



MEMO

Date: July 27, 2018

To: Edie Berghoff, Planner
City of Poulsbo Planning Department

From: Joanne Bartlett, PWS

Re: Poulsbo Meadows, Interrupted Buffer Discussion.

I understand that the Non-Wetland Determination Report that Ecological Land Services, Inc. prepared in June 2017 has been submitted to third party review by Grette Associates. I have been asked to provide a discussion of Tallagson Lane representing a buffer interruption that eliminates any critical area buffers on the Poulsbo Meadows project site. We are hoping that this discussion provides sufficient additional information that eliminates the need for a third party review this project. The 2017 report discusses that Tallagson Lane may represent an interruption in the stream buffer because it serves multiple houses with regular ingress and egress by the residents. Under the Poulsbo Municipal Code (PMC), interrupted buffers are defined as:

K. Interrupted Wetland and Fish and Wildlife Habitat Conservation Area Buffers.

1. Where a legally established, preexisting use of the buffer (such as a road or structure that extends into the current regulated buffer), those proposed activities that are within the wetland or stream buffer, but are separated from the critical area by an existing permanent substantial improvement, which serves to eliminate or greatly reduce the impact of the proposed activity upon the critical area, are exempt from establish full width of the buffer, provided, that impacts to the critical area do not increase.

Based on this definition, Tallagson Lane represents a buffer interruption because it is “an existing permanent substantial improvement, which serves to eliminate or greatly reduce the impact of the proposed activity upon the critical area...” Typically, two lane paved roads are considered interruptions in the buffer because there is consistent traffic and there is no buffer function provided by the road. In this instance, the road is a single lane, gravel road but because it provides access to more than one home, there is regular traffic and is considered a permanent substantial development. The vegetation conditions on the Poulsbo Meadows project are such that there is minimal native vegetation in close proximity to the stream buffer except what is growing along the west side of Tallagson Lane. The vegetation within the buffer east of Tallagson Lane is entirely composed of maintained, fenced fields with little to no woody vegetation present on either side of the road.



SITE

LEGEND:

- Site Boundary
- Stream with Flow Direction
- Stream Buffer
- Ditch with Flow Direction
- TP-1 Test Plot Location

NOTE(S):

1. Aerial from Google Earth™.
2. Wetland and test plots located using handheld GPS, with submeter accuracy.



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DATE: 6/22/17
 DWN: JLL
 REQ. BY:
 PRJ. MGR: JB
 CHK:
 PROJECT NO:
 2559.01

Figure 2
SITE MAP
 Poulsbo Meadows
 PBH Group
 City of Poulsbo, Kitsap County, WA
 Section 24, Township 26N, Range 1E, W.M.