



MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Description of Proposal:	Vanaheimr Mixed Use Building proposal is for the redevelopment of the Old Police Station. The proposal includes: Retail/commercial/office space of approximately 1,748 square feet and lobby, elevator stairway and ancillary space of approximately 842 square feet on the main floor; twelve residential units and two hospitality units on the second floor; and thirteen residential units on the third floor. Thirty-seven parking spaces will be provided for the needs of both the retail/commercial/office uses and the residential units. Rooftop amenities will be provided for building occupants. The western portion of the site is within the Shoreline Jurisdiction. The Shoreline Environmental Designation is High Intensity (HI), this designation triggers alternate shoreline buffer and shoreline buffer setbacks, limits height, restricts density and uses permitted, and requires public access. Approximately 2,724 square feet will be provided for public access for water enjoyment. The Ordinary High-Water Mark (OHWM) has been delineated by Department of Ecology and surveyed by the applicant.
File No.:	P-05-18-17-02
Project Name:	Vanaheimr Mixed Use Building
Agent:	Miles Yanick, Miles Yanick & Company
Applicant:	Michael Brown, West Sound Holdings, Inc.
Site Location:	367 NE Hostmark, Poulsbo WA 98370
Tax Parcel:	232601-2-236-2000
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. This information is available to the public on request. The terms of the mitigation are established in the Reviewed SEPA Checklist, SEPA Cover Memos from City of Poulsbo Planning & Economic Development Department and Engineering Department, and environmental documents listed in the SEPA Memo.

This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date below. Written comments concerning the MDNS may be submitted to the Poulsbo Planning and Economic Development Department, located at 200 NE Moe Street, Poulsbo, WA 98370, by 4:30 pm on **September 6, 2019**. Comment should discuss specific environmental issues associate with this proposal and identify how the MDNS does or does not address those issues.

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

Date: August 23, 2019

Signature:

APPEAL: Any agency or person may appeal this SEPA determination by filing a written appeal to the responsible official no later than 10 working days from the date of this notice. Contact the responsible official to read or ask about the procedure for SEPA appeals.

