



NOTICE OF DECISION

Planning and Economic Development Department
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LIBERTY LANDING SUBDIVISION

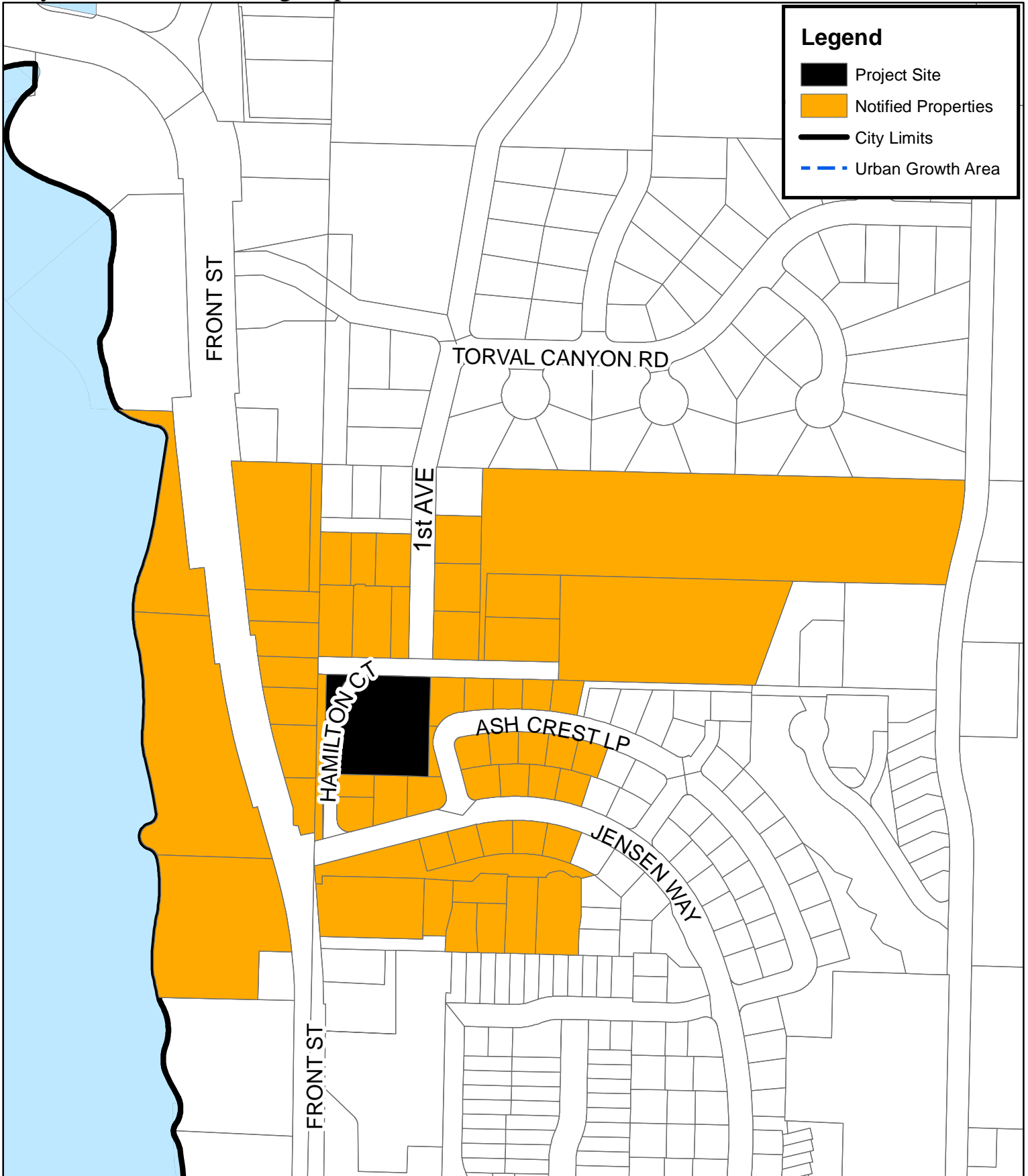
Date of Hearing Examiner **Approval:** September 12, 2019

File No.:	P-11-19-18-01	Application Type:	Type III Permit
Site Location:	19872 Hamilton Court NE, Poulsbo WA	Tax Parcel:	142601-3-020-2009
Property Owner:	Bill Ortyn, SDO Properties, LLC; 11546 Matsu Place NE; Bainbridge Island, WA 98110		
Applicant/Agent:	Bill Ortyn, SDO Properties, LLC; 11546 Matsu Place NE; Bainbridge Island, WA 98110		
Project Description:	Proposed is an 8-lot single family development on 1.03 acres. Home designs are included with the application. Trees are proposed for retention. Two driveways, each serving 4 homes, include on-site guest parking. A segment of Hamilton Court will potentially be reconstructed as a condition of this project.		
Approval Criteria:	The criteria approval for this project is included in the City's Municipal Code (PMC). The review criteria were established November 30, 2018, the date the application was determined Technically Complete. In particular: PMC Title 18 Zoning Ordinance, through Ordinance 2013-04; and PMC Title 17 Subdivisions, through Ordinance 2017-22. Copies of applicable codes are available on request.		
Conclusion:	The Hearing Examiner, as the review authority, has concluded that the application has been found to meet the stated permit criteria, subject to the 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 PROJECT, subject to the SEPA MDNS issued June 7, 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.		
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.		
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:	Edie Berghoff, Associate Planner; eberghoff@cityofpoulsbo.com; (360) 394 -9748		
Site Map:	See attached.		



Notice Map

City of Poulsbo Planning Department



Legend

-  Project Site
-  Notified Properties
-  City Limits
-  Urban Growth Area

