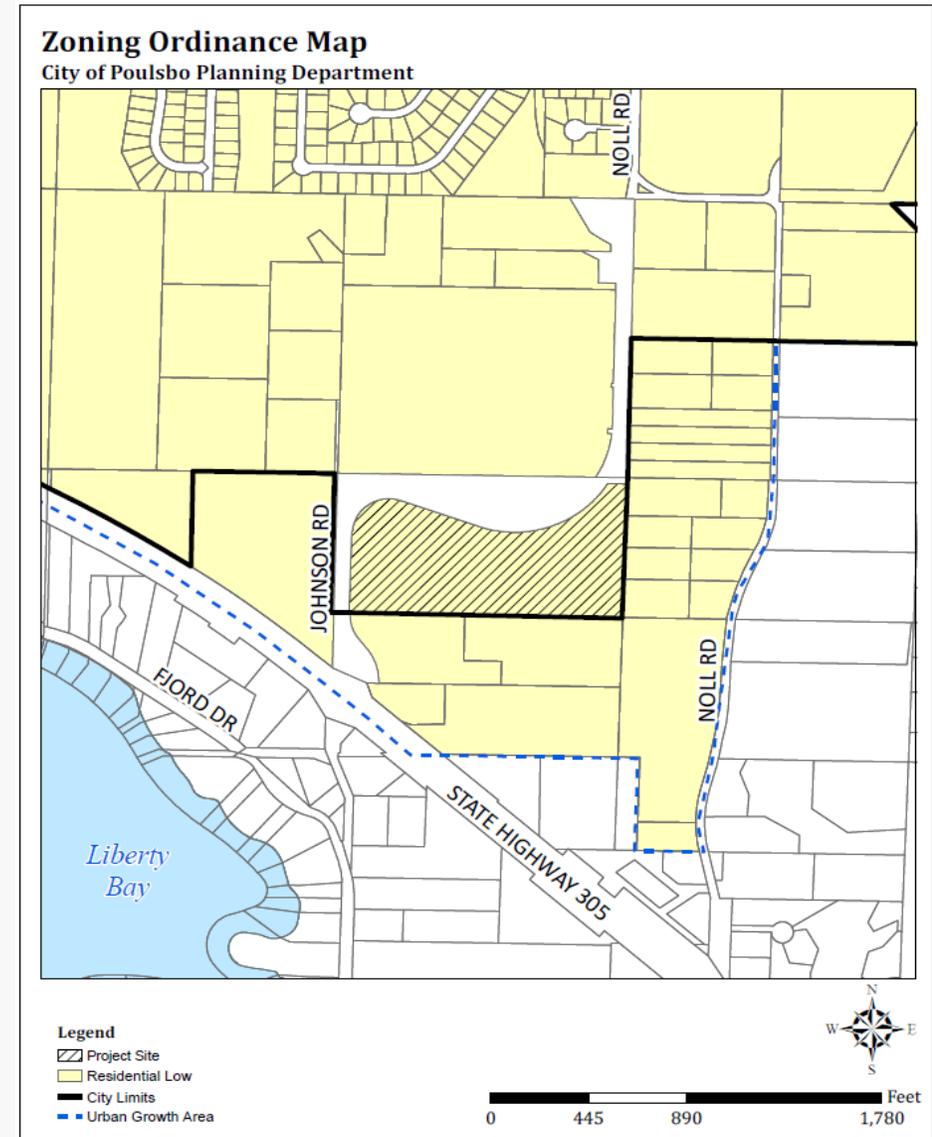
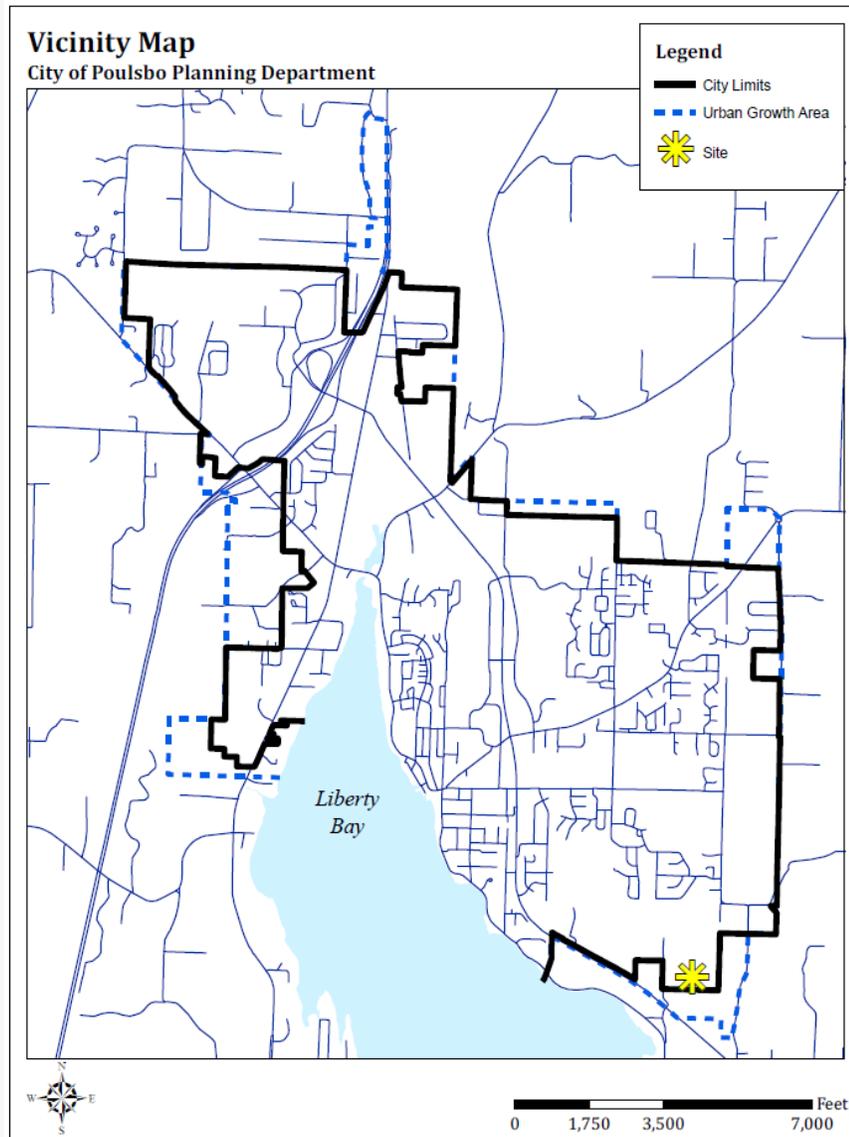


JOHNSON RIDGE PRD AND PRELIMINARY PLAT

Public Hearing
July 10, 2020

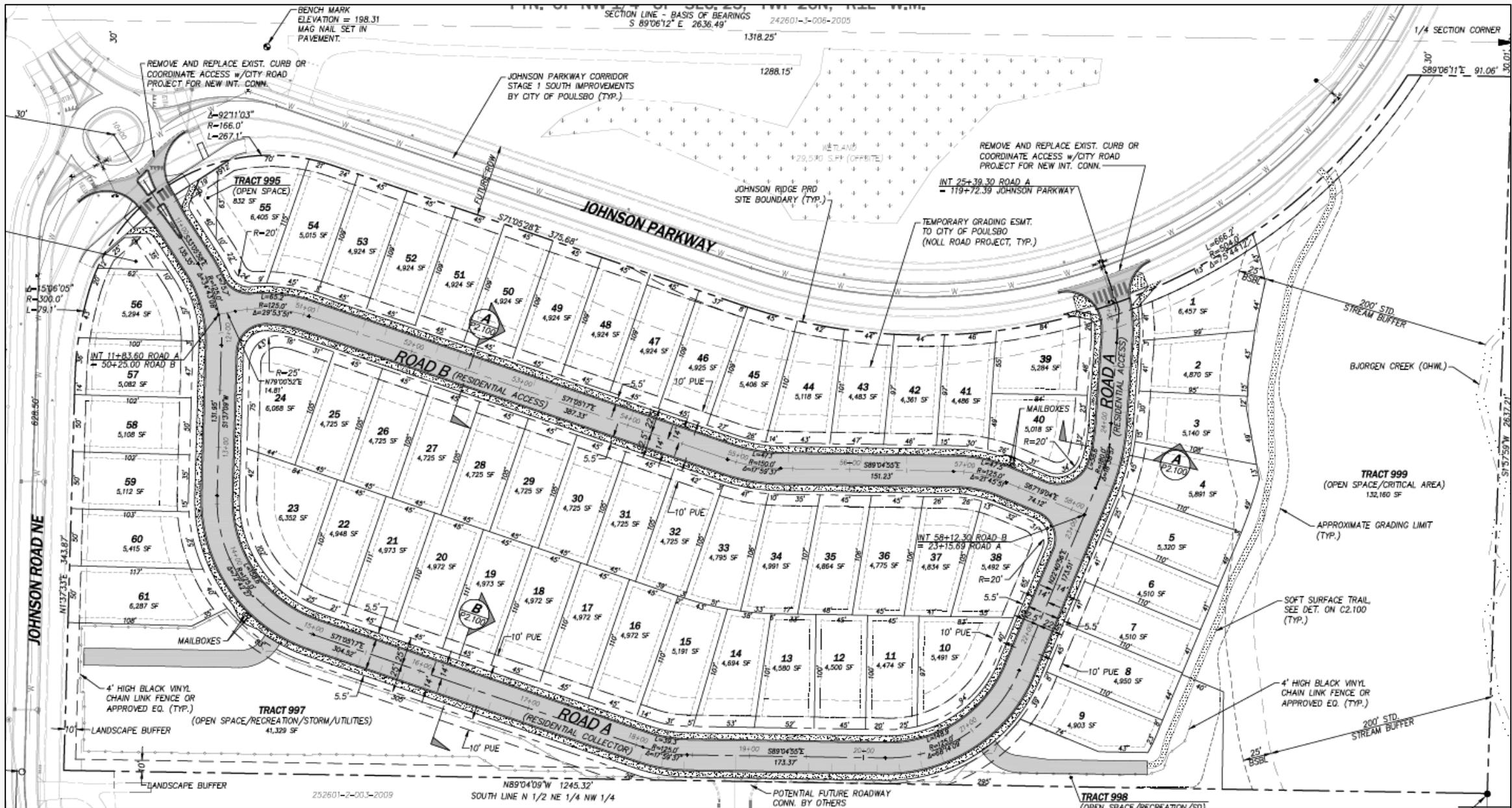
Location and Zoning





Preliminary Plat Plan - Summary

- 13.75 Acre Site
- 61 Single Family Lots
- 5,041 SF Average Lot Size
- 4,361 SF Minimum Lot Size
- 2.35 Acres Open Space
- Current Use - Vacant
- Critical Areas - Steep Slope and Bjorgen Creek



BENCH MARK
ELEVATION = 198.31
MAG NAIL SET IN
PAVEMENT.

SECTION LINE - BASIS OF BEARINGS
S 89°06'12" E 2636.49' 242601-3-005-2005
1318.25'

1/4 SECTION CORNER
S 89°06'11" E 91.06'
30.01'

REMOVE AND REPLACE EXIST. CURB OR
COORDINATE ACCESS w/CITY ROAD
PROJECT FOR NEW INT. CONN.

JOHNSON PARKWAY CORRIDOR
STAGE 1 SOUTH IMPROVEMENTS
BY CITY OF POULSBORO (TYP.)

REMOVE AND REPLACE EXIST. CURB OR
COORDINATE ACCESS w/CITY ROAD
PROJECT FOR NEW INT. CONN.

INT 25+39.30 ROAD A
= 119+72.39 JOHNSON PARKWAY

TEMPORARY GRADING ESMT.
TO CITY OF POULSBORO
(NOLL ROAD PROJECT, TYP.)

JOHNSON RIDGE PRO
SITE BOUNDARY (TYP.)

2-92°11'03"
R=166.0'
L=267.1'

TRACT 995
(OPEN SPACE)
56
6,405 SF

54
5,015 SF

53
4,924 SF

52
4,924 SF

51
4,924 SF

50
4,924 SF

49
4,924 SF

48
4,924 SF

47
4,924 SF

46
4,925 SF

45
5,408 SF

44
5,118 SF

43
4,483 SF

42
4,361 SF

41
4,486 SF

39
5,284 SF

38
5,492 SF

37
4,834 SF

36
4,775 SF

35
4,864 SF

34
4,991 SF

33
4,795 SF

32
4,725 SF

31
4,725 SF

30
4,725 SF

29
4,725 SF

28
4,725 SF

27
4,725 SF

26
4,725 SF

25
4,725 SF

24
6,068 SF

23
6,352 SF

22
4,948 SF

21
4,973 SF

20
4,972 SF

19
4,973 SF

18
4,972 SF

17
4,972 SF

16
4,972 SF

15
5,191 SF

14
4,694 SF

13
4,580 SF

12
4,500 SF

11
4,474 SF

10
5,491 SF

9
4,903 SF

8
4,950 SF

7
4,510 SF

6
4,510 SF

5
5,320 SF

4
5,891 SF

3
5,140 SF

2
4,870 SF

1
6,457 SF

MAILBOXES

MAILBOXES

LANDSCAPE BUFFER

LANDSCAPE BUFFER

TRACT 997
(OPEN SPACE/RECREATION/STORM/UTILITIES)
41,329 SF

TRACT 999
(OPEN SPACE/CRITICAL AREA)
132,160 SF

APPROXIMATE GRADING LIMIT (TYP.)

SOFT SURFACE TRAIL
SEE DET. ON C2.100
(TYP.)

4' HIGH BLACK VINYL
CHAIN LINK FENCE OR
APPROVED EQ. (TYP.)

200' STD.
STREAM BUFFER

BIJGREN CREEK (OHWL)

200' STD.
STREAM BUFFER

TRACT 998
(OPEN SPACE/RECREATION/STORM)

POTENTIAL FUTURE ROADWAY
CONN. BY OTHERS

252601-2-003-2009

N 89°04'09" W 1245.32'

SOUTH LINE N 1/2 NE 1/4 NW 1/4

173.37'

S 89°04'30" E

173.37'

19+00

173.37'

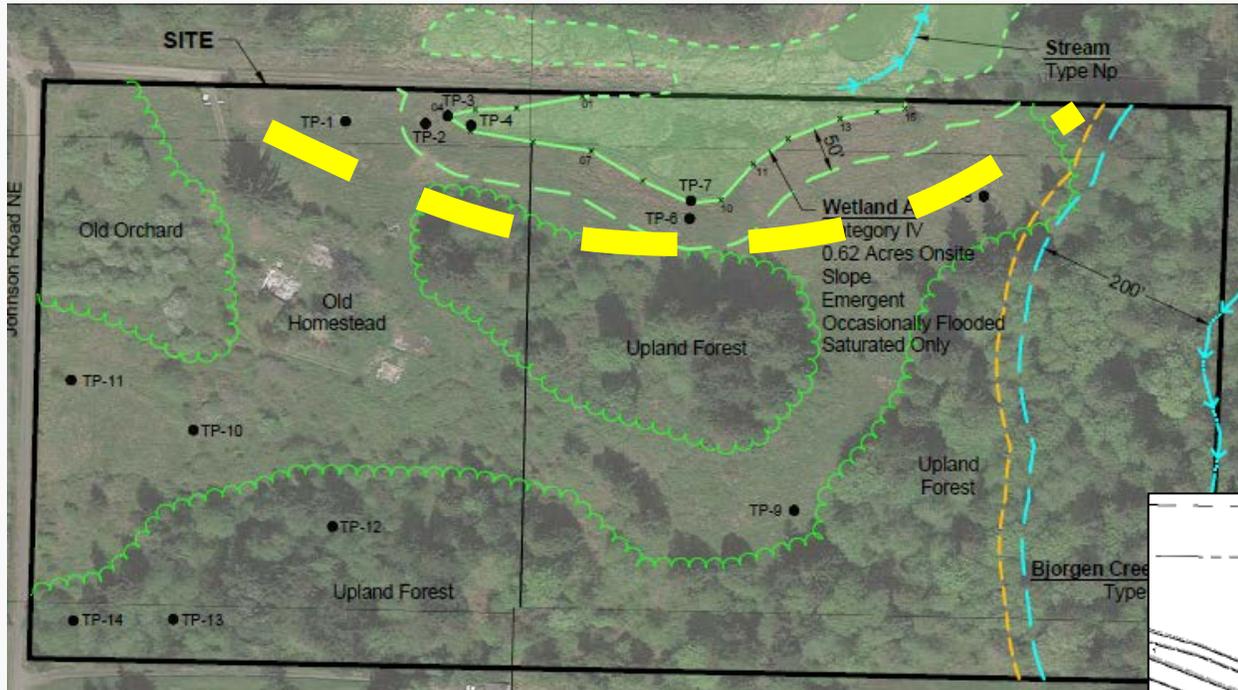
19+00

S 89°04'30" E

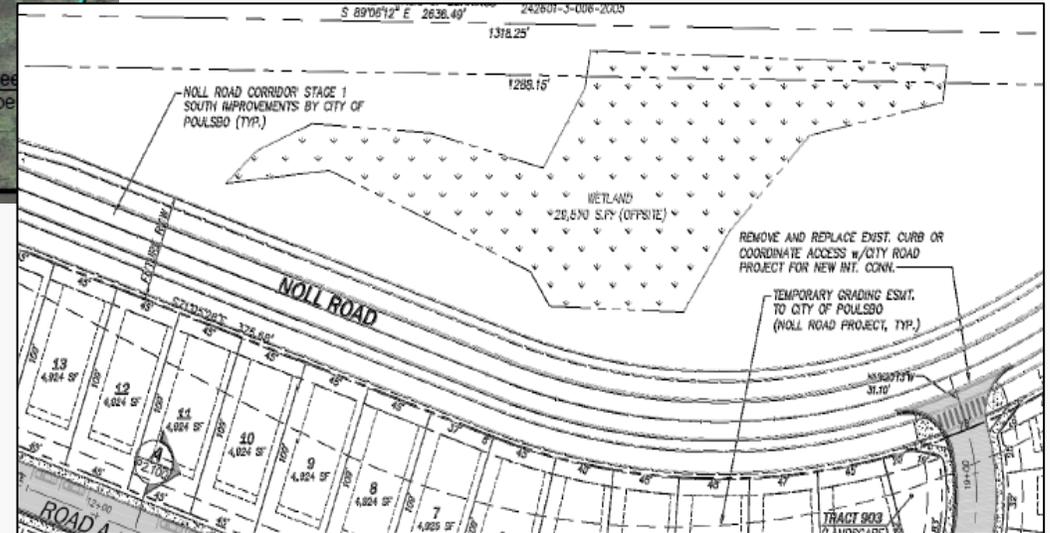
Applicable Review Criteria

- **Chapter 16.20, Critical Areas:**
 - *Section 300. Fish and Wildlife Habitat Conservation Critical Areas*
 - *Section 400. Geologically Hazardous Areas*
- **PMC Title 17 Land Division:**
 - *Chapter 17.60, Preliminary Subdivision*
 - *Chapter 17.80, Land Division Standards*
- **PMC Title 18 Zoning:**
 - *Chapter 18.70, Residential Districts*
 - *Chapter 18.130, Landscaping*
 - *Chapter 18.140, Off-Street Parking and Loading*
 - *Chapter 18.180, Tree Retention*
 - *Chapter 18.260, Planned Residential Developments*
- **PMC Title 19 Project Permit Application Procedures**

Critical Areas – Wetlands (PMC 16.20)

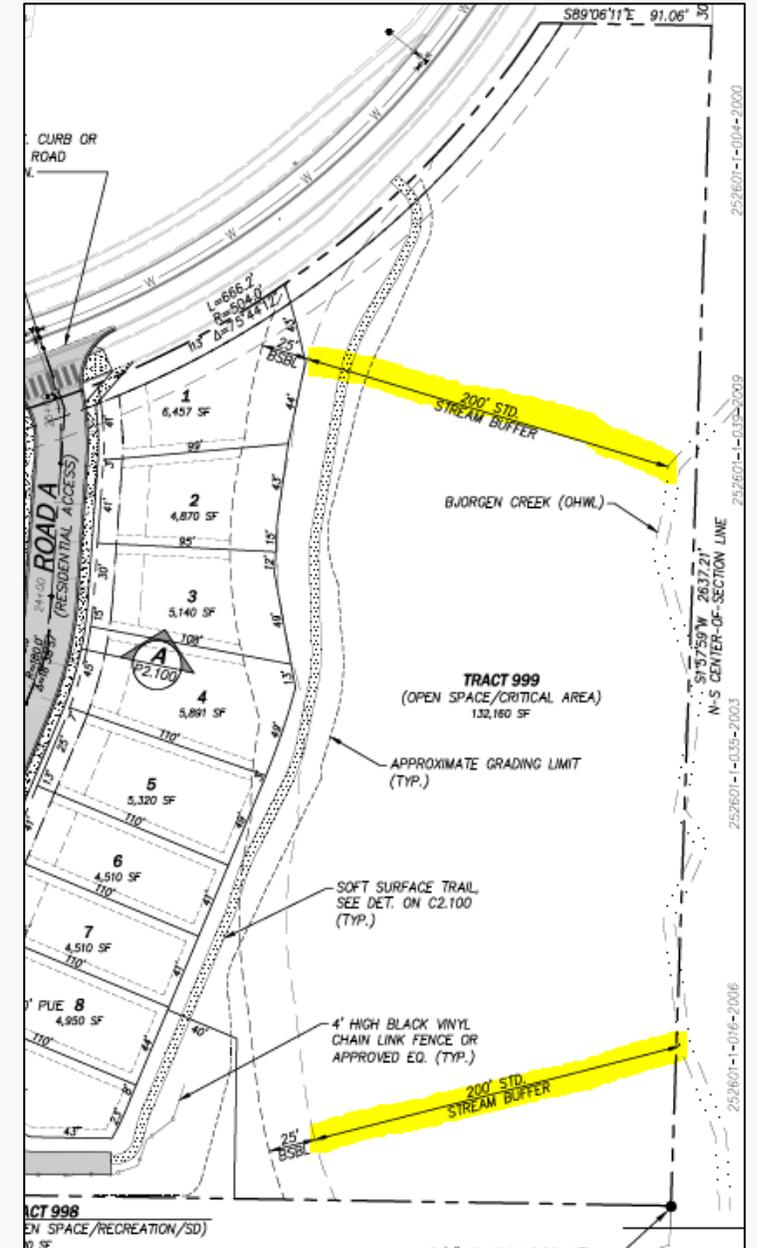


- Property lines were reconfigured in 2019 to accommodate the future Johnson Parkway project.
- Wetland impacts and mitigation to Wetland A were reviewed as part of the permit no. P-11-09-18-01



Critical Areas – Bjorgen Creek (PMC 16.20)

- Bjorgen Creek is a type F1 stream requiring a 200-foot buffer and 25-foot building setback.
- A Habitat Management Plan prepared by Ecological Land Services was provided for this project.
- Project proposal includes impacts for construction of the trail.



Critical Areas – Bjorgen Creek

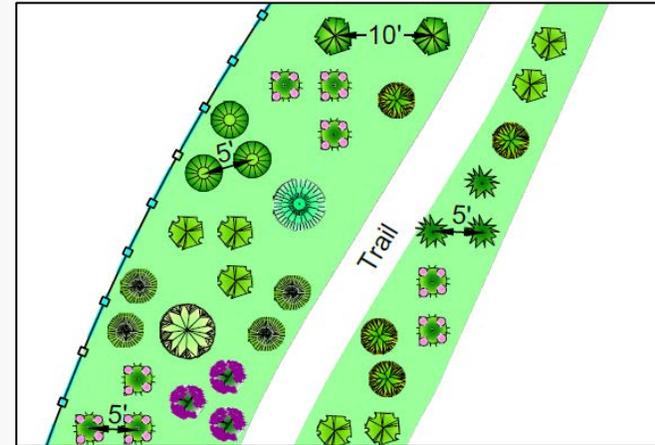
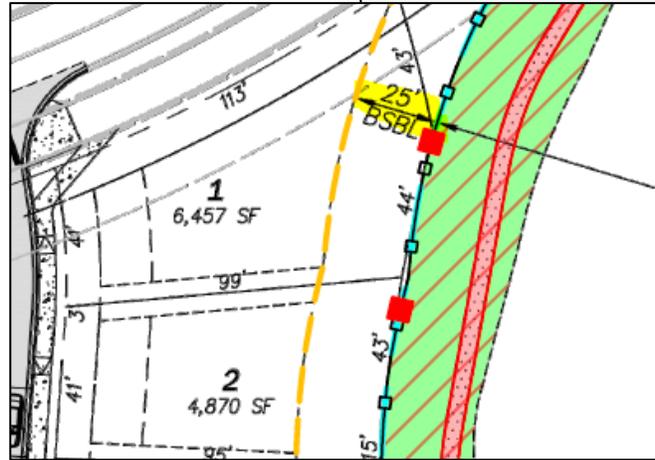
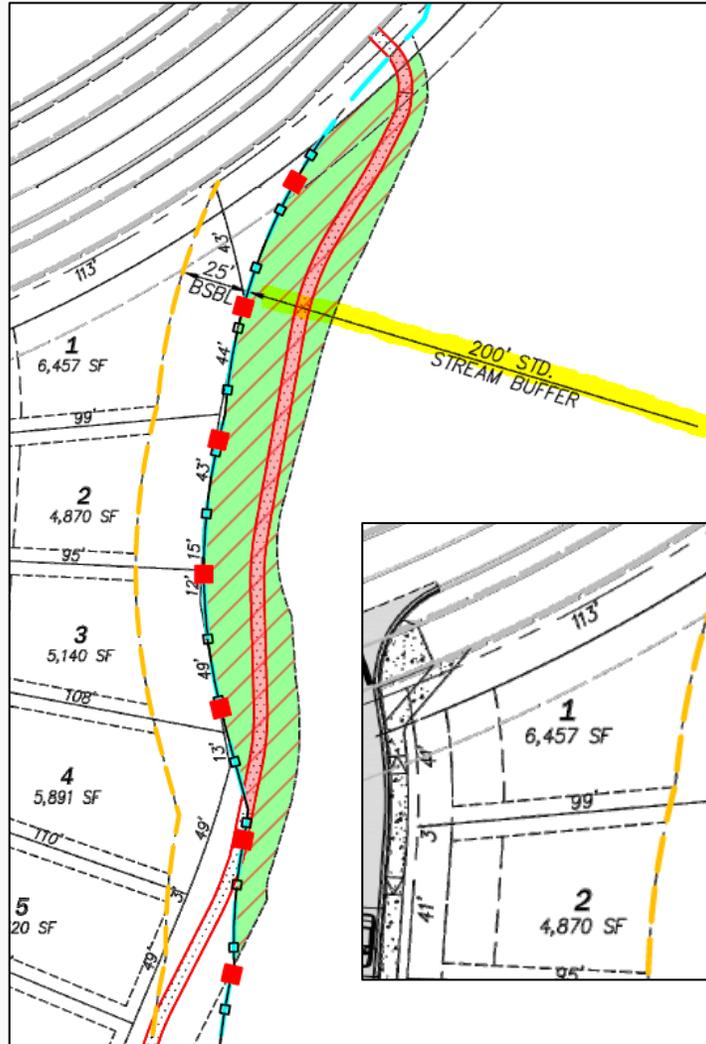
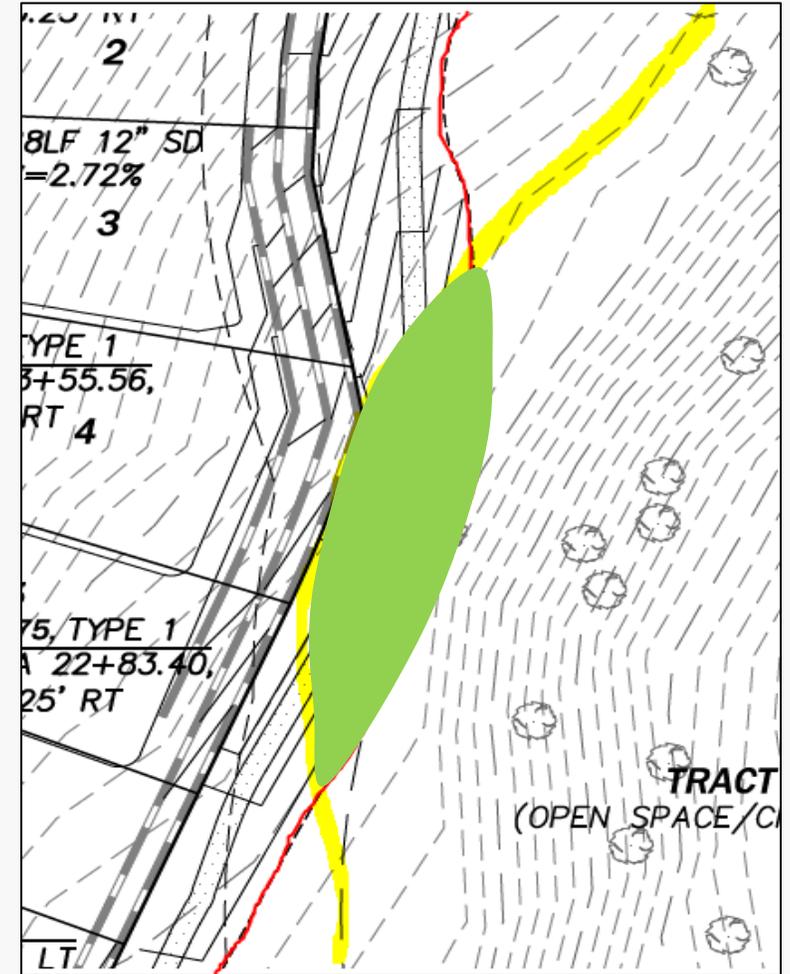


Table 2: Buffer Restoration Plant Specifications

Species	Spacing	Quantity	Size
TREE STRATUM			
Sitka spruce (<i>Picea sitchensis</i>)	10	30	1-gallon
Bigleaf maple (<i>Acer macrophyllum</i>)	10	25	1-gallon
Cascara (<i>Frangula purshiana</i>)	10	20	1-gallon
Tree Total		75	
SHRUB STRATUM			
Beaked hazelnut (<i>Corylus cornuta</i>)	5	25	1-gallon
Indian plum (<i>Oemleria cerasiformis</i>)	5	25	1-gallon
Serviceberry (<i>Amelanchier alnifolia</i>)	5	25	1-gallon
Oceanspray (<i>Holodiscus discolor</i>)	5	25	1-gallon
Vine maple (<i>Acer circinatum</i>)	5	25	1-gallon
Woods rose (<i>Rosa pisocarpa</i>)	5	50	1-gallon
Oregon grape (<i>Mahonia nervosa</i>)	5	50	1-gallon
Shrub Total		225	
Plant Total		300	

Critical Areas – Steep Slope (PMC 16.20)

- Based on PMC 16.20.410, the eastern portion of the site meets one of the criteria (slopes steeper than 15% with a high erosion potential) of an Area of Geologic Concern.
- Per Title 16.2.420.C, a standard buffer of 25 feet should be applied to the Area of Geologic Concern, unless otherwise specified through a geological report.
- A small portion of the pervious trail and grading are proposed within the 25-foot standard setback area.

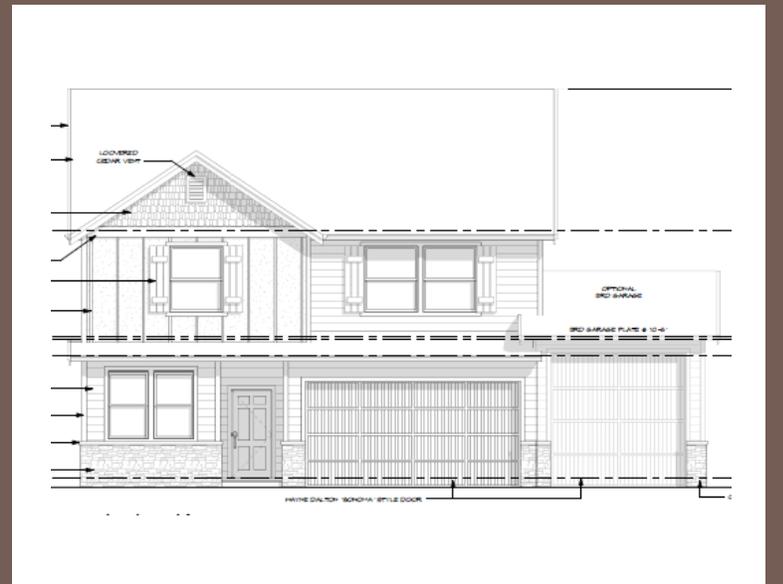
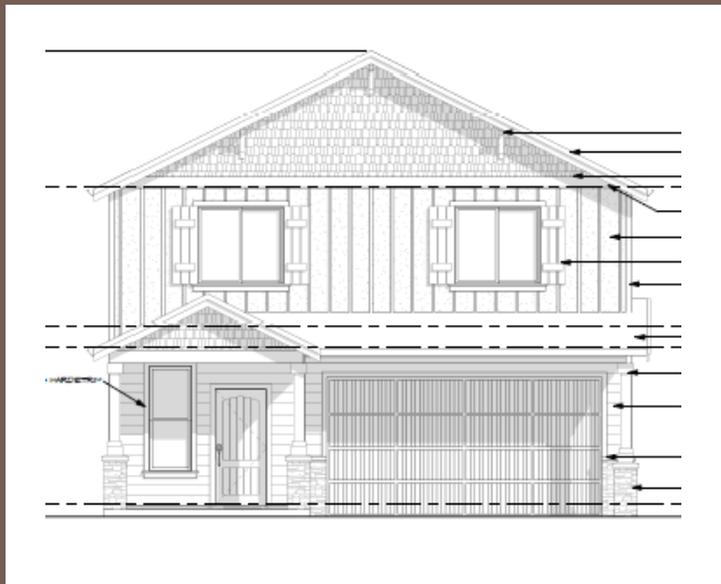
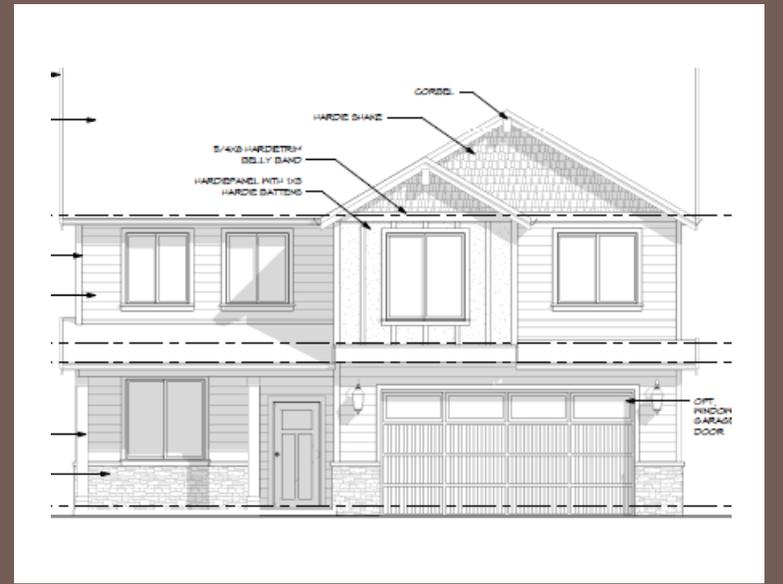
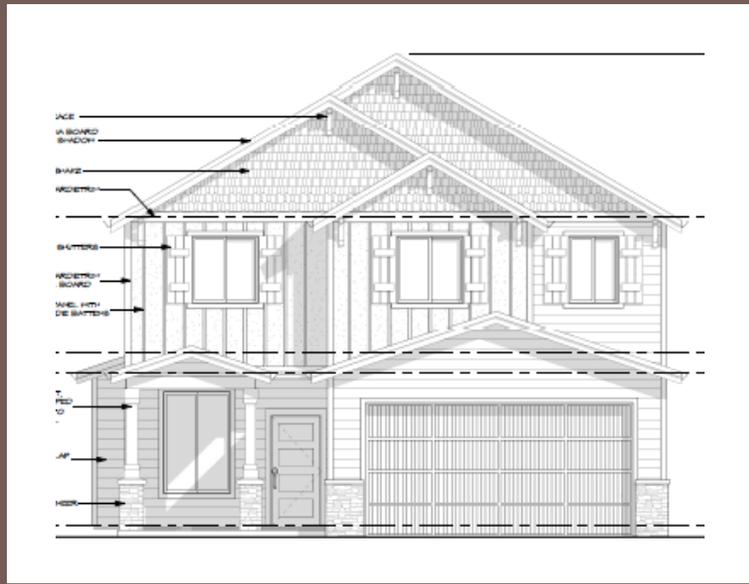


Zoning - Tree Retention (PMC 18.80)

- An Arborist Report prepared by Layton Tree Consulting LLC was submitted with project revisions in November 2019.
- Sound Urban Forestry provided a peer review of the tree retention plan and Arborist Report and stated **“Overall, the arborist report is thorough and is what should have been submitted with the initial package. As requested in my original memo, all trees within the site have been accounted for and assessed with the information clearly presented. The tree protection measures outlined are appropriate and I recommend that they be considered conditions of approval by the City.”**
- Tree retention is required to be in tracts or other permanent protective mechanism owned and maintained through a homeowners’ association or other common ownership and incorporated into the projects CCRs.

Zoning - PRD | Individual Identity (PMC 18.260)

- When lots front on a public street, garage doors must not be the dominant feature of the building façade.
- Varied architectural design features (such as roof line articulation, color and materials) and home placements shall be utilized to avoid appearance of a long row of identical homes.
- At building permit application submittal, staff will review submitted building permits for compliance the conceptual architectural renderings approved as part of this application.



Application Procedures (Title 19)

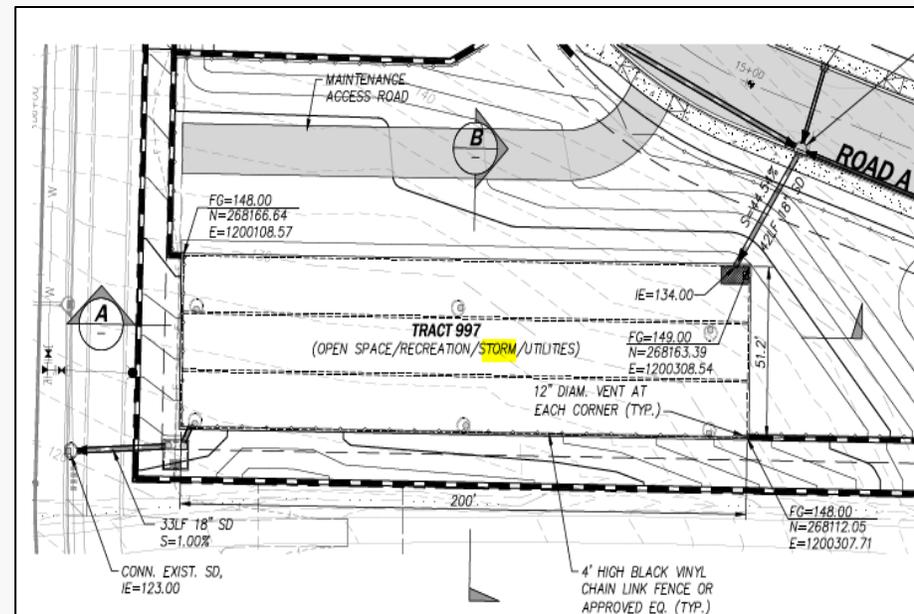
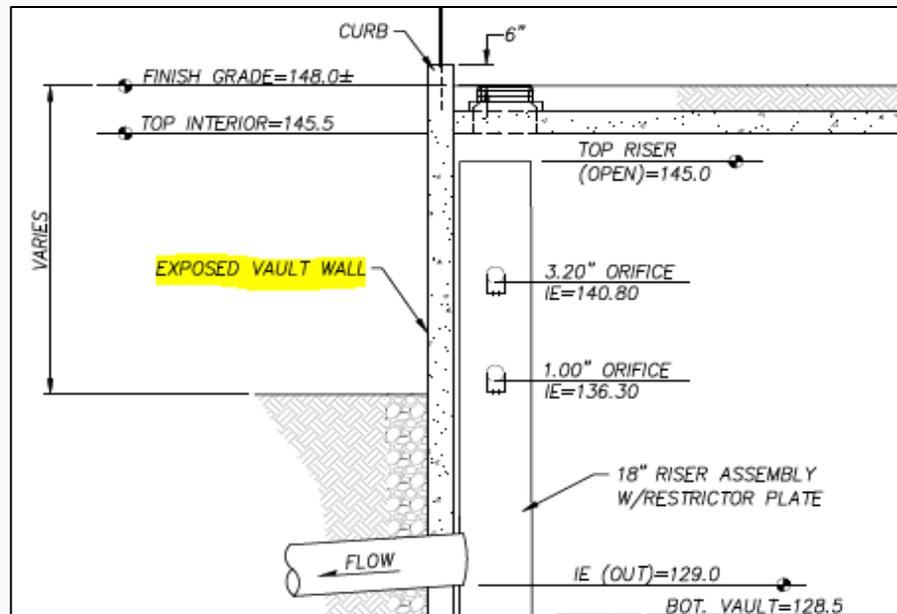
- PRD and preliminary plat permit are reviewed as Type III applications.
- A public hearing is required for Type III applications.
- The Hearing Examiner is the review authority for PRD and preliminary plat permit.

Application Timeline Summary Table

<i>Date</i>	<i>Milestone</i>	<i>Note</i>
3/27/19	Neighborhood Meeting Held	
8/02/19	Application submittal	
8/27/19	Request additional information	
11/25/19	Additional information submittal	
12/17/19	Technically Complete	120-day review period begins
12/27/19	Notice of Application issued	14-day public comment period
12/31/19	Request additional information	90 days allowed for resubmittal
3/31/20	Additional information submittal	
4/13/20	Request additional information	23 rd day of review (of 120-day permitted)
5/29/20	Additional information submittal	
6/8/20	SEPA MDNS issued	14-day public comment period
6/15/20	Public Meeting Notice Issued	Required at least 7 days prior
6/15/20	Staff Report Available	Required at least 7 days prior
6/23/20	Planning Commission Public Meeting	48 th day of review (of 120-day permitted)
7/10/20	Hearing Examiner Public Hearing	65 th day of review (of 120-day permitted)

SEPA – Mitigation S10

- The storm vault on the SW corner of the development proposes a 12-20-foot exposed retaining wall to be visible from the property to the south and the future Johnson Parkways.
- Due to the significant aesthetic impact the exposed retaining wall will have on the residents to the south (current and future) and users (pedestrian, bicycle vehicle, etc.) of Johnson Parkway, enhanced landscaping that covers 30% of the exposed wall at full growth and artwork that is consistent with aesthetic scheme for the Johnson Parkway project shall be required.



Conclusion

- The preliminary plat has been reviewed against the City's zoning, environmental, and subdivision regulations. As conditioned, all lots and tracts meet the City's requirements.
- The Engineering Department has reviewed the plat for compliance with the City's construction standards, and stormwater regulations and find the project meets the requirements with conditions.
- The project, with SEPA Mitigation and Conditions of Approval, is consistent with the Poulsbo Comprehensive Plan, Critical Areas, Zoning, and Land Division Ordinances and all other applicable City regulations.
- The Planning Commission has reviewed the proposal and provides a recommendation of approval, subject to the SEPA Mitigation and Conditions of Approval, with a unanimous vote of all members.