



## DETERMINATION OF NONSIGNIFICANCE (DNS)

**Description of Proposal:**

The proposal is to release a concomitant agreement and agreement addendum known as the "Torval Terrace Property Rezone". A request to vacate the subdivision known as "Torval Terrace Short Plat" accompanies the concomitant agreement and agreement addendum release.

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. *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.*

**File No.:**

P-07-05-19-01

**Project Name:**

Torval Terrace / Harbor View Concomitant Agreement & Addendum Release and Plat Vacation

**Applicant:**

John Bierly, Wing Point Properties, LLC; 321 High School Road NE, D3#332; Bainbridge Island, WA 98110

**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.

**Tax Parcel:**

152601-1-147-2000 and 152601-1-146-2001

**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.

**COMMENTS:** The City is utilizing the provisions provided for in WAC 197-11-060(5) "phased environmental review". Specific environmental review will be required at the time of a site-specific development proposal submittal, and a threshold determination will be issued at the time of a development application. site specific development impacts are not identified at this time. Additional project information will be prepared and made available when a project is ready to move forward as a development proposal.

**Responsible Official:**

Karla Boughton

**Position/Title:**

Planning and Economic Development Department Director  
200 NE Moe Street  
Poulsbo, WA 98370  
(360) 394 -9748

**Date:**

8/9/19

**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.