



# REVISED NOTICE OF DECISION

Planning and Economic Development Department

200 NE Moe Street | Poulsbo, Washington 98370

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The City of Poulsbo has made a decision concerning the following land use application:

<b>Project Name:</b>	Oslo Bay Apartments Site Plan Review
<b>Date of Decision:</b>	August 19, 2022
<b>File No.:</b>	P-12-05-19-01
<b>Site Location:</b>	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)
<b>Tax Parcels:</b>	112601-3-040-2008; 112601-3-006-2000; 112601-3-008-2008; 112601-3-021-2001; 112601-4-022-2009; 102601-4-028-2003; 112601-3-003-2003
<b>Property Owner:</b>	Edward Rose Millennial Development LLC   PO Box 2012   Bloomfield Hills, MI 98303
<b>Agent:</b>	Berni Kenworthy, Axis Land Consulting LLC   P.O. Box 596, Poulsbo WA 98370
<b>Project Description:</b>	<p>The Oslo Bay Apartments project is a residential community comprised of thirteen apartment buildings and a Community Center. It encompasses 56-acres and includes Resultant Parcels V through VII of a boundary line adjustment (BLA) being submitted for concurrent review with the site plan review. The proposed project will consist of 468 multi-family residential units including 244 one-bedroom, 208 two-bedroom, and 16 three-bedroom units on three levels within the thirteen buildings. 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 private roads, parking lots, pedestrian pathways, utilities, landscaping, and stormwater management systems. The project will also develop a public road system from SR305 to Viking Ave NW. The Vetter Road NW right-of-way (ROW) which bisects the site is proposed to be improved as a residential collector. A portion of this ROW is proposed to be vacated and relocated to facilitate connection to SR305.</p> <p>An approximately 6.9-acre commercially zoned parcel (Resultant Parcel VII) is included in the Oslo Bay Apartments site to accommodate an interim sediment pond needed for erosion control mitigation during the construction of the apartments. This parcel is anticipated to be the site of a future senior care center which will require separate land use review and development approval in the future, as part of a separate application. Traffic impacts for the senior center are evaluated in this submittal. All other improvements and impacts will be evaluated for the future senior center project under separate land use and development applications.</p>
<b>Approval Criteria:</b>	The review criteria for Oslo Bay Apartments include PMC 18.70, Residential Districts; PMC 18.120, Design Review; PMC 18.130, Landscaping; PMC 18.140, Off-Street Parking and Loading; PMC 18.180, Tree Retention; PMC 18.270, Site Plan Review; PMC 16.20. Critical Areas; PMC 16.20.200, Wetlands; PMC 16.20.300 Fish and Wildlife Habitat Conservation Critical Areas; PMC 16.20.400, Geologically Hazardous Areas; PMC 16.20.500 Critical Aquifer Recharge Areas; PMC 16.04 Environmental Policy Guidelines (SEPA); PMC 17.30 Boundary Line Adjustment; and Title 19, Project Permit Procedures.
<b>Property Taxes:</b>	Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. Affected property owners may contact the Kitsap County Assessor's Office at (360) 337-7160.
<b>Appeal Authority:</b>	The decision is final. This decision may be appealed to the Hearing Examiner. The initial decision was issued on August 19, 2022. An appeal of the project was filed by the project applicant on September 1, 2022. No other appeals have been reached. Only the revised conditions (shown in red strikethrough and underline) may be appealed by filing a written appeal to the responsible official. The written appeal, and the appeal fee and deposit must be received by the PED department no later than 4:30 p.m. on the fourteenth calendar day following the date of this decision (July 25, 2023).
<b>File Examination:</b>	The application file may be examined here: <a href="https://cityofpoulsbo.com/oslobayapartments/">https://cityofpoulsbo.com/oslobayapartments/</a>

**Conclusion:**

The PED Director, as the review authority, has concluded that the application has been found to meet the stated permit criteria, subject to the Conditions of Approval, and the project as approved will not be detrimental to the public interest, health, safety or welfare of the City.

**Conditions of Approval:**

Available upon request and here: <https://cityofpoulsbo.com/oslobayapartments/>

**Decision:**

The PED Director, as the review authority, has APPROVED the Oslo Bay Apartments Site Plan, subject to the Conditions of Approval found in the staff report. The staff report, containing the statement of facts upon which the decision is based, is available to the public upon request.

DocuSigned by:

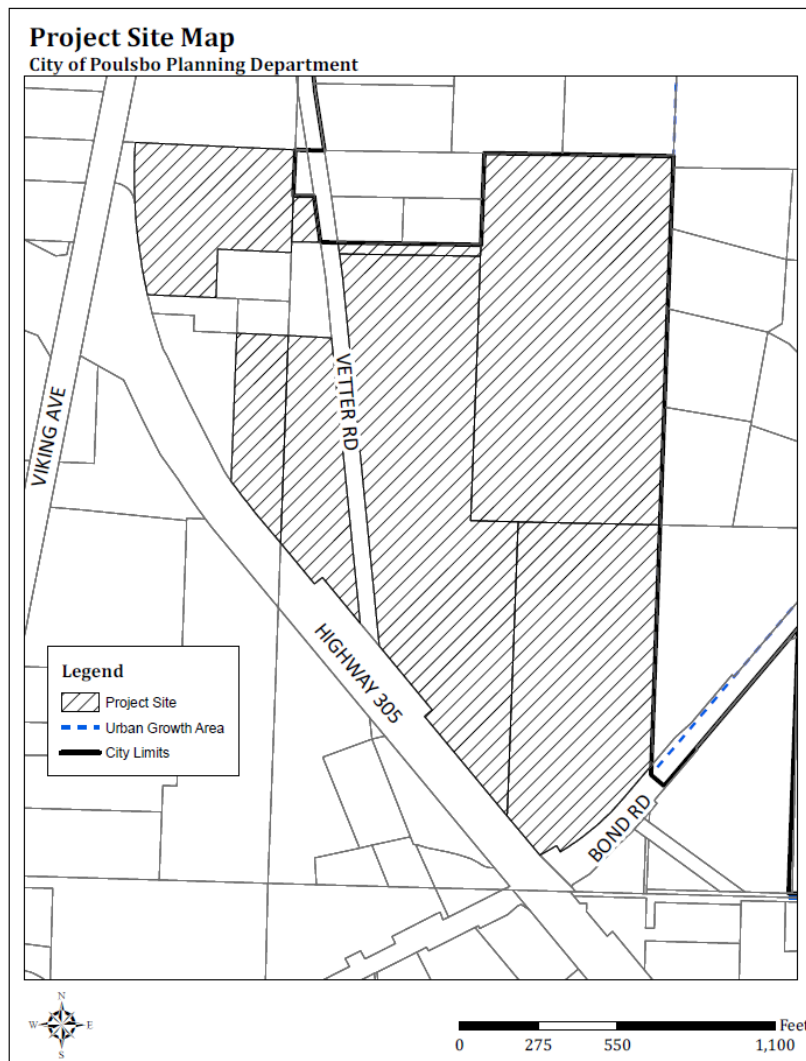
*Heather Wright*

7/10/2023

Heather Wright, AICP, Planning and Economic Development Director

Date

**Site Map:**



**Staff Contact:**

PED Department | 360.394.9478 | [plan&econ@cityofpoulsbo.com](mailto:plan&econ@cityofpoulsbo.com)

