



NOTICE OF DECISION

Planning and Economic Development Department

200 NE Moe Street | Poulsbo, Washington 98370

(360) 394-9748 | fax (360) 697-8269

www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

PLATEAU AT LIBERTY BAY PRD & PRELIMINARY PLAT, TYPE III APPLICATION

Date of Hearing Examiner Approval: May 29, 2024

Date of Notice of Decision: June 14, 2024

A request for reconsideration was received June 13, 2024 and provided to the Hearing Examiner, applicant and parties of record. The Hearing Examiner Order Denying Reconsideration was received June 21, 2024 and provided to the applicant and parties of record with this reissued Notice of Decision. This extends the appeal period.

Date of Reissued Notice of Decision: June 21, 2021

File No.:	P-12-06-22-02	
Site Location and Tax Parcel:	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	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
Applicant/Agent:	Entitle Fund Two, LLC P.O. Box 188 Puyallup, WA 98371	
Current Owner:	Johnson Creek Properties, LLC 20882 Bond RD NE Poulsbo, WA 98370 JNJ Holdings, LLC 20882 Bond Rd NE Poulsbo, WA 98370 West Poulsbo, LLC 20882 Bond Road NE Poulsbo, WA 98370	
Project Description:	The project proposes the construction of 63 single family lots with associated roadways, utilities, and open spaces. 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, are tree retention location, and will remain naturally vegetated with mitigation plantings in grass areas. 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-que 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. 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 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.	
Approval Criteria:	The criteria approval for this project is included in the Poulsbo Municipal Code (PMC). The review criteria were established February 3, 2023, the date the application was determined Technically Complete. In particular: PMC Title 18 Zoning Ordinance; PMC Title 17 Land Division; and PMC 16.20 Critical Areas Ordinance. 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 Plateau at Liberty Bay PRD and Preliminary Plat, subject to the Conditions of Approval found in the Hearing Examiner Decision.

DocuSigned by:

Heather Wright

6/21/2024

Heather Wright, AICP, Planning and Economic Development Director

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 Friday **July 5, 2024**.

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-12-06-22-02. If you are unable to access the file, please call the staff contact for options.

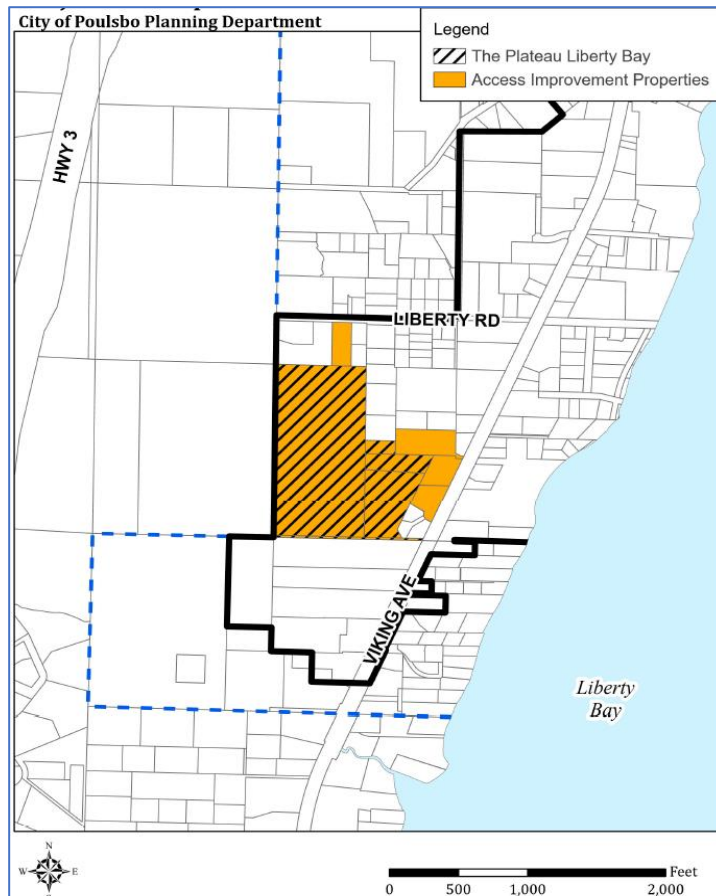
Conditions of Approval:

Available upon request.

Staff Contact:

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

Site Map:





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