1. **CALL TO ORDER**

   Chairman Stevens called the meeting to order at 6:00 pm

2. **FLAG SALUTE**

3. **MODIFICATIONS TO AGENDA** – none

4. **APPROVAL OF MINUTES OF** – none

5. **COMMENTS FROM CITIZENS** - none

6. **JOHNSON RIDGE – PRD / PRE-PLAT**

   Keri Weaver, Associate Planner, presented the Johnson Ridge PRD / Preliminary Plat, which is a proposal to develop 80 single family lots on an 18.58 acre site with about 5 acres of open/recreational area plus critical area/buffers on property located at 17504 Johnson Way NE. The site is zoned residential low. Open space amenities include pedestrian trails, picnic & observation areas and passive recreation areas. Access to the site will be from SR 305 via Johnson Way.

   Ms. Weaver also discussed: (1) no density bonus is being proposed; (2) there is a creek and wetlands in the vicinity; (3) the topography of the site; (4) drainage basins; (5) the site was previously a homestead with pastures
Ms. Weaver then discussed the PRD requirements and development standards including: (6) the purpose of a PRD; (7) open space in exchange for smaller lots; (8) minimum lot size will be 3750s.f; (9) setbacks; (10) lot coverage; (11) lot size; (12) some homes will be accessed via an alley; (13) no buffers are required for adjacent properties because they are not developed yet; (14) an architectural rendering has been provided for the housing types; (15) the proposals comply with lot footprints and design; (16) the housing types offer individuality; (17) the final landscaping plan will be provided at time of final plat; (18) large lots surround the site; (19) there will be fencing on the south side; (20) tree retainage is encouraged and will be required in critical areas and buffers.

Ms. Weaver continued her presentation with: (21) the open space area will be re-planted; (22) building height will be according to the single family home requirements; (23) the open space will be accessible to all homes; (24) pedestrian connections are being provided; (25) 15% open space is required, 16.4% is being provided; (26) 19% of the site is encumbered by critical areas; (27) the landscape plan will show the amenities in detail including future connections to adjacent properties; (28) parking will be allowed on the streets; (29) alleys are a new feature in PRD’s.

Jim Groh, Engineering Department discussed: (30) the road design; (31) the code requirement for two access roads; (32) the site makes two access roads difficult; (33) future connection areas will be provided; (34) the road corridor is clear of driveways; (35) there are three possible areas for a future second access; (36) Council approved ½ road widths; (37) access to Hwy 305 is a challenge, however, DOT has approved the access with certain conditions for the intersection; (38) the applicant must construct the intersection before final plat approval.

Commissioners and staff discussed: (39) Johnson Road is part city and part county; (40) the intersection with Hwy 305 is in the county; (41) Mr. Groh used the overhead projector to describe the current proposal for Johnson Road; (42) there is enough right-of-way for a future neighborhood collector; (43) the location of the wetland; (44) to the west of the site there is drainage collection but no wetland; (45) Kitsap Transit has requested that a northbound stop be provided, and they indicated they may consider providing one at the intersection if a pullout is provided as part of the intersection design; (46) state DOT does the fog lines on Hwy 305 and the bus stop would be behind that line; (47) what sidewalks would be provided on site; (48) buffers and setbacks were discussed at length; (49) the requirement to sprinkler the homes was also discussed at length; (50) road construction within the county ROW will be done to city standards.
Commissioners and staff discussion continued with: (51) the process for installing a traffic light; (52) developments have to do traffic impact studies; (53) future Noll Road developments; (54) the different housing types being proposed; (55) the lots being proposed are different sizes; (56) code allows 50% lot coverage; (57) the alley houses meet city requirements; (58) all lots will be looked at again during the final plat process; (59) there doesn’t seem to be much difference between this PRD proposal and Poulsbo Place.

The discussion continued with: (60) Poulsbo Place is a Redevelopment Zone; (61) the PRD is working to preserve the critical areas; (62) a lot of time was spent on developing the PRD ordinance and this proposal doesn’t seem to be very special or unique; (63) Poulsbo Place is not a normal development; (64) this site design is unique due to the topography; (65) the design is unique due to its encumbrances; (66) the developer is trying to build around challenges; (67) the city does not require a developer to do a PRD when he has critical areas on his site; (68) the proposal should have more open space around the homes, they are too close together, all the open space is in the wetland; (69) the proposal is on the low end of the density allowances, it could be even more dense than it is being proposed to be.

The discussion continued with: (70) the development is going to be unique due to the grade changes, there are a lot of variations, the lots will be terraced, a significant amount of grading will be required, this site is going to be a challenge to the builder; (71) the issue discussed in the comment letter received regarding the barbed wire fence was resolved between the applicant and the property owner; (72) enforcement of the CCR’s regarding recreational vehicle storage falls to the homeowners association and is recorded on the plat; (73) signs should be installed informing people that the dead end road will eventually be extended, it should also be recorded on the plat; (74) walking trails should be provided to connect to Noll Road; (75) the city cannot require the developer to do any improvements, such as walking trails, off site.

The discussion continued with: (76) the need for clarification from the Fire Marshal regarding a 2nd access vs. sprinklering of the homes and what gives him the authority to do so; (77) the whole issue of RV storage and enforcement was discussed at length; (78) encroachment of the road into buffer setbacks and possible alternatives; (79) the landscape, lot coverage, housing types, all comply with the PRD requirements; (80) the conceptual design is the hard part of the PRD ordinance; (81) the city does not want to require housing developments to go through the Design Review Board.

**MOTION: NORDNES/HENRY.** The Planning Commission shall hereby recommend approval with modifications to the Hearing Examiner, the Johnson Ridge Planned Residential Development and Preliminary Plat,
Planning File 12-12-07-1 and Critical Areas Permit, subject to the SEPA Mitigations and Conditions of Approval, for the site located at 17504 Johnson Way NE; with the modifications being: (1) clarification from the fire marshal regarding two access roads vs. sprinklering, and (2) installing signage for the future road. 7 for.

7. COMMISSIONER COMMENTS - none

The meeting was adjourned at 7:50pm

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Ray Stevens
Chairman, Poulsbo Planning Commission