



# NOTICE OF DECISION

**Planning and Economic Development Department**  
200 NE Moe Street | Poulsbo, Washington 98370  
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## VANAHEIMR MIXED USE BUILDING, TYPE III PERMIT

### SITE PLAN REVIEW | SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

#### Hearing Examiner Order Denying Request for Reconsideration: December 30, 2019

<b>File No.:</b>	P-05-18-17-02	<b>Application Type:</b>	Type III
<b>Site Location:</b>	367 NE Hostmark, Poulsbo WA	<b>Tax Parcel:</b>	232601-2-236-2000
<b>Property Owner:</b>	City of Poulsbo		
<b>Applicant:</b>	Michael Brown, West Sound Holdings, Inc 109 Olding Road, Suite 200 Bremerton, WA 98310		
<b>Agent:</b>	Miles Yanick, Miles Yanick & Company PO Box 2553 Poulsbo, WA 98370		
<b>Project Description:</b>	New construction of a 3-story mixed-use building with underbuilding parking. The structure includes 1,748 square feet of commercial space, 933 square feet of stairs, lobby, mechanical and storage area, 5 studio units, 20 one and two-bedroom units, 2 hospitality units, and 38 parking stalls. The project is vested to the Zoning Ordinance passed in 2013 (Ord No. 2013-04).		
<b>Approval Criteria:</b>	The proposed use is subject to the requirements of PMC 18.80 Commercial Districts (vested to Ord No. 2013-04), PMC 18.120 Design Review, PMC 18.270 Site Plan Review, PMC 18.140, Off-Street Parking and Loading, Title 16, specifically: PMC 16.04 Environmental Review (SEPA), PMC 16.08 Shoreline Master Program (SMP), PMC 16.09 Shoreline Administration and Procedures, and PMC 19 Project Permit Procedures.		
<b>Conclusion:</b>	The proposed use is subject to the requirements of PMC 18.80 Commercial Districts (vested to Ord No. 2013-04), PMC 18.120 Design Review, PMC 18.270 Site Plan Review, PMC 18.140, Off-Street Parking and Loading, Title 16, specifically: PMC 16.04 Environmental Review (SEPA), PMC 16.08 Shoreline Master Program (SMP), PMC 16.09 Shoreline Administration and Procedures, and PMC 19 Project Permit Procedures.		
<b>Decision:</b>	The Hearing Examiner APPROVED the Site Plan Review   Shoreline Substantial Development Permit on November 18, 2019 subject to the SEPA MDNS issued August 23, 2019 and Conditions of Approval found in the staff report.		
<b>Request for Reconsideration:</b>	On November 18, 2019, the Hearing Examiner issued a Decision approving the proposal. On December 2, 2019, Cynthia L. Baker, a local resident, submitted a request for reconsideration for such Decision. Upon reviewing the Requesting Party's (Ms. Baker's) submittal, the Examiner issued a short Order on December 5 <sup>th</sup> , inviting parties of record to submit written responses to the reconsideration request no later than December 12 <sup>th</sup> . Three city officials/departments submitted written materials opposing reconsideration, in the form of memos and materials transmitted to the Examiner on December 12 <sup>th</sup> . No other parties of record offered any response to the		



reconsideration request. Copies of all materials references are on file with the City and shall be maintained as part of the record for this matter. The request for reconsideration was denied by the Hearing Examiner on December 30, 2019.

**Appeal Authority:** The decision is final. The Hearing Examiner's decision may be appealed to the City Council. The written appeal, and the appeal fee of \$165 must be received by the PED department no later than 4:30 p.m. on the fourteenth calendar day following the Notice of Decision of the Request for Reconsideration which is January 13, 2020. The appeal to the City Council is a closed record appeal proceeding in which no new evidence may be submitted.

**Examination of File:** The complete case file and conditions of approval may be examined at the PED Department, 200 NE Moe Street, from 8:30 a.m. to 4:30 p.m. Monday through Friday.

**Staff Contact:** Marla Powers, Associate Planner; mpowers@cityofpoulsbo.com; (360) 394 -9737

**Property Taxes:** Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. Affected property owners may contact the Kitsap County Assessor's Office, MS-22, 614 Division Street, Port Orchard, WA 98366, (360) 337-7160.

**Site Map:**

