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EXHIBIT B

PROJECT NARRATIVE

POULSBO MEADOWS

Name of Project:

Poulsbo Meadows; A Planned Residential Development (PRD)/Plat

Applicants Name:

PBH Group LLC/Byron Harris
PO Box 1010
Silverdale, WA 98038

Description of Proposal:

The 9.18-acre site is zoned Low Density Residential (4 to 5 dwelling units per acre). The site contains one tax-parcel and has buildable areas throughout. The proposal is to create 46 lots for detached single-family residences. The proposal is utilizing the PRD provisions of the City of Poulsbo Zoning Ordinance (PMC 18.80, as amended July 18, 2007) with lot sizes smaller than 7,500 square feet, ranging in size from 4,434 square feet to 6,617 square feet and averaging 5,080 square feet. Open Space Tracts A-G encompass approximately 1.41 acres (15.3% of the site) and are directly connected with a trail system. All open space tracts will be accessible via sidewalks.

Poulsbo Meadows does not contain any critical areas. Lemolo Creek is located approximately 100 feet east of the eastern property boundary. This reach of Lemolo Creek is classified as a Type 5 stream by WDNR. Pursuant to Poulsbo's Critical Areas Ordinance, a Type 5 stream requires a 75' buffer and 25' setback which have been applied.

The Poulsbo Meadows project is required to have 15% open space (1.38 acres) based on an average lot size of 5,080 sf. Two Group 1 amenities are required throughout the PRD/Plat based on a proposed lot count less than 46. The project includes landscaping, picnic areas in conjunction with an open play area (passive Group 1), passive seating areas connected by a walking path (passive Group 1), and Playground Equipment (active Group 1). The PRD includes approximately 1.41 acres (15.3% of the site) of open space tracts to be owned by the homeowners association. Native vegetation and significant trees will be retained as much as possible throughout the open space.

Significant trees are proposed for retention within Open Space Tract F. Those trees whose protective radius will not be impacted by lots or trail will remain (note: the protective radius is equal to 1 foot for each inch of diameter measure 4 feet above the ground surface). The site is forested in the western section and the areas/trees which are proposed for retention are shown on the landscape plan and tree retention plan.

One point of ingress/egress are provided at the north end of the lot from Noll Road NE. All roads within the development will be public right-of-way with the exception of 2 private driveways. Frontage

improvements equivalent to one-half of the road section will be provided along the Noll Road NE boundary. These improvements include a 12-foot driving lanes, and standard curb, gutter, and sidewalk on the south side of the road. Additionally, a required 10-foot landscape buffer is included along the Noll Road frontage. Transportation corridor connection points are located at the north and south ends of Road A to satisfy the City's 2006 Transportation Plan Update for a residential sub-collector in this region.

A combined wetpond/detention pond will be used for stormwater management for this PRD within the Mountain Aire development south of this site. The subject property is within the City of Poulsbo city limits and the project will receive water and sanitary sewer service from the City. Proposed gravity sanitary sewer and water will connect to the proposed Mountain Aire development and then the sewer to the proposed Blue Heron Plat. This sewer line will continue southwestward to an existing sewer manhole in accordance with the City of Poulsbo's Comprehensive Plan.

Location:

The project is located southwest of the intersection of Noll Road NE and Tallagson Lane NE. The project is situated in the northeast quarter of Section 24, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington.

Legal Description:

SEE ATTACHED

Assessor's Account Numbers:

242601-1-033-2006

City of Poulsbo Zoning:

| | |
|--------|--|
| Site: | Low Density Residential (4 to 5 dwelling units / acre) |
| North: | Low Density Residential (4 to 5 dwelling units / acre) |
| South: | Low Density Residential (4 to 5 dwelling units / acre) |
| East: | Rural Residential (Kitsap County, 1 dwelling unit / 5 acres) |
| West: | Low Density Residential (4 to 5 dwelling units / acre) |

Existing Land Use:

| | |
|--------|---|
| Site: | Vacant Land |
| North: | Vacant Land, Single Family Residential |
| South: | Underdeveloped, Single Family Residential |
| West: | Underdeveloped, Single Family Residential |
| East: | Underdeveloped, Single Family Residential |

Lot and Building Data:

| | | |
|---|----------------------|------------|
| Number of lots/units: | 46 units | |
| Lots: | 233,678 sf | 5.36 acres |
| ROW: | 85,977 sf | 1.97 acres |
| Private Driveways: | 18,400 sf | 0.42 acres |
| Private Road: | 6,965 sf | 0.16 acres |
| Open Spaces: | 61,381 sf | 1.41 acres |
| Total Project | 400,007 sf | 9.18 acres |
| Density: | 5.0 units/gross acre | |
| Net Density: | 8.6 units/net acre* | |
| *[Net acre=9.18-2.41(ROW, Tract H & Road Tracts)-1.41(Open Space)=8.58 ac] | | |
| Maximum Building Height Allowed: | 35 feet | |
| Maximum Building Height Proposed: | 35 feet | |

Required Open Space Calculation:

- 1) Per PMC 18.80, Table 18.80.090A: 15% Open Space Is Required because the average lot size of 5,080 is between 4,434 sf and 6,617 sf.
- 2) Per PMC 18.80.090a, If less than 25% of the subject site contains protected critical area and required buffers, then the critical area and protected buffer area may contribute up to 40% of the project's required open space amount.

Required Open Space = 0.15 x 9.18 acres =

1.38 ac

Total Open Space

1.41 ac

MEETS REQUIREMENT OF 1.38 AC (15%)

Land Use Review Process:

The City of Poulsbo requires a Plat and Planned Residential Development (PRD) as the land use approval process. The PRD is a type of residential development characterized by comprehensive planning for the project as a whole, clustering of structures to create or preserve open space and other natural features. The Plat provides subdivision of the land. The PRD allows flexibility in design and creative site planning, while providing for the orderly development of the City. A PRD allows clustering of the lots to preserve open space through reductions in lot dimensions and minimum lot size than would be required for a “Straight” or Long Plat. The PRD requires the project to provide developed recreational amenities appropriate to the scale and character of the PRD and Open Space containing natural features worthy of preservation.

Planned Residential Development Criteria

The Poulsobo Municipal Code (18.80.140) identifies certain requirements necessary for a PRD project to receive approval. The Poulsobo Meadows project meets the approval criteria as follows:

- A. The proposal through its design and submitted supporting documents, has clearly demonstrated it meets the stated purpose (18.80.010) of this section.
- 18.80.010(1): The project design incorporates the City’s sewer comprehensive plan requirements by providing the provision for a north-south gravity sewer main connecting south to Mountain Aire. The project design also implements a north-south transportation corridor to meet the City’s transportation plan requirement for a residential sub-collection in this area. The north-south public road ends at the southern property line for future connection.
 - 18.80.010(2): The project achieves zone density by providing a mix of lot sizes and open space areas.
 - 18.80.010(3): The project implements flexibility in residential design to result in creative planning. The project provides large open space amenity areas connected via a sidewalk system, multiple lot size variations, and a mixture of private and public roads.
 - 18.80.010(4): Lemolo Creek is located approximately 100 east of the project. A 75’ buffer per Poulsobo’s CAO has been applied to ensure protection of this critical area.
 - 18.80.010(5): The project provides both active and passive open space opportunities including an open play area (passive Group 1), passive seating areas connected by a walking path (passive Group 1), and a playground equipment (active Group 1).
 - 18.80.010(6): The project encourages preservation of scenic and natural features through retention of significant trees in Open Space F.
 - 18.080.010(7): The project provides a diversity of housing units and types by providing multi detached housing styles with varying roofline options.
 - 18.080.010(8): The project design incorporates a street and utility layout to maximize the City’s desire for a utility and transportation corridor (see 18.80.010(1) above).
- B. The proposal is consistent with the existing zoning designation and applicable provisions of Title 18.
- C. The proposed PRD is 9.18 acres and meets the minimum site size of five acres. A 20-foot minimum setback from the right-of-way to the front of the garage has been implemented. This proposal may implement minimal flexibility to yard setback standards, but will aim to achieve standard setbacks. This PRD is also utilizing flexibility in the lot area and width/depth standards per PMC Table 18.80.050. The average lot size for the overall project is 5,080 sf.
- At least 2 off-street parking spaces are being provided for each unit. In addition, 23 additional parking spaces will be provided as on-street parking.
- Units will be comprised of single family detached housing, and are therefore compatible with neighboring land uses within the RL Zoning District. Home individuality will be achieved through the use of multiple house plans with varying roofline options and with non-prominent garage doors.
- The site incorporates adequate open space areas containing both active and passive recreational opportunities as well as landscaping. Significant trees are proposed for retention

within a portion of the open space area. A 10-foot landscape buffer between Noll Road and the project is proposed along with the required street trees and associated landscaping within the project.

The project provides sewer and water utilities through the City of Poulsbo. Stormwater quantity and quality management is proposed through the use of a combined wetpond/detention pond located within the Mountain Aire site. The stormwater facility will capture and treat runoff from the Mountain Aire Plat and the proposed Poulsbo Meadows Plat.

- D. This project enhances the integrity and character of the zoning district through adherence with PMC 18.80 and the development standards therein. The project provides high quality homes within an efficiently laid out road network that furthers the goals of the City's transportation plan. The project also provides a superior open space network that extends throughout the project providing easily accessible active and passive recreational opportunities. See "C" above.
- E. The project site encompasses 9.18 acres and does not contain any critical areas. The site is suitable for the design of 46 lots, open space areas, and a road network. Slopes onsite range between 2-12%, which can easily be graded to accommodate the development while retaining significant trees within a Open Space F.
- F. The site is located within the City of Poulsbo and is bordered to the north, south, and east by properties within in the same zone as the site (Low Density Residential). The property to the east is zoned Kitsap County Rural Residential. All lots are for single family detached homes as expected for surrounding parcels. The project densities are consistent with the current zoning. Privacy fencing around the majority of the perimeter of the site is proposed to provide consistency between neighboring parcels. Lemolo Creek is located east of the project boundary. Significant trees are proposed for retention in Open Space F.
- G. Lemolo Creek is located east of the project boundary. This reach of the creek is a WDNR Type 5 stream subject to a 75' buffer and 25' setback per the City of Poulsbo CAO. The buffer and setback have been applied and are well outside of any proposed development. Significant trees are proposed for retention within Open Space F.
- H. Water and sewer utilities will be provided by the City of Poulsbo. Other utilities such as power (PSE) and telephone (Comcast) are available along Noll Road. The proximity of these utilities to the project ensures that the proposal would not be detrimental to public health and safety.
- I. The site will have one access point off of Noll Road NE. Connections at the south project boundaries are also provided to attain future neighborhood connectivity and achieve the residential sub-collector transportation corridor as shown in the City's Transportation Plan.
- J. See A, C, D & I above.
- K. Lemolo Creek is located east of the project boundary. This reach of the creek is a WDNR Type 5 stream subject to a 75' buffer and 25' setback per the City of Poulsbo CAO. The buffer and setback have been applied and are well outside of any proposed development. Significant trees are proposed for retention within Open Space F. Stormwater from the site will receive water quality treatment prior to release to the wetland buffer located in the Mountain Aire PRD/Plat.
- L. The property is located within the City limits and is easily accessed by emergency vehicles. All streets within the development are designed to meet the requirements of the City of Poulsbo Street Standards. Impact fees will be paid to assist the City in implementing their Traffic Improvement Program for Noll Road and the surrounding neighborhood.

Summary of Compliance with PMC 18.80

The following summarizes how the Poulso Meadows project adheres to the requirements set forth in PMC 18.80 (July 11, 2007).

| <i>SECTION</i> | <i>DESCRIPTION OF REQUIREMENT</i> | <i>DESCRIPTION OF COMPLIANCE</i> |
|-----------------------|--|---|
| 18.80.030 | Uses Permitted | The proposed use of a single-family residential development is consistent with the underlying Low Density Residential zone. |
| 18.80.040 | 5-acre minimum | Poulso Meadows is 9.18 ac. |
| 18.80.050 | Density minimum of 4 du/ac and max of 5 du/ac | Poulso Meadows has a density of 5 du/ac. |
| 18.80.050 | Minimum lot area of 3,750 sf for RL zone with no minimum lot area for attached units | Poulso Meadows has 46 single-family, detached lots which have lot areas greater than 3,750 sf. The minimum lot area within the project is 4,434 sf. |
| 18.80.050 | Minimum front yard setback of 10' | Most lots will have between 10' -20' . PRD flexibility may be utilized. |
| 18.80.050 | Minimum side yard setback of 5 feet | Most lots will have a minimum of 5' . PRD flexibility may be utilized. |
| 18.80.050 | Minimum corner street setback of 10 feet | Most lots have a minimum of 10' . PRD flexibility may be utilized. |
| 18.80.050 | Minimum rear yard setback of 5 feet | Most lots have a minimum of 5' . PRD flexibility may be utilized. |
| 18.80.050 | Minimum lot width of 30 feet | All lots have a width greater than 30' . |
| 18.80.050 | Maximum lot coverage of 50% | All lots will have 50% or less coverage by the house footprint. |
| 18.80.050 | Perimeter setback | N/A. |
| 18.80.050 | Setback between structures | N/A. |
| 18.80.050 | Maximum overall site coverage | N/A. |
| 18.80.060(1) | Variety | Poulso Meadows implements six housing types and lot size variations: 10 between 3,750-4,500 sf, 12 between 4,501-5,000 sf, 15 between 5,001-5,500 sf, 3 between 5,501-6,000 sf, 6 greater than 6,000 sf. |
| 18.80.060(2) | Alleys | No alleys proposed |
| 18.80.060(3) | Privacy | All units abut public streets except lots 1-4, 27-28 & 45-46 which abut a private driveway. All units not abutting a public street are situated to respect the privacy of abutting homes and to create usable private yard space for the dwellings. |
| 18.80.060(4) | Architectural renderings | Architectural plans and elevations will be provided with the preliminary submittal. Open space areas and preliminary locations of active recreations amenities, trails, and conceptual landscaping will be shown on the landscape plan. |

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| 18.80.060(5) | Individual Identity | The proposed homes have windows and doors which face the street, garage doors that are not the dominant feature on the building façade and first level living spaces that are flush with or project forward of the garage. Consecutive lots on the site plan will contain different building footprints. Building designs will provide varying roofline articulation options to avoid the appearance of a long row of identical homes. |
| 18.80.060(6) | Landscaping of 10' strip along Neighborhood Collector | A 10' landscape easement has been provided along Noll Road which is also the project's frontage. |
| 18.80.070(1) | Provisions when adjacent to developed single-family residential zone | This section is not applicable because the project is not adjacent to any developed properties. |
| 18.80.070(2) | Provisions when adjacent to un/underdeveloped single-family residential zone | The existing project provides a perimeter 6' sight-obscuring fence except for a portion along the southern property lines where the neighbors don't want a fence. |
| 18.80.070(3) | Tree retention | Significant trees within Open Space F will be retained and are included on the landscape plan. A tree survey has been performed to identify significant trees for retention. The trees proposed for retention shall be approved by the City arborist. |
| 18.80.070(4) | Provisions for cleared undeveloped properties | The project site has not been cleared. |
| 18.80.080(1) | Overall site density does not exceed the zoning district maximum | N/A. |
| 18.80.080(2) | Location of attached units | N/A. |
| 18.80.080(3) | Single family appearance of attached units | N/A. |
| 18.80.080(4) | Architectural rendering of the attached units must be submitted | N/A. |
| 18.80.090(1) | Benefit of open space for all PRD residents | Open space areas are located throughout the site which provides easy accessibility to all occupants. |
| 18.80.090(2) | Open space accessibility through pedestrian connections and visibility to ½ of the home sites | A sidewalk system connects all open space areas. Open space areas are visible to ~75% of the home sites. |
| 18.80.090(3) | Required open space is a percentage of project area | The required open space for this project is 15% (1.38 ac) of the total project area based on the average lot size of 5,080 sf. The project provides 1.41 ac of open space. |
| 18.80.090(4), Table 18.80.90.A | Open space area requirement | See above. |

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| 18.80.090(5) | Condos | N/A. |
| 18.80.090(6) | Individual lots and condos | N/A. |
| 18.80.090(7) | Percentage of critical area/buffers that can be counted towards open space requirement | Poulsbo Meadows does not contain any critical areas. Lemolo Creek is located approximately 100 feet east of the eastern property boundary. This reach of Lemolo Creek is classified as a Type 5 stream by WDNR. Pursuant to Poulsbo's Critical Areas Ordinance, a Type 5 stream requires a 75' buffer and 25' setback which have been applied. |
| 18.80.090(8) | Provisions for when storm facilities can count towards open space requirement | Stormwater management for Poulsbo Meadows will be accomplished through a combined wetpond/detention pond sized for Poulsbo Meadows and Mountain Aire. This system is existing within the Mountain Aire Plat. |
| 18.80.090(9) | Open spaces without amenities must retain natural vegetation | Significant trees will be retained as much as possible within Open Space F. |
| 18.80.100(1) | Both passive and active amenities are required and shall be located within open space areas | A mixture of both active and passive amenities is distributed throughout the site. |
| 18.80.100(2d) | Two Group 1 amenities are required for less than 46 units | The project includes landscaping, picnic areas in conjunction with an open play area (passive Group 1), passive seating areas connected by a walking path (passive Group 1), and playground equipment (active Group 1). |
| 18.80.100(3) | Distribute amenities through site | The proposed passive and active amenities are distributed throughout the site and are connected by a sidewalk system. |
| 18.80.100(4) | Pedestrian linkages | Pedestrian linkages are provided by way of sidewalks and trails. |
| 18.80.110 | Density incentives | None proposed. |
| 18.80.120(1) | Clustered parking | Clustered parking is not proposed. On-street parallel parking is proposed. |
| 18.80.120(2) | Private roads | Private roads are proposed to serve Lots 1-4, 27-28 & 45-46 and has been designed at a width of 20 feet. Private Driveway C has a sidewalk within a commonly owned tract. The private roads have access to a proposed public road. |
| 18.80.120(3) | Alleys | No alleys are proposed |
| 18.80.120(4) | Sidewalks separated from streets may be required by City Engineer | Noted. |
| 18.80.120(5) | Modification may be made to street standards | None proposed. |

Applicable Codes

The Poulsbo Municipal Code and Zoning Ordinance and regulations referenced therein will apply to the development of the proposed projects.

Open Space Management:

The Poulsbo Meadows PRD/Plat development will include open space tracts and recreational amenities. The private driveways and open space tracts (including recreational amenities as developed) will be owned in common by the Home Owners Association. The Home Owners Association will provide maintenance of the open space, recreational amenities, private driveways, private alleys, and landscaping within each of the above tracts.

Utilities

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|--------------------|----------------------------------|
| Water: | City of Poulsbo |
| Sewer: | City of Poulsbo |
| Refuse Collection: | Waste Management/City of Poulsbo |
| Recycling: | Waste Management/City of Poulsbo |
| Telephone: | Comcast |
| Electrical Power: | Puget Sound Energy |
| Cable: | Comcast |

PROPERTY OWNER and LEGAL DESCRIPTIONS:

Tax Parcel No.: 242601-1-033-2006

Zoned: Low Density Residential (4 – 5 DU/Acre)

Owner:

PBH Group LLC
C/O Byron Harris
P.O. Box 1010
Silverdale, WA 98383

Legal Description:

The following property is located in the county of Kitsap, state of Washington, on the south side of Noll Rd NE at its intersection with Tallagson lane NE, Poulsbo, WA 98370, and legally described as follows:

Resultant parcel B of boundary line adjustment recorded under auditor's file no. 200405070125, records of Kitsap county, Washington, described as follows: that portion of the north one half of the northwest quarter of the northeast quarter of section 24, township 26 north, range 1 east, W.M., Kitsap county, Washington conveyed under auditor's file no. 8504020032, more particularly described as follows: beginning at the north quarter corner of said section 24; thence along the north line of said section 24, south 88°47'56" east 1308.60 feet to the northeast corner of said north one half of the northwest quarter of the northeast quarter; thence along the east line of said subdivision, south 01°18'35" west 30.00 feet to the true point of beginning; thence continuing south 01°18'35" west 630.22 feet to the southeast corner of said subdivision; thence along the south line of said subdivision, north 88°48'28" west 402.30 feet; thence leaving said south line, north 01°18'35" east 226.69 feet to a fence corner; thence along an existing fence the following : north 10°15'55" east 84.14 feet; thence north 35°13'01" east 136.47 feet; thence north 10°43'34" east 97.35 feet; thence north 09°58'41" east 112.70 feet to the south right of way of Noll Rd; thence along said right of way, south 88°47'56" east 280.16 feet to the true point of beginning. And that portion of lot d of short plat no. 4432 as recorded under auditor's file no. 8704030118, situate in the northwest quarter of the northeast quarter of section 24, township 26 north, range 1 east, W.M., Kitsap county, Washington, described as follows: beginning at the southeast corner of said lot d of short plat no. 4432; thence north 88°47'38" west 546.55 feet to the southwest corner of said lot d; thence north 01°22'54" east 330.00 feet to an angle point on the west boundary of said lot d; thence south 88°47'38" east 291.00 feet to an angle point on the west boundary of said lot d; thence south 78°49'51" east 268.33 feet to a point on the east boundary of said lot d; thence along said east boundary of said lot d, south 10°19'03" west 57.64 feet; thence continuing along said east boundary, south 01°21'43" west 226.66 feet to the point of beginning. Subject to and together with easements, restrictions, and reservations of record.