



NOTICE OF DECISION AND DETERMINATION OF NONSIGNIFICANCE

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: Olhava-College Marketplace Code Amendments, Type IV

Planning File: P-03-01-24-01 **Date of Decision:** May 1, 2024 **Effective Date:** May 11, 2024

Project Description: On August 9, 2023, the Poulsbo City Council passed emergency Ordinance No. 2023-11 approving a 12-month development moratorium for vacant undeveloped property zoned Commercial (C-4) and Business Park (BP) within the OMP.

Following additional research, consultation with the City Attorney, and discussion with impacted property owners, it was determined that the Olhava Master Plan can only be amended by property owners (or applicants). Therefore, the city did not have the ability to holistically make changes to the OMP. However, amendments to the underlying zoning text could provide opportunities for property owners to construct additional much needed housing.

The proposed amendments are focused on three items - height increases within specific areas, minor reductions in parking requirements, and strategic revisions to permitted uses. Amendments are proposed for the C-4 Commercial and Business Park zoning districts, which are only found in College Marketplace, along with a very limited amendment to the Residential Low (RL) zoning district for higher education uses.

Review Process: The Poulsbo Planning Commission reviewed the Olhava-College Marketplace Code Amendments in a public hearing on March 26, 2024, and recommended approval to the City Council. The City Council reviewed the approved amendments at a duly advertised public hearing on May 1, 2024.

Decision: The City Council has APPROVED the Olhava-College Marketplace Code Amendments. This decision is represented in Ordinance 2024-09.

Appeal Authority: Per RCW 36.70A.290, appeals of development regulations are to be made with the Growth Management Hearings Board by **Monday, July 8, 2024**, per their prescribed requirements and procedures in RCW 36.70A.290.

Examination of File: <https://cityofpoulsbo.com/development-regulation-amendments-2/>

DocuSigned by:

Heather Wright

5/7/2024

Heather Wright, PED Director

Date

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 reviewing 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 **4:30 pm on Wednesday, May 22, 2024**, in accordance with the procedures set forth in PMC Chapter 19.70.

DocuSigned by:

Heather Wright

5/7/2024

Heather Wright, PED Director and SEPA Responsible Official

Date

