



# PLANNING AND ECONOMIC DEVELOPMENT

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

## MEMO

To: Hearing Examiner  
From: Edie Berghoff, Associate Planner  
Subject: **Calavista PRD & Preliminary Plat | Planning File No. P-05-08-19-01**  
**Staff Report Addendum 3**  
Date: July 15, 2020

The Calavista staff report was distributed to the Planning Commission on June 16, 2020. The Planning Commission meeting was held on June 23, 2020. The Planning Commission recommended approval.

Staff report addendum 1, dated June 23, 2020, was provided to the Planning Commission prior to their meeting of June 23, 2020. Exhibits I and J are added through addendum 1. Staff report addendum 2, dated July 2, 2020 was provided to the Hearing Examiner. Exhibits K through M are provided in addendum 2.

The following items are procedural and added subsequent to the distribution of the staff report.

1. Add to Exhibit H: Public Comment (Attached)
  3. Public Hearing Written Comment
2. New Exhibit N: Modification to Condition of Approval E27.

Engineering Department staff identified a modification to condition of approval E27 during the public hearing. The modification is provided in underline/strikeout format.

E27. The developer's engineer shall certify that there is adequate entering sight distance at the intersection Road A and Caldart Avenue ~~Road #1 and Noll Road~~ at construction plan submittal. Such certification shall note the minimum required sight distance, the actual sight distance provided, and a sight distance diagram showing the intersection geometry drawn to scale, topographic and landscaping features, and the sight triangle. The certification shall also note necessary measures to correct and maintain the minimum sight triangle.

3. New Exhibit O: Staff and applicant response to new public comment. (Attached)
  - a. Staff
  - b. Applicant

EXHIBIT H.3. Public Hearing  
Written Comment

**From:** [Greg Rinehardt](#)  
**To:** [Edie Berghoff](#)  
**Subject:** Calavista  
**Date:** Thursday, July 09, 2020 5:04:52 PM

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Dear sir,

As a resident of Poulsbo near the proposed Calavista development on Caldart Ave NE, I would like to go on record as opposing it be permitted on the basis of negative impact to the environment and the Poulsbo transportation network.

I'm certain the conversion of nearly 10 acres of heavily wood land to the development of 43 barren energy consuming house lots will have a negative effect on the long term air quality in Poulsbo. As to the transportation impact, 43 households in this site will generate a large increase in vehicle traffic. Most of this traffic will be on Forest Rock Lane NE which has become a major city arterial for which purpose it was never designed.

Sincerely,

Greg Rinehardt

1297 Forest Rock Lane NE

Poulsbo, WA

Sent from [Mail](#) for Windows 10

**From:** [Nicole Retana](#)  
**To:** [Edie Berghoff](#)  
**Subject:** Comment to be read: CALAVISTA PLANNED RESIDENTIAL DEVELOPMENT & PRELIMINARY PLAT Hearing  
Examiner Public Hearing  
**Date:** Friday, July 10, 2020 8:55:11 AM

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To Whom It May Concern,

I am very concerned about the proposed 43-unit Calavista development.

It appears as though the city has not seriously considered the **existing** traffic issues on Forest Rock Lane and I worry that by adding an additional 180 vehicles, according to the February 2020 traffic study, there will be an accident that will take someone's life.

Within the past month, there have been two separate incidents of drivers going too fast, missing the curve halfway down the hill, and driving through my neighbors yard causing damage to other vehicles and landscaping but thankfully no loss of life. This is a popular hill for Poulsbo residents to exercise and train. It is also a popular "shortcut" to 305. Add the two together and the time will come when a car who has missed the curve and a pedestrian will cross paths. Anecdotally, I know of at least one commuter who regularly "races" the speed limit sign on Forest Rock for their "best time" and so far has clocked 45 mph. The city has spent zero resources reinforcing this speed limit and maintaining the striping on the road. I do not think they are taking seriously what the impact and outcome will be of these additional 43 residences.

If the city is going to approve this proposal, I urge them to consider making the section of Forest Rock between Cental Market and 12th an east-bound, uphill one-way. Or consider a three way stop at 12th. Or really do anything to take this issue seriously.

I also ask that the Calavista developers be responsible for adding bike lane and street lighting improvements to the Caldart side of Tract A, B and C.

Thank you for your time,

Nicole Retana

1276 Forest Rock Ln

**From:** [Justin Nodolf](#)  
**To:** [Edie Berghoff](#)  
**Subject:** Calvista planned Resident Development  
**Date:** Friday, July 10, 2020 12:04:24 PM

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Good morning,

Upon review of the documents supporting the planned development on Caldart (Project P-05-08-19-01), I would like to request additional studies be performed by the City prior to the authorization/approval of the development. As you are aware, there has been a significant increase in traffic within the city limits. The last traffic demand study was conducted in 2008 and fails to address a long term, sustainable solution. As highlighted within the updated traffic impact analysis supplied with the permit, the degradation from this development on Forest Rock Lane is appreciable. The intersection modeled at 10th and Forest Rock would degrade to a class LOS F. This will both hurt local businesses and residents. Although mitigation efforts were presents, the report cited the city "was acceptable" with the delays and therefore would pay the fee in lue of making improvements. Prior to the city making unilateral decisions without both council and science backed analysis, I would like to request a moratorium on the approval is enacted until a city wide study is updated to reflect the aggregated traffic impacts and long term mitigation plan approved by council.

On a personal note, the recent rehabilitation of the road has resulted in increase use and accidents. Since repaving there has been two accidents in front of out home (1276 Forest Rock) in which the drivers were travelling at a high rate of speed and crashed into the neighbors yard. One was attended to by the Police, the other unreported. Cars continue to disregard all speed elements and lane designation. This is evident by the premature failure of the road stripping. This will be excerbated with this increase of 155 trips. Incorporation of a 4 way stop at 12th and Forest is recommended. Additionally signage improvements are required at Caldart and Forest as the current configuration does not conform with MUTCD notifying traffic from Caldart does not stop.

Please take these into consideration as we understand growth is required however unregulated and without a managed plan will only create greater problems.

V/r  
Justin Nodolf, PE



## ENGINEERING DEPARTMENT

200 NE Moe Street | Poulsbo, Washington 98370  
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# MEMO

## EXHIBIT N Modification to Condition E27

**To:** Edie Berghoff, Associate Planner  
**From:** Anthony Burgess, Engineer 1  
**Subject:** Correction to Condition of Approval; Hearing for Calavista PRD  
**Date:** July 15, 2020

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As stated during the hearing. The Engineering Department recognizes an error within the provided department Conditions of Approval. Please find the original condition of approval and requested correction below.

### Original:

- E27. The developer's engineer shall certify that there is adequate entering sight distance at the intersection Road #1 and Noll Road at construction plan submittal. Such certification shall note the minimum required sight distance, the actual sight distance provided, and a sight distance diagram showing the intersection geometry drawn to scale, topographic and landscaping features, and the sight triangle. The certification shall also note necessary measures to correct and maintain the minimum sight triangle.

### Requested:

- E27. The developer's engineer shall certify that there is adequate entering sight distance at the intersection ~~Road #1 and Noll Road~~ of Road A and Caldart Ave NE at construction plan submittal. Such certification shall note the minimum required sight distance, the actual sight distance provided, and a sight distance diagram showing the intersection geometry drawn to scale, topographic and landscaping features, and the sight triangle. The certification shall also note necessary measures to correct and maintain the minimum sight triangle.



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## MEMO

### EXHIBIT O Staff and applicant response to new public comment

**To:** Hearing Examiner  
**From:** Edie Berghoff, Associate Planner  
**Subject:** Calavista PRD & Preliminary Plat | Planning File No. P-05-08-20-01  
Department Response to Public Comment provided July 9 and 10, 2020  
**Date:** July 10, 2020

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Three public comments were received shortly before or during the Calavista Public Hearing held July 10, 2020. Planning Department staff has reviewed the public comment and provides the following response.

Comment received from Rinehardt, Retana and Nodolf focus on transportation and in particular Forest Rock Lane. Rinehardt suggests impact to the environment and transportation network are not fully considered.

Environmental review is provided in a SEPA Mitigated Determination of Non-Significance (MDNS), issued May 28, 2020 with a 14-day comment period. No comment was received during the comment period. Environmental documents are Exhibit 7.

Tree retention and removal, air, and transportation are all identified in environmental documents and were considered during environmental review. MDNS identifies mitigation S7 identifying tree protection measures for tree retention and S10 identifying proportionate mitigation for direct impacts to the 10<sup>th</sup> Avenue and Forest Rock Lane intersection through an updated traffic impact analysis.

Refer to Engineering Department comments.



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# MEMO

**To:** Edie Berghoff, Associate Planner  
**From:** Anthony Burgess, Engineer 1  
**Subject:** Additional Staff Comment regarding additional Public Comment; Hearing for Calavista PRD  
**Date:** July 15, 2020

The Engineering Department has reviewed the public comment letters submitted just prior to and during the virtual Public Hearing. The Public Comment authors Rinehardt, Retana, and Nodolf each submitted public comment expressing concern over impact of the new development Calavista to their respective neighborhoods. The main focus of each letter was in regard to an increase in traffic flow along the roadway NE Forest Rock Lane. In response to these concerns, The Engineering Department provides the following responses.

All three public comment letters described a lack of design analysis provided by the applicant. The Applicant was required to submit a full Traffic Impact Analysis (TIA) in accordance with the City's concurrency requirements found in Poulsbo Municipal Code (PMC) 14.04. The TIA was submitted and reviewed by the City's Engineering Staff and found to meet the requirements of PMC 14.04, City of Poulsbo Construction Standards, and subdivision criteria found in Poulsbo Municipal Code 17 and 18 with exception to the intersection of NE Forest Rock LN and 10<sup>th</sup> Ave NE. The results of the TIA indicated that this intersection is an accepted Level of Service F per the Transportation Comprehensive Plan and will be further impacted by the development. The City has requirements for projects that worsen existing Level of Service F intersections to mitigate their impact. The City's discussion regarding this topic can be found within the SEPA Staff Report in which a SEPA condition of approval was required. This condition of approval requires that mitigation be agreed upon before release for construction (Grading Permit release) and implemented prior to Final Plat. The Engineering Department has determined that the project complies with applicable City of Poulsbo municipal code and construction standards as described in the Staff Report.

NE Forest Rock Ln is considered as a Neighborhood Collector per the 2016 Transportation Comprehensive Plan. Roadways designated as collectors are designed to accommodate growth in an area and move traffic from residential side streets to arterials and collectors. The Collector designated roadways are one of the City's tools to plan for and accommodate City growth required by the Growth Management Act.

In 2019, the City completed a large roadway restoration project for Forest Rock Ln which included rebuilding the base of the roadway and regrading which brought accessible crossings up to current standard accessibility standards. As part of this project, the City successfully rebuilt, repaved, restriped, and retained existing traffic control measures. This project also added several radar feedback speed signs which are compliant with the Manual on Uniform Traffic Control devices (MUTCD), a manual which the City follows for roadway signage installations. The roadway is signed for the City's adopted speed limit of 25 MPH and speeds are enforced by the Poulsbo Police Department.

The Engineering Department maintains our staff recommendation for approval of the Calavista Planned Residential Development and does not recommend any additional conditions of approval for the Hearing Examiner to consider.

## RE: Calavasta PRD Public Hearing - Additional Public Comment

Ron Cleaver Jr <ron@rdcjrengineering.com>

Wed 7/15/2020 10:12 AM

To: Anthony W. Burgess <aburgess@cityofpoulsbo.com>; Barry Margolese (barry@amalani.com) <barry@amalani.com>

Cc: Edie Berghoff <eberghoff@cityofpoulsbo.com>; Michael J. Bateman <mbateman@cityofpoulsbo.com>

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Hi Anthony,

Concur with the City's prepared response.

No additional comments.

Thanks,

*Ron Cleaver Jr  
RDCJR Engineering LLC  
(360) 265-1037*

**From:** Anthony W. Burgess <aburgess@cityofpoulsbo.com>

**Sent:** Wednesday, July 15, 2020 10:07 AM

**To:** Ron Cleaver Jr <ron@rdcjrengineering.com>; Barry Margolese (barry@amalani.com) <barry@amalani.com>

**Cc:** Edie Berghoff <eberghoff@cityofpoulsbo.com>; Michael J. Bateman <mbateman@cityofpoulsbo.com>

**Subject:** RE: Calavasta PRD Public Hearing - Additional Public Comment

Ron,

Please review the City's response to the additional public comment provided during the hearing. Please let us know if you concur and if you will be provided any additional comment.

Thank you,

**Anthony Burgess | Engineer 1**  
**City of Poulsbo Engineering Department**  
200 NE Moe St. Poulsbo, WA, 98370  
Phone: 360.394.9739  
[aburgess@cityofpoulsbo.com](mailto:aburgess@cityofpoulsbo.com)  
<https://cityofpoulsbo.com/engineering/>



**From:** Edie Berghoff <[eberghoff@cityofpoulsbo.com](mailto:eberghoff@cityofpoulsbo.com)>  
**Sent:** Friday, July 10, 2020 2:46 PM  
**To:** Ron Cleaver Jr <[ron@rdcirengineering.com](mailto:ron@rdcirengineering.com)>; Barry Margoless (<[barry@amalani.com](mailto:barry@amalani.com)>); Anthony W. Burgess <[aburgess@cityofpoulsbo.com](mailto:aburgess@cityofpoulsbo.com)>  
**Subject:** Calavasta PRD Public Hearing - Additional Public Comment

Hello,

Thank you for participating in the Public Hearing for Calavista today.

The Hearing Examiner identified holding the public hearing open through Wednesday, July 15, to allow the three recent comments to be reviewed and responded to by the applicant team and City staff. Attached please find the three emails:

1. Rinehardt
2. Retana
3. Nodolf

**Please provide response to me before 11:00 am on July 15.** If you believe no response is warranted, please send me an email stating that. A compiled response will be provided to the Examiner by the Planning Department.

Please let me know if you have any questions,  
Edie Berghoff  
Associate Planner  
City of Poulsbo - Planning and Economic Development  
200 NE Moe Street  
360-394-9748

**FYI - Planning Department Updated Counter Hours:**  
**Walk-in customers: 8:30 am - 12 pm Monday-Friday**  
**Appointments: 8:30 am - 3:30 pm Monday-Friday**  
<https://cityofpoulsbo.com/communitydevelopmentappointment/>

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