



PLANNING AND ECONOMIC DEVELOPMENT

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MEMO

To: Planning Commission
From: Edie Berghoff, Associate Planner
Subject: **Lincoln Cottages PRD & Preliminary Plat | Planning File No. P-12-16-21-01
Staff Report Addendum 3**
Date: June 22, 2022

The Lincoln Cottages staff report was distributed to the Planning Commission June 7, 2022. The Planning Commission public meeting was held on June 14, 2022. The Planning Commission recommended approval with modification.

Staff report addendum 1 was provided to the Planning Commission prior to their meeting of June 14, 2022. New Exhibit N is added through addendum 1.

Staff report addendum 2 was distributed with the staff report and exhibits to the Hearing Examiner June 16. New Exhibits O, P, and Q are added through addendum 2.

The following items are procedural and corrections/clarifications by City staff subsequent to distribution of the staff report.

1. New Exhibit R: Additional Public Comment
2. New Exhibit S: Proposed Modification to Condition of Approval W46.
 - a. Project Review Engineer Burgess staff memo reviewing Planning Commission question regarding requirement for stormwater vault tracts fencing trapping open play area with proposed condition modification. (Suggested revision condition W46.)
“Stormwater vault tracts will require fencing consistent with Planning Department Condition of Approval P8.c.”
 - b. Applicant email, June 22, 2022 3:43 PM indicating concurrence with staff memo suggested revision.

Exhibit R

From: [Rick G](#)
To: [Edie Berghoff](#)
Subject: Follow-on comments/questions on Lincoln Cottages
Date: Wednesday, June 15, 2022 2:02:58 PM

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Edie,

I received the notice of a public meeting and public hearing - What's the difference between a meeting and hearing? Anyway, I could not attend the one that was noted for June 14th, but I have now reviewed the project documentation and have additional comments/questions. Does this get added as part of the meeting and/or hearing? Can I get staff response ahead of the June 23rd meeting?

In any case, here are my follow-on comments/questions:

In reference to the Transportation Solutions Technical Memorandum of April 21, 2022
Submittal Document TIA Response to Comment 5/3/2022

SEPA Tech Memo and Traffic Study 04-21-22 to Client.pdf

They did a traffic study (traffic counts and analysis) for the question (Comment 1) of 12th and Lincoln, but not the question (Comment 3) of Mesford and Caldart (esp. during school start/end times). Why? It also erroneously states that the "all-way stop was removed to improve the safety of the marked school crossing" - The marked school crossing was added when the all-way stop was removed, because the traffic on Caldart would no longer have to stop. If the all-way stop was still in-place, the flashing beacon warning system would not be required. (And, now that Caldart is free-flowing, where is the police enforcement of the reduced school-zone speed limit???)

In reference to the Staff Report of May 31st, Section VIII, PUBLIC COMMENT, Item 1: Staff comment "Project roadway will provide second access for residents on Mesford Road" - This would mean the additional 20 homes of Caldart Cottages would potentially be making use of the 12th & Lincoln intersection to exit during peak times (e.g., school start/end times). Was this additional traffic load included in the 12th & Lincoln traffic analysis referenced above? (No...) Wouldn't this put the project over the 300 vehicle trips requiring a traffic analysis (200 for the project, plus the local 12th Avenue neighborhood, plus the 20 homes of Caldart Cottages)?

My original comment of March 3rd included:

Will the elements of TR-4.7 of the City's Transportation Plan be addressed in the road design, for example, "Inclusion of a bicycle lane within local street standards; Inclusion of vegetative strips with street trees along edges of streets and within median planting strips, to be included

within local street standards;"? For example, a bike lane would be an excellent alternative to going up Lincoln Road, especially for kids riding bicycles up to the schools. Was the idea/need for a bicycle route (e.g., safe for kids heading to school) addressed in the Staff Report? (Sorry if I missed it.)

As you can tell, my concern is the ever-increasing traffic making it harder-and-harder to get around, and more-and-more dangerous for non-motorized transportation. I feel that the traffic analysis is only looking at the immediate project impact not the larger surrounding impact, and that it is only looking at current traffic levels, not traffic levels into the future after all the large

housing projects planned or being built add their traffic. (e.g., what are the forecast levels on Lincoln and/or Caldart after Poulsbo urban growth is "done", and what would that mean for trying to exit local neighborhoods - In this case being turning left from Mesford onto Caldart, or turning left from 12th onto Lincoln?)

Thanks,
- Rick Gould, 206.548.6566
1506 NE Mesford Road

From: [Keely Sawyer](#)
To: [Edie Berghoff](#)
Subject: Comment re site development on Lincoln and 12th
Date: Wednesday, June 15, 2022 6:10:49 PM

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Hello -

I'm hoping you are the right person to direct comments on file No. P-12-16-21-01

If you are not the correct person, please let me know to whom to direct my correspondence. Thank you.

I am strongly opposed to the development of this parcel - not only as a resident of Gilmax Lane, but as a resident of the City of Poulsbo. How is the city supporting the myriad developments currently? Last I was aware, the city's sewer system was on verge of failure. What is the status of the sewer system and how will the new developments impact it? What is the city's plan for the increase in student population in the schools - especially with two very large developments already in process across from Poulsbo elementary. It just doesn't seem like more development is the right answer right now.

I hope you will consider my comments and respond to my questions. I am hoping to be at the meeting on June 23, though I work that day and not sure I can make it.

Thank you
Keely Sawyer
Resident 1351 NE Gilmax Lane, Poulsbo

Sent from my iPhone



ENGINEERING DEPARTMENT

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Exhibit S1

To: Edie Berghoff, Associate Planner
From: Anthony Burgess, Engineer 1
Subject: Lincoln Cottages Preliminary Plat – Modification to Condition of Approval W46.
Date: June 22, 2022

This memorandum is in response to a question from the Planning Commissioner regarding fencing requirements for vaults with open space atop the surface of the vault. Planning Commission and public hearing for Lincoln Cottages was held June 14, 2022.

The commissioner and commissioners expressed concern over the requirement for fencing a vault structure when amenities and open space were on the surface. The Engineering and Public Works departments discussed these concerns and propose modification to condition of approval W46.

The proposed language in the revised condition is consistent with City Municipal Codes, Construction Standards, and operational policy.

Current Condition of Approval W46:

46. Stormwater vault tracts shall be fenced to the requirements of the Public Works Department. Fencing shall assure that during vault maintenance public access to the work area can be fenced to assure public safety.

Recommended Alteration of Condition of Approval W46:

46. *Stormwater vault tracts will require fencing consistent with Planning Department Condition of Approval P8.C.*

Exhibit S2

From: [Mark Doppe](#)
To: [Anthony W. Burgess](#)
Cc: [Edie Berghoff](#)
Subject: Re: Licoln Cottages Modification to COA W46.
Date: Wednesday, June 22, 2022 3:43:39 PM

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Yes, I approve.

Sent from my Verizon, Samsung Galaxy Tablet
Get [Outlook for Android](#)

From: Anthony W. Burgess <aburgess@cityofpoulsbo.com>
Sent: Wednesday, June 22, 2022 3:29:36 PM
To: Mark Doppe <mark@tanagerhomes.com>
Cc: Edie Berghoff <eberghoff@cityofpoulsbo.com>
Subject: Licoln Cottages Modification to COA W46.

Mark,

As discussed, please review the proposed modification to Condition of Approval W46. If the modification is acceptable to you, please let me know.

Thank you,

Anthony Burgess | Engineer 1
City of Poulsbo Engineering Department
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