



PLANNING AND ECONOMIC DEVELOPMENT

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MEMO

To: Planning Commission
From: Edie Berghoff, Associate Planner
Subject: **Calavista PRD & Preliminary Plat | Planning File No. P-05-08-19-01**
Date: June 23, 2020

The Calavista staff report was distributed to the Planning Commission on June 16, 2020. The Planning Commission meeting is scheduled to be held this evening at 7:00 pm.

The following items are procedural and added subsequent to the distribution of the staff report.

1. **New Exhibit I: Nilsen Public Comment.**
Received by staff at 1:05 pm on June 21, 2020
2. **New Exhibit J: Baker Public Comment.**
Received by staff 3:43 pm on June 21, 2020

Staff Report Addendum 1

Exhibit I

From: [Edie Berghoff](#)
To: [Bjorn Nilsen](#)
Cc: [Anthony W. Burgess](#)
Subject: RE: Meeting for "Calavista PRD & Preliminary Plat"
Date: Monday, June 22, 2020 6:51:00 PM
Attachments: [Notice of Public Meeting Full Flyer.pdf](#)

Hello,

Thank you for providing questions regarding the proposed Calavista PRD & Preliminary Plat project. A Notice of Public Meeting is attached for your reference. This message is being forwarded to the Engineering Department staff for additional information.

- 1) The original plan included discharge of water to Poulsbo Gardens in two locations, one being into the stormwater feature centered in Mosjon Circle, and the second being to the open space south of Mosjon Circle. Applicant, state, tribe, neighborhood and City representatives met near the noted open space to discuss stormwater. Poulsbo Gardens residents requested that consideration be given to releasing stormwater in Watland Drive rather than Poulsbo Gardens development. The applicant redesigned the project and stormwater is planned to be released into Watland Drive.
- 2) The Stormwater Drainage Report has been peer reviewed. The creek capacity question was asked and answered by the reviewer. For large storm events, the development stormwater system is designed to hold and release stormwater over a longer duration at lower flow.
- 3) The development will be accessed from two locations on Caldart Avenue, and a future road stub to the east is provided.
- 4) There is a future stub road provided to the east. When properties between Calavista and Laurie Vei/Lincoln are developed, the road sub will provide the connectivity.

I hope this answers your questions. Please let me know if you have additional questions.

Edie Berghoff
Associate Planner
City of Poulsbo - Planning and Economic Development
200 NE Moe Street
360-394-9748

FYI - Planning Department Updated Counter Hours:
Walk-in customers: 8:30 am - 12 pm Monday-Friday
Appointments: 8:30 am - 3:30 pm Monday-Friday
<https://cityofpoulsbo.com/communitydevelopmentappointment/>

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-----Original Message-----

From: Bjorn Nilsen <bjornstevennisen@gmail.com>
Sent: Sunday, June 21, 2020 1:05 PM
To: Edie Berghoff <eberghoff@cityofpoulsbo.com>
Subject: Meeting for "Calavista PRD & Preliminary Plat"

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Berghoff

I received your notice for the meeting of Tuesday June 23 202 at 7:30 pm today (Saturday June 20 2020). Parts of this notice was badly smudged and unreadable, including the full meeting id number and the complete web address. Would you be so kind as to send that information again to me by e-mail.

I do have a few concerns about this development which I would like to hear more about both from the developer and the city.

1) Some months ago I was informed that the developer wanted to discharge their run-off water into the swale in the middle of Mosjon Cir., behind my mothers house. If this is still so I have a number of concerns. A) How much water extra water (percent of present run-off and total volume in some "standard" rain event) would be discharging into the swale? B) Might this extra run-off effect the nature of the swale, specifically possibly changing its designation and there for change property easements and the like? C) How much water might be discharged into the Mosjon Swale from this project in a large rain event and what possibilities would there be for flooding (Total volume of water and percentage of existing flows under similar rain events. d) if the drainage from our swale into Caldart Heights sufficient to keep the run-off water from backing up in our swale?

2) If the discharge is into Dog Fish creek (down stream from our swale), in a large rain event, would Dog Fish creek be able to handle it without backing the water into the Mosjon Swale?

3) What is the impact on traffic on Caldart Rd. and Forest Rock Ln.? Traffic patterns over the past few months are very untypical due to the Covid-19. I also note that noise from Caldart Rd., and SR305 has increased over the years, not to mention more frequent low flying air craft (both commercial and private).

4) Housing in this area has grown greatly over these past years. With the addition of Forest Rock Ln. we now have two exit points (south via Caldart Rd. to Lincoln Rd., and west via Forest Rock Ln. to SR305) in an emergency (fire for example). With this development and possible future developments might one or two additional exits points be considered (like East further along Lincoln Rd. and/or North Genes Ln.).

Thank you, Regards Bjorn

Bjørn S. Nilsen
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Poulsbo, WA 98370 U.S.A.
Cell: +1 360 908 5551
BjornStevenNilsen@gmail.com

Staff Report Addendum 1
Exhibit J

From: [Anthony W. Burgess](#)
To: [Edie Berghoff](#); [Carol Baker](#)
Subject: RE: 19700 & 19840 Caldart Avenue proposal
Date: Tuesday, June 23, 2020 8:33:44 AM

Carol,

Thank you for your comments and questions.

The Calavista Project submitted a full traffic impact analysis which discussed current traffic conditions and the impact the project will have on the surrounding area. A link to the TIA is provided below.

https://ci-poulsbo-wa.smartgovcommunity.com/PermittingPublic/PermitDetailPublic/Index/1c2149fd-e391-4226-aac6-aa47014e63e3?_conv=1#submittal-section

Click on the Traffic Impact Report under the submittals tab.

The project will be responsible for frontage improvements which includes constructing sidewalk along the property frontage.

Please let me know if you have any additional questions.

Anthony Burgess | Engineer 1
City of Poulsbo Engineering Department
200 NE Moe St. Poulsbo, WA, 98370
Phone: 360.394.9739
aburgess@cityofpoulsbo.com
<https://cityofpoulsbo.com/engineering/>

From: Edie Berghoff <eberghoff@cityofpoulsbo.com>
Sent: Monday, June 22, 2020 6:59 PM
To: Carol Baker <bmrivr46@gmail.com>
Cc: Anthony W. Burgess <aburgess@cityofpoulsbo.com>
Subject: RE: 19700 & 19840 Caldart Avenue proposal

Hello,

Thank you for contacting the City regarding the proposed Calavista PRD & Preliminary Plat project. This message is being forwarded to the Engineering Department staff to address the project related road improvements and area roadway modifications which may be under consideration.

Edie Berghoff
Associate Planner
City of Poulsbo - Planning and Economic Development
200 NE Moe Street
360-394-9748

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From: Carol Baker <bmrivr46@gmail.com>
Sent: Sunday, June 21, 2020 3:34 PM
To: Edie Berghoff <eberghoff@cityofpoulsbo.com>
Subject: 19700 & 19840 Caldart Avenue proposal

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Dear Associate Planner,

Thank you for mailing a notification of the proposed project named Calavista PRD. My home is on Bue Rund Loop but the back and side location is on the corner of Caldart and Hoved Road. We have been in this home for ten years. Each year, until the recent "Stay in Place" order, the increase in traffic on Caldart has been noticeable. People want to avoid the traffic lights on 305 and come up Forest Rock then speed down Caldart with little regard for the speed bumps. Not only has the noise increased, but the trash is fairly prevalent from people stopping at one of the shops then tossing out their cups, bags, etc. as they zoom along this residential road. Many of the residents are walkers and dog walkers. We carry extra trash bags to pick up after the thoughtless drivers who may not live in this neighborhood.

An increase of 43 more single homes will have a huge impact on Caldart. I notice you propose improvements on the road. What would those be and how do you plan to slow down the cars driving back and forth on Caldart? We need more ways to reduce speed and keep this road for residential access and not invite more cars to use it as a thoroughfare with only one stop light from Forest Rock to Hostmark. When school is in session, children enter and exit their school buses all along this road. Please consider those who already live in this area and not just the desire of builders who will profit but not be impacted by the development.

I appreciate your attention to this matter.

Sincerely,
Carol C. Baker