



NOTICE OF APPLICATION and Optional DNS

Planning and Economic Development Department
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ROSE MASTER PLAN REMOVAL, Type III Permit Comments Due: September 20, 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-08-06-19-01	Zoning:	Master Plan Overlay Residential Medium, Commercial: C-3 SR 305 Corridor
Counter Complete:	August 6, 2019	Technical Completion:	August 30, 2019
Notice of Application:	September 6, 2019	Tax Parcel:	112601-3-008-2008, 102601-4-022-2009, 112601-3-006-2000, & 112601-3-021-2001
Site Location:	21210 State Hwy 305 NE (address of Parcel ID: 102601-4-022-2009)		
Applicant/Owner:	Edward Rose Millennial Development LLC 38525 Woodward Ave, Bloomfield Hills, MI 48304		
Project Description:	<p>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.</p> <p>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.</p>		
Permits Included in Application:	Type III – Master Plan Removal and SEPA Determination for the non-project action.		
Permits <u>NOT</u> included in Application:	Permit application for redevelopment or new 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. <i>This may be the only opportunity to comment on the environmental impacts of the proposed project.</i> 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 SEPTEMBER 20, 2019.**

**Existing
Environmental
Documents:**

SEPA Checklist prepared July 2019 by Team 4 Engineering. This list includes documents used to evaluate the environmental impacts of the Rose Mater Plan for its approval by City Council on June 28, 2011: SEPA Checklist prepared on December 23, 2010 and Updated April 8, 2011 by Team 4 Engineering; Storm Drainage Report by Team 4 Engineering; Wetland Analysis Report by Wiltermood Associates, Arborist Evaluation by Treez Inc.; Geotechnical Report by EnviorSound Consulting, Phase I Environmental Site Assessment by EnviorSound Consulting, Traffic Impact Analysis by David Evans & Associates Inc.; Wetland C Crossing Justification by Team 4 Engineering, and Stream Typing Review by BGE Environmental, LLC.

Requested Studies:

None

**Public Comment
Period:**

The minimum public comment period shall be 14 calendar days. The public may comment on the application and the minimum comment period will remain open until **September 20, 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 Meeting Date:

Planning Commission Public Meeting will be held at City Hall in the Council Chambers on October 8, 2019 at 7:00pm.

Public Hearing Date:

City Council Public Hearing will be held at City Hall in the Council Chambers on October 16, 2019.

Staff Report:

The staff report will be available for review at no cost by October 1, 2019 (at least 7 calendar days before the public meeting 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 III application.

Contact:

Marla Powers at mpowers@cityofpoulsbo.com or (360) 394 -9737

Site Map:

See attached.

