



NOTICE OF PUBLIC HEARING

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

RELEASE OF CONCOMITANT AGREEMENT AND AMENDMENT
TORVAL TERRACE / HARBOR VIEW | TYPE V APPLICATION
AND
PLAT VACATION OF TORVAL TERRACE SHORT PLAT | EXEMPT APPLICATION
City Council Public Hearing: August 21, 2019

If you are receiving this notice in the mail, it is because Kitsap County Assessor's records indicate you own property within 300' of the project location. 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.

Hearing Date:	August 21, 2019	Hearing Time:	7:00 pm or soon thereafter
Hearing Location:	Poulsbo City Hall, Council Chambers, 200 NE Moe Street, Poulsbo, WA		
Project File No.	P-07-05-19-01	Tax Parcels:	152601-1-147-2000 and 152601-1-146-2001
Site Location:	9, 45, and 49 NE Torval Canyon Road, and vacant property Southeast of the Front Street and Torval Canyon Road intersection, in Poulsbo, Washington		
Property Owner / Applicant:	Wing Point Properties, LLC; 321 High School Road NE, D3#332; Bainbridge Island, WA 98110 John Bierly, Wing Point Properties		
Project Description:	<p>The proposal is to release a concomitant agreement and agreement addendum known as the "Torval Terrace Property Rezone", A request to vacate a subdivision known as the "Torval Terrace Short Plat" accompanies the concomitant agreement and agreement addendum release.</p> <p>The concomitant agreement approved development of 18 apartment units in three buildings and associated improvements. The approved development was built according to the concomitant agreement addendum site plan. Concomitant agreements are recorded on the property; the Torval Terrace Property Rezone was approved and recorded in 1981 under Auditor File 8110280083, and addendum approved and recorded in 1982 under Auditor File 8210150072. The applicant wishes to clear the property title of the concomitant agreement and addendum for future development. Release of a concomitant agreement is a Type V permit and requires a public hearing before the City Council. <i>This application is not a proposal for development; any proposed development will be processed under a separate land use permit with its own noticing requirements.</i></p> <p>The subdivision approved segregation of the property into two lots with certain easements and requirements for development. The three existing residential buildings and other structures developed under the concomitant agreement site plan are located on lot B of the short plat; lot A remains vacant. The short plat was approved and recorded in 2009 under Auditor File 200910060082 and 200910060083.</p>		
Permits Included in Application:	Type V – Release of Concomitant Agreement SEPA Threshold Determination for the concomitant agreement release Plat Alteration for the Plat Vacation which is exempt from Permit Processing Procedures		
Staff Report:	The staff report will be available for review at no cost at least 7 calendar days before the hearing and a copy will be provided at a reasonable cost.		

Staff Contact:	Edie Berghoff, Associate Planner; eberghoff@cityofpoulsbo.com; (360) 394 -9748
Review Authority:	The City Council is the review authority for this Type V application.
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.
Site Map:	See attached.

All interested people are invited to attend the hearing. If you are unable to attend, your written comments, received no later than the date and time scheduled for the hearing, will be given careful consideration by the City Council and made a part of the record. Testimony will be allowed on the proposal and related environmental issues and SEPA documents.

The following procedural rules have been established for public hearings to allow a fair and orderly hearing:

1. The length of time given to individuals speaking for or against a proposal may be determined by the City Council prior to the application being considered;
2. A speaker representing each side of the issue is encouraged.

THE CITY OF POULSBO STRIVES TO PROVIDE ACCESSIBLE MEETINGS FOR PEOPLE WITH DISABILITIES. PLEASE CONTACT THE POULSBO PED DEPARTMENT AT 360-394-9748 AT LEAST 48 HOURS PRIOR TO THE MEETING IF ACCOMMODATIONS ARE NEEDED FOR THIS MEETING.



Notice Map

City of Poulsbo Planning Department

