NOTICE OF DECISION

Planning and Economic Development Department
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Smith Residence Critical Area Review

Date of Planning and Economic Development (PED) Director Approval: November 8, 2017

File No.:	P-07-25-17-01	Application Type:	Type II
Site Location:	11th Ave NE	Tax Parcel:	4232-000-016-0004
Property Owner:	Larry Smith; 15930 Lindsey Lane NE, Poulsbo WA 98370		
Project Description:	The owner is proposing a single-family residence and removal of trees on a 12,197-square foot RL zoned parcel. The parcel is mapped geological hazardous area.		
Approval Criteria:	The review criteria for the Smith Critical Area Permit (CAP) include PMC 18.70 (Residential Districts), PMC 16.20 (Section 400. Geologically Hazardous Areas), and Title 19 (Project Permit Application Procedures).		
Conclusion:	The Planning and Economic Development Director, as the review authority, has concluded that the application has been found to meet the stated permit criteria, subject to the 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 PED Director has APPROVED the Smith Residence Critical Area Review, subject to the Conditional of Approval found in the staff report.		
Appeal Authority:	The decision is final. This decision may be appealed to the Hearing Examiner. 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 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:	Nikole Coleman, Associate Planner; ncoleman@cityofpoulsbo.com; (360) 394 -9730		
Site Map:	See attached.		

SIGNED:

Karla Boughton, Planning and Economic Development Director

NOV. 8, 2017

Date