

City of Poulsbo

Planning & Economic Development



MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS) WAC 197-11-970

Poulsbo Meadows Planned Residential Development and Preliminary Plat Planning File No. 01-23-07-1

Description of proposal: The proposal is to subdivide 9.18 acres of vacant land into 46 lots, tracts for open space and private roadway, and right-of-way. Lot sizes will range from 3,906 to 9,127 square feet with an average lot size of 4,983 square feet. Approximately 1.41 will be open space and recreational areas. The site will be accessed from Noll Road NE, approximately 250 feet west of Tallagson Lane (private lane). Future public roadway connections are provided at the south boundary of the proposal. Historical access for properties located south of the subject property will be retained in easement and project roadway tracts. The project will connect to city sewer with the Noll Road gravity sewer main constructed through, and extended between, this project and the developing Mountain Aire Plat. Stormwater will be conveyed to a combined stormwater detention pond and bioswale located on the approved Mountain Aire Plat currently under development. Water connection will be to the city water system and provide a loop connecting the western north west corner and the Mountain Aire Plat.

Applicant: PBH Group LLC, c/o Byron Harris, PO Box 1010, Silverdale, Washington 98383

Location of Proposal: The site is located on the south side of Noll Road NE, and bordered on the east by Poulsbo city limits and Urban Growth Area boundaries, and Tallagson Lane (private lane). Kitsap County Tax Parcel No. 242601-1-033-2006; the site has no address.


Lead Agency: City of Poulsbo

The lead agency for this proposal has determined that it 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.

This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. **Comments must be submitted by February 3, 2017.**

Responsible official: Karla Boughton, Planning & Economic Development Director
Address: City of Poulsbo, 200 NE Moe St., Poulsbo, WA 98370
Phone: (360) 394-9748

Date: January 20, 2017

Signature: 

You may appeal this determination in writing to the responsible official listed above no later than 10 working days from the date of this notice.

You should be prepared to make specific factual objections. Contact the responsible official to read or ask about the procedure for SEPA appeals.

**POULSBO MEADOWS PLANNED RESIDENTIAL DEVELOPMENT AND PRELIMINARY PLAT
PLANNING FILE NO. 01-23-07-1
SEPA MITIGATIONS**

ANIMALS

1. 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 Federal, State, and local agencies with jurisdiction.

LAND USE

2. All development activity within wellhead protection areas associated with private wells on adjacent properties shall be limited to that allowed according to agency regulations.

CULTURAL PRESERVATION

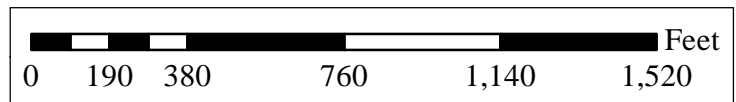
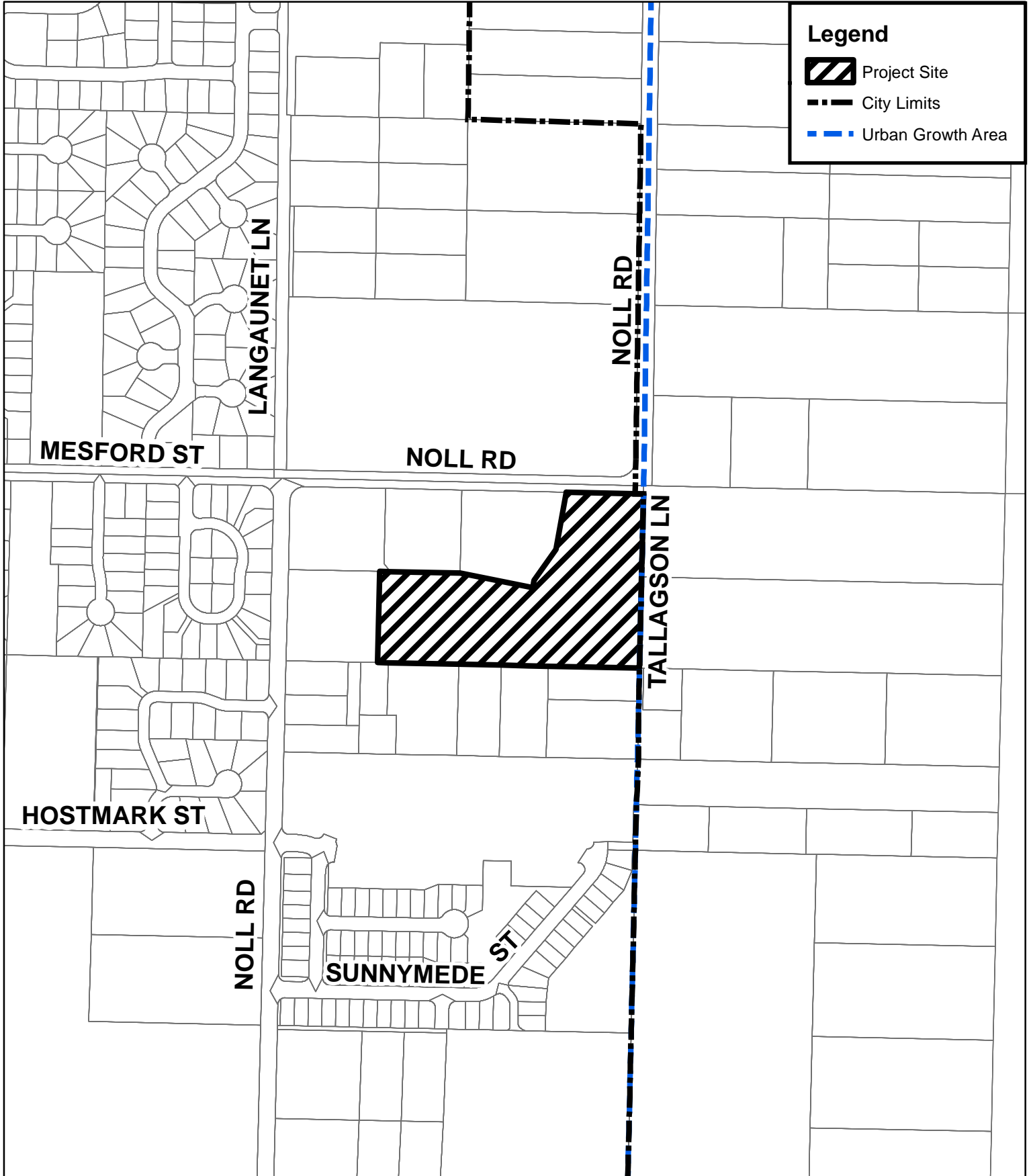
3. While there are no known archaeological resources on this site, in the event archaeological artifacts are uncovered during construction, activity shall be halted immediately and the State Historic Preservation Office and Tribes will be contacted.

SCHOOLS

4. School mitigation fees are required for this project and 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.

Notice Map

City of Poulsbo Planning Department



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

POULSBO MEADOWS – Planned Residential Development (PRD)/Plat

2. Name of applicant:

PBH Group LLC, c/o Byron Harris

3. Address and phone number of applicant and contact person:

Applicant:

Byron Harris

PO Box 1010

Silverdale, WA 98383

360-710-9494

Engineering Contact:

Mark Kuhlman, PE

Team 4 Engineering

5819 NE Minder Road

Poulsbo, WA 98370

360-297-5560

4. Date checklist prepared:

September 12, 2007

Revised July 2010

Revised June 6, 2013

Revised November 28, 2016

5. Agency requesting checklist:

City of Poulsbo

6. Proposed timing or schedule (including phasing, if applicable):

Construction is proposed to begin in spring/summer 2017

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- *Tree Survey with drawing dated October 2005*
- *Area well info from July 2009*
- *Aquifer Recharge Area of Concern information, EnviroSound Consulting, February 2008*
- *Noll Road Projects Traffic Impact Analysis, by Heath and Associated, Inc. received by Planning Department on January 21, 2016.*
- *Stream letter Joanne Bartlett (Wiltermood Associates) dated January 4, 2008*
- *Preliminary Storm Drainage Evaluation Revised October 11, 2016 (currently under Review by City of Poulsbo Engineering) Further revision dated December 27, 2016*

Reports are on file with the City and are available upon request. 1/19/17 (EB)

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

Approval of Mountain Aire PRD/Plat Revised Stormwater Analysis (October 11, 2016) – Currently pending City of Poulsbo review for shared stormwater facilities.

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

1. *PRD/Plat Land Use Approval*
2. *Final PRD/Plat*
3. *General Construction Activity NPDES Permit*
4. *Building Permits*
5. *FPA*

11. Give 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. (Lead agencies may modify this form to include additional specific information on project description.)

The 9.18-acre site is zoned Low Density Residential (4 to 5 dwelling units per acre). The site contains one tax-parcel and has buildable areas throughout. The proposal is to create 46 lots for detached single-family residences. The proposal is utilizing the PRD provisions of the City of Poulsbo Zoning Ordinance (PMC 18.80, as amended July 18, 2007 – ordinance in place at time of complete application) with lot sizes smaller than 7500 square feet, ranging in size from 3906 square feet to 9157 square feet and averaging 4983 square feet. The site design incorporates solutions to various site constraints such as preserving the Lemolo Creek critical area buffer setback in Lot 1, preserving significant trees, providing a north-south utility corridor to eliminate the need for multiple pump stations along the Noll Road corridor, and providing a north-south transportation connection in compliance with the City's Comprehensive Transportation Plan.

Open space areas with amenities, as required in the PRD Ordinance, have been provided through the provision of landscaping and picnic areas in conjunction with an open play area, passive seating areas connected by a walking path, and a batting cage. The PRD includes approximately 1.41 acres of open space to be owned by the Homeowners' Association. These

open space areas account for approximately 15.4 percent of the project area. Per the PRD ordinance, this project is required to have 15 percent open space (1.38 acres) based on an average lot size of 4983 sf. The open space value of 1.41 acres exceeds the open space requirement of 1.38 acres.

One point of ingress/egress is provided at the north end of the lot from Noll Road NE. The provision for a second access has been made at two locations along the southern boundary. It is anticipated that in the future one of these two access locations will connect through to a road stub that has been constructed within the Mountain Aire PRD/Plat once lots in between are developed. These future connection point options were chosen in order to satisfy the City's Comprehensive Transportation Plan for a residential sub-collector in this region. Roads A, B and E will be public right-of-way and Roads C and D will be private roads. One shared driveway is proposed to serve Lots 1 and 46 and another to serve Lots 17-20. At the southwest of the site an existing private driveway will access the proposed private road to access the lots to the south of the site. Frontage improvements equivalent to one-half of the road section will be provided along the Noll Road NE boundary. These improvements include a 12-foot driving lane and standard curb, gutter, sidewalk. Widening of the Noll Road curve to a 125-foot centerline radius will be constructed in cooperation with the Noll-Mesford Plat.

Significant trees are proposed for retention within Open Space Tract A. Those trees with a protective radius that will not be impacted by roads and sidewalks will remain (note: the protective radius is equal to 1 foot for each inch of diameter measure 4 feet above the ground surface). Amenities, landscaping, and grading will be designed around these trees. The site is forested in the western section and the trees which are proposed for retention are shown on the landscape plan and tree retention plan.

Two Group 1 amenities are required throughout the PRD/Plat based on a proposed lot count less than 51. The project includes landscaping, picnic areas in conjunction with an open play area (passive Group 1), passive seating areas connected by a walking path (passive Group 1), and a batting cage (active Group 1). The PRD includes approximately 1.41 acres (15.4% of the site) of open space tracts to be owned by the Homeowners Association. Native vegetation and significant trees will be retained as much as possible throughout the open space. All open space tracts are accessible via sidewalks.

Poulsbo Meadows does not contain any wetland, stream, or steep slope critical areas. Lemolo Creek is located approximately 100 feet east of the eastern property boundary. This reach of Lemolo Creek is classified as a Type 5 stream by WDNR. Pursuant to Poulsbo's Critical Areas Ordinance, a Type 5 stream requires a 75' buffer and 25' setback which have been applied. The buffer setback impacts a small area of Lot 1.

The project site is located within a Critical Aquifer Recharge Area of Concern, and the City has required that a hydrogeological report be prepared for the project. Infiltration and low impact development BMPs are required where soils permit per the City's Critical Areas Ordinance. Neither is proposed for this project based on the results of the hydrogeological report which indicates a limited capacity of the near surface soils for infiltration (ESC, February 2008).

A stormwater detention and wet pond for stormwater management has been constructed offsite as part of the Mountain PRD/Plat. This system provides combined stormwater quantity and quality mitigation for the Poulsbo Meadows PBD/Plat and the Mountain Aire PRD/Plat. The Mountain Aire PRD/Plat is within the City of Poulsbo city limits and will receive water and

sanitary sewer service from the City. Proposed gravity sanitary sewer from this project will connect to the Mountain Aire PRD/Plat through a series of private easements. This sewer line continues southwestward in accordance with the City of Poulsbo's Comprehensive Plan through the Blue Heron project and then west to a City of Poulsbo sanitary sewer manhole in the Plat of Deer Run. One water connection will be from the southeast corner of the project to the water main in the Mountain Aire PRD/Plat to the south through established easements. The project will loop to the main in Noll Road through the proposed Morrow Manor project located at the northwest corner of the project.

12. 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 is located southwest of the intersection of Noll Rd NE and Tallagson Lane NE.

The project is located in the northeast quarter of Section 24, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): **Flat, rolling**, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

According to topographic mapping prepared by AES Consultants, the declivity of the site is from northwest to the southeast. The terrain is somewhat sloped on the western portion and ranges between an 8-12% slope across the site except for in the east side where the terrain is somewhat shallower than the rest of the site at a 5% slope.

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.

The soils on site are listed in the "Soil Survey of Kitsap County Area, Washington" prepared by the United States Department of Agriculture, Soil Conservation Service as #39 Poulsbo gravelly sandy loam, 0-6% slopes, #40 Poulsbo gravelly sandy loam, 6-15% slopes, #22 Kapowsin

Agree
Disagree
Mitigate

A

A

A

Agree
Disagree
Mitigate

gravelly loam, 0-6% slopes.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

A

No

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

A

Grading for construction of the roads, utilities, stormwater management facilities and home sites will be required. Estimated grading quantities are approximately 55,000 cubic yards of strippings, 14,000 cubic yards of cut and 13,000 cubic yards of fill. It is expected that the final grading design will result in an onsite balance of cut and fill with the fill to be taken from cut soils on the site.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

A

Yes, some erosion could occur if significant rain falls during the construction phase of the project. A Temporary Erosion and Sedimentation Control Plan per City of Poulsbo requirements will be implemented during construction.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

A

Approximately 5.24 acres (56.97%) of the 9.18-acre site will be impervious surfaces.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A

A temporary erosion and sedimentation control plan will be submitted to the City of Poulsbo. The plan will be in accordance with the Kitsap County Stormwater Management Manual. The plan will utilize Best Management Practices throughout construction. This could include; vegetation retention, earth covering, filter fabric fences, stabilized construction entrances, sediment traps, stormwater ponds, riprap, hydroseeding, and other BMPs. Erosion control BMPs may be modified by the Certified Erosion Control Lead during construction to control erosion.

Agree
Disagree
Mitigate

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction there will be some dust and emissions from construction equipment. Upon project completion, the normal emissions from traffic by residents and guests can be expected.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Watering of the developed portion of the site will be used to control dust during construction. Yards will be landscaped after construction.

3. Water

- a. Surface Water:

- 1) 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.

Yes, a "Type 5" stream exists approximately 100 - 240 ft east of the project. The stream flows southerly and eventually discharges to Liberty Bay. The Poulsbo CAO requires a 75' buffer and 25' setback for this Type 5 stream.

- 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.

Yes. Work will occur within 200 feet of Lemolo Creek, which is subject to a 75 ft buffer and a 25 ft setback per Poulsbo's CAO. No work will be performed within this buffer and all buildings will be outside of the prescribed setback.

- 3) Estimate the amount of fill and dredge material 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.

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

A

A

A

A

A

A

A

Agree
Disagree
Mitigate
A

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

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.

No. Stormwater will receive water quality and quantity treatment prior to discharge into the wetland buffer in the proposed Mountain Aire PRD/Plat.

A

b. Ground Water:

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.

No

A

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.

None. Sanitary sewer will be discharged to the City of Poulsbo sanitary sewer system.

A

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff from roofs, streets and landscaped areas will receive quantity control and quality enhancement in accordance with City of Poulsbo requirements. The stormwater system will serve the streets and all units in the PRD at their developed level. All stormwater will be collected and conveyed south to a detention pond on the Mountain Aire PRD/Plat (Wyatt parcel) providing quantity control. Quality enhancement will be provided by a wet pond. The flows will be collected in a closed conveyance system that will convey runoff to the above described facility. The stormwater will be discharged via dispersion to a wetland on the southeast corner of the Mountain Aire site and Wyatt properties. Flow from this wetland is southeasterly through a drainage that eventually intersects Lemolo Creek that flows southerly into Liberty Bay. The detention pond and wet pond are sized to accommodate the project plus offsite runoff from the proposed Mountain Aire project to the south.

A

Agree
Disagree
Mitigate

2) Could waste materials enter ground or surface waters? If so, generally describe.

A

It is possible that a small amount of auto or household wastes could enter the drainage system.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

A

Offsite runoff will be bypassed through the site. Onsite runoff will be conveyed to the south and receive water quality/quantity mitigation within the combined pond for Poulsbo Meadows (PRD/Plat). However, the final downstream discharge within 1/4-mile of the site remains as Lemolo Creek.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

M

Quantity control and quality enhancement per the 2005 Kitsap County Stormwater Management Manual will be provided.

Well head protection areas are to be protected under requirements of agency regulations 1/19/17 (EB)

4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: **alder, maple**, aspen, other **prunus**
- evergreen tree: **fir, cedar**, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

A

b. What kind and amount of vegetation will be removed or altered?

A

About 90% of the existing vegetation will be removed. The vegetation types that may be removed will include Douglas fir, hemlock, cedar and maple trees and associated ground cover. Several significant trees are proposed for retention within Open Space Tract A. Trees whose protective radius was mostly outside of proposed roads, sidewalks, and home construction were proposed for retention. These trees will require approval by the City arborist. (Note: the protective radius is equal to one foot for each inch of diameter measured 4 feet from the ground surface.)

Agree
Disagree
Mitigate
A

- c. List threatened and endangered species known to be on or near the site.

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The recreation amenity will be landscaped through retention of some significant trees supplemented with trees, shrubs and other landscaping. Yards will be landscaped in a manner typical of residential development.

Street trees are also proposed. 1/19/17 (CB)

- e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan blackberry

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

None known.

This project will contribute stormwater to Lemdon Creek which is a tributary of Liberty Bay. Liberty Bay is known to contain salmonids and food fish for numerous species. 1/19/17 (CB)

- c. Is the site part of a migration route? If so, explain.

None known

- d. Proposed measures to preserve or enhance wildlife, if any:

Significant trees with protective radii outside of proposed development are proposed for retention. The open space amenities will be landscaped with trees and shrubs.

- e. List any invasive animal species known to be on or near the site.

Unknown

6. Energy and Natural Resources

- 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.

Electricity for heating, lighting and other household uses will be used.

Agree
Disagree
Mitigate

b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

A

No

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:

A

Buildings will be constructed to meet the current Washington State Energy Conservation codes.

7. Environmental Health

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.

A

No

1) Describe any known or possible contamination at the site from present or past uses.

A

No special emergency services will be required. Increased police and fire services as is normal for a single-family residential development will be required.

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.

A

None known

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.

A

Gas/fuel/oil for construction equipment may be found on site during construction. Typical household chemicals (paints, fertilizers, solvents) may be stored by residents in the plat.

4) Describe special emergency services that might be required.

A

Typical emergency services are expected to meet the needs of the project.

5) Proposed measures to reduce or control environmental health hazards, if any:

A

Fire hydrants, fire flow and fire department and police access requirements will be met by the proposal.

Agree
Disagree
Mitigate
A

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise typical of residential development is present in the surrounding area.

2) What types and 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.

Construction noise during normal business hours on a short-term basis during construction and increased traffic/people noise on a long-term basis after site development will be associated with this project.

3) Proposed measures to reduce or control noise impacts, if any:

Construction will be limited to normal business hours as dictated by the City's noise ordinance.

8. Land and Shoreline Use

a. 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.

The site is currently undeveloped. The surrounding properties are under-developed properties with single-family residences or undeveloped parcels.

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 as a result 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?

No

1) 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:

No

c. Describe any structures on the site.

None Well house is located on site. 1/19/17 (EB)

d. Will any structures be demolished? If so, what?

An existing well will be abandoned and associated structures removed.

Agree
Disagree
Mitigate
A

e. What is the current zoning classification of the site?

The 9.18-acre site is zoned Low Density Residential.

f. What is the current comprehensive plan designation of the site?

Low Density Residential.

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The site lies within a Category 1 Critical Aquifer Recharge Area.

i. Approximately how many people would reside or work in the completed project?

Approximately 115 people will live in the completed project.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed development will conform to the requirements of the City of Poulsbo Comprehensive Plan, zoning designations and Zoning Ordinance.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

*The proposal is for 46 lots for 46 detached single-family detached units.
The project will provide middle-income housing.*

Agree
Disagree
Mitigate
A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

None

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?

Thirty-five foot maximum height with wood or wood like siding.

b. What views in the immediate vicinity would be altered or obstructed?

No views will be obstructed.

b. Proposed measures to reduce or control aesthetic impacts, if any:

Significant trees will be retained when possible in the open spaces.
Landscaping will be included throughout the development.

11. **Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Light from homes and streetlights would be noticed mainly at night.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

None known

d. Proposed measures to reduce or control light and glare impacts, if any:

Street lighting will be aimed downward.
PMC 15.05 addresses outdoor lighting requirements. 1/19/17 (EB)

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

The project includes landscaping, picnic areas in conjunction with an open play area (passive Group 1), passive seating areas connected by a walking path (passive Group 1), and a batting cage (active Group 1). Amenities

Agree
Disagree
Mitigate

(e.g., play areas, track, ball fields, public pool) associated with Poulsbo Elementary, Poulsbo Jr. High, and North Kitsap High School, and Raab Park are also located within walking distance.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

A

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

A

Open spaces and recreational opportunities are being provided. Recreational amenities to be constructed within the development include landscaping, picnic areas in conjunction with an open play area, passive seating areas connected by a walking path, and a batting cage.

13. Historic and cultural preservation

- 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.

A

None known

- 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.

A

None known. No known studies.

- 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.

A

No methods have been used to date, however, the Suquamish Tribe will have an opportunity to review and comment on the proposal.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

M

N/A State and Tribes are to be contacted in the event archeological resources are discovered on site. 1/19/17 EB

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

A

The site will be accessed via one ingress/egress location on Noll Road NE.

Future roadway connection opportunities are identified on the project plans. 1/19/17 EB

Agree
Disagree
Multiple
A

- 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?

Kitsap Transit Route 90 has a stop at Hostmark and Caldart, approximately 1 mile from the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Off street parking of 2 spaces minimum per unit will be provided in individual driveways and garages. Approximately 23 additional parking spaces will be provided as required throughout the project. No parking will be eliminated.

- 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).

Yes. The proposal includes the construction of over 1500 lineal feet of new public roads and approximately 750 lineal feet of private roads to serve the development. Approximately 300 feet of Noll Road NE frontage improvements are also included.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- 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?

Approximately 509 vehicular trips per 2 day average will be generated. 42 trips are expected during the AM peak hour and 53 trips are expected during the PM peak hour. The peak hours of generation will occur between 7-9 AM and 4-6 PM. (Values calculated using Trip Generation Version by MicroTrans, Version 5 2006).

- 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

Agree
Disagree
Mitigate
A

h. Proposed measures to reduce or control transportation impacts, if any:

Impact fees will be paid to the City of Poulsbo to assist in the implementation of their Traffic Improvement Program for the Noll Road area.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

A small increase in all of the above will be required.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Fire hydrants, fire flow and fire department and police access requirements will be met by the proposal. Impact fees for parks, schools and traffic impacts will be paid at final plat.

School mitigation fees are requested by the local district. 1/19/17 (EB)

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, **water**, **refuse service**, **telephone**, **sanitary sewer**, septic system, other _____

c. 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.

Electricity:	<i>Puget Sound Energy Services</i>
Water:	<i>City of Poulsbo</i>
Sanitary Sewer:	<i>City of Poulsbo</i>
Refuse Service:	<i>Waste Management, Inc. City of Poulsbo. 1/19/17 (EB)</i>
Telephone:	<i>Sprint</i>

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: *Mark A. Kuhlman*
 Name of signee *MARK A. KUHLMAN*
 Position and Agency/Organization *TEAM 4 EOLT GEN MGR*
 Date Submitted: *1 DEC 16*

*Reviewed by
Edie Bergloff
Associate Planner
1/19/17*