

# **EXHIBIT L**

**MDNS and Affidavit**



# PUBLIC NOTICE DISTRIBUTION

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)

Project Name: \_\_\_\_\_ Date: \_\_\_\_\_

File Number: \_\_\_\_\_ Permit Type: \_\_\_\_\_

Applicant: \_\_\_\_\_ Consolidated Permits: \_\_\_\_\_

## TYPE OF PUBLIC NOTICE:

- ☐ Notice of Neighborhood Meeting
- ☐ Notice of Application ☐ w/optional DNS
- ☐ SEPA Threshold Determination
- ☐ Notice of Public Meeting
- ☐ Notice of Public Hearing
- ☐ Notice of Decision
- ☐ Other: \_\_\_\_\_

## MAPS TO BE INCLUDED WITH NOTICE:

- ☐ Notice Map w/300' (Neighborhood Meeting, NOA, Public Hearing and NOD)
- ☐ Site Map (SEPA)
- ☐ Other: \_\_\_\_\_

## DISTRIBUTION:

- ☐ Email (select appropriate email distribution lists below) ☐ Email PDFs to Dept. of Ecology for SEPA
- ☐ Website (via SmartGov)
- ☐ Mailing to property owners within 300' of subject site
- ☐ Publication in newspaper of general circulation Seattle Times
- ☐ Posting on Subject Site
- ☐ Posting at Library, Post Office, City Hall
- ☐ Other: \_\_\_\_\_

## EMAIL LISTS:

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- ☐ Property Owner: \_\_\_\_\_
- ☐ Other: \_\_\_\_\_
- ☐ Other: \_\_\_\_\_
- ☐ Other: \_\_\_\_\_

## ADDITIONAL AGENCIES/GOVERNMENTS/LOCAL GROUPS:

### Local/County

- ☐ Kitsap County Commissioners
- ☐ Kitsap County Planning Commission
- ☐ Kitsap County Department of Community Development
- ☐ Kitsap County Public Works
- ☐ Kitsap County Health District
- ☐ Suquamish Tribe
- ☐ Port Gamble S'Klallam Tribe
- ☐ Kitsap Regional Coordination Council
- ☐ Housing Kitsap Transit Kitsap
- ☐ North Kitsap School District
- ☐ Poulsbo Historical Society
- ☐ Other: \_\_\_\_\_

### Regional

- ☐ Puget Sound Regional Council: [bbakkenta@psrc.org](mailto:bbakkenta@psrc.org)
- ☐ Puget Sound Clean Air Agency: [amyf@psccleanair.org](mailto:amyf@psccleanair.org)
- ☐ Puget Sound Partnership: [marsha.engel@psp.wa.gov](mailto:marsha.engel@psp.wa.gov)

### State

- ☐ WA Department of Ecology
  - ☐ Misty Blair – Shoreline: [mbla461@ecy.wa.gov](mailto:mbla461@ecy.wa.gov)
  - ☐ Patrick McGraner – Wetlands: [Patrick.McGraner@ecy.wa.gov](mailto:Patrick.McGraner@ecy.wa.gov)
  - ☐ ~~Randy Sakya – SEPA NW Regional Coordinator: [randy.sepa@ecy.wa.gov](mailto:randy.sepa@ecy.wa.gov)~~
  - ☐ Environmental Review: [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov) AND SEPA Register: [separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)
- ☐ WA Department of Fish and Wildlife
  - ☐ Chris Waldbillig – Marine Habitat: [Chris.Waldbillig@dfw.wa.gov](mailto:Chris.Waldbillig@dfw.wa.gov)
  - ☐ SEPA Desk: [SEPAdesk@dfw.wa.gov](mailto:SEPAdesk@dfw.wa.gov)
- ☐ WA Department of Commerce: [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov) *GMA documents ONLY*
- ☐ WA Dept of Transportation
- ☐ WA Department of Archaeology and Historic Preservation: [dahp.separeview@dahp.wa.gov](mailto:dahp.separeview@dahp.wa.gov)
- ☐ WA Department of Natural Resources SEPA Center: [sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov)
- ☐ WA Department of Social and Health Services, Operations and Services: [Olson@dshs.wa.gov](mailto:Olson@dshs.wa.gov)
- ☐ WA Department of Health: [Kelly.Cooper@doh.wa.gov](mailto:Kelly.Cooper@doh.wa.gov)
- ☐ WA Park and Recreation Commission: [randy.kline@parks.wa.gov](mailto:randy.kline@parks.wa.gov)
- ☐ WA Department of Agriculture: [kmclain@agr.wa.gov](mailto:kmclain@agr.wa.gov)
- ☐ WA Department of Corrections SEPA: [efheinitz@doc1.wa.gov](mailto:efheinitz@doc1.wa.gov)

### Federal

- ☐ U.S. Navy – Bremerton CO/PAO, Keyport PAO, Lynn Wall; [lynn.wall1@navy.mil](mailto:lynn.wall1@navy.mil)
- ☐ Environmental Protection Agency: [epa-seattle@epa.gov](mailto:epa-seattle@epa.gov)
- ☐ Department of Housing and Urban Development (HUD) – Seattle Office: [WA\\_Webmanager@hud.gov](mailto:WA_Webmanager@hud.gov)
- ☐ Federal Aviation Administration (FAA): 1601 Lind Avenue SW, Suite 260 Renton, WA 98057
- ☐ Federal Communication Commission (FCC): 11410 NE 122nd Way, Room 312 Kirkland, WA 98034-6927
- ☐ U.S. Fish and Wildlife [wfwoclap@fws.gov](mailto:wfwoclap@fws.gov)
- ☐ National Marine Fisheries Service: 7600 Sand Point Way NE, Seattle, WA 98115



## MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

<b>Project Name:</b>	Poulsbo Place Division 8 Site Plan Review & Redevelopment Master Plan Amendment
<b>Site Location:</b>	SE Corner of Jensen and 3 <sup>rd</sup> Avenue
<b>File No.:</b>	P-03-24-20-01
<b>Description of Proposal:</b>	<p>The proposed project will complete the last phase of Poulsbo Place, originally envisioned as a mixed-use neighborhood adjoining the original Poulsbo downtown. 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. The program includes 4,800 square feet 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 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; the lower retail plaza, and the upper community park.</p> <p>The residential parking is located below the buildings to minimize the intrusive effects of surface parking on the neighborhood. The project will not decrease the existing supply of on street spaces and will fully meet the parking requirements for the proposal.</p>
<b>Applicant:</b>	Wenzlau Architects, Attn: Charlie Wenzlau
<b>Tax Parcel:</b>	142601-13-138-2008 & 142601-13-139-2007
<b>Lead Agency:</b>	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. The Notice of Application with Optional SEPA comment period began October 23, 2020 and closed November 6, 2020 with seven public comments received from local residents. 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 197-11-355. There is no further comment period on the MDNS.

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

**Date:** February 8, 2021

**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 end of the comment period. Contact the responsible official to read or ask about the procedure for SEPA appeals.



**From:** [Marla S. Powers](#)  
**To:** [WA Department of Ecology SEPA Register](#)  
**Cc:** [Charlie Wenzlau](#)  
**Subject:** Notice of Application with Optional MDNS Poulsbo Place Division 8 Planning File P-03-24-20-01  
**Date:** Friday, October 23, 2020 1:52:00 PM  
**Attachments:** [7-NOA optional DNS Full FlyerPPD8.pdf](#)  
[8-SEPA Checklist Reviewed PPD8.pdf](#)

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Good Afternoon,

Please find attached the Notice of Application with Optional MDNS and the Reviewed SEPA Checklist for the Poulsbo Place Division 8 proposal under Planning File P-03-24-20-01. The proposal is for a mixed-use building and multi-family buildings for a total of 5,000 square feet of commercial use and 49 residential units with 135 parking stalls located on 2.11 acres. Geological areas of concern with slopes greater than 15% are on site.

Sincerely,  
Marla

**Marla S. Powers**  
**Associate Planner**  
**Poulsbo Planning & Economic Development**  
200 NE Moe Street  
Poulsbo, WA 98370  
360.394.9737

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  
<https://cityofpoulsbo.com/communitydevelopmentappointment/>

**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.



## 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-03-24-20-01 Project Name: Poulsbo Place Div. 8 SPR/Amends to MP

Marla Powers, 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 October 23, 2020, a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

- ☒ Notice of Application with Optional SEPA MDNS
- ☐ 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 Seattle Times
- ☒ Emailed to PED Department distribution lists and/or parties of record + Poulsbo Place Assisted Living email list
- ☒ Posted at Library, City Hall, Poulsbo Post Office
- ☒ Posted to the City's website Smart Gov + PED website
- ☐ Posted at Site Address: \_\_\_\_\_

Signature: Marla S Powers Date: Oct. 23, 2020

Subscribed and sworn to before me this 23<sup>rd</sup> day of October, 2020



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

Poulsbo, WA  
My Commission expires on:  
06-01-2022



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Project Name: \_\_\_\_\_ Date: \_\_\_\_\_

File Number: \_\_\_\_\_ Permit Type: \_\_\_\_\_

Applicant: \_\_\_\_\_ Consolidated Permits: \_\_\_\_\_

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- ☐ Kitsap Regional Coordination Council
- ☐ Housing Kitsap Transit Kitsap
- ☐ North Kitsap School District (Jason Rhoads)
- ☐ Poulsbo Historical Society
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- ☐ Puget Sound Clean Air Agency: [amyf@psccleanair.org](mailto:amyf@psccleanair.org)
- ☐ Puget Sound Partnership: [marsha.engel@psp.wa.gov](mailto:marsha.engel@psp.wa.gov)

### State

- ☐ WA Department of Ecology
  - ☐ Misty Blair – Shoreline: [mbla461@ecy.wa.gov](mailto:mbla461@ecy.wa.gov)
  - ☐ Patrick McGraner – Wetlands: [Patrick.McGraner@ecy.wa.gov](mailto:Patrick.McGraner@ecy.wa.gov)
  - ☐ Maria Sandercock– SEPA NW Regional: [mari461@ecy.wa.gov](mailto:mari461@ecy.wa.gov)
  - ☐ Environmental Review: [separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)
- ☐ WA Department of Fish and Wildlife
  - ☐ Chris Waldbillig – Marine Habitat: [Chris.Waldbillig@dfw.wa.gov](mailto:Chris.Waldbillig@dfw.wa.gov)
  - ☐ SEPA Desk: [SEPAdesk@dfw.wa.gov](mailto:SEPAdesk@dfw.wa.gov)
- ☐ WA Department of Commerce: [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov) *GMA documents ONLY*
- ☐ WA Dept of Transportation
- ☐ WA Department of Archaeology and Historic Preservation: [dahp.separeview@dahp.wa.gov](mailto:dahp.separeview@dahp.wa.gov)
- ☐ WA Department of Natural Resources SEPA Center: [sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov)
- ☐ WA Department of Social and Health Services, Operations and Services: [Olson@dshs.wa.gov](mailto:Olson@dshs.wa.gov)
- ☐ WA Department of Health: [Kelly.Cooper@doh.wa.gov](mailto:Kelly.Cooper@doh.wa.gov)
- ☐ WA Park and Recreation Commission: [randy.kline@parks.wa.gov](mailto:randy.kline@parks.wa.gov)
- ☐ WA Department of Agriculture: [kmclain@agr.wa.gov](mailto:kmclain@agr.wa.gov)
- ☐ WA Department of Corrections SEPA: [efheinitz@doc1.wa.gov](mailto:efheinitz@doc1.wa.gov)

### Federal

- ☐ U.S. Navy – Bremerton CO/PAO, Keyport PAO, Lynn Wall; [lynn.wall1@navy.mil](mailto:lynn.wall1@navy.mil)
- ☐ Environmental Protection Agency: [epa-seattle@epa.gov](mailto:epa-seattle@epa.gov)
- ☐ Department of Housing and Urban Development (HUD) – Seattle Office: [WA\\_Webmanager@hud.gov](mailto:WA_Webmanager@hud.gov)
- ☐ Federal Aviation Administration (FAA): 1601 Lind Avenue SW, Suite 260 Renton, WA 98057
- ☐ Federal Communication Commission (FCC): 11410 NE 122nd Way, Room 312 Kirkland, WA 98034-6927
- ☐ U.S. Fish and Wildlife [wfwoclap@fws.gov](mailto:wfwoclap@fws.gov)
- ☐ National Marine Fisheries Service: 7600 Sand Point Way NE, Seattle, WA 98115



**From:** [Marla S. Powers](#)  
**To:** [WA Department of Ecology SEPA Register](#); [Sandercock, Maria \(ECY\)](#); [Alison Osullivan](#); [Rhoads, Jason](#)  
**Cc:** [Charlie Wenzlau](#); [mike@fphconstruction.com](#)  
**Bcc:** [stevesieberson@gmail.com](#); [grace.ollie.oliver@gmail.com](#); [mmorgan@wa-cap.com](#); [deb-morgan@comcast.net](#); [cuttermarcus@aol.com](#); [mallorykc@hotmail.com](#); [poulsboplaceiiboard@gmail.com](#); [all\\_winners@earthlink.net](#); [keith.bierman@gmail.com](#); [kayleigh.rose.campbell@gmail.com](#)  
**Subject:** Poulsbo Place Division 8 Site Plan Review & Redevelopment Master Plan Amendments, Type III Permit: SEPA Threshold Issued  
**Date:** Monday, February 08, 2021 4:34:00 PM  
**Attachments:** [14-SEPA MDNS PPDiv 8.pdf](#)

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Good Afternoon,

Please find attached the SEPA MDNS Threshold for the above mentioned project, reviewed under City of Poulsbo Planning File P-03-24-20-01.

As a reminder, the proposed project will complete the last phase of Poulsbo Place, originally envisioned as a mixed-use neighborhood adjoining the original Poulsbo downtown. 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. The program includes 4,800 square feet 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 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; the lower retail plaza, and the upper community park.

The residential parking is located below the buildings to minimize the intrusive effects of surface parking on the neighborhood. The project will not decrease the existing supply of on street spaces and will fully meet the parking requirements for the proposal.

Public comment was from October 23, 2020 to November 6, 2020 with seven public comments received from local residents. Staff is moving forward with the development of the Staff Report and expect to complete this last step in the process by the end of the week. Notice for Planning Commission Public Meeting will be issued no later than Feb. 16, 2021 for a meeting on Feb. 23, 2021.

Project information is available on the public SmartGov portal: [https://ci-poulsbo-wa.smartgovcommunity.com/PermittingPublic/PermitDetailPublic/Index/aed430f2-b4a5-4cd0-add8-ab88017ef2d6?\\_conv=1](https://ci-poulsbo-wa.smartgovcommunity.com/PermittingPublic/PermitDetailPublic/Index/aed430f2-b4a5-4cd0-add8-ab88017ef2d6?_conv=1)

Please feel free to contact me if you have any questions regarding this proposal.

Sincerely,  
Marla

**Marla S. Powers**  
**Associate Planner**  
**Poulsbo Planning & Economic Development**

200 NE Moe Street  
Poulsbo, WA 98370  
360.394.9737

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**Exhibit A**

**POULSBO PLACE DIVISION 8  
SITE PLAN REVIEW AND REDEVELOPMENT MASTER PLAN AMENDMENT  
PLANNING FILE NO. P-3-24-20-01  
SEPA MITIGATIONS**

**SCHOOLS**

1. School Mitigation Fees are required for residential units and shall be paid at the time of building permit issuance. Payment of fees will be for all units intended for use as permanent residences and shall be made to the North Kitsap School District directly. The developer/applicant will present a receipt of payment of fees to the City.