

NOTICE OF APPLICATION

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

JOHNSON RIDGE PLANNED RESIDENTIAL DEVELOPMENT & PRELIMINARY PLAT | TYPE III APPLICATION

Comments Due: January 10, 2020

The City of Poulsbo has received a permit application for the following project that may be of interest to you. The public has the right to review contents of the official file for the proposal, provide written comments, participate in any public hearings, and request a copy of the final decision.

File No.: P-08-02-19-01 Zoning: Residential Low (RL)

Counter Complete: August 7, 2019 **Technical Completion:** December 17, 2019

December 27, 2019 Tax Parcel: Notice of Application: 252601-2-004-2008

Site Location: 17504 Johnson Road NE | Poulsbo WA 98370

The Holt Group | Ken Allen | PO Box 61426 | Vancouver WA 98666 Property Owner:

Applicant/Agent: CPH Consultants | Matt Hough | 11431 Willows Rd NE, Ste 120 | Redmond WA 98052

Develop 13.75 acres into 61 single family lot Planned Residential Development (PRD) and Preliminary Plat (PP). The average lot size is 5,512 SF and the smallest lot is 4,474 Project Description: SF. 2.42 acres of open space is proposed. Improvements include roads, sidewalks,

recreational amenities, utility, and stormwater facilities

Permits Included in Application:

Permits NOT Included in Application:

Environmental (SEPA)

Review: Existing

Environmental Docs:

Public Comment Period:

Public Meeting and

Public Hearing Date:

Examination of File:

Review Authority:

Site Map:

Staff Contact:

Planned Residential Development, Preliminary Plat, Critical Area Review, SEPA

Tree Cutting and Clearing, Grading, Forest Practices Application, Right-Of-Way, Building

None at this time.

Preliminary Stormwater Plan, Geotechnical Engineering Report, Traffic Impact Analysis, Stream Assessment and Habitat Management Plan, Tree Retention/Arborist Report.

The minimum public comment period shall be 14 calendar days. The public may comment on the application and the comment period will remain open until January 10, 2020. The public may request a copy of the decision once made. Public comments may

be mailed, emailed, personally delivered or faxed to the City.

Planning Commission Public Meeting and Hearing Examiner Public Hearing TBD

The complete application file may be examined at the PED Department, Poulsbo City Hall. 200 NE Moe Street, from 8:30 a.m. to 4:30 p.m. Monday through Friday.

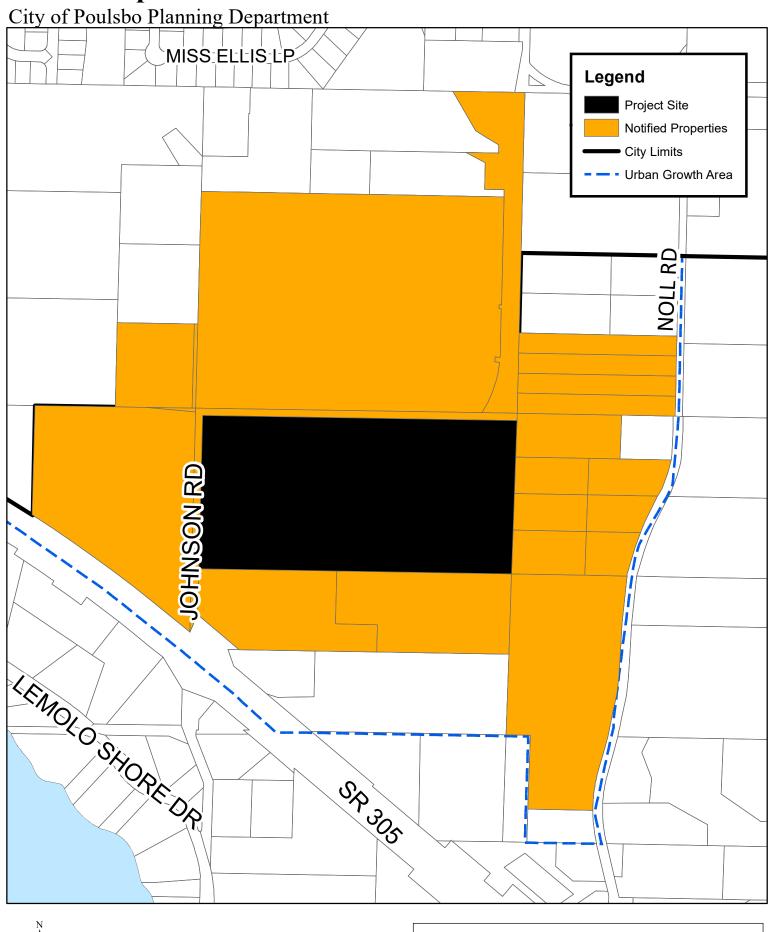
Hearing Examiner is the review authority for this proposal. A recommendation from the Planning Commission will be provided to the Hearing Examiner.

Nikole Coleman, Associate Planner; ncoleman@cityofpoulsbo.com; (360) 394 -9748

See attached.



Notice Map





| | | | | Feet |
|---|---------|-----|-----|-------|
| 0 | 150 300 | 600 | 900 | 1,200 |