town Poulsbo is within walking or biking distance. Other City of Poulsbo parks and the North Kitsap High School and associated amenities (e.g., track, pool, tennis courts) are all within biking distance or a 5-minute drive of the site.</p> <p>This proposal is a non-project action. Project-specific recreational opportunities are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>b. Would the proposed project displace any existing recreational uses? If so, describe.</p> <p>Not applicable. This proposal is a non-project action. Project-specific recreation displacement impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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.</p> <p>Not applicable. This proposal is a non-project action. Project-specific recreation impacts/mitigation are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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.</p> <p>No. This proposal is a non-project action. Project-historic buildings, structures and sites are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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.</p> <p>No recorded precontact archaeological sites or ethnographically named</p>	✓		

<p>places have been identified within the immediate vicinity of the project. This proposal is a non-project action. Project-specific historical and cultural preservation information is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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.</p> <p>Not applicable. This proposal is a non-project action. Project-specific cultural resource studies are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>d. Proposed measures to reduce or control impacts, if any.</p> <p>Not applicable. This proposal is a non-project action. Project-specific cultural resource impacts/mitigation are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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.</p> <p>The site is currently accessed via SR305 via an old driveway and at the southern terminus of the existing Vetter Road. This proposal is a non-project action. Project-specific site accesses are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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?</p> <p>The Kitsap Transit Transfer Center is located adjacent to the site off of Vetter Road NW and Viking Avenue NW.</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?</p> <p>No spaces would be added or eliminated as a result of this non-project action. Project-specific parking requirements are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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).</p> <p>Not applicable. This proposal is a non-project action. Project-specific improvements are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		

<p>e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.</p> <p>Not applicable. This proposal is a non-project action. Project-specific transportation requirements are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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?</p> <p>Not applicable. This proposal is a non-project action. Project-specific traffic impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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>Not applicable. This proposal is a non-project action. Project-specific traffic impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>Not applicable. This proposal is a non-project action. Project-specific traffic impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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>Not applicable. This proposal is a non-project action. Project-specific public service needs are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>Not applicable. This proposal is a non-project action. Project-specific public service impacts/mitigation are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		

16. Utilities

a. Check the utilities currently available at the site:

- electric - PSE, currently bisects the site
- natural gas
- water - City of Poulsbo near the site, requires extension
- refuse service
- telephone
- sanitary sewer - City of Poulsbo near the site, requires extension
- septic system
- other.

This proposal is a non-project action. Existing utilities are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.



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.

- electric - PSE, currently bisects the site
- natural gas - investigating whether an extension is possible
- water - City of Poulsbo, requires extension
- refuse service - City of Poulsbo / Bainbridge Disposal
- telephone - Comcast, Wave Cable, CenturyLink
- sanitary sewer - City of Poulsbo, requires extension
- septic system
- other.

This proposal is a non-project action. Utility availability is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.



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: _____

17 DEC 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>These impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p> <p>Proposed measures to avoid or reduce such increases are:</p> <p>Proposed mitigations to avoid/reduce these impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project. The project proposed under concurrent site plan review conforms with all applicable city code provisions, which are designed to mitigate adverse impacts from increased discharge to water; emissions to air; production, storage or release of toxic/hazardous substances; and production of noise.</p>
2.	<p>How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>These impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p> <p>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</p> <p>Proposed mitigations to avoid/reduce these impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project. The project proposed under concurrent site plan review conforms with all applicable city code provisions, which are designed to mitigate adverse impacts to plants, animals, fish and marine life.</p>
3.	<p>How would the proposal be likely to deplete energy or natural resources?</p> <p>These impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p> <p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>Proposed mitigations to avoid/reduce these impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project. The project proposed under concurrent site plan review conforms with all applicable city code provisions, which are designed to mitigate adverse impacts energy and natural resources.</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>These impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>

	<p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>Proposed mitigations to avoid/reduce these impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project. The project proposed under concurrent site plan review conforms with all applicable city code provisions, which are designed to mitigate adverse impacts to environmentally sensitive areas and areas designated for governmental protection.</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>These impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p> <p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>Proposed mitigations to avoid/reduce these impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project. The project proposed under concurrent site plan review conforms with all applicable city code provisions, which are designed to mitigate adverse impacts to land and shoreline uses.</p>
6.	<p>How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>These impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>Proposed mitigations to avoid/reduce these impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project. The project proposed under concurrent site plan review conforms with all applicable city code provisions, which are designed to mitigate adverse impacts to transportation and public services and utilities.</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>This non-project proposal does not conflict with any local, state or federal laws or requirements for the protection of the environment. Environmental compliance is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>

Reviewed By: *Nikole Coleman, Associate Planner*

[Signature] 2/11/20



Affidavit of Public Notice

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

Application No: P-11-15-19-04 Project Name: 2020 CPAs- Edward Rose

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 3, 2020, 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 Meeting
- Notice of Public Hearing
- Notice of Decision

has been provided:

- Mailed to owners of property within 300' of the project site
- Provided to newspaper of general circulation
- Emailed to PED Department distribution lists and/or parties of record
- Posted at Library, City Hall, Poulsbo Post Office
- Posted to the City's website
- Posted at Site Address: _____

Signature:  Date: 3/3/20

Subscribed and sworn to before me this 3rd day of March, 2020

AMANDA RODGERS
Notary Public
State of Washington
License Number 201765
My Commission Expires
July 16, 2022



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

Bremerton, WA

My Commission expires on:

07/16/2022th

From: [Constant Contact](#)
To: [City of Poulsbo Planning and Economic Development](#)
Subject: Your campaign 2020 Comprehensive Plan Amendments - SEPA Threshold Determination has been sent
Date: Tuesday, March 03, 2020 7:57:34 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.



Dear Nikole Coleman,

Your campaign '**2020 Comprehensive Plan Amendments - SEPA Threshold Determination**' was sent on 3/3/2020 around 10:57 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: 2020 Comprehensive Plan Amendments - SEPA Threshold Determination



City of Poulsbo Public Notice

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

- [SEPA Threshold Determination - Edward Rose Site Specific Amendment.](#) Please find the project documents for the Edward Rose Site Specific 2020 Comprehensive Plan Amendment [here](#).
- [SEPA Threshold Determination - City Initiated Amendments.](#) Please find the project documents for the City Initiated Comprehensive Plan Amendments [here](#).

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

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

[Unsubscribe](#) planninginfo@cityofpoulsbo.com

[Update Profile](#) | [About Constant Contact](#)

Sent by planninginfo@cityofpoulsbo.com in collaboration with

From: [Nikole CH. Coleman](#)
To: [ECY RE SEPA REGISTER](#)
Subject: SEPA Determination - Edward Rose CPA
Date: Tuesday, March 03, 2020 7:56:00 AM
Attachments: [Threshold_Edward Rose.pdf](#)

Please see attached.

Nikole Coleman, AICP
Associate Planner | City of Poulsbo
200 NE Moe Street | Poulsbo WA 98370
(360) 394-9730 | ncoleman@cityofpoulsbo.com

FYI - Planning Department Updated Counter Hours:
Walk-in customers: 8:30 am - 12 pm Monday-Friday
[Appointments](#): 8:30 am - 3:30 pm Monday-Friday

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

EXHIBIT D

Notice of Planning Commission 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

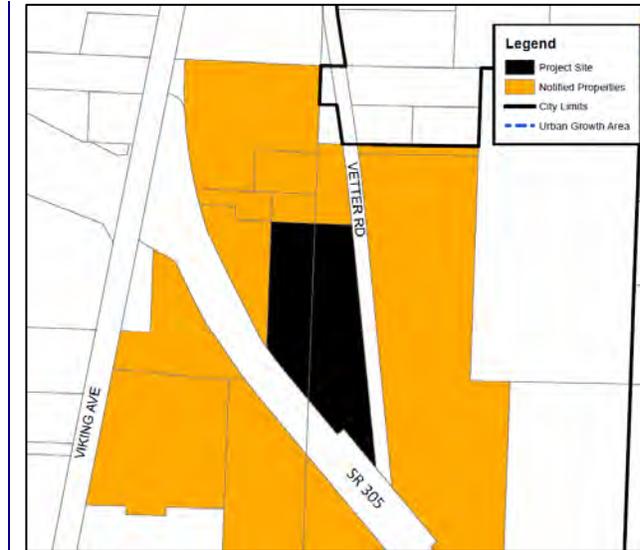
2020 Comprehensive Plan Amendment – Edward Rose, Type IV Application Planning Commission Public Hearing: March 10, 2020

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 this 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 10, 2020	Hearing Time:	7 pm
Hearing Location:	Poulsbo City Hall, Council Chambers, 200 NE Moe Street, Poulsbo, WA		
Project File No.	P-11-15-19-04		
Address:	21210 State Hwy 305 NE Poulsbo WA, 98370		
Applicant/Owner:	Edward Rose Millennial Development PO Box 2012 Bloomfield, MI 48303		
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 a portion of the property at 21210 State Hwy 305 NE from Commercial/C-3 to Residential Medium.		
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 10, 2020 @ 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 2020 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.		

Notice Map:



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

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

Application No: P-11-15-19-04 Project Name: 2020 CPA'S - Edward Rose

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 Feb 21, 2020, 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 Meeting
- Notice of Public Hearing (CPA'S)
- Notice of Decision

has been provided:

- Mailed to owners of property within 300' of the project site
- Provided to newspaper of general circulation
- Emailed to PED Department distribution lists and/or parties of record
- Posted at Library, City Hall, Poulsbo Post Office
- Posted to the City's website
- Posted at Site Address: DONE BY APPLICANT

Signature: [Handwritten Signature] Date: 2/21/20

Subscribed and sworn to before me this 21 day of Feb, 2020

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

[Handwritten Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at:
Poulsbo, WA
My Commission expires on:
06.01.2022



Affidavit of Public Notice | Site Posting

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

The following MUST be attached to this affidavit:

Photo of the posting on site or map showing location sign was posted

Application No: P-11-15-19-04 Project Name: EDWARD ROSE REZONE

I, BERNI KENWORTHY, representative for the above-referenced project, do hereby verify that on 2/20/2020, 2019, I posted a sign at SITE ENTRANCE OFF SR305 SOUTHERN TERMINUS OF VETTER ROAD relating to the above-referenced project at the site in a location that complies with the City of Poulsbo requirements.

Representative Name: BERNI KENWORTHY

Representative Signature: [Handwritten Signature] (sign in front of notary)

Subscribed and sworn to before me this 20th day of FEB, 2019



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

Poulsbo, WA

My Commission expires on:

06-07-2020

From: [Constant Contact](#)
To: [City of Poulsbo Planning and Economic Development](#)
Subject: Your campaign 2020 Comprehensive Plan Amendments - Notice of Planning Commission Public Hearing - March 10 has been sent
Date: Friday, February 21, 2020 6:01:26 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.



Dear Nikole Coleman,

Your campaign '**2020 Comprehensive Plan Amendments - Notice of Planning Commission Public Hearing - March 10**' was sent on 2/21/2020 around 9:00 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: 2020 Comprehensive Plan Amendments - Notice of Planning Commission Public Hearing - March 10



City of Poulsbo Public Hearing Notice

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.

- [Notice of Planning Commission Public Hearing – Edward Rose Site Specific.](#) Please find the project documents for the Edward Rose Site Specific 2020 Comprehensive Plan Amendment [here](#).
- [Notice of Planning Commission Public Hearing – City Initiated Amendments.](#) Please find the project documents for the City Initiated Comprehensive Plan Amendments [here](#).

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



Order #106979842

Order Date: February 18, 2020

Account: PoulsboPED

Order Total: \$22.61

Billing Address

Karla Boughton
City of Poulsbo
200 NE Moe St
Poulsbo WA 98370-7347
United States
T: 360-394-9748

Payment Method

Credit Card
Credit Card Type:
 MasterCard
Credit Card Number:
 XXXX-7672

 Complete
  In progress
  Attention

Job ID: 6714873

Requested Fulfillment Date: 2/19/2020

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 4.25 x 6 - SpaceSaver Format Product SKU: PC22-P <i>Product Type: Postcard 4.25 X 6</i> <i>Paper Type: White Matte With Gloss UV Finish</i> <i>Print Color: Full Color</i> <i>Print Options: Printing Both Sides</i> <i>Mail Class: First Class</i> <i>Production Time: Next Day</i> <i>Base Document Name: PCPH Postcard Morrow Manor</i> <i>Job Address List Name: Morrow_ManormailingList_1</i> Production Cost for 29 Pieces:\$10.73 First Class Automated card Postage for 29 Pieces: \$8.00 Postage for 0 Pieces: \$0.00 Postage for 0 Pieces: \$0.00		29	\$18.73	
Order Sub Total:			\$18.73	

Job ID: 6714924

Requested Fulfillment Date: 2/19/2020

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 4.25 x 6 - SpaceSaver Format Product SKU: PC22-P <i>Product Type: Postcard 4.25 X 6</i> <i>Paper Type: White Matte With Gloss UV Finish</i> <i>Print Color: Full Color</i> <i>Print Options: Printing Both Sides</i> <i>Mail Class: First Class</i> <i>Production Time: Next Day</i> <i>Base Document Name: PCPH Edward Rose Postcard</i> <i>Job Address List Name: Edward_RoseMailingList</i> Production Cost for 6 Pieces:\$2.22 First Class Automated card Postage for 6 Pieces: \$1.66 Postage for 0 Pieces: \$0.00		6	\$3.88	

North Kitsap Herald

Affidavit of Publication

State of Washington }
County of Kitsap } ss

Leanna Hartell 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 NKH891136 HEARING 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 02/21/2020 and ending on 02/21/2020 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$23.73.

Leanna Hartell

Subscribed and sworn before me on this 21ST day of February, 2020.

Linda Phillips

Notary Public in and for the State of Washington.

City of Poulsbo-Planning | 80707350
NIKOLE C.



**CITY OF POULSBO
Notice of Planning
Commission
Public Hearing**

Type IV Application

Project Name: Edward
Rose 2020 Comprehen-
sive Plan Amendment |
P-11-15-19-04

Address: 21210 State
Hwy 305 NE | Poulsbo
WA, 98370

Applicant: Edward Rose
Millennial Development |
PO Box 2012 | Bloom-
field, MI 48303

Project Description:

This application in-
cludes a site-specific
amendment to the City's
Land Use (Figure LU-1)
and City's Zoning Map.
The request is to re-des-
ignate and rezone a por-
tion of the property at
21210 State Hwy 305
NE from Commer-
cial/C-3 to Residential
Medium.

Public Hearing: The
**Planning Commission
public hearing is
scheduled for March
10, 2020** 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
February 21, 2020
Legal #: NKH891136

EXHIBIT E

Planning Commission Findings of Fact and Recommendations

PLANNING COMMISSION
FINDINGS OF FACT, CONCLUSION AND RECOMMENDATIONS
2020 COMPREHENSIVE PLAN AMENDMENTS – Edward Rose

March 10, 2020

The Planning Commission met at a regular meeting on March 10, 2020 and after holding an advertised public hearing, recommended APPROVAL to the City Council, the proposed Comprehensive Plan Amendment:

Application No. P-11-15-19-04 is a request to re-designate and rezone a portion of the property at 21210 State Highway 305 NE.

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.
 - a. In June 2011, the Poulsbo City Council adopted Ordinance No. 2011-10, which changed the comprehensive plan designation and zoning for an approximately 9-acre portion of the Edward Rose site from Residential Medium with a Master Plan Overlay to Commercial with a Master Plan Overlay. This area was designated for neighborhood retail in the Edward Rose Master Plan.
 - b. An ordinance to remove the Edward Rose Master Plan Overlay was adopted by City Council on November 20, 2019.
 - c. The property owner requests to re-designate and rezone 2.4 acres of the 9-acre commercial site back to Residential Medium to accommodate its current site planning efforts. This request is needed to accommodate the proposed stormwater system for the Oslo Bay Apartments project that is currently under site plan review (application no. P-12-05-19-01).
 - d. Removal of this area for stormwater management facilities decreases adverse environmental impacts of commercial construction and uses on the adjacent unnamed stream and associated wetland, which addresses concerns raised by the Suquamish Tribe and the City.
 - e. This request is supported by recent market research done by the applicant that confirms there is no existing (or foreseeable) market for retail in the area proposed for re-designation/rezone.
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 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 Edward Rose Comprehensive Plan Amendment Application No. P-11-15-19-04 as described above in Findings.

RECOMMENDATION:

With a vote of 6 for and 1 absent, The PLANNING COMMISSION RECOMMENDS APPROVAL of the proposed Edward Rose Comprehensive Plan Amendment, Application No. P-11-15-19-04.



RAY STEVENS, CHAIR | Poulsbo Planning Commission
March 10, 2020

EXHIBIT F

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

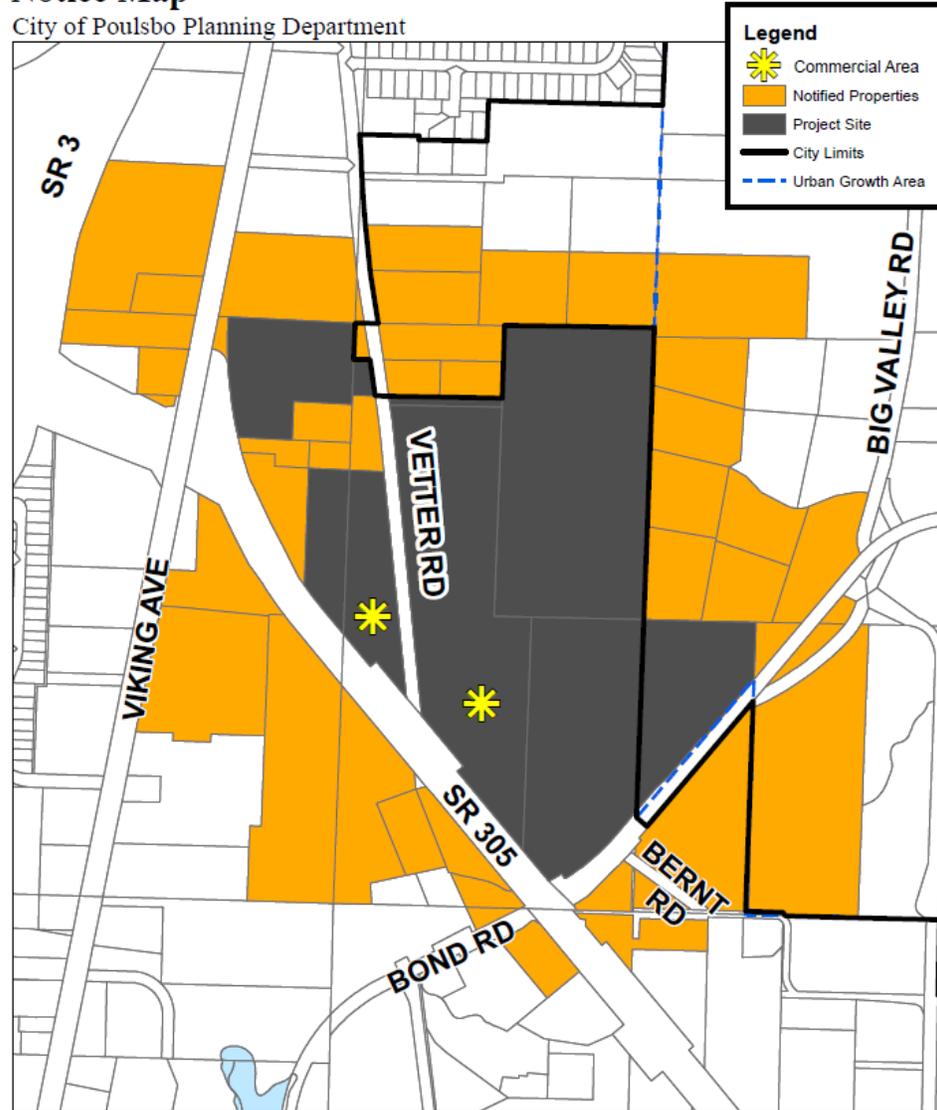
Edward Rose 2020 Comprehensive Plan Amendments, Type IV Application City Council Public Hearing: August 5, 2020

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.

Hearing Date:	August 5, 2020	Hearing Time:	7 pm or soon thereafter
Hearing Location:	Poulsbo City Hall, Council Chambers, 200 NE Moe Street, Poulsbo, WA		
Project File No.	P-11-15-19-04		
Address:	21210 State Hwy 305 NE Poulsbo WA, 98370		
Applicant:	Edward Rose Millennial Development PO Box 2012 Bloomfield, MI 48303		
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 a portion of the property at 21210 State Hwy 305 NE from Commercial/C-3 to Residential Medium. This is NOT an application for development.		
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 is scheduled for August 5, 2020 at 7pm . Due to the Governors "Stay Home – Stay Healthy" Order, public hearings must be held virtually . This call-in number: 1-623-404-9000 and meeting id: 148-485-5074 are provided for attendance. If you wish to provide verbal citizen comment during the virtual meeting, please call in 10 minutes prior to the meeting and to be added to the sign-in sheet to speak during citizen comments or the public hearing. Alternatively, please submit written comments requesting your comments be read during the meeting to cityclerks@cityofpoulsbo.com , mail to City Hall, call and leave a message with the Clerk's Office, or drop comments off at the 3 rd & Moe drop box before 4:30 p.m. to be read by the City Clerk during the virtual meeting.		
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 City Council regarding the proposed project.		
Staff Report:	The staff report will be available for review at least 7 calendar days before the hearing and a copy will be provided at a reasonable cost.		
Source for Information:	Information regarding the 2020 Comprehensive Plan Amendments is available here: https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/		
Staff Contact:	Nikole Coleman Senior Planner ncoleman@cityofpoulsbo.com (360) 394 -9730.		

Notice Map

City of Poulsbo Planning Department



Notice Map:

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.





Affidavit of Public Notice

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

Application No: P-11-15-19-04 Project Name: Edward Rose 2020 CPA

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 July 21, 2020, 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 Meeting
- Notice of Public Hearing (CC)
- Notice of Decision

has been provided:

- Mailed to owners of property within 300' of the project site
- Provided to newspaper of general circulation
- Emailed to PED Department distribution lists and/or parties of record
- Posted at Library, City Hall, Poulsbo Post Office
- Posted to the City's website
- Posted at Site Address: _____

Signature: [Signature] Date: 7/21/20

Subscribed and sworn to before me this 21 day of July, 2020

AMANDA RODGERS
 Notary Public
 State of Washington
 License Number 201765
 My Commission Expires
 July 16, 2022

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

Bremerton, WA
My Commission expires on:

07/16/2022

From: [Constant Contact](#)
To: [City of Poulsbo Planning and Economic Development](#)
Subject: Your campaign 2020 Comprehensive Plan Amendments - Notice of City Council Public Hearing - August 5 has been sent
Date: Tuesday, July 21, 2020 8:00:32 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.



Dear Nikole Coleman,

Your campaign '**2020 Comprehensive Plan Amendments - Notice of City Council Public Hearing - August 5**' was sent on 7/21/2020 around 11:00 AM EDT.

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

Subject: 2020 Comprehensive Plan Amendments - Notice of City Council Public Hearing - August 5



City of Poulsbo Public Hearing Notice

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.

- [Notice of City Council Public Hearing](#) – Edward Rose Site Specific. Please find the project documents for the Edward Rose Site Specific 2020 Comprehensive Plan Amendment [here](#).
- [Notice of City Council Public Hearing](#) – City Initiated Amendments. Please find the project documents for the City Initiated Comprehensive Plan Amendments [here](#).

The City Council public hearing is scheduled for August 5, 2020 at 7pm. Due to the Governors "Stay Home – Stay Healthy" Order, public hearings must be held virtually. This call-in number: 1-623-404-9000 and meeting id: 148-485-5074 are provided for attendance. If you wish to provide verbal citizen comment during the virtual meeting, please call in 10 minutes prior to the meeting and to be added to the sign-in sheet to speak during citizen comments or the public hearing. Alternatively, please submit written comments requesting your comments be read

during the meeting to cityclerks@cityofpoulsbo.com, mail to City Hall, call and leave a message with the Clerk's Office, or drop comments off at the 3rd & Moe drop box before 4:30 p.m. to be read by the City Clerk during the virtual meeting.

Planning Department Staff Contact: Nikole Coleman, Senior Planner;
ncoleman@cityofpoulsbo.com; (360) 394 -9730.

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

[Unsubscribe \[planninginfo@cityofpoulsbo.com\]\(mailto:planninginfo@cityofpoulsbo.com\)](#)

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

Sent by planninginfo@cityofpoulsbo.com powered by



Try email marketing for free today!



Order #108189352

Order Date: July 20, 2020

Account: PoulsboPED

Order Total: \$19.58

Billing Address

Karla Boughton
City of Poulsbo
200 NE Moe St
Poulsbo WA 98370-7347
United States
T: 360-394-9748

Payment Method

Credit Card
Credit Card Type:
 MasterCard
Credit Card Number:
 XXXX-7672

 Complete
  In progress
  Attention

Job ID: 7989642

Requested Fulfillment Date: 7/21/2020

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 4.25 x 6 - SpaceSaver Format Product SKU: PC22-P <i>Product Type: Postcard 4.25 X 6</i> <i>Paper Type: White Matte</i> <i>Print Color: Full Color</i> <i>Print Options: Printing Both Sides</i> <i>Mail Class: First Class</i> <i>Production Time: Next Day</i> <i>Base Document Name: CCPH Edward Rose Postcard</i> <i>Job Address List Name: Rose PH Notice Addresses</i> Production Cost for 34 Pieces:\$10.20 First Class Automated card Postage for 34 Pieces: \$9.38 Postage for 0 Pieces: \$0.00 Postage for 0 Pieces: \$0.00		34	\$19.58	
Order Sub Total:			\$19.58	
Invoice Subtotal:			\$19.58	
Total Invoice:			\$19.58	

The Seattle Times

-Ad Confirmation-

These are the details of your ad scheduled to run on the dates indicated below.

Prepayment Information

Date	Method	Card Type	Last 4 Digits	Check #	Amount
------	--------	-----------	---------------	---------	--------

Account Information

Account #:	145939
Advertiser Name:	City of Poulsbo
Agency Name:	
Contact:	
Address:	200 NE Moe St Poulsbo, WA 98370
Telephone:	(360) 779-3901

Run Date(s)

Seattle Times	07/21/20
NWclassifieds	07/21/20
NWclassifieds	07/22/20
NWclassifieds	07/23/20
NWclassifieds	07/24/20
NWclassifieds	07/25/20
NWclassifieds	07/26/20
NWclassifieds	07/27/20

Ad Placement Information

Ad ID:	951935
Purchase Order #:	Edward Rose
# of lines:	61
Total NET Cost:	\$136.03
Class Name:	Public Notices

Contact Information

Contact Name:	Holly Botts
Phone #:	
Email:	hbotts@seattletimes.com

*The ad preview below may not be to actual scale

CITY OF POULSBO Notice of City Council Public Hearing Type IV Application

Project Name: 2020 Comprehensive Plan Amendment – Edward Rose I P-11-15-19-04

Address: 21210 State Hwy 305 NE, Poulsbo WA, 98370

Applicant: Edward Rose Millennial Development, PO Box 2012, Bloomfield, MI 48303

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 a portion of the property at 21210 State Hwy 305 NE from Commercial/C-3 to Residential Medium.

Public Hearing: The City Council public hearing is scheduled for August 5, 2020 at 7pm. Due to the Governors "Stay Home – Stay Healthy" Order, public hearings must be held virtually. This call-in number: 1-623-404-9000 and meeting id: 148-485-5074 are provided for attendance. If you wish to provide verbal citizen comment during the virtual meeting, please call in 10 minutes prior to the meeting and to be added to the sign-in sheet to speak during citizen comments or the public hearing. Alternatively, please submit written comments requesting your comments be read during the meeting to cityclerks@cityof-poulsbo.com, mail to City Hall, call and leave a message with the Clerk's Office, or drop comments off at the 3rd & Moe drop box before 4:30 p.m. to be read by the City Clerk during the virtual meeting.

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 City Council and made a part of the record.

Complete Application: The application file may be examined online by going to <https://cityofpoulsbo.com/planning-economic-comprehensive-plan-amendments/>

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



Affidavit of Public Notice | Site Posting

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

The following MUST be attached to this affidavit:

Photo of the posting on site or map showing location sign was posted

Application No: 9-11-15-19-05 Project Name: EDWARD ROSE COMPREHENSIVE PLAN AMENDMENT

I, BERNI KENWORTHY, representative for the above-referenced project, do hereby verify that on 21 JUL 2020, ~~2019~~, I posted a sign at ① EX-DRIVEWAY ON SR 305 ② SOUTHERN N TERMINUS OF VETER RD ON N. PROPERTY LINE relating to the above-referenced project at the site in a location that complies with the City of Poulsbo requirements.

Representative Name: BERNI KENWORTHY

Representative Signature: [Signature] (sign in front of notary)

Subscribed and sworn to before me this 21 day of JULY, 2019



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

POULSBO, WA

My Commission expires on:

06/07/2024