

**Order Granting Request for Reconsideration,
Correcting Manifest Error, and Modifying Condition of Approval No. E35**

Re: *“Sandstone Ridge” Planned Residential Development and Preliminary Plat Applications, File No. P-10-01-24-01*

This morning, the Examiner received a timely Request for Reconsideration, submitted on behalf of the City’s Engineering Department, a copy of which shall be maintained in the project file for this matter. The request confirms that a copy was transmitted to the applicant and their attorney, via email.

Having reviewed the Request, and the item at issue, specifically Condition of Approval No. E35, the Examiner regrets that the revised condition in the final Decision reflects a manifest error, in that there was never any challenge or question as to the City’s authority to require full frontage improvements along the segment of Noll Road that lies within the Poulsbo City Limits, specifically the east-west segment of Noll Road that runs to the south of the proposed plat. In revising the originally proposed condition, reference to the east-west frontage improvements was mistakenly omitted.

Accordingly, and consistent with HEx Rule 3.11, the Reconsideration Request is granted; and Condition of Approval No. E35 is hereby corrected and revised and to read as follows:

E35. As a condition of development:

A. Frontage improvements are required on the East-West portion of Noll Road within Poulsbo City Limits. Frontage improvements shall consist of curb, gutter, and sidewalk.

B. a [*remainder unchanged from language in original Decision] A pedestrian connection to link the Northeast corner of this property adjacent to the north-south Noll Road right-of-way] with the east-west Noll Road segment to the south of this project, is required; which pedestrian connection shall be paved, a minimum of 5-foot wide, asphalt or concrete, and shall be routed within the easement for the water line along the northeast portion of the property instead of through the undisturbed portion of the critical area buffer in Tract A, which route is entirely feasible, through a utility corridor, largely outside required buffers, and significantly minimizes removal and potential impacts on large trees located in the buffer area. The alignment shall be designed to minimize vegetation removal, with any clearing limited to the minimum necessary to construct the minimum 5-foot paved pathway. Mature native vegetation shall be preserved to the maximum extent feasible. The northeastern segment of this pedestrian connection is intended to serve as a future connection point for future development north along Noll Road. Final alignment and design are subject to review and approval by the City Engineer.

Issued: August 20, 2025.



Gary N. McLean
Hearing Examiner for the City of Poulsbo