



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
Notice of Application:	December 27, 2019	Tax Parcel:	252601-2-004-2008
Site Location:	17504 Johnson Road NE Poulsbo WA 98370		
Property Owner:	The Holt Group Ken Allen PO Box 61426 Vancouver WA 98666		
Applicant/Agent:	CPH Consultants Matt Hough 11431 Willows Rd NE, Ste 120 Redmond WA 98052		
Project Description:	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 SF. 2.42 acres of open space is proposed. Improvements include roads, sidewalks, recreational amenities, utility, and stormwater facilities		
Permits Included in Application:	Planned Residential Development, Preliminary Plat, Critical Area Review, SEPA		
Permits NOT Included in Application:	Tree Cutting and Clearing, Grading, Forest Practices Application, Right-Of-Way, Building		
Environmental (SEPA) Review:	None at this time.		
Existing Environmental Docs:	Preliminary Stormwater Plan, Geotechnical Engineering Report, Traffic Impact Analysis, Stream Assessment and Habitat Management Plan, Tree Retention/Arborist Report.		
Public Comment Period:	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.		
Public Meeting and Public Hearing Date:	Planning Commission Public Meeting and Hearing Examiner Public Hearing TBD		
Examination of File:	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.		
Review Authority:	Hearing Examiner is the review authority for this proposal. A recommendation from the Planning Commission will be provided to the Hearing Examiner.		
Staff Contact:	Nikole Coleman, Associate Planner; ncoleman@cityofpoulsbo.com; (360) 394 -9748		
Site Map:	See attached.		



Notice Map

City of Poulsbo Planning Department

