



# NOTICE OF PUBLIC HEARING

Planning and Economic Development Department  
200 NE Moe Street | Poulsbo, Washington 98370  
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## PLATEAU AT LIBERTY BAY PLANNED RESIDENTIAL DEVELOPMENT & PRELIMINARY PLAT Hearing Examiner Public Hearing

<b>Hearing Date:</b>	Thursday, May 9, 2024	<b>Hearing Time:</b>	10:30 am
<b>Hearing Location:</b>	Poulsbo City Hall, Council Chambers, 200 NE Moe Street, Poulsbo, WA		
<b>Requested Action:</b>	All persons are invited to provide written and verbal testimony to the Hearing Examiner regarding the proposed project.		
<b>Project File No.</b>	P-12-06-22-02		
<b>Site Location and Tax Parcel:</b>	19313 Viking Avenue   152601-3-023-2005 19521 Laurene Lane   152601-3-040-2004 19179 Viking Avenue   152601-3-033-2003 19321 Viking Avenue   152601-3-025-2003 No address   152601-3-090-2102 Poulsbo WA 98370	Access improvements are located on the following additional properties: 1161 Liberty Road   152601-3-002-2000 19431 Viking Avenue   152601-3-027-2001 No address   152601-3-036-2000	
<b>Applicant:</b>	Entitle Fund Two, LLC   P.O. Box 188   Puyallup, WA 98371		
<b>Project Description:</b>	<p>Project proposal is the subdivision of land for the construction of 63 single family lots with associated roadways, utilities, and open spaces. Four existing homes are planned to be demolished prior to final plat approval.</p> <p>The site is approximately 26 acres of which critical areas make up approximately 12.8 acres, and an additional approximately 0.42 acres are encumbered by limited development easement. Critical areas and their buffers make up almost half of the project area and will remain naturally vegetated with existing trees and mitigation plantings in grass areas. Critical areas accommodate tree retention requirement. Open space is provided in tracts E and G-M. Amenities located in open space tracts include project park with big toy, benches and picnic tables, walking path and open play area; covered picnic benches and bar-b-ques near a soft surface trail; overlook with bench; and open play area with picnic tables and benches on the stormwater vault. Remaining open space tracts will be landscaped or remain in native vegetation.</p> <p>Access to the site is via Viking Avenue NW, with emergency only access connection to NW Liberty Road. No modification of access to property south of the project is proposed. Development will connect to city water and sanitary and storm sewers. Water will loop with mains connection in NW Liberty Road and Viking Avenue. Development includes an additional approximately 0.54 acres offsite for access and slopes creation.</p>		
<b>Application(s) Under Review:</b>	Planned Residential Development, Preliminary Plat, SEPA		
<b>Environmental Review:</b>	Review under the State Environmental Policy Act (SEPA) was required for this project. A SEPA Threshold Determination was issued for this project April 4, 2024 with comment and appeal periods ending April 18, 2024 at 4:30 pm. No timely appeal was received.		
<b>Examination of File:</b>	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-12-06-22-02. If you are unable to access the file, please call the staff contact for options.		
<b>Review Authority:</b>	The Hearing Examiner is the review authority for this Type III application.		

**Public Comment Methods:**

The public hearing is scheduled for Thursday May 9<sup>th</sup>, 2024, at 10:30 AM or soon thereafter. 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 number: 1 253 215 8782 and meeting id: 876 3492 0700 are provided for virtual attendance, in addition to this webinar link: <https://us06web.zoom.us/j/87634920700>.

**Staff Report:**

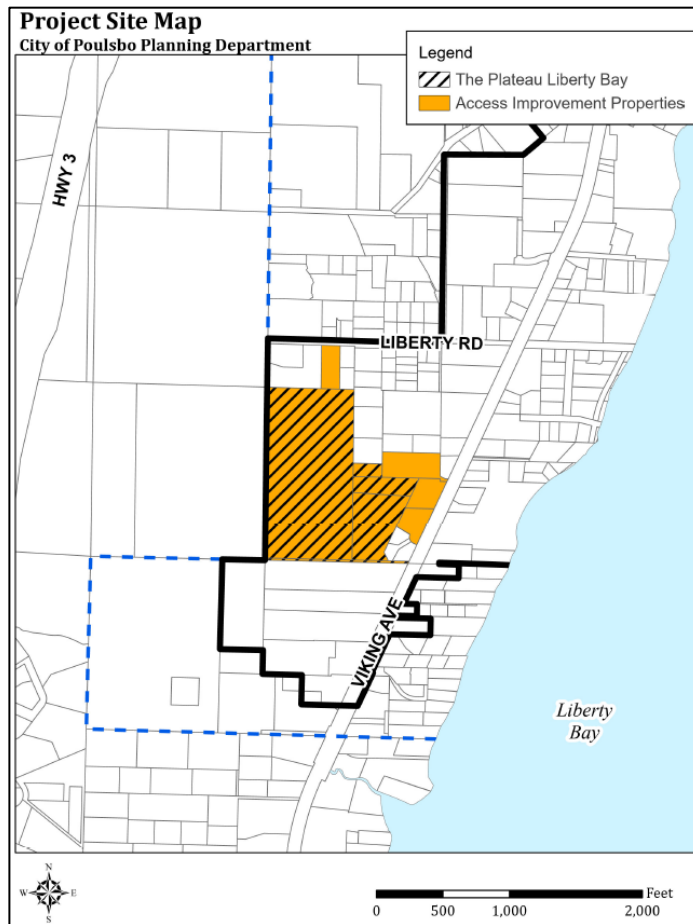
Written comments may be mailed, faxed, or e-mailed to the PED Staff Contact indicated below. To ensure consideration, all written comments must be received by the City prior to close of the public hearing. At the hearing, the public will have an opportunity to provide written and verbal testimony to the Hearing Examiner regarding the proposed project.

**Staff Contact:**

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.

Edie Berghoff, Senior Planner; eberghoff@cityofpoulsbo.com; (360) 394 -9748

**Site Map:**



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.**

