



# PLANNING AND ECONOMIC DEVELOPMENT

200 NE Moe Street | Poulsbo, Washington 98370  
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## CITY OF POULSBO ADDENDUM 2 TO PLANNING COMMISSION STAFF REPORT

**To:** Hearing Examiner  
**From:** Edie Berghoff, Senior Planner  
**Subject:** Audrey Estates Subdivision  
Planning File No. P-11-10-22-01  
**Date:** June 6, 2024

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The Audrey Estates staff report was distributed to the Planning Commission May 7, 2024. The Planning Commission public meeting was held on May 15, 2024. The Planning Commission recommended approval with modification.

Staff report addendum 1 was provided to the Planning Commission prior to their meeting of May 15, 2024. New Exhibit I is added through addendum 1.

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

1. New Exhibit 42 – SEPA Determination, commented environmental checklist, notice affidavits and comment.
2. New Exhibit 43 – Planning Commission minutes.
3. New Exhibit 44 – Planning Commission Findings of Fact, Conclusion and Recommendation.
4. New Exhibit 45 – Public Hearing Notice and notice affidavits.
5. New Exhibit 46 – Public Comment
  - a. Braeger



## Exhibit 42

Planning and Economic Development Department  
 200 NE Moe Street | Poulsbo, Washington 98370  
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# MITIGATED DETERMINATION OF NONSIGNIFICANCE (DNS)

<b>Project Name:</b>	Audrey Estates Subdivision
<b>Site Location:</b>	Project property: Unaddressed property. Utility improvement is proposed on the following property: 2382 NE Moon View Street.
<b>File No.:</b>	P-11-10-22-01
<b>Description of Proposal:</b>	<p>Project proposal is subdivision of land for the construction of 60 single family lots utilizing lot averaging standards with associated roadways and utilities.</p> <p>The site is approximately 25 acres of which critical areas make up approximately 11 acres. Critical areas and their buffers make up 44 percent of the project area and will remain naturally vegetated with creation of meander(s) and weir(s) to reduce speed of water flow through the south wetland. Six wetlands, three streams and their buffers are associated with the project.</p> <p>Open space is not required but is provided in this project in Tracts A, B, C, H and I. Amenities are shown over the stormwater vault although not required with subdivision. Access to the site is from Sunrise Ridge Avenue, with future access connection provided in road stub north. Development will connect to city water and sanitary sewer. Water will loop with mains connection at Sunrise Ridge Avenue and northeast project corner. Stormwater will be discharged onsite to maintain water provision to wetlands.</p>
<b>Applicant:</b>	JWJ Group, 3599 NW Carlton Street, Silverdale, WA 98383
<b>Tax Parcel:</b>	Project property: 242601-3-006-2005. Utility improvement property: 242601-3-032-2003
<b>Lead Agency:</b>	City of Poulsbo

The City of Poulsbo has determined that the above-described proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The terms of the mitigation are established in the reviewed SEPA Environmental Checklist, SEPA Cover Memo from City of Poulsbo Engineering Department, project Staff Report issued 4/7/2024 and environmental documents listed in the SEPA Memo and Staff Report.

This MDNS is issued under WAC 197-11-340. Written comments concerning the MDNS may be submitted to the Poulsbo Planning and Economic Development Department, located at 200 NE Moe Street, Poulsbo, WA 98370, by 4:30 pm on Monday, May 27, 2024. Comment should discuss specific environmental issues associate with this proposal and identify how the MDNS does or does not address those issues.

**Responsible Official:** Heather Wright  
**Position/Title:** Planning and Economic Development Department Director  
 200 NE Moe Street  
 Poulsbo, WA 98370  
 (360) 394-9748

**Date:** 5/13/2024

**Signature:** \_\_\_\_\_

DocuSigned by:

*Heather Wright*

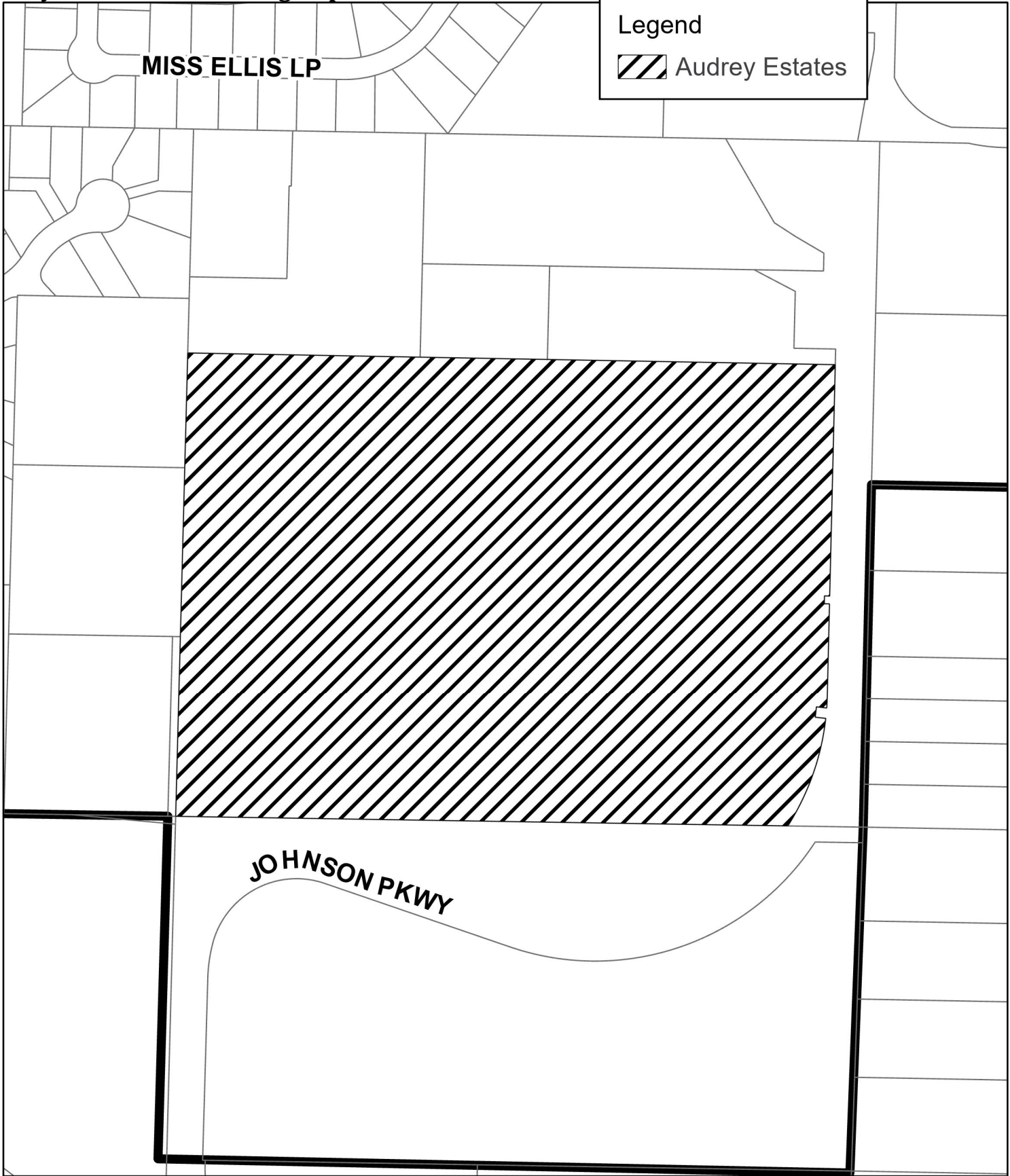
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**APPEAL:** Any agency or person may appeal this SEPA determination by filing a written appeal to the responsible official no later than 10 working days from the date of this determination (PMC 16.04.250.B), or by 4:30 pm on Monday, May 27, 2024. Contact the responsible official to read or ask about the procedure for SEPA appeals. All appeals shall contain the information required by Title 19, including, but not limited to, information on the specific aspect(s) of the SEPA decision or SEPA issue being appealed, the reasons why each aspect is in error as a matter of fact or law, and the evidence relied on to prove the error.

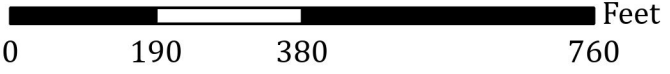
# Project Site Map

City of Poulsbo Planning Department



Legend

 Audrey Estates



**AUDREY ESTATES SUBDIVISION  
PLANNING FILE P-11-10-22-01**

**SEPA MITIGATION**

Animals.

- S1. It shall be the responsibility of the applicant to take all necessary steps to prevent the incidental taking of protected species under the Endangered Species Act through habitat modification or degradation during the life of the project or development authorized by this permit or approval. The applicant shall notify the City through its Public Works Superintendent and the Federal agencies with responsibility for enforcement of the Endangered Species Act immediately, in the event of any damage or degradation to salmon habitat by or from the project or the development subject to this permit or approval. In any such case, the applicant shall, at its sole cost and expense, take all actions necessary to prevent the furtherance of the damage or degradation and to restore the salmon habitat as required by the Federal, State, and local agencies with jurisdiction.

Historic and Cultural Preservation

- S2. While there are no known archaeological resources on this site, in the event archaeological artifacts are uncovered during construction, activity shall be halted immediately, and the State Historic Preservation Office and Tribes will be contacted.

Public Services.

- S3. School mitigation fees are required for this project. Fees shall be paid prior to building permit issuance. The North Kitsap School District must be contacted directly for the amount and confirmation provided prior to building permit issuance for each structure.



# SEPA ENVIRONMENTAL CHECKLIST

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A. BACKGROUND		
Name of proposed project, if applicable: <i>AUDREY ESTATES PRELIMINARY PLAT</i>		Date Prepared: <i>February 29, 2024</i>
Name of Applicant: <i>Johnson and Holmes 1, LLC</i>	Address: <i>3599 NE Carlton Street Silverdale WA 98393</i>	Phone Number: <i>360-626-1146</i>
Contact: <i>John Johnson</i>	Agency Requesting Checklist: <i>City of Poulsbo</i>	
Proposed timing or schedule (including phasing, if applicable): <i>Clearing and grading is anticipated to begin in the Summer of 2024 with construction in the Summer and Fall of 2024. Phasing is not proposed at this time.</i>		
Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain. <i>No other plans are proposed.</i>		
List any environmental information you know about that has been prepared, directly related to this proposal. <b>Stormwater:</b> <ul style="list-style-type: none"> <li><i>Preliminary Storm Drainage Report for Audrey Estates (Core Design, 13Feb2024)</i></li> <li><i>Audrey Estates Stormwater Review (BGE Environmental, 15June2023) *MR8 Analysis</i></li> <li><i>Audrey Estates Wetland 2/A Compensatory Mitigation Plan (Ecological Land Services/Waterman Mitigation Partners, 14Feb2024)</i></li> </ul> <b>Critical Areas Evaluations and Mitigation:</b> <ul style="list-style-type: none"> <li><i>Wetland and Stream Buffer Verification Memorandum (GeoEngineers, 14June2023) with updated Wetland Rating Update (BGE Environmental, 20Jan2023)</i></li> <li><i>Audrey Estates Buffer Mitigation Plan (GeoEngineers, 09Nov2023)</i></li> </ul> <b>Geotechnical Evaluations:</b> <ul style="list-style-type: none"> <li><i>Geotechnical Engineering Report, Proposed Audrey Estates Residential Plat (GeoResources, 13Nov2023)</i></li> <li><i>Hydrogeological Report, Proposed Audrey Estates Residential Plat (GeoResources, 20Oct2022)</i></li> <li><i>Geotechnical Memo re:Structural Fill (GeoResources, 16June2023)</i></li> <li><i>Geotechnical Plan Review Letter (GeoResources, 13Nov2023)</i></li> <li><i>Geotechnical Letter - Stormwater Review (GeoResources, 29Feb2024)</i></li> <li><i>Johnson Parkway Stream 1 Box Culvert Scour Potential Letter (GeoResources, 15Dec2023)</i></li> </ul>		

*See SEPA and Environmental Analysis Memo (Engineering Department) and project staff report for review and City evaluation of all SEPA Checklist elements.  
 Commented by Edie Berghoff, Senior Planner, March 28, 2024.*

**Significant Trees and Landscaping:**

- *Tree Retention Plan (Peninsula Environmental, 09Nov2023)*
- *Geogrid Planting Memo (Core Design, 09Nov2023)*

**Traffic Analysis:**

- *Audrey Estates Traffic Impact Analysis (Transportation Solutions, Inc., 16June 2023)*

**Aesthetics Evaluation:**

- *Site Plan Aesthetics Exhibit (Core Design, 09June2023)*

**Photometric Calculations:**

- *Photometric Calculations and Plan (Transportation Solutions, Inc., October 2022)*

Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain.

*None at this time.*

List any government approvals or permits that will be needed for your proposal, if known.

- *Preliminary Plat Approval*
- *SEPA Determination*
- *Clearing & Grading Permit (Construction Plans)*
- *Right-of-way Permit*
- *NPDES Permit*
- *Forest Practices Application*
- *Final Plat Approval*
- *Building Permits*

Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

*The Audrey Estates Preliminary Plat is a residential community comprised of sixty (60) single-family lots averaging 7,502 square feet each with open spaces throughout. The project site encompasses 25.18 acres located within the City of Poulsbo (tax parcel 242601-3-006-2005). However, only ~13.3 acres of the 25.18-acre site are proposed for development. The project accesses from Sunrise Ridge NE which will require a half-street, neighborhood collector improvement. New public rights-of-way internal to the project include one residential collector road (Road A), two residential access roads (Roads B and C), and one stubbed residential access connection to serve properties to the north (Road D). Five private access tracts are proposed to each serve four or fewer lots. Stormwater management infrastructure, sewer and water utilities, stream and critical area preservation, tree retention, landscaping and recreational opportunities are also proposed onsite as part of the preliminary plat.*

*See project civil and landscape plans by Core Design (13Feb2024).*

Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

*The project parcel is vacant (no address, tax parcel 242601-3-006-005) and is located adjacent to the roundabout intersection of Sunrise Ridge Avenue NE and the newly constructed Johnson Parkway. Johnson Parkway borders the project's southern and eastern boundaries. The site is located in the SW ¼ of Section 24, Township 26N, Range 1E, W.M. in the city limits of Poulsbo, Kitsap County. The legal description, site plan, vicinity map and topographic map are located on the civil and preliminary plat plans submitted as part of the Audrey Estates Preliminary Plat SEPA review.*

B. ENVIRONMENTAL ELEMENTS	Agree	Disagree	Mitigate
<b>1. Earth</b>			
<p>a. General description of the site (check one):</p> <p><input type="checkbox"/> flat</p> <p><input checked="" type="checkbox"/> rolling</p> <p><input checked="" type="checkbox"/> hilly</p> <p><input checked="" type="checkbox"/> steep</p> <p><input checked="" type="checkbox"/> slopes</p> <p><input type="checkbox"/> mountainous</p> <p><input type="checkbox"/> other.</p>	✓		
<p>b. What is the steepest slope on the site (approximate percent slope)?</p> <p><i>The declivity of the site is from the northwest to southeast with an overall elevation change of roughly 135 feet. The steepest slope on site is approximately 55 percent.</i></p>	✓		
<p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. According to the USDA NRCA Web Soil Survey maps, onsite soils consist of:</p> <ul style="list-style-type: none"> <li>• Kapowsin gravelly ashy loam (23) soils,</li> <li>• Kitsap silt loam (29) soils,</li> <li>• Mckenna gravelly loam (32) soils, and</li> <li>• Poulsbo gravelly loam (39 &amp; 40) soils.</li> </ul> <p><u>Geotechnical Evaluation:</u></p> <p><i>A geotechnical evaluation conducted on June 23/24, 2021 included excavation of fifteen (15) test pits to depths of about 10 to 15 feet below existing ground surface using a medium-sized, track mounted excavator. Additional fieldwork on May 23/24, 2022 included the drilling of six borings to depths of 36.5 to 41.5 feet below ground surface. Two of the borings were completed as monitoring wells.</i></p>	✓		



At the locations explored, variable subsurface conditions were encountered that partially agreed with the mapped surficial geology for the site and surrounding area. The primary geologic units at the site were consistent with glacial till, advance outwash, and pre-Vashon glaciomarine glacial deposits. These glacial soils are described below.

- Topsoil/Undocumented Fill: Dark brown and brown topsoil with a thin layer of overlying forest duff was observed to be the upper most surficial soil layer at most of the test pit locations. The thickness of the topsoil likely varies significantly across the site, with thickness of the topsoil at test pit explorations ranging from ½ to 1 foot. It is a possibility the topsoil layer within depressions and deep ravines across the site are thicker than the observed topsoil layer at our test pit locations. Undocumented fill was encountered underlying the topsoil layer in test pit TP-3 and borings B-5 and B-6. This fill layer may have been the result of past grading in the large flat bench in the central portion of the site.
- Glacial Till Deposits: The glacial till was observed underlying the topsoil were encountered and is the youngest glacial soil encountered across the site. The glacial till was observed as a gravelly silty sand to a silty sand with some gravel in a medium dense to very dense and moist to wet condition. The glacial till was observed sporadically across the site, with the thickness ranging from 4 feet to 11½ feet.
- Advance Outwash Deposits: The advance outwash deposits were encountered underlying the topsoil and glacial till. The advance outwash was generally observed as a stratified fine sand and silt to a massive poorly graded fine sand with some to trace gravel. The upper advance outwash was encountered in a loose to medium dense and moist to wet condition, and the deeper undisturbed advance outwash was in a dense and moist to wet condition. The advance outwash at the location of boring B-1 was observed to be 39-feet thick and as thin as 3½ feet at the location of test pit TP-9. The advance outwash was generally observed in the western to central portions of the site.
- Pre-Vashon Glaciomarine Deposits: The pre-Vashon glaciomarine deposits were observed either to underlie the advance outwash deposits or as the upper most surficial soil in our boring and test pit explorations. This deposit is likely the oldest geologic unit at the site. The glaciomarine deposits were observed as a bluish grey silt, clayey silt, silty clay, and clay in a stiff to hard condition and moist to wet condition. The glaciomarine deposits were observed to the full depth explored at boring B-2 and B-5. It appears the Pre-Vashon glaciomarine deposits are the primary uppermost surficial geologic unit along the western site boundary and in the eastern portion of the site.

Moderate to rapid groundwater seepage was observed at about 3½ to 8 feet below the ground surface during excavation of test pits TP-8, TP-9, TP-10, TP-12, TP-13, and TP-14. The encountered groundwater is

<p><i>likely the result of a shallow perched groundwater table, with the low permeable pre-Vashon glaciomarine deposits acting as a confining layer. Perched groundwater typically develops when the vertical infiltration of precipitation through a more permeable soil, such as the advance outwash, is slowed at depth by a deeper, denser, less permeable soil type, such as the pre-Vashon glaciomarine deposits.</i></p> <p><i>Groundwater was observed during drilling of all but one boring (no groundwater was encountered in boring B-5). The groundwater was observed from a depth of 3½- to 35-feet below the existing ground surface, with the shallowest groundwater observed within boring and test pit explorations in the lower elevations of the southwest and south-central portions of the site. Standing water was also observed in the southwest portion of the site at the time of our boring explorations, about 50 feet south of boring B-3 and at the location of the proposed stormwater detention vault. It appears drainages are present across the site, flowing downslope through the moderately permeable outwash fine sands and draining into the lower elevation portions of the site.</i></p> <p><i>Fluctuations in the local groundwater levels are anticipated to occur in response to precipitation patterns, off-site construction activities, and site utilization. Even though test pits were excavated following a period of historically hot and dry weather, they were excavated following the wet winter months and likely represent a seasonal average level. Borings were drilled following an unusually wet winter and spring, and likely represent a seasonal high level. It is expected that water levels will be lower in the late summer/early fall months. As such, water level observations made at the time of the field investigation may vary from those encountered during the construction phase.</i></p> <p><i>Borings B-4 and B-6 have been finished as monitoring wells. Two standpipe piezometers were installed during the 2022/2023 wet season for additional shallow groundwater monitoring.</i></p> <p><u><i>Critical Aquifer Recharge Area</i></u></p> <p><i>A hydrogeological report was prepared to review the Category II Critical Aquifer Recharge Area located on site. The City of Poulsbo maps the southern and eastern low elevation areas of the site as an aquifer recharge area of concern (indicating soils with high infiltration potential). Kitsap County's current geologically hazardous map for critical aquifer recharge areas designates the project site and surrounding area as a Category II Critical Aquifer Recharge Area. Based on the interpretation of the hydrogeologic conditions at and within 1,000 feet of the project site, it was determined that the proposed residential plat will not adversely impact the hydrology and hydrogeology of the site if appropriately designed. The soils encountered in the subsurface explorations generally consisted of advance outwash and pre-Vashon glaciomarine deposits with sporadic</i></p>			
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<p><i>glacial till deposits. The water well logs near or within 1,000 feet of the project site suggest groundwater is pumped from a confined aquifer approximately located 120 feet to 330 feet below the existing ground surface in the site vicinity. The depth to the confined aquifer decreases towards the northern shoreline of Liberty Bay. The aquitard, based on the available water well logs, appears to primarily consist of silt and clay. These same fine-grained deposits appear to correlate with surficial soils at the subject site. An unconfined aquifer is present at the site, but the proposed stormwater detention system designed to the 2019 Stormwater Management Manual for Western Washington, should render the hydrology of the site to remain effectively unchanged.</i></p> <p><i>See geotechnical report, geotechnical memo re:structural fill, geotechnical memo re:scour, and hydrogeological report by GeoResources (13Nov2023, 16June2023, 15Dec2023, 20Octo2022).</i></p>			
<p><b>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</b>  <i>Slopes greater than thirty percent are present across the central and western portion of the site. The Coastal Zone Atlas geologic map maps two landslide deposits at the site. However, the portions of the site mapped by the WA Department of Ecology Coastal Atlas are included in the "stable" (S) category. No areas of unstable recent slides (URS) or unstable old slides (UOS) are mapped on the site. The Quaternary Geology and Stratigraphy of Kitsap County maps most of the site as stable (S), however; the central and southwestern portions of the site are mapped as unstable (U). Additionally, test pits and boring explorations in the mapped landslide areas did not encounter stratigraphy typically indicative of landslide deposits.</i></p> <p><i>See geotechnical report by GeoResources (13Nov2023).</i></p>	✓		
<p><b>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.</b>  <i>Grading will be required for the construction of the lots, associated parking/sidewalks, utilities, residential amenity areas, stormwater facilities and roadways. An onsite balance of cut/fill is desired to reduce truck traffic for export/import of material. Any imported fill material will be from onsite or a site approved by the city.</i></p> <p><i>Preliminary grading quantities without shrinkage are approximately 123,694 CY of cut and 138,228 CY of fill. The project will work through engineering plan preparation to achieve an earthwork balance to the extent feasible.</i></p> <p><i>Native soils containing organics may be stored onsite for use as landscape soil amendment and managed pursuant to recommendations from the landscape architect to ensure compatibility for use as site soil amendment. The construction plans will include these recommendations, if applicable.</i></p>	✓		



<p>See civil plans (13Feb2024) and geotechnical memo re:structural fill by GeoResources (16June2023).</p>			
<p><b>f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.</b>  <i>Yes, erosion is possible. A Stormwater Pollution Prevention Plan (SWPPP) and a Temporary Erosion and Sediment Control Plan (TESCP) will be developed as part of the Clearing &amp; Grading application. Construction monitoring and reporting will occur during construction in order to mitigate potential erosion risks. Inspections will be required by a Certified Erosion &amp; Sediment Control Lead (CESCL).</i></p>	✓		
<p><b>g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</b>  <i>New impervious area from new buildings, right-of-way/sidewalks, private driveways, pedestrian pathways and open space amenity areas will be constructed as part of this project. Approximately 23 percent of the site will be covered by impervious surfaces post-construction.</i></p> <p><i>See storm drainage report by Core Design (13Feb2024).</i></p>	✓		
<p><b>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</b>  <i>Controlling erosion during construction is highly important. A TESCP will be submitted with the Grading &amp; Clearing Permit application. The plan requires the use of Best Management Practices (BMPs) throughout the construction phase. This includes, but is not limited to, vegetation retention, earth covering, filter fabric fences, stabilized construction entrances, hydroseeding, stockpile management, installation of storm drain inlet protection, avoidance of earthwork during prolonged precipitation and other BMPs.</i></p> <p><i>These BMPs will be designed, constructed, operated and maintained per the Washington State Department of Ecology Stormwater Management Manual for the Puget Sound Basin and City of Poulsbo standards and ordinances. A CESCL is required during the construction phase to monitor runoff from the site. The CESCL is required to immediately implement additional or alternative BMPs to mitigate water quality failures and/or erosion events. A National Pollution Discharge Elimination System (NPDES) General Construction Permit issued by the Washington State Department of Ecology is required for this project. The NPDES Permit requires an approved SWPPP to be maintained on site at all times.</i></p> <p><i>In the event that soils are encountered that exhibit odors and/or visual evidence of contamination, these soils are to be stockpiled onsite to determine if they can be reused onsite or will require offsite disposal. The protocol for sampling and offsite disposal shall conform to the "Ecology Guidance for Remediation of Petroleum Contaminated Sites (June 2016).</i></p>	✓		

<p><i>Long-term erosion impacts are reduced as the pasture recovers naturally to create a dense community of persistent vegetation. In addition, compensatory mitigation as required by the 2019 Stormwater Management Manual for Western Washington is proposed within the portion of Wetland 2/A located onsite. The measures include establishing a system of weirs composed of native plants and organic materials to both expand the stormwater flow path and create areas of water storage which will attenuate stormwater volumes.</i></p> <p><i>In the event that soils are encountered that exhibit odors and/or visual evidence of contamination, these soils are to be stockpiled onsite to determine if they can be reused onsite or will require offsite disposal. The protocol for sampling and offsite disposal shall conform to the "Ecology Guidance for Remediation of Petroleum Contaminated Sites (June 2016).</i></p> <p><i>Recommendations and BMPs identified in the geotechnical and hydrogeological reports to be incorporated into the grading and clearing permit application and implemented during construction.</i></p> <p><i>See storm drainage report and landscape plans (13Feb2024) by Core Design, storm drainage review (MR8 analysis) by BGE Environmental (15June2023), and Wetland 2/A compensatory mitigation plan by Ecological Land Services and Waterman Mitigation Partners (14Feb2024).</i></p>			
<b>2. Air</b>			
<p><b>a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.</b></p> <p><i>Temporary impacts include construction-related vehicle exhaust and dust particles dispersed from sawing, cutting, and manipulating materials onsite. Any spray-on material applications, such as paint or insulation, should be applied following OSHA and ISO guidelines for installation and clean up management.</i></p> <p><i>Upon project completion, normal emissions from traffic by residents and guests can be expected.</i></p>	✓		
<p><b>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</b></p> <p><i>No, off-site sources of emissions would be those typical for residential neighborhoods, such as automobile exhaust and fireplace/heating infrastructure.</i></p>	✓		

<p>c. <b>Proposed measures to reduce or control emissions or other impacts to air, if any.</b>  <i>Project construction will be required to comply with the City of Poulsbo Municipal Code and Puget Sound Clear Air Agency requirements. During construction, TESC measures such as watering, stabilized construction entrances, hydroseeding, earth covering, and vegetation retention will be used to control dust. Areas exposed during site development will be landscaped after construction. In addition, the contractor will provide a Fugitive Dust Plan for both onsite and offsite improvements for approval prior to commencing work.</i></p>	✓		
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**3. Water**



3. Water			
<p>1) <b>Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</b>  <u>Onsite Wetlands and Streams:</u>  <i>Five, Category IV, slope wetlands have been identified and delineated onsite (Wetlands 2/A, B, C, E and F). These wetlands provide hydrology to two onsite streams which are tributary to Bjorgen Creek located offsite to the east. These five wetlands are each subject to a 50-foot buffer and a 15-foot building setback per PMC 16.20.</i></p> <p><i>Headwaters to two streams have been identified along the eastern boundary of the site. Stream 1 is a Type F (salmonid) stream and is subject to a 200-foot buffer and 25-foot building setback. Stream 2 is a Type Ns1 stream and is subject to a 75-foot buffer and 25-foot building setback. Both streams flow easterly to Bjorgen Creek.</i></p> <p><u>Offsite Wetland and Stream:</u>  <i>One offsite wetland has been identified on the tax parcel 242601-3-032-2003 located adjacent and north of the site. Wetland Z has been preliminarily rated as a Category IV wetland requiring a 40-foot buffer and 15-foot building setback.</i></p> <p><i>Bjorgen Creek is a Type F (salmonid) stream which flows north-to-south paralleling the east side of the newly constructed Johnson Parkway. This stream is subject to a 200-setback and 25-foot building setback. This buffer extends onto the project site but is fully contained within the site wetland buffers.</i></p> <p><u>Other Critical Area Information:</u>  <i>The City of Poulsbo recently completed wetland mitigation work to the portion of Wetland 2/A which lies within their right-of-way. This project has been designed to provide a 50-foot conservation buffer outside of the north boundary of the Wetland 2/A buffer. This is provided as extra protection to the city's mitigation work.</i></p>	✓		

<p>See wetland verification memo by GeoEngineers (14June2023) with updated wetland rating forms by BGE Environmental (20Jan2023) and civil plans by Core Design (13Feb2024).</p>			
<p>2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p> <p><i>Yes, the proposal includes grading and installation of two utility lines with appropriate easements crossing from the central region of the site between the buffer of Wetlands 2/A and B in Tract C to maintain gravity conveyance of stormwater and sanitary sewer facilities to the southwest corner of the project. Water main looping will require crossing the overlapping buffers of Bjorgen Creek, offsite Wetland Z and onsite Wetland F directly offsite to the north.</i></p> <p><i>The proposed roads and single-family lots will be located outside the wetlands and stream and wetland buffers. However, as a result of underground utility installation, wetland buffers will be impacted. Approximately 3,799 square feet of buffer between Wetlands 2A and B will be converted to herbaceous vegetation from forested vegetation (a permanent impact) and increasing the buffer adjacent to residential development is proposed to compensate for the impacts. Approximately 4,000 square feet of forested buffer will be added. The buffer increase areas will provide better protection to the wetlands because they are located adjacent to single-family lots. Approximately 2,985 square feet of the buffers of wetlands F and Z will be temporarily impacted as a result of the project. The area is currently dominated by herbaceous grasses and the area will be seeded with native vegetation after the waterline is installed. Grading and dispersion trench installation will occur in the building setbacks but there will be no new structures constructed within the building setback.</i></p> <p><i>See buffer mitigation plan by GeoEngineers (09Nov2023) and civil plans by Core Design (13Feb2024).</i></p>			
<p>3) Estimate the amount of fill and dredge that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. No filling or dredging of surface water bodies is anticipated.</p>		<p>SWMMWW MR-8 mitigation to recontour wetland ditch</p>	<p>to provide meander(s) and flow attenuation. (EB)</p>





<p>4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known. <i>The project does not propose any surface water withdrawals or diversions.</i></p>	✓		
<p>5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. <i>No, the project site is not located inside of a 100-year regulated floodplain. The subject parcel is located within FEMA FIRM Panel 53035C0230F, Zone X, and noted as an area of minimal flood hazard.</i></p>	✓		
<p>6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. <i>No, the proposal does not involve any discharge of waste materials to surface waters.</i></p>	✓		
<b>b. Ground:</b>			
<p>1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. <i>The proposed development will be served by the City of Pousbo Water Division, a public water system. No wells and no groundwater withdrawals or discharges are anticipated.</i></p>	✓		
<p>2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals.; agricultural; etc...). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. <i>The proposed development will be served by the City of Pousbo Sewer Division, a public sanitary sewer system, and no industrial or agricultural uses are anticipated. No waste materials will be discharged into the ground. Stormwater infrastructure will be sized and designed according to the City of Pousbo's standards and specifications for management of flowrate and water quality prior to any discharge.</i></p>	✓		



<b>c. Water Runoff (including storm water):</b>			
1)	<p><b>Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</b></p> <p><i>Stormwater runoff from roofs, roads/parking areas and landscaped areas will be collected within catch basins and conveyance piping and routed to an onsite detention vault facility located in Tract B. Stormwater BMPs, including roof downspout dispersion, will be utilized throughout the site for stormwater mitigation as well as wetland hydrology. Stormwater quantity control and quality enhancement will be provided in compliance with City of Poulsbo and Washington State Department of Ecology requirements. The use of low impact development and infiltration was explored but deemed infeasible due to a shallow depth to an impermeable layer throughout the site.</i></p> <p><i>Water quantity will be mitigated to City-adopted stream protection standards using a modular wetland facility.</i></p> <p><i>Discharge from the vault will be to the edge of the Wetland 2/A buffer located at the southwest corner of the site.</i></p> <p><i>See storm drainage report and civil plans by Core Engineering (13Feb2024).</i></p>	✓	
2)	<p><b>Could waste materials enter ground or surface waters? If so, generally describe.</b></p> <p><i>Generally, no. Stormwater infrastructure will include treatment mechanisms and flow control applications to prevent the discharge of waste into the environment. The potential for illicit discharges and petroleum hydrocarbons from construction vehicles will be managed through the project SWPPP.</i></p> <p><i>See storm drainage report and civil plans by Core Engineering (13Feb2024).</i></p>	✓	
3)	<p><b>Does the proposal alter or otherwise affect drainage patterns near the site? If so, describe.</b></p> <p><i>No, drainage patterns will only be affected within the limits of the development. Stormwater generated in the vicinity of the project will remain in its natural drainage basins at pre-development rates.</i></p> <p><i>See storm drainage report and civil plans by Core Engineering (13Feb2024).</i></p>	✓	

<p><b>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</b>  <i>TESC measures such as sediment ponds, silt fences, vegetation retention, and earth covering will be implemented during construction. Disturbed areas will be stabilized and vegetated. Construction entrances and construction vehicle traffic routes will be stabilized to prevent runoff. Construction runoff will be directed to sediment control pond(s).</i></p> <p><i>The project is required to control surface runoff rates/impacts through water quality treatment and flow control facilities. Flows are directed to a stormwater detention vault with a flow control structure to match pre-developed flow rates. The vault is followed by a modular wetland water quality treatment facility which discharges to a water dispersion/dissipation system at the edge of the buffer of Wetland 2/A. Stormwater BMPs, such as roof downspout dispersion, will be utilized throughout the site for stormwater mitigation as well as wetland hydrology. Where possible, the project proposes not to disturb existing trees and vegetation to prevent additional stormwater flows. Compensatory mitigation as required by the 2019 Stormwater Management Manual for Western Washington to reduced impacts is proposed within the portion of Wetland 2/A located onsite. The measures include establishing a system of weirs composed of native plants and organic materials to both expand the stormwater flow path and create areas of water storage which will attenuate stormwater volumes.</i></p> <p><i>While the project stormwater design complies with 2019 Stormwater Management Manual for Western Washington as required by the Poulsbo Municipal Code, the applicant acknowledges the tribe's concern that maintaining the naturally occurring erosion rates is insufficient by itself to protect fish habitat and production. In order to address potential stormwater impacts resulting in altered stream velocities, the applicant agrees to provide twenty (20) tree stumps with root balls to a local habitat restoration non-profit as compensatory mitigation.</i></p> <p><i>See geotechnical report by GeoResources (13Nov2023) regarding infiltration infeasibility, scour memo by GeoResources (15Dec 2023), storm drainage report by Core Design (13Feb2024), and Wetland 2/A compensatory mitigation plan by Ecological Land Services/Waterman Mitigation Partners. The City's critical areas ordinance provides protection to surface waters by establishing buffers to these areas (Poulsbo Municipal Code 16.20) (see 3.a.1 above for buffer requirements).</i></p>			<p><i>Mitigate animals.</i></p> 
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#### 4. Plants

<p>a. Check types of vegetation found on the site:</p> <p><input checked="" type="checkbox"/> Deciduous tree: alder, maple, aspen, other</p> <p><input checked="" type="checkbox"/> Evergreen tree: fir, cedar, pine, other</p> <p><input checked="" type="checkbox"/> Shrubs: salmonberry, Nootka rose, blackberry, osoberry, evergreen huckleberry, Oregon grape</p> <p><input checked="" type="checkbox"/> Grass: fescue</p> <p><input type="checkbox"/> Pasture</p> <p><input checked="" type="checkbox"/> Crop or grain: parcel has been the location of hay production for many years</p> <p><input checked="" type="checkbox"/> Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other: reed canary grass, piggyback, lady fern, soft rush, slough sedge</p> <p><input checked="" type="checkbox"/> Water plants: water lily, eelgrass, milfoil, other:</p> <p><input checked="" type="checkbox"/> Other types of vegetation: dandelion, plantain, oxeye daisy, sword fern, stinging nettle</p> <p><i>See wetland verification memo by GeoEngineers (14June2023) with updated wetland rating forms by BGE Environmental (20Jan2023) and tree retention plan by Peninsula Environmental (09Nov2023).</i></p>			
<p>b. What kind and amount of vegetation will be removed or altered?  <i>Only that vegetation required for project construction will be removed. Approximately 14.15 acres of vegetation noted above will be altered or removed (except for water plants within delineated wetland areas) for the construction of site infrastructure and homes.</i></p> <p><i>See storm drainage report and civil plans by Core Design (13Feb2024).</i></p>		<p>SWMMWW  MR-8 compensatory  mitigation will  occur in Wetland  21A. (EB)</p>	
<p>c. List threatened or endangered species known to be on or near the site.  <i>No threatened or endangered species are known to be on or near the site.</i></p>			
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.  <i>Approximately 78,500 square feet of landscaping is proposed including lawn areas and native and evergreen trees/shrubs, A total of 2,277 significant trees greater than 10 inches dbh were identified on site. Approximately 460 significant trees will be retained and 110 trees replaced to comply with PMC 18.80.030.B.1 which requires 25 percent of significant trees to be retained/replaced. All existing vegetation including significant trees outside of the project clearing limits and within critical areas/buffer will be retained on the 25.18-acre site.</i></p> <p><i>See landscape plans by Core Design (13Feb2024) and tree retention plan by Peninsula Environmental (09Nov2023).</i></p>			

<p>e. List all noxious weeds and invasive species known to be on or near the site. Per the WSDA Noxious Weed Data Viewer Tansy Ragwort have been reported within one half mile of the project site. Himalayan Blackberry has also been observed onsite.</p>	✓		
<b>5. Animals</b>			
<p>a. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:</p> <p><input type="checkbox"/> Birds: hawk, heron, eagle, songbirds, other: crows, seagulls, dark-eye juncos, house sparrows, owl, chickadees</p> <p><input type="checkbox"/> Mammals: deer, bear, elk, beaver, other: coyote, raccoons, deer mice, Norway rates</p> <p><input type="checkbox"/> Fish: bass, salmon, trout, herring, shellfish, other:</p> <p>Species noted above have either been directly observed by the project team and project neighbors or were identified in city's "Noll Road Corridor Improvements – Wetland Mitigation Plan and Habitat Management Plan" prepared by Parametrix (May 2019).</p>	✓		
<p>b. List any threatened or endangered species known to be on or near site. No threatened or endangered species are known to be on or near the site and according to the WSWF PHS interactive web map, there are no listed or candidate species occurrences listed.</p>		<p>Conservation threats are identified in Bjorgen Creek on PHS (EB) ✓</p>	<p>See Mitigation</p>
<p>c. Is the site part of a migration route? If so, explain. Yes, all of Western Washington lies within the Pacific Flyway Migratory Route.</p>	✓		
<p>d. Proposed measures to preserve or enhance wildlife, if any. The city's critical areas code (PMC 16.20), landscape code (PMC 18.130), and tree retention code (PMC18.180) provide protection for wildlife.</p> <p>All five Category IV wetlands and their 50-foot buffers and 15-foot building setbacks will be preserved with the exception of approximately 3,799 square feet of Wetland 2/A and B buffer which will be converted to herbaceous vegetation from forested to create a sewer and stormwater utility corridor, but approximately 4,000 square feet of forested buffer will be added. The buffer increase areas will provide better protection to the wetlands because they are located adjacent to single-family lots. Approximately 2,985 square feet of the buffers of wetlands F and Z will be temporarily impacted as a result of the project. The area is currently dominated by herbaceous grasses and the area will be seeded with native vegetation after the waterline is installed.</p> <p>In addition, the 200-foot buffer and 25-foot setback for Stream 1 and offsite Bjorgen Creek (Type F salmonid streams) will be preserved along with a 75-foot buffer and 25-foot building setback for Stream 2 (Type Ns1 stream).</p>	✓		








<p>Tree retention requirements of 25 percent of the significant trees to be retained/replaced will be met through the retention of 460 significant trees and replanting of 110 trees.</p> <p>To further help preserve and enhance wildlife, in areas where breaks in tree canopy will result from clearing along the outer edge of the project clearing limits, trees and shrubs have been proposed where possible to expand the future tree canopy and minimize such breaks.</p> <p>See project landscape plans by Core Design (13Feb2024), buffer mitigation plan by GeoEngineers (09Nov2023) and tree retention plan by Peninsula Environmental (09Nov2023).</p>			
<p>e. List any invasive animal species known to be on or near the site. No invasive animal species are known to be on or near the site.</p>	✓		
<b>6. Energy and Natural Resources</b>			
<p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. <i>Electricity through Puget Sound Energy or natural gas through Cascade Natural Gas will be the primary source of energy used to provide heating/cooling, lighting, and cooking energy to each dwelling. The builder will provide the appliances and heating/cooling systems that are energy efficient and cost effective for the homebuyer.</i></p>	✓		
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. <i>No, the project will not affect the potential use of solar energy by adjacent properties.</i></p>	✓		
<p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any. <i>The proposed dwellings will be constructed in conformance with the applicable International Residential Code and Washington State Energy Code standards as adopted by the city. Energy conserving materials and fixtures will be evaluated for suitability in all new construction. Homes designed to be energy efficient are common in this area.</i></p>	✓		
<b>7. Environmental Health</b>			
<p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. <i>No. There are no known environmental health hazards that could occur as a result of this proposal.</i></p>	✓		
<p>1) Describe any known or possible contamination at the site from present or past uses. <i>According to the Washington Department of Energy Toxic</i></p>	✓		<p><i>No park development has occurred on Paulsbo Landfill property</i></p>

*No park development has occurred on Paulsbo Landfill property*

(B)

	<i>Cleanup program interactive map, there are no known contamination events at the site from past or present uses. The Poulsbo Landfill is located about one mile southeast of the project but has been deactivated and since then a portion has been redeveloped into a park.</i>			
2)	Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. <i>There are no known additional existing hazardous chemicals/conditions that would affect the proposal.</i>	✓		
3)	Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. <i>Any chemicals stored onsite would be typical of residential home usage, such as cleaning supplies, paint, fertilizers, and automotive lubricants. During construction, use of heavy-duty trucks will be common onsite, but spill control plans and standard automotive maintenance practices will be performed by the contractor.</i>	✓	Project condition P21g notes only organic fertilizers should be used per Hydrogeological report (EB)	
4)	Describe special emergency services that might be required. <i>No known requirements for special emergency services. Standard emergency services will be required.</i>	✓		
5)	Proposed measures to reduce or control environmental health hazards, if any. <i>No proposed measures at this time. The contractor onsite will be required to follow all standard OSHA, L&amp;I and WA DOE spill prevention plan requirements.</i>	✓		
<b>b. Noise</b>				
1)	What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? <i>The main source of offsite noise in this area originates from the vehicular traffic on Johnson Parkway and SR305. Traffic on internal roads will be audible to future residents.</i>	✓		
2)	What types of levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. <i>Short-term noise impacts will result from the use of construction and building equipment during site development and home construction. Long-term impacts will be those associated with the increase of human population, additional traffic and noise associated with residential areas.</i>	✓		

<p>3) <b>Proposed measures to reduce or control noise impacts, if any.</b>  <i>Poulsbo Municipal Code Chapter 15.32 Regulation of Construction Hours establishes that no construction activity shall be permitted within one thousand feet of any residence between the hours of 7 pm to 7 am Monday through Friday and 7 pm to 8 am weekends and federal, state or city-observed holidays. Construction equipment will be equipped with muffler devices and idling time will be encouraged to be kept to a minimum.</i></p>	✓		
<b>8. Land and Shoreline Use</b>			
<p>a. <b>What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</b>  <i>Site: Undeveloped land within city limits</i>  <i>West: Undeveloped and underdeveloped single-family within city limits</i>  <i>North: Underdeveloped single-family within city limits</i>  <i>South: Currently under development for single-family subdivision within city limits</i>  <i>East: Underdeveloped single-family within Poulsbo Urban Transition Area</i></p>	✓	Kitsap County identifies Poulsbo Urban Growth Area as Urban Transition Area on County Maps. (EB)	
<p>b. <b>Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?</b>  <i>There will be no impact on agriculture or forest lands as this parcel has been undeveloped and privately owned. Within recent history the eastern portion of the site has been used to produce hay crops, but is the same area noted as wetland critical areas. The property is not classified as farmland for tax purposes.</i></p>	✓		
<p>1) <b>Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:</b>  <i>No, there are no known farm or forest uses in the vicinity.</i></p>	✓		
<p>c. <b>Describe any structures on the site.</b>  <i>No existing structures are present onsite.</i></p>	✓		
<p>d. <b>Will any structures be demolished? If so, what?</b>  <i>Not applicable.</i></p>	✓		
<p>e. <b>What is the current zoning classification of the site?</b>  <i>Residential Low, 4 – 5 dwelling units per acre</i></p>	✓		
<p>f. <b>What is the current comprehensive plan designation of the site?</b>  <i>Residential Low</i></p>	✓		

<p><b>g. If applicable, what is the current shoreline master program designation of the site?</b>  <i>Not applicable.</i></p>			
<p><b>h. Has any part of the site been classified as a critical area by the city or county? If so, specify</b>  <i>Yes, the following critical areas have been identified on site (see further discussion in sections above):</i></p> <ul style="list-style-type: none"> <li>• <i>Five, Category IV wetlands (Wetlands 2/A, B, C, E and F)</i></li> <li>• <i>One, Type F (salmonid) stream (Stream 1)</i></li> <li>• <i>One, Type Ns1 stream (Stream 2)</i></li> <li>• <i>One, Type F (salmonid) stream buffer (Bjorgen Creek)</i></li> <li>• <i>Steep slopes</i></li> <li>• <i>Landslide hazards</i></li> <li>• <i>Moderate seismic hazards</i></li> <li>• <i>Category II Critical Aquifer Recharge Area</i></li> </ul> <p><i>See wetland and stream buffer verification memo by GeoEngineers (14June2023) with updated wetland rating forms by BGE Environmental (20Jan2023), buffer mitigation plan by GeoEngineers (09Nov2023), geotechnical engineering report by GeoResources (13Nov2023), and hydrogeological report by GeoResources (20Oct2022).</i></p>			
<p><b>i. Approximately how many people would reside or work in the completed project?</b>  <i>Per the US Census Quick Facts from the 2017-2021 population dataset there are 2.22 persons per household. Based on this dataset, approximately 131 individuals will reside in the community.</i></p>			
<p><b>j. Approximately how many people would the completed project displace?</b>  <i>None, the site is vacant.</i></p>			
<p><b>k. Proposed measures to avoid or reduce displacement impacts, if any.</b>  <i>None, the site is vacant.</i></p>			
<p><b>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.</b>  <i>The site is required to comply with the City's Municipal Code, Comprehensive Plan and Development Standards. In addition, the project proposes a 50-foot conservation buffer outside the north edge of the Wetland 2/A buffer to provide further protection of the city's recent mitigation of Wetland 2/A within the city's right-of-way.</i></p>			
<p><b>m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.</b>  <i>Not applicable, there are no known agricultural or forest lands in the vicinity.</i></p>			



9. Housing			
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. <i>The project will provide sixty (60), new, middle-income residences.</i>	✓		
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. <i>Not applicable, the site is vacant.</i>	✓		
c. Proposed measures to reduce or control housing impacts, if any. <i>The project reduces housing impacts through the promotion of the City's Comprehensive Plan Goal HS-1 "Provide enough housing to meet the needs of the existing and project population," and Goal HS-3 "Promote a variety of housing types that meet changing population needs and preferences."</i>	✓		
10. Aesthetics			
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? <i>The tallest height of any proposed structure will be the maximum height allowed by the PMC (35 feet). Structural and retaining wall grading includes consideration for preserving surrounding natural vegetation. Exterior materials may be wood, cement board siding or other materials allowed by building codes.</i>	✓		
b. What views in the immediate vicinity would be altered or obstructed? <i>There should be no impact upon views in the immediate vicinity. No anticipated views proposed to be obstructed.</i>	✓		
c. Proposed measures to reduce or control aesthetic impacts, if any. <i>Mitigation for aesthetics is provided through tree retention, landscaping and preservation of critical areas/buffers. Preservation of trees and natural vegetation within Tract C will create a greenbelt-like buffer between the proposed residential structures and viewpoints along the adjacent streetscape of Johnson Parkway. In areas along the eastern boundary where vegetation gaps will result from site development activities, trees are proposed to provide future visual obstruction. Additional dense planting is proposed on the southern slopes.</i>  <i>See site plan aesthetic exhibit and landscape plans by Core Design (09June2023).</i>	✓		
11. Light and Glare			
a. What type of light or glare will the proposal produce? What time of day would it mainly occur? <i>Minimal light and glare will be a result of residential lighting and traffic which will occur early in the morning and late in the evening.</i>	✓		

<p><b>b. Could light or glare from the finished project be a safety hazard or interfere with views?</b>  <i>No safety hazards related to light or glare are anticipated. Typical building materials, such as wood, masonry, brick, or composite, do not commonly produce glare that would pose a safety hazard.</i></p>	✓		
<p><b>c. What existing off-site sources of light or glare may affect your proposal?</b>  <i>No impacts from offsite light or glare are anticipated due to the surrounding residential land uses.</i></p>	✓		
<p><b>d. Proposed measures to reduce or control light and glare impacts, if any.</b>  <i>The project should be designed to minimize light and glare including the utilization of down-lighting and compliance with IES standards.</i></p> <p><i>See photometric analysis performed by Transportation Solutions, Inc. (Oct2022).</i></p>	✓		
<b>12. Recreation</b>			
<p><b>a. What designated and informal recreational opportunities are in the immediate vicinity?</b>  <i>Amenities associated with North Kitsap School District are within walking and biking distance from the project. The site is bordered by a shared use path along Johnson Parkway that extends under SR305 creating a pedestrian and bicycle link to Lemolo Shore Drive and downtown Poulsbo. Other City of Poulsbo Parks (e.g., Frank Raab Park, Lion's Park, Austurbruin Park) are within biking distance or a 5-minute drive of the site. The Kitsap North Viking Transit Center is within driving distance of the site which provides bus service to recreational opportunities within the immediate vicinity and to the larger Kitsap County area.</i></p>	✓		
<p><b>b. Would the proposed project displace any existing recreational uses? If so, describe.</b>  <i>No displacement of recreational uses is anticipated since the site is currently vacant.</i></p>	✓		
<p><b>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.</b>  <i>Open space recreation facilities will be provided in combination with stormwater infrastructure on Tract B. The project will provide outdoor space on all lots. In addition, the project will be subject to park impact fees to reimburse the city for the capital cost of public facilities that are needed to serve new development.</i></p> <p><i>See civil and landscaping plans by Core Design (13Feb2024).</i></p>	✓		

**13. Historic and Cultural Preservation**

<p>a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. <i>Frank Raab Park is roughly one mile from the project site and is determined as historically eligible according to DAHP's WISSARD predictive model.</i></p>	<p>✓</p>	<p>Home to north-east is 1901 construction according to County Records.</p>	<p>Ⓟ</p>
<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. <i>There are not any known landmarks or features, such as cemeteries or other evidence of Native American or historic use by regional tribe affiliations. If an archaeological site or artifact is found during construction, work will cease and the appropriate Historical Preservation Professional will be notified.</i></p>	<p>See mitigation.</p>	<p>✓</p>	<p>Ⓟ</p>
<p>c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. <i>No historical or cultural resources are known in the area. If anything of significance is found during construction, work will cease and the appropriate professionals will be notified.</i></p>	<p>✓</p>		
<p>d. Proposed measures to reduce or control impacts, if any. <i>In the event that ground-disturbing or other construction activities result in the unanticipated discovery of archaeological resources, work should be halted in the immediate area, and contact made with city/county officials, the technical staff at the Washington State Department of Archaeology and Historic Preservation, and tribal representatives. Work should be stopped until further investigation and appropriate consultation have concluded. In the unlikely event of the inadvertent discovery of human remains, work should be immediately halted in the area, the discovery covered and secured against further disturbance, and contact effected with law enforcement personnel, consistent with the provisions set forth in RCW 27.44.055 and RCW 68.60.055.</i></p>	<p>✓</p>		

**14. Transportation**

<p>a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. <i>The site is served by Sunrise Ridge Avenue NE, just north of the roundabout intersection with the newly constructed Johnson Parkway. The development of the parcel will include internal access public roads including one stubbed connection for future connectivity to the north and one a cul-de-sac road end.</i></p>	<p>✓</p>		
---	----------	--	--

<p><b>b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?</b>  <i>The closest, existing transit opportunity is Kitsap Transit's Route #344 along NE Hostmark Street roughly two miles north of the project site. Kitsap Transit is exploring the feasibility of a future Park and Ride adjacent to the intersection of Johnson Parkway and SR305. Upon the completion of this proposed development and Sunrise Ridge Avenue NE's extension project, there will be a complete route of sidewalks available between the site and NE Hostmark Street.</i></p>	✓		
<p><b>c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?</b>  <i>The project proposes two parking stalls per lot, meeting the minimum requirement of at least 120 total off-street parking stalls for the proposed 60 dwelling units. The new public roadway will also have a minimum of 30 on-street parking stalls available on one side of the street per the city requirement for one-half space per lot.</i></p> <p><i>See civil plans by Core Design (13Feb2024)</i></p>	✓		
<p><b>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).</b>  <i>Yes, the proposal will add three public roadways, one stubbed connection for future connectivity to the north, and one cul-de-sac for accessing the development internally from Sunrise Ridge Avenue NE. The new public streets will include curb, gutter, landscaping strip, sidewalk, and on-street parking. A half-street improvement is proposed to Sunrise Ridge Avenue NE.</i></p> <p><i>See traffic impact analysis by Transportation Solutions, Inc. (16June2023) and civil plans by Core Design (13Feb2024).</i></p>	✓		
<p><b>e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.</b>  <i>No.</i></p>	✓		
<p><b>f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?</b>  <i>It is anticipated that 566 weekday daily trips will result from this project. Peak hour trips include 42 for AM Peak Hou, and 56 for PM Peak hour. Trip generation estimates are based on data published by the Institute of Transportation Engineers.</i></p> <p><i>Construction activities for the site will require the export and import of soil. While the project site is close to balancing there are areas on site where existing materials may be unsuitable for reuse. The applicant</i></p>	✓		

<p>team has taken into consideration that approximately 50 percent of the site topsoil stripping will need to be exported. Additionally, the areas of the site which may contain unsuitable soils have been conservatively measured for 40 percent reuse and 60 percent export. Additional adjustments to site grading at the final design stage will likely bring the site even closer to a balance and reduce overall truck traffic for the import and export of soils. With these assumptions in place, using a 24 CY truck, the site is expected to generate approximately 1,520 truck trips. Import and export materials will enter and exit the site via the newly constructed extension of Sunrise Ridge Ave NW and Johnson Parkway, heading south to Hwy 305. No truck traffic is expected to leave Johnson Parkway and head north.</p> <p>See traffic impact analysis by Transportation Solutions, Inc. (16June2023).</p>			
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No, the proposal will not interfere with, affect, or be affected by the movement of agricultural and forest products on roads in the area.</p>	✓		
<p>h. Proposed measures to reduce or control transportation impacts, if any. Additional mitigation is not proposed for this project beyond creation of three new public roadways and a road stub to the northern property line for future connectivity. The project will be subject to city traffic impact fees.</p> <p>See traffic impact analysis by Transportation Solutions, Inc. (16June2023).</p>	✓		
<b>15. Public Services</b>			
<p>a. Would the project result in an increased need for public service (for example fire protection, police protection, health care, schools, other)? If so, generally describe. As is anticipated with new residential developments, the project will result in an increased demand for public services due to the increase of 60 residential units.</p>	✓		
<p>b. Proposed measures to reduce or control direct impacts on public services, if any. Roads and dwellings will be constructed to meet all applicable standards and codes of the City and IRC/WSEC. The proposed development will contribute to the local tax base, provide additional tax revenue for the various public services, and contribute to parks, schools, and transportation impact fees.</p>	See mitigation	✓	(B)

## 16. Utilities

a. Check the utilities currently available at the site:

- electric
- natural gas
- water
- refuse service
- telephone,
- sanitary sewer
- septic system
- other.



b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

- electric - PSE
- natural gas - Cascade Natural Gas
- water - City of Poulsbo
- refuse service - City of Poulsbo
- recycling - Bainbridge Disposal
- telephone/communications - CenturyLink
- sanitary sewer - City of Poulsbo



## C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Bernadette Kenworthy Date Submitted: Feb 29, 2024

*Reviewed by Edie Bergoff,  
Senior Planner, May 6, 2024*



# Affidavit of Public Notice

Planning and Economic Development Department  
200 NE Moe Street | Poulsbo, Washington 98370  
(360) 394-9748 | fax (360) 697-8269  
[www.cityofpoulsbo.com](http://www.cityofpoulsbo.com) | [plan&econ@cityofpoulsbo.com](mailto:plan&econ@cityofpoulsbo.com)

Application No: P-12-06-22-02 Project Name: Audrey Est Pre-Plant MDUS

Tiffany Simmons, being first duly sworn, upon his/her oath deposes and says: That he/she is now, and at all times herein mentioned has been, a citizen of the United States and the State of Washington, over and above the age of twenty-one years and a resident of said County, that on May 13, 2024, a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

- Notice of Application
- SEPA Determination
- Notice of Public Meeting
- Notice of Public Hearing
- Notice of Decision

has been provided:

- Mailed to owners of property within 300' of the project site
- Provided to newspaper of general circulation
- Emailed to PED Department distribution lists and/or parties of record
- Posted at Library, City Hall, Poulsbo Post Office
- Posted to the City's website
- Posted at Site Address: \_\_\_\_\_

Signature: [Handwritten Signature] Date: 5/16/24

Subscribed and sworn to before me this 10th day of May, 2024

**KATI B. DIEHL**  
Notary Public  
State of Washington  
License Number 82970  
My Commission Expires  
June 01, 2026

[Handwritten Signature]  
NOTARY PUBLIC in and for the State of  
Washington, residing at:

Poulsbo, WA  
My Commission expires on:  
06-01-2026

# The Seattle Times

## AFFIDAVIT OF PUBLICATION

Jess Rae  
City of Poulsbo  
200 NE Moe St  
Poulsbo WA 98370

CITY OF POULSBO  
Mitigated Determination of  
Nonsignificance (MDNS)

**Project Name:** Audrey Estates Subdivision  
**File No:** P-11-10-22-01  
**Location:** Project property: Unaddressed property - 242601-3-006-2005. Utility improvement is proposed on the following property: 2382 NE Moon View Street - 242601-3-032-2003.  
**Project Description:** Subdivision of land for the construction of 60 single family lots utilizing lot averaging standards with associated roadways and utilities.  
**Applicant:** JWW Group, 3599 NW Carlton Street, Silverdale, WA 98383  
**Lead Agency:** City of Poulsbo  
**Date of Issuance:** May 13, 2024

STATE OF WASHINGTON, COUNTIES OF KING AND SNOHOMISH

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by orders of the Superior Court of King and Snohomish Counties.

The City of Poulsbo has determined that the above-described proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. The terms of the mitigation are available to the public on request.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

This MDNS is issued under WAC 197-11-350. Written comments concerning the MDNS may be submitted to the Poulsbo Planning and Economic Development Department, located at 200 NE Moe Street, Poulsbo, WA 98370, by 4:30 pm on Monday, May 27, 2024. Comment should discuss specific environmental issues associated with this proposal and identify how the MDNS does or does not address those issues.

05/13/2024

**APPEAL:** Any agency or person may appeal this SEPA determination by filing a written appeal to the responsible official no later than 10 working days from the date of this determination (PMC 16.04.250.B), or by 4:30 pm on Monday, May 27, 2024. Contact the responsible official to read or ask about the procedure for SEPA appeals. All appeals shall contain the information required by Title 19, including, but not limited to, information on the specific aspect(s) of the SEPA decision or SEPA issue being appealed, the reasons why each aspect is in error as a matter of fact or law, and the evidence relied on to prove the error.

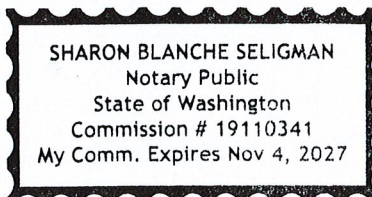
Agent Hank Bui Signature Hank Bui

Subscribed and sworn to before me on 5-14-2024

Sharon B. Seligman

(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

Publication Cost: \$142.72  
Order No: 78352  
Customer No: 209  
PO #:





**From:** [ECY RE NW SEPA \(NWRO\)](#)  
**To:** [Edie Berghoff](#)  
**Cc:** [Molstad, Neil \(ECY\)](#)  
**Subject:** ECY SEPA 202402029 - Audrey Estates Subdivision Preliminary Plat - Comments  
**Date:** Tuesday, May 28, 2024 3:25:15 PM  
**Attachments:** [202402029\\_ECYCommentLetter.pdf](#)

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

Good afternoon,

Thank you for the opportunity to comment on the Audrey Estates Subdivision Preliminary Plat Project (Lead Agency File No. P-11-10-22-01). I apologize and hope you'll still accept this late submission; I did not account for Monday's holiday in my planning. Ecology's comments are attached.

[ Statewide SEPA Register No. [202402029](#) ]

Thank you,

**Delaney Anderson** (she/her)

ERTS & SEPA Coordinator

**Department of Ecology | Northwest Region**

Report an Environmental Concern [Online](#)



NOTICE: This communication is a public record and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Northwest Region Office  
PO Box 330316, Shoreline, WA 98133-9716 • 206-594-0000

May 28, 2024

Edie Berghoff, Associate Planner  
Planning and Economic Development Department  
City of Poulsbo  
200 NE Moe Street  
Poulsbo, WA 98370

**Re: Audrey Estates Subdivision Preliminary Plat  
File# P-11-10-22-01, Ecology SEPA# 202402029**

Dear Edie Berghoff:

Thank you for the opportunity to provide comments on the State Environmental Policy Act (SEPA) mitigated determination of nonsignificance (MDNS) process for the Audrey Estates Subdivision Preliminary Plat Project. The Department of Ecology's (Ecology) Shorelands and Environmental Assistance (SEA) Program has reviewed the submitted materials for this project, and has the following comments:

It is SEA's understanding that the proposed project will not be able to meet Minimum Requirement 8 (Wetlands Protection) in Ecology's 2019 Stormwater Management Manual for Western Washington relating to wetland hydroperiod protection for onsite Wetland 2/A. To mitigate for this, the project proponent has developed a conceptual plan that involves meandering an existing ditch watercourse within Wetland 2/A and installing beaver dam analog/living weir structures.

It has also come to SEA's attention that a portion of Wetland 2/A immediately south of the project area is a wetland mitigation site, established to compensate for wetland impacts from the Johnson Parkway construction project. The City of Poulsbo is responsible for management and monitoring of this wetland mitigation area.

SEA has concerns that the project's mitigation project within Wetland 2/A may result in potential impacts both to the portion of Wetland 2/A where it is proposed and to the adjacent City of Poulsbo wetland mitigation area. As this conceptual mitigation plan is further developed,

Edie Berghoff

May 28, 2024

Page 2

please provide these materials to SEA Program Wetland Specialist Neil Molstad for review and comment.

Thank you for considering these comments from Ecology. If you have any questions or would like to respond to these comments, please contact Neil Molstad from the Shorelands and Environmental Assistance Program at (425) 389-5549 or by email at [neil.molstad@ecy.wa.gov](mailto:neil.molstad@ecy.wa.gov).

Sincerely,

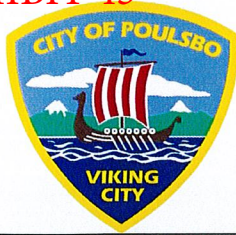
A handwritten signature in black ink that reads "Delaney Anderson". The signature is written in a cursive, flowing style.

Delaney Anderson

ERTS & SEPA Coordinator

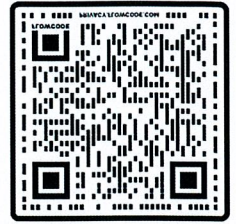
Sent by email: Edie Berghoff, [eberghoff@cityofpoulsbo.com](mailto:eberghoff@cityofpoulsbo.com)

ecc: Neil Molstad, Ecology



# City of Poulsbo Planning Commission

City Hall – 200 NE Moe Street



<b>Subject</b>	<b>Meeting Minutes</b>	<b>Date</b>	05/14/2024
<b>Recorder</b>	Tiffany Simmons	<b>Start Time</b>	6:00 pm
<b>Committee Chair</b>	Ray Stevens	<b>Est. End Time</b>	7:00 pm
<b>Committee Members</b>	Jerry Block, Mark Kipps, Kate Nunes, Ray Taylor, James Schlachter		
<b>Staff Present</b>	Heather Wright, Planning Director, Edie Berghoff, Senior Planner, Micheal Bateman, P.E.		

		Agenda	
Time	No.	Topic	Details
6 pm	1.	Call To Order	
6:00 pm	2.	Pledge of Allegiance	
6:01 pm	3	Modifications to the Agenda	None.
6:02 pm	4.	Approval of Minutes: 04/23/2024	Commissioner RT. Commissioner JB motioned with amendments, Commissioner RT Seconded. All Aye's.
6:03 pm	5.	Comments from Citizens	Council Member Gary McVey spoke about the good work the Planning Commission has done on the Comprehensive Plan and his appreciation for the work they do.
6:05 pm	6.	Presentation of Projects for Consideration  Quasi-Judicial <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	<p><b>Public Meeting for Project: Audrey Estates–</b> EB and MB presented. Chair RS asked how the city plans to monitor the new road and construction traffic, MB responded. RS confirmed that we are keeping track of the new road, MB responded.</p> <p>RS asked about the aquifer recharge requirements, if an additional notice on the title along the lines of "this development is in an aquifer recharge area" should be considered, EB asked a clarification question, RS asked if this language can be added to the title adjustment, EB noted. JB asked, page 13, if it is reasonable or legal to say someone 'needs' to use organic soil, EB and HW responded.</p> <p>JB noted a grammatical error on page 17, EB noted.</p> <p>JB asked why the irrigation water needs to be from a separate connection, MB responded.</p> <p>RS asked if there is a requirement for a double check valve, MB responded. RS shared how stagnant water can be problematic, MB noted. RS asked if there are periodic</p>

			Agenda	
Time	No.	Topic		Details
				<p>inspections as well, MB responded.</p> <p>JB asked if there was a protection for sprinkler systems to prevent freezing, MB responded. RS shared that stagnant water could freeze unless covered with the proper material and regular inspections, MB noted.</p> <p>RS asked if there was a known volume of material being brought onsite, MB responded, and the applicant noted they will confirm.</p> <p>Berni Kenworthy with Axis Land Consulting shared that the entire applicant/consultant team is present to answer any questions and that the applicant team agrees with all proposed conditions and amendments.</p> <p>Mary Ellen, guest, spoke about their experience with other developments in the area and asked about the flow of construction traffic and future road connections, RS reiterated this question to the team and MB responded.</p> <p>Melinda Wedgewood, guest, asked if there were plans to mitigate news pollution and asked if there were any plans to mitigate or maintain a wildlife corridor behind their property near deer run, EB and MB responded to these questions. RS shared some feedback about the challenges of development within the city.</p> <p>JB made motion to recommend approval to Hearing Examiner with conditions as proposed, RT Seconded. All Aye's. None oppose or abstentions, one absent.</p>
6:55 pm	7.	Director's Report		HW shared about city council happenings, upcoming items, department happenings and upcoming planning commission meetings.
7:03 pm	8.	Commissioner Comments		RS asked if there was update about a way to enforcement method for things like enforcing the chickens and animal code, HW responded.
7:06 pm	9.	Adjournment <b>7:06pm</b>		

**Summary:** Minutes were approved with a modification. A motion was made to recommend approval to the Hearing Examiner with the staff proposed changes.

Ray Stevens, Planning Commission Chairman

**PLANNING COMMISSION**  
**FINDINGS OF FACT, CONCLUSION AND RECOMMENDATIONS**  
*PRELIMINARY PLAT APPROVAL*

Planning Commission Meeting Date:	May 14, 2024
Project Proposal Name and Number:	Audrey Estates, P-11-10-24-01
Decision Maker:	Hearing Examiner

**CONSIDERATION (PMC 19.40.040.D):** The planning commission shall review all Type III applications at a public meeting and provide a recommendation to the review authority (Hearing Examiner). The planning commission may recommend that the review authority approve or approve with modifications the application if it complies with the applicable decision criteria. In all other cases, the planning commission shall recommend denial of the proposal.

The planning commission’s recommendation shall be in writing and shall contain the following: (1) the recommendation of the planning commission; (2) any conditions included as part of the planning commission recommendation; and (3) findings of fact upon which the recommendation was based, and the conclusions derived from those facts.

**FINDINGS:**

Per 17.60.040.A in order to grant a preliminary plat, the following findings must be made:

- A. The proposed preliminary subdivision conforms to the requirements of this title.
- B. 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.
- C. The proposed preliminary subdivision:
  - 1. 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.
  - 2. 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.
  - 3. Makes adequate provision for parks, recreation, and playgrounds, as required.
  - 4. Makes adequate provision for schools and school grounds, as required.
  - 5. Makes adequate provisions for sidewalks and other planning features that provide safe walking conditions for students who walk to and from school.
  - 6. Makes adequate provisions for critical area protection pursuant to Chapter 16.20.
  - 7. Makes adequate provisions for fire and emergency access and protection.
  - 8. Serves the public interest and makes appropriate provisions for the public health, safety, and welfare.

**CONCLUSION:**

THE **PLANNING COMMISSION** has concluded that the proposed preliminary plat is consistent with PMC 17.60.040.A. Therefore, the Planning Commission respectfully recommends approval of Audrey Estates, Application No. **P-11-10-24-01** to the Hearing Examiner per the recommendation below.

**RECOMMENDATION:**

The **PLANNING COMMISSION** recommends the Hearing Examiner:

- Approve the Preliminary Plat as conditioned in the staff report provided on May 7, 2024 and staff report addendum provided on May 13, 2024 by Staff.
- Approve with modification the Preliminary Plat with the following conditions:
  - A.
  - B.
  - C.
- Denial of the application.

Recorded Motion on:	05/14/24			
Planning Commission Record of Vote				
Commissioner	Support	Oppose	Absent	Abstain
Stevens	✓			
Kipps	✓			
Taylor	S			
Schlachter	✓			
Strickon	<del>✓</del>		X	
Nunes	✓			
Block	M			
Total:	6		1	

City of Poulsbo Planning Commission



Ray Stevens, Chairman

5/14/24

Date

City of Poulsbo Planning and Economic Development



Planning Technician, Planning and Economic Development

5/14/24

Date



**Affidavit of Public Notice**

Planning and Economic Development Department  
200 NE Moe Street | Poulsbo, Washington 98370  
(360) 394-9748 | fax (360) 697-8269  
[www.cityofpoulsbo.com](http://www.cityofpoulsbo.com) | [plan&econ@cityofpoulsbo.com](mailto:plan&econ@cityofpoulsbo.com)

Application No: P-12-06-22-02 Project Name: Audrey Estates HEPA

Tiffany Simmons, being first duly sworn, upon his/her oath deposes and says: That he/she is now, and at all times herein mentioned has been, a citizen of the United States and the State of Washington, over and above the age of twenty-one years and a resident of said County, that on May 30, 2024, a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

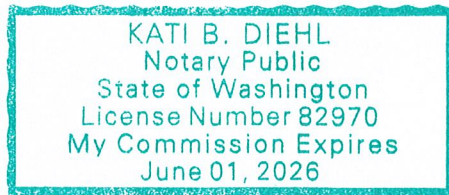
- Notice of Application
- SEPA Determination
- Notice of Public Meeting
- Notice of Public Hearing HE
- Notice of Decision

has been provided:

- Mailed to owners of property within 300' of the project site
- Provided to newspaper of general circulation
- Emailed to PED Department distribution lists and/or parties of record
- Posted at Library, City Hall, Poulsbo Post Office
- Posted to the City's website
- Posted at Site Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: 5/30/24

Subscribed and sworn to before me this 30<sup>th</sup> day of May, 2024



[Signature]  
NOTARY PUBLIC in and for the State of Washington, residing at:

Poulsbo, WA  
My Commission expires on:  
06-01-2026





# NOTICE OF PUBLIC HEARING

Planning and Economic Development Department  
200 NE Moe Street | Poulsbo, Washington 98370  
(360) 394-9748 | fax (360) 697-8269  
www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

## AUDREY ESTATES SUBDIVISION Hearing Examiner Public Hearing

<b>Hearing Date:</b>	Thursday, June 13, 2024	<b>Hearing Time:</b>	10:30 am
<b>Hearing Location:</b>	Poulsbo City Hall, Council Chambers, 200 NE Moe Street, Poulsbo, WA		
<b>Requested Action:</b>	All persons are invited to provide written and verbal testimony to the Hearing Examiner regarding the proposed project.		
<b>Project File No.</b>	P-11-10-22-01		
<b>Site Location and Tax Parcel:</b>	No address   242601-3-006-2005		
<b>Applicant:</b>	JWJ Group c/o Levi Holmes, 3599 NW Carlton Street, Silverdale, WA 98383		
<b>Project Description:</b>	<p>Project proposal is subdivision of land for the construction of 60 single family lots utilizing lot averaging standards with associated roadways and utilities.</p> <p>The site is approximately 25 acres of which critical areas make up approximately 11 acres. Critical areas and their buffers make up 44 percent of the project area and will remain naturally vegetated with creation of meander(s) and weir(s) to reduce speed of water flow through the south wetland. Six wetlands, three streams and their buffers are associated with the project.</p> <p>Open space is not required but is provided in this project in tracts A, B, C, H and I. Amenities are shown over the stormwater vault although not required with subdivision. Access to the site is from Sunrise Ridge Avenue, with future access connection provided in road stub north. Development will connect to city water and sanitary sewer. Water will loop with mains connection at Sunrise Ridge Avenue and northeast project corner. Stormwater will be discharged onsite to maintain water provision to wetlands.</p>		
<b>Application(s) Under Review:</b>	Preliminary Plat, SEPA		
<b>Environmental Review:</b>	Review under the State Environmental Policy Act (SEPA) was required for this project. A SEPA Threshold Determination was issued for this project May 13, 2024 with comment and appeal periods ending May 27, 2024 at 4:30 pm. No timely appeal was received.		
<b>Examination of File:</b>	The application file may be examined online by going to <a href="https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home">https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home</a> > Applications > and search for permit # P-11-10-22-01. If you are unable to access the file, please call the staff contact for options.		
<b>Review Authority:</b>	The Hearing Examiner is the review authority for this Type III application.		
<b>Public Comment Methods:</b>	<p>The public hearing is scheduled for Thursday June 13<sup>th</sup> · 2024, at 10:30 AM or soon thereafter. public meetings are being held as a hybrid virtual/in-person meeting at the web address and call-in number noted below and at Poulsbo City Council Chambers, 200 NE Moe Street, Poulsbo, Washington. This call in number: 1 825 9239 0438 and meeting id: 876 3492 0700 are provided for virtual attendance, in addition to this webinar link: <a href="https://us06web.zoom.us/j/82592390438">https://us06web.zoom.us/j/82592390438</a> .</p> <p>Written comments may be mailed, faxed, or e-mailed to the PED Staff Contact indicated below. To ensure consideration, all written comments must be received by the City prior to close of the public hearing. At the hearing, the public will have an opportunity to provide written and verbal testimony to the Hearing Examiner regarding the proposed project.</p>		

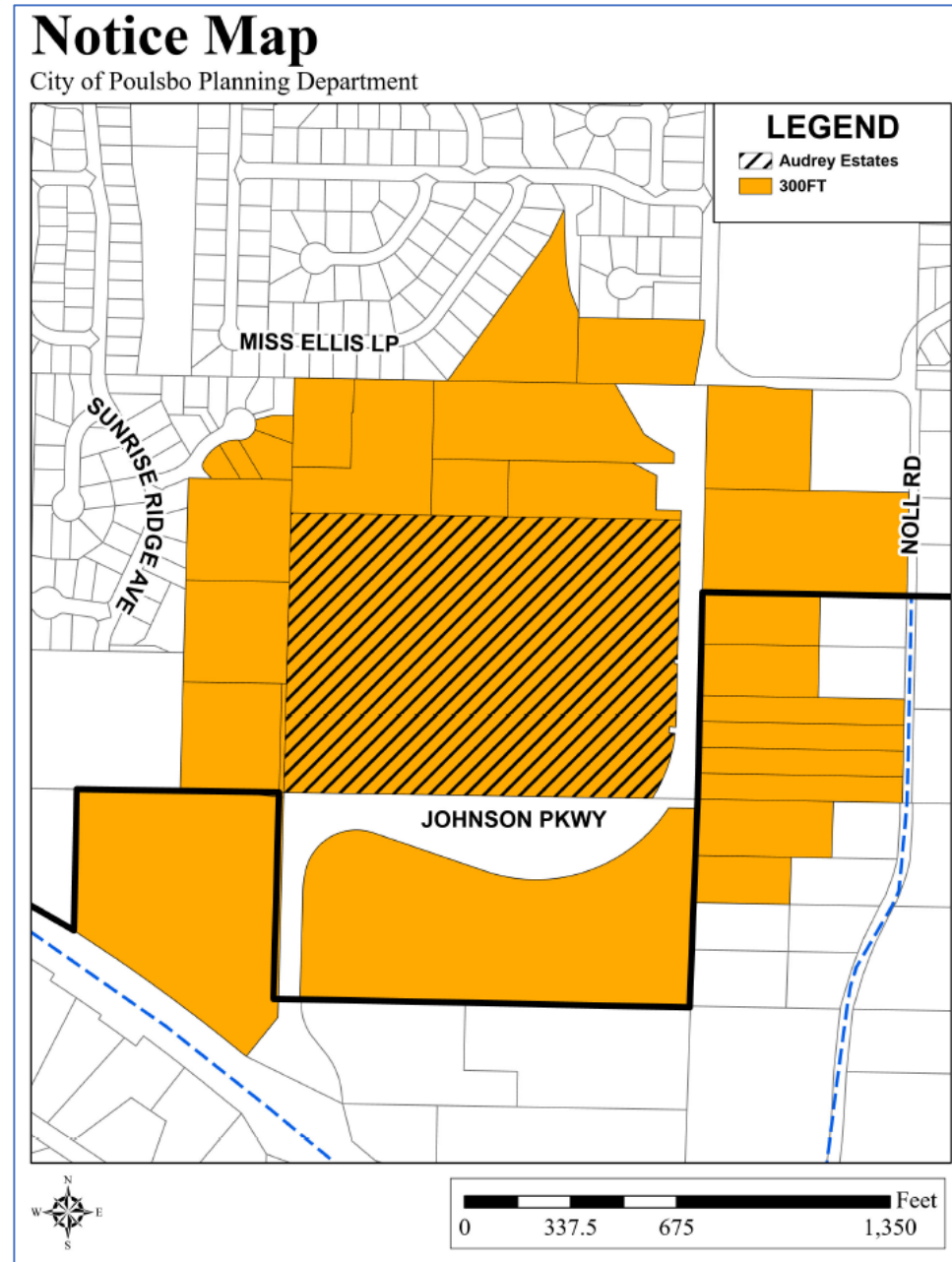
**Staff Report:**

The staff report will be available for review at no cost at least 7 calendar days before the hearing and a copy will be provided at a reasonable cost.

**Staff Contact:**

Edie Berghoff, Senior Planner; eberghoff@cityofpoulsbo.com; (360) 394-9748

**Site Map:**



The following procedural rules have been established for public hearings to allow a fair and orderly hearing:

1. The length of time given to individuals speaking for or against a proposal may be determined by the Hearing Examiner prior to the application being considered;
2. A speaker representing each side of the issue is encouraged.

**THE CITY OF POULSBO STRIVES TO PROVIDE ACCESSIBLE MEETINGS FOR PEOPLE WITH DISABILITIES. PLEASE CONTACT THE POULSBO PED DEPARTMENT AT 360-394-9748 AT LEAST 48 HOURS PRIOR TO THE MEETING IF ACCOMMODATIONS ARE NEEDED FOR THIS MEETING.**



# The Seattle Times

## AFFIDAVIT OF PUBLICATION

Jess Rae  
City of Poulsbo  
200 NE Moe St  
Poulsbo WA 98370

STATE OF WASHINGTON, COUNTIES OF KING AND SNOHOMISH

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by orders of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

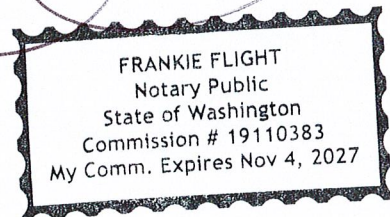
05/30/2024

Agent Sharon Seligman Signature Sharon Seligman

Subscribed and sworn to before me on 05/30/24  
Frankie Flight

(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

Publication Cost: \$147.18  
Order No: 79122  
Customer No: 209  
PO #:



**CITY OF POULSBO  
Notice of Hearing Examiner  
Public Hearing**

**Public Hearing Date/Time:** Thursday,  
June 13, 2024, 10:30 a.m. or soon there-  
after

**Hearing Location:** Poulsbo City Hall,  
Council Chambers, 200 NE Moe Street,  
Poulsbo, WA

**Project Name:** Audrey Estates Subdivi-  
sion

**Project Address:** No address 242601-3-  
006-2005 (Kitsap County Parcel # 242601-  
3-006-2005) Poulsbo, WA 98370

**Project Description:** Project proposal  
is subdivision of land for the construc-  
tion of 60 single family lots utilizing lot  
averaging standards with associated  
roadways and utilities.

**Public Comment:** The public hearing is  
scheduled for Thursday June 13th ,  
2024, at 10:30 AM or soon thereafter.  
public meetings are being held as a  
hybrid virtual/in-person meeting at the  
web address and call-in number noted  
below and at Poulsbo City Council  
Chambers, 200 NE Moe Street, Poulsbo,  
Washington. This call in number: 1 253  
215 8782 and meeting id: 825 9239 0438  
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Contact indicated below. To ensure con-  
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vide written and verbal testimony to  
the Hearing Examiner regarding the  
proposed project.

**Complete Application:** The application  
file may be examined online by going to  
<https://ci-poulsbo-wa.smartgovcomm>  
[unity.com/Public/Home](https://ci-poulsbo-wa.smartgovcomm) > Applications  
> and search for permit # P-11-10-22-01.  
If you are unable to access the file,  
please call the staff contact for options.

**Staff Report:** The staff report will be  
available for review at no cost at least  
7 calendar days before the hearing and  
a copy will be provided at a reasonable  
cost.

**Staff Contact:** Edie Berghoff,  
Senior Planner, 360.394.9748,  
[eberghoff@cityofpoulsbo.com](mailto:eberghoff@cityofpoulsbo.com)

Publication Cost: \$147.18  
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# NOTICE OF PUBLIC MEETING

The Hearing Examiner will review the Audrey Estates Subdivision application at a public hearing scheduled for **Thursday, June 13th, 2024, at 10:30 am or soon thereafter**. At this hearing, the public will have an opportunity to provide written and verbal testimony regarding the proposed project.

**Project Name:** Audrey Estates Subdivision

**Permit No.:** P-11-10-22-01

**Review Authority:** Hearing Examiner

**Application(s) Under Review:** Preliminary Plat, SEPA

**Site Location:** No address (Kitsap County Parcel # 242601-3-006-2005)  
Poulsbo, WA 98370

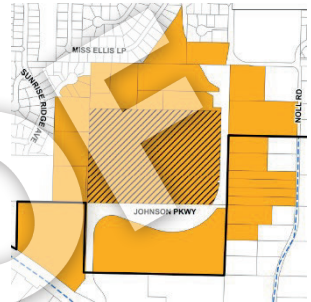
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**Meeting Information:** Hearing Examiner Hearing on Thursday, June 13, 2024 at 10:30 am, or soon thereafter | City Council Chambers | 200 NE Moe Street | Poulsbo OR Virtually at via zoom with meeting ID 825 9239 0438 and <https://us06web.zoom.us/j/82592390438>.

**Examination of File:** The application file may be examined online by going to <https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home> > Applications > and search for permit # P-11-10-22-01. If you are unable to access the file, please call the staff contact for options.

**Staff Contact:** Edie Berghoff, Senior Planner; [eberghoff@cityofpoulsbo.com](mailto:eberghoff@cityofpoulsbo.com); (360) 394 - 9748

**Planning and Economic Development**  
200 NE Moe Street  
Poulsbo, Washington 98370



ph (360) 394-9748 | fax (360) 697-8269  
plan&econ@cityofpoulsbo.com

## **PUBLIC HEARING NOTICE**

The City of Poulsbo has received a permit application that may be of interest to you. The public has the right to review contents of the official file for the proposal, provide written comments, participate in any public meetings or hearings, and request a copy of the final decision.

**Public Hearing: Thursday, June 13th, 2024**

PLEASE CONTACT THE POULSBO PED  
DEPARTMENT AT 360-394-9748 AT LEAST 48  
HOURS PRIOR TO THE MEETING IF ACCESSIBLE  
ACCOMMODATIONS ARE NEEDED.

Planning Department  
200 NE Moe St  
Poulsbo, Washington 98370-7347

**BORN DANIEL & CAROLYN**  
17815 Noll Rd NE  
Poulsbo, WA 98370-7425

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C2M LLC  
22202

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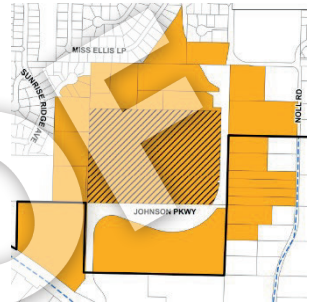
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Planning Department  
200 NE Moe St  
Poulsbo, Washington 98370-7347

KOOSTRA MARTHA J  
2236 NE Moon View St  
Poulsbo, WA 98370-6013

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Poulsbo, WA 98370

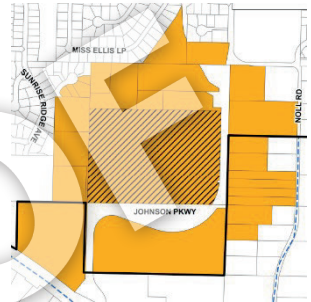
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**Staff Contact:** Edie Berghoff, Senior Planner; [eberghoff@cityofpoulsbo.com](mailto:eberghoff@cityofpoulsbo.com); (360) 394 - 9748

**Planning and Economic Development**  
200 NE Moe Street  
Poulsbo, Washington 98370



ph (360) 394-9748 | fax (360) 697-8269  
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**Public Hearing: Thursday, June 13th, 2024**

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Planning Department  
200 NE Moe St  
Poulsbo, Washington 98370-7347

WEDGEWOOD MELINDA  
PO Box 1375  
Poulsbo, WA 98370-0137

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22202



# Affidavit of Public Notice | Site Posting

Planning and Economic Development Department  
200 NE Moe Street | Poulsbo, Washington 98370  
(360) 394-9748 | fax (360) 697-8269  
[www.cityofpoulsbo.com](http://www.cityofpoulsbo.com) | [plan&econ@cityofpoulsbo.com](mailto:plan&econ@cityofpoulsbo.com)

The following MUST be attached to this affidavit:

Photo of the posting on site or map showing location where sign was posted

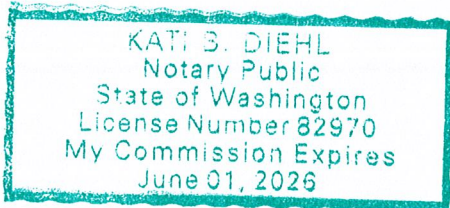
Application No: P-11-10-22-01 Project Name: Audrey Estates Subdivision

I, Ashley Weller, representative for the above-referenced project, do hereby verify that on June 5, ~~2024~~<sup>2024</sup>, I posted a sign at 242601-3-005-2005, relating to the above-referenced project at the site in a location that complies with the City of Poulsbo requirements.

Representative Name: Ashley Weller

Representative Signature: Ashley Weller (sign in front of notary)

Subscribed and sworn to before me this 5<sup>th</sup> day of June, 202~~4~~



Kati B. Diehl  
NOTARY PUBLIC in and for the State of Washington, residing at:

Poulsbo, WA  
My Commission expires on:

06-01-2026





**Public Notice**  
PUBLIC HEARING  
DATE: June 13th 10:00 AM  
LOCATION: 10000 10th Avenue  
PROJECT: 10th Avenue

# EXHIBIT 46

**From:** [Anthony Braeger](#)  
**To:** [Edie Berghoff](#); [Michael Bateman](#)  
**Subject:** Audrey Estates Hearing  
**Date:** Tuesday, June 4, 2024 2:34:16 PM

---

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

Hello,

I am writing in regards to the Audrey Estates Hearing on the 13 of June. I live at 17541 Maple Hill Ave NE, a property adjacent to the proposed development. I will be unable to attend the actual hearing but I am writing this in hopes to have my concerns addressed. To begin, I would like to thank the City for actually notifying me of this hearing before it occurs as this did not happen for the Public meeting that was held on the 14th of May this year. I was able to review a small portion of the proposed development and I do have some concerns about the project. First, I am alarmed that the proposed 15 foot wall/drop-off at the exit of my driveway, the safety of this situation should be self evident. Secondly, I am concerned over the proposed plan to handle the storm water, it has seemed that both of the nearby developments had not accurately accounted for the amount of water that it needs to process. Additionally, I know that there is a fair amount of ground water that is near the surface of the ground and I was not able to obtain a good answer from the city as to how this will be address. I was told by the city engineer that there is a plan to perform a lot of compacting of the soil that is intended to be either brought in or transferred from other locations within the site. I am concerned because when the Crystal View development was being constructed, they too had to do a lot of compacting the shook our house, causing things to fall off the wall, as well as caused a crack and leak in our community well. Next, I am concerned about the tree harvesting and health and well being about the trees not harvested. I am concerned that while felling the chosen trees, trees that were deemed to remain could become damage and thereby cut down and removed as well. Additionally, through my experience with dealing with the Crystal View development, the contractors there destroyed the roots of my trees while doing the ground work, I alert the city of this, but nothing was done. With that said, how will the livelihood of the remaining trees be protected in Audrey Estates with the amount of ground work proposed? Lastly, I am concerned about the oversight that the project will see. Who is responsible for this? and what can they actually do if the developers are not meeting the expectations of the city/county/state?

Thank you so much for your patience and time,

Anthony Braeger

17541 Maple Hill Ave NE  
Poulsbo, WA 98370

360-620-9412