



NOTICE OF PUBLIC MEETING

Planning and Economic Development Department
200 NE Moe Street | Poulsbo, Washington 98370
(360) 394-9748 | fax (360) 697-8269
www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

BLUE HERON PRD & PRELIMINARY PLAT

The Planning Commission will review the application for the Blue Heron PRD & Preliminary Plat at the meeting scheduled for **November 6, 2018**, at **7:00 pm**. At this meeting, the public will have an opportunity to provide written and verbal testimony to the Planning Commission regarding the proposed project. This notice has been sent to you because you requested to be a Party of Record, you submitted written comments to the Planning & Economic Development Department on this project application, and/or you are a property owner within 300 feet of the site as listed on the Kitsap County Assessor's records.

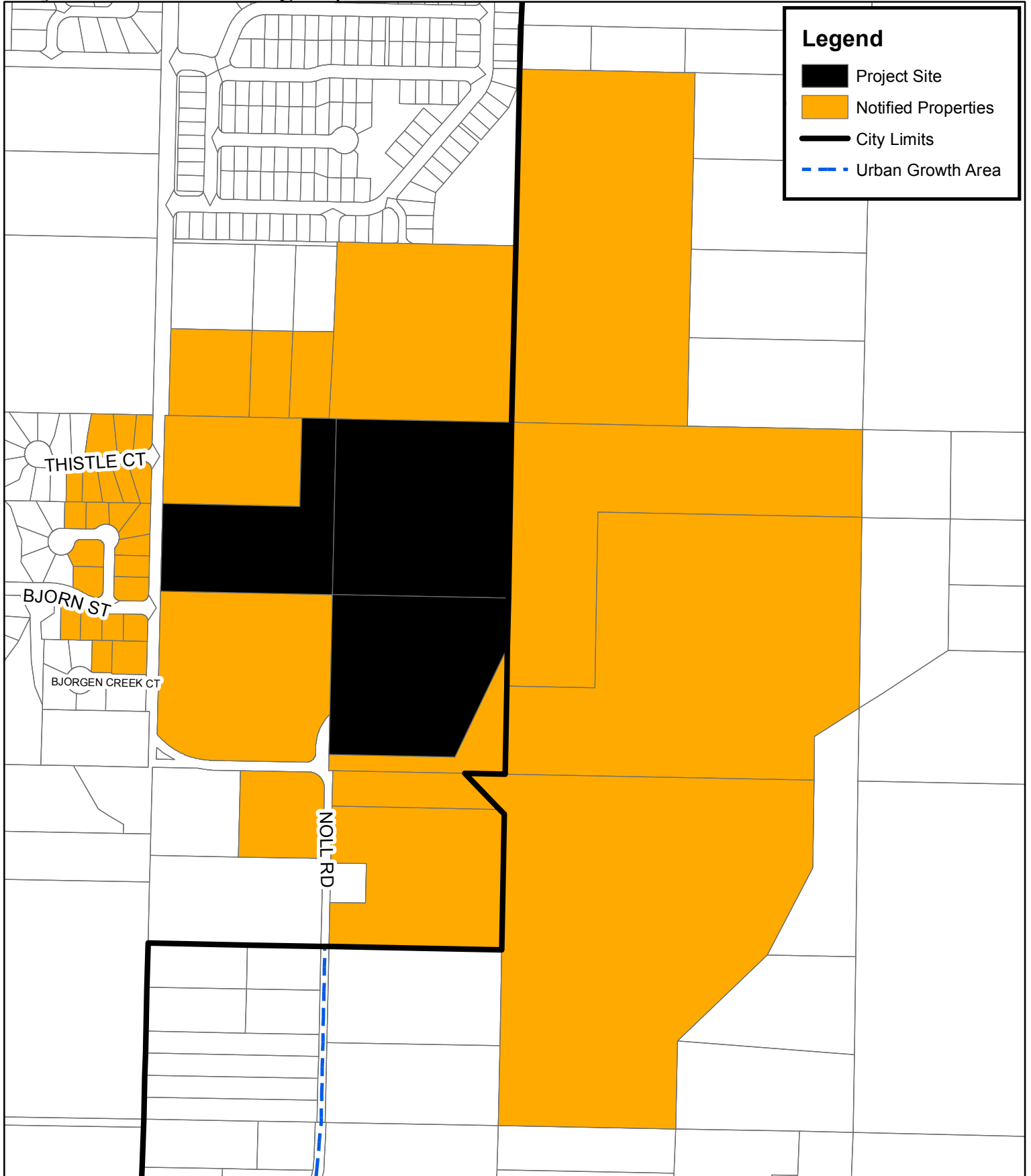
File No.	11-27-07-1
Site Location:	2650 NE Heron Pond Lane, 18208 & 18230 Noll Road NE, Poulsbo WA 98370
Tax Parcel:	242601-4-003-2006, 242601-4-033-2000, and 242601-4-034-2009
Property Owner:	Quadrant Homes, c/o Corey Watson, 15900 Southeast Eastgate Way, Suite 300, Bellevue, Washington 98008
Applicant:	Ruel Johnson, 2650 Blue Heron Road, Poulsbo, Washington 98370 Property purchased by Quadrant Homes represented by Corey Watson.
Agent:	Team 4 Engineering, c/o Mark Kuhlman, 5819 NE Minder Road, Poulsbo, Washington 98370
Project Description:	The application is for development of an 85-lot single family residential subdivision with onsite stormwater facilities on approximately 23.83 acres. Associated infrastructure, open spaces, and stormwater drainage facilities are proposed. Average lot size is 7,538 square feet and range in size from 5,000 to 10,376 square feet. The preliminary plat identifies a phasing plan to develop the site in two divisions, and each phase will be able to stand alone with regard to fire department access and utility provision. There are on and off site critical areas, including an off-site Category IV wetland with buffers that fall onto the subject property, two on-site category IV wetlands that are each less than 1,000 square feet, and the Type 3 Lemolo Creek with associated wetlands runs adjacent to the site east. There is an on-site steep slope area, and the area is an Aquifer Recharge Area of Concern.
Application(s) Under Review:	Planned Residential Development (PRD) & Preliminary Plat
Environmental Review:	A Mitigated Determination of Non-Significance was issued September 28, 2018, with a two-week comment period. Mitigations were included to address wetlands, endangered species, safe routes to schools, and schools. No comment was received.
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. Project documents are available on the Planning Department page https://cityofpoulsbo.com/planning-economic-development-current-applications-notices/
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.
Meeting Information:	The Planning Commission meeting is scheduled for Tuesday, November 6, 2018 at 7:00 PM in the Poulsbo City Council Chambers, 200 NE Moe Street.
Staff Contact:	Edie Berghoff, Associate Planner; eberghoff@cityofpoulsbo.com; (360) 394 -9748
Site Map:	See attached.

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

