

POULSBO PLANNING COMMISSION
FINDINGS OF FACT, CONCLUSION AND RECOMMENDATION
POULSBO MEADOWS PLANNED RESIDENTIAL DEVELOPMENT
AND PRELIMINARY PLAT

PLANNING FILE 10-23-07-1

January 8, 2019

The Planning Commission has reviewed and RECOMMENDED APPROVAL of the Poulsbo Meadows Planned Residential Development and Preliminary Plat, planning file 10-23-07-1, which would subdivide 9.18 acres into 46 lots with a vote of 4 for, 2 absent.

In reaching this conclusion, the Planning Commission followed the criteria under Zoning Ordinance Sections 18.80.140 Planned Residential Development Findings and 17.08.070 Preliminary Plat Criteria.

FINDINGS:

Planned Residential Development – Section 18.80.140

In order to approve a Planned Residential Development, the Review Authority must find:

- A. **The proposal through its design and submitted supporting documents, has clearly demonstrated it meets the stated purposes of PRD development.**

The stated purpose of the PRD Ordinance is to encourage creative and superior site design in residential zones which also promotes the preservation of open space in such development by permitting greater flexibility in zoning requirements than is permitted by other chapters of the Poulsbo Zoning Ordinance, while ensuring compliance with the goals and policies of the Poulsbo Comprehensive Plan. The flexibility afforded by the PRD ordinance has allowed the Poulsbo Meadows PRD to be designed with a variety of lot sizes and reduced setbacks enabling inclusion of an active park, the consolidation of accessible open space, enhancement of natural features, and provision of housing diversity in neighborhoods. The proposed design provides efficient street, utility, and public improvement layout through double loading streets with provision for future extension. The design provides a segment of the Noll Road basin sanitary sewer, system expansion project Noll Road Collection System, identified in the LUCP Capital Facilities Plan Table CFP-3.

- B. **The proposal complies with all of the applicable provisions of Title 18 – Zoning of the Poulsbo Municipal Code.**

As discussed under Section III.A of the staff report, and as conditioned, the proposal meets all applicable provisions of the Poulsbo Zoning Ordinance. Perimeter fencing, as proposed, meets the requirement for buffering adjacent properties, and is a safety measure adjacent to roads. As requested, fencing helps prevent trespass over adjacent property 242601-1-039-2000, and is not required at the common boundary with property 242601-1-014-2009.

- C. **The proposal provides overall site design features through its conceptual architectural rendering for the entire project, and have included open space areas, pedestrian walkways and connections, recreational amenities, and outdoor features.**

The proposal includes information on the overall site design features, identified on the project drawing set (Exhibit C) as well as on the conceptual landscape plan (Exhibit D), house front façade (Exhibit E), and “fit

map" (Exhibit F). Conditions of approval will require substantial compliance with the house design submitted as well as requirements of PMC 18.80. 60.E, which will be reviewed for compliance the time of building permit application. Refer to COA Planning 4, 5, and 6. Also, additional information on the site's landscaping and recreational amenities will be submitted with the final landscape plan. Refer to COA Planning 10, 11, 12, and 13.

- D. **The proposal would not impair the integrity and character of the zoning district in which it is to be located by meeting the minimum development standards for the Planned Residential Development; and applicable development standards for lot sizes, alleys, privacy, home individuality and landscaping have been provided for, and locations of any attached housing units are clustered and located appropriately.**

The proposal will not impair the integrity and character of the Residential Low zoning district, because it has been designed and conditioned to meet the minimum PRD development standards and design criteria as discussed under Section III B of the staff report. No attached housing is proposed as part of this Poulsbo Meadows PRD.

- E. **The site is physically suited for the type and intensity of land use being proposed.**

The site is moderately sloped and developable throughout. This site is physically suited for the type and intensity of land use being proposed.

- F. **The proposal would be compatible with existing and future land uses within the general area in which the proposal is to be located by providing screening or buffering between parcels and providing consistency between any existing single family subdivisions and the proposal.**

The surrounding properties are zoned Residential Low, same as the subject site, and rural residential outside City jurisdiction and Urban Growth Area. Properties to the west, south, east, and northwest are currently developed with single-family residences on larger lots. North of Noll Road is a vacant property with approved PRD subdivision pending development. No existing single-family subdivisions are adjacent to the site. Adequate screening and buffering is proposed for the site. To the north abutting Noll Road the applicant is providing a 6-foot sight obscuring fence as well as providing a 10-foot landscape tract along Lots 1 and 46. To the east a 6-foot sight obscuring fence will be built at or west of the existing fence; drainage, landscaping, and lane east of the fence and new drainage installed west of the fence on lots will be retained. No buffering fence is located at utility main easements in the northwest and southeast corners, or along the common property line with tax ID 242601-1-014-2009. Buffering fence at the southwest corner excludes Tract H. A 6-foot sight obscuring fence will be located along the remaining south, west, and northwest project perimeter. The project proposal adequately provides for screening and buffering through the proposed site design. As proposed the site is compatible with existing and future land uses within the general area.

- G. **The proposal would preserve natural features and critical areas and would preserve and incorporate existing stands of trees within the project the project design as much as possible.**

The site design has attempted to preserve and enhance natural features such as property slope down to the east. Tree retention is appropriate for the project as proposed. Geotechnical report identifies the site is not an Aquifer Recharge Area of Concern (ARAC), and no other critical areas impact the development. The project design has adequately incorporated existing stands of trees.

- H. **There are adequate provisions for water, sanitary sewer, and public utilities (electric, gas, phone) and services to ensure that the proposal would not be detrimental to public health and safety.**

The applicant has made adequate provisions for water, sanitary sewer and public utilities and services to ensure that the proposal will not be detrimental to the public health and safety. Water will be provided by the City of Poulsbo and water main connections are proposed to the development northwest, to the Mountain Aire development at the southeast corner, and connection or stub for future connection at Noll Road. The City Engineer has determined there is adequate provision for sanitary sewer including a segment

of the Noll Road basin sewer main entering the project north of Private Road C and continuing south to the south property boundary before turning east in open space Tract E, and continuing south connecting to existing sewer main in the Mountain Aire subdivision. There is no practicable or reasonable alternative location available for the utility corridor connecting Poulsbo Meadows and Mountain Aire. As designed, access to utilities is at specific points. Best management practices, including temporary erosion and sediment control are required with development. Other public utilities including electric and phone are available and utility easement follows all roads in the project.

- I. There will be adequate provisions for public access to serve the subject proposal, as well as providing for neighborhood connectivity as appropriate and as required by the City.

The proposal provides adequate provisions for public access to serve the subject site, with one access location on Noll Road and a future second access at the south property boundary for neighborhood connectivity. Noll Road right-of-way improvements will be developed with access as necessary. An emergency access is provided at the northwest corner connecting through to Noll Road. Access is determined adequate under City construction standards.

- J. The proposal is consistent with the comprehensive plan and City's adopted development standards

The proposed PRD is consistent with the City's Comprehensive Plan and adopted development standards. The subject development is located in the Residential Low zoning district and, as conditioned, is consistent with the City's development standards, infrastructure standards, and Comprehensive Plan.

- K. There will not be significant **unmitigated** harmful effects upon environmental quality and natural resources.

There will not be any significant harmful effects upon environmental quality and natural resources with the proposed development. No critical areas or their buffers are located in the area of development. The applicant will mitigate impacts to the City's park and transportation system by paying mitigation fees.

- L. The proposed location, size and **design** of the proposal would not be detrimental to the public interests, health, safety or welfare of the city.

The proposed site meets the PRD requirements for size and location. The design has been reviewed against the City's development standards and, as conditioned, meets the City's adopted ordinances for stormwater, critical areas, transportation, subdivision, and zoning.

Preliminary Plat – 17.08.070

- A. **The proposal, as conditioned, will promote the public health, safety and general welfare due to the following provisions, which are summarized as staff findings:**

Open Space: Open space is provided in seven tracts, A through G. Landscape Tracts A, B, and C are located at the project entrance. Tract A buffers homes from Noll Road. Tract D is the project park with play structure, picnic tables, open play area, path, and split rail fence for safety. Utility access Tracts E and G include landscaping and are public path connectors. Tree retention and landscaping along a public trail are located in Tract F. Tracts E, F, and G, Private Road D, and Road A and B sidewalk provide public access between the northwest and southeast corners of the project. Amenities in the open space meet project requirement that two Group 1 amenities be provided. Open space area meets requirements.

Drainage ways: S Storm water quality and quantity facilities were initially designed to mitigate the effects of the development in accordance with the 1997 Kitsap County Stormwater Design manual, in effect when the project was vested. Stormwater is directed to a shared facility developed with and located south of the Mountain Aire subdivision. Bypass and east lot roof drains are collected and directed to Lemolo Creek through the Tallagson Lane ditch outflow pipe. City critical area peer review of roof drain contribution is required with construction drawing revised stormwater report.

Critical Ares: The site is not an aquifer recharge area of concern. Creek buffer and building / impervious surface setback will not be impacted in the northeast corner of the project. Noll Road basin gravity sewer main is proposed in the building / impervious surface setback from the creek buffer. Location in the County is the only practicable and reasonable location available for the Noll Road basin sewer main connecting Poulsbo Meadows and Mountain Aire. As designed, access to utilities is at specific points. Best management practices, including Temporary Erosion and Sediment Control (TESC) are required with development.

Streets or Roads: The applicant will be required to provide street improvements consistent with the City of Poulsbo's road standards, including improvements to the frontage of Noll Road. Noll Road is identified as a Minor Arterial in the City's Transportation Plan and Comprehensive Plan. The applicant will develop their frontage as required by the Engineering Department. Arterial streets require street trees 40 feet on center with ground cover of sod or another approved material, pursuant to PMC 18.60.060.B.4. This is included as a project condition.

The Poulsbo Meadows plat has two internal roads as well as two private roads proposed to serve the 46 single-family lots. No divisions are proposed; development is proposed to occur at one time.

The City's road standards require local access streets to provide on-street parking at a rate of ½ on-street parking stall per residential unit. The plans identify 23 on-street parking stalls which meets the requirement.

A Traffic Impact Analysis reviews project impacts for the 46 lot single family residential development and determines appropriate project conditions. (Heath). Revised TIA is identified in the Engineering Department memorandum. The report assesses current conditions and future condition impacts. Peak hour volumes and turning movement counts at primary intersections with potential impacts from the project. Intersection Level of Service (LOS) was determined and compared to the City's concurrency standard of minimum LOS E described in the Poulsbo Comprehensive Plan Transportation chapter.

The City has a Traffic Impact Fee Ordinance, which requires the project developer to mitigate for their project's traffic impacts through payment of an impact fee. The traffic impact fee established by this ordinance is estimated to average \$3,351.20 per lot based on the ITE Manual calculations for single-family residential trip generation, with total estimated payment of \$284,852.00 required. As identified in project conditions the developer is responsible for paying the current rate with building permit issuance.

Traffic capacity of Noll Road is 9,750 average daily trips (ADT) per the City's 2016 Comprehensive Transportation Plan. Noll Road is currently well under its design capacity, operating at 1,094 to 2,250 ADT in the area of the Poulsbo Meadows Plat.

Prior to completion of the shared use path on the east side of Noll Road NE through the City's Noll Road Improvement project, safe walking routes include a mid-block crosswalk approximately 320 feet south of Mesford Road at the west entrance to Morrow Manor project to connect to the existing City sidewalk on the west side of Noll Road.

Heavy construction traffic is provided a truck route for this project over Noll Road north to Lincoln Road, and Noll Road south to SR 305 to the south. Construction truck traffic is prohibited from using Mesford Road, Hostmark Street, and Bjorn Street.

The applicant is required to provide street improvements consistent with City adopted road standards.

Alleys and other public ways: There are no alleys in the project. There are two private roads; Road C serves six lots and Road D serves two lots. Road D also serves as a public trail easement. An easement serves as emergency access, public path, and utility connection easement in Tract G. A second utility and public path easement connection is in Tract E. Tract F will include public trail. All public streets Private Road C will include sidewalks. The applicant is required to improve Noll Road frontage.

Transit stops: Kitsap Transit serves the City of Poulsbo. Kitsap Transit was notified of the project but did not request a transit stop to be provided at this time.

Potable water supplies: The City of Poulsbo will provide water service to the subdivision. As a condition of approval, the water supply facilities into the subdivision will be constructed by the developer to City standards. Water connections to developments northwest and southeast (Mountain Aire), and future connection north of Private Road C, are provided. Utility main location between Poulsbo Meadows and Mountain Aire subdivisions is located outside Poulsbo city limits and Poulsbo Urban Growth Area (co-located) within Kitsap County since no reasonable alternative location is available. The preliminary utility plan onsite is project drawing set sheet 14 and offsite is project drawing set sheet 19.

Sanitary wastes: The subdivision will be served by sanitary sewer from the City of Poulsbo. As a condition of approval, the system is required to be constructed by the developer to City standards. The utility plan identifies the site's sewer and portion of Noll Road basin gravity sewer main construction. Connection is to sewer gravity main in Mountain Aire. Utility main location between Poulsbo Meadows and Mountain Aire subdivisions is located outside Poulsbo city limits and Poulsbo Urban Growth Area (co-located) within Kitsap County since no reasonable alternative location is available. The preliminary utility plan is project drawing set sheet 14 and offsite is project drawing set sheet 19.

Parks and Recreation, Playgrounds: Onsite recreation facilities include a park (Tract D) with play structure, picnic tables, open play area, and pathway. A perimeter path connection from the southeast corner (Tract E), proposed path (Tract F), easement (Private Road D), to northeast corner (Tract G) connects to adjacent development public path and future Morrow Manor Park and Noll Road mixed use trail. The perimeter path is a public use path. Project park and recreation amenities are under Homeowners Association authority and not dedicated to the City.

Park impact fees are required as a condition of project approval for all new residential development. The amount will be determined at the time of building permit issuance according to the current adopted schedule. Estimated park impact fee of \$1,208.78 per unit, for a total of \$55,603.88. This is included as a Condition of Approval.

Schools and School grounds, including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school: This site will be served by Poulsbo Elementary School, Poulsbo Middle School, and North Kitsap High School. These schools are approximately one-half mile to one mile from the plat. The project will include sidewalks within the plat. Tract G public path connection west to adjacent development public path and Noll Road is the preferred school route. Crossing Noll Road is necessary to access the current pathway system along the west side of Noll Road. The developer is required to install a Rectangular Rapid Flashing Beacon where the plans show a mid-block crosswalk crossing Noll Road NE. This requirement is consistent with RCW 58.17.110 and PMC 17.60.040 as the proposed mitigation satisfies subdivision criteria. The mid-block crosswalk with flashing beacon will link this site to the schools with safe walking routes. Also, the North Kitsap School District receives a school impact fee from the project developer, as determined by the school district to help offset impacts from the new development's residents. The crosswalk with flashing beacon is project condition and school impact fee is SEPA requirement. Public access over Tract F path and easements in Tracts E, G and Private Road D are identified in project condition. This connection provides school access for students who live east of the project.

Public use and interest will be served: The proposed project has been mitigated and conditioned according to City code and SEPA conditions, so as not to be detrimental to the public health, safety and welfare of the city and its residents. Compatibility with neighboring properties and adjacent uses has been determined not to require further mitigation. Existing roadways have been mitigated adequately by the requirement to improve to City street standards and by the payment of impact fees. Through the SEPA mitigations and conditions of approval, the public health, safety and welfare has been adequately served.

B. Conformance with the Comprehensive Plan and Shoreline Master Program.

The proposal, as conditioned, will comply with the Comprehensive Plan. The site is designated "Residential Low" in the comprehensive plan and "Residential Low" on the Zoning Map, and is being platted consistent with these designations. The lots and development pattern will be similar and compatible with the nearby residential neighborhoods of Whitney's Glen, Noll Meadows, and Mountain Aire. The project meets the Comprehensive Plan's goals of providing single-family housing according to established zoning densities in order to meet the City's population allocation under the Countywide Planning Policies and the Growth Management Act. The site is not located within the jurisdiction of the City's shoreline master program.

C. Potential flood or ecological hazards of critical areas.

No hazardous areas are located on the site. See Section IV "Critical Areas" discussion of the staff report for information on the site's on- and off-site critical areas. The site is suitable for the proposed development.

D. Compliance with PMC Chapter 12.02 Construction and Development Standards.

The City Engineer has reviewed the project for consistency with Chapter 12.02, and supports approval of the preliminary plat subject to all conditions of approval.

E. Mitigation of impacts.

Impacts were mitigated under the State Environmental Policy Act (SEPA), and through assessment of impact fees. Section VI of the staff report addresses the SEPA review of the project.

F. Lot standards.

The planned residential development and preliminary plat design meets all code requirements for lot standards.

G. Access.

PMC 17.20.120.F requires at least two different standard routes for ingress and egress unless the City Engineer finds this requirement to be unnecessary or impractical.

Two different standard routes for ingress and egress are required un PMC 17.20.120. One entrance is provided at Noll Road at the north project entrance. Road A provides future connection at the south property line to Sunnymede Street in Mountain Aire. Road A fulfills the portion of New Road identified on the City's LUCP Transportation Chapter Figures TR-2 and 3. A second emergency access is also provided connecting Road B to Noll Road west through the Morrow Manor development. The City Engineer has found that the plat's access and road design complies with this provision.

CONCLUSION:

The PLANNING COMMISSION has concluded that the Planned Unit Development and Preliminary Plat application:

- A. The proposal through its design and submitted supporting documents, has clearly demonstrated it meets the stated purposes of PRD development.;
- B. The proposal complies with all of the applicable provisions of Title 18 – Zoning of the Poulsbo Municipal Code.
- C. The proposal provides overall site design features through its conceptual architectural renderings for the entire project, and have included open space areas, pedestrian walkways and connections, recreational amenities, and outdoor features.
- D. The proposal would not impair the integrity and character of the zoning district in which it is to be located by meeting the minimum development standards for the PRD; any applicable development standards for

- lot sizes, alleys, privacy, home individuality and landscaping have been provided for; and location of any attached housing units are clustered and located appropriately.
- E. The site is physically suited for the type and intensity of land use being proposed.
 - F. The proposal would be compatible with existing and future land uses within the general area in which the proposal is to be located by providing screening or buffering between parcels and providing consistency between any existing single family subdivisions and the proposal.
 - G. The proposal would preserve natural features and critical areas and would preserve and incorporate existing stands of trees within the project the project design as much as possible.
 - H. There are adequate provisions for water, sanitary sewer, and public utilities (electric, gas, phone) and services to ensure that the proposal would not be detrimental to public health and safety.
 - I. There will be adequate provisions for public access to serve the subject proposal, as well as providing for neighborhood connectivity as appropriate and as required by the City.
 - J. The proposal is consistent with the comprehensive plan and City's adopted development standards.
 - K. There will not be significant unmitigated harmful effects upon environmental quality and natural resources.
 - L. The proposed location, size and design of the proposal would not be detrimental to the public interests, health safety or welfare of the city.

Further, the Planning Commission finds the Poulsbo Meadows Planned Residential Development and Preliminary Plat in conjunction with the SEPA Mitigations and Conditions of Approval, the proposed application promotes the public health, safety and welfare, conforms to the Comprehensive Plan; will provide for stormwater, transportation, sanitary sewer and water supplies, open space, play grounds, critical areas, schools, parks and recreation; is compatible with existing and planned uses in the general area; will promote high quality development; and meets all other applicable city regulations. Further, the proposed project is subject to the SEPA mitigations and conditions of approval, and does not pose any health or safety concerns for the City. Therefore, the proposed project has been found not to be detrimental to the public health, safety or welfare of the City.

RECOMMENDATION:

The PLANNING COMMISSION recommends APPROVAL of the Poulsbo Meadows Planned Residential Development and Preliminary Plat, Planning File 10-23-07-1, including the staff report, all associated exhibits, SEPA Mitigations and Conditions of Approval.



RAY STEVENS
Chairman, Poulsbo Planning Commission
January 8, 2018