



## CITY OF POULSBO

### Notice of Public Meeting & Public Hearing

### ROSE MASTER PLAN RELEASE

- Public Meeting Date/Time:** Planning Commission, October 8, 2019 | 7 p.m. or soon thereafter
- Public Meeting Location:** Poulsbo City Hall, Council Chambers, 200 NE Moe Street, Poulsbo, WA
- Public Hearing Date/Time:** City Council, October 16, 2019 | 7:00 p.m. or soon thereafter
- Hearing Location:** Poulsbo City Hall, Council Chambers, 200 NE Moe Street, Poulsbo, WA
- Application Type:** Type III Permit | Master Plan Removal
- SEPA Threshold:** Determination of Non-Significance (DNS) issued September 24, 2019
- Project Name:** Rose Master Plan Removal
- Project Address:** 21210 State Hwy 305 NE (address of Parcel ID: 102601-4-022-2009 Plus  
Parcels: 112601-3-008, 112601-3-006-2000, and 112601-3-021-2001)
- Project Description:** The intent of the Rose Master Plan was to provide a framework through which all facets of the project could be developed with cohesive architectural and infrastructure components. The project proponent, Edward Rose & Sons (Edward Rose), has been working diligently over the past several years on detailed environmental, traffic, planning and market analysis related to its Master Plan development. This analysis resulted in some proposed revisions to the Master Plan to reduce environmental impacts, improve traffic operations, and result in a more successful master planned community.
- While in the process of pursuing a Master Plan Amendment to address these revisions, it became evident that any future changes to the site plan could trigger additional Master Plan Amendments. In an effort to streamline the approval process, Edward Rose determined that the most clear and predictable path forward would be to release the Master Plan, extinguish the Development Agreement and remove the Master Plan Overlay from the City of Poulsbo Zoning Map and propose a new project under current Poulsbo Municipal Code and development standards.
- Public Comment:** Written comments may be mailed, faxed, or e-mailed to the PED Staff Contact indicated below. To ensure consideration, all written comments must be received by the City prior to close of the public hearing. At the public meeting and at the hearing, the public will have an opportunity to provide written and verbal testimony to the Planning Commission and City Council respectively regarding the proposed project.
- Complete Application:** The application file may be examined at the PED Department, Poulsbo City Hall from 8:30 am to 4:00 pm Monday through Friday. For further information:

[http://www.cityofpoulsbo.com/planning/planning\\_project.htm](http://www.cityofpoulsbo.com/planning/planning_project.htm).

**Staff Report:**

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

**Staff Contact:**

Marla Powers | 360.394.9737 | [mpowers@cityofpoulsbo.com](mailto:mpowers@cityofpoulsbo.com)