



NOTICE OF DECISION AND SEPA DETERMINATION

Planning and Economic Development Department
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STORMWATER VAULTS AS PUBLIC PARKS | TYPE IV

Date of Decision: 8/10/22 | Effective Date: 8/20/22

File No.	P-07-07-22-01
Applicant:	Poulsbo PED Dept. 200 NE Moe Street Poulsbo, WA 98370
Project Description:	The Poulsbo Municipal Code (PMC) allows Planned Residential Developments (PRD's) that provide active recreational amenities on a stormwater vault to count the area towards the total open space requirement (PMC 18.260.090 H). Common open space and other appropriate beneficial features are required for all PRD's and vary depending on the number of units or average lot size proposed. The open space is intended to benefit the occupants of the PRD; however, stormwater vaults are eventually city owned and maintained. Allowing the vault to also count towards an exclusive open space requirement is in conflict with the intent of open space requirements for a PRD. Therefore, the code amendments to PMC 18.260.090 H, will still allow stormwater vaults to count towards PRD open spaces requirements, but only under specific circumstances. The amenity would be constructed by the developer but be owned and maintained by the City of Poulsbo and be accessible to all.
Review Process:	The Planning Commission reviewed the amendments on July 26, 2022, and recommended approval to the City Council. The City Council reviewed and approved the amendments at a duly advertised public hearing on August 10, 2022.
Decision:	The City Council APPROVED the proposed amendments on August 10, 2022. This decision is represented in City of Poulsbo Ordinance 2022-10.
Appeal Authority:	The decision is final. Per RCW 36.70A.290, appeals of development regulations are to be made with the Central Growth Management Hearings Board, per their prescribed requirements and procedures.
Examination of File:	The complete document may be viewed at the PED Department, Poulsbo City Hall, 200 NE Moe Street, from 8:30 a.m. to 4:30 p.m. Monday through Friday. Project documents are also available online here: https://cityofpoulsbo.com/development-regulation-amendments-2/
Staff Contact:	Nikole Coleman Senior Planner ncoleman@cityofpoulsbo.com
SEPA Determination:	The City of Poulsbo (lead agency) has determined that the 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. This DNS is issued under WAC 197-11-355, Optional DNS Process. There is no further comment period.
Appeal Procedure:	This decision and/or SEPA determination may be appealed by filing a written appeal and paying a fee to the PED department no later than 10 days from the date of this notice in accordance with the procedures set forth in PMC Chapter 19.70.

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Heather Wright

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8/15/2022

SEPA Responsible Official

Date

Heather Wright, AICP, Planning and Economic Development Director

