



NOTICE OF DECISION

Planning and Economic Development Department

200 NE Moe Street | Poulsbo, Washington 98370

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BLUE HERON PLANNED RESIDENTIAL DEVELOPMENT AND PRELIMINARY PLAT

Date of Hearing Examiner **APPROVAL**: December 21, 2018

File No.:	P-11-27-07-1	Application Type:	Type III
Site Location:	2650 NE Heron Pond Lane, 18208 & 18230 Noll Road NE, Poulsbo WA 98370	Tax Parcel:	242601-4-003-2006, 242601-4-033-2000, and 272601-4-034-2009
Property Owner:	The Quadrant Corporation, 15900 SE Eastgate Way, Suite 300, Bellevue WA 98008		
Applicant/Agent:	Ruel Johnson, 2650 Blue Heron Road, Poulsbo WA 98370 Property purchased by Quadrant Homes, c/o Corey Watson, 15900 SE Eastgate Way, Suite 300, Bellevue, WA 98008		
Project Description:	The application is for development of an 85-lot single family residential subdivision with onsite stormwater facilities on approximately 23.83 acres. Associated infrastructure, open spaces, and stormwater drainage facilities are proposed. average lot size is 7,538 square feet and range in size from 5,000 to 10,376 square feet. The preliminary plat identifies a phasing plan to develop the site in two divisions, and each phase will stand alone with regard to fire department access and utility provision. There are on and off-site critical areas, including an off-site Category IV wetland with buffers that fall onto the subject property, two on-site Category IV wetlands that are each less than 1,000 square feet, and the Type 3 Lemolo Creek with associated wetlands running adjacent to the site. There is an on-site steep slope area, and the area is an Aquifer Recharge Area of Concern.		
Approval Criteria:	The relevant approval criteria for this project is found in older versions of the Poulsbo Municipal Code (PMC). Without objection or modification from the applicant, the Staff Report explains that the review criteria for the Blue Heron project are versions of development regulations in effect when the application vested, which was December 10, 2007, the date City staff deemed the application to be Technically Complete. Specifically, this project has been reviewed using the following code provisions: PMC Title 18 Zoning (Ordinance 2003-10), including PMC 18.80 regarding Planned Residential Developments (PRD) (Ordinance 2007-25); PMC Title 17 Subdivisions (Ordinance 2003-16); and PMC 16.20 Critical Areas (Ordinance 2007-24). The Staff Report explains that the City's zoning ordinance was updated December 17, 2007 (Ordinance 2007-56), however, it is not applicable to this matter. In 2003, PMC Title 18, Zoning, provided for Planned Unit Development (PUD) subject to review under PUD requirements and standards. PRD requirements and standards replaced Planned Unit Development (PUD) requirements and standards in 2007 (Ordinance 2007-25).		
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 SEPA Mitigation and Conditions of Approval, and the project as approved will not be detrimental to the public interest, health, safety or welfare.		
Decision:	The Hearing Examiner has APPROVED the Blue Heron PRD & Preliminary Plat, subject to Conditions of Approval, found in the Decision. Conditions of Approval include SEPA Mitigation issued September 28, 2018.		
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. 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 Poulsbo Planning & Economic Development 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 Planning & Economic Development Department, 200 NE Moe Street, from 8:30 a.m. to 4:30 p.m. Monday through Friday.

Staff Contact:

Edie Berghoff, Associate Planner; plan&econ@cityofpoulsbo.com; (360) 394 -9748

Site Map:

See attached.

SIGNED:



Nikole Coleman, Associate Planner
as designated by Karla Boughton

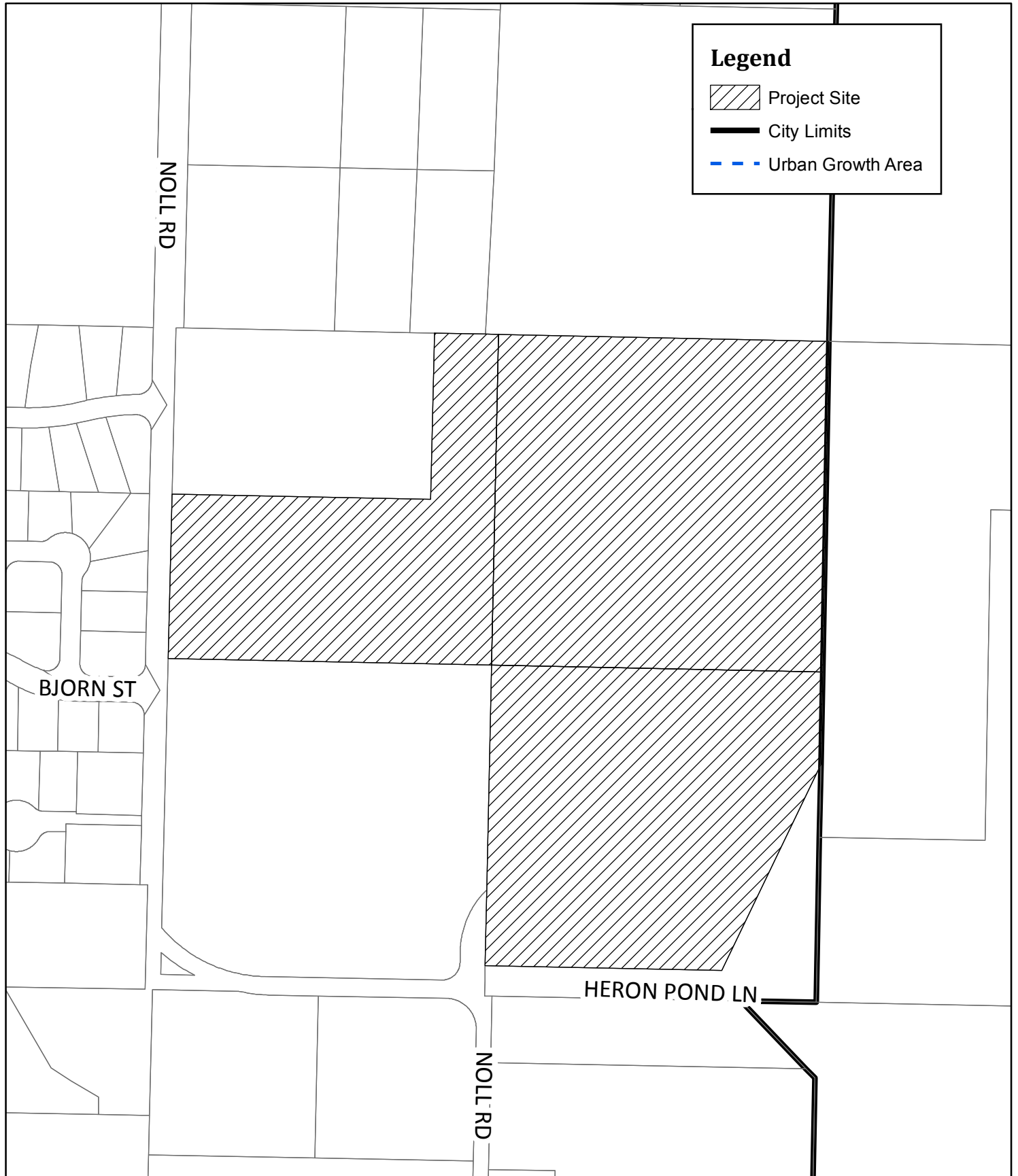
12/21/18

Karla Boughton, Planning and Economic Development Director




Date

Project Site Map

City of Poulsbo Planning Department



Legend

-  Project Site
-  City Limits
-  Urban Growth Area

