



NOTICE OF PUBLIC HEARING

Planning and Economic Development Department
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AUDREY ESTATES SUBDIVISION Hearing Examiner Public Hearing

Hearing Date:	Thursday, June 13, 2024	Hearing Time:	10:30 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-11-10-22-01		
Site Location and Tax Parcel:	No address 242601-3-006-2005		
Applicant:	JWJ Group c/o Levi Holmes, 3599 NW Carlton Street, Silverdale, WA 98383		
Project Description:	<p>Project proposal is subdivision of land for the construction of 60 single family lots utilizing lot averaging standards with associated roadways and utilities.</p> <p>The site is approximately 25 acres of which critical areas make up approximately 11 acres. Critical areas and their buffers make up 44 percent of the project area and will remain naturally vegetated with creation of meander(s) and weir(s) to reduce speed of water flow through the south wetland. Six wetlands, three streams and their buffers are associated with the project.</p> <p>Open space is not required but is provided in this project in tracts A, B, C, H and I. Amenities are shown over the stormwater vault although not required with subdivision. Access to the site is from Sunrise Ridge Avenue, with future access connection provided in road stub north. Development will connect to city water and sanitary sewer. Water will loop with mains connection at Sunrise Ridge Avenue and northeast project corner. Stormwater will be discharged onsite to maintain water provision to wetlands.</p>		
Application(s) Under Review:	Preliminary Plat, SEPA		
Environmental Review:	Review under the State Environmental Policy Act (SEPA) was required for this project. A SEPA Threshold Determination was issued for this project May 13, 2024 with comment and appeal periods ending May 27, 2024 at 4:30 pm. No timely appeal was received.		
Examination of File:	The application file may be examined online by going to https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home > Applications > and search for permit # P-11-10-22-01. 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:	<p>The public hearing is scheduled for Thursday June 13th · 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: 1 825 9239 0438 and meeting id: 876 3492 0700 are provided for virtual attendance, in addition to this webinar link: https://us06web.zoom.us/j/82592390438 .</p> <p>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.</p>		

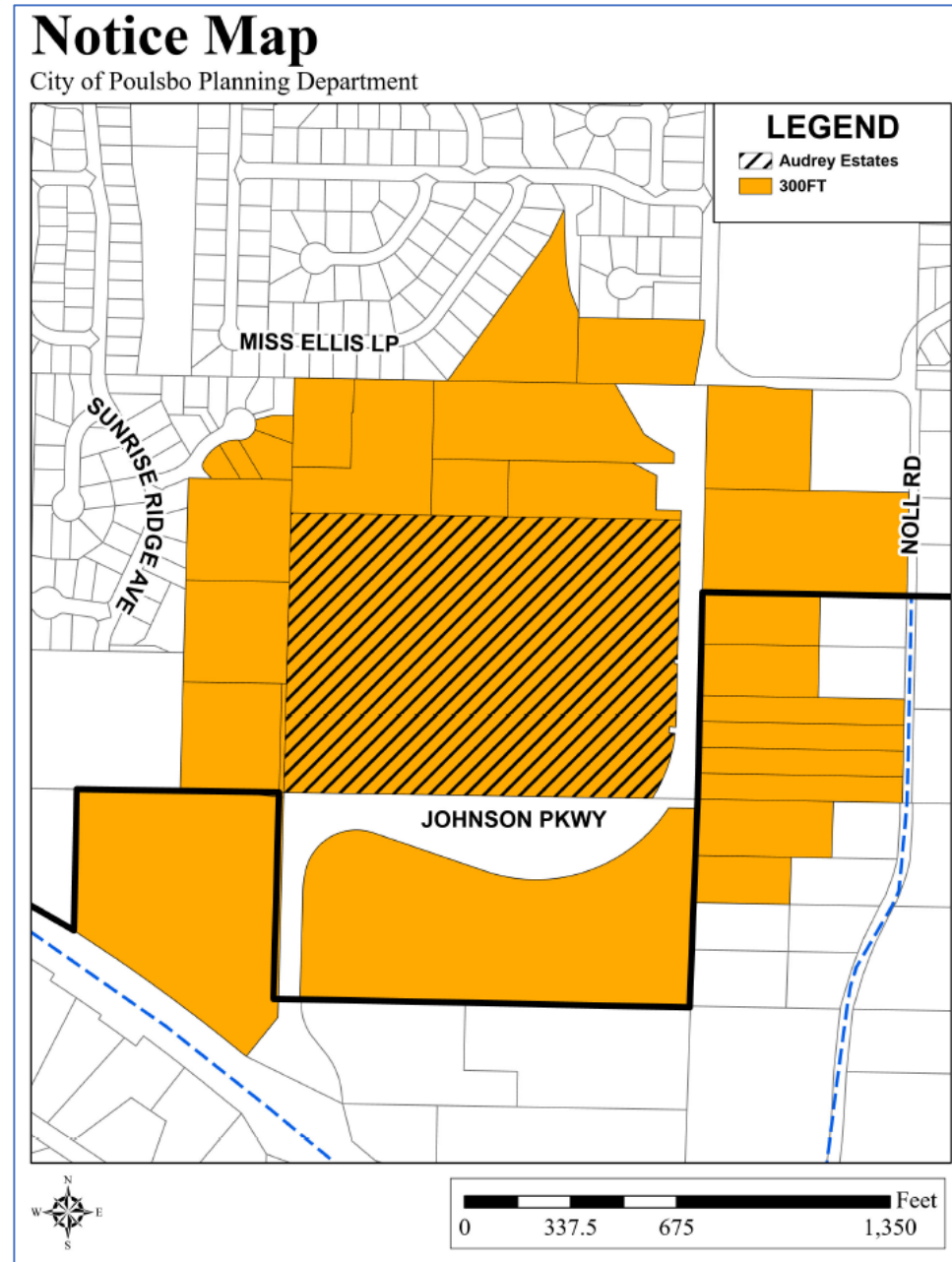
Staff Report:

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:

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.

