

# City of Poulsbo

## Engineering Division-Memorandum



**To:** Edie Berghoff, Associate Planner  
**From:** Anthony Burgess Engineer 1  
**Subject:** Haugen Development Short Plat and Conditions of Approval  
**Date:** January 12, 2021

The Engineering Department has reviewed the Haugen Development Short Plat application and provides the following technical information.

### **Introduction**

The proposed Haugen Short Plat is bounded by NE Haugen St to the north and NE Sommerseth to the South. The project will subdivide approximately 1.3 acres into 4 parcels for single-family residential construction. The project will also include stormwater improvements, utility connection, and roadway improvements associated with project construction.

The Engineering Department is responsible for reviewing short plat applications against the decision criteria as set forth by Poulsbo Municipal Code Chapter 17.40.040.

- A. A proposed short subdivision may be approved only if the following findings are made by the review authority:**
- 1. The proposed short subdivision conforms to the requirements of this title.**
  - 2. The short subdivision conforms to the site requirements for the zoning district in which the property is located and/or other applicable zoning provisions.**
  - 3. The short subdivision:**
    - a. Makes adequate provision for access through 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.**
    - b. Will be adequately served with water, sewer, storm drainage, and other utilities appropriate to the nature of the short subdivision.**
    - c. Makes adequate provisions for sidewalks and other planning features that provide safe walking conditions for students who walk to and from school.**
    - d. Makes adequate provisions for critical area protection pursuant to Chapter 16.20.**
    - e. Makes adequate provisions for fire and emergency access and protection.**
    - f. Serves the public interest and makes appropriate provisions for the public health, safety, and welfare.**

Several public comment letters were submitted for the Haugen Development Short Plat project proposal. This memo is meant to clarify many of the questions posed through public comment submittal while also addressing how the project satisfied the requirements of title 17. The City is responsible for requiring improvements consistent with the subdivision criteria of title 17 that are proportionate to the impact of the project.

## **Stormwater**

The applicant was required to submit a Stormwater Analysis of the proposed project. This analysis is required by the currently adopted 2014 Stormwater Management Manual for Western Washington (SWMMWW). The 2014 SWMMWW requires projects to fully mitigate their impact on the pre-existing landscape. The 2014 SWMMWW was written to address deficiencies of previous manuals for not adequately protecting downstream species. By designing to the current 2014 SWMMWW, downstream species are considered to be adequately protected.

The project used the *Flow Chart for Determining Requirements for New Development* and concluded that all minimum requirements 1-9 must be satisfied. Most notable of these requirements are Source Control of Pollution (Min Req #3), On-site Stormwater Management (Min Req. #5), Runoff treatment (Min Req. #6), and Flow Control (Min Req. #7).

### **Minimum Requirement #3 – Source Control of Pollution**

The project will further develop what is called a Temporary Erosion and Sediment Control Plan (TESC) before the project is allowed to begin construction. This plan utilizes measures such as silt fencing, sediment traps, and stabilized construction entrances to ensure that sediment is not introduced into the downstream conveyance system during construction.

### **Minimum Requirement #5 – On-Site Stormwater Management**

The project will be utilizing several Best Management Practices (BMPs) in order to mitigate its impact on the altered landscape. This will include amending of soils to promote infiltration, and the use of pervious concrete surfacing to mitigate additional runoff from the site. Each driveway will infiltrate through amended soils below the pervious surface material.

### **Minimum Requirement #6 – Runoff Treatment**

A single-family roof is considered a non-pollution generating hard surface per the 2014 SWMMWW, treatment is not required for the roofs. Pervious concrete driveways will utilize amended soils for infiltration and will not require treatment. The existing Haugen runoff will not be altered and will not require additional treatment by this project. The runoff collected on Sommerseth is existing and will not require treatment.

### **Minimum Requirement #7 – Flow Control**

The entire 6<sup>th</sup> ave basin was analyzed during the City's 6<sup>th</sup> ave Improvement project by the Engineering firm Parametrix as referenced in the stormwater report for the Haugen Short Plat (*Technical Memorandum dated December 20<sup>th</sup>, 2013*). This analysis included forecasted buildout of all lots. So long as additional impervious surface for each new lot does not exceed 46% lot coverage, the project is eligible for direct discharge without need for additional water detention.

The project will improve runoff of the project's border along Haugen St by collecting street runoff in a catch basin at the eastern most point of the project. This catch basin will also collect roof runoff from the new structures and open stormwater ditch adjacent and direct the stormwater to Sommerseth. The project will improve the preexisting asphalt depression running parallel with the roadway on Sommerseth. This conveyance system will be replaced with a closed (under ground pipe) conveyance system. Detail can is shown on the projects submitted site utility plan. The Haugen Development stormwater report identified several lengths of pipe that will be upsized to adequately handle the

existing runoff on Sommerseth and additional hard surface runoff from the project.

All stormwater infrastructure will be required per conditions of approval to be installed prior to short plat recording.

### **Transportation**

The project was required to submit a traffic concurrency application per Poulsbo Municipal Code Chapter 14.04. This project will be adding approximately 30 average daily trips (ADT) to the road system in City of Poulsbo. The City has the capacity in its concurrency trip bank for these additional approximately 30 (ADT). Since this project creates less than 300 ADT, a full traffic impact analysis is not required.

The project will be required to pay Traffic Impact Fees in accordance with Poulsbo Municipal Code Chapter 3.86. These fees will be paid at time of building permit issuance. Traffic Impact Fees are used as a funding source to pay for City roadway improvement projects as identified in the City's 6-year Transportation Improvement Plan and Capital Improvement Plan.

Sidewalk is not proposed due to Right of Way width constraints. Existing Right of Way width is 35 feet. The Residential Access Street Standard requires 40 feet of Right of Way in order to fit both public parking and Sidewalk on one side of the road. The current Right of Way width will only allow for the projects proposed street parking without further Right of Way dedication. Dedication is not required by the City of this project as Dedication was not required by the adjacent Lang Short Plat.

The project will create (2) street parking stalls as required by the short subdivision ordinance. These stalls will be outside of the path of travel and will not restrict current traffic flow. Additionally, the project will be required to complete pavement restoration related to utility extensions and driveway transitions.

Several public comment letters discussed concerns regarding cut through traffic and the need for implementation of speed reduction devices. These discussion points are not direct impacts of this project proposal and should be discussed with engineering staff separately.

### **Utility Connection**

Each lot will require stubs for water and sewer connection to be provided prior to short plat recording. A stub from the storm line will also be required. This will be a condition of approval in the staff report. The existing home is already connected to City services for sanitary sewer and water. Piped stormwater connection is not required for the remaining larger lot.

### **Assessment of Project against Decision Criteria**

The Engineering Department finds that the applicant has submitted a project proposal that meets the Subdivision Criteria of Poulsbo Municipal Code Chapter 17.40.040.