

**City of Poulsbo
PLANNING COMMISSION
Tuesday, May 12, 2009**

MINUTES

MEMBERS PRESENT

Jim Coleman
Jim Henry
Gordon Hanson
Bob Nordnes
Ray Stevens
James Thayer
Stephanie Wells

STAFF

Keri Weaver
Lynda Loveday
Jim Groh

GUESTS

Dennis Oost
Norm Olson
George Brown
Bill Arness
Jim Garland
Molly Lee

MEMBERS ABSENT

1. CALL TO ORDER

Chairman Stevens called the meeting to order at 6:00 pm

2. FLAG SALUTE

3. MODIFICATIONS TO AGENDA – none

4. APPROVAL OF MINUTES OF – none

5. COMMENTS FROM CITIZENS - none

6. JOHNSON RIDGE – PRD / PRE-PLAT

Keri Weaver, Associate Planner, presented the Johnson Ridge PRD / Preliminary Plat, which is a proposal to develop 80 single family lots on an 18.58 acre site with about 5 acres of open/recreational area plus critical area/buffers on property located at 17504 Johnson Way NE. The site is zoned residential low. Open space amenities include pedestrian trails, picnic & observation areas and passive recreation areas. Access to the site will be from SR 305 via Johnson Way.

Ms. Weaver also discussed: (1) no density bonus is being proposed; (2) there is a creek and wetlands in the vicinity; (3) the topography of the site; (4) drainage basins; (5) the site was previously a homestead with pastures

Ms Weaver then discussed the PRD requirements and development standards including: (6) the purpose of a PRD; (7) open space in exchange for smaller lots; (8) minimum lot size will be 3750s.f. (9) setbacks; (10) lot coverage; (11) lot size; (12) some homes will be accessed via an alley; (13) no buffers are required for adjacent properties because they are not developed yet; (14) an architectural rendering has been provided for the housing types; (15) the proposals comply with lot footprints and design; (16) the housing types offer individuality; (17) the final landscaping plan will be provided at time of final plat; (18) large lots surround the site; (19) there will be fencing on the south side; (20) tree retainage is encouraged and will be required in critical areas and buffers.

Ms. Weaver continued her presentation with: (21) the open space area will be replanted; (22) building height will be according to the single family home requirements; (23) the open space will be accessible to all homes; (24) pedestrian connections are being provided; (25) 15% open space is required, 16.4% is being provided; (26) 19% of the site is encumbered by critical areas; (27) the landscape plan will show the amenities in detail including future connections to adjacent properties; (28) parking will be allowed on the streets; (29) alleys are a new feature in PRD's.

Jim Groh, Engineering Department discussed: (30) the road design; (31) the code requirement for two access roads; (32) the site makes two access roads difficult; (33) future connection areas will be provided; (34) the road corridor is clear of driveways; (35) there are three possible areas for a future second access; (36) Council approved ½ road widths; (37) access to Hwy 305 is a challenge, however, DOT has approved the access with certain conditions for the intersection; (38) the applicant must construct the intersection before final plat approval.

Commissioners and staff discussed: (39) Johnson Road is part city and part county; (40) the intersection with Hwy 305 is in the county; (41) Mr. Groh used the overhead projector to describe the current proposal for Johnson Road; (42) there is enough right-of-way for a future neighborhood collector; (43) the location of the wetland; (44) to the west of the site there is drainage collection but no wetland; (45) Kitsap Transit has requested that a northbound stop be provided, and they indicated they may consider providing one at the intersection if a pullout is provided as part of the intersection design; (46) state DOT does the fog lines on Hwy 305 and the bus stop would be behind that line; (47) what sidewalks would be provided on site; (48) buffers and setbacks were discussed at length; (49) the requirement to sprinkler the homes was also discussed at length; (50) road construction within the county ROW will be done to city standards.

Commissioners and staff discussion continued with: (51) the process for installing a traffic light; (52) developments have to do traffic impact studies; (53) future Noll Road developments; (54) the different housing types being proposed; (55) the lots being proposed are different sizes; (56) code allows 50% lot coverage; (57) the alley houses meet city requirements; (58) all lots will be looked at again during the final plat process; (59) there doesn't seem to be much difference between this PRD proposal and Poulsbo Place.

The discussion continued with: (60) Poulsbo Place is a Redevelopment Zone; (61) the PRD is working to preserve the critical areas; (62) a lot of time was spent on developing the PRD ordinance and this proposal doesn't seem to be very special or unique; (63) Poulsbo Place is not a normal development; (64) this site design is unique due to the topography; (65) the design is unique due to its encumbrances; (66) the developer is trying to build around challenges; (67) the city does not require a developer to do a PRD when he has critical areas on his site; (68) the proposal should have more open space around the homes, they are too close together, all the open space is in the wetland; (69) the proposal is on the low end of the density allowances, it could be even more dense than it is being proposed to be.

The discussion continued with: (70) the development is going to be unique due to the grade changes, there are a lot of variations, the lots will be terraced, a significant amount of grading will be required, this site is going to be a challenge to the builder; (71) the issue discussed in the comment letter received regarding the barbed wire fence was resolved between the applicant and the property owner; (72) enforcement of the CCR's regarding recreational vehicle storage falls to the homeowners association and is recorded on the plat; (73) signs should be installed informing people that the dead end road will eventually be extended, it should also be recorded on the plat; (74) walking trails should be provided to connect to Noll Road; (75) the city cannot require the developer to do any improvements, such as walking trails, off site.

The discussion continued with: (76) the need for clarification from the Fire Marshal regarding a 2nd access vs. sprinklering of the homes and what gives him the authority to do so; (77) the whole issue of RV storage and enforcement was discussed at length; (78) encroachment of the road into buffer setbacks and possible alternatives; (79) the landscape, lot coverage, housing types, all comply with the PRD requirements; (80) the conceptual design is the hard part of the PRD ordinance; (81) the city does not want to require housing developments to go through the Design Review Board.

MOTION: NORDNES/HENRY. The Planning Commission shall here by recommend approval with modifications to the Hearing Examiner, the Johnson Ridge Planned Residential Development and Preliminary Plat,

Planning File 12-12-07-1 and Critical Areas Permit, subject to the SEPA Mitigations and Conditions of Approval, for the site located at 17504 Johnson Way NE; with the modifications being: (1) clarification from the fire marshal regarding two access roads vs. sprinklering, and (2) installing signage for the future road. 7 for.

7. COMMISSIONER COMMENTS - none

The meeting was adjourned at 7:50pm

Ray Stevens
Chairman, Poulsbo Planning Commission