



NOTICE OF DECISION AND DETERMINATION OF NONSIGNIFICANCE

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:

Project Name:	PERC Phase 1 Site Plan Review	Date of Decision: November 12, 2025
File No.:	P-06-20-25-01	Application Type: Site Plan Review, II
Tax Parcel:	102601-2-067-2009 (Park) and 102601-2-055-2003 (BP)	
Applicant:	Craig Skipton (AHBL) 1200 6th Ave STE 1620 Seattle, WA 98101	
Owner:	City of Poulsbo 200 NE Moe Street Poulsbo, WA 98370	
Project Description:	The PERC Phase I project proposes the initial development of the Poulsbo Event and Recreation Center, a public recreational facility intended to serve both local community needs and regional sports events. Phase I will be located on two parcels totaling approximately 7.27 acres, zoned Park and Business Park, and includes the construction of two synthetic turf athletic fields with LED lighting, pickleball courts, a basketball/multi-use court, a playground, a walking/jogging loop, picnic shelters, restrooms, and a parking lot with 93 spaces. While the weekday parking demand is expected to be met on-site, the City anticipates weekend overflow during tournaments and is pursuing shared parking agreements with nearby properties, including Olympic College. The project includes stormwater detention tied to an existing regional facility, pedestrian connections, and CPTED-informed design. Phase I does not include indoor facilities, which are expected in future phases.	
Approval Criteria:	PMC 18.100 Park Zoning District, PMC 18.90 Business and Employment Zoning District, PMC 18.270 Site Plan Review, and PMC 19 Project Permit Procedures	
Property Taxes:	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.	
Appeal Authority:	The decision is final. This decision may be appealed to the Hearing Examiner. The written appeal, and the appeal fee and deposit must be received by the PED department no later than 4:30 p.m. on Wednesday, November 26, 2025.	
Examination of File:	The complete application file may be examined online by going to https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home > Applications > and search for permit number P-06-20-25-01. If you are unable to access, please call the staff for other options.	
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.	
Decision:	The PED Director, as the review authority, has APPROVED the PERC Phase 1 Site Plan Review, 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

Heather Wright, AICP, Planning and Economic Development Director

11/12/25

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 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.

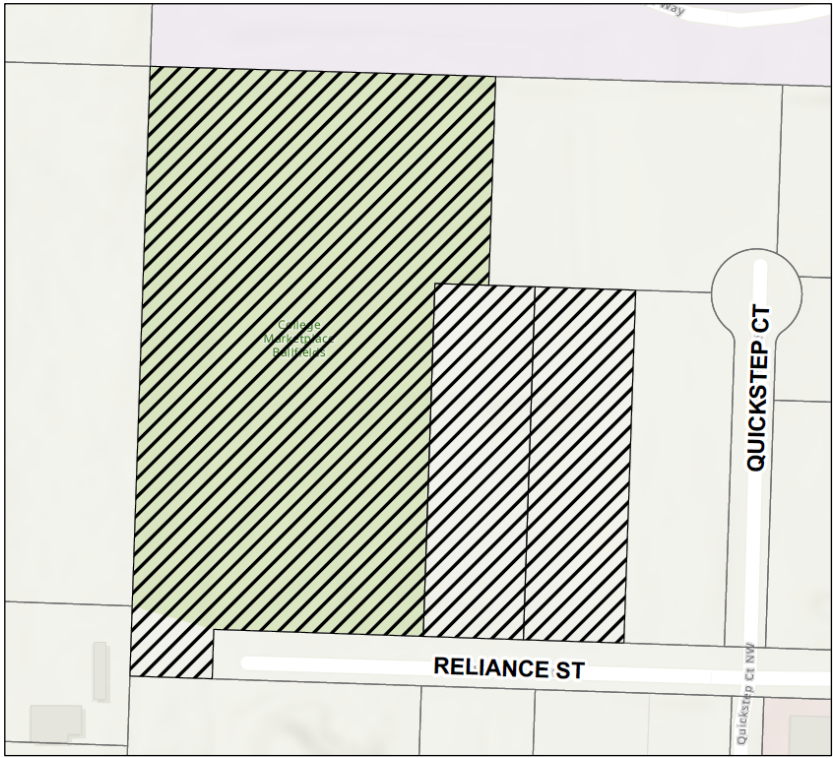
Appeal Procedure:

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 4:30 p.m. on Wednesday, November 26, 2025, in accordance with the procedures set forth in PMC Chapter 19.70.

Heather Wright, AICP, SEPA Responsible Official

11/12/25
Date

Site Map:



Conditions of Approval:



Simply open your smart phone camera, point the camera at the square code below, be sure it is centered, you will see a link pop up, click the link. Go to “permit approval steps” > “Staff Report” > “view notes”

Staff Contact:

Nikole Coleman | Planning Manager | ncoleman@cityofpoulsbo.com

