



NOTICE OF PUBLIC MEETING & NOTICE OF PUBLIC HEARING

Planning and Economic Development Department
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**VANAHEIMR MIXED-USE BUILDING, TYPE III PERMIT
SITE PLAN REVIEW/SHORELINE SUBSTANTIAL DEVELOPMENT**
REVISED: October 8, 2019: Planning Commission Public Meeting
October 15, 2019: Hearing Examiner Public Hearing

Public Meeting Date:	Planning Commission, October 8, 2019	Meeting Time:	7:00 pm
Hearing Date:	Hearing Examiner, October 15, 2019	Hearing Time:	10:00 am
Hearing Location:	Poulsbo City Hall, Council Chambers, 200 NE Moe Street, Poulsbo, WA		
Requested Action:	All persons are invited to provide written and verbal testimony to the Planning Commission and to the Hearing Examiner respectively regarding the proposed project.		
Project File No.	P-05-18-17-02		
Site Location:	367 NE Hostmark, Poulsbo WA	Tax Parcel:	232601-2-236-2000
Applicant:	Mike Brown, West Sound Holdings, Inc		
Agent:	Miles Yanick, Miles Yanick & Company PO Box 2553 Poulsbo, WA 98370		
Property Owner:	City of Poulsbo		
Project Description:	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.		
Application(s) Under Review:	Site Plan Review (SPR) AND Shoreline Substantial Development Permit (SSDP)		
Environmental Review:	A Mitigated Determination of Non-Significance (MDNS) was issued August 23, 2019. Mitigations were included to address geological hazardous areas, aesthetics, stormwater, and other site-specific items. See SEPA Cover Memos in the file.		

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 Planning Commission will provide a recommendation to the Hearing Examiner. The Hearing Examiner is the review authority for this Type III application. The Planning Commission is scheduled to hold their public meeting October 8, 2019.
Public Comment Methods:	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 public hearing respectively, the public will have an opportunity to provide written and verbal testimony to the Planning Commission and to the Hearing Examiner respectively regarding the proposed project.
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, Associate Planner; mpowers@cityofpoulsbo.com; (360) 394 -9737
Site Map:	See attached.

All interested people are invited to attend the hearing. If you are unable to attend, your written comments, received no later than the date and time scheduled for the hearing, will be given careful consideration by the Hearing Examiner and made a part of the record. Testimony will be allowed on the proposal and related environmental issues and SEPA documents.

The following procedural rules have been established for public hearings to allow a fair and orderly hearing:

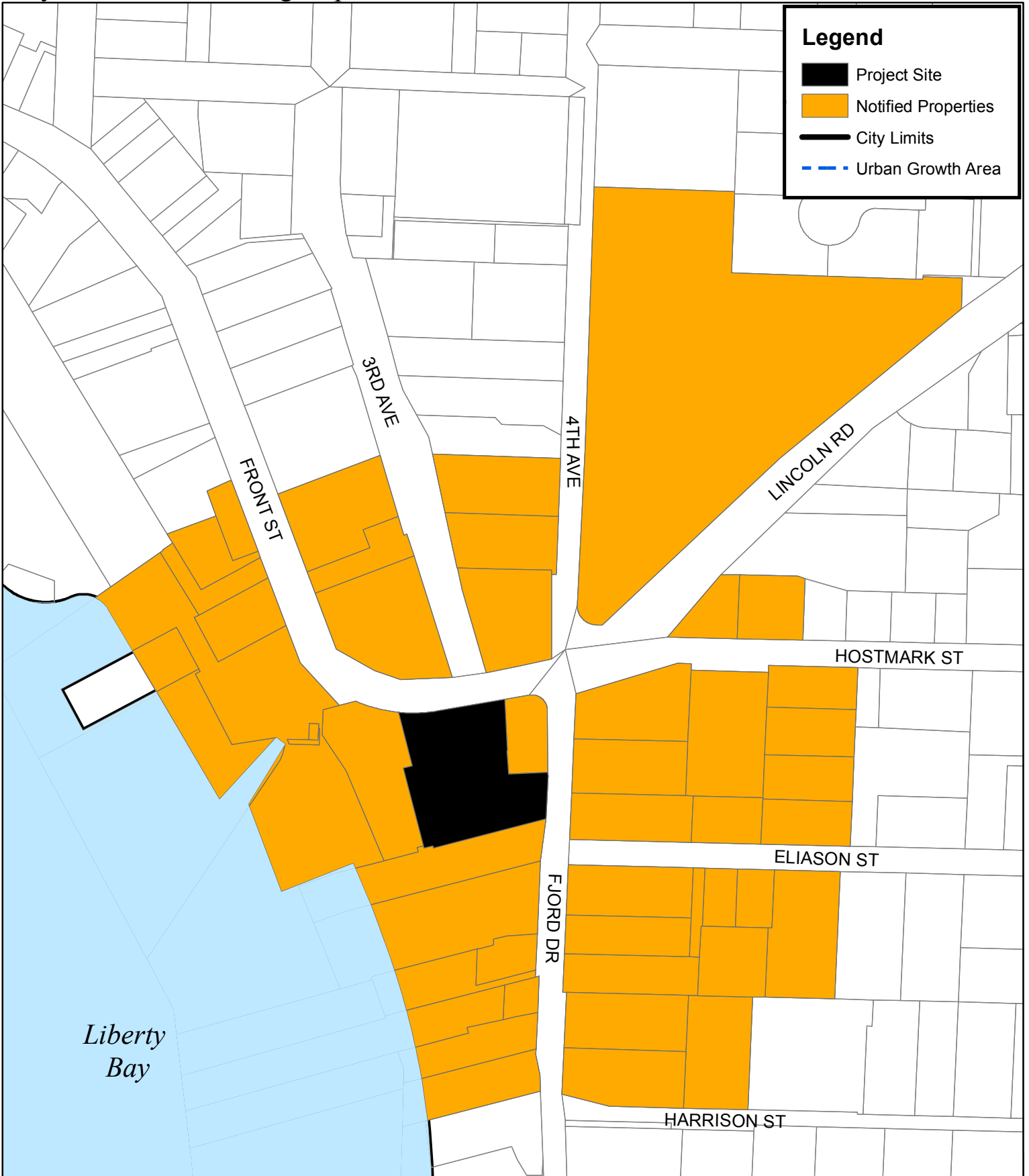
1. The length of time given to individuals speaking for or against a proposal may be determined by the Hearing Examiner prior to the application being considered;
2. A speaker representing each side of the issue is encouraged.

THE CITY OF POULSBO STRIVES TO PROVIDE ACCESSIBLE MEETINGS FOR PEOPLE WITH DISABILITIES. PLEASE CONTACT THE POULSBO PED DEPARTMENT AT 360-394-9748 AT LEAST 48 HOURS PRIOR TO THE MEETING IF ACCOMMODATIONS ARE NEEDED FOR THIS MEETING.



Notice Map

City of Poulsbo Planning Department



Legend

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

