

EXHIBIT A

APPLICATION

1. PRD and Preliminary Plat Applications
2. Project Narrative
3. Developability of Lots 26 & 27
4. Transportation Concurrency



PLANNED RESIDENTIAL DEVELOPMENT

200 NE Moe Street | Poulsbo, Washington 98370
(360) 394-9748 | fax (360) 697-8269
www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

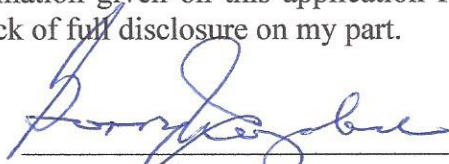
Application

For additional information on the Planned Residential Development (PRD) process, refer to the [Planning Residential Development Handout](#) and [Chapter 18.260](#) of the Poulsbo Municipal Code (PMC). For a detailed description of the Type III (quasi-judicial) review process, refer to [PMC Title 19](#) (Project Permit Application Procedures).

PROJECT:	
Applicant Name: CALDART POULSBO, LLC (c/o BARRY MARGOLESE)	
Project Name: CALAVISTA	Tax Assessor's ID: 132601-3-065-2006, 132601-3-003-2
Project Address: 19700 & 19840 CALDART AVE	Size of Property (Sq. Ft.):
Type of Residential Units: SINGLE FAMILY RESIDENTIAL	
Are there any critical areas on the property? (wetlands, steep slopes, streams, etc.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is a residential density incentive being requested? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No See PMC 18.260.110 for details	
If yes, what is the requested percentage over maximum density of the zone? NA	
If yes, please indicate the combination of density incentives from Table 18.260.110 that will be provided, and indicate how this proposal will provide a greater public benefit than if it were approved with the standard maximum density (attach additional pages).	
APPLICATION SUBMITTAL REQUIREMENTS:	
<input checked="" type="checkbox"/> Completed Preliminary Subdivision Application (if not submitted previously).	
<input checked="" type="checkbox"/> One electronic version of all submitted materials in PDF format (CD, thumb drive, or via e-mail).	
<input checked="" type="checkbox"/> Application Fees and Deposits	
<input checked="" type="checkbox"/> Notarized property owner and/or applicant signature page (attached).	
<input checked="" type="checkbox"/> Detailed project narrative/description: provide a brief description of the project, a summary of the objectives of the proposed development, and a written statement explaining how the proposed PRD meets the purpose and findings of Chapter 18.260 PMC .	
<input checked="" type="checkbox"/> Three complete sets of PRD application drawings. The application shall be accompanied with complete site plans and subdivision plans if creating lots, drawn to 1" inch to 40' scale and produced in such a way as to clearly indicate compliance with all applicable requirements, and shall include ALL the information listed in PMC 18.260.130 . At least one sheet shall show the proposed project in its entirety (drawn at its appropriate scale). Please Note: <ul style="list-style-type: none">- plans shall be folded upon submittal- all buildings and structures shall be dimensioned- all information shall be legible- plans shall be prepared by an appropriate certified professional in the State of Washington	
<input checked="" type="checkbox"/> Any other information/documents: PRELIMINARY STORM DRAINAGE REPORT, GEOTECHNICAL REPORT.	

PROPERTY OWNER'S SIGNATURE (if other than applicant/agent):

I, the undersigned, state that, to the best of my knowledge, all the information provided for this application is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.



Signature of Property Owner

BARRY MARGOLESE

Print Name of Owner

STATE OF WASHINGTON)


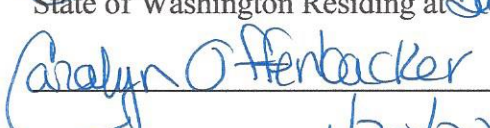
) SS

COUNTY OF KITSAP)

On this 4th day of April, 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Barry Margolese to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS my hand and official seal this 4th day of April, 2019.




NOTARY PUBLIC in and for the
State of Washington Residing at Seaback

Commission Expires 1/30/22

SIGNATURES:

I, the undersigned, state that, to the best of my knowledge, all the information provided in this application is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.

I hereby authorize City of Poulsbo representative(s) to inspect the subject property Monday-Friday between the hours of 8:00 am and 4:00 pm during this permit application process.


Signature of Applicant/Agent

BARRY MARGOLESE
Print Name of Applicant/Agent

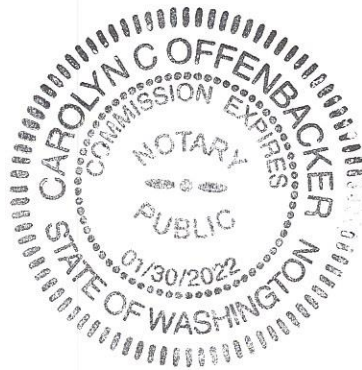
STATE OF WASHINGTON)


) SS

COUNTY OF KITSAP)

On this 4th day of April, 2019 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Barry Margolase to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS my hand and official seal this 4th day of April, 2019.




NOTARY PUBLIC in and for the
State of Washington Residing at

Seabrook
Commission Expires 1/30/22



PRELIMINARY PLAT

Planning and Economic Development Department

200 NE Moe Street | Poulsbo, Washington 98370

(360) 394-9748 | fax (360) 697-8269

www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

For additional information on the Preliminary Subdivision (Plat) process, refer to [Chapter 17.60](#) of the Poulsbo Municipal Code (PMC) or see the [Land Subdivision Handout](#) (coming soon).

PROJECT:					
Project Name: CALAVISTA					
Project Address: 19700 & 19840 CALDART AVE					
Tax Assessor's ID: 132601-3-065-2006, 132601-3-003-2001					
Number of Lots: 43		Total Area: 9.05 ACRES			
Minimum Lot Size: 4,400 SF		Average Lot Size: 5,469 SF			
Zoning: RESIDENTIAL LOW		Comp Plan Designation: RESIDENTIAL LOW			
Has the property been subdivided before?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Are there any critical areas on the property? (wetlands, steep slopes, streams, etc.)		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
APPLICANT:					
Name: CALDART POULSBO, LLC		Phone: (206) 910-2728			
Address: 105 S. MAIN ST, SUITE 230, SEATTLE, WA 98104					
Email: barry@amalani.com					
OWNER (IF DIFFERENT):					
Name: SAME AS APPLICANT		Phone:			
Address:					
Email:					
PROJECT ENGINEER OR SURVEYOR:					
Name: RON CLEAVER JR		Phone: (360) 297-5560			
Address: 5819 NE MINDER ROAD, POULSBO, WA 98370					
Email: ron@team4eng.com					
LAND USES AND SQUARE FOOTAGE:					
Residential:	235,179	Sq. Ft	Open Space/Recreation:	66,436	Sq. Ft
Stormwater Detention (tracts):	16,143	Sq. Ft	Landscaping:		Sq. Ft
Other Utilities (tracts):		Sq. Ft	Right-Of-Way:	70,489	Sq. Ft
Critical Areas (PMC 16.20):		Sq. Ft	Other:	6,026	Sq. Ft

Gross Density: Number of units/lots $\frac{43}{9.05}$ gross acres = 4.75 units per gross acre

Net Density: Number of units/lots $\frac{43}{5.40}$ net acres [gross acres-deductions]
(roads, utilities, critical areas and buffers)] = 7.96 units per net acre.

APPLICATION SUBMITTAL REQUIREMENTS:

Please refer to your **pre-application conference summary letter** for submittal requirements that are specific to your project and ensure that all requirements listed below are completely addressed.

Req'd	Copies	Item
<input type="checkbox"/>		Electronic version of all submitted materials in PDF format (CD, thumb drive, via e-mail).
<input type="checkbox"/>		Application Fees Per Resolution 2017-03 . Additional hourly fees may apply.
<input type="checkbox"/>	1	Completed Preliminary Plat Application Form with <i>Consent to Exceed Review Period</i> (attached) and notarized property owner and/or applicant signature pages (attached).
<input type="checkbox"/>	4	Preliminary Plat Drawing(s) and its supporting documents shall contain <u>ALL</u> the information listed in PMC 17.70.060 B .
<input type="checkbox"/>	2	Vicinity Map showing the location of the property and surrounding properties.
<input type="checkbox"/>	2	Title Insurance Report, prepared within last 30 days (available from a Title Company)
<input type="checkbox"/>	2	Copies of all offsite access or utility easements.
<input type="checkbox"/>	2	Tree Retention Plan per PMC 18.180 .
<input type="checkbox"/>	2	Completed SEPA Environmental Checklist .
<input type="checkbox"/>	2	Preliminary Landscape Plan per PMC 18.270.020 F .
<input type="checkbox"/>	2	Any Required Critical Area Reports per PMC Chapter 16.20 (If applicable).
<input type="checkbox"/>	2	Preliminary Storm Report.
<input type="checkbox"/>	2	Proposed Covenants, Conditions and Restrictions (CCRs).
<input type="checkbox"/>	2	Traffic Impact Analysis (if required).
<input type="checkbox"/>	2	Lot Closure Calculations.
<input type="checkbox"/>	2	Preliminary Clearing and Grading Plan.
<input type="checkbox"/>	2	Preliminary Utility Plan.
<input type="checkbox"/>	2	Phasing Plan (if applicable).
<input type="checkbox"/>	2	Other documents as required by the pre-application summary letter:



CONSENT TO EXCEED REVIEW PERIOD

Planning and Economic Development Department
200 NE Moe Street | Poulsbo, Washington 98370
(360) 394-9748 | fax (360) 697-8269
www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

TYPE OF REVIEW PERIOD:

☐ 30-Day Short Plat ☐ 90-Day Preliminary Plat ☐ 30-day Final Plat

PLAT INFORMATION:

Plat Name:

Planning File No.:

Plat Location (address, intersection, or parcel no.):

APPLICANT:

Name:

Address:

Email:

Phone:

SIGNATURE:

Washington State Law requires the city approve, approve with conditions, return to the applicant for modifications, or deny the application within a specified time frame of receipt of a complete application.

However, I understand that it will not be possible for the City of Poulsbo to process the above identified plat within the time-frame required by RCW 58.17.140.

I, BARRY MARGOLESE, consent to an extension of the time-frame selected above, not to exceed an additional sixty days.

Signature:

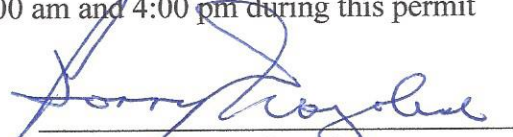
Date:

04/04/2019

SIGNATURES:

I, the undersigned, state that, to the best of my knowledge, all the information provided in this application is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.

I hereby authorize City of Poulsbo representative(s) to inspect the subject property Monday-Friday between the hours of 8:00 am and 4:00 pm during this permit application process.


Signature of Applicant/Agent

BARRY MARGOLESE
Print Name of Applicant/Agent

STATE OF WASHINGTON)


) SS

COUNTY OF KITSAP)

On this 4th day of April, 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Barry Margolese to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS my hand and official seal this 4th day of April, 2019.




NOTARY PUBLIC in and for the
State of Washington Residing at
Seabeck
Commission Expires 1/30/22

I, the undersigned, state that, to the best of my knowledge, all the information provided for this application is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.

Signature of Property Owner

Print Name of Owner

) SS

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WITNESS my hand and official seal this 14 day of April, 2019.



Carolyn C. Oberholtzer
NOTARY PUBLIC in and for the
State of Washington Residing at

Leaback
Commission Expires 1/30/22

PROJECT NARRATIVE
Calavista PRD

Project Narrative

Name of Project:

Calavista – Planned Residential Development (PRD)

Applicants Name:

Caldart Poulsbo, LLC
c/o Barry Margolese
105 S. Main Street, Suite 230
Seattle, WA 98104

Description of Proposal:

The proposal is to develop 9.05-acres of existing residential land, comprised of 2 tax parcels, zoned Residential Low (RL: 4-5 dwelling units per acre), into a 43-unit planned residential development (PRD) plat. The proposal includes infrastructure improvements including Stormwater management facilities, residential utilities, access drives, roads with parallel parking and open spaces with recreational amenities.

No density incentives, per PMC 18.260.110, are being utilized for the proposal.

The project includes some frontage improvements along “Caldart Avenue”, including curb, gutter and sidewalk adjacent an access connection directly onto “Caldart Avenue”. A second access connection will occur at the end of “Halden Glen Court”. Currently there is a cul-de-sac at the end of this road. A portion of the cul-de-sac will be removed and replaced with a road section that is more consistent with a local road. The remaining cul-de-sac bulb will remain for continued use by lots within the Halden Glen plat. Interior drives for circulation and parking will be constructed to serve all the units.

All roads are intended to be public and have been designed utilizing the City of Poulsbo Developer’s Guide, Section 2. There are two 11-foot lanes with sidewalks on both sides of the roadways, separated from the curb by a 5-foot planter strip. This separation allows driveway and sidewalk connections while maintaining an even grade, consistent with the roadway, on the sidewalk surface, eliminating the typical up and down ramping action of the sidewalk as it would normally follows the curb line. Each roadway also includes an 8’ parking strip on one side to provide on street parking.

Stormwater Management will occur on a dedicated storm tract in an underground detention wet vault. The vault has been designed using WWHM software to be compliant with current stormwater management standards. The discharge from this facility will be directed to discharge to the upper reaches of the “Southern Fork of Dogfish Creek”. The physical discharge

location will be on or adjacent tax parcel 4246-000-021-0001, owned by “Poulsbo Gardens HOA”.

Existing sewer mains in “Caldart Ave” and “Halden Glen Court” Right-of-Way will be extended onto the site in two locations to provide service to the site. Water will be extended into the site for domestic service and fire flow. City of Poulsbo sanitary sewer will serve the site and the City of Poulsbo will provide water service.

Location:

The proposed development site is located at 19700 & 19840 Caldart Avenue, in the Northwest Quarter of the Southwest Quarter of Section 13, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington. The site is situated on the east side of “Caldart Avenue” in Poulsbo, Washington.

Assessor’s Account Numbers:

132601-3-065-2006
132601-3-003-2001

LEGAL DESCRIPTIONS:

132601-3-065-2006

LOT B SHORT PLAT NO. 6570R-1 RECORDED IN VOLUME 13 PAGE 114 OF SHORT PLATS, AUDITOR'S FILE NO. 9603040054 BEING AN AMENDMENT OF VOLUME 11 PAGE 98 OF SHORT PLATS, AUDITOR'S FILE NO. 9409280108/0109. BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 13, TOWNSHIP 26 NORTH, RANGE 2 EAST, W.M., KITSAP COUNTY, WASHINGTON. TOGETHER WITH EASEMENTS AS DEPICTED ON THE SHORT PLAT.

132601-3-003-2001

THE SOUTH 323 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 13, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; EXCEPT CALDART AVENUE NE; AND EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE NORTH 337 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 13, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

Comprehensive Plan / Zoning Designation:

Site:	RL – Residential Low (4-5 DU/AC)
North:	RL – Residential Low (4-5 DU/AC)
South:	RL – Residential Low (4-5 DU/AC)

East: RL – Residential Low (4-5 DU/AC)
West: RL – Residential Low (4-5 DU/AC)

Existing Land Use:

Site: Two Single Family Residences (One on each existing parcel)
North: Cemetery
South: Residential Plat of “Halden Glen”
West: Residential Plat of “Poulsbo Gardens”
East: Two Single Family Residential parcels with Single Family Residences.
Northeast: Residential Plat of “Fjellvue”

Applicable Codes

The City of Poulsbo Comprehensive Plan and Zoning Ordinance and regulations referenced therein will apply to the development of the proposed project.

Existing Site Conditions:

The two existing parcels each include an existing residence. The northern parcel includes a manufactured home, with driveway connecting to “Caldart Avenue”. The southern parcel includes a stick-built, two-story house that has a driveway from “Halden Glen Court”. The development plans include removal of the northern manufactured home and retention of the southern two-story home on one of the subdivided lots.

Each residence includes a three bedroom drain field for wastewater disposal. The drain fields will be properly abandoned during the development process. The southern residence will be connected to City sewer. The southern parcel includes a water meter for potable water supplied by the City of Poulsbo. The northern parcel does not include any well records. If a water well is discovered on the site, it will be decommissioned as required by Kitsap County Health District.

An adjoining property to the west (Ramirez) includes a manufactured home and onsite 2 bedroom drain field. The drain field has incomplete records at the Health District but appears to be located at least 30 feet from the nearest subject site property line. This property also includes a 81 foot deep private well in a 6” casing, location unknown. No City water service.

An adjoining property to the east (Svardh) likely includes an onsite drain field, although no records exist with the Health District. It is likely that this drain field is within 100’ of the existing residence, which would indicate that the drain field is well over 100 feet from the subject site. Water service is from the City of Poulsbo.

An adjoining property to the east (Hunter) likely includes an onsite drain field, although no records exist with the Health District. It is likely that this drain field is within 100’ of the existing residence, which would indicate that the drain field is well over 100 feet from the subject site. Water service is from the City of Poulsbo.

An adjoining property to the east (Slade) includes a stormwater point discharge onto the subject site. This stormwater will be collected and routed through the onsite storm system as appropriate.

Soils testing was conducted onsite to determine infiltrative capacity. There are steep slopes onsite. A Geotechnical Report has been prepared to address development in relation to the infiltrative capacity and steep slopes.

On-Street Parking:

22 on-street parking stalls are required. ($43 / 2 = 21.5$)

26 on-street parking stalls are proposed.

NO RV PARKING WILL BE ALLOWED ONSITE. (CCR exclusion)

Open Space:

The average lot size in the development is 5,510 SF. Based on this size, the required open space of the gross project area is 10%. The current proposal provides 17.1% of designated open space area. No credit is currently being taken for the area on top of the proposed vault within the stormwater tract, although it appears to be allowed by code (see note below).

NOTE: PMC 18.260.090(H) 2. For projects that utilize stormwater vaults, the top of the vault may be proposed to also serve as an active recreational amenity (i.e., sport court), if grade and landscaping provide for a usable area. The area proposed to serve as the active amenity can therefore contribute toward the open space requirement.

Recreational Amenities:

The project is required to provide 2 Group 1 amenities. The proposal includes the following:

1. Walking Path in a length proportionate for the size of development.
2. Picnic area with improved seating area and at least 2 picnic tables, in conjunction with an open play area.

Landscaping:

A Preliminary Landscaping Plan has been prepared by Emily Russell. Plan is included in the submittal materials. The Landscaping Plan includes street trees, fencing, screening, trails, recreation amenity information, general landscaping and entry monumentation.

Street trees along "Caldart Avenue" will be "Mt. Fuji Cherry" trees to be consistent with plat to the south.

Entry monument sign will be located near access connection to "Caldart Avenue", near the stormwater tract.

Screening will be required on north, south and east sides of the development site. Screening will include a combination of vegetation, trees and fencing as identified on the Landscaping Plans.

Pedestrian Circulation:

The Site Plan includes sidewalks and pathways allowing for pedestrian movements within the site. There is a pedestrian connection to a proposed sidewalk along “Halden Glen Court”, which ultimately connects to “Caldart Avenue” and another direct connection to a proposed sidewalk along “Caldart Avenue”.

The sidewalks following the internal roads are separated from the curb and gutter portion of the drive surface by a landscaping strip. This section will avoid excessive ramping along the sidewalk routes.

Stormwater Easement Agreement:

The proposed stormwater discharge conveyance from the onsite detention vault facility is planned to cross “Caldart Avenue” and a privately-owned property in the “Poulsbo Gardens – Division 1” plat (Tax Parcel 4246-000-008-0008), prior to discharge into the upper reaches of the “South Fork of Dogfish Creek”. The applicant has negotiated with the private land owner (Murphy) to secure an easement for this use. An agreement to secure the required easement is forthcoming and will be provided to the City upon signature collection.

Utilities

Water:	City of Poulsbo
Sewer:	City of Poulsbo
Refuse Collection:	City of Poulsbo
Recycling:	City of Poulsbo
Telephone:	Embarq
Electrical Power:	Puget Sound Energy
Cable TV:	Comcast

Development Standards:

PRDs include flexibility in development standards, the project will implement development standards as follows:

Minimum Lot Area Required (PMC 18.260.050):	3,750 SF
Provided:	5,510 SF
Minimum Lot Width Required (PMC 18.260.050):	30'
Provided:	40'

Minimum Lot Depth Required (PMC 18.260.050):	70'
Provided:	92.75'
Maximum Building Lot Coverage (PMC 18.260.050):	50%
Minimum Front Yard Setback Required (PMC 18.260.050):	10'
Proposed Front Yard Setback:	10'
Proposed Front Garage Setback:	20', this is proposed to allow for driveway parking
Minimum Front Rear Setback Required (PMC 18.260.050):	5'
Minimum Front Side Setback Required (PMC 18.260.050):	5'
Minimum Street Corner Yard Setback Required (PMC 18.260.050):	10', or greater in necessary to accommodate sight distance as determined by the city engineer.
Maximum Average Building Height (PMC 18.70.050):	35'

Explanation of compliance with PMC 18.260.010 Purpose

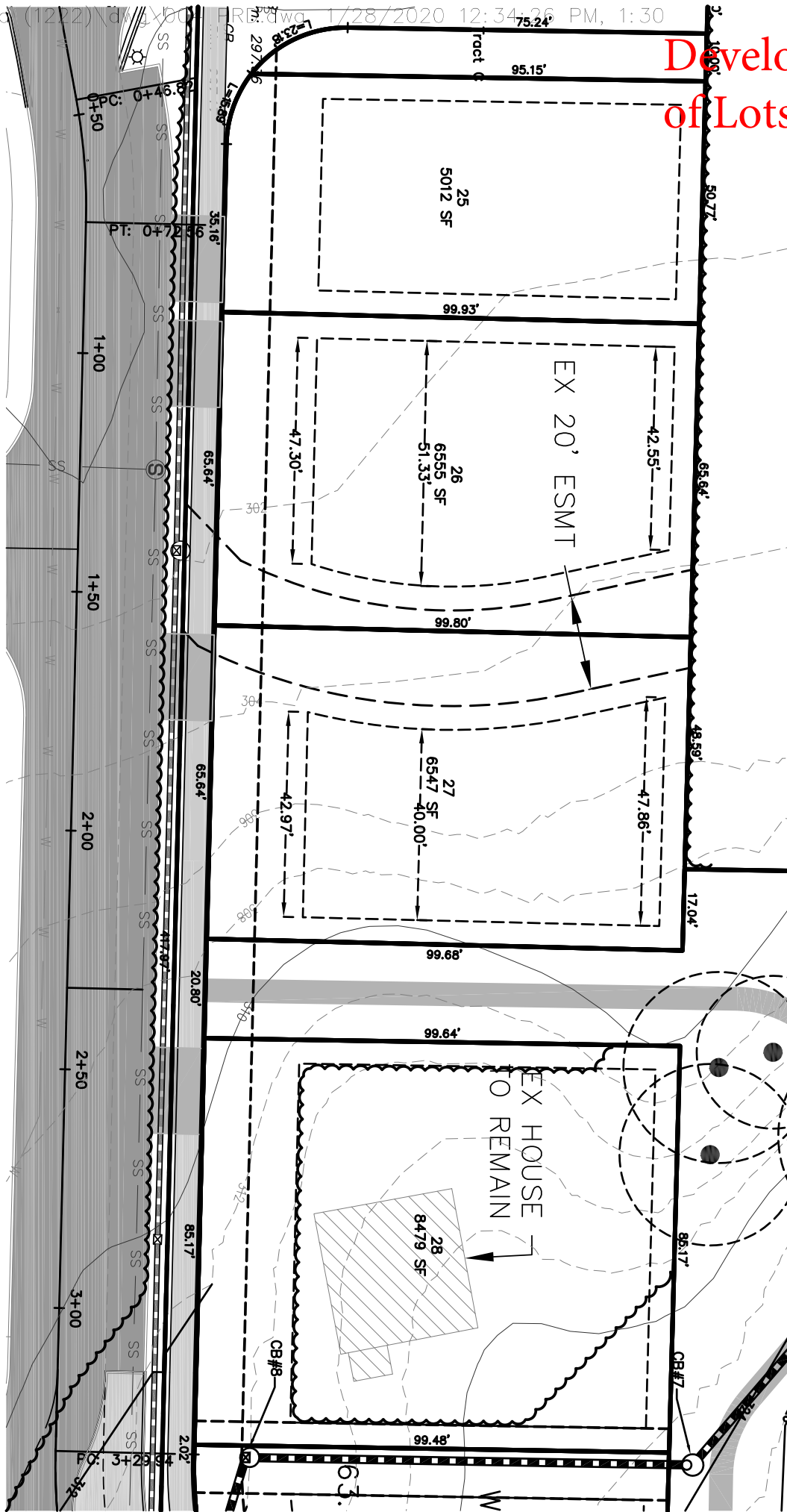
- A. The project complies with and fulfils the goals of the City's Comprehensive Plan by developing residentially zoned land into a residential use, also fulfilling the Washington State Growth Management Act.
- B. PRDs allow for flexibility in development standards. This project is utilizing the allowed flexibility to deliver a variable sized and priced product into the single-family residential market.
- C. The varied lot sizes have allowed the site to be developed in a relatively simplified manor while providing nice open spaces for active and passive use.
- D. There are no critical areas on the subject parcel, other than steep slopes. Development proximate to these slopes have been reviewed by a Geotechnical Engineer. Recommendations identified in the Geotechnical Report will be adhered to for development and construction.
- E. Open space with recreational opportunity is provided in the way of proposed trails and picnic area. More than 50% of lots within the development have direct visibility of the open spaces. Lots that have visibility are noted on Sheet 1 of the Preliminary Plat plans.
- F. Preservation of native vegetation and 25% of the existing tree cover is proposed.
- G. Lots on the perimeter have been designed to match adjacent character of existing lots.
- H. The two roadways that will provide access to all the lots within the proposed development have been aligned and designed to accommodate development in an efficient manner, while still providing a future access connection extension to "Lincoln Road" the east. Utilities will follow these two routes, which will also make construction and maintenance of the utilities efficient.
- I. Tree retention is proposed, in compliance with PMC 18.180. Most of the trees proposed for retention will be located within open space tracts. Additional trees may be located on specifically identified lots, where trees will be protected via easement.

Explanation of compliance with PMC 18.260.140 Findings

- A. Review by the City of the submitted materials will result in a project that meets the stated purposes found in PMC 18.260.

- B. Review by the City of the submitted materials will result in a project that complies with all provisions, including deviations noted, as found in PMC 18.260.
- C. The development layout includes retention of open space areas for native tree preservation. A large centrally located open space tract will also house recreation opportunities and trail connections.
- D. The proposal is consistent with the City of Poulsbo Comprehensive Plan, Zoning Regulations and with surrounding development.
- E. Roadways and lot layout have been designed with the existing character of the property taken into consideration, especially given that connections to existing roadways on the south and west as well as future roadway connection the east is desired. Also, clearing limits and grading have been designed to achieve retention of 25% of the native tree cover. Trees scheduled for retention will be inspected by a professional arborist following first round comments. Inspection and reporting may be completed during first round review at the City's request, given there is confidence in the lot layout as presented.
- F. Screening on the north, east and southern perimeters was identified in the Pre-Application meeting. Screening measures to ensure compatibility are included in the development plans. Some by retained vegetation, trees and the remainder by fencing. See the Landscaping Plans.
- G. There are no traditional critical areas that are required to be preserved. There are more than 50 existing trees that have been identified for preservation.
- H. The Preliminary Plat Plan Set includes preliminary layouts (plan and profile) for all utilities that need to be extended to service the project.
- I. The roadways proposed have been designed utilizing the City of Poulsbo Developer's Guide, Section 2. A roadway extension opportunity exists at the eastern limits of the development that may provide for a future connection to "Lincoln Road" in the future.
- J. Review by the City of the submitted materials will yield an approval that is consistent with the comprehensive plan and the City's adopted development standards.
- K. Review by the City of the submitted materials will not yield any significant unmitigated harmful effects upon environmental quality and natural resources.
- L. The subject property is zoned for the use proposed. The development proposal includes lot sizes, roadways, utilities and stormwater mitigation consistent with PMC Development standards. The new residential units will grow the local tax base and provide needed housing for local residents. The proposal is consistent with other developments in the local vicinity and City wide.

Developability of Lots 26 & 27





City of Poulsbo

200 NE Moe Street
Poulsbo, WA 98370
(360) 779-4078

TRANSPORTATION CONCURRENCY APPLICATION

[See PMC 14.04 for full Code Requirements](#)

DATE: _____

PROJECT: _____

ASSESSOR #: _____
(Tax Lot #)

LOCATION (address/street): _____

APPLICANT: _____ Phone: _____
(Company name if applicable)

Address: _____

Print Name of Individual: BARRY MARGOLESE

Signature: _____ Date: _____

OWNER: _____ Phone: _____

Address: _____

Legal status of Applicant with respect to the land: OWNER

PROJECT INFORMATION

New Average Daily Trips (ADT)

☐ **Short Plat**
Number of Lots _____

☒ **Long Plat**
Number of Lots _____

☐ **Commercial / Multi-family / Other**
Proposed Land Use _____
Square Feet of Gross Floor Area _____
Number of Dwelling Units _____
Total _____

Existing Land Use (credit) _____

Total New Average Daily Trips _____

Traffic Impact Analysis Required (>300 new ADT) Yes No