



ENGINEERING DEPARTMENT

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To: Nicole Coleman, Associate Planner
From: Anthony Burgess | Engineer 1
Subject: Preliminary Plat Engineering Staff Report | Spencer Plat | P-03-27-20-01
Date: January 19, 2021

Applicant: Dan Spencer

Location: Tax ID: 102601-1-004-2005

Project Description:

The applicant proposes an 81-lot single family preliminary plat on a 19.56-acre parcel, with associated infrastructure, open spaces, and stormwater drainage facilities. The site is located in Poulsbo in Kitsap County, Washington. The subject property is located to the North of Ashby Ave NW and is bordered by undeveloped properties east and west of the property and bounded by City limits to the north.

Engineering Staff Report Responsibility:

The Engineering staff is responsible for upholding the requirements of Poulsbo Municipal Code Title 17. Within this title, specific decision criterium are laid out for findings to be made by staff. Below is a discussion of how the applicant has shown adherence to Title 17 and successfully satisfies each criterium listed in accordance with the requirements of PMC 17.60.040 as it relates to Engineering.

The proposed preliminary subdivision conforms to the requirements of this title: PMC 17.60.040 A.2

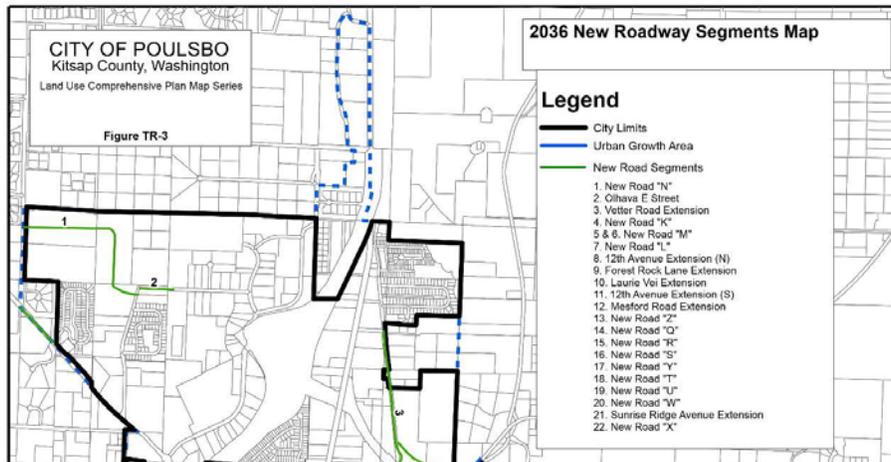
The applicant has provided all required application submittal items as described in PMC 17.60.030.

Makes adequate provision for streets, roads, alleys, other public ways, and transit stops as required; and the proposed street system provides for the safe, orderly and efficient circulation of traffic: PMC 17.60.040 A.3.a

The applicant submitted a Traffic Impact Analysis in accordance with the City's Concurrency standards as set forth in PMC 14.04.070. The project utilized traffic count data collected in 2019 and applied a 2% growth rate to the 5 year horizon period of the year 2026. Table 6 of the submitted TIA in Exhibit H shows the Level of Service impact on several key intersection both with and without the projects trip contribution. All intersections with eh exception of Viking Way NW at NW Finn Hill Rd will operate with a Level of Service E or better. The intersection of Viking Way NE at NW Finn Hill Rd is considered exempt per the 2016 Transportation Comprehensive Plan Update.

The City has a Traffic Impact Fee Ordinance, which requires the project developer to mitigate for their project's traffic impacts through payment of an impact fee. The traffic impact fee established by this ordinance is estimated to average \$5,324.16 per lot based on the ITE Manual calculations for single-family residential trip generation, with total estimated payment of \$431,257.00 required. As identified in project conditions, the developer is responsible for paying the current rate with building permit issuance.

The project has proposed street sections consistent with the City's Construction and Development Standards. Proposed Spencer Ave, Swensen St, and continuation of Ashby Ave profiles are consistent with the City's residential access street classification. The proposed continuation of Reliance St is consistent with City's neighborhood collector street classification and satisfies the 2016 Transportation Comprehensive Plan Update by continuation construction of Road number 1, New Road "N" as shown in Figure 9 - 2036New Road Segments.



All streets will provide sidewalks on both sides and provide intersections and crosswalks as appropriate. Streets have demonstrated adequate sight distance in accordance with the AASHTO (American Association of State Highway and Transportation Officials) Green book for geometric roadway design. The proposed plat will also connect existing roadway stubs from the plats of Westwood Crossing and Vinland Pointe. The Plat will provide two residential access street stubs to the west, one residential access street to the east and one neighborhood collector roadway to the west. All stubs are provided to promote neighborhood connectivity with future development. The proposed Spencer Plat addresses the requirements of PMC 17.80.050 and 17.80.060 by providing street connectivity and at least two points of access for emergency vehicles and traffic circulation.

Will be adequately served with water, sewer, storm drainage, and other utilities appropriate to the nature of the subdivision, and meets all current and applicable standards: PMC 17.60.040 A.3.b

All Lots will be served by City Sewer. Sewer will be stubbed in all future street extensions and will gravity feed to existing infrastructure in Reliance St and Ashby Ave.

All lots will be connected to KPUD water. Water will be connected from existing 8" diameter stubs in Ashby Ave, Reliance St, and Malbec St. Stubs will be provided at future street extensions to provide potential for water looping with future development.

All lots will be served by City of Poulsbo for general refuse collection and served by Bainbridge Island Disposal for recycling service.

The plat has proposed an infiltration stormwater pond which will be owned and maintained by the City of Poulsbo after 2 years minimum from issuance of final plat or 80% buildout, whichever is longer. This proposed design was peer reviewed by BHC consultants and was found to adequately address the requirements of the 2014 Storm Water Management Manual for Western Washington (SWMMWW) for infiltration pond design. The downstream path of this pond in the event of overflow is the detention pond in the Plat of Westwood Crossing. Capacity in the event of overflow has been demonstrated and peer reviewed.

Makes adequate provisions for sidewalks and other planning features that provide safe walking conditions for students who walk to and from school: PMC 17.60.040 A.3.e

The proposed plat will be promoting "Safe Routes to School" by providing connectivity between the plats of Westwood Crossing, Vinland Pointe, and Spencer Plat. All proposed roadways will provide accessible sidewalks designed to current ADA accessibility standards. The proposed plat has also responded to public comment from the North Kitsap School District EXHIBIT K and will be providing sufficient Right of Way on lot 64 to allow North Kitsap School District to construct a new roadway access to their site off of Malbec St.



Makes adequate provisions for fire and emergency access and protection: PMC 17.60.040 A.3.g

Fire Hydrants will be provided at spacing intervals consistent with KPUD and City of Poulsbo Construction Requirements as shown on the proposed plat civil design drawings in Exhibit C. Streets have been designed per City required sections and will provide sufficient width for emergency vehicle access. Parking will be restricted to one side of the residential access roads and not permitted on the neighborhood collector.

Serves the public interest and makes appropriate provisions for the public health, safety, and welfare: PMC 17.60.040 A.3.h

The proposed Spencer Plat will be providing continuation of two existing roadways and dedicating two new roadways for public use. All roadways will provide future extension potential for future subdivision to the east and the west of the project's bounds and will promote neighborhood connectivity, water looping, and extension of other utility services.

Staff Conclusions:

Based on the above technical evaluation, in combination with the conditions of approval the Engineering Department determines that the proposed Plat complies with the Engineering and Public Works decision criteria as stated in PMC 17.60.040, and recommends approval of the Spencer Plat.

