



NOTICE OF PUBLIC HEARING

Planning and Economic Development Department
200 NE Moe Street | Poulsbo, Washington 98370
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POULSBO MEADOWS PRD & PRELIMINARY PLAT Hearing Examiner Hearing

Hearing Date:	January 25, 2019	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.	10-23-07-1	Tax Parcel:	242601-1-033-2006
Site Location:	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.		
Applicant:	PBH Group LLC, PO Box 1010, Silverdale, WA 98383 Represented by Byron Harris		
Project Description:	<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>		
Application(s) Under Review:	Planned Residential Development (PRD) & Preliminary Plat		
Environmental Review:	<p>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.</p> <p>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/</p>		
Examination of File:			
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:

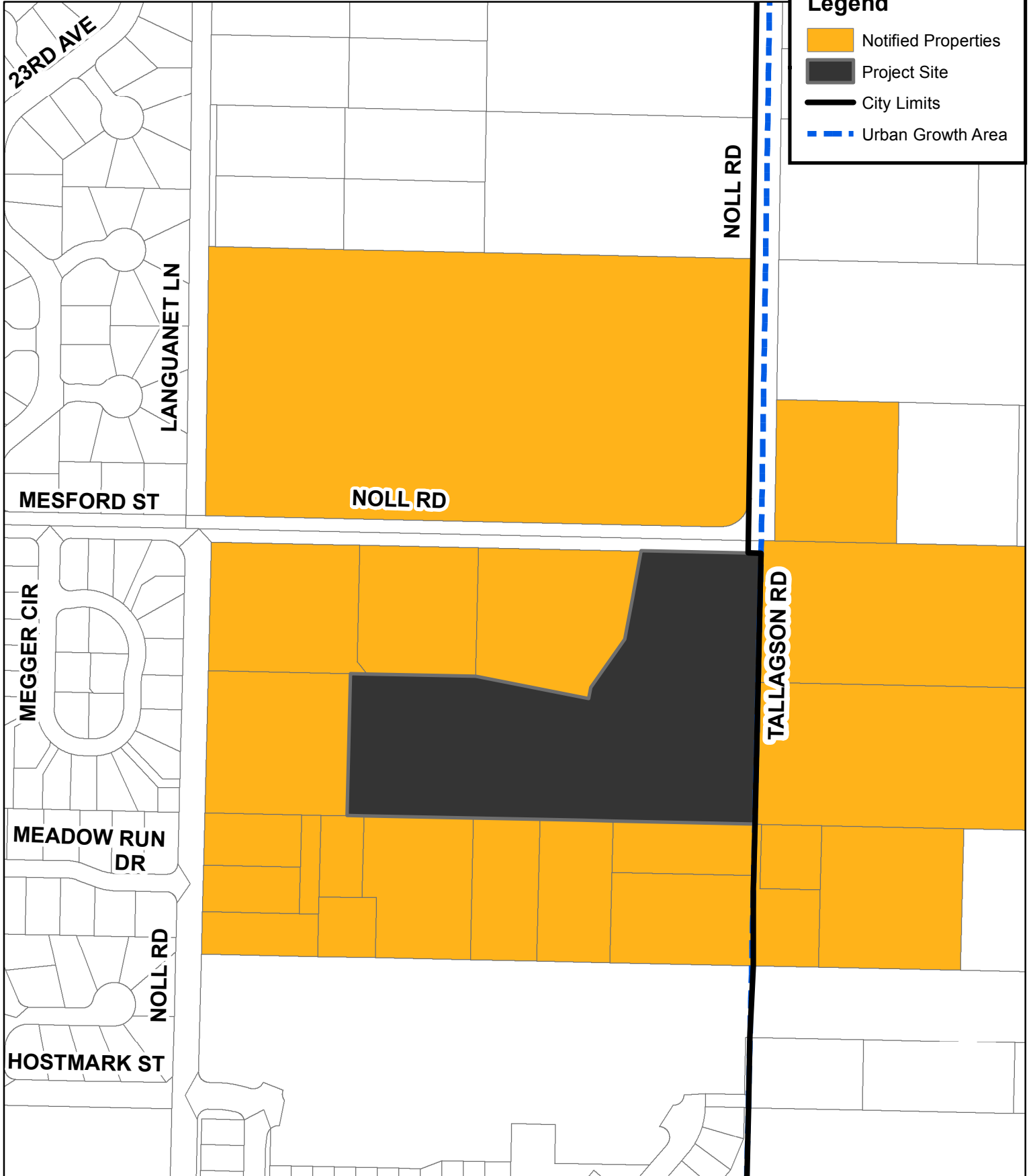
1. The length of time given to individuals speaking for or against a proposal may be determined by the Hearing Examiner prior to the application being considered;
2. A speaker representing each side of the issue is encouraged.

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

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

