



NOTICE OF PUBLIC HEARING

Planning and Economic Development Department
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BLUE HERON PRD & PRELIMINARY PLAT Hearing Examiner Hearing

Hearing Date:	November 16, 2018	Hearing Time:	10:00 am
Hearing Location:	Poulsbo City Hall, Council Chambers, 200 NE Moe Street, Poulsbo, WA		
Requested Action:	All persons are invited to provide written and verbal testimony to the Hearing Examiner regarding the proposed project.		
Project 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
Applicant:	Ruel Johnson, 2650 Blue Heron Road, Poulsbo, Washington 98370 Property purchased by Quadrant Homes, c/o Corey Watson, 15900 Southeast Eastgate Way, Suite 300, Bellevue, Washington 98008		
Project Description:	<p>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.</p>		
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 Planning & Economic Development 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 Hearing Examiner is the review authority for this Type III application. Planning Commission provides a recommendation to the Hearing Examiner.		
Public Comment Methods:	Written comments may be mailed, faxed, or e-mailed to the Planning & Economic Development Staff Contact indicated below. To ensure consideration, all written comments must be received by the City prior to close of the public hearing. At the hearing, the public will have an opportunity to provide written and verbal testimony to the Hearing Examiner regarding the proposed project.		



Staff Report:

The staff report will be available for review at no cost at least 7 calendar days before the hearing and a copy will be provided at a reasonable cost.

Staff Contact:

Edie Berghoff, Associate Planner; eberghoff@cityofpoulsbo.com; (360) 394 -9748

Site Map:

See attached.

All interested people are invited to attend the hearing. If you are unable to attend, your written comments, received no later than the date and time scheduled for the hearing, will be given careful consideration by the Hearing Examiner and made a part of the record. Testimony will be allowed on the proposal and related environmental issues and SEPA documents.

The following procedural rules have been established for public hearings to allow a fair and orderly hearing:

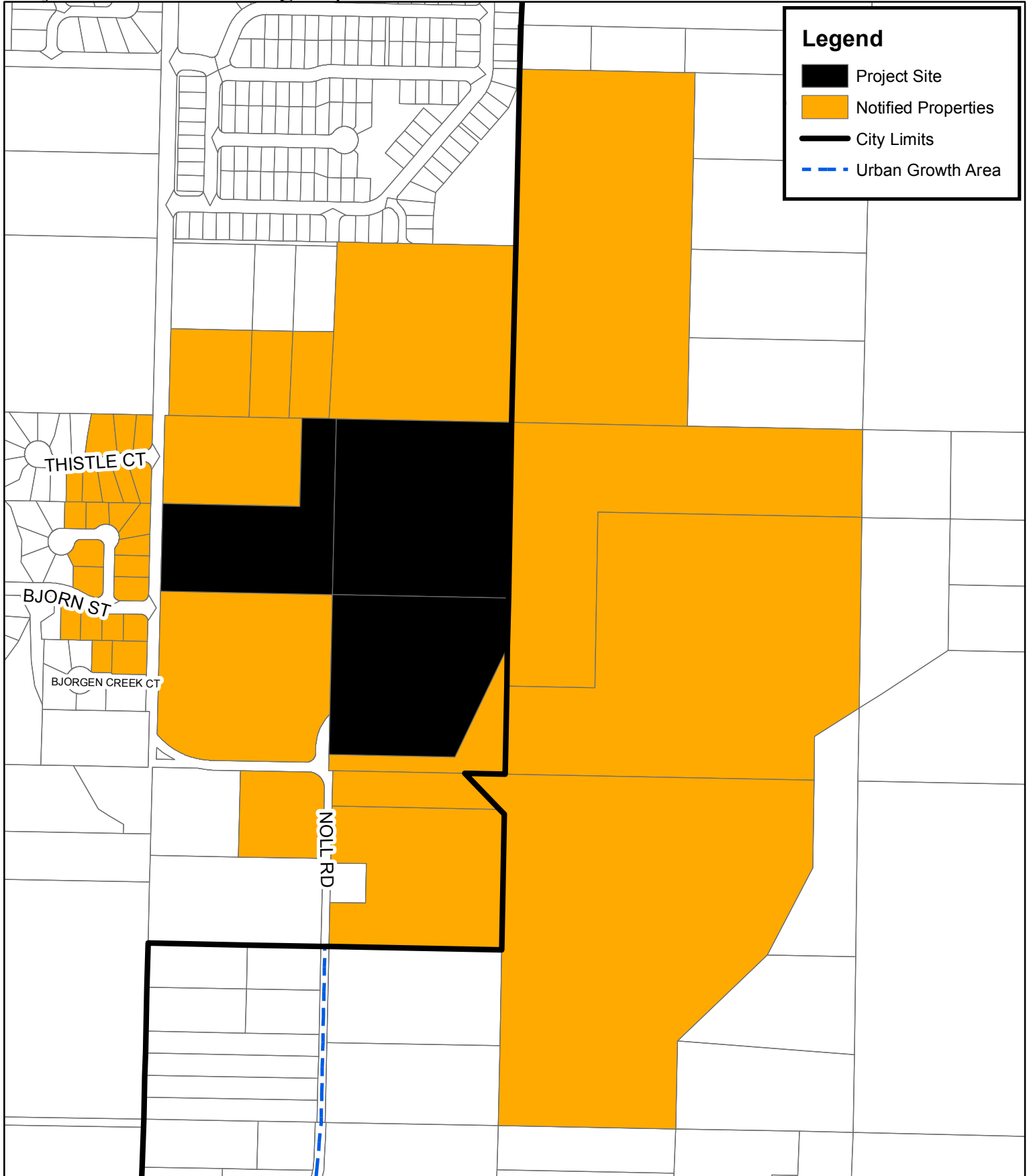
1. The length of time given to individuals speaking for or against a proposal may be determined by the Hearing Examiner prior to the application being considered;
2. A speaker representing each side of the issue is encouraged.

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

