

EXHIBIT B

PROJECT NARRATIVE

(February 2021)



Team4 Engineering

5819 N.E. Minder Rd. • Poulsbo, Washington 98370

Phone (360) 297-5560 • FAX (360) 297-7951

**WINSLOW RIDGE PLAT
(Planned Residential Development)
(Formerly known as Swenson PRD Plat)**

**PROJECT NARRATIVE
for
PRELIMINARY PLAT**

February 2021

Name of Project:

Winslow Ridge Plat – File No. P-07-07-20-01

Address of Project:

22180 Rhododendron Lane NW
Poulsbo WA 98370

Owner:

Philip J Swenson
P.O. Box 656
Poulsbo, WA 98370

Applicant:

MTT Family of Companies, c/o Sharon Snook
16000 Christensen Road, Suite 150
Seattle, WA 98188
(360) 551-2282

Contacts:

Team 4 Engineering (consultant)
5819 NE Minder Rd
Poulsbo, WA 98370
Jason Anderson, Team 4 Project Manager (360) 297-5560
Kevin Biggs, Project Contact (360) 297-5560

Project Location and Legal Description

The project is located in the City of Poulsbo, at the very northwest corner, with potential direct access to Rhododendron Lane and potential access to a future extension of Reliance Street from the east. It is legally described as follows: LOT B, CITY OF POULSBO SHORT PLAT NO. P-129 (SWENSON SHORT PLAT), AS RECORDED UNDER AUDITOR'S FILE NO. 201312170041, IN VOLUME 22 OF SHORT PLATS, PAGES 62 THROUGH 65, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

Assessor's Account Number

092601-1-041-2005

Comprehensive Plan Designation and Zone

Site: Residential Low Density

Existing Land Use:

Site: 18.64-acre vacant parcel, completely forested. Estimated time of clear-cutting (based on Kitsap County aerial imagery), 2000.

North: 1.) Large Lot, 5 ac., Samis Foundation
2.) Lot B, Short Plat No. 6226, 2.3 ac., vacant, William Brine
3.) Lot A, Short Plat No. 6226, 2.3 ac., residence, William Brine
4.) ROW (?) of Mushroom Lane NW and common area of SP 6226

South: Vinland Elementary School

East: Current: 19.56-acre parcel, vacant, Spencer Property Group LLC
Anticipated: Spencer Plat with 81 residential lots and new roadway, paths, open space and utility connections to eastern boundary of the proposed Winslow Ridge Plat.

West: ROW – Rhododendron Lane NW

Site Description:

The site is an 18.64-acre parcel located in the northwest corner of the City of Poulsbo, adjacent to the Vinland Elementary School property and facing Rhododendron Lane NW. The site is presently void of any structures or remnants thereof. The site is entirely forested – with trees estimated nearly 20 years old (based on Kitsap County legacy aerial imagery) – and otherwise covered with dense underbrush. There is no known history of any structures or human use of the property other than logging.

Project Description:

The proposed project is the subdivision of the site that will provide 86 single-family detached home residential lots, along with abundant open space, tree retention areas, commonly-owned amenities, all utilities and public roads. As a Planned Residential Development (PRD), the subdivision conforms to PMC 18.260.050 Modification of Development Standards. Among the requirements of PRD section of the PMC is that the PRD “encourages creative and superior site design, while promoting the preservation of open space”. Great effort was undertaken to achieve these objectives, as follows:

- Aesthetically pleasing site lines in the ROWs (for all users) were achieved by curving some of the streets, by placing small open spaces in the sight lines of those streets, and by designing with cul-de-sacs and abundant street trees and other landscaping. All these measures create a development that greatly increases the view of trees and other foliage from many vantage points, especially from the streets.
- Reliance Street is lined with generous street tree and landscaping buffers, thus continuing the similar configuration of that street in the proposed, and adjacent, Spencer Plat.
- The linear, east-west open space through the middle of the plat provides for ample space for a neighborhood trail and other commonly-accessible amenities, as well as exceeding the requirement for the percentage of lots with views of open space (see “Open Space Views” section for details).
- Additionally, the aforementioned east-west open space is configured, in part, to preserve significant trees that otherwise would have been in private lots and thus likely removed.
- The various open spaces are carefully configured to provide for a circuit trail both through the plat and connecting to other paths on adjacent properties, as well as to the school and Rhododendron Lane NW, all without compelling users to be adjacent to motor vehicle traffic. The specific circuit equipment has not been chosen at this time, but signs will be posted indicating the method of use, and an overall trail sign with map and distances will be included. Equipment specifics and locations with signs will be provided once known.
- At least 51 of the of the 86 lots (59%) have a view of at least one open space area. This far exceeds the PMC requirement of 50%.
- Driveway tracts are creatively used to provide access to several of the lots rather than using unnecessary additional streets, thus reducing the impervious cover and providing for a more pleasant environment for the trails that will be located within them, adjacent to the physical driveways.
- The site includes the devotion of a portion of a significant number of lots (24) to Tree Retention Areas that will all be included in the required 25% tree retention requirement.

Compliance with POMC 20.060.10 (“Purpose [of PRD]”), per Summary Letter:

- A. Requirement: “To implement the city’s comprehensive plan and the state of Washington’s Growth Management Act, Chapter [36.70A RCW](#).”

Response: Both these instruments are very broad, detailed and far reaching. It is assumed for the purposes of this review that it is not desirable to address the

entirety of the documents to which this requirement refers. Therefore, this section will address what seems to be the intent of this directive – RCW 36.70A.030, Growth Management Planning Goals:

(1) *“Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.”*

The Winslow Ridge Plat is located in an urban area, and one in which adequate facilities – if this means utilities – exist. As articulated in the “Public Transportation” section of this Narrative, the provision of transit service by Kitsap Transit could be improved so as to serve this area, and suggestions for rectifying this are offered.

(2) *“Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development”.* The Winslow Ridge Plat is of a density that conforms to the Residential Low zoning in which it is located. As such, it seems clear that this is avoiding the subjective descriptor of “sprawl”, and it is presumed that this zoning conforms to this directive in the RCW and in the related directives and goals of the “city’s comprehensive plan”.

(3) *“Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.”*

The proposed project includes abundant sidewalks and several non-motorized transportation paths, both within the plat and connecting to regional systems. As mentioned above, it is recommended that Kitsap Transit bus service be implemented in the area as well.

(4) *“Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.* The proposed project, as a PRD, is required to offer a variety of housing types; these are depicted in the house layout plan.

(5) *“Economic development. Encourage economic development...”* The proposed project will provide jobs during construction and will provide housing for employees of local and area employers.

(6) *“Property rights. Private property shall not be taken for public use without just compensation having been made.”* The proposed project takes no private property, and transfers property to the public in the form of dedicated rights-of-way.

(9) *“Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.”* As a PRD, the proposed project is required to provide open space and recreation facilities; these are detailed both in this Narrative and in the site plan. The provision of connections to area pathways is especially effective at following this

directive, and the linear open space in the center of the project will be designed to function as a park-like setting.

(10) *“Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.”* Adherence to current stormwater engineering guidance will assure compliance with this directive.

(11) *“Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.”* Per PMC 19.60.010, a Neighborhood Meeting was held, and the record of that meeting is included in this Project Narrative.

(12) *“Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.”* (addressed in item 1).

(Items 7, 8 and 13 omitted above because they not applicable)

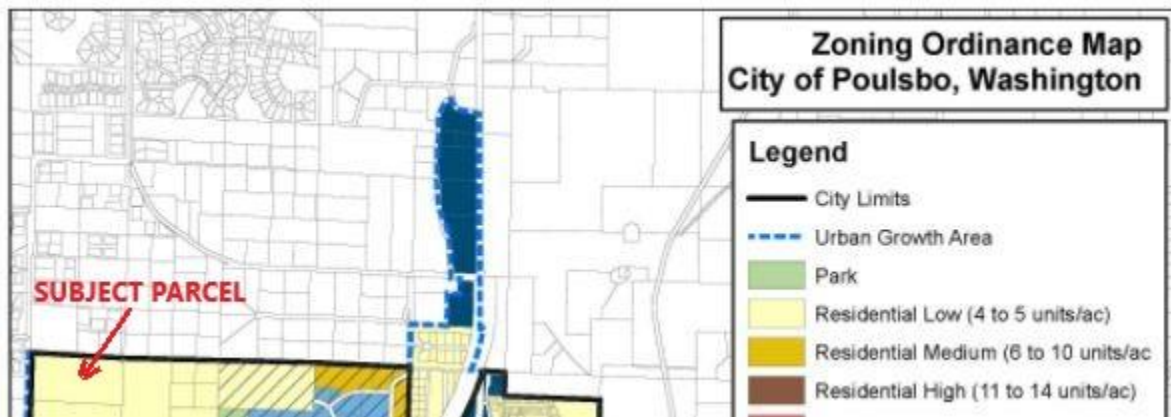
- B. Requirement: *“To allow flexibility in lot size and design for residential development, in order to enable development to attempt to achieve the zoned density.”* The proposed project is taking advantage of the flexibility allowed a PRD in the RL zone. Examples include lot size, setbacks and overall lot coverage.
- C. Requirement: *“To allow flexibility in residential design in order to result in creative site planning and superior residential and subdivision developments than generally found in conventional developments and subdivision regulations”.* See “Project Description” section above for clear articulation of the proposed project’s compliance with this requirement.
- D. Requirement: *“To preserve protected critical areas and their buffers as defined in the Poulsville critical areas ordinance”.* See “Critical Areas” section below for clear articulation of the proposed project’s compliance with this requirement.
- E. Requirement: *“To provide open space, recreational opportunities and other benefit features for enjoyment of future occupants.”* As detailed in several sections of this Project Narrative, and as depicted on the site plan and landscape plan, open space and recreational opportunities in the form of dedicated open spaces, paths and an outdoor exercise circuit fulfill this requirement.
- F. Requirement: *“To encourage preservation of cultural, scenic or natural features”.* While there are no cultural features on the site of the proposed project, the site does preserve scenic and natural features. In addition to the preservation and retention of trees as detailed in the Tree Retention Plan, significant effort was employed to configure the streets and open space such that views of the trees are retained and enhanced. Management and maintenance of the trees and accompanying flora will further increase to quality of the scenery.
- G. Requirement: *“To encourage a diversity of housing units and types within and between neighborhoods”.* See the house layout plan and the table “Lot Size

Variety” below. Lot size diversity is shown in that table; houses types and styles achieve variety by employing, four or five core house designs, further diversified by the employment of varying sidings, trim, color, etc.

- H. Requirement: “To provide for maximizing efficiency of street layout, utility networks, and other public improvements”. The proposed project balances this requirement with that of preserving open space and trees by providing the smallest lots possible while also meeting those latter requirements.
- I. Requirement: “To preserve and retain areas of trees or groupings of trees”. See the Tree Retention Plan for clear articulation of the project’s compliance with this directive. See also the section “Tree Retention” in this Project Narrative, below.

Zoning Compliance and Zoning Summary Table:

As mentioned, the project is located entirely within RL (Residential Low) zoning, as depicted on the most currently available online City of Poulsbo Zoning Ordinance Map, shown below.



As is articulated on the Site Data sheet, the density of the proposed project complies with the density requirements in Residential Low zoning, per POMC 18.70.041(A) as follows:

Minimum density = 4 du/net ac
Net developable = 9.74 ac
Proposed = 86 lots/9.74 = 8.8 du/net ac

Maximum density = 5 du/gross acre
Gross project area = 18.64 ac
Proposed = 86 lots / 18.64 ac = 4.6 du/gross acre

PRD status qualifies the project to comply with the PRD modifications of the RL zone, per POMC 18.260.050. Below is a summary of this compliance, in reference to POMC Table 18.260.050.

Winslow Ridge
(see density discussion above)
Minimum lot size = 4,032 square feet
Minimum Lot Width = 42'
Minimum Lot Depth = 81'
Maximum Building Lot Coverage = 50%
All lots minimum 10' front yard setback
All lots minimum 5' rear yard setback
All lots minimum 5' side yard setback
All street corner lots' setback of 10' or more
n/a
n/a
n/a

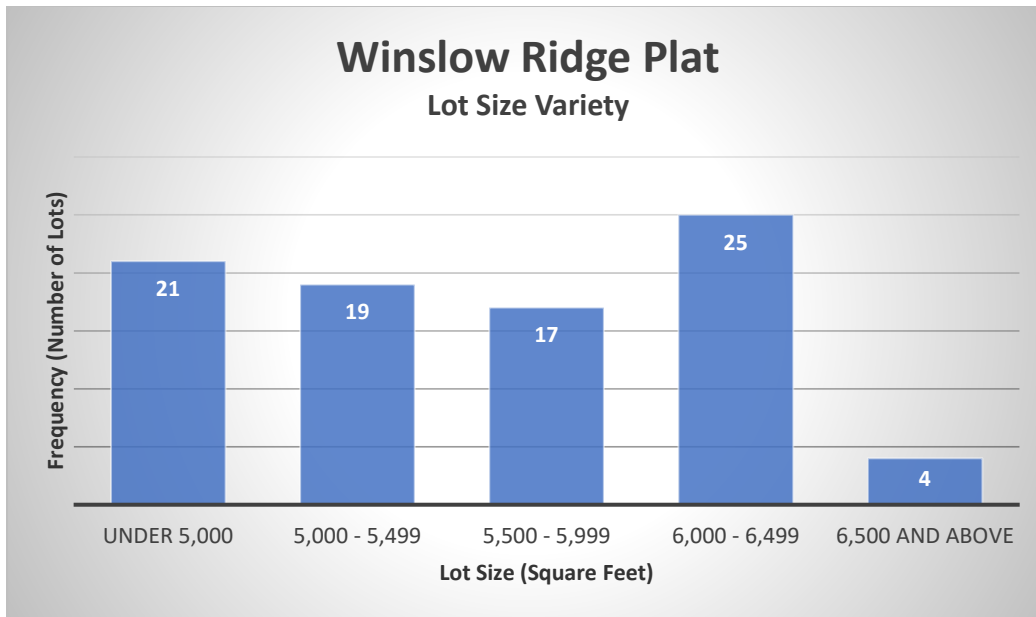
Table 18.260.050 Lot	
Development Standard	RL zoning district <i>(including any method of subdivision for single-family detached)</i>
Density	Per underlying zoning distr
Minimum Lot Area	3,750 square feet 3,000 square feet for detached single-family cottages.
Minimum Lot Width	30'
Minimum Lot Depth	70'
Maximum Building Lot Coverage	50%
Front Yard Setback*	10'
Rear Yard Setback*	5'
Side Yard Setback*	5'
Street Corner Yard Setback* <i>(corner lots at intersections(s) of public streets/rights of way)</i>	10' <i>or greater if necessary for sight distance as determined by the city engineer</i>
Perimeter Setback	n/a
Setback between Structures*	n/a
Maximum Overall Building Lot Coverage	n/a

Lot size variety/diversity:

The PMC contains the following language (**PMC 18.260.060** PRD development standards):

Lot Sizes. The PRD design shall include at least three different lot size ranges distributed throughout the PRD. The applicant must demonstrate to the review authority how this requirement has been met through the required written narrative.

The lot sizes in the proposed project fulfill the size distribution portion of this requirement as shown in the following table.



As depicted in the Site Plan and Preliminary Landscape Plan, there is a variety of lots clustered on (two) cul-de-sacs, others adjacent to Open Space tracts, and others with Tree Retention Areas – thus providing variety, in addition to size, in the character of orientation and view of the lots. Additionally, several lots are served by driveway tracts – which include driveways and paths -- rather than streets. Overall, these carefully-designed measures, together with a variety of house architecture and size, provide the desired “market variability”.

Perimeter Screening: Per instructions in the Summary Letter, and as depicted on the Cover Sheet, the following fencing will be constructed:

- West side: 6’ fence at Rhododendron Right-of-way.
- North side: 6’ fence at the north boundary.
- East side: existing 6’ fence per Spencer Plat
- South side: wall, in sections and existing fence in sections, with gate installed opposite south terminus of “Vinland Vista”.

Screening Within Plat: Per instructions in the Summary Letter, and as depicted on the Cover Sheet, the following fencing will be constructed, so as to delineate and protect both the open space and adjacent private lots:

- On the stormwater pond: pond fence surrounding, and structural retaining wall on the five westerly lots adjoining the stormwater pond on the east side

Open Spaces: The configurations of the central open spaces were revised per the instructions in the Summary Letter, and the open space previously facing lots 25, 26 and 83 were omitted, as requested. Please see the revised site plan and Preliminary Landscape Plan for depiction of this.

Open Space Views:

PMC 18.260.090 (B) states the following: "...the open space area(s) shall be visible to at least half of the home sites". The Winslow Ridge lots are configured such that at least fifty-one (56) lots have a view or views of at least one open space area. $56/86 = 65.1\%$, thus fulfilling and exceeding this requirement. An open space view plan is included in the preliminary plat application.

Street Trees: Per instructions received via telephone conversations and emails with City staff, street trees will be provided on both sides of all streets. Because the 45' ROW of the Residential Access street standard – in addition to the other requirements of that street standard -- supplies enough space for street trees on only one side, the second side's trees on those streets shall be located within the utility easement on that side, as provided for in the PMC.

Tree Retention Plan: Included with the Preliminary Plat submittal, in conjunction with required Tree Study ("Arborist Report"). Per PMC Chapter 15.35, a Tree Cutting and Clearing Permit shall be obtained from the City before commencing any activity for which a permit is required.

Compliance with PMC 18.260.140 Findings (per Summary Letter requirement to address these):

A. *"The proposal, through its design and submitted supporting documents, has clearly demonstrated it meets the stated purposes of this chapter."*

Please see section above, entitled, "Compliance with POMC 20.060.10 ("Purpose [of PRD])", per Summary Letter"

B. *"The proposal complies with all of the applicable provisions of this title, except those provisions from which deviation has been allowed under this chapter."*

All applicable provisions have been complied with, and no deviations have been sought at this time.

C. *"The proposal provides overall site design features through its conceptual architectural renderings for the entire project, and has included open space areas, pedestrian walkways and connections, recreational amenities, and outdoor features."*

The proposal provides all the mentioned features, as detailed elsewhere in this Project Narrative, and as depicted on the site plan, cover sheet, and landscape plan.

D. *"The proposal would not impair the integrity and character of the zoning district in which it is to be located."*

By increasing density, the proposal brings the site closer to RL zoning than it currently is, and similarly brings the area much closer to the integrity and character prescribed by the Growth Management act – specifically by supplying housing instead of impelling sprawl nearby and/or elsewhere in the Poulsbo area.

E. “The site is physically suited for the type and intensity of land use being proposed.”

The site is eminently very well suited for relatively dense, single-family residential use for at least the following reasons:

- It is relatively flat, thereby requiring minimal grading and associated environmental impact.
- It contains no surface critical areas and poses no threat to underground areas.
- It is covered by low-value young trees and some undesirable invasives that will be removed and replaced with native species.
- Its soils are amenable to housing and utilities and not particularly amenable to other uses such as agriculture or silviculture.

F. “The proposal would be compatible with existing and future land uses within the general area in which the proposal is to be located by providing screening or buffering between parcels and providing consistency between any existing single-family subdivisions and the proposal.”

As described in the “Screening” section of this Project Narrative (p.8) screening and buffering are carefully considered and will be constructed in accordance with directives provided in the Summary Letter.

G. “The proposal would preserve natural features and critical areas and would preserve and incorporate existing significant stands of trees within the project design as much as possible.”

The preservation of natural features as much as possible is achieved by the provision of ample open spaces, and preservation of the significant trees – as identified by both a land survey and by the required licensed arborist – is achieved as depicted in the Tree Retention Plan and as prescribed by the arborist.

H. There are adequate provisions for water, sanitary sewer, and public utilities (electric, gas, phone) and services to ensure that the proposal would not be detrimental to public health and safety.

As articulated elsewhere in this Project Narrative, all mentioned utilities are available directly to the project.

I. “There will be adequate provisions for public access to serve the subject proposal, as well as providing for neighborhood connectivity as appropriate and as required by the city.”

The public access to the subject proposal has been carefully and thoroughly discussed and agreed upon with City staff as the result of almost two years of consideration of the design. City staff has approved of the connectivity in general, as well as of the specific details such as categorization of street standards, etc. Of particular interest is the “neighborhood connectivity” to and from Vinland Elementary school – immediately to the south. Careful and thorough thought – including with NKSD personnel – was put into assuring such connections, especially by non-motorized means.

J. “The proposal is consistent with the comprehensive plan and the city’s adopted development standards.”

By responding to all the stipulations included in the Summary Letter – as well as additional requests subsequent to that – it should be assured that this requirement has been met with this proposal.

K. “There will not be significant unmitigated harmful effects upon environmental quality and natural resources.”

Similar to above, the impacts of this proposal on environmental quality and natural resources have been carefully and thoughtfully considered and vetted by City staff, as articulated in the Summary Letter.

L. “The proposed location, size and design of the proposal would not be detrimental to the public interests, health, safety or welfare of the city.”

To the contrary, it is self-evident that the location, size and design of this project – because it is within the GMA boundary -- eminently serves the purpose of that Act: to focus growth (in this case, of residential development) within the GMA boundary, so as to discourage growth and sprawl elsewhere and at lower densities that are inherently less efficient.

Compliance with PMC 17.60.040 – Decision Criteria (per Summary Letter requirement to address these):

A. A proposed preliminary subdivision may be approved only if the following findings are made by the review authority:

1. The proposed preliminary subdivision conforms to the requirements of this title.

It is the view of the applicant that it is certain that the proposed preliminary subdivision, in conforming to each and every requirement presented in the Summary Letter from City staff, necessarily and logically conforms to the requirement of Title 17.60.

2. The proposed preliminary subdivision conforms to the site requirements for the zoning district in which the property is located and/or other applicable zoning provisions.

The ways in which the proposed preliminary subdivision conform to the site requirements of the zoning district are articulated within the Project Narrative. Especially relevant is section entitled “Zoning Compliance and Zoning Summary Table” above.

3. *The proposed preliminary subdivision:*

a. *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.*

For articulation of this, please see the following sections in this Project Narrative, as well as the Site Plan, Vicinity Map and the Traffic Impact Analysis:

- “Compliance with POMC 20.060.10 (“Purpose [of PRD]”), per Summary Letter”
- “Transit”
- “Non-motorized Transportation”
- “Project Description”

b. *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.*

For depiction of this, please see the Composite Utilities Plan and the Storm Report.

c. *Makes adequate provision for parks, recreation and playgrounds, as required.*

For depiction of this, please see the Preliminary Landscape Plan and the Site Plan.

d. *Makes adequate provision for schools and school grounds, as required.*

As mentioned and described in detail elsewhere in this Project Narrative, careful coordination with NKSD/VES on Routes-to-School was included in the design process of the proposal

e. *Makes adequate provisions for sidewalks and other planning features that provide safe walking conditions for students who walk to and from school.*

See above.

f. *Makes adequate provisions for critical area protection pursuant to Chapter 16.20.*

Please see the “Critical Areas” section of this Project Narrative, as well as the Geotechnical Report.

g. Makes adequate provisions for fire and emergency access and protection.

In the proposal design, both IFC and Poulso Fire Code were assiduously followed in the design of streets and all other matters pertaining to emergency access. Notes in the Summary Letter pertaining to fire code were incorporated into the design, specifically pertaining to (but not limited to) hydrants, fire flow, backflow, access (geometry of roads, cul-de-sacs, driveways, etc.) and similar.

h. Serves the public interest and makes appropriate provisions for the public health, safety, and welfare.

As mentioned elsewhere in this Project Narrative, the “public interest” perhaps served the most by the proposal is the concentration of new residential housing within the Growth Management Area, as opposed to sprawling, less efficient new development elsewhere. In addition, the location of the proposal – adjacent to Vinland Elementary School – provides an essential advantage for households with young children, while at the same time reducing the need for them to transport themselves to school via motor vehicle and thus further overloading a street – Rhododendron – this is already at LOS F.

Amenities:

Per PMC 18.260.100.3, “PRDs with eighty-one to one hundred ten units shall provide two Group 1 amenities and two Group 2 amenities”. The amenities provided in conformance with this directive (and as depicted on the Landscape Plan) are as follows:

- ✓ **Group 1 Amenities:**
 - Passive seating areas connected by walking path in a length proportionate to the size of the project
 - Walking path in a length proportionate to the size of the project
- ✓ **Group 2 Amenities:**
 - Gazebo connected to gardens or walking paths in a length proportionate to the size of the project
 - Outdoor exercise circuit with a trail in a length proportionate to the size of the project

Specifications of the amenities are as follows. These are also provided in the Preliminary Landscape Plan in pictorial form.

1. Benches (in passive seating areas): Pacific Outdoor Products, Inc., model number SE-5135
2. Outdoor exercise circuit equipment: stayFIT© model numbers FE-1320, FE-1355, FE-1357 and Multi-Use Pole 2020.

3. Signs will be specified in the Sign Plan, and will include – for the open space amenities areas – Pacific Outdoor Products, Inc., sign number DE-3190 - Park Rules Sign.

Utilities:

The homes will be served with sanitary sewer provided by City of Poulsbo Public Works and water service provided by the Kitsap PUD #1. An easement has been secured to provide stubbing to at least one sewer connection on – or via -- the proposed Spencer Plat immediately to the east. Other utilities available to the project include telephone (CenturyLink), cable (Comcast), and Power (PSE).

On-site stormwater will be collected and conveyed to the on-site infiltration-detention pond as shown on the face of the site plan. Discharge will be accommodated by construction of a storm drain on Reliance Street connecting to storm drains in the proposed Spencer Plat. Emergency overflow will be directed through the existing downstream path as outlined in the stormwater drainage report.

Street/Road Connections:

The project will generate an estimated 842 average daily end trips, using ITE standard multiplier for single-family residential.

Public streets will be constructed to access the lots within the subdivision from a proposed extension of the existing NW Reliance Street (Neighborhood Collector), through the proposed Spencer Plat, which will provide access via Urdahl Road NW. As mentioned earlier, the timeline of the construction of the Spencer Plat is unknown; therefore, it is possible that, at least temporarily, access to/from the proposed Winslow Ridge Plat will be exclusively via connections to Rhododendron Lane NW. In that event, temporary easements, and/or temporary delays of construction of some of the streets would have to be put in place.

Also, a potential/future connection is provided, via an open space parcel and the proposed street at the NE corner of the proposed plat, to NW Mushroom Lane, to the north. Given the character and ownership pattern north of that point, it is likely that a connection there – if any – would be exclusively for non-motorized use.

Non-Motorized Transportation:

The proposed plat provides non-motorized transportation connections for both residents of the proposed plat and for the community at large. These opportunities are depicted in **Appendix A**, and some are described in “Street/Road Connections” above. This compendium of non-motorized transportation opportunities incorporates – but also adds to – the routes depicted in the Urban Paths of Poulsbo [Conceptual] Plan, of which two versions were found on the City of Poulsbo website.

Appendix A includes depictions of what appears to be the current version of the “Urban Paths of Poulsbo”. On that map, the various non-motorized transportation facility types on, or adjacent to, the project site are as follows:

- “Conceptual Future Road Locations with Pedestrian Facilities (as Development Occurs)”
- “Conceptual Off-Street Trail (Actual alignment occurs only after agreement with willing property owner)”
- “Conceptual Off-Street Trail”

Additionally, the aforementioned connection to Mushroom Lane could be a non-motorized one. Research revealed that the right-of-way is unclear in that area; therefore a non-motorized connection is far more likely.

Transit:

Despite the fact that the site is only two miles from the center of Poulsbo, the closest current, directly accessible, Kitsap Transit bus stop is one mile from the site, to the south. It is suggested that a request be made of Kitsap Transit to consider a new transit stop closer, to accommodate the potential ridership from this subdivision, in tandem with the four new subdivisions very close by. Those subdivisions contain the following number of lots:

- Liberty Hill – 73
- Westwood Crossing – 37
- Cook Addition – 94
- Rhododendron Ridge – 8

For a total of 212 lots. With Spencer Plat (81 lots) and Winslow Ridge Plat (86 lots), that total new, potential transit ridership is generated by 378 residences, and all easily – with thoughtful transit stop placement – within the APTA (American Public Transportation Association) “walkshed” of a ¼ mile needed to make transit feasible.

Tree Retention:

The **PMC 18.180** requires the following tree retention: At least twenty-five percent (25%) of the existing trees that are ten inches (10”) in diameter or greater, as measured four feet six inches above grade (diameter-at-breast height -- “DBH”), and that meet the priorities identified in the code, shall be retained. The Tree survey identified 579 significant trees before blaze lines; however, the tree inventory report indicates that the significant trees were likely “slightly undercounted.” Considering such, the equivalent significant tree count to be retained is 174, rather than the 144 required by the tree inventory. This is accomplished by retaining 46 significant trees, and 142 additional trees with an equivalent DBH of 128 significant trees. (Per PMC 18.180.030.B.2)

A detailed Tree Retention Plan is included in the Preliminary Plat Application.

Total area of Tree Coverage:

A thorough tree survey has been completed, and the anticipated areas of tree coverage (regardless of tree size) are as follows:

	Acres
In Tree Retention Easement	0.72
Open Spaces (@75%)	1.41
Street Trees on Reliance	0.31
All other Street Trees	0.49
Total	2.93

These are the minimum areas to be covered by trees, including those trees planted as part of this project.

Land Use Review Process:

This project will be reviewed as a Preliminary Plat in conformance with PMC 17.08.

Site Data:

	Acres	% of Site
Open Space	1.886	10.1%
Storm Retention Pond	1.242	6.7%
Street Rights-of-Way	4.477	24.0%
Driveway Tracts	0.176	0.9%
Lot Areas	10.86	58.3%
Total Parcel	18.64	100.0%

Density:

Gross Density = # du / gross acres = 86/18.66 acre = 4.56 du/acre (POMC max = 5)

Net Density = # du / net acres = 86 du /9.74 acre = 8.8 du/acre (POMC min = 4)

Proposed Impervious Areas (ac.):

	Pollution-generating	Non-Pollution-generating
Impervious	4.83	5.63
Pervious	5.95	2.24

Parking:

PMC 18.70.080 Off Street Parking required = 2 spaces on each lot – will be provided.
On-street Parking required = $0.5 * 86 \text{ du} = 43 \text{ spaces}$
This requirement will be fulfilled by provision of 61 on-street parking spaces, to be located on the streets that have lots facing them – all streets other than Reliance Street. Precise locations are shown on the Preliminary Plat drawings set.

RV Parking:

RV parking on the street will be prohibited by the CC&R's to be developed by the applicant as allowed by PMC 18.70.070.S.

Street Lighting:

Street lighting is expected to be designed by PSE in accordance with DOT standards.

Building Heights:

The PMC at different places states that the maximum building height is 35' and that the maximum average height is 35'. In either case, the proposed plat will contain language that restricts building heights to the height calculation required. The applicant seeks guidance to clarify these two divergent statements in the PMC.

Privacy:

Lots without direct frontage on a public street will have private yard spaces created by the use of screening vegetation or fencing at the applicant's discretion. PMC 18.260.060.C.

Critical Areas:

According to the City of Poulsbo mapping available online (<https://cityofpoulsbo.com/codes-amendments-maps>), a Potential Geological Hazard areas exist on the site, however, no wetlands, streams or steep slopes are present. Geological issues and mitigation recommendations are provided in Envirosound Consulting Inc, Limited Geotechnical Engineering Report dated September 4th, 2019. The City of Poulsbo map entitled "Aquifer Critical Area Map" shows that the subject tract is outside any of the three types of aquifer recharge areas however a Aquifer Recharge Area of Concern (Shallow Aquifer) is located within 300-feet of the project to the west and soil surveys indicate the presence of highly permeable soils indicative of a critical area PMC 16.20.510(B)(1). While the Kitsap County Building Limitations map similarly indicates that there are no building limitations on the subject property, the Kitsap County map entitled "Critical Aquifer Recharge Areas" depicts the subject property as including a "Category II Critical Aquifer Recharge Area". The proposed use of single-family residential does not pose a threat to groundwater.

In accordance with PMC 16.20.510(B)(3) a count of 181 wells within a 1-mile radius of the site was determined by utilizing the WSDOE well log website. A list of the referenced wells is attached to this narrative as Appendix D.

Neighborhood Meeting: The required Neighborhood Meeting was held November 10, 2020. The required notes and attendee list are presented in Appendix C.

Other Required Permits:

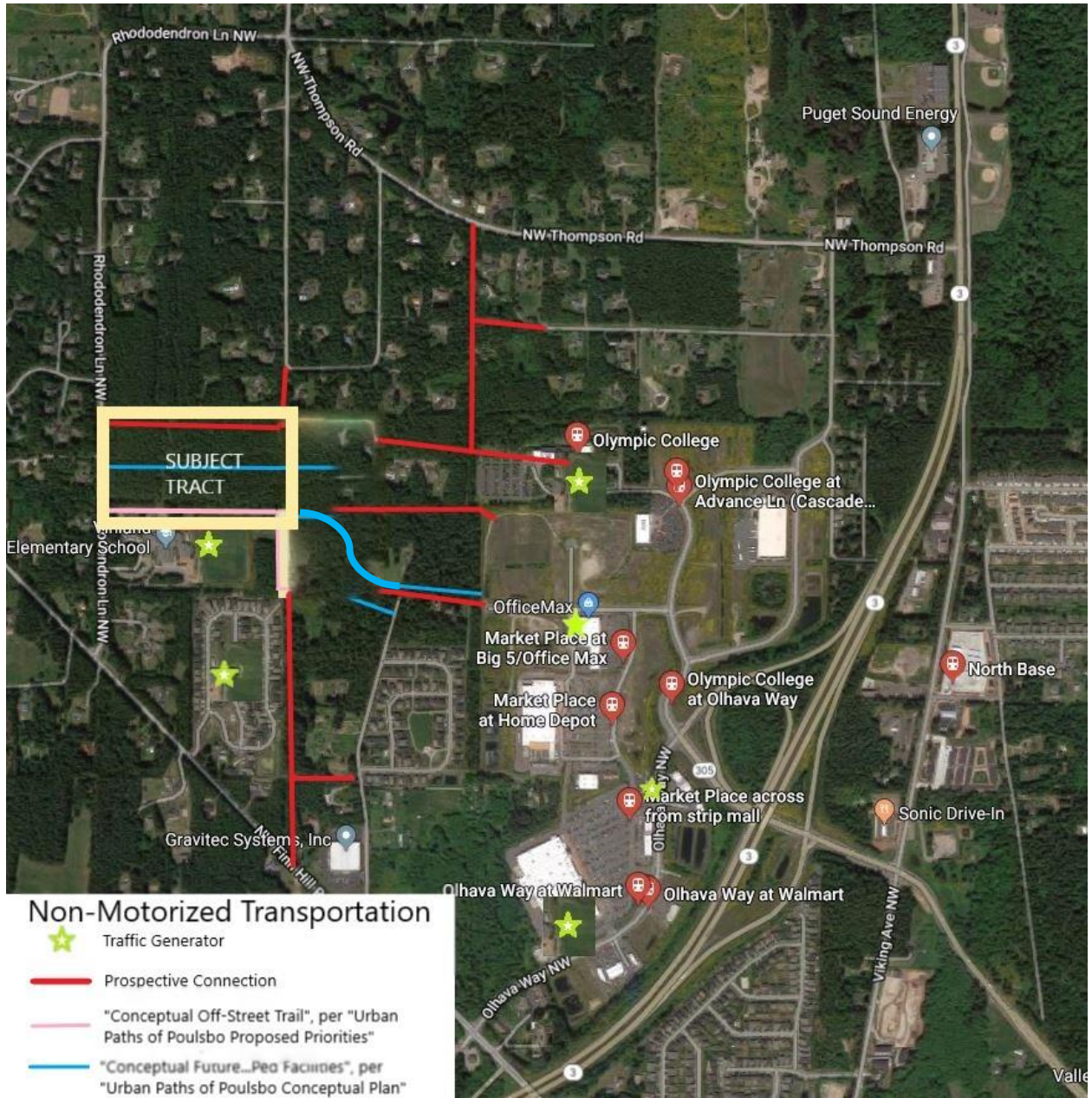
- Preliminary Plat approval by Planning Commission and Hearing Examiner
- Grading Permit by City of Poulsbo
- Class IV General Forest Permit by City of Poulsbo
- General Construction Permit NPDES by WSDOE
- Final Plat approval by Poulsbo City Council

Utilities

- Water: Kitsap PUD #1 – existing service on Rhododendron
- Sewer: City of Poulsbo – via connection to or easement on Spencer Plat
- Refuse Collection: City of Poulsbo
- Recycling: City of Poulsbo
- Telephone: Century Link
- Electrical Power: Puget Sound Energy
- Cable: Comcast

APPENDIX A. VICINITY MAP and

“URBAN PATHS OF POULSBO” PLAN COMPLIANCE: DESTINATIONS AND POTENTIAL NON-MOTORIZED TRANSPORTATION CONNECTIONS



APPENDIX B. LOT AREA TABLE

Lot No.	SF	Lot No.	SF
1	5,185	45	5,783
2	5,046	46	6,033
3	7,137	47	6,077
4	7,340	48	5,114
5	6,898	49	5,022
6	6,365	50	4,944
7	6,242	51	4,894
8	6,242	52	4,830
9	6,243	53	4,629
10	6,411	54	5,319
11	6,409	55	5,521
12	6,120	56	5,531
13	6,039	57	5,540
14	6,008	58	5,550
15	6,007	59	5,560
16	6,007	60	6,037
17	6,006	61	4,492
18	6,006	62	5,552
19	6,005	63	5,350
20	6,004	64	5,249
21	6,004	65	5,618
22	6,003	66	5,700
23	6,002	67	5,690
24	6,999	68	6,162
25	5,245	69	6,277
26	5,493	70	4,637
27	4,622	71	4,324
28	4,408	72	4,580
29	4,248	73	5,379
30	4,140	74	4,638
31	4,032	75	4,646
32	4,315	76	4,624
33	4,997	77	5,303
34	4,621	78	5,777
35	4,246	79	5,570
36	4,621	80	6,366
37	5,156	81	5,589
38	5,700	82	5,543
39	5,385	83	5,891
40	5,415	84	6,194
41	5,429	85	5,084
42	5,416	86	5,297
43	5,425		
44	5,555		
		TOTAL	247,197
		AVERAGE LOT SIZE	5,501.31

APPENDIX C. NEIGHBORHOOD MEETING

Neighborhood Zoom Meeting Notes

November 10, 2020 from 7 - 8:30 pm

Attendees

- Mark and Amy Hoffman (neighbors) macdhoff@comcast.net
- Julie Swenson (property owner) p.j.swenson@comcast.com
- Rick Gehrke (North Kitsap School District Capital Programs) rgehrke@nkschools.org
- Nikole Coleman (City of Poulsbo) ncoleman@cityofpoulsbo.com
- Sharon Snook (MTT Construction) sharon@mttholdings.com
- Timothy Witten (Team4Engineering) timothy@team4eng.com
- Lyn Wiltse, facilitator (PDSA Consulting) lyn@pdsaconsulting.com

Action Items:

- Nikole: Send City Engineer contact information to Rick.
- Timothy: Send Traffic study document to Mark and Rick.
- All: Feel free to email Timothy and/or Sharon with additional questions.
- Lyn: By November 13 send notes from this meeting to Nikole to post on the City's website.

Welcome / Introductions / Review of Agenda

The purpose of the neighborhood meeting is to provide a forum for interested individuals to meet with the applicant to learn about the proposal early in the review process, provide an opportunity for meaningful public input including questions and dialogue about any concerns. 12 invitations to this meeting were sent to those within 300' of this property.

After reviewing meeting norms and the agenda for this remote meeting, the facilitator asked participants to introduce themselves and explain why they are attending the meeting. She also asked them to enter their email addresses in the Chat box so they can be included on future communications. She explained that her role is to ensure everyone has a voice and comes away with a clear understanding of the proposed project along with the plat approval process, including next steps.

Project Description

City of Poulsbo's Definition of Planned Residential Developments (PRDs)

Timothy started by referring folks to the handout available at:

<https://cityofpoulsbo.com/wp-content/uploads/2019/03/PRDHandout.pdf>

Timothy explained that a PRD is a development designed to provide greater variety, creativity and diversified residential projects; preserves or protects unique or sensitive physical features; promotes more economic and efficient use of land; and provides open space and recreational amenities; than would be possible under conventional land development. PRDs include "creative and superior design" and foster site design that provides innovative and compatible developments that create a "sense of place."

Description of Swenson Plat Approval Process

Timothy explained they had a pre-application conference with the City of Poulsbo, which included good conversations about improvements and changes to be made.

The next step is this Neighborhood Meeting, which is being held via Zoom due to the pandemic. Public comments from this meeting will be noted. Timothy will address each one individually and this will all be rolled into the public record. Subsequent steps are the PRD Plat Preliminary Approval and then the PRD Plat Final Approval by the Hearings Board.

By November 13, the notes from this meeting will be posted to the City of Poulsbo's website: www.cityofpoulsbo.com. November 24 is the deadline for additional comments/questions that should be sent to Nikole.

General Description of the Swenson Project:

Timothy projected the plat map for the project which proposes to subdivide an existing 18.64-acre real parcel to create 86 single family residential lots, roads, landscape and open space areas, storm drainage facilities and other associated utilities. The property is in the northwest corner of Poulsbo.

The Swenson PRD includes retention of trees, provision of open space and amenities, seating, gazebo and exercise circuit and walking path to existing bike/pedestrian trails. It also includes a possible path to the Vinland Elementary School.

Rick suggested the proposed trail be moved to the east or the west. Timothy responded that would be easy to do and the location in the drawing was based on providing the easiest access.

Studies Needed: There is a significant tree survey that calls for retaining at least 25% of existing large trees (10' in diameter and chest high). He also highlighted a Traffic Impact Analysis (TIA) that looks at existing conditions compared to projected traffic Levels of Service (LOS) and delay at nearby intersections in 2026 with and without the Swenson Plat. Tim offered to send out the 90-page study to all who would like to receive it. It connects to the Urdahl Road area. Nikole explained the Spencer 81 plot PRD plat will likely be approved early next year and break ground in spring or summer of 2021. The Spencer plat is at the end of Urdahl Road. Houses can't be built until all the roads and utilities are in. The Swenson development won't get underway until the Spencer project is complete.

Amy asked about the width of the tree buffers along Rhododendron Lane. Timothy responded 20' within the plat and in effect it will be double that on the outside border. The Swenson path will connect to the Finn Hill Shared Use Path that ends at the school entrance. The path will be 6 ft. wide and the asphalt surface will be re-done. Both the Spencer and Swenson plats are constructing a path that will connect through the developments and create an off-street path for kids, etc. She also asked about the difference in density if it wasn't a PRD. Nikole replied there is no density bonus with a PRD. They would have to build even more public amenities. With the PRD the applicant can build smaller lots, but we get more open space. Density is 4-5.

Mix of architectural styles, floor plans, etc.

Sharon showed street-view photos of homes as she described the four types of plans ranging from 1,800 square ft (two bedroom/two bath) to 2,500 square ft. (four bedroom/2.75 bath). Each plan has two distinct architectural styles, siding, etc., and these will alternate throughout the development. She further explained they are considering adding a fifth plan so altogether there will be 8-10 combinations of style.

For more sites and plans she invited folks to go to their website: www.mtthomesnw.com

Question & Answer, Open Discussion

Amy asked if there was anything the applicant could do to address the aesthetics of the large cell tower in the area. Perhaps a large tree buffer? Amy was among the property owners in the area who initially lobbied for a smaller tower. She noted the property behind the tower has been logged the tower is an imposing eye sore.

Amy also asked that every consideration be given to minimizing light pollution in the area.

Mark asked about when construction might start and how long it will last, especially the noisy part. Nikole explained that after engineering is approved, they will start the land development phase (roofs, curbs, sidewalks, and gutters) which takes 9-12 months. Vertical construction occurs after the building permits have been approved. A house can be constructed in as little as five months. She also noted there will be 86 lots. It is noisiest during frame construction. City staff are very responsive to complaints of violations of the City noise code.

Amy asked about steps being taken to assure the new development is environmentally friendly (e.g., white or light-colored roofs). Timothy said numbers with this development will qualify for a bus stop. Sharon explained MTT is seeking green build credits (6 credits per house) as per the new energy code that takes effect February 2, 2021.

Mark reported that traffic is worst Monday through Friday when school starts (8-9am) and when it's time for kids to get picked up (2-3pm). There is a new sidewalk to the south that has a curb where people used to queue up. He predicts that without that pullover spot, traffic will queue up all the way down to Finn Hill. He is very concerned.

Rick agreed the schools need to be thoughtful and strategic in their planning. The City of Poulsbo is trying to create walkable communities with family-oriented amenities. Nikole said city engineers are aware of the traffic issue Mark mentioned. This is one of the few school districts in the region that is growing, and a robust long-term strategic plan is really needed. She will send Rick the contact information for the City Engineer. She also noted that regarding traffic LOS, the City is okay with level F.

Julie asked if the street names in the project map are permanent, noting that Swenson was misspelled. Timothy replied that the names are just placeholders. Nikole suggested using A,B, and C until the final names are decided.

Next Steps / Adjourn

Sharon thanked everyone for their participation and feedback in the meeting.

Next Steps:

- By Nov. 13 notes from this meeting will be posted to: www.cityofpoulsbo.com

- Until Nov. 24 send additional comments / questions to: Nikole Coleman, Senior Planner ncoleman@cityofpoulsbo.com
- Feel free to email Timothy and/or Sharon with additional questions.