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

MITIGATED DETERMINATION OF NONSIGNFICANCE (MDNS)

Project Name:	Spencer Planned Residential Development and Preliminary Plat
File No.:	P-03-27-20-01
Description of Proposal:	Develop 19.56 acres into 81 single family lot Planned Residential Development (PRD) and Preliminary Plat (PP). 2.26 acres of open space is proposed. Improvements include roads, open spaces, recreational amenities, tree retention, and utility and stormwater facilities.
Applicant/Owner:	Dan Spencer | 21771 NW Sweetgrass Way | Poulsbo, WA 98370
Tax Parcel:	102601-2-004-2005
Lead Agency:	City of Poulsbo

The City of Poulsbo has determined that the above-described proposal 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. The terms of the mitigation are established in Exhibit A, attached to this decision.

This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date below. Written comments concerning the MDNS may be submitted to the Poulsbo Planning and Economic Development Department, plan&econ@cityofpoulsbo.com or 200 NE Moe Street, Poulsbo, WA 98370, by 4:30 pm on **December 30, 2020**. Comment should discuss specific environmental issues associate with this proposal and identify how the MDNS does or does not address those issues.

Responsible Official: Karla Boughton

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

Date: 12/16/2020

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.

EXHIBIT A:
SPENCER PLANNED RESIDENTIAL DEVELOPMENT AND PRELIMINARY PLAT
PLANNING FILE NO. 03-27-20-01
SEPA MITIGATIONS

EARTH

1. Development of the site shall comply with the recommendations of the Preliminary Storm Drainage Report dated November 3, 2020, or as amended.

ANIMALS

2. It shall be the responsibility of the applicant to take all necessary steps to prevent the incidental taking of protected species under the Endangered Species Act through habitat modification or degradation during the life of the project or development authorized by this permit or approval. The applicant shall notify the City through its Public Works Superintendent and the Federal agencies with responsibility for enforcement of the Endangered Species Act immediately, in the event of any damage or degradation to salmon habitat by or from the project or the development subject to this permit or approval. In any such case, the applicant shall, at its sole cost and expense, take all actions necessary to prevent the furtherance of the damage or degradation and to restore the salmon habitat as required by the Federal, State, and local agencies with jurisdiction.

PUBLIC SERVICES

3. School mitigation fees are required for this project. Fees shall be paid prior to building permit issuance. The North Kitsap School District must be contacted directly for the amount and confirmation provided prior to building permit issuance for each structure.

HISTORIC AND CULTURAL PRESERVATION

4. While there are no known archaeological resources on this site, in the event archaeological artifacts are uncovered during construction, activity shall be halted immediately, and the State Historic Preservation Office and Tribes will be contacted.

TREE RETENTION

5. No work shall take place on the site until the tree protection fencing has been installed and inspected.
6. No equipment shall be allowed within the tree protection areas.

LAND USE

7. All development activity within wellhead protection areas associated with private wells on adjacent properties shall be limited to that allowed according to agency regulations.

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-03-27-20-01 **Project Name:** Spencer PRD

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 Dec 16, 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: 12/16/20

Subscribed and sworn to before me this 16th day of December, 2020

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

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: ECY RE SEPA REGISTER
Subject: Spencer PRD _ SEPA Review
Date: Tuesday, December 15, 2020 3:06:00 PM
Attachments: SEPA_Spencer PRD 121620.pdf

See attached.

Nikole Coleman, AICP
Senior Planner | City of Poulsbo
200 NE Moe Street | Poulsbo WA 98370
(360) 394-9730 | ncoleman@cityofpoulsbo.com
Pronouns: she/her

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.

From: Constant Contact
To: City of Poulsbo Planning and Economic Development
Subject: Your campaign Spencer Planned Residential Development and Preliminary Plat - SEPA Determination has been sent
Date: Wednesday, December 16, 2020 8:02:36 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 **'Spencer Planned Residential Development and Preliminary Plat - SEPA Determination'** was sent on 12/16/2020 around 11:00 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: Spencer Planned Residential Development and Preliminary Plat - SEPA 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.

This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date below. Written comments concerning the MDNS may be submitted to the Poulsbo Planning and Economic Development Department, plan&econ@cityofpoulsbo.com or 200 NE Moe Street, Poulsbo, WA 98370, by 4:30 pm on **December 30, 2020**. Comment should discuss specific environmental issues associate with this proposal and identify how the MDNS does or does not address those issues.

Project documents and public notices for the Spencer PRD and Prelim Plat can be found here. If there is an issue with the link, you can go to https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home > Applications > and search for permit # P-03-27-20-01.

Comments related to the SEPA MDNS are due by December 30, 2020

Thank you!

SEPA MDNS and Checklist

Nikole Coleman, Senior Planner
ncoleman@cityofpoulsbo.com
360-394-9748