



CORRECTED NOTICE OF DECISION

The original Notice of Decision read 861 single family lots and has been corrected to 86 lots.

Planning and Economic Development Department
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WINSLOW RIDGE PRD & PRELIMINARY PLAT, TYPE III APPLICATION

Date of Hearing Examiner Approval: November 21, 2022

Date of Notice of Decision: November 30, 2022

File No.:	P-02-26-21-02
Site Location:	22180 Rhododendron Lane
Tax Parcel:	092601-1-041-2005
Applicant:	MTT Family of Companies 16000 Christensen Road, Suite 150 Seattle, WA 98188
Current Owner:	Winslow Dev 360 LLC 16000 Christensen Road, Suite 150 Seattle, WA 98188
Project Description:	Develop 18.64 acres into 86 single family lots Planned Residential Development and Preliminary Plat. Includes 1.89 acres of open space, recreational amenities, tree retention and road/sidewalk, utility, and stormwater facilities.
Approval Criteria:	The criteria approval for this project is included in the Poulsbo Municipal Code (PMC). The review criteria were established April 12, 2021, the date the application was determined Technically Complete. In particular: PMC Title 18 Zoning Ordinance; and PMC Title 17 Land Division. Copies of applicable codes are available on request.
Conclusion:	The Hearing Examiner, 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 Hearing Examiner has APPROVED the Winslow Ridge PRD and Preliminary Plat, subject to the Conditions of Approval found in the Hearing Examiner Decision.

DocuSigned by:
Heather Wright
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Heather Wright, AICP, Planning and Economic Development Director

____11/30/2022____
Date

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 City Council. The written appeal, and the appeal fee and deposit must be received by the PED department no later than 4:30 p.m. on December 14, 2022 .



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 No. P-02-26-21-02. If you are unable to access the file, please call the staff contact for options.

Conditions of Approval:

Available upon request.

Staff Contact:

Edie Berghoff, Associate Planner | eberghoff@cityofpoulsbo.com | (360) 394 - 9748

Site Map:

