

**ROSE MASTER PLAN OVERLAY REMOVAL
TYPE III MASTER PLAN AMENDMENT & ZONING MAP AMENDMENT
NEIGHBORHOOD MEETING MINUTES
5/13/2019, 5-7pm, POULSBO FIRE DEPARTMENT**

Neighbors in attendance were interested in understanding the purpose and process of removing the master plan/master plan overlay. In addition, they were very interested in the future site development proposal. Edward Rose is in the process of developing a new site plan but have not started the formal application process with the city. However, Team 4 Engineering shared some of the major project changes that the neighbors should anticipate. Most notably, the following major changes will be reflected on a new site plan: 1) removal of the public road connection between Vetter Road and Bond Road, 2) elimination of the neighborhood commercial component of the project, 3) change of access to Viking Road through the recycling center property instead of north through the Vetter Road neighborhood, 4) use of traditional stormwater management techniques, 4) decrease in building height and 5) the reduction of the number of buildings and units. It was clarified that the removal of the master plan also results in the removal of the developer agreement. Therefore, Edward Rose will be subject to current impact and review fees which is a significant increase over fees negotiated in the developer agreement. It was also noted that the future proposal will be subject to current codes and construction standards.

Mayor Erickson was in attendance. She expressed that the reduction in unit count means fewer people and less traffic. She also noted that while Edward Rose will be subject to a significant increase in impact and review fees with the removal of the master plan overlay, the city is also losing some benefits that were negotiated as part of the master plan such as the requirement for a public active-use park.

Marla clarified that once the master plan overlay is removed, a new project proposal is essentially “starting over” and as such, comments to the city should reflect careful consideration of the new proposal and not be a wholesale resubmittal of previous project comments.

The following were specific comments and requests by neighbors regarding the new project proposal. None of the comments reflected specific concerns related to the removal of the master plan overlay.

- 1) Neighbors along the eastern boundary who own Kitsap County-zoned properties requested a buffer that is larger than 50-feet. It was noted that the 50-foot buffer was proposed by the applicant as part of the master plan in response to comments made during the original hearing. The current proposal has maintained the 50-foot buffer along the eastern boundary even though existing code would allow a significantly narrower buffer width. However, the neighbors would like to discuss additional buffer width in addition to 50 feet. The master plan required a 20-foot buffer along the northern boundary which borders properties within the city’s UGA. The existing code requires a 25-foot buffer (20-foot plus 6-inches for every foot of building height that exceeds 25 feet) and the future proposal will reflect this increase in width.
- 2) Neighbors along Vetter Road north of the site requested that Vetter Road be blocked at the project boundary to prohibit traffic from crossing through their neighborhood. Team 4 Engineering noted that Vetter Road is a public right-of-way and a decision to block access would be made by the city.

- 3) Neighbors were concerned that the site plan review process does not require any neighborhood meetings. Marla indicated that neighbors within 300 feet of the project will receive a notice of application when the project is submitted, and they are welcome to review and comment at that time. She also noted that other projects within the city have chosen to voluntarily hold project status meetings for the neighbors and that this could be requested of the applicant.
- 4) Neighbors raised concern about construction hours of operation and associated construction noise. It was noted that the project will be subject to the city's noise ordinance which currently allows construction between 7am-7pm on Monday through Friday and 8am-7pm on weekends.
- 5) Other concerns included increased vehicular and pedestrian traffic, increased population density, loss of wildlife habitat, and increased noise after project completion.
- 6) Neighbors who currently have private water and septic systems asked with they will be required to hook up to city water and sewer utilities when those are developed. They were directed to the city's engineering department.
- 7) Neighbors were curious if the project will be phased. The revised project is in the preliminary stages and phasing has not been determined, but it was noted that there will likely be some level of phasing, but how the project will be phased is unknown at this time.
- 8) Owners of parcel 3-036 (Laetitia Balineau and Cody Pinion) voiced several concerns. Their parcel is located on the project's northern boundary east of where the new Vetter Road will turn west to Viking Ave. Their concerns include increased construction and project traffic in front of their property, noise, odor from the garbage compactor, and potential loss of landscaping in front of their home. It was noted that some of their landscaping may be off of their property into the ROW. Regardless it is landscaping that they maintain, and they would prefer it to remain. Team 4 Engineering indicated that they could look at the location of this landscaping and see if there is a way to minimize disturbance, but it is not guaranteed it will be possible. They would also like to confirm that their driveway is on their property and not on an on easement on the Edward Rose property.

The purpose of the neighborhood was specific to the removal of the master plan overlay. However, these project concerns will be evaluated during the development of the new project.

**ROSE MASTER PLAN OVERLAY REMOVAL
TYPE III MASTER PLAN AMENDMENT & ZONING MAP AMENDMENT**

Background

In June 2011, the Poulsbo City Council approved an application for a Master Plan development on the approximately 55-acre property owned by Edward Rose & Sons, which is located at the corner of SR 305 and Bond Road ("Property"). The Property subject to the Master Plan approval is identified below.

TAX PARCEL	ACREAGE	CURRENT ZONING
112601-3-008-2008	11.9	Residential Medium/Commercial
112601-3-006-2000	19.5	Residential Medium
112601-3-021-2001	17.3	Residential Medium/Commercial
102601-4-022-2009	6.7	Residential Medium/Commercial

The approved Master Plan encompassed three major elements: a 540-dwelling unit multi-family project, a 160-room senior care center, and a 12,975-square foot neighborhood mixed-use commercial center. Subsequent to approval of the Master Plan, the Council adopted a Development Agreement, which vested the Master Plan project to certain existing development regulations and set a cap on required transportation improvements. The Master Plan and Development Agreement will expire on June 28, 2021, at which point the Property will be governed by existing zoning.

Status and Proposal

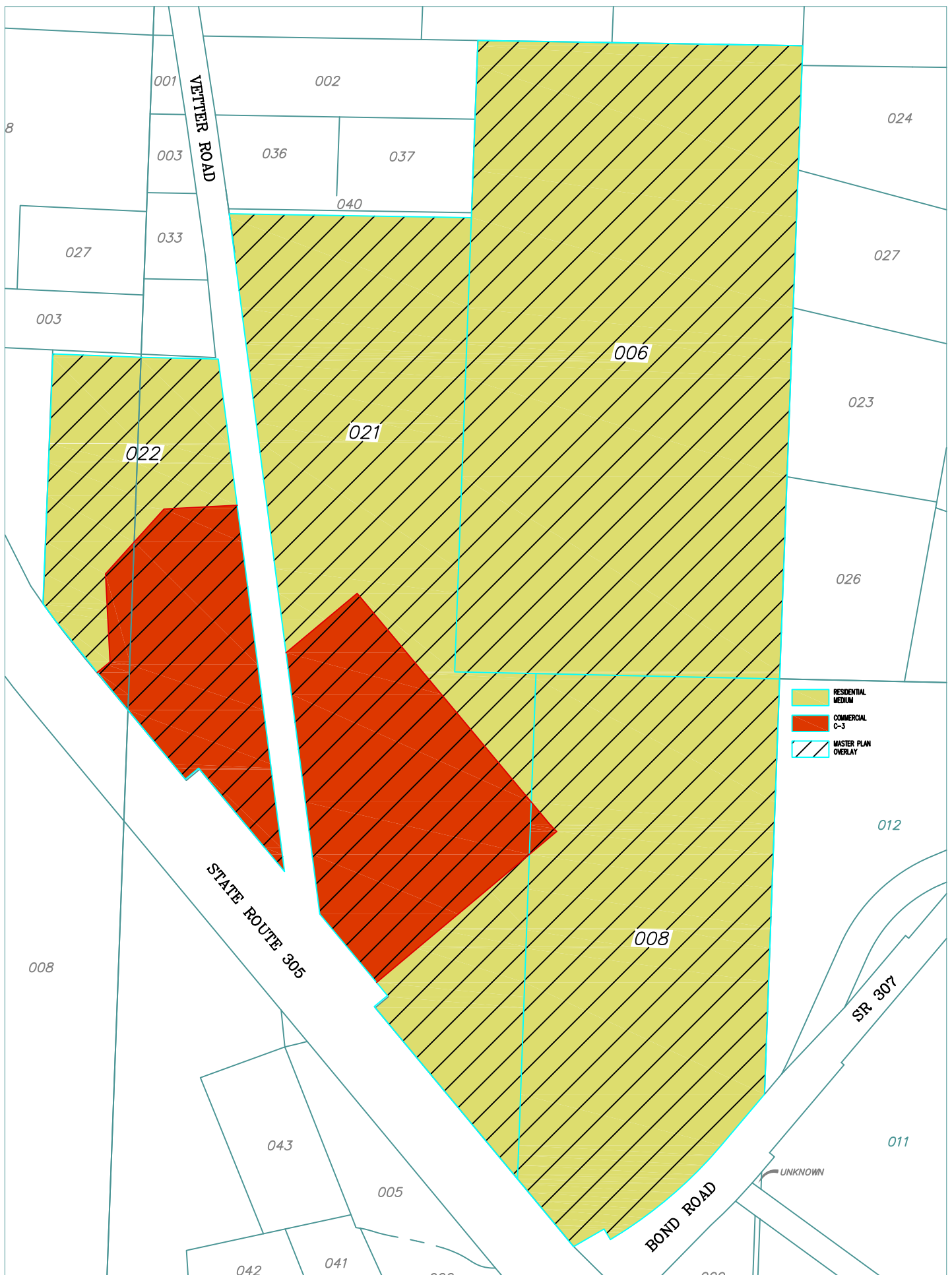
In the years since the Master Plan approval, City Codes and market conditions have changed, and the Edward Rose team has engaged in more detailed technical review of the site and proposal, which has resulted in some changes to the plan. The most notable revisions include (1) the removal of the public road connection between Vetter Road and Bond Road, which is not necessary to accommodate project traffic and will avoid significant critical area impacts; (2) the use of traditional stormwater management techniques, as infiltration was determined infeasible given new information about soil conditions, (3) and the removal of the mixed-use neighborhood retail component, due to market research showing no existing (or foreseeable) market for retail in this location.

The resulting project will be less dense, but Edward Rose believes it will be more successful, and as noted, much less impactful on critical areas. Because the project differs from the approved Master Plan in these key respects, Edward Rose is asking the City to remove the Master Plan Overlay and Development Agreement on the Property in advance of its expiration so that Edward Rose can propose a project consistent with current City code. Removing the Master Plan and Development Agreement will remove the vesting protections and traffic improvement caps specified in the Master Plan and Development Agreement, and it will require the project to pay City transportation impact fees, but Edward Rose believes it will result in a better project and a more predictable, straightforward permitting process.

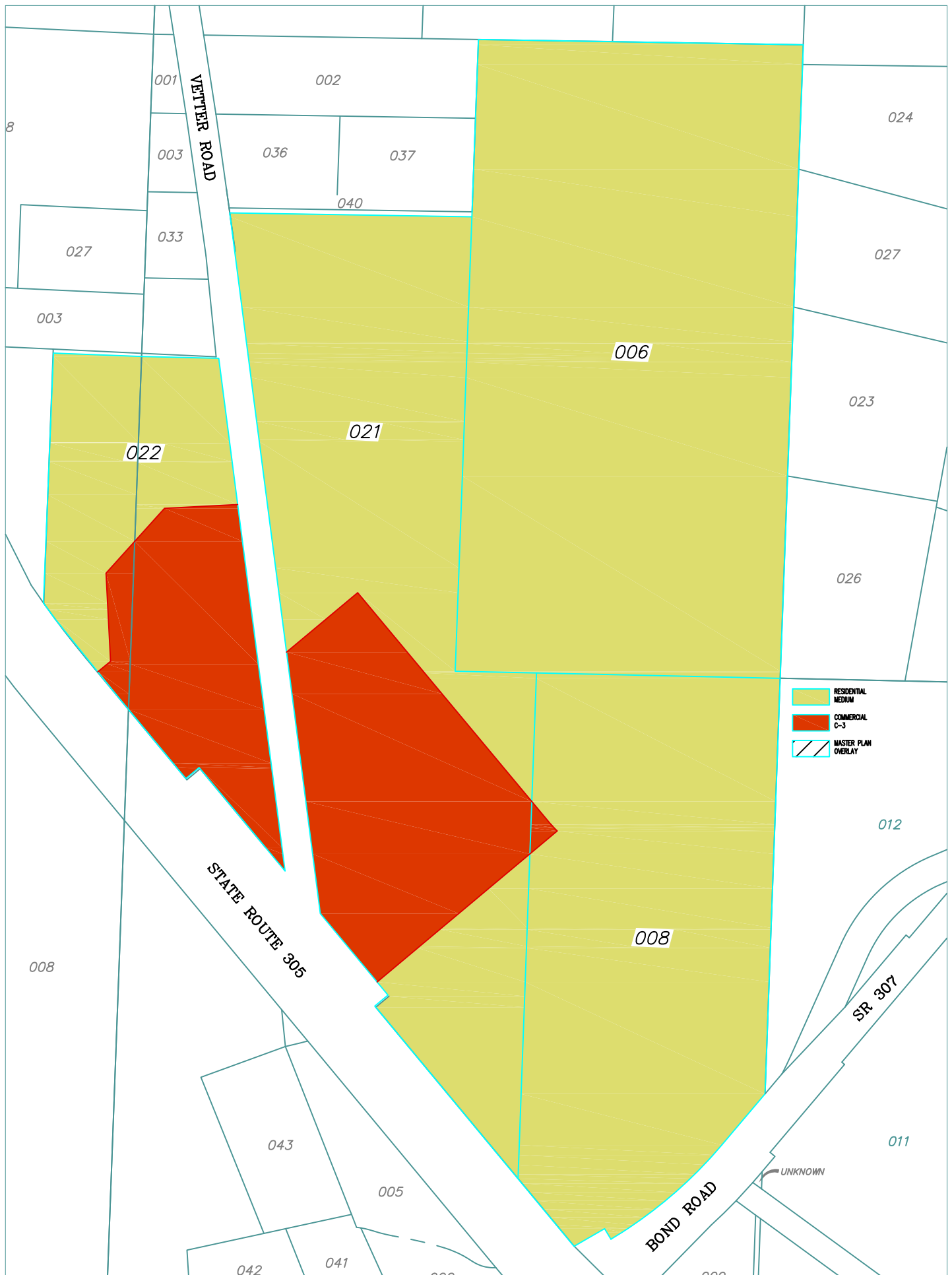
Next Steps

The City has advised that removal of the Master Plan and Development Agreement requires a Type III process. Accordingly, Edward Rose is asking the City to remove the Master Plan Overlay earlier than the June 2021 expiration date. Edward Rose intends to submit a project-specific application to the City in the summer of 2019. The application will be similar to the approved Master Plan project, with the key differences described above.

Again, the new project will be subject to the city's current municipal code (<https://www.codepublishing.com/WA/Poulsbo/>) and construction standards (<https://cityofpoulsbo.com/engineering-construction-standards/>) as well as current impact and review fees.



EXISTING ZONING WITH MASTER PLAN OVERLAY



PROPOSED ZONING (NO MASTER PLAN OVERLAY)

NEIGHBORHOOD MEETING
5/13/2019, 5-9PM, POULSBO FIRE DEPARTMENT
EDWARD ROSE MASTER PLAN OVERLAY REMOVAL
TYPE III MASTER PLAN AMENDMENT & ZONING MAP AMENDMENT FOR OVERLAY REMOVAL

NAME	ADDRESS	EMAIL
Berni Kenworthy	Team 4 Engineering 5819 NE Munder Rd Poulsbo	berni@team4eng.com
Susan Lindsey	535 NE Eagle Rock Way Poulsbo	Sblindsey89@hotmail.com
Rich + Ellie Frederickson	21579 Big Valley Rd NE Poulsbo	rfrederickson1944@gmail.com
Jeff Haines	21588 Vetter Rd NE	
Brad Watts		Drada@valleynurseryinc.com
Colleen Benjamin	21327 Eagle Sky Pl NE	cabenjam1@yahoo.com
Justin Robbins	20882 Bond Rd.	justin@valleynurseryinc.com
Leitha Balchey (BALINEY)	21450 Vetter Rd.	MechPin@gmail.com
Cody Pinion (PINION)		
STEVEN HILL	21576 Vetter Rd	54111400@yahoo.com

Marla Powers
Mayor Erickson