



# NOTICE OF MEETING & HEARING

Planning and Economic Development Department  
200 NE Moe Street | Poulsbo, Washington 98370  
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www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

## WINSLOW RIDGE PLANNED RESIDENTIAL DEVELOPMENT & PRELIMINARY PLAT

### PUBLIC MEETING: SEPTEMBER 13, 2022 AT 6:00 PM

The Planning Commission will review the application for the Winslow Ridge Planned Residential Development (PRD) & Preliminary Plat at the meeting scheduled for **September 13, 2022**, at 6:00 pm or soon thereafter. At this meeting, the public will have an opportunity to provide written and verbal testimony to the Planning Commission regarding the proposed project.

### TENTATIVE PUBLIC HEARING: OCTOBER 4, 2022 AT 10:00AM

A public hearing is tentatively scheduled for 10:00 am on October 4, 2022 for the Hearing Examiner to review the proposal and receive public comments on the proposed Winslow Ridge PRD and Preliminary Plat. Due to the COVID-19 pandemic, and requirement in-person meeting option be provided, the hearing will include virtual and in person options for attendance. A meeting room will be available at Poulsbo City Hall, 200 NE Moe Street, Poulsbo. Visit Planning & Economic Development Active Projects page to verify meeting date and time and find call-in number, meeting id, and webinar link for hearing attendance.

<b>Requested Action:</b>	All Persons are invited to provide written and verbal testimony to the Planning Commission and Hearing Examiner regarding the proposed project.
<b>File No.</b>	P-02-26-21-02
<b>Site Location:</b>	22108 Rhododendron Lane, Poulsbo WA 98370
<b>Tax Parcel:</b>	092601-1-041-2005
<b>Property Owner:</b>	<i>Current:</i> Winslow Dev 360 LLC   16000 Christensen Rd, Ste 150   Seattle, WA 98188 <i>At time of application:</i> Swenson, Philip J   PO Box 656   Poulsbo, WA 98370-0656
<b>Applicant/Agent:</b>	MTT Family of Companies   16000 Christensen Rd, Ste 150   Seattle, WA 98188
<b>Project Description:</b>	Develop 18.64 acres into 86 single family lot Planned Residential Development and Preliminary Plat. Includes 1.89 acres of open space, recreational amenities, tree retention, and road/sidewalk, utility, and stormwater facilities.
<b>Application(s) Under Review:</b>	Preliminary Plat, Planned Residential Development, Design Review, SEPA Review
<b>Environmental Review:</b>	Review under SEPA was required. A SEPA Threshold Determination was issued for this project August 12, 2022 with comment period ending August 26, 2022. The application file may be examined online by going to <a href="https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home">https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home</a> > Applications > and search for permit # P-02-26-21-02. If you are unable to access the file, please call the staff contact for options.
<b>Examination of File:</b>	
<b>Review Authority:</b>	The Hearing Examiner is the review authority for this Type III application.
<b>Planning Commission Meeting Information:</b> (continued next page)	The Planning Commission meeting is scheduled for September 13, 2022 at 6:00 PM or soon thereafter. The Planning Commission will make recommendation to the Hearing Examiner. Meeting procedures are available from the PED Department and City Clerk's office and are conducted based on Roberts Rules of Order. Due to the ongoing COVID-19 pandemic, public meetings are being held as a hybrid virtual/in-person meeting at the web address and call-in number noted below and at Poulsbo City Council Chambers, 200 NE Moe Street, Poulsbo, Washington. This call in



**Planning Commission Meeting Information:**  
(continued)

number: **253 215 8782** and meeting id: **810 2047 3350** are provided for virtual attendance, in addition to this webinar link: <https://us06web.zoom.us/j/81020473350>.

We encourage written public comment submission prior to the meeting via email to [eberghoff@cityofpoulsbo.com](mailto:eberghoff@cityofpoulsbo.com). Citizen comments will also be accommodated during the virtual meeting.

**Hearing Examiner Hearing Information:**

A public hearing is tentatively scheduled for 10:00 am on October 4, 2022 for the Hearing Examiner to review the proposal and receive public comments on the proposed Winslow Ridge PRD and Preliminary Plat. Due to the ongoing COVID-19 pandemic, and requirement in-person meeting option be provided, the hearing will include virtual and in-person options for attendance. A meeting room will be available at Poulsbo City Hall, 200 NE Moe Street, Poulsbo, Washington. Visit Planning & Economic Development Department Active Projects page to verify meeting date and time and find call-in number, meeting id, and webinar link for hearing attendance.

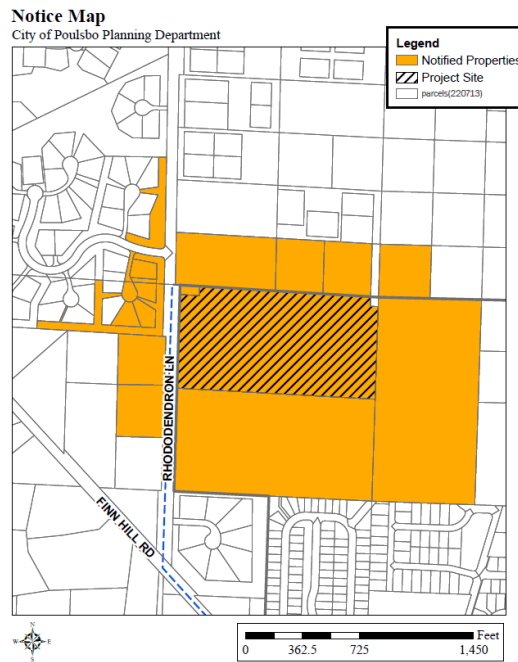
**Staff Report:**

The staff report will be available at least seven calendar days before the Planning Commission meeting and a copy will be provided at a reasonable cost.

**Staff Contact:**

Edie Berghoff, Associate Planner; [eberghoff@cityofpoulsbo.com](mailto:eberghoff@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.

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.