



NOTICE OF PUBLIC HEARING

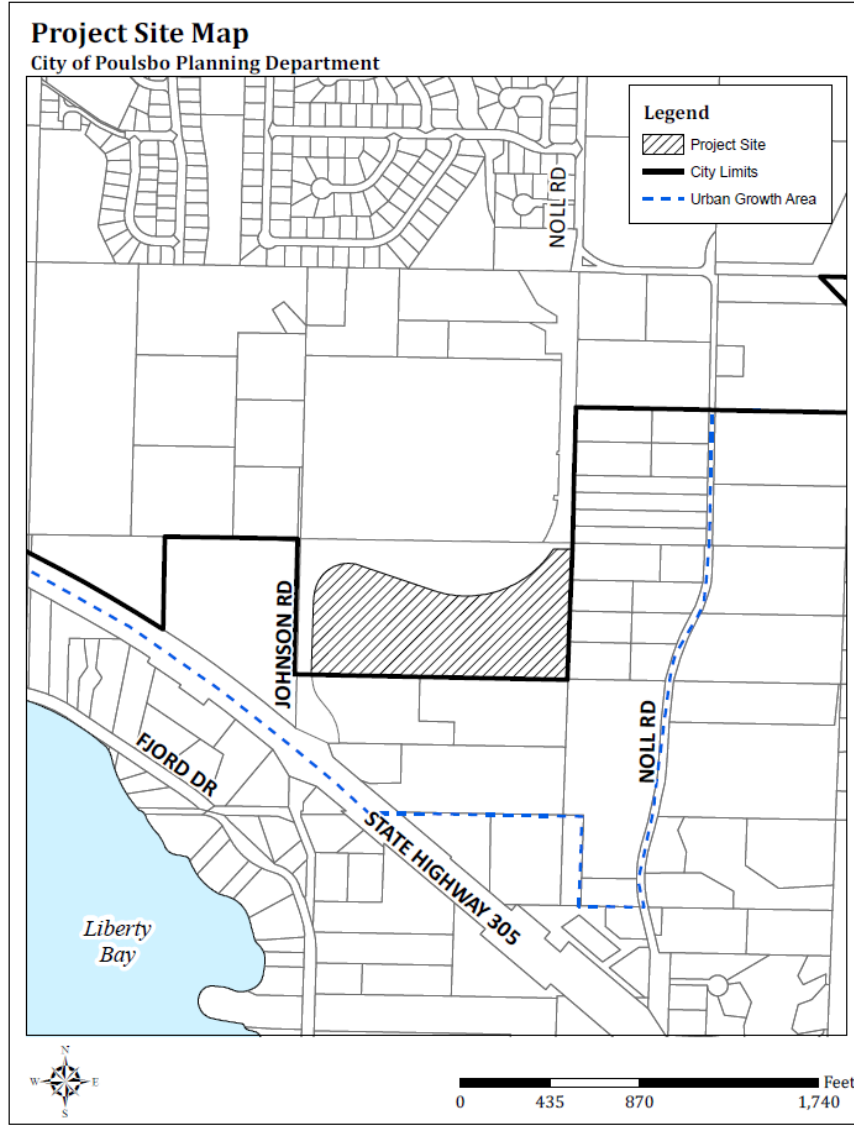
Planning and Economic Development Department
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JOHNSON RIDGE PLANNED RESIDENTIAL DEVELOPMENT & PRELIMINARY PLAT Hearing Examiner Public Hearing

The Hearing Examiner will review the application at the meeting scheduled for **July 10, 2020, at 10:00 am**. Due to the Governors "Stay Home – Stay Healthy" Order, **public meetings must be held virtually**. This call-in number: **1-623-404-9000** and meeting id: **149-928-6502** are provided for attendance.

Hearing Date:	July 10, 2020	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.	P-08-02-19-01		
Site Location:	17504 Johnson Road NE Poulsbo WA 98370	Tax Parcel:	252601-2-004-2008
Applicant:	CPH Consultants Matt Hough 11431 Willows Rd NE, Ste 120 Redmond WA 98052		
Project Description:	Develop 13.75 acres into 61 single family lot Planned Residential Development (PRD) and Preliminary Plat (PP). The average lot size is 5,041 SF and the smallest lot is 4,361 SF. 2.35 acres of open space is proposed. Improvements include roads, open spaces, recreational amenities, tree retention, and utility and stormwater facilities. Critical areas include an off-site wetland, steep slope, and Bjorgen Creek. The property is vacant following the removal of multiple dilapidated buildings.		
Application(s) Under Review:	Planned Residential Development, Preliminary Plat, Critical Area Review		
Environmental Review:	Review under the SEPA was required for this project. A SEPA Threshold Determination was issued for this project June 8, 2020 with comment period ending June 22, 2020.		
Examination of File:	The complete application file may be examined online by going to https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home > Applications > and search for permit # P-08-02-19-01. If you are unable to access the file, please call the staff contact for options.		
Review Authority:	The Hearing Examiner is the review authority for this Type III application.		
Public Comment Methods:	Written comments may be mailed, faxed, or e-mailed to the PED 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 verbal testimony to the hearing regarding the proposed project.		
Meeting Information:	The Hearing Examiner Public Hearing meeting is scheduled for July 10, 2020 at 10:00 AM . Due to the Governors "Stay Home – Stay Healthy" Order, public meetings must be held virtually . This call-in number: 1-623-404-9000 and meeting id: 149-928-6502 are provided for attendance. We encourage written public comment submission prior to the meeting via email to ncoleman@cityofpoulsbo.com . Citizen comments will also be accommodated during the virtual meeting.		
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:	Nikole Coleman, Associate Planner; ncoleman@cityofpoulsbo.com ; (360) 394 - 9748		

Site Map:



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.

