

City of Poulsbo  
PLANNING COMMISSION  
Tuesday, June 26, 2012

**MINUTES**

**MEMBERS PRESENT:** Jim Coleman (JC), Gordon Hanson (GH), Kate Nunes KN), Ray Stevens (RS), James Thayer (JT), Stephanie Wells (SW)

**MEMBERS ABSENT:** Bob Nordnes (BN),

**STAFF PRESENT:** Keri Weaver (KW), Associate Planner, Jim Groh (JG) Senior Engineer Technician, Debbie Nau

**GUEST:** Mike Clementz, Gary Lindsey, Berni Kenworthy, Mark Kuhlman

**1. CALL TO ORDER**

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

**2. FLAG SALUTE**

**3. APPROVAL OF MINUTES OF – None at this time**

**5. COMMENTS FROM CITIZENS – None**

Ms. Weaver presented the Langaunet Preliminary Plat to the Commissioners and guest. The project is a standard, 30 lot single-family residential subdivision on an 8.06 acre site, located south of the Alasund Meadows plat, east of the developed plat of Ridgewood, and on the east side of Langaunet Lane NE. This project meets the requirements of a standard Plat with lot areas of 7,500 square feet or greater, with 24 spaces of on street parking (Exhibit B preliminary site plan) and each lot/home is anticipated to have a 2 car garage, for onsite parking. The details of the requirements can be reviewed in the staff report on pages 6 and 7. Open space and recreation is not required for a standard plat and none are being proposed with this development. No critical areas are located within 300 feet of the site. When the project was submitted in 2006 and the storm drainage requirements were review under the 1992 DOE Stormwater Manual and the 1997 Kitsap County Stormwater Manual. Discharge from the stormwater tract will be into a drainage feature approximately 630 feet south and east of the project shown

on page 8 (exhibit E). Mr. Groh, Sr. Engineering Technician will provide some additional information regarding the storm drainage system and access. David Evans and Associates, the City's contracted traffic consultant, reviewed and accepted the applicant's trip generation estimate. The project design shows an internal loop road that provides two access points onto a single road, Langaunet Lane. All houses must have sprinkler systems, unless a second approved fire apparatus access road is provided.

Ms. Weaver entered into the record Exhibit K – comments from Citizens received for this project.

The Planning Department staff recommends approval as submitted and as conditioned.

Questions from Commissioners;

Commissioner Coleman questions the preliminary plat exhibit A showing 26 lots and exhibit B showing 30 lots. KW - The applicant added additional land to the plat and a revised Notice of Application was sent out (exhibit I) to allow for the community to comment. The SEPA Determination was completed based on the 30 lot plat, no comments or appeal was received. Commissioner Coleman continued with the stormwater drainage system issue and where it ties into. He had concerns with the removal of vegetation, leaving no greenbelt, the access loop road, related sprinkler requirements, traffic flow between developments, the loop road, connectivity on 23<sup>rd</sup> Avenue, and Right-of-Way. Commissioner Wells, Commissioner Nunes and Commissioner Thayer also expressed similar concerns.

Mr. Groh provides a lengthy explanation of the storm water proposed plan. The storm water drainage system will eventually tie into a detention pond. A bioswale will be used to manage onsite stormwater, a rain garden and porous concrete system will manage stormwater for Langaunet Lane NE. Kitsap County repaired the culver that was flooding at Mesford and Noll Roads. The repair increased the depth of the culvert which will allow for increases of drainage from the Langaunet Plat. Confusion regarding Right-of-Way (ROW) – Tallagson to Lincoln, it is considered County ROW. The City will take ownership when annexations are completed. The Engineering Department recommends approval of the Langaunet Plat.

Chairman Stevens asked if Applicant would like to comment on project.

Bernie Kenworthy, PE - Team 4 Engineering representing applicant complimented staff on the presentation of the project. Ms Kenworthy clarified concerns regarding the downstream storm water discharge culvert. Team 4 Engineering worked with

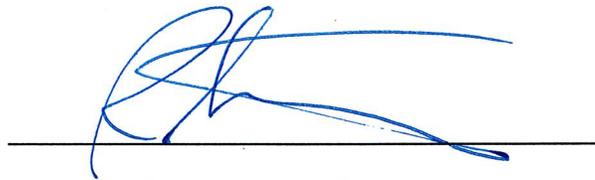
Kitsap County and the City during the County culvert project which is well below where the Langaunet Plat discharges point is located, reviewing the capacity calculations and the Hydrologic Project Approval (HPA) application. The correspondence is available if needed for additional review. A correction on page 14 condition 4 - plat reference should be Langaunet instead of Johnston. The applicant communicated with the neighbors on the fencing of the pond, which is required but they will provide slatted fencing for additional visual site obscuring measures. The streets are designed to City standards at 4,000 trips per peak hour. This project adds approximately 300 additional trips. The traffic study was done by David Evans in February 2009 and there have been no significant changes to the area since that time.

Commissioner Hanson, motions to recommend approval of Langaunet Preliminary Plat file No. 06-06-07-2 subject to SEPA Mitigations and Conditions of Approval submit on the report given by Keri Weaver dated June 19, 2012.

Motion second, Commissioner Coleman.

Approve 6, 1 Absent.

Meeting for the Langaunet Preliminary Plat No. 06-06-07-2 adjourned at 6:53 pm.



Ray Stevens, Chairman

Poulsbo Planning Commission