



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

Date of Hearing Examiner APPROVAL: November 18, 2019

File No.:	P-05-18-17-02	Application Type:	Type III
Site Location:	367 NE Hostmark, Poulsbo WA	Tax Parcel:	232601-2-236-2000
Property Owner:	City of Poulsbo		
Applicant:	Michael Brown, West Sound Holdings, Inc 109 Olding Road, Suite 200 Bremerton, WA 98310		
Agent:	Miles Yanick, Miles Yanick & Company PO Box 2553 Poulsbo, WA 98370		
Project Description:	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).		
Approval Criteria:	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.		
Conclusion:	The Hearing Examiner, as the review authority, has concluded that the application has been found to meet the stated permit criteria, subject to SEPA Mitigation and Conditions of Approval, and the project as approved will not be detrimental to the public interest, health, safety or welfare of the City.		
Decision:	The Hearing Examiner has APPROVED the Site Plan Review Shoreline Substantial Development Permit subject to the SEPA MDNS issued August 23, 2019 and Conditions of Approval found in the staff report.		
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.		
Request for Reconsideration:	Any party of record may file a written request with the hearing examiner for reconsideration within 14 calendar days of the date of the written decision of November 18, 2019. Therefore, request for reconsideration are due December 2, 2019. The request shall explicitly set forth alleged errors of procedure, law, or fact. No new evidence may be submitted in support of or in opposition to a request for reconsideration. The hearing		



examiner shall act within 14 calendar days after the filing of the request for reconsideration by either denying the request or issuing a revised decision.

Appeal Authority:

The decision is final. This decision may be appealed to the City Council. The written appeal, and the appeal fee and deposit must be received by the PED department no later than 4:30 p.m. on the fourteenth calendar day following the expiration of the hearing examiner's reconsideration period. Appeals are due December 16, 2019.

Shoreline Permit:

Construction shall not begin until twenty-one calendar days from the date of the notice of decision.

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

Site Map:

See attached.

SIGNED:



Karla Boughton, Planning and Economic Development Director

11/20/19

Date

Notice Map

City of Poulsbo Planning Department

