



# 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](http://www.cityofpoulsbo.com) | [plan&econ@cityofpoulsbo.com](mailto:plan&econ@cityofpoulsbo.com)

## POULSBO MEADOWS PRD & PRELIMINARY PLAT

The Planning Commission will review the application for the Poulsbo Meadows PRD & Preliminary Plat at the meeting scheduled for **January 8, 2019**, 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.

<b>File No.</b>	10-23-07-1
<b>Site Location:</b>	The site is not addressed. The property is located on the south side of Noll Road NE near the intersection of Tallagson Lane. The property adjoins the eastern limits of the City of Poulsbo and Poulsbo Urban Growth Area.
<b>Tax Parcel:</b>	242601-1-033-2006
<b>Property Owner:</b>	PBH Group LLC, c/o Tom Bergquist, 1235 Darling Road NW, Bremerton, WA 98311-9084
<b>Applicant:</b>	PBH Group LLC, PO Box 1010, Silverdale, WA 98383   Represented by Byron Harris
<b>Agent:</b>	Team 4 Engineering, c/o Mark Kuhlman, 5819 NE Minder Road, Poulsbo, Washington 98370
<b>Project Description:</b>	<p>The application is for development of a 46-lot single family detached, planned residential subdivision on approximately 9.18 acres. Associated infrastructure and open spaces are proposed. The proposal includes shared stormwater facilities with the Mountain Aire subdivision, which were constructed with the Mountain Aire subdivision development. Easements between the two projects are available and will include City utilities main construction: Noll Road Basin sewer main, water looping main, in addition to stormwater conveyance. A utility corridor connects the southeast corner of the proposed project south to the northeast corner of the developing Mountain Aire plat. This corridor consists of easements located outside Poulsbo city limits and Urban Growth Area (lines are coincident) and within Kitsap County. Extension of utilities will be dedicated to the City following construction. The proposal has been revised since the initial submittal in October 2007. Revisions include lot and open space configuration, roadway adjustments, tree retention proposed, and emergency and public access connections. Final configuration provides a lot size range 4,434 to 6,617 square feet for an average lot size of 5,080 square feet and minimum lot width of 50 feet. A tract is located in the southwest corner coincident with an access and utilities easement for properties south of the proposal. Lemolo Creek is located offsite to the east and the area is within an Aquifer Recharge Area of Concern.</p>
<b>Application(s) Under Review:</b>	Planned Residential Development (PRD) & Preliminary Plat
<b>Environmental Review:</b>	A Mitigated Determination of Non-Significance was issued January 20, 2017, with a two-week comment period. Mitigations address endangered species, well protection, archaeological resources, and schools. No comment was received during the Determination comment period.
<b>Examination of File:</b>	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 <a href="https://cityofpoulsbo.com/planning-economic-development-current-applications-notice/">https://cityofpoulsbo.com/planning-economic-development-current-applications-notice/</a>



**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, January 8, 2019 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

