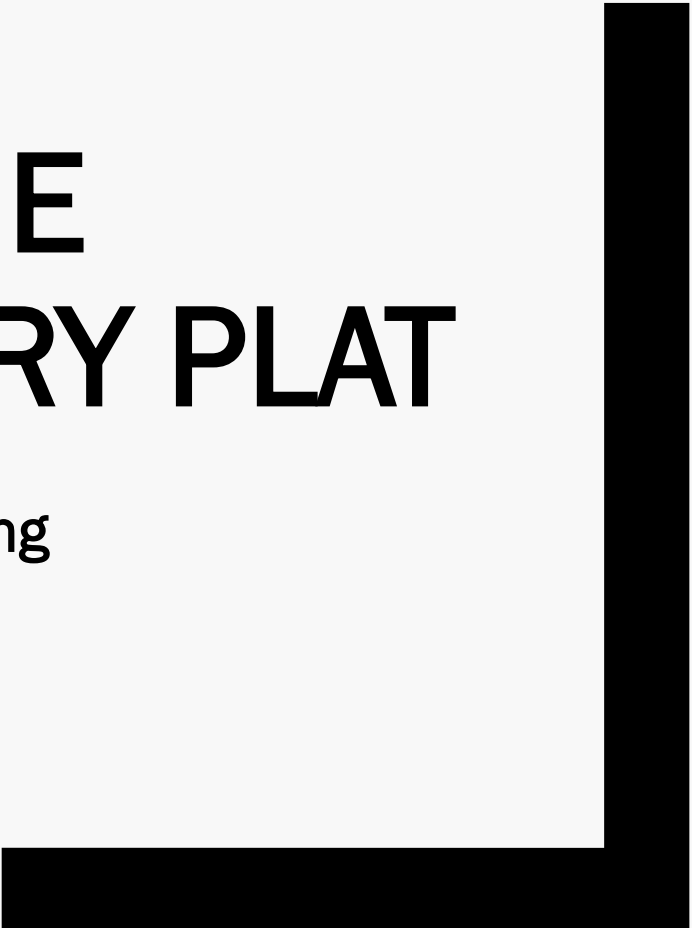


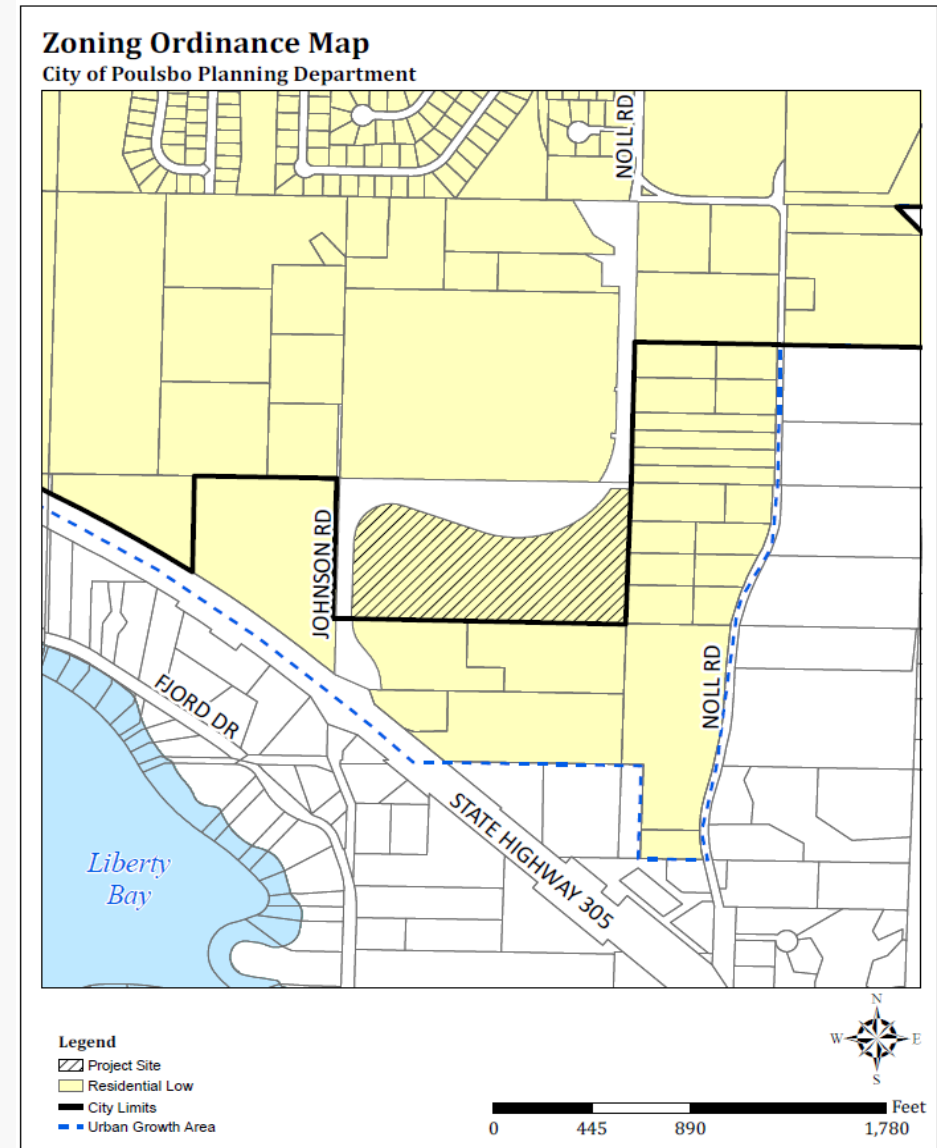
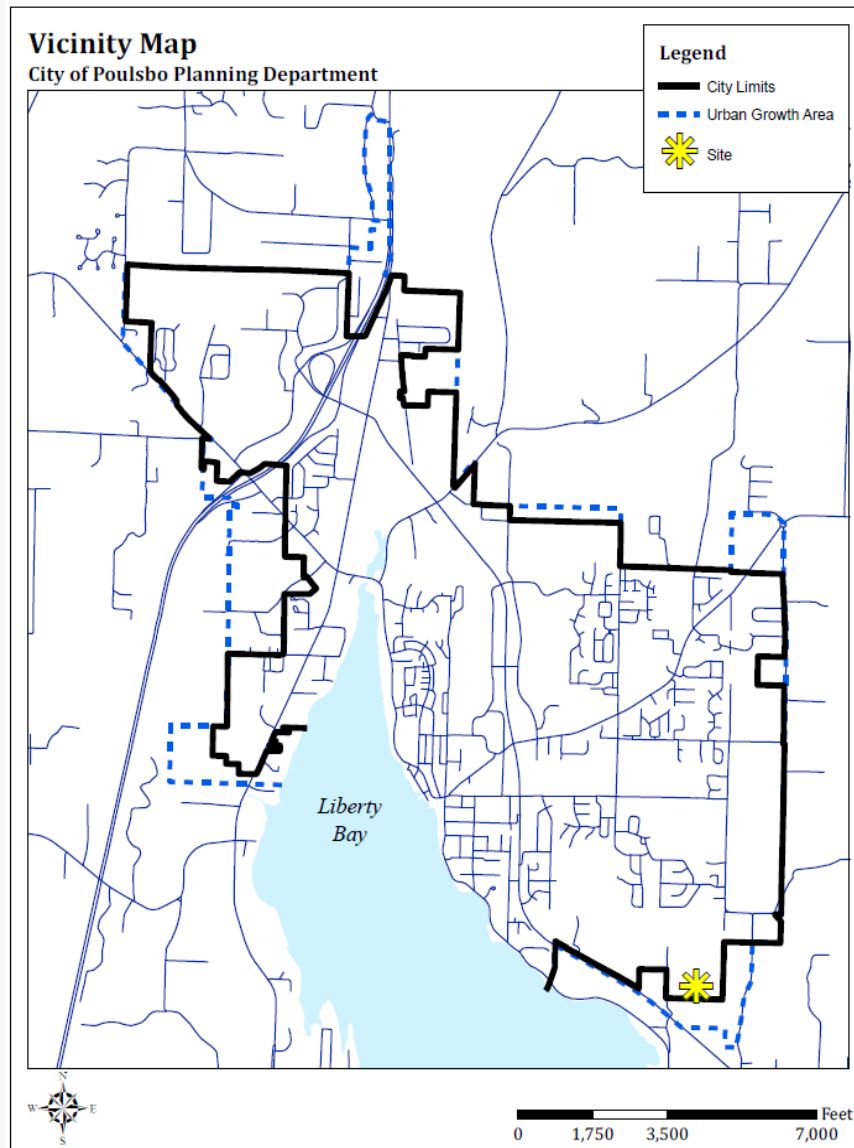


JOHNSON RIDGE PRD AND PRELIMINARY PLAT

**Planning Commission Public Meeting
June 23, 2020**



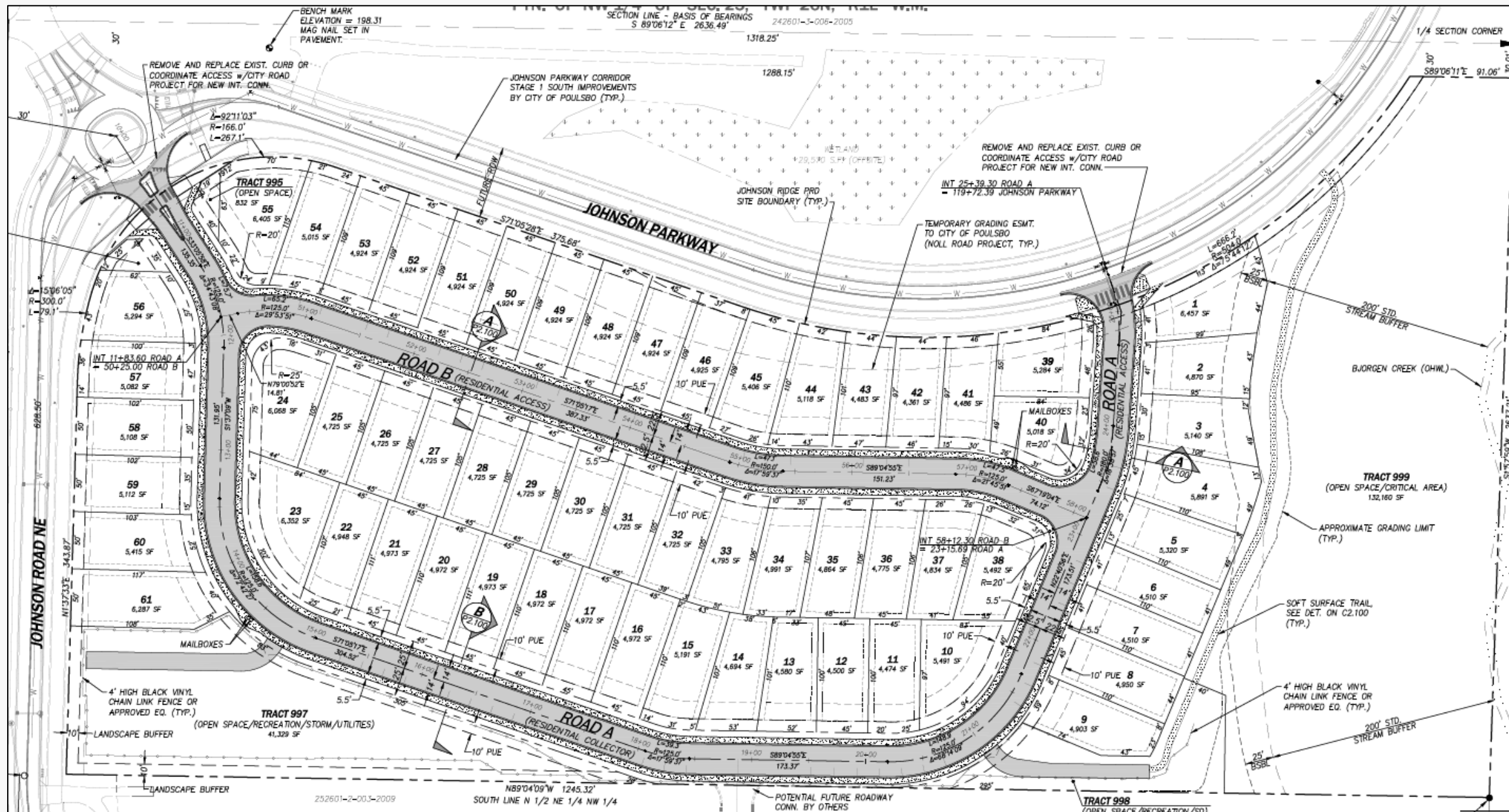
Location and Zoning

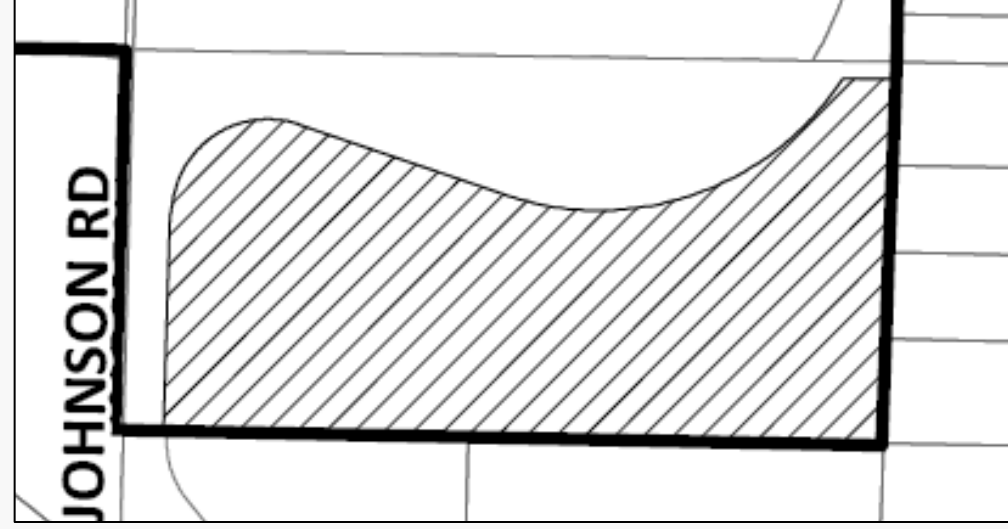
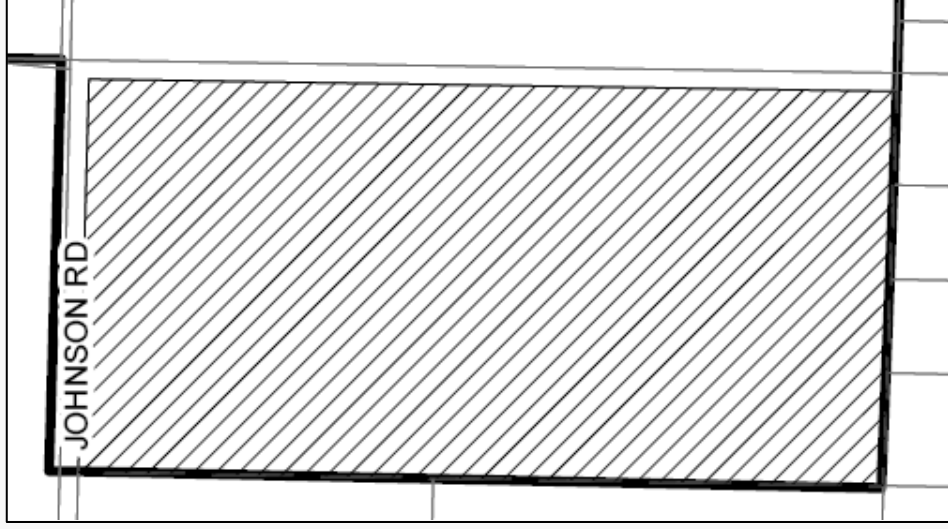




Preliminary Plat Plan - Summary

- 13.75 Acre Site
- 61 Single Family Lots
- 5,041 SF Average Lot Size
- 4,361 SF Minimum Lot Size
- 2.35 Acres Open Space
- Current Use – Vacant
- Critical Areas - Steep Slope and Bjorgen Creek



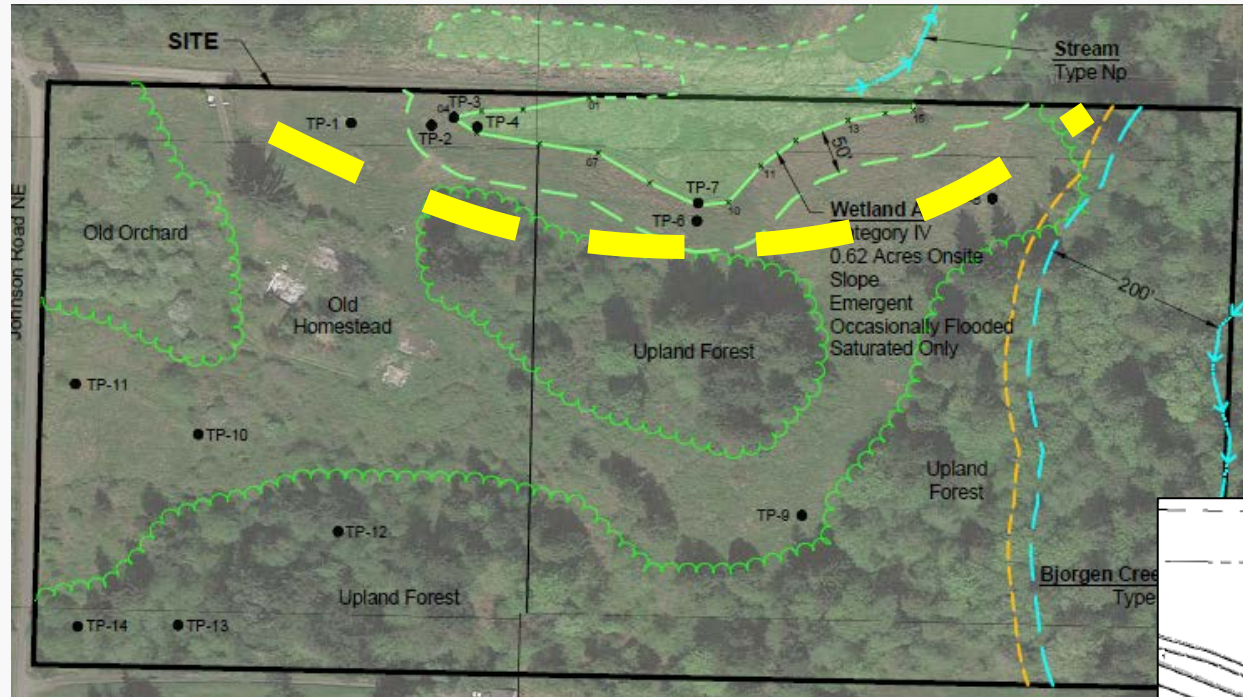




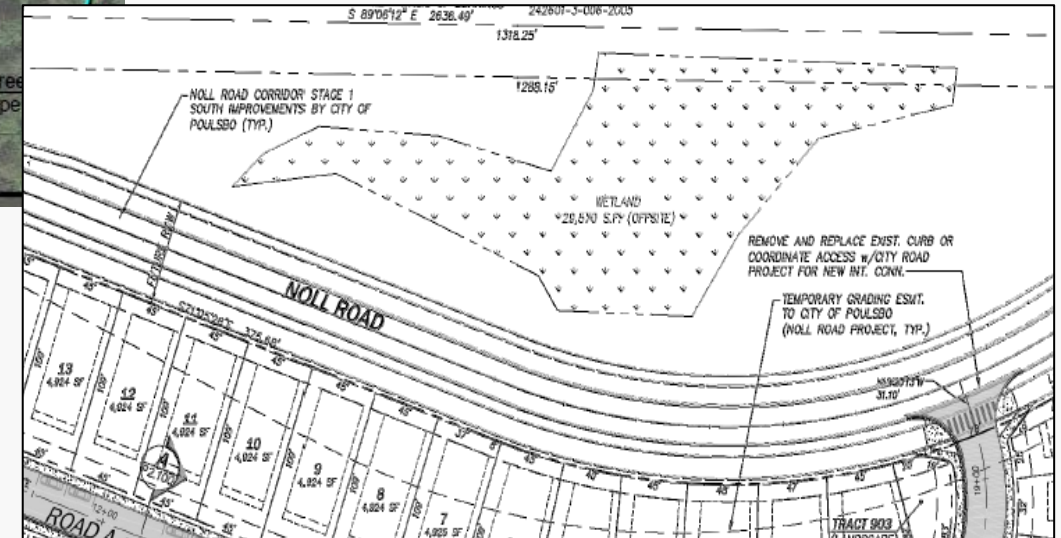
TITLE 16 CRITICAL AREAS



Critical Areas - Wetlands

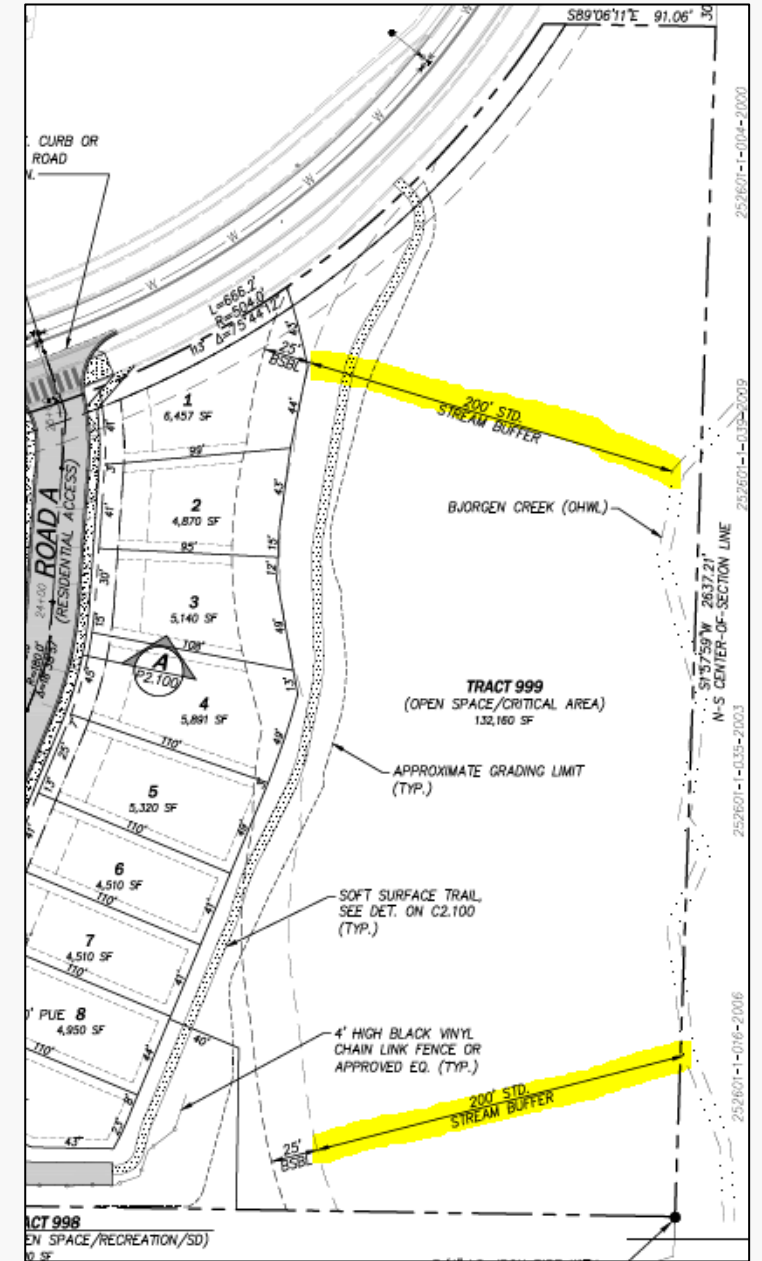


- Property lines were reconfigured in 2019 to accommodate the future Johnson Parkway project.
- Wetland impacts and mitigation to Wetland A were reviewed as part of the permit no. P-11-09-18-01



Critical Areas – Bjorgen Creek

- Bjorgen Creek is a type F1 stream requiring a 200-foot buffer and 25-foot building setback.
- A Habitat Management Plan prepared by Ecological Land Services was provided for this project.
- Project proposal includes grading impacts at the back of Lots 1 through 5.



Critical Areas – Bjorgen Creek

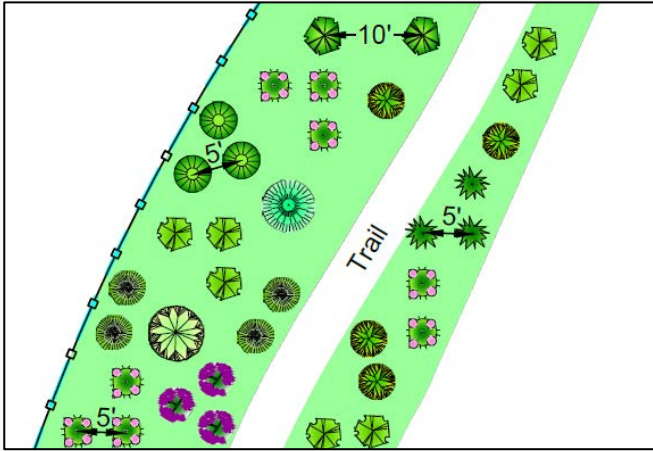
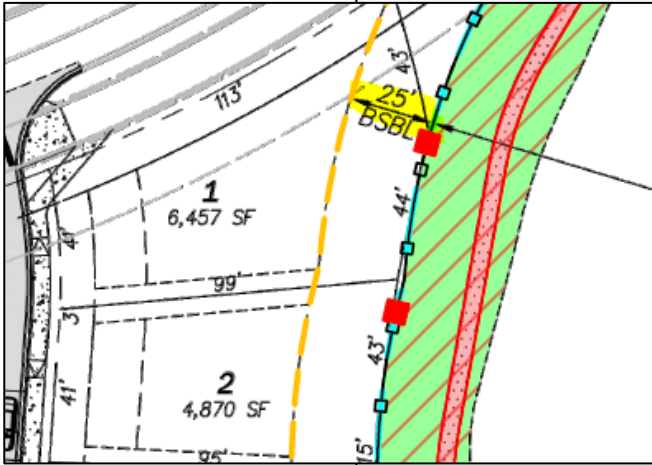
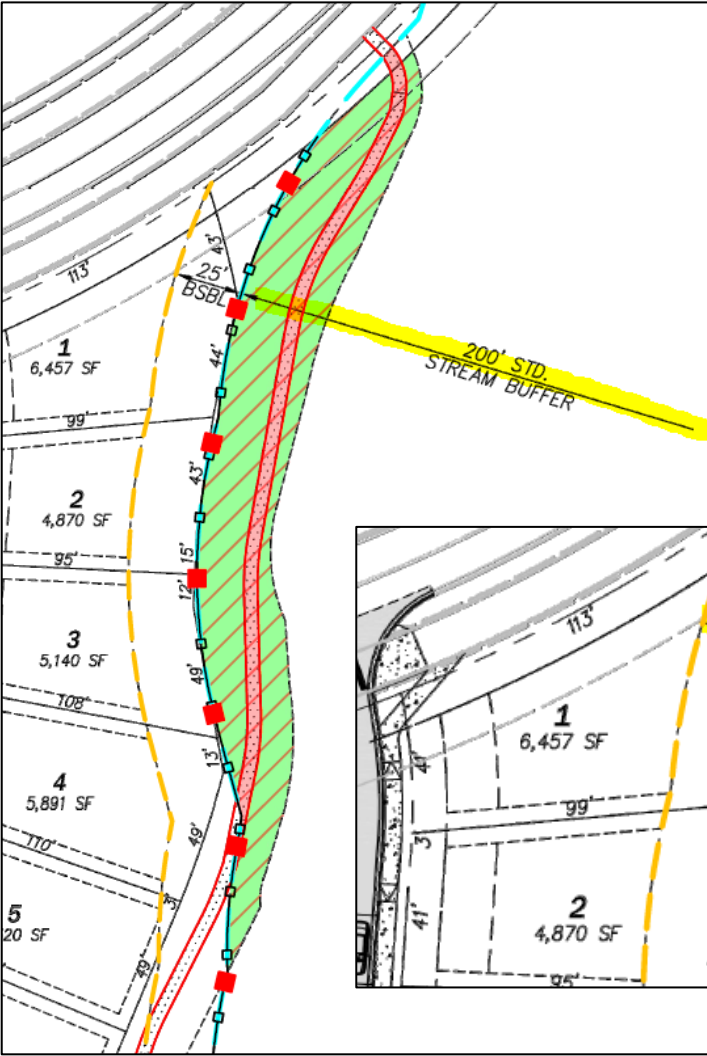










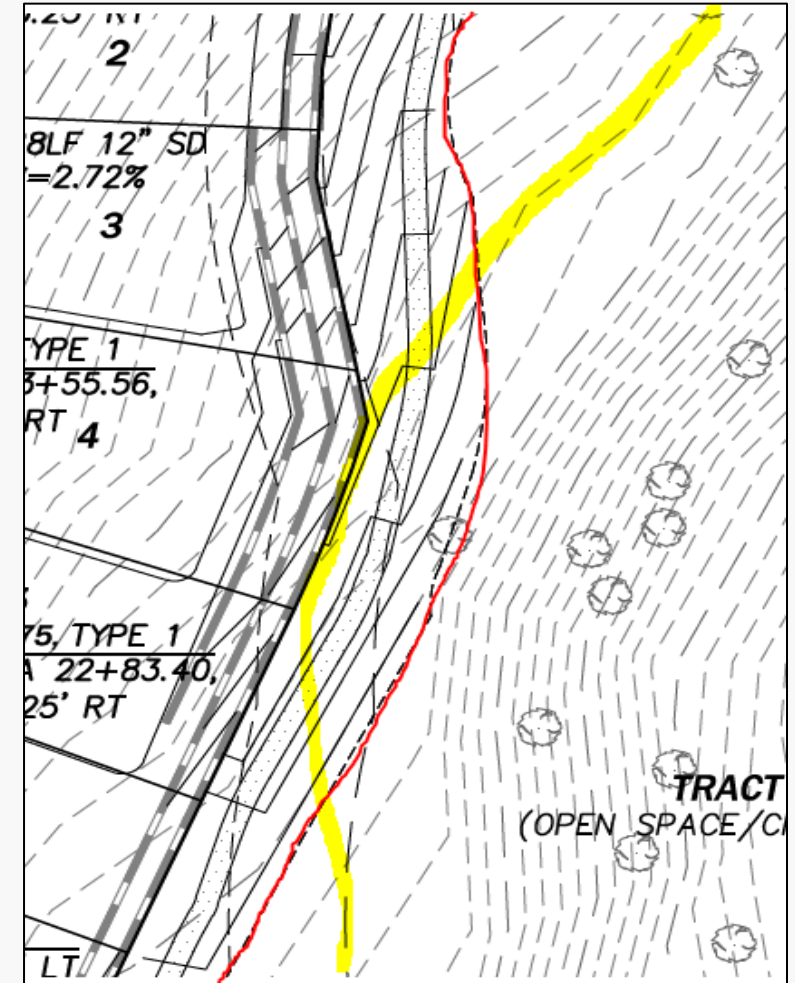


Table 2: Buffer Restoration Plant Specifications				
Species		Spacing	Quantity	Size
TREE STRATUM				
	Sitka spruce (<i>Picea sitchensis</i>)	10	30	1-gallon
	Bigleaf maple (<i>Acer macrophyllum</i>)	10	25	1-gallon
	Cascara (<i>Frangula purshiana</i>)	10	20	1-gallon
Tree Total			75	
SHRUB STRATUM				
	Beaked hazelnut (<i>Corylus cornuta</i>)	5	25	1-gallon
	Indian plum (<i>Oemleria cerasiformis</i>)	5	25	1-gallon
	Serviceberry (<i>Amelanchier alnifolia</i>)	5	25	1-gallon
	Oceanspray (<i>Holodiscus discolor</i>)	5	25	1-gallon
	Vine maple (<i>Acer circinatum</i>)	5	25	1-gallon
	Woods rose (<i>Rosa pisocarpa</i>)	5	50	1-gallon
	Oregon grape (<i>Mahonia nervosa</i>)	5	50	1-gallon
Shrub Total			225	
Plant Total			300	

Critical Areas – Steep Slope

- Based on PMC 16.20.410, the eastern portion of the site meets one of the criteria (slopes steeper than 15% with a high erosion potential) of an Area of Geologic Concern.
- Per Title 16.2.420.C, a standard buffer of 25 feet should be applied to the Area of Geologic Concern, unless otherwise specified through a geological report.
- A small portion of the pervious trail and grading are proposed within the 25-foot standard setback area.





TITLE 17 LAND DIVISION



Land Division Ordinance

The Land Division Ordinance (Title 17) provides that the Planning Commission shall make recommendation on a proposed preliminary plat according to the criteria in PMC 17.60.040.

The project has been mitigated and conditioned so as not to be detrimental to the public health, safety and welfare of the city and its residents. Compatibility with neighboring properties and adjacent uses has been determined not to require further mitigation. Tree retention is provided. The public health, safety and welfare have been adequately served.



TITLE 18 ZONING



Residential Districts (18.70)

- Permitted Use

- Density

Maximum Density (5 Units/Gross Acres)	61 Units Proposed / 13.74 gross acres = 4.43	OK
Minimum Density (4 Units/Net Acres)	61 Units Proposed / 8.33 net acres = 7.32	OK

- Street Trees

- Parking

- Signage

Tree Retention (18.80)

- An Arborist Report prepared by Layton Tree Consulting LLC was submitted with project revisions in November 2019.
- Sound Urban Forestry provided a peer review of the tree retention plan and Arborist Report and stated “Overall, the arborist report is thorough and is what should have been submitted with the initial package. As requested in my original memo, all trees within the site have been accounted for and assessed with the information clearly presented. The tree protection measures outlined are appropriate and I recommend that they be considered conditions of approval by the City.”
- Tree retention is required to be in tracts or other permanent protective mechanism owned and maintained through a homeowners’ association or other common ownership and incorporated into the projects CCRs.

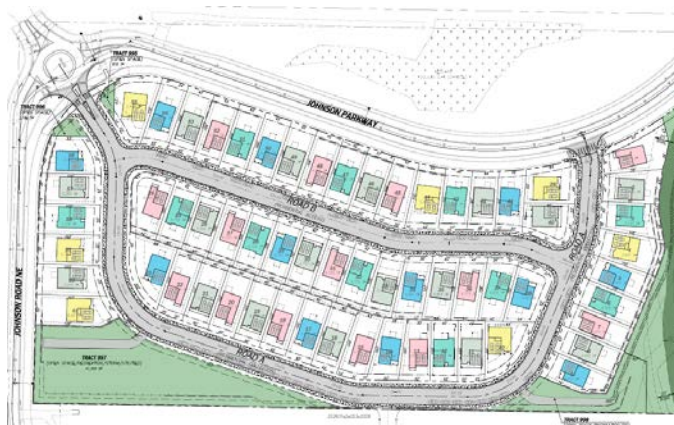
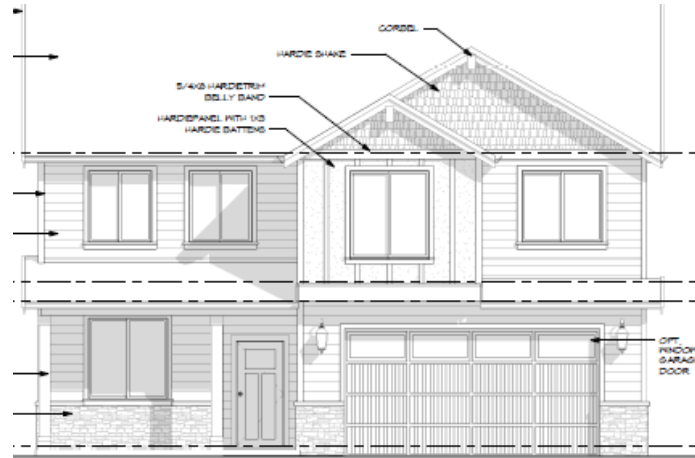
Planned Residential Districts (PRD) (18.260)

- Planned Residential Development is provided to encourage creative and superior site design in residential zones which also promotes the preservation of open space in such development by permitting greater flexibility in zoning requirements than is permitted by other residential development options.
- Planned Residential Development:
 - *Provides flexibility in lot size and design to enable development to attempt to achieve the zoned density;*
 - *Provides flexibility in design for creative site planning and superior residential subdivision developments;*
 - *Preserves and protects critical areas and their buffers;*
 - *Provides open space and recreational opportunities for development occupants;*
 - *Encourages preservation of cultural, scenic or natural features;*
 - *Encourages diversity of housing units and types between neighborhoods; and*
 - *Provides for maximizing efficiency of street layout, utility networks, and other public improvements; and preserves and retains groups of trees.*

RL Development Standards and PRD Modification of Development Standards Combined			
Development Standard	RL zone (PMC 18.70.050.A)	PRD (PMC 18.260.050)	Project Proposal
<i>Minimum Density</i>	4 dwelling unit/gross acres	Per underlying zoning district	7.32
<i>Maximum Density</i>	5 dwelling unit/net acres		4.43
<i>Minimum Lot Size/Area</i>	7,500 SF	3,750 SF	4,361 SF
<i>Maximum Lot Area</i>	10,890 SF	None	6,457 SF
<i>Minimum Lot Width</i>	60 feet at the midpoint of the lot (each lot shall have a minimum of 20 feet of frontage)	30 feet	30 feet
<i>Minimum Lot Depth</i>	90 feet	70 feet	70 feet
<i>Maximum Building Lot Coverage</i>	50 percent		To be reviewed with building permit
<i>Front Yard Setback*</i>	20 feet from main building façade (25 feet from attached garage facade if protrudes streetward)	10 feet	
<i>Rear Yard Setback*</i>	10 feet	5 feet	
<i>Side Yard Setback</i>	5 feet, with combined total of 15 feet	5 feet	
<i>Street Corner Yard Setback</i>	10 feet (or greater if necessary, for sight distance)		
<i>Maximum Building Height</i>	No building or structure may exceed 35 feet in height.		

PRD – Individual Identity

- When lots front on a public street, garage doors must not be the dominant feature of the building façade.
- Varied architectural design features (such as roof line articulation, color and materials) and home placements shall be utilized to avoid appearance of a long row of identical homes.
- At building permit application submittal, staff will review submitted building permits for compliance the conceptual architectural renderings approved as part of this application.





The diagram is a technical site plan showing a proposed landscape buffer. A dark grey shaded area, representing the 10-foot wide landscape strip, runs along a curved section of Johnson Parkway. The buffer is shown as an easement on several lots, which are labeled with numbers like 1, 39, and 41-61. A yellow callout box with a leader line points to the buffer area, containing the text '10' LANDSCAPE BUFFER, TYP.'. The background shows various lot lines, street layouts, and other planning details.

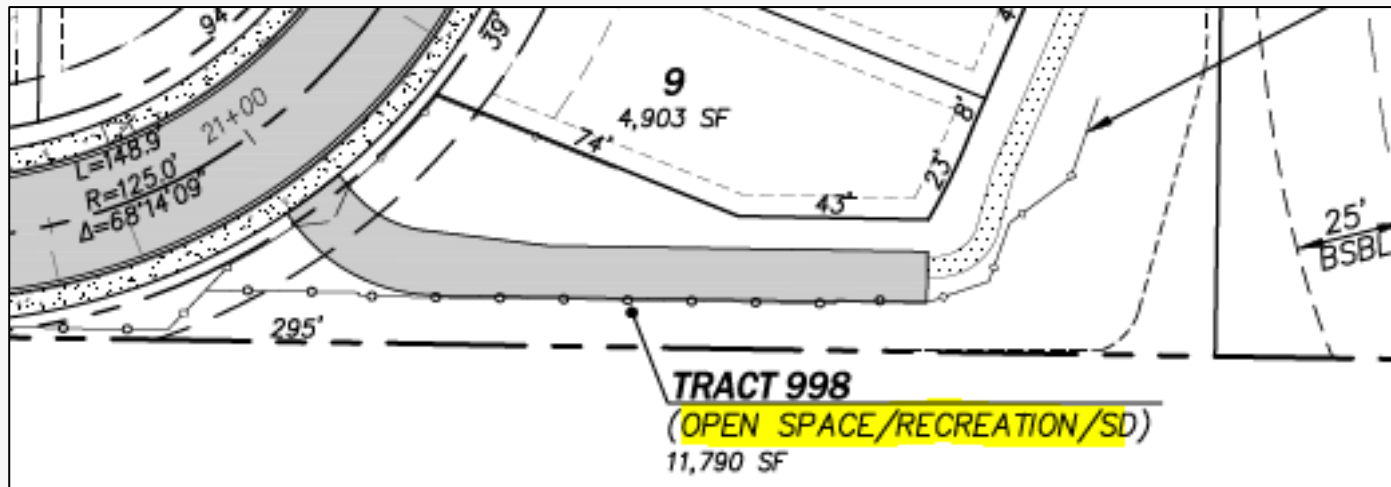
PRD – Landscaping Buffer

A 10 feet wide landscape strip fronting future Johnson Parkway right-of-way adjacent to Lots 1, 39, and 41-61.

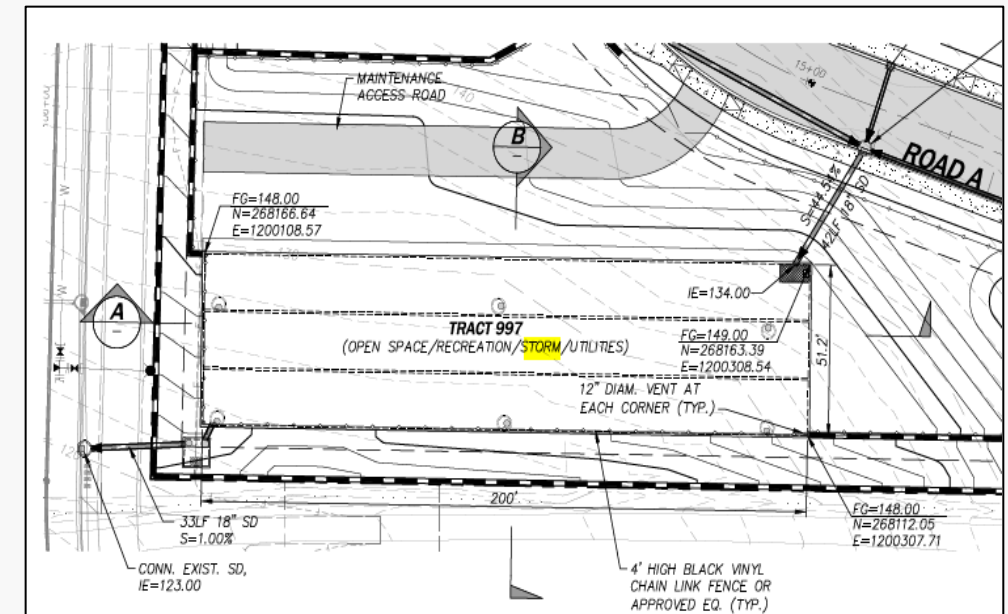
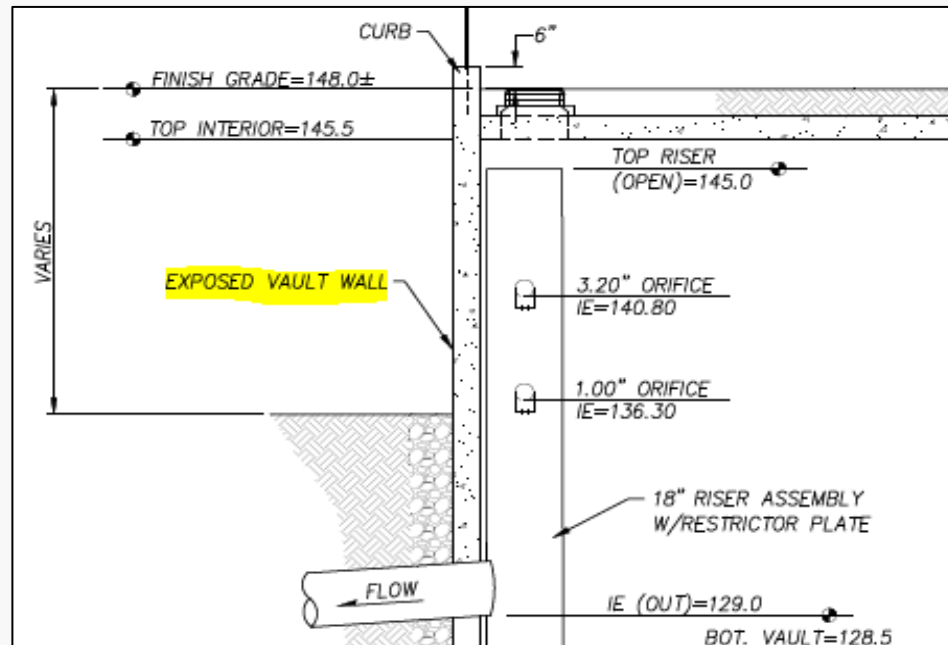
The 10 feet wide strip is provided as an easement on these lots.

10' LANDSCAPE
BUFFER, TYP.

- [illegible]

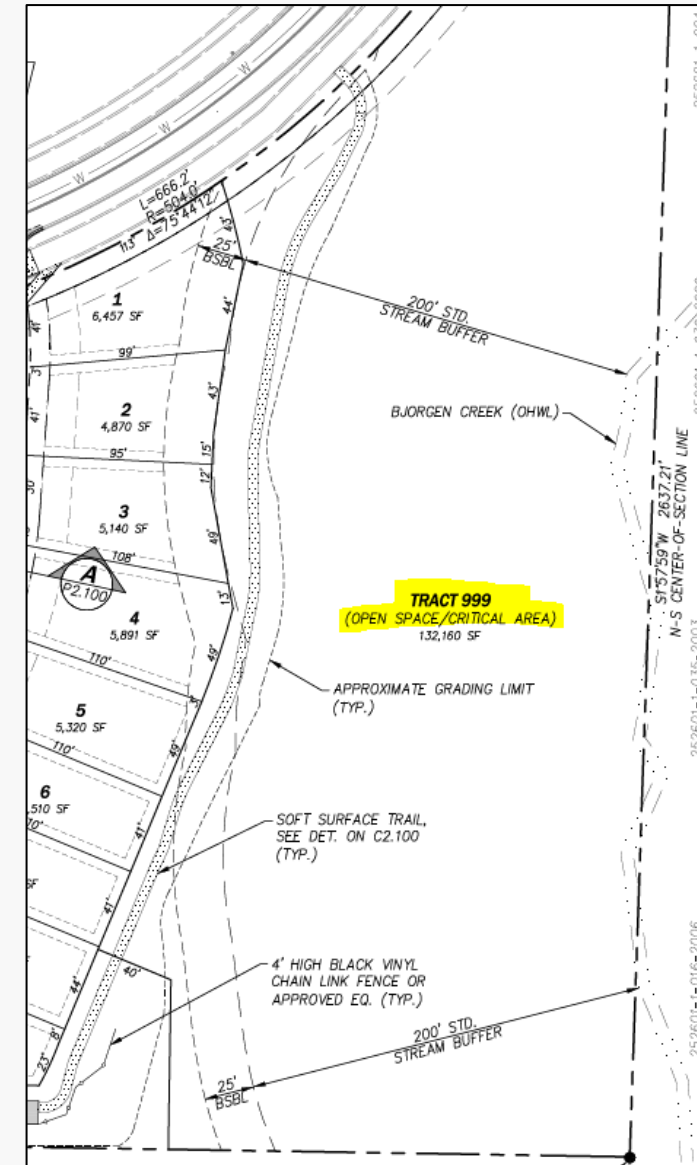


- The storm vault on the SW corner of the development proposes a 12-20-foot exposed retaining wall to be visible from the property to the south and the future Johnson Parkways.
- The Engineering Department has worked with a committee to determine the aesthetic scheme for the Johnson Parkway project. On-site improvements, including retaining walls, landscaping, signage and lighting, along adjacent to the future Johnson Parkway shall include enhanced landscaping and/or artwork to break up the size of the walls.
- Due to the significant aesthetic impact the exposed retaining wall will have on the residents to the south (current and future) and users (pedestrian, bicycle vehicle, etc.) of Johnson Parkway, enhanced landscaping that covers 30% of the exposed wall at full growth and artwork that is consistent with aesthetic scheme for the Johnson Parkway project shall be required.

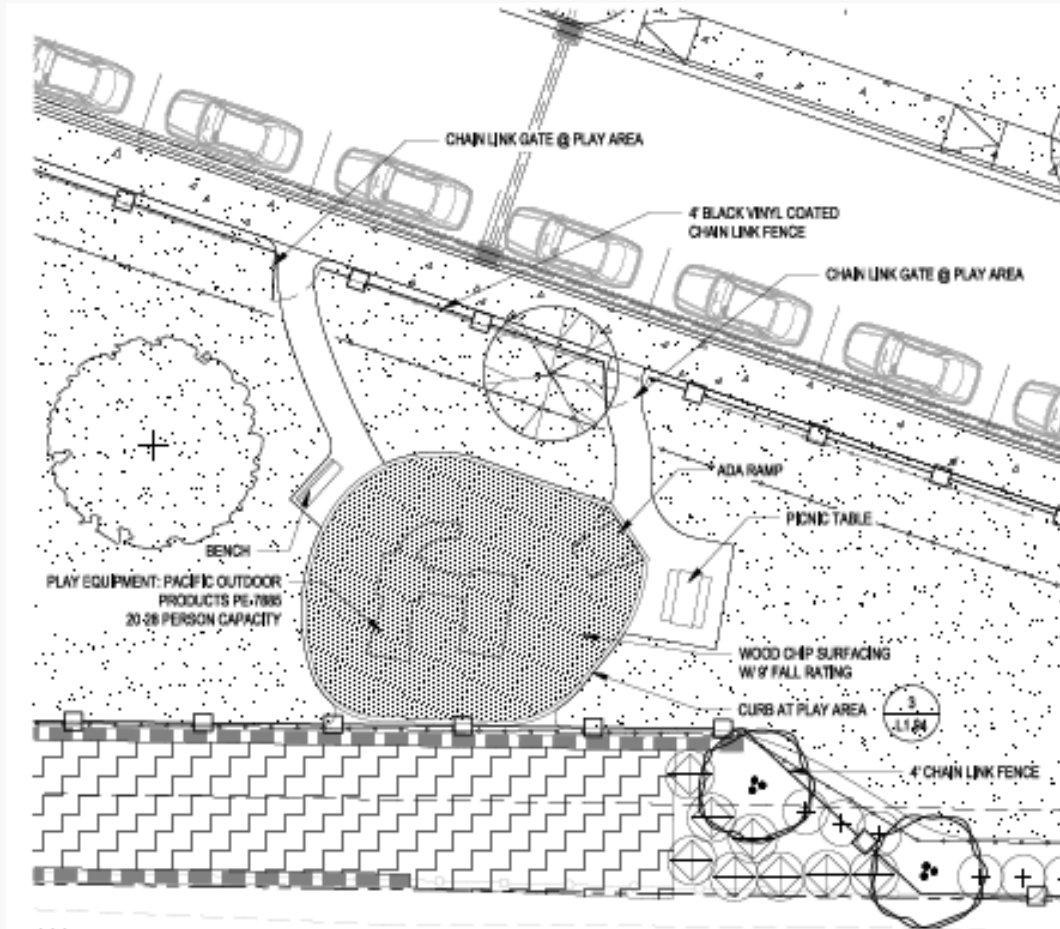


PRD – Open Space

- As proposed, the project's average lot size is 5,041 square feet, which requires 15% open space (of gross project area). Proposed open space totals 2.35 acres, which represents 17%.
- Critical areas and their buffers encompass 22 percent of the project area. 0.82 acres of open space are provided in the critical area buffer. This equals 35 percent of the required open space (40% is allowed).
- For projects that utilize stormwater vaults, the top of the vault may be proposed to also serve as an active recreational amenity (i.e., sport court), if grade and landscaping provide for a usable area. The area proposed to serve as the active amenity can therefore contribute toward the open space requirement



PRD – Amenities



- Both passive and active recreational amenities (owned and maintained by the homeowners) are required to be provided for all PRDs.
- PRDs with 51 to 80 units shall provide one Group 1 amenity and one Group 2 amenity.
 - *Group 1 active amenity is a half basketball court located in tract 997.*
 - *Group 1 active amenity is a big toy located in tract 997 and includes a bench and picnic table. The big toy is identified to be designed to accommodate 20 children ages 5 to 12 years (refer to COA P9).*
 - *Group 2 passive amenity includes a trail and educational signage in tract 999.*



TITLE 19 PERMIT PROCEDURES



- PRD and preliminary plat permit are reviewed as Type III applications.
- A public hearing is required for Type III applications.
- The Hearing Examiner is the review authority for PRD and preliminary plat permit.

Application Timeline Summary Table		
<i>Date</i>	<i>Milestone</i>	<i>Note</i>
3/27/19	Neighborhood Meeting Held	
8/02/19	Application submittal	
8/27/19	Request additional information	
11/25/19	Additional information submittal	
12/17/19	Technically Complete	120-day review period begins
12/27/19	Notice of Application issued	14-day public comment period
12/31/19	Request additional information	90 days allowed for resubmittal
3/31/20	Additional information submittal	
4/13/20	Request additional information	23 rd day of review (of 120-day permitted)
5/29/20	Additional information submittal	
6/8/20	SEPA MDNS issued	14-day public comment period
6/15/20	Public Meeting Notice Issued	Required at least 7 days prior
6/15/20	Staff Report Available	Required at least 7 days prior
6/23/20	Planning Commission Public Meeting	48 th day of review (of 120-day permitted)
7/10/20*	Hearing Examiner Public Hearing	*Subject to change

SEPA

A Mitigated Determination of Non-Significance was issued June 8, 2020 with a 14-day comment period.

Public Comment

- Suquamish Tribe/Washington Department of Fish and Wildlife. Expressed concern with the original proposal to reduce the 200-foot stream buffer.
- Kitsap Public Health District. Comment regarding the existing septic tank and well on the property.
- North Kitsap School District. Request for school impact fees.
- Kenworthy. Kenworthy represents the property owner to the south (Ecklemen) and expressed concern with the future road connection to the south and extent of exposed vault wall.

Recommended Action

The Planning Commission shall hereby recommend (approval) (approval with modifications) to the Hearing Examiner, of the Johnson Ridge Planned Residential Development and Preliminary Plat, Planning File P-08-02-19-01, subject to the SEPA Mitigations and Conditions of Approval.