

NOTICE OF DECISION

Planning and Economic Development Department

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NOLL ROAD CORRIDOR PHASE I (JOHNSON PARKWAY), TYPE III PERMIT

CRITICAL AREA PERMIT (CAP)

Date of Hearing Examiner APPROVAL: August 14, 2019

File No.:	P-11-09-18-01	Application Type:	Type III
Site Location:	SR 305 north to intersection of Noll Road and Storhoff Lane	Tax Parcel:	City Right-of-Way
Property Owner:	City of Poulsbo		
Applicant/Agent:	Diane Lenius, City Engineer City of Poulsbo		
Project Description:	The Noll Road Corridor Improvements Project will provide multimodal facilities that link neighborhoods and schools, improve the level of service and safety on State Route 305 (SR 305), and create functional and attractive infrastructure that supports sustainable development.		
	The full project will improve the Noll Road corridor between SR 305 in the south and Lincoln Road in the north. The project will include roadway, sidewalk, bicycle lane, and shared-use path improvements in various configurations through the corridor, as specified in the <i>Noll Road Corridor Plan</i> (Parametrix 2008). The South Segment of the project will realign Noll Road, creating a new roadway between SR 305 and Storhoff Road, approximately one-quarter mile south of Poulsbo Elementary School. This segment includes intersection improvements (roundabout) at the new intersection with SR 305 near Johnson Road. In addition, the existing undersized culvert on Bjorgen Creek under Storhoff Road will be replaced with a structure specifically designed to provide fish passage and a new open box culvert will be provided for Stream 1.		
	In the Noll Road Corridor South Segment where wetlands and streams are present, the project will construct a new arterial road, sidewalk, and shared use path. The alignment for the new road follows the existing Storhoff Lane and Johnson Road alignment, as well as an existing Puget Sound Energy utility access corridor. The new road alignment was generally established as part of the 2008 Corridor Plan and follows the alignment of a former Kitsap County Road. The alignment has been subsequently refined to avoid and minimize impacts to wetlands, streams, and buffers. Refer to the Mitigation Plan and HMP (Parametrix 2019) for additional discussion of mitigation sequencing and impact avoidance.		
Approval Criteria:	This project has been reviewed using the following code provisions: PMC Title 16 Environment, including: PMC 16.04, Environmental Review (SEPA); PMC 16.20 Critical Areas Ordinance; specifically, PMC 16.20.133 Public Agency and Utility Exception; and PMC 19, Procedures for Review.		
Conclusion:	The Hearing Examiner, as the review authority, has concluded that the application has been found to meet the stated permit criteria, subject to SEPA Mitigation and 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 Noll Road corridor Phase I | Johnson Parkway Critical Area Permit and Public Agency and Utility Exemption subject to the SEPA MDNS issued June 14, 2019 and Conditions of Approval found in the staff report.

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.

**Request for
Reconsideration:**

Any party of record may file a written request with the hearing examiner for reconsideration within 14 calendar days of the date of the written decision which is August 14, 2019. The request shall explicitly set forth alleged errors of procedure, law, or fact. No new evidence may be submitted in support of or in opposition to a request for reconsideration. The hearing examiner shall act within 14 calendar days after the filing of the request for reconsideration by either denying the request or issuing a revised decision.

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 the **fourteenth** calendar day following the expiration of the hearing examiner's reconsideration period which is September 11, 2019.

Examination of File:

The complete case file and conditions of approval may be examined at the PED Department, 200 NE Moe Street, from 8:30 a.m. to 4:30 p.m. Monday through Friday.

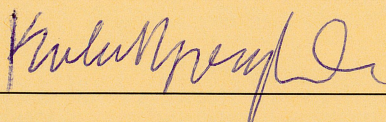
Staff Contact:

Marla Powers, Associate Planner; mpowers@cityofpoulsbo.com; (360) 394 -9737

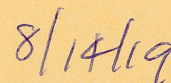
Site Map:

See attached.

SIGNED:



Karla Boughton, Planning and Economic Development Director



Date

Project Site Map

City of Poulsbo Planning Department

