NOTICE OF DECISION

Planning and Economic Development Department
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CRYSTAL VIEW PRELIMINARY PLAT POST DECISION REVIEW #2

Date of Planning and Economic Development (PED) Director **Approval**: May 14, 2019

File No.:	P-03-28-19-02	**Application Type:**	Type II
Site Location:	Vacant property, south of Sunrise Ridge Avenue	**Tax Parcel:**	242601-3-004-2007 and 242601-3-051-2009
Property Owner:	Crystal View Poulsbo; c/o Barry Margolese; 13110 NE 117th Place, Suite 93; Woodinville, WA 98072		
Applicant/Agent:	Jeff Brown; Team 4 Engineering; 5819 Minder Road, Suite A, Box 2; Poulsbo, WA 98370		

Project Description:

Proposed is modification of the Crystal View Preliminary Plat (Planning File 06-22-09-01) which was approved by the City of Poulsbo Hearing Examiner January 12,2016 and March 8, 2016, and modification approved by the Planning & Economic Development Director December 17, 2018. In summary, the modifications are related to 1) add Tracts F for future dedication to adjacent property owner; 2) modify Division II Lots 1-8 to accommodate Tracts F; 3) create an easement on Division II Lot 9; and 4) modify Division I Lots 3, 4, 5 to adjust width of lots.

Approval Criteria:

This proposal for minor modifications is reviewed under PMC 19.90, Post Decision Procedures. PMC 19.90.040.A.1. directs review to Title 17, Land Division, for modification to land division permits. Requirements for modifications to preliminary subdivisions are found in PMC 17.60.070. The proposed modifications are found to be consistent with the required criteria for review found in PMC 17.60.070.C regarding the minor nature of the modifications, and PMC 17.60.070.D with regard to the findings and conclusions necessary for review as a Type II permit.

1. The modification complies with all the requirements of Title 17, Subdivision, and other applicable chapters of the Poulsbo Municipal Code. Lots meet development standards of Title 18.
2. There will not be substantial changes in the impacts on the neighborhood or the city as a result of the modification. Modifications are consistent with the Hearing Examiner Decisions dated January 12, 2016 and March 8, 2016, and Post Decision Review approved December 17, 2018, are technical engineering items concerning construction, construction timing, utility connection, and minor changes to lot and tract lines, which are consistent with approval elements.
3. No increase in density, number of dwelling units or lots is proposed. Modification retains 46 lots as approved by the Hearing Examiner in 2016.
4. The modification will not substantially alter any hearing examiner findings of fact or conditions of approval. No substantial alteration of findings of fact or conditions of approval are necessary with the modifications proposed. No findings are identified for modification. One condition is identified for modification. One new condition is added resulting from property circumstance which was unknown at the time of Hearing Examiner approval.
5. The modification does not reduce any required designated open space or recreational amenity.

All modifications, as identified, are similar to the examples identified in PMC. The modifications have been reviewed by the Planning & Economic Development, Engineering, and Public Works Departments and found to be consistent with the intent of project approval by the Hearing Examiner issued in his decision of January 12, 2016 and limited reopening issued March 8, 2016, and as modified through Post Decision Review approved December 17, 2018.

Conclusion:

The Planning & Economic Development Director, as the review authority, has concluded that the application has been found to meet the stated permit criteria, subject to the Conditions of Approval, and the project as approved will not be detrimental to the public interest, health, safety or welfare of the City.

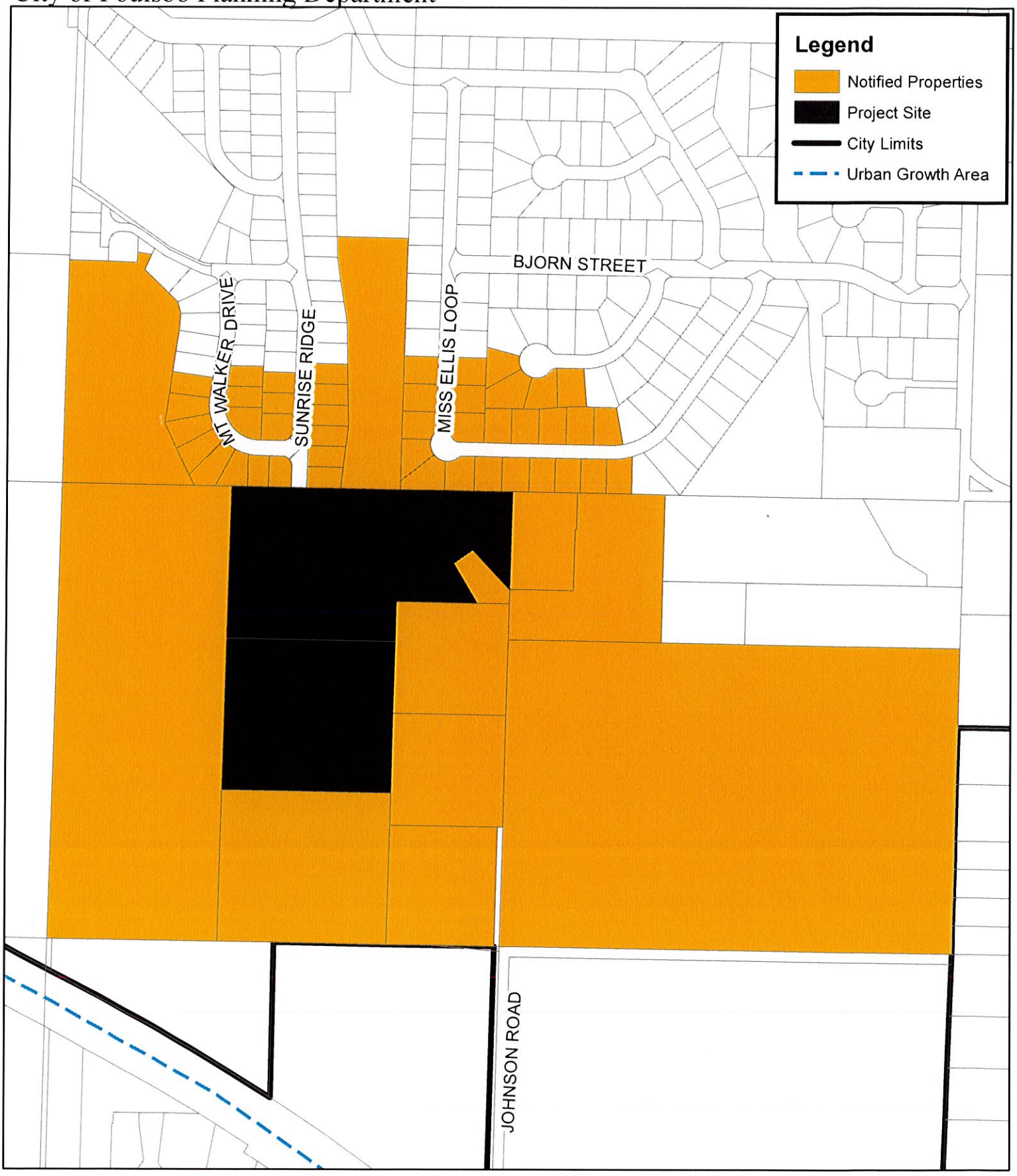
Decision:	The PED Director has APPROVED the PROJECT, subject to the SEPA MDNS issued May 1, 2015 and Conditions of Approval found in the staff report.
Property Taxes:	Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. Affected property owners may contact the Kitsap County Assessor's Office, MS-22, 614 Division Street, Port Orchard, WA 98366, (360) 337-7160.
Appeal Authority:	The decision is final. This decision may be appealed to the Hearing Examiner. The written appeal, and the appeal fee and deposit must be received by the PED department no later than 4:30 p.m. on the fourteenth calendar day following the date the notice of decision was issued.
Examination of File:	The complete case file and conditions of approval may be examined at the PED Department, 200 NE Moe Street, from 8:30 a.m. to 4:30 p.m. Monday through Friday.
Staff Contact:	Edie Berghoff, Associate Planner; plan&econ@cityofpoulsbo.com; (360) 394 -9748
Site Map:	See attached.

SIGNED:

Karla Boughton, Planning and Economic Development Director

5/14/19

Date

Notice Map

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