



PLANNING COMMISSION

Tuesday, November 6, 2018

Poulsbo City Hall Council Chambers

MINUTES

Commissioner Present: Ray Stevens, Jim Coleman, Gordon Hanson, Gary McVey

Staff Present: Edie Berghoff, Helen Wytko

1. Call to Order
2. Flag Salute
3. Approval of Minutes - May 8, 2018 HANSON/COLEMAN - all in favor
4. Modifications to the agenda - None
5. Blue Heron Preliminary Plan and Planned Unit Development

EB: To review the Blue Heron Planned Residential Development and Preliminary Plat. The Planning Commission is tasked with making recommendation to the Hearing Examiner regarding the application. Request that a modification to motion to include authorizing the Commission Chair to sign the Findings of Fact, Conclusion, and Recommendation is requested.

Type III Project which requires a hearing in front of the Hearing Examiner. Review criteria was established September 10, 2007, the date the application was determined to be technically complete. The application is vested to the 2003 zoning ordinance, 2007 Critical Area Ordinance and Planned Residential Development, and 2003 Subdivision Ordinance.

The project is located in SE corner of city and is zoned Residential Low. Surrounding properties within city limits are Residential Low. The properties to the east of the project are within Kitsap County and are zoned Rural Residential - 1 SFU for 5 acres. Used as equestrian farm and boarding facilities. There are few trees, some on eastern perimeter edge, mostly in western area. Western extension few feet above Noll Rd.

Site is 23.38 Acres with 85 lots. 8 tracts which serve variety of functions. The proposed use, density, lot requirements, parking, development and design guidelines are consistent with requirements. The proposal also meets criteria for PRD project element review. Sebacks, lot coverage, building eheight, and off-street parking are reviewed with building permit submittal.

Question from one of the commissioners about RV parking. Addressed in projects CC&Rs and the city's code which regulates RV parking on streets.

No monument sign is proposed in the documents, but there is one on the landscape plan. There are a number of tracts. 6 of the 8 tracts are landscaping. Meet PRD requirement for area provided for open space for the enjoyment of the residents. Amenities in the park include big toy, picnic table, bench, and path. Will be collecting park impact fees. Also shows street trees which are required along roads 1 and 3 as well as the access road. Central road we do not require street trees but the applicant has included them. We anticipate that the street trees will be put in as each house is built. Also require landscape bonding.

The Hearing Examiner is provided findings in approving a PRD. Staff has reviewed these and believes the Blue Heron proposal meets the requirements.

I should also note that the homes on lots 30 - 33 will be reviewed for potential need for fire sprinklers.

GH: Why is that?

EB: There are regulations regarding length of driveway and turnaround. Concern raised by building department staff member who reviews plans. Talked it over with applicant and he is voluntarily willing to sprinkle.

GH: But they can get in there, don't understand why this is a requirement.

RS: Do I remember that it is included in conditions?

EB: Yes it is.

Staff is recommending the Hearing Examiner accept the applicants information regarding project design, home individuality, landscaping, open space, and amenities.

Generally homes are placed 15' from ROW and garages are 20' from ROW. It does a couple of things, provides a 20' long driveway, limits impervious surface, and provides larger rear yards. Home individuality is reviewed with building permits.

Tract F is a wetland and stream buffer and some unencumbered area west and south. A perimeter trail provided through that tract. It will also be dedicated open space and the CC&Rs identify as homeowner association responsibility. Trail is consistent with the Urban Paths of Poulsbo plan. Provided as wetland mitigation Wyatt property. The mitigation site is located west of the trail on the Wyatt property. The mitigation is for fill of Wetland A. Mitigation for wetland A. If for some reason that approval is not granted, the wetland must be fenced. Don't anticipate the applicant not receiving approval.

Wetland B is located in the NW corner of the project and will be located on site.

The Wyatt property has significant wetlands and the buffer extends on the north portion of the property. Buffer enhancement will occur adjacent to the trail. Lemolo Creek is located east of the project, and the buffer extends into Blue Heron. Buffer rehabilitation is proposed by applicant. Building and impervious area setback from wetland and Lemolo Creek is shown on project drawings, wetland 15' stream 25'. Limited impervious surface reviewed with each building permit.

Interrupted buffer can be approved by PED Director. She has opted to take more conservative approach and stop buffer at the city limits line. Reasoning was because it is not our jurisdiction to apply standard and completely treed in county, whereas it is barer in the city.

Site is also identified as an aquifer recharge area of concern. Geotechnical report identified that the site was not an area of concern and infiltration is not available.

Stormwater will discharge into existing drainage ditch and into Lemolo Creek. The creek has verified evidence of ESA listed species. The proposed detention and treatment facility is designed to satisfy both the vested stormwater manual and the standards for ESA. There is an area of steep slope in the NW corner. The required setback from the steep area is included in the stream buffer.

Environmental documents provided by applicant have been peer reviewed by city's consultants.

Compliance with the City's Critical Area Ordinance is assured through implementation of SEPA Mitigation and project conditions. As proposed the project meets no net loss of wetland acreage, function, and values. Mitigation measures are likely to be successful as conditions of approval. Provides enhancement of onsite wetland buffer as conditioned, preserves natural flood control, stormwater storage and drainage or stream flow patterns. Requirements of fish and wildlife habitat conservation areas as conditioned including rehabilitation of the stream buffer. There is going to be some limited construction and contour grading in setback. The application of the buffer along heron pond land reduced buffer of those projects. Geological hazard is remote from site development. The reports that are required are adequate for review. Proposed use is not identified as potential threat to ground water and site is not suitable to LID.

The Planned Residential Development and preliminary plat design meets all code requirements for lot standards. The City Engineer has determined the proposal is consistent with PMC Chapter 12.02 Construction and Development Standards, and meets the access and road design complies with access provisions of PMC.

A mitigated determination of no-significance was issued September 28, 2018 with a two week comment period. No comment was received. Staff report Exhibit K includes project environmental documents and staff memoranda reviewing those

The project is reviewed under Title 19, and includes a neighborhood meeting in 2006, technically complete and NOA in 2007, and revised NOA in 2017 due to the suspended timeline. The project staff report, public meeting and public hearing notice were issued October 29, 2018.

Corey Watson (CW): Representing the Quadrant Corporation. Edie did good job walking through project. Architecture group draw space planning ideas from all over the world and three different elevations and ranging in size from 2600 to 3300 square feet. Scaled out trail and it is about a half mile. We will also have interpretive signs along stream buffers. Noll Rd frontage on westside will be constructed consistent with city's plans and will pay sizable impact fees which do not vest. All 285,000 in traffic 103,000 in park, and 114,000 in school impact fees.

RS: Anyone else like to say anything?

JC: This project is scheduled for two phases right?

EB: Shake head yes.

JC: Utilities put in two phases?

EB: The only reason there is phase 2 is because of 1 lot. They want to get going if they do not have authority to touch wetland they cannot touch lot. They must complete all roadways and utilities.

RS: So the answer is yes.

EB: Yes.

JC: Would you enlighten me what a category 4 wetland is.

EB: Wetland that they are going to fill its source is an old hand dug well.

JC: I want to know what makes this a 4.

EB: Small limited value.

CW: That particular wetland is 270 square feet and under city code and does not require buffer. As mitigation for that we worked to mitigate Wyatt wetland buffer. 270 square feet of wetland fill with 6782 square feet of mitigation. That is a 23 to 1 ratio and the city only requires 6 to 1.

In addition to the Wyatt mitigation we are enhancing trail of mitigation. The 270 square feet of wetland will get mitigated with 42 trees and the other wetland complex will have 68 trees where the trail goes through.

JC: Don't like filling in wetland. You show wetland A and show split fence but no plans. I am not sure of the notes.

EB: Condition of approval for the project.

JC: Want to make sure we are covered because we are showing one thing on the drawing and if we are asking for something else on condition of approval where is it? All I see it is we are going to fill it in.

EB: Condition 16 is requires fencing. Also required is that fill of wetland must have temporary a until permit is approved and a temporary protective fencing is required around the wetland.

RS: Point being we are just waiting for the final approval and we are waiting on the process.

EB: Yes.

GM: Did we receive any comments from citizen?

EB: There were a number of comments in 2006 with the neighborhood meeting. There was one comment in response to the NOA in 2007. Other than that we have not heard from anyone.

RS: Page 28, second paragraph from bottom 12" diameter pipe which may be upgraded to 24" . What is the reasoning behind why it is a main rather than shell.

CW: Discharge from stormwater pond, crosses through culvert. Engineering review has determined the 12" pipe is inadequate for the road that the culvert goes under. The staff comment provides flexibility if that mitigation goes on too long, we can work with staff to discharge water in a different location that would not overwhelm the culvert.

RS: And that will be worked out with final engineering review?

CW: Yes.

MB: City Engineer agrees with that.

JC: Note on here that says install interpretive signs. It doesn't tell me what those signs are about or what they look like.

EB: Not exactly, there is an exhibit that does have proposed sign locations, mainly at entrances. The intention behind it is that we will have signs to say you are entering wetland so we can educate public. Anticipate working with Mary McCluskey the Parks and Recreation Director. For past project Corey was very willing to do interpretive signs.

JC: I have no idea what these are supposed to be. Are they going to be little shingles shingle or are these signs permanent?

EB: Permanent basis signage similar to fish park.

JC: Seen different signs Clear Creek trails. They are permanent but different sizes. I didn't see anything to address that very well.

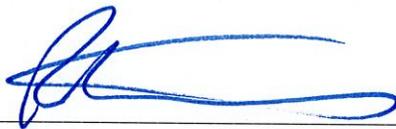
RS: But there is a document that has location of sign and general requirement?

EB Yes. Exhibit E interpretive sign locations at perimeter trail.

RS: Anyone else?

MOTION: Hanson/Coleman – Planning Commission recommend approval of the Blue Heron Planned Residential Development and Preliminary Plat, Planning File 11-27-07-1 as presented and subject to all SEPA Mitigation and Condition of Approval to the Hearing Examiner. **Vote all in favor**

6. Comments from citizens - None
7. Commission comments - None
8. Adjourn 7:38



Ray Stevens, Planning Commission Chair