



Planning and Economic Development Department
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REVISED MITIGATED DETERMINATION OF NONSIGNIFICANCE (DNS)

Project Name:	Oslo Bay Apartments Site Plan Review
File No.:	P-12-05-19-01
Site Location:	The project is in the north-central portion of the city limits of Poulsbo, northwest of the intersection of SR-305 and SR-307 (Bond Rd), the West ½ of the Southwest ¼ of Section 11, Township 26 North, Range 1 East and the East ½ of the Southeast ¼ of Section 10, Township 26 North, Range 1 East, W.M., in Poulsbo, Washington. The project and associated offsite improvements encompass seven existing tax parcels and the adjacent Vetter Road ROW.
Description of Proposal:	Residential community comprised of 13 apartment buildings totaling 468 units and a Community Center. A variety of common areas and resident amenities are located throughout the site and within the Community Center. The project also includes the construction of a new public road, private roads, parking lots, pedestrian pathways, utilities, landscaping, and stormwater management systems. The project site is 56 acres and includes off-site parcels for location of a new public road.
Applicant:	Edward Rose Millennial Development LLC
Tax Parcel:	112601-3-040-2008, 112601-3-006-2000, 112601-3-008-2008, 112601-3 021–2001, 112601-4-022-2009. Off-Site Parcels: 102601-4-028-2003 and 112601-3-003-2003
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. The city has prepared a comprehensive environmental analysis of the proposed project. This information is available to the public on request and online <https://cityofpoulsbo.com/oslobayapartments/>. Accompanying this threshold determination are the following: Exhibit A, Revised List of SEPA Mitigations; Exhibit B, Revised SEPA and Environmental Analysis Memo prepared by City of Poulsbo PED Department; and Exhibit C, SEPA Environmental Checklist, commented by PED Department staff.

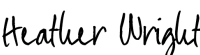
There is no further comment period on the MDNS. The initial MDNS was issued April 18, 2022. An appeal of SEPA was filed by the project applicant on May 29, 2023. No other appeals were received. The city has since reached a settlement with the applicant that results in a revised MDNS and Conditions of Approval. Only the revised SEPA mitigation (as shown in Exhibit A with ~~red strikethrough and underline~~) may be appealed by filing a written appeal to the responsible official no later than 10 working days from the date of this determination (PMC 16.04.250.B), which is **July 7, 2023**, by 4:30 p.m. Contact the responsible official to ask about the procedure for SEPA appeals.

Responsible Official: Heather Wright, AICP

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

Date: 6/23/23

Signature:

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