



NOTICE OF APPLICATION AND OPTIONAL DNS

Planning and Economic Development Department
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THE NORA AND VALERI RESIDENCES SITE PLAN AND DESIGN REVIEW TYPE II APPLICATION

Comments Due: Friday, July 10, 2026, by 4:30pm

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-05-26-26-01	Zoning:	C-1/Downtown and Residential High
Counter Complete:	June 1, 2026	Technically Complete:	June 19, 2026
Notice of Application:	June 26, 2026		
Tax Parcels:	142601-3-138-2008 (C-1/Downtown) and 142601-3-139-2007 (Residential High)		
Applicant:	Travis McDonald, Wattenbarger 40 Lake Bellevue Dr, Suite 350 Bellevue, WA 98005		
Owner:	Jensen Ave Holdings (c/o Kelly Clark) 20081 Viking Ave NW, Suite 117, Poulsbo, WA 98370		
Project Description:	The proposed development consists of two four-story buildings located on approximately 2.30 acres bordered by NE Sunset Street, Jensen Way NE, and NE Iverson Street. Building A (C-1/Downtown zone) is proposed as a mixed-use structure containing 40 residential dwelling units and 1,377 square feet of ground-floor retail space, while Building B (Residential High zone) would provide an additional 44 multifamily residential units. The project includes structured and surface parking, internal vehicle circulation connecting two site access points, pedestrian and bicycle improvements, frontage enhancements along adjacent streets, landscaping, and associated utility infrastructure. The development incorporates a landscaped forecourt/plaza area along Jensen Way, a roof deck serving residents in Building A, and a pocket park located at the north end of Building B.		
Permits Included:	Site Plan Review, Design Review, and SEPA Determination		
Permits not Included:	Grading permit, building permit, and other construction permits as required.		
Public Comment Period:	The minimum public comment period shall be 14 calendar days. The public may comment on the application and the comment period will remain open until 4:30pm on Friday, July 10, 2026 . The public may request a copy of the decision once made. Public comments may be mailed, emailed, or personally delivered to the city.		
Environmental Review:	The City of Poulsbo has reviewed the proposed project for probable adverse environmental impacts and expects to issue a mitigated determination of nonsignificance (MDNS) for the project. The optional DNS process is being used as authorized by WAC 197-11-355 and Poulsbo Municipal Code 16.04.115. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. This may be the only opportunity to comment on the environmental impacts of the proposal. Comments must be submitted to the PED Department by the date indicated below. 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. The public may comment on environmental related aspects of the above-described proposal, and the comment period will remain open until 4:30pm on Friday, July 10, 2026 .		

Public Hearing Date:

Not applicable. This is a Type II administrative permit.

Staff Report:

The staff report will be available for review at least 5 calendar days before the decision.

Examination of File:



The complete application file may be examined online by going to <https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home> > Applications > and search for permit P-05-26-26-01. If you are unable to access the file online, please call the staff contact for other options.

Review Authority:

The PED Director is the review authority for this Type II application.

Staff Contact:

Nikole Coleman | Planning Manager | ncoleman@cityofpoulsbo.com

Notice Map

City of Poulsbo Planning Department

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