



# 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

## POULSBO PLACE DIVISION 8 TYPE III Site Plan Review & Redevelopment Master Plan Amendment

Comments Due: November 6, 2020

The City of Poulsbo has received a permit application for the following project that may be of interest to you. The public has the right to review contents of the official file for the proposal, provide written comments, participate in any public hearings, and request a copy of the final decision.

<b>File No.:</b>	P-03-24-20-01	<b>Zoning:</b>	C-1 & RH with Poulsbo Place Redevelopment Master Plan Overlay
<b>Counter Complete:</b>	June 3, 2020	<b>Technical Completion</b>	October 5, 2020
<b>Notice of Application:</b>	October 23, 2020	<b>Tax Parcel:</b>	142601-13-138-2008 & 142601-13-139-2007
<b>Site Location:</b>	SE corner of Jensen and 3 <sup>rd</sup> Avenue		
<b>Property Owner:</b>	Phase II LLC		
<b>Applicant/Agent:</b>	Wenzlau Architects, Charlie Wenzlau, 490 Madison Ave, Suite 105, Bainbridge Island, WA 98110		
<b>Project Description:</b>	<p>The proposal will complete the last phase of Poulsbo Place. The site, comprised of two different land use designations, is designed as one integrated site plan combining the lower mixed-use building with multi-family buildings on the upper portion of the sloping site.</p> <p>The application is for Site Plan Review and an amendment to the Redevelopment Master Plan.</p> <p>The program includes 5,000 sq. ft. of retail oriented toward Jensen Way and the existing mixed-use buildings across the street. The mixed-use building will have 29 residential units above the below grade parking. The upper site will have 5 multi-family buildings, each containing 4 residential units above structured parking. These buildings will define two main outdoor spaces including the lower retail plaza and the upper community park. The project will add 11 on-street parking spaces and a total of 140 parking spaces will be provided for the project.</p>		
<b>Permits Included in Application:</b>	Site Plan Review, Amendment to Redevelopment Master Plan, SEPA determination.		
<b>Permits NOT Included in Application:</b>	Grading Permit, Building Permit, or other construction permits as determined through this permit process.		
<b>Environmental Review:</b>	<p>The City of Poulsbo has reviewed the proposed project for probable adverse environmental impacts and expects to issue a mitigated determination of nonsignificance (MDNS) for this project. The Optional DNS process in WAC 197-11-355 is being used. <b><i>This may be the only opportunity to comment on the environmental impacts of the proposed project.</i></b> The proposal may include mitigation measures under applicable codes, and the project review</p>		

process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **COMMENTS MUST BE SUBMITTED BY November 6, 2020**

**Existing Environmental Documents:**

SEPA Checklist prepared February 18, 2020 by Charlie Wenzlau. This list includes documents provided for review of the current Site Plan Review and Amendment to Redevelopment Master Plan: Geotechnical Report prepared March 24, 2020 by Terra Associates, Inc.; Poulsbo Place Division 8 Development Traffic Impact Analysis prepared on March 2020 by GTC Gibson Traffic Consultants, Inc.; Poulsbo Place 2 Div. 8 Redevelopment Master Plan Amendment and Site Plan Review Preliminary Storm Drainage Report prepared on March 23, 2020 by MAP LTD.

This list includes documents used to evaluate the environmental impacts on the Poulsbo Place Redevelopment Master Plan approval by City Council on January 24, 1996: SEPA Checklist prepared August 21, 1995 by Mr. Bill Parnell of TyCeCo Consulting & Development, MDNS issued on November 22, 1995 by Planning Director Glenn W. Gross, Traffic Impact Analysis prepared July 19, 1995 by Gibson Traffic Consultants, Inc.; Geotechnical Engineering Study prepared March 6, 1991 by Geotech Consultants.

**Mitigation Considered:**

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.

Conditions being considered to mitigate environmental impacts are school impact fees for the North Kitsap School District.

**Requested Studies:**

None.

**Public Comment Period:**

The minimum public comment period shall be 14 calendar days. The public may comment on the application and the comment period will remain open until **November 6, 2020**. The public may request a copy of the decision once made. Public comments may be mailed, emailed, personally delivered or faxed to the City.

**Public Hearing Date:**

Public meeting before the Planning Commission and the Public Hearing before the City Council dates will be issued similar to this Notice of Application with optional SEPA review.

**Staff Report:**

The staff report will be available for review at no cost at least 7 calendar days before the Planning Commission public meeting and a copy will be provided at a reasonable cost.

**Examination of File:**

The application file may be examined online by going to <https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home> > Applications > and search for permit # P-03-24-20-01. If you are unable to access the file, please call the staff contact for options

**Review Authority:**

The City Council is the review authority for this Type III application.

**Staff Contact:**

Marla Powers, Associate Planner; mpowers@cityofpoulsbo.com; (360) 394 -9737

**Site Map:**

See attached.



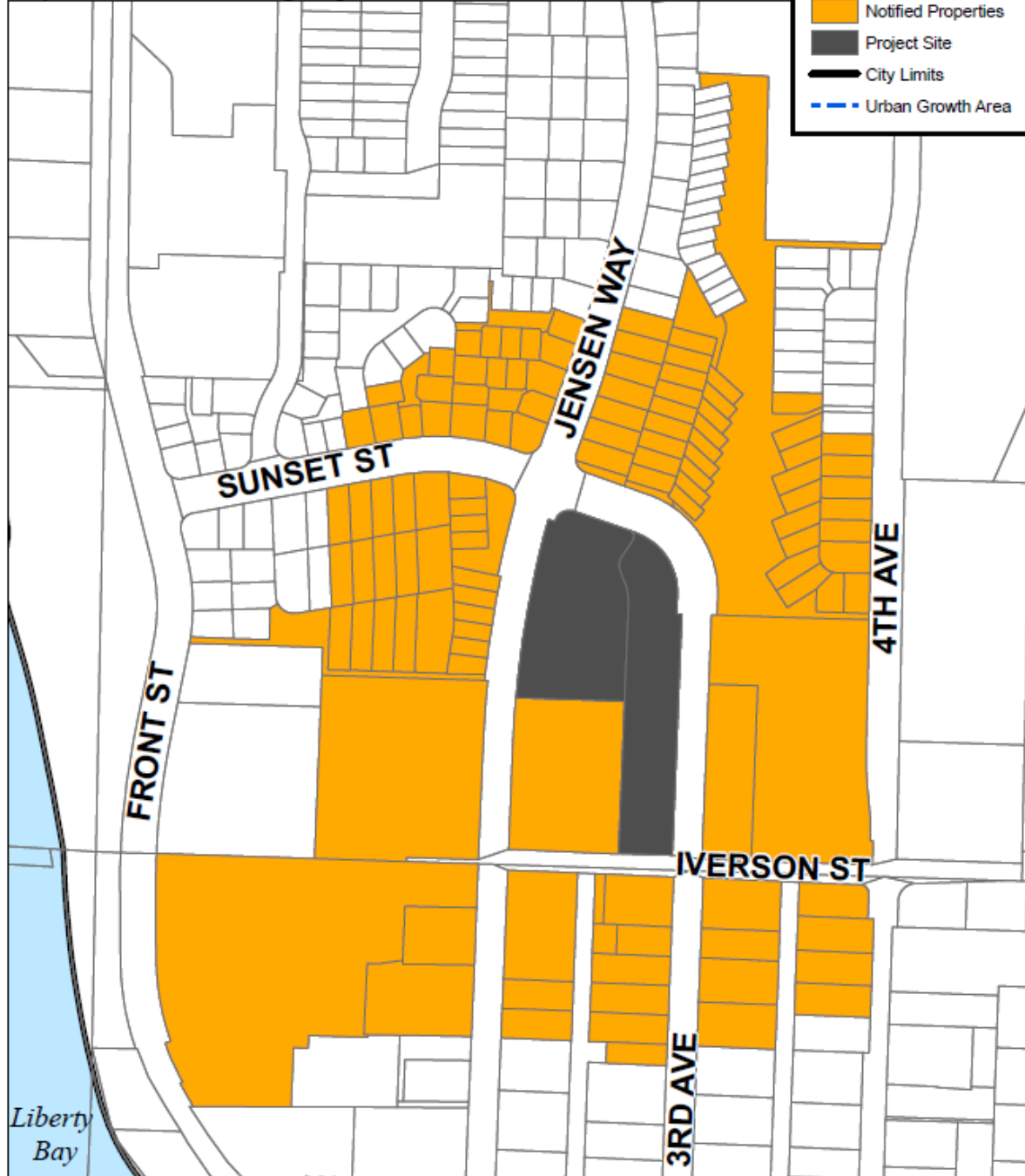


# NOTICE OF APPLICATION and Optional DNS

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

## Notice Map

City of Poulsbo Planning Department



**Legend**

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

