



CITY OF POULSBO  
NOTICE OF APPLICATION REVISED  
RCW 36.70B.110

BLUE HERON PRELIMINARY PLAT  
(Type III Permit)

The City of Poulsbo has received a permit application for the following project that may be of interest to you. You are invited to comment on this proposed project.

**Initial Submittal Notice Information:**

**Planning File Number:** 11-27-07-1

**Counter Complete:** November 27, 2007      **Technically Complete Notification:** December 10, 2007

**Notice of Application:** December 15, 2007      **Comment due date:** December 31, 2007.

**Revised Submittal Notice Information:**

**Planning File Number:** 11-27-07-1

**Counter Complete:** December 19, 2016

**Technically Complete Notification:** N/A

**REVISED Notice of Application:** January 6, 2017      **Comment due date:** January 20, 2017.

**Description of Proposed Project:** Development of an 85-lot single-family residential subdivision on 23.83 acres zoned Residential Low, with associated infrastructure, open spaces, and stormwater drainage facilities. No lots are under the zoning code minimum of 7,500 square feet. Critical Areas include on and off-site wetlands, steep slopes, and Lemolo Creek (Type 3 water) adjacent to the site. The site is located at 2650 NE Heron Pond Lane, and includes 3 tax parcels: 242601-4-003-2006, 242601-4-034-2009, and 242601-4-033-2000. It is on the east side of Noll Road NE, and is currently developed with two single-family residences, accessory structures, and a horse farm.

**Revisions proposed:** The project originally submitted in November 2007 included 84 lots and was revised in 2009 to 85 lots. This December 2016 revision retains 85 lots and includes the following adjustments: modification of lot layout; modifications to roadway and right-of-way proposed; adding a 13,782 square foot park area; and increasing average lot size to 7,973 square feet. Creek buffer and setback from the buffer are unchanged in the revised proposal.

**Project Permits Included with Application:** Preliminary Plat, SEPA Threshold Determination.

**Other Permits NOT Included in Application:** Clearing/Grading approval, NPDES Permit (General Construction Activity), Nation Wide Permit, Right-Of-Way, Final Plat, building permits and other construction permits as determined through this permit process.

**Applicant's Representative:** Mark Kuhlman, Team 4 Engineering, 5819 NE Minder Road, Poulsbo, Washington 98370

**Property Owner:** Ruel Johnson, 2650 Blue Heron Road, Poulsbo, Washington 98370

**Existing Environmental Documents which Evaluate Proposed Project:** SEPA Environmental Checklist; Preliminary Storm Drainage Report by Team 4, revised December 15, 2016; Wetland Report by AJ Bredberg and Associates July 11, 2008 and Wetland boundary verification and categorization by Ecological Land Services May 25, 2016; Proposed Natural Resource Buffers for Lemolo Creek Corridor by SWCA Environmental Consultants, Inc. September 6, 2006; Geotechnical Engineering and infiltration Report by EnviroSound Consulting Inc. February 18, 2008; and Traffic Impact Analysis by City of Poulsbo Consultant David Evans and Associates December 20 2007.

**Further Studies Being Required by Applicable Official:** None at this time.

**Preliminary Environmental Determination:** None at this time.

**Location Map:** See attached.

**Public Comment Period:** The public is encouraged to comment on this application, and the minimum comment period is 14 calendar days, which is through January 20, 2017. However, public comments will be accepted up to and any time prior to the closing of the public hearing. Public comments should be as specific as possible and submitted to the City as early in the review of the application as possible. Any person may comment on the application and receive notice of the decision. Project decision of the Review Authority may be appealed within 14 calendar days following expiration of the Hearing Examiner's reconsideration period. Public comments may be mailed, emailed, personally delivered or faxed to the City

Mail and physical location: 200 NE Moe St, Poulsbo, WA 98370

Email: [plan&econ@cityofpoulsbo.com](mailto:plan&econ@cityofpoulsbo.com)

Fax: (360) 697-8269

**Review Authority:** This quasi-judicial review and decision is under Hearing Examiner authority.

**Public Meeting and Public Hearing:** Public Meeting and Public Hearing dates and times are not identified at this time. The Planning Commission Public Meeting and Hearing Examiner Public Hearing will be held in Poulsbo City Council Chambers, 200 NE Moe Street, Poulsbo WA, 98370.

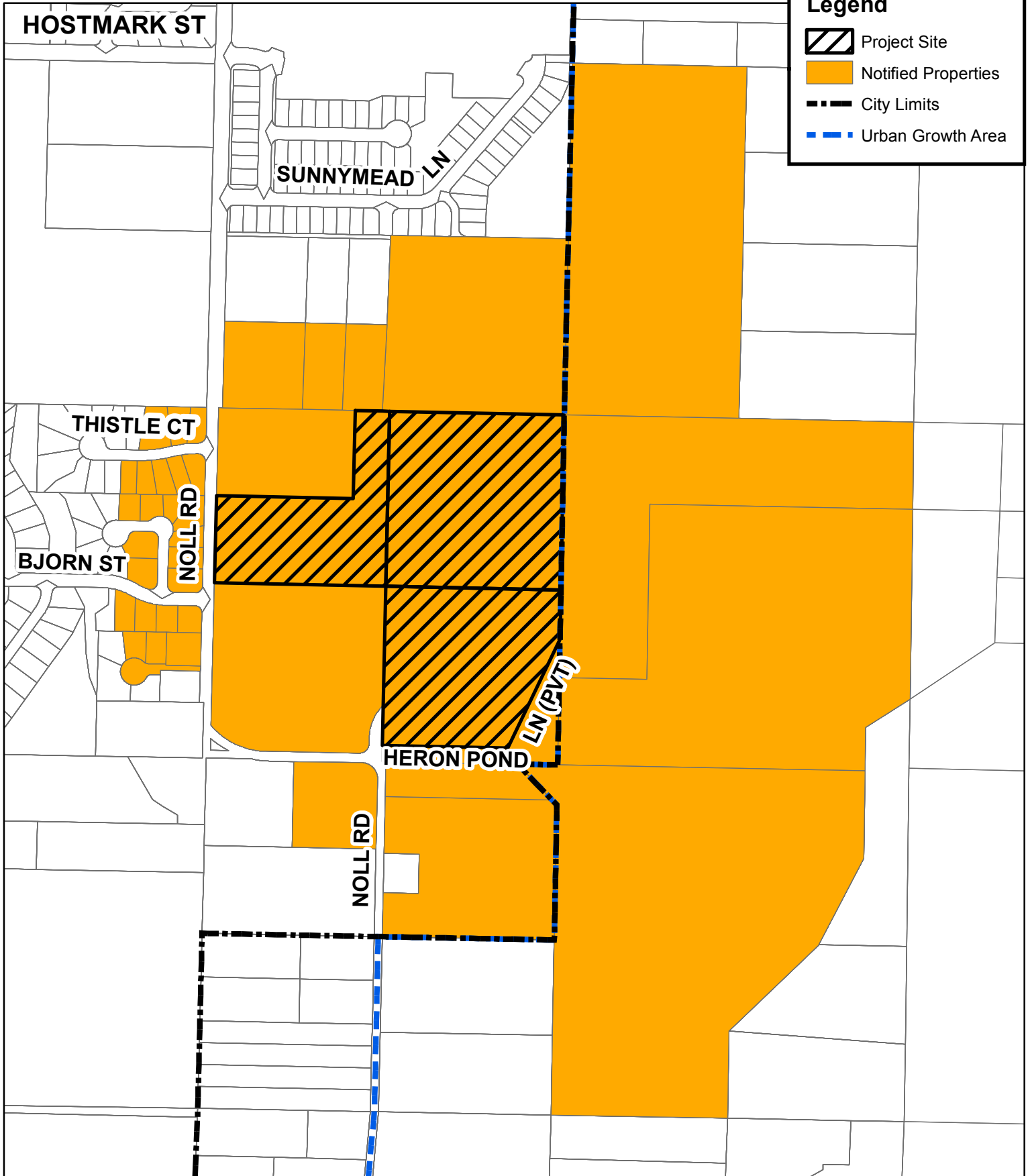
Notice for the Public Meeting will be mailed at least 7 days prior to the meeting.

Notice for the Public Hearing will be mailed, posted & published at least 14 days prior to the hearing.





**Examination of File and Staff Contact:** The application file may be examined at the Planning & Economic Development Department, Poulsbo City Hall, 200 NE Moe St, from 8:30 am to 4:00 pm, Monday through Friday. Please contact Edie Berghoff, Associate Planner, at (360) 394-9748, to arrange a time to examine the file or for further information. Project notices are posted on the Planning & Economic Development page in the City of Poulsbo website found at this link [http://cityofpoulsbo.com/planning/planning\\_project.htm](http://cityofpoulsbo.com/planning/planning_project.htm)

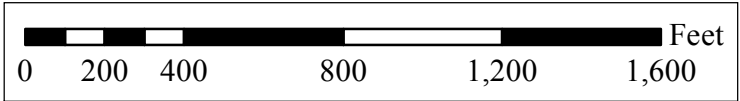
# Notice Map

City of Poulsbo Planning Department



**Legend**

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



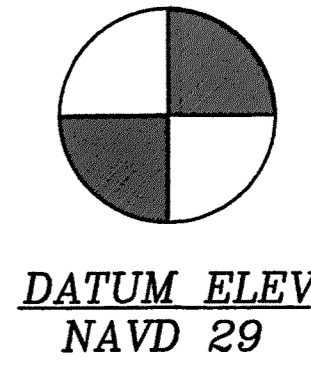
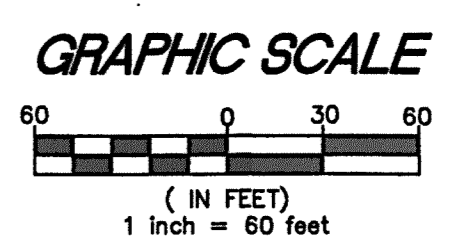
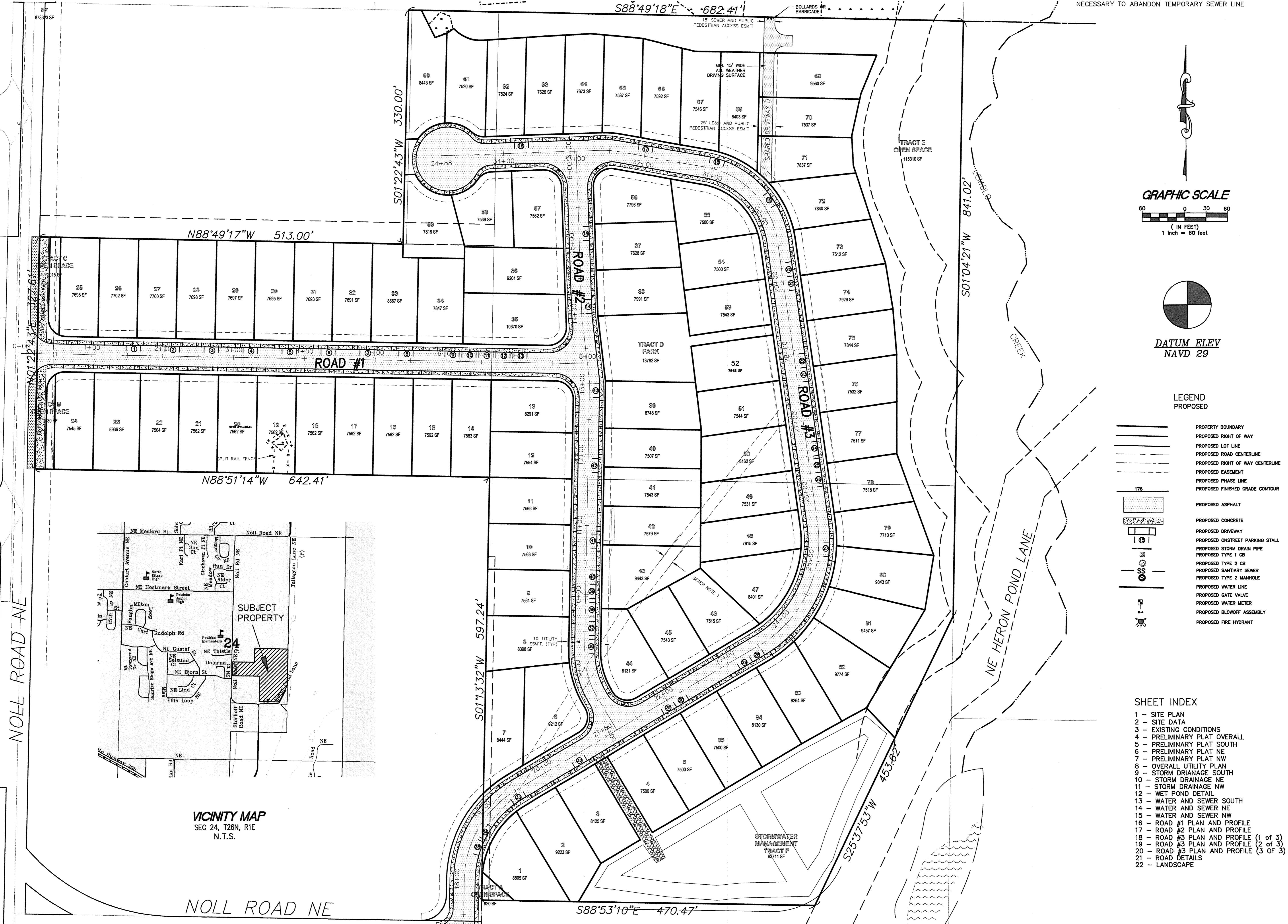
# BLUE HERON PREL PLAT

SITE PLAN

588'49'18"E 682.41'

SEWER NOTE 1  
15' SEWER ESM'T. TO BE VACATED WITH CONSTRUCTION OF PHASE 1 SEWER, TO INCLUDE THE CONSTRUCTION OF SEWER UNDER ROAD 3 AS NECESSARY TO ABANDON TEMPORARY SEWER LINE

RT

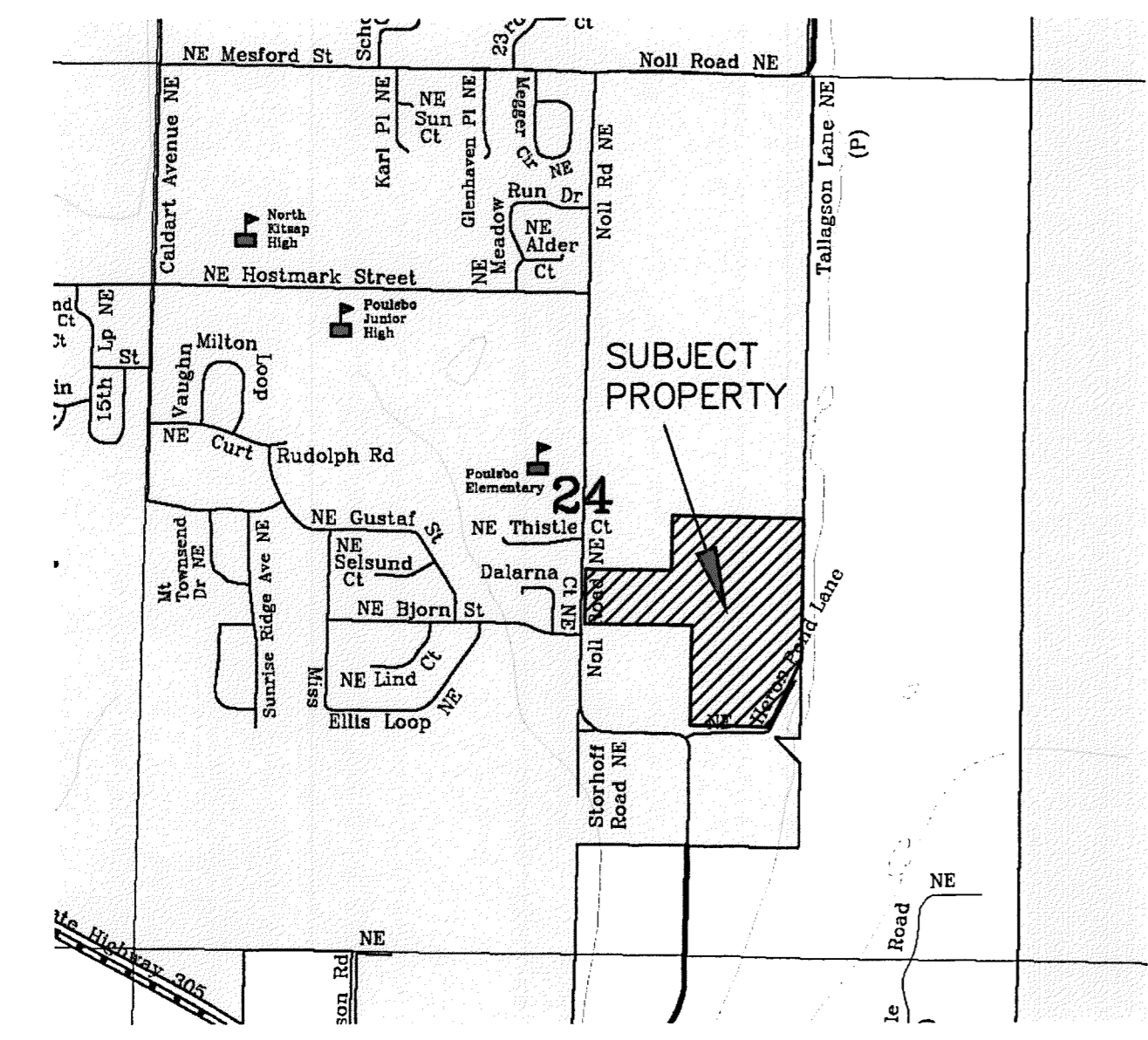


LEGEND PROPOSED

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED RIGHT OF WAY CENTERLINE
- PROPOSED EASEMENT
- PROPOSED PHASE LINE
- PROPOSED FINISHED GRADE CONTOUR
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- PROPOSED ONSTREET PARKING STALL
- PROPOSED STORM DRAIN PIPE
- PROPOSED TYPE 1 CB
- PROPOSED TYPE 2 CB
- PROPOSED SANITARY SEWER
- PROPOSED TYPE 2 MANHOLE
- PROPOSED WATER LINE
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED BLOWOFF ASSEMBLY
- PROPOSED FIRE HYDRANT

SHEET INDEX

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- 16 - ROAD #1 PLAN AND PROFILE
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- 18 - ROAD #3 PLAN AND PROFILE (1 of 3)
- 19 - ROAD #3 PLAN AND PROFILE (2 of 3)
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- 21 - ROAD DETAILS
- 22 - LANDSCAPE



VICINITY MAP  
SEC 24, T26N, R1E  
N.T.S.

DESIGN	MAK
DRAWN	DJB
CHECKED	MAK
SEC	24 T 26N R 1E
DISC NO	DATE 12/15/16
SCALE	AS NOTED

REV NO	REVISION DESCRIPTION	DATE	BY
1	PRELIMINARY PLAT SUBMITTAL	12/15/16	DJB



TITLE BLUE HERON PREL PLAT  
SITE PLAN  
CLIENT  
RUEL JOHNSON  
2650 HERON POND LN.  
POULSBORO, WA 98370  
(360) 779-2573



PROJECT MANAGER: MARK KUHLMAN  
TEAM 4 ENGINEERING  
5819 NE MINDER RD  
POULSBORO, WA 98370  
(360) 297-5560  
(360) 297-7951 (FAX)