



NOTICE OF APPLICATION and Optional DNS

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

RELEASE OF CONCOMITANT AGREEMENT AND AMENDMENT TORVAL TERRACE / HARBOR VIEW | TYPE V APPLICATION

Comments Due: August 2, 2019

The City of Poulsbo has received a permit application for the following project that may be of interest to you. The public has the right to review contents of the official file for the proposal, provide written comments, participate in any public hearings, and request a copy of the final decision.

File No.:	P-07-05-19-01	Zoning:	Residential High (RH)
Counter Complete:	July 8, 2019	Technical Completion	July 19, 2019
Notice of Application:	July 19, 2019	Tax Parcel:	152601-1-147-2000 and 152601-1-146-2001
Site Location:	9, 45, and 49 NE Torval Canyon Road, and vacant property Southeast of the Front Street and Torval Canyon Road intersection, in Poulsbo Washington.		
Property Owner:	Wing Point Properties, LLC; 321 High School Road NE, D3#332; Bainbridge Island, WA 98110		
Applicant/Agent:	John Bierly, Wing Point Properties		
Project Description:	<p>The proposal is to release a concomitant agreement and agreement addendum known as the "Torval Terrace Property Rezone", A request to vacate a subdivision known as the "Torval Terrace Short Plat" accompanies the concomitant agreement and agreement addendum release.</p> <p>The concomitant agreement approved development of 18 apartment units in three buildings and associated improvements. The approved development was built according to the concomitant agreement addendum site plan. Concomitant agreements are recorded on the property; the Torval Terrace Property Rezone was approved and recorded in 1981 under Auditor File 8110280083, and addendum approved and recorded in 1982 under Auditor File 8210150072. The applicant wishes to clear the property title of the concomitant agreement and addendum for future development. Release of a concomitant agreement is a Type V permit and requires a public hearing before the City Council. <i><u>This application is not a proposal for development; any proposed development will be processed under a separate land use permit with its own noticing requirements.</u></i></p> <p>To review the concomitant agreement and addendum proposed to be released, and plat proposed to be vacated, they are available at the following webpage under the Notice of Application (NOA) heading for Torval Terrace / Harbor View Rezone Release of Concomitant Agreement and Plat Vacation. https://cityofpoulsbo.com/planning-economic-development-current-applications-notices/</p>		
Permits Included in Application:	Type V – Release of Concomitant Agreement and Concomitant Agreement Addendum SEPA Threshold Determination for the Concomitant Agreement and Addendum Plat Alteration for the Plat Vacation which is exempt from Permit Processing Procedures		
Permits NOT Included in Application:	Permit application for development on the site		

Environmental Review:

The City of Poulsbo has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of nonsignificance (DNS) for this project. The Optional DNS process in WAC 197-11-355 is being used. ***This may be the only opportunity to comment on the environmental impacts of the proposed project.*** The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **COMMENTS MUST BE SUBMITTED BY August 2, 2019**

Existing Environmental Docs:

SEPA Environmental Checklist

Public Comment Period:

The minimum public comment period for the Notice of Application shall be 14 calendar days. The public may comment on the application and the comment period will remain open until **August 2, 2019**. The public may request a copy of the decision once made. Public comments may be mailed, emailed, personally delivered or faxed to the City.

Public Hearing Date:

August 21, 2019 (subject to change)

Staff Report:

The staff report will be available for review at no cost at least 7 calendar days before the public hearing date and a copy will be provided at a reasonable cost.

Examination of File:

The complete application file may be examined at the PED Department, Poulsbo City Hall, 200 NE Moe Street, from 8:30 a.m. to 4:30 p.m. Monday through Friday.

Review Authority:

The City Council is the review authority for this Type V application.

Staff Contact:

Edie Berghoff, Associate Planner; eberghoff@cityofpoulsbo.com; (360) 394 -9748

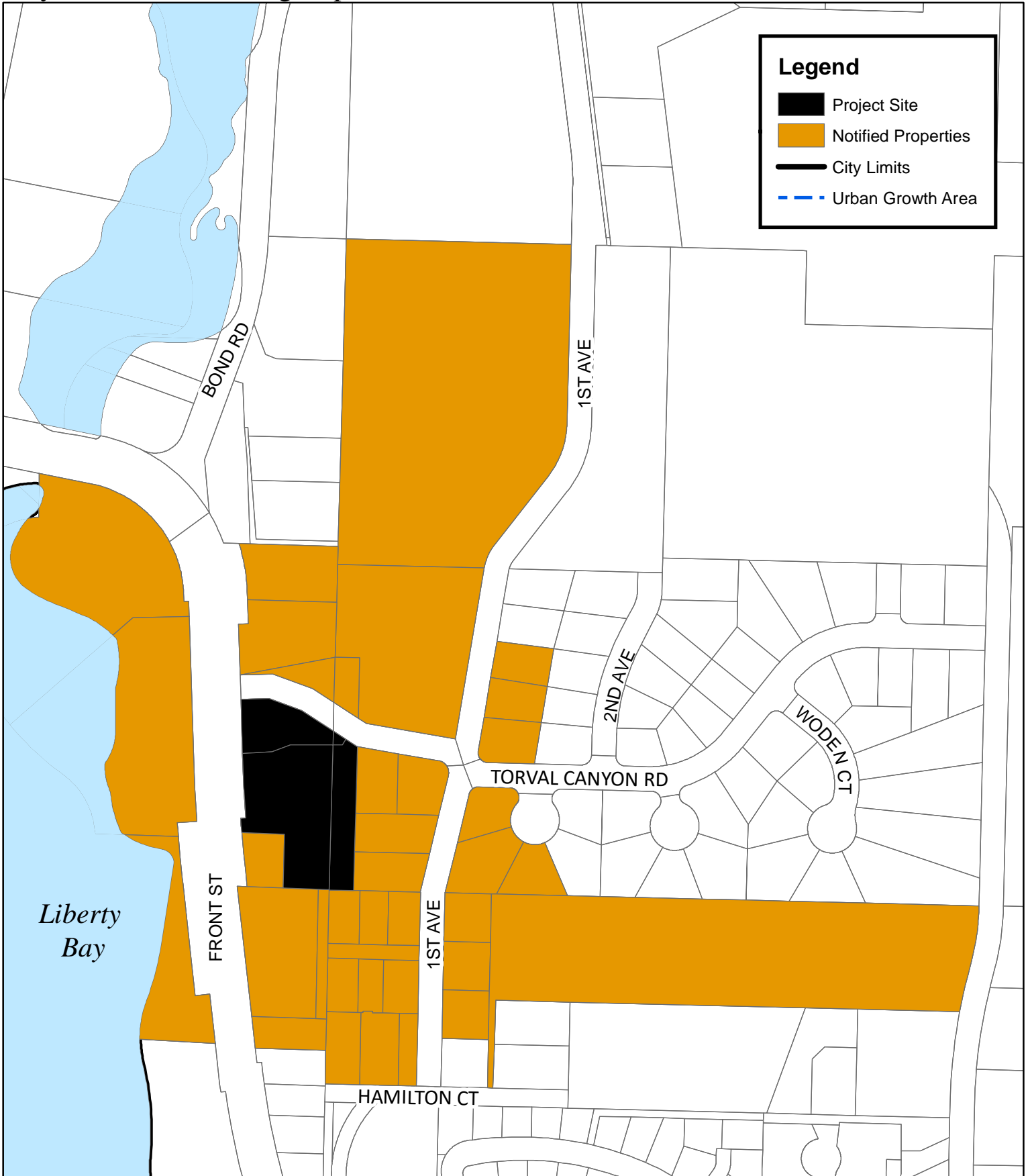
Site Map:

See attached.



Notice Map

City of Poulsbo Planning Department



Legend

- Project Site
- Notified Properties
- City Limits
- Urban Growth Area





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PLAT VACATION OF TORVAL TERRACE SHORT PLAT | EXEMPT APPLICATION

Comments Due: August 2, 2019

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File No.:	P-07-05-19-01	Zoning:	Residential High (RH)
Counter Complete:	July 8, 2019	Technical Completion:	July 19, 2019
Notice of Application:	July 19, 2019	Tax Parcel:	152601-1-147-2000 and 152601-1-146-2001
Site Location:	9, 45, and 49 NE Torval Canyon Road, and vacant property Southeast of the Front Street and Torval Canyon Road intersection, in Poulsbo, Washington		
Property Owner:	Wing Point Properties, LLC; 321 High School Road NE, D3#332; Bainbridge Island, WA 98110		
Applicant/Agent:	John Bierly, Wing Point Properties		
Project Description:	<p>The proposal is to vacate a subdivision known as the "Torval Terrace Short Plat". A request to release a concomitant agreement and agreement addendum known as the "Torval Terrace Property Rezone" accompanies the subdivision vacation.</p> <p>The subdivision approved segregation of the property into two lots with certain easements and requirements for development. The three existing residential buildings and other structures developed under the concomitant agreement site plan are located on lot B of the short plat; lot A remains vacant. The short plat was approved and recorded in 2009 under Auditor File 200910060082 and 200910060083.</p> <p>To review the plat proposed to be vacated, and concomitant agreement and addendum proposed to be released, they are available at the following webpage under the Notice of Application (NOA) heading for Torval Terrace / Harbor View Rezone Release of Concomitant Agreement and Plat Vacation. https://cityofpoulsbo.com/planning-economic-development-current-applications-notices/</p>		
Permits Included in Application:	Plat Alteration for the Plat Vacation which is exempt from Permit Processing Procedures Type V – Release of Concomitant Agreement and Concomitant Agreement Addendum SEPA Threshold Determination for the Concomitant Agreement and Addendum		
Permits NOT Included in Application:	Permit application for development on the site		
Environmental Review:	This is not a development permit and does not require environmental review. Future development proposed will require environmental review.		
Existing Environmental Documentation:	None. Plat vacation is exempt from environmental review.		
Public Comment Period:	The minimum public comment period for the Notice of Application shall be 14 calendar days. The public may comment on the application and the comment period will remain open		

until **August 2, 2019**. The public may request a copy of the decision once made. Public comments may be mailed, emailed, personally delivered or faxed to the City.

Public Hearing Date: August 21, 2019 (subject to change)

Staff Report The staff report will be available for review at no cost at least 7 calendar days before the public hearing date and a copy will be provided at a reasonable cost.

Examination of File: The complete application file may be examined at the PED Department, Poulsbo City Hall, 200 NE Moe Street, from 8:30 a.m. to 4:30 p.m. Monday through Friday.

Review Authority: The City Council is the review authority for this application.

Staff Contact: Edie Berghoff, Associate Planner; eberghoff@cityofpoulsbo.com; (360) 394 -9748

Site Map: See attached.



Notice Map

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