



CITY OF POULSBO

Planning Commission Public Meeting

January 8, 2019

Commissioners present: Gordon Hanson, Jerry Block, Ray Stevens, Kate Nunes

Staff Present: Andrzej Kasiniak, Michael Bateman, Anthony Burgess, Edie Berghoff, Nikole Coleman, Helen Wytko

1. Call to order
2. Pledge of allegiance
3. Approval of minutes HANSON/STEVENS 2 in favor 2 abstentions
4. Modifications to the agenda -None
5. Poulsbo Meadows Public Meeting

Edie Berghoff - Poulsbo Meadows PRD and Preliminary Plat. On the table is a request for interrupted buffer as part of Exhibit A which was not included in the staff report. All COA have been signed. Typos planning condition #1 two dates, first one should be 10/25/18. Motion for Poulsbo Meadows not Blue Heron.

Poulsbo Meadows is a 46-lot single family detached residential subdivision. Located on east side of Poulsbo. East side of boundary is city limits and UGA. Maximizes density of five units per acre in zone. Vested to code in effect 2007 when application was technically complete. Notices have been provided.

Unique features. Tract H in SW corner. That is easement to access lots south. Outside perimeter buffer and not included in open space calculation. Private roads are located in NE and SW. They will end up being tracts in final plat. Near east boundary, the project drawings identify wire fence that is a little over seven feet inside the property. Engineering condition #44. Poulsbo does not like barbed wire fencing in residential zones, the barbed wire will need to be removed. The project has a portion of the Noll Rd basin gravity sewer main. Goes through plat down to end of road A east towards Tallagson Ln, that goes down to Mountain Aire and connects with mtn airs sewer system. Between it is in the county. Talked to the county and they have identified no environmental or construction concerns. Water and stormwater mains are also in that easement. Stormwater to site is directed to pond constructed with mtn air. Was sized and created structurally to handle both site's stormwater.

Critical area. Geotechnical study critical aquifer recharge area does not meet. Colocation of storm facility also identified as being appropriate. Pre-plat has been reviewed city zoning and regulations. The storm engineering. Project as proposed in conjunction with SEPA mitigation and condition of approval. Staff respectfully recommends approval.

Mark Kuhlman: I work for Team 4 Engineering. As staff pointed out it is a 46 lot PRD. Density is 5 units per acre. Done PRD and as well as you aware there is a lot of criteria to fulfill to be able to do a PRD. Edie has done a great job. We are looking for a variety of lot sizes. Analyses was done 500 square foot increments, came up with five lot sizes to provide variety of housing types. Requirement for street scape to be provided. Used from quadrant corporation who is interested in community. Building footprints have also been provided. Another requirement is open space. We think that we are doing cool things to open space and we have taken into consideration the comprehensive plan. Connecting with Morrow Manor and Noll RD with pedestrian paths. Concern about pedestrian safety, so we added lighted beacon for mid block crossing. Existing Noll Rd alignment does not meet city standards. Required to update that road. We also provided pass through of stormwater above us. Water that passed through the site will continue and it will be discharged to Lemolo Creek. East boundary easement to Tallagson Ln. We met with neighborhood on site and walked Tallagson Ln and discussed. Agreed to grant an easement. Discussion about trees along Tallagson Ln we are providing six foot solid wood fence. Rather than take triangle easement we are doing an additional setback in backyard based on expression of concern from neighbors. Playfield is going to have big toy type amenity suitable for 20 children and picnic table, and public trail. We are providing 3 when 2 are required. Road network complies with city's transportation plan. Road A provide neighborhood connectivity. Supplied with city sewer and water. Sewer was constructed for mtn air and traversed up Noll Rd and south Erickson. This is an interceptor trunk sewer to avoid numerous pump stations as required by the city.

GH: How is private road maintained?

MK: Maintained by residents who use it. We see that residents don't like to incur any more maintenance. We had option putting that in maintenance column of HOA, but best maintained by people who are using it.

One subject I would bring, as was pointed out with critical area for Lemolo Creek. 25' impervious surface setback. Doesn't extend beyond setbacks we don't need an interrupted buffer. Trying to figure out if CAO ever changes will we need, historically we have been. Do wonder if we wouldn't be smart to consider that now? We would like to ask you for that interrupted buffer. I hope I will be allowed to respond to public after they are done.

RS: Open the meeting up for public comment.

Edie Lau 19189 Tallagson Ln. Our entire northern boundary is shared with Poulsbo Meadows site. Been following from 2007 and been in conversation with city staff. Want to say thank you for modification including trail. I want to talk about a few things regarding traffic. In the Noll Rd

TIA, it omits accidents which have happened at the Tallagson Ln and county. I checked with Police and Sheriff's offices in February 2017. They have reported 6 accidents total, 3 in city and 3 in county. There has been one more since that time. I am glad there is a requirement for that corner to be improved and the site distance. I would ask the condition #28 be done before any significant traffic has been brought in there including construction traffic. People tend to go fast and they hit that corner and if they don't slow down enough they hit that corner. At minimum clear site distance before allowing significant work to be done in there. Question engineering shall provide 2 different standard ingress and egress. Why would stub be an acceptable route. We would have to have us and two more properties. 255 trips a day coming out of there I am just puzzled as to why that is acceptable. Condition #25 about barriers about road stubs. Want to make sure that there are stanchions or bollards that so that they don't end up in my garage. A couple comments about groundwater g4b. Our active well is not on that map. There is a well head in our woods. I don't know if that is something to add or correct but have added in the record that our well is there. Concerned about groundwater affecting our well. Talked to Gresham Well Drilling, he suggested to us to document well at this time and recourse if there is any impact on our well in our future. Utility easement, hop across foot of our driveway and south from there. Would like if the developer could provide us with how will construction equipment reach worksite. Are they coming from own land or using Tallagson Ln, what are the width of the worksite footprint and construction hours. Pedestrian routes very pleased about trail but wondering where it ends in se corner will there be a sign saying its private property. On northern boundary of property will there be a sidewalk or shared use path. I believe in the stormwater plan collect roof run off to keep discharge to Lemolo Creek comparable to what it is now. Want to know if CCR can prohibit toxic chemicals. Lastly request to not have fence. If you have any questions about that I can elaborate.

Angie Myer 19202 Tallagson Ln. I have never been to a proceeding like this. I am not a resident, but I am along Tallagson Ln. It should be in the records that we submitted letter. We got a response and met with developer and city. Appreciate developer added buffer so neighboring properties and new development are shielded. We are in the county. There is no concept of trees foliage, up to you to make it a rule not a requirement. Buffer does not have any trees. Six foot fence won't cover face of house because of elevation change. Ask take a look and consider that Noll wetland separating it. If it were development in the county, then there would be a buffer. Weird to me that the rules have been muddy. In county there would have been 25' foliage development. In city planning guides says you will match neighboring properties. Six foot fence doesn't provide visibility buffer. In addition in our request we did bring up concern about wetlands. Blue heron below are within a wetland buffer. Saw that it was determined that there was not wetland on Poulsbo Meadows. Delineation identified that it is man made. Right after pond is a wetland. Contacted county that anyone with 250' would have to submit a wetland delineation report. If you look at wetland report although it says there is no wetland on property, it does say that there is a wetland nearby. Ask that you take a look at this. Very concerned and confused as to how there is no critical area. The critical aquifer recharge. It says that we couldn't find a well. If you go to the Kitsap Health Department where they have

information about wells, that information is available. Further investigation needed. My concern is because of the way we are the county and right on the line. We feel ignored and ask to consider if this was your home. You can't build like that in county.

Barb Maxey. I have the man made pond. The only thing I can say is that I have been on my property 40 years, we had a flood before holding ponds and we created pond to control water. Which has been mitigated a bit from holding pond. To not call it a wetland is misleading. Can't have a wetland around it. Fish and game is understaffed and not interested. And the wells, there is at least six wells. Concerned about water and quality of water.

RS: Give the applicant an opportunity to respond to some of the questions and comments made by the public.

MK: Ms. Lau talked about traffic and she is well aware of the site distance triangle that was required. Clearing is the first business of work. It will not be cleared before construction traffic but clearing is at the head of the program. She also asked how is providing stub road provision acceptable access. Requirement for future neighborhood connectivity. Road stubs provide to future developments. As emergency access for emergency services, we have two including Morrow Manor. Made provision by extending road a in direct alignment to Mountain Aire. All in line. She asked about barriers at the road ends which the city has required. Ms. Lau would like to see an example there are barricades and signs so that there is no surprises around the road. Mountain Aire to the south has bollards and signs which I think the city implemented.

Groundwater and how it might affect the well. Geotech identifies that there is glacial till making it unsuitable for infiltration. Wells can be impacted if you have type A interceptor but unlikely that this site is charging from aquifer her well is charging from. She did hit on something I should have spoken about. Pedestrian path goes from end of road a loops through Morrow Manor. We all have a vision that someday that path could extend to east along utility corridor. We don't have rights to that and no easements, currently not part of public path system. We would not be opposed to providing easement path for that lead to dead end. Sure there will be signage. If staff feels like it would be appropriate we can do something. We can't fence it off because it has to be something to be open for utility access.

When construction will occur and how long it will take. The property to north of us is the Mesford PRD. They have construction plans already submitted and have gone through first review. They need to wait until we have approval for sewer. Once we have approval and staff approves design of sewer they may move first. We won't be constructed until we have done plat approval and construction plan approval. How utilities are built is up to contractor. He could do all utilities at one time or could break them out. Probably 30 to 45 day operation. She asked about Noll Road frontage improvements. There will be sidewalk at road. It will have dead ends waiting to connect.

KN: Will that be sidewalk or shared use path?

MK: Sidewalk, shared use path keeps going straight.

MK: Angie Myer was concerned about transition. We proposed matches Mountain Aire doing what neighbors are doing and what city requires. Offsite wetland. We talked about wetland at that property is owned by Zapata. Identified it could be a wetland were not given permission to go onto the property to do a delineation. We can observe from afar and that is what our biologist had to do. Determined that if it could be considered a wetland none the less the buffer didn't extend over to us even if it had been. Question raised if there was wetlands further south. Biologist and I walked the utility corridor. We do believe there is a wetland associated but it is over 120' from property line. Buffer does not extend to us. Any requirement to do another delineation and we would have to get permission and I find that unlikely. We have investigated well and drain fields we are missing Ms. Lau's. What we did do is review where utilities are and required health department setback from well. Our nearest sewer utility is over 100'. Only needs to be 30'. Public main is closer than the nearest service. If we get access we can demonstrate if that may require.

Edie Lau: My point about well was simply looking at documents and there was no well noted. Byron did come by recently and relative to the utility easement at that time the needed to be certain distance away. And so we discussed. My point is hung up on facts this map was included in packet and my well was not on there.

RS: Questions from commissioners?

JB: When were the lots that were to be bottom Lau property when was that section annexed to the city?

EB: Look it up on city website. Lau property is green in below annexed in 2006.

JB: Any significant concerns about Noll Rd growth? Currently it looks like UGA goes to middle of Noll Rd. Is that something we should be thinking about?

EB: UGA is drawn at the center of roadway. You either annexation all of it or none of road. Council determined they didn't want to at the time.

JB: What is the significance to the two private roads?

EB: Not uncommon to have private roads in development. The significance it is it is going to be a tract and maintenance requirement in CC&R.

JB: Ms. Lau asked about sewer hook up. Can the county hook up outside city?

EB: There can be a utility extension agreement for a property in the UGA. This would not be the same because the Lau property is inside the side city limits.

AB: You were asking with our future street extension. In this case since water storm and sewer are built to an existing connection in Mountain Aire. If it is wanted we can discuss that.

RS: I think most of the items were generally covered. The issue between the buffer in city and county and I think we are going to run into it in every development adjacent to county. Not sure what county zoning is but city has minimum requirements.

EB: We do have minimum requirement. The northern lots of Mountain Aire are in the same situation. It is not dissimilar. Once you go further south there is a wetland crosses into the county from city.

RS: We are required through GMA to do a minimum of 4 units acre and that is not what the county has to do and we can't fix that.

EB: We are under the growth management act and we have to plan for densities as identified in the comprehensive plan. We review so that it can meet those thresholds. In this case is we have 5 units per acre which is feasible because storm pond is located on another site. GMA does impact this a little bit.

MOTION HANSON/BLOCK The Planning Commission recommends approval of the Poulsbo Meadows Planned Residential Development and Preliminary Plat, planning file 10-23-07-1, subject to the SEPA mitigations and conditions of approval and authorize the chair to sign the findings of facts for the Hearings Examiner. **Vote all in favor.**

MK: What about the interrupted buffer?

EB: Interrupted buffer identified in staff report. Planning condition #25 on page 42 project components file notice of title regarding critical area and critical area buffer located on development property. Believe this as a recorded document might answer what Mark is asking about. Understand he is concerned about change in our CAO which has changed since 2007. That would be response.

RS: I know there was discussion in staff report.

EB: In the staff report, page 25 discusses coincident areas. And interrupted buffer is on page 26.

RS: My assumption as I read this is that interrupted buffer is part of the project, is that not the case?

EB: Staff conclusion implementing it at this time does not have buffer. We could add a condition of approval to project.

Edie Lau: Access to easement offsite what is proposed? Do not want trucks blocking my access.

AB: Construction vehicles not permitted to use Tallagson Ln.

Edie Lau: What is the remedy if there is impacts to my well? What procedure would we follow. Establish performance of our well now.

AB: Unfortunately we don't have an answer for that now, but we can discuss that internally.

Barb Maxey: What is an interrupted buffer?

EB: Where is a break located between the wetland and structure in this particular instance.

Angie Myer: What is this instance?

EB: Tallagson Ln itself.

John Williams live with Edie Lau she did mention something nobody addressed. Rain collection of roof. Discharging it from stream. What about all the pollutants?

EB: Critical areas ordinance does have provision that buffer on property we can place condition. Condition is not required. If you have a property our critical areas could still be used to regulate. With project we can include because CAO gives us authority to regulate that anyway.

RS: If someone is polluting stream CAO protects city wide.

Edie Lau: Should put in CC&Rs.

Angie Myer. people won't know that their roofs are going directly to creek. How do we inform them of that if they go to CC&R.

Angie Myer: I did have a comment hit on Edie's comments the easement does go into Tallagson Ln saw nothing how long those who live on Tallagson Ln will be impacted. For example my coworker was late to work because he couldn't get out of his neighborhood for two hours because construction vehicles were blocking.

AB: At this point in review process it is construction project look at construction approval. At this point at this point review construction drawings and make condition of approval.

Angie Myer: We are certainly going to add in our notes. We are at the max five homes per acre, we do have room to make a buffer and I truly believe what is the harm in having green space between those. There will no green space. I urge you and the Hearing Examiner to take that into consideration. Your frontage instead of asking for same consideration.

6. Commissioner comments - None

7. Staff Comments-

NC: Going to city council tentative workshop and hearing. Public hearing tentative for March 12th. We believe we will have zoning code amendments spring.

8. Meeting adjourned 8:20