

EXHIBIT R

(New Exhibit February 23, 2021)

Planning Commission Public Meeting Public Comments

Poulsbo Place Division 8 Planning Commission Public Comment, February 23, 2021

Public Comment	Staff Response	Comment #
<p>Concern about access to site from 3rd Avenue across from Scoter LN NE</p> <p>What are the permitted hours for construction noise?</p> <p>Area home to wild animals, suggests developer trap and remove these animals.</p> <p>How will dust be controlled?</p>	<p>No vehicle access is proposed on 3rd Avenue.</p> <p>Construction noise will be enforced per PMC 15.32.010</p> <p>Recommend the animal topic be addressed by the applicant.</p> <p>Anthony Burgess, Engineer 1 responded to the dust control. Dust will be monitored and managed through best management practices.</p>	<p>1</p>
<p>Concerned about construction vehicle impact to concrete pavement at the intersection of Jensen Way/Sunset Ave and vicinity. Will the City and/or developer pay fees or pay for restoration of the pavement following construction?</p> <p>Stormwater detention facilities are proposed to be installed on site but no long term maintenance plans have been submitted for yearly inspections and removal of sediments. Will an HOA and/or property owners enter into an agreement with the City for continuing maintenance?</p> <p>Site drawings do not indicate ADA access for the public areas where steps are located. Is there ADA access provided at all public areas?</p>	<p>These concerns are best addressed by implementation of existing engineering standards. Maintenance requirements, HOA requirements, and city acceptance of public infrastructure are addressed in the next step of the permit review process.</p>	<p>2</p>
<p>Neither the developer nor the city should facilitate or promote public access to private property.</p>	<p>The applicant is seeking to use an existing speed hump with raised crosswalk to connect a new sidewalk to an existing sidewalk.</p> <p>Staff recommended the HOA work with the developer to discuss maintenance, access, etc.</p>	<p>3</p>

From: [Anthony W. Burgess](#)
To: [frank.gibbons](#)
Cc: [Marla S. Powers](#); [Michael J. Bateman](#)
Subject: RE: Division 8
Date: Friday, February 19, 2021 11:45:24 AM
Attachments: [image001.png](#)

Comment #1

Mr. Gibbons,

Dust control is a serious focal point for the City of Poulsbo during project construction. Once the project is ready for release of construction drawings, we will specify in the grading permit conditions of approval that dust control and track out must be fully mitigated. We then work collaboratively with the developer to implement the correct measures on site at the time of construction. It may be water trucks, small sprinklers, or other Best Management Practices that are implemented during construction.

Rest assured we will be very vigilant when it comes to dust control in such a dense commercial and residential area.

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: frank.gibbons <frank.gibbons@earthlink.net>
Sent: Friday, February 19, 2021 11:29 AM
To: Marla S. Powers <mpowers@cityofpoulsbo.com>
Subject: RE: Division 8

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Thanks for your response. Are there any regulations regarding dust control?

Sent via the Samsung Galaxy S20 5G, an AT&T 5G smartphone

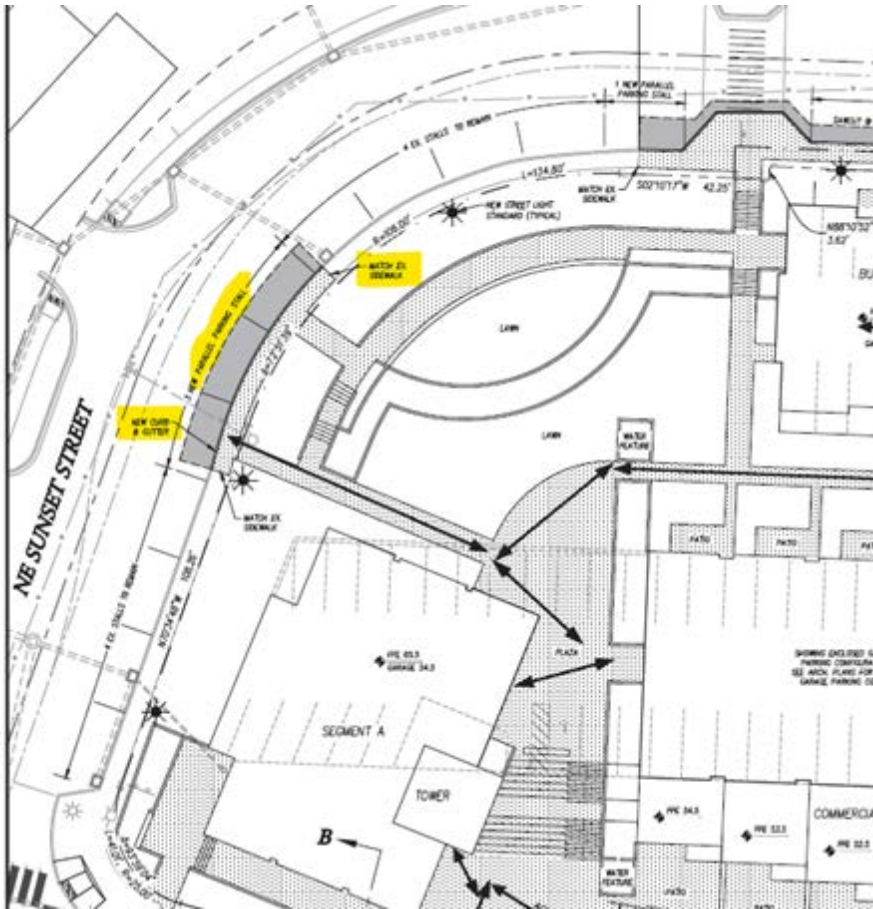
----- Original message -----

From: "Marla S. Powers" <mpowers@cityofpoulsbo.com>
Date: 2/19/21 09:28 (GMT-08:00)
To: frank.gibbons@earthlink.net
Subject: RE: Division 8

Mr. Gibbons,

Thank you for providing public comment for this proposal. Your comments have been included in the file of record.

Response to Question 1: There will be no access to the project from 3rd Avenue. Here is a clip from the Preliminary Civil Site Plan that shows three new parallel parking stalls, new sidewalk to match, with new curb.



Question 2: Hours of construction are based on PMC 15.32.010 as follows:

No construction activity shall be permitted within one thousand feet of any residence between the hours of seven p.m. to seven a.m., Monday through Friday, and seven p.m. to eight a.m. weekends, and federal, state or city observed holidays. The city council may grant exemptions from the prohibition set forth in this section for:

- A. Public works projects and other projects within the public rights-of-way for which the city council determines that the public benefit of night-time construction outweighs the short-term impacts of such construction; and/or
- B. Large scale commercial projects may also apply for an exemption which the city council may

grant if it finds that the benefits of reducing the overall construction schedule and/or the additional benefits to the city from sales and use tax revenue from the project outweigh the short-term inconvenience to neighboring residents.

Question 3: This may be best addressed by the applicant.

Sincerely,
Marla

Marla S. Powers
Poulsbo Planning & Economic Development
360.394.9737

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From: frank.gibbons@earthlink.net <frank.gibbons@earthlink.net>
Sent: Thursday, February 18, 2021 4:26 PM
To: Marla S. Powers <mpowers@cityofpoulsbo.com>
Subject: Division 8

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Ms. Powers- I have on 2 questions and 2 comments:

Question 1: In a previous exchange you said that there will be no access to the project from 3rd Street. On page 8 of the site plan review (see marked area on attached) it appears that the existing curb cuts are being preserved.? If this is correct why are they being retained if there is no street access.

Question 2: What are the permitted hours for construction noise?

Comment 1: The site of Division 8 has been undeveloped for decades and as a result the area is home to wild animals including racoons, rabbits , feral cats and who knows what else. (coyotes?). There should be an effort to trap and remove these animals otherwise they have no where to go but into the adjacent neighborhoods with predictable results.

Comment #2: I live adjacent to the development and have my windows, porches cleaned in the spring. I will hold the developer liable for any lack of dust control.

Frank Gibbons
Cell: 619-865-9314

From: [Frank Yanagimachi](#)
To: [Marla S. Powers](#)
Subject: Poulsbo Place Division 8 - Permit No. P-03-24-20-01
Date: Wednesday, February 17, 2021 1:42:28 PM

Comment #2

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

Following my review of documents submitted by the developer I submit the following concerns:

- Impact of construction vehicles to existing concrete pavement at the intersection of Jensen Way/Sunset Ave and vicinity. The heavy construction vehicles that will be frequently traveling on the existing concrete pavement that is severely cracked in locations will further deteriorate the concrete panels. Will the City and/or developer fees pay for restoration of the pavement following construction?
- Developer plans to install a stormwater detention facility on site; however, a maintenance plan by the developer has not been submitted that should provide for yearly inspections and removal of sediments as required. In the long term will a HOA and/or property owners enter into an agreement with the City for continuing maintenance?
- The site drawings do not indicate ADA access for the public areas where steps are located. Is there ADA access provided at all public areas?

Regards,

Frank Yanagimachi

Comment #3

From: [Mark Smith](#)
To: [Marla S. Powers](#)
Subject: RE: Poulsbo Place Div. 8 Notice of Planning Commission Public Meeting
Date: Monday, February 22, 2021 8:27:20 AM
Attachments: [image001.png](#)

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Marla,

As per our phone discussion, the following is my comment submission for the Planning commission meeting.

Sundial Park and the Poulsbo Place II trails are owned entirely by the Poulsbo Place II HOA and are not subject to public easement. Neither the developer nor the city should facilitate or promote public access to private property.

I request that the crossing to connect Sundial Park with proposed division on-site park be removed from the plan.

Mark Smith
Poulsbo Place II Resident

Sent from [Mail](#) for Windows 10

From: [Marla S. Powers](#)
Sent: Thursday, February 18, 2021 10:59 AM
To: [Mark Smith](#)
Subject: RE: Poulsbo Place Div. 8 Notice of Planning Commission Public Meeting

Hi Mark,

This might be a good discussion item. My reading of the Poulsbo Place Redevelopment Master Plan (page 15) was that there were to be Covenants, Conditions and Restrictions (CC&Rs) that creates a Property Owners Association for the purpose of maintaining common elements, landscaping and other facilities. That a separate CC&Rs would be created for the residential and commercial portion of the site. This brings to mind many questions. Such as, why are there multiple HOAs for this unified Master Plan, when only two were anticipated? There is no mention of separation of private vs public use of these trails, is that what is happening now? These paths and trails are intended for pedestrian circulation. The master plan speaks often to the pedestrian circulation being connected throughout the site and to connection to existing pedestrian connections.

The proposal is seeking to meet the master plan requirements for this item by connecting to existing paths and trails in the master plan and also to create new connections to the existing pedestrian facilities.

How would you like to continue this discussion? Your email will be sent to the applicant and Planning

Commission as a public comment. They may reach out to you to work through your concerns.

Please let me know your thoughts.

Thank you for providing comments for this proposal. These have been included as part of the file on record.

Sincerely,
Marla

Marla S. Powers
Poulsbo Planning & Economic Development
360.394.9737

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From: Mark Smith <cuttermarcus@aol.com>
Sent: Wednesday, February 17, 2021 1:43 PM
To: Marla S. Powers <mpowers@cityofpoulsbo.com>
Subject: RE: Poulsbo Place Div. 8 Notice of Planning Commission Public Meeting

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Hi Marla,

I am a home owner in Poulsbo Place II Division 6 and 7 as well as the president of our HOA. I do have a question concerning the following from the Traffic Calming section of the Project Narrative.

“Project proposes adding pedestrian crossing along Sunset Street (location to be confirmed with engineering staff). Crossing will serve to connect Sundial Park with proposed on-site park. The Third Avenue ROW design will reflect continuation of recently improvements between Iverson and Moe with on-street parking and potential for curb bulbs.”

The statement that the crossing will serve to connect Sundial Park with the proposed on-site park concerns me. It is my understanding that the trail and Sundial Park are both private property of our HOA, not public property, and not part of the Poulsbo Urban trail system. We fund all maintenance and upkeep of the property, including repair of occasional vandalism to the flagstone and irrigation systems. My concern is that this development will encourage the public to consider this a public park and potentially create additional expense for our community.

Please advise me if I am incorrect in my understanding. If I am correct, please correct this to prevent any misinformation. I am not sure if I will be able to attend the virtual hearing, so if you could, please reply with any comments or corrections to my understanding.

Thank You,

Mark A. Smith
19345 Willet Ln NE
Poulsbo, Wa 98370

Sent from [Mail](#) for Windows 10

From: [Marla S. Powers](#)

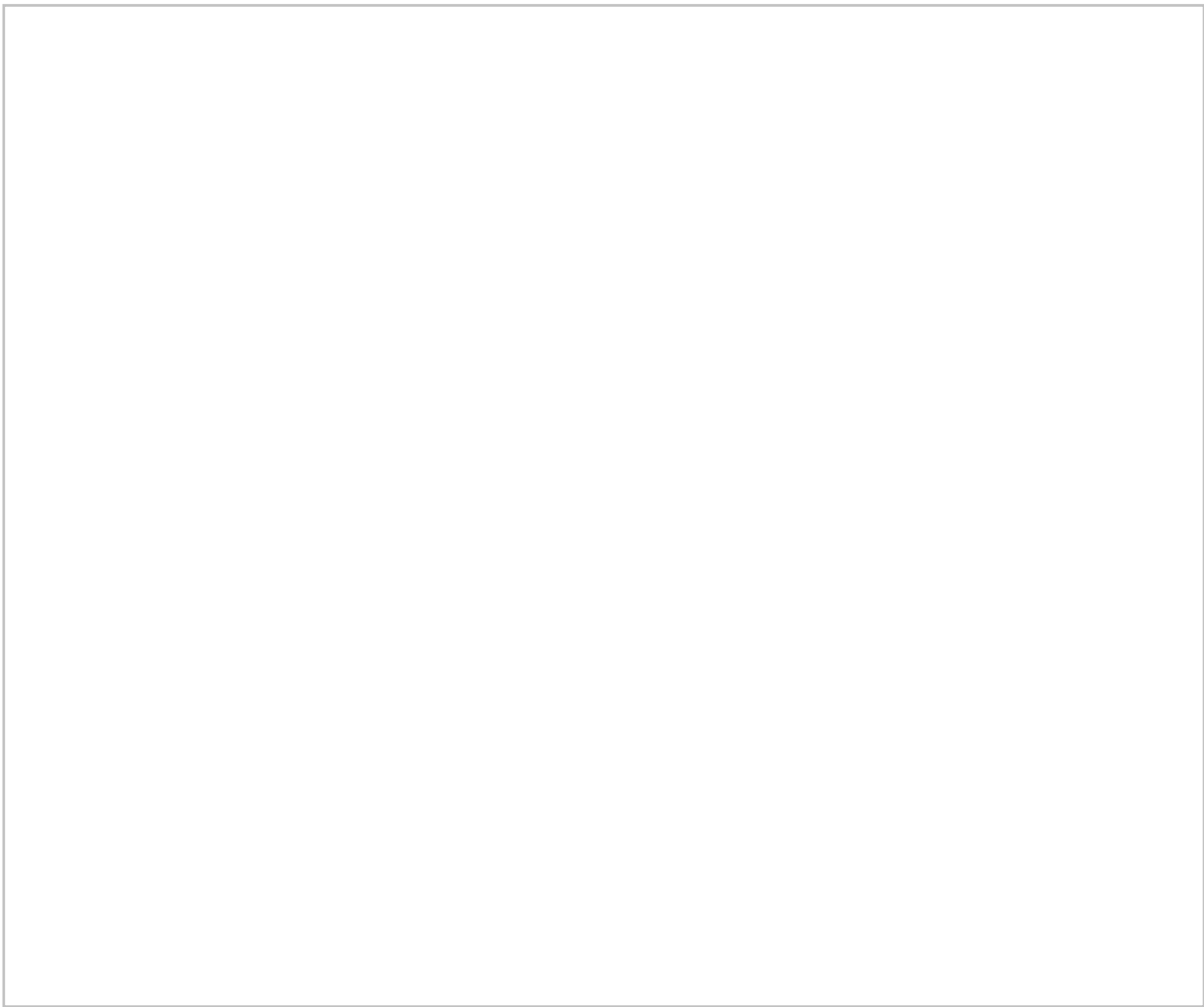
Sent: Wednesday, February 17, 2021 12:41 PM

To: [Marla S. Powers](#)

Subject: Poulsbo Place Div. 8 Notice of Planning Commission Public Meeting

Good Afternoon,

You are receiving this email because you provided public comment during the Notice of Application with Optional SEPA public comment period. This is to let you know the Planning Commission will hold a Public Meeting for this proposal on Feb. 23, 2021 at 7 PM as a virtual meeting. Please feel free to provide your written comments to me or attend the meeting and provide the comments as a virtual attendee. If you have any questions, please let me know.



Sincerely,
Marla

Marla S. Powers
Associate Planner
Poulsbo Planning & Economic Development
200 NE Moe Street
Poulsbo, WA 98370
360.394.9737

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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