

**City of Poulsbo
PLANNING COMMISSION**

Tuesday August 26, 2014

MINUTES

MEMBERS PRESENT

Jim Coleman; Gordon Hanson; Bob Nordnes; Kate Nunes; Shane Skelley; Ray Stevens; James Thayer

STAFF

Edie Berghoff; Helen Wytko

GUESTS

Ron Cleaver; Mark Kulhman

1. CALL TO ORDER

Chairman Stevens called the meeting to order at 7:00 pm

2. FLAG SALUTE

3. APPROVAL OF MINUTES – Minutes of May 13, 2014

MOTION: THAYER / COLEMAN: Move to approve the minutes of March 11, 2014. Vote: 7 for

4. MODIFICATIONS TO AGENDA – none

5. COMMENTS FROM CITIZENS – none

6. CALDART PRELIMINARY PLAT

PUBLIC MEETING

Edie Berghoff, Associate Planner, described the 13 lot, slightly under 3 acre property located at 19620 Caldart Avenue. Zoning is Residential Low, and the proposed plan meets density requirements. Attached units are prohibited; all other standards in RL Zoning apply. There is a single family home on the property which will remain, but the garage will need to be demolished, requiring the Building Dept. demolition permit. Access road will be where existing driveway sits. Exiting well covered by shared use agreement that identifies responsibility for property owners when development occurs. Infiltration pits in road A and B, both have filter bio retention system. Critical Aqua Recharge and shallow aquifer RL density does not apply. Street improvements are required to meet the existing conditions.

Applicant asked that Condition of Approval 61 be changed from “valves will be required on each side of each bend installed in the water main” to read “valves as required by the City Engineer and/or Public Works on bends installed in the water main”

Commissioners discussed: 1) Mitigating water runoff on the property to the north, solution rock wall with drainage system and collection conveyance system that will run into catch basin. 2) Maintenance of easement. 3) Privacy for lots around easement. 4) Connection of pervious sidewalk to existing sidewalks in the area. 5) Landscape irrigation.

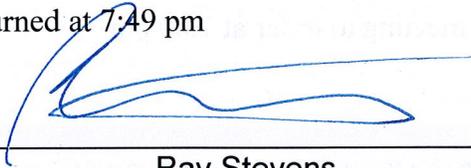
MOTION: NORDNES/COLEMAN: The Planning Commission shall hereby recommend approval to the City Engineer of the Caldart Plat, subject to the Conditions of Approval contained in this report with the suggested amendment to requirement 61 as proposed by the applicant. Vote: 7 for.

7. COMMENTS FROM CITIZENS - none

8. COMMISSIONER COMMENTS

Development update questions. Forest Rock Lane and Caldart intersection deteriorating, is there plans to do work in that particular section? – follow up with Engineering.

The meeting was adjourned at 7:49 pm



Ray Stevens
Chairman, Poulsbo Planning Commission