

CITY OF POULSBO
NOTICE OF APPLICATION
REISSUED
RCW 36.70B.110

Poulsbo Meadows Planned Residential Development and Preliminary Plat
(Type III Permit)

Notice of Application for this development permit was issued November 7, 2007. The Poulsbo Meadows project is being resumed at the request of the applicant. This notice is circulated to provide the community with current project information.

Date of this Notice: September 2, 2016

Planning File Number: 10-23-07-1

Date of Revised Information Submittal: August 9, 2016

Date Revised Information Determined Complete: August 29, 2016

Applicant and Property Owner: PBH Group LLC, c/o Byron Harris, PO Box 1010, Silverdale, Washington 98383

Applicant's Representative: Mark Kuhlman, Team 4 Engineering, 5819 NE Minder Road, Poulsbo, Washington 98370

Description of Proposed Project: The proposal is for a 46-lot preliminary plat and single-family Planned Residential Development on a 9.18 acre site located on the south side of Noll Road NE, west of Tallagson Lane. The site will have access from Noll Road NE. Lot sizes will range from 3,906 square feet to 9,127 square feet with an average lot size of 4,983 square feet. Approximately 1.41 acres will be in open space and recreational areas. The development proposal includes shared stormwater facilities with the Mountain Aire subdivision to the south.

Site Description: The site slopes gently to moderately from west to east. There are no critical areas on the site. Lemolo Creek is located east of the site boundary. Zoning of the property is Residential Low Density.

Site Location: There is no current address for this site (Tax ID No. 242601-1-033-2006).

Project Permits Included with Application: Preliminary Plat, Planned Residential Development, SEPA Threshold Determination.

Further Studies Being Required by Applicable Official: None at this time.

Existing Environmental Documents which Evaluate Proposed Project: SEPA Environmental Checklist, Heath and Associates School Traffic Review, David Evans and Associates Traffic Study, Preliminary Storm Drainage Report.

Other Permits Not Included in Application: Clearing/Grading approval, construction drawing review, and building permits.

Public Comment Period: The public is encouraged to comment on this application, and the minimum comment period is 14 calendar days, which is September 16, 2016. However, public comments will be accepted up to and any time prior to the closing of the public hearing. Public comments should be as specific as possible and submitted to the City as early in the review of the application as possible. Any person may comment on the application, receive notice of and participate in any hearings, request a copy of the decision. Public comments may be mailed, emailed, personally delivered or faxed to the City:

Mail and physical location: 200 NE Moe St, Poulsbo, WA 98370

Email: plan&econ@cityofpoulsbo.com

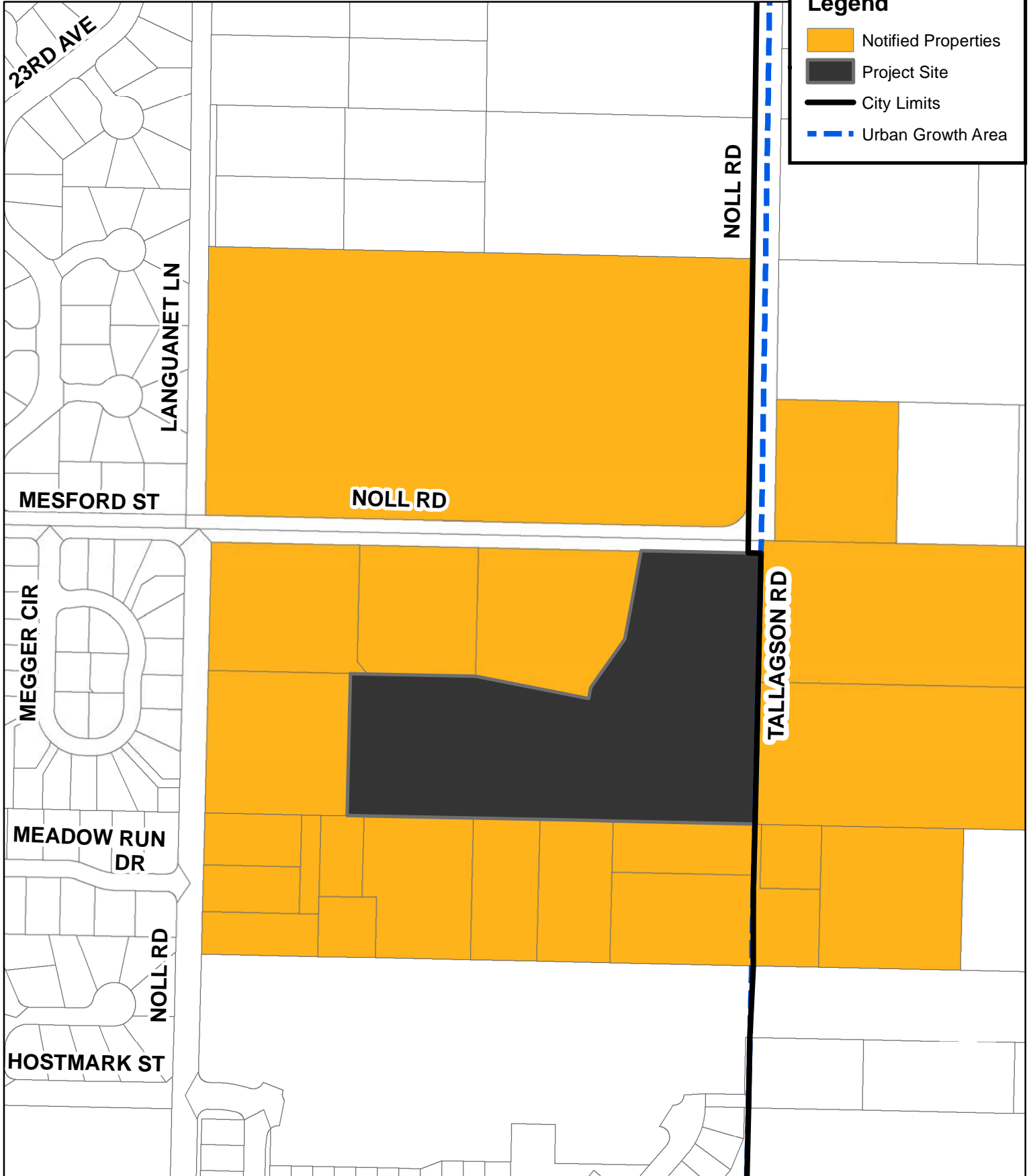
Fax: (360) 697-8269

Approval of Permit: The project is reviewed under applicable codes at the time of the notice of application issuance. A preliminary plat and Planned Residential Development is a Type III permit decision, which requires a Planning Commission Public Meeting and Recommendation, and a Hearing Examiner Public Hearing. The Hearing Examiner is the approval authority. The public may request a copy of the decision once made. Appeal rights are provided in Poulsbo Municipal Code 19.70 which is available on line at <http://www.codepublishing.com/WA/Poulsbo/#!/>.

Examination of File and Staff Contact: The application file may be examined at the Planning Department, Poulsbo City Hall, 200 NE Moe St, from 8:30 am to 4:00 pm, Monday through Friday. Please contact Edie Berghoff, Associate Planner, at (360) 394-9748, to arrange a time to examine the file or for further information.

Notice Map

City of Poulsbo Planning Department



Legend

- Notified Properties
- Project Site
- City Limits
- Urban Growth Area

