



# MCCORMICK

July 28, 2020

Stephanie Anderson / Andrew Reeves  
City of Port Orchard Planning and Development Services

Re: Plat of McCormick A permit application

Regarding: Preliminary Plat of McCormick Woods Parcel A, LU19-Plat Prelim-02  
Applicant's Response to Post Hearing Comments

Stephanie, Mr. Examiner,  
On behalf of the applicant, Amherst Holdings LLC, please accept this response to the comments submitted after the close of the July 21, 2020 public hearing on the subject plat.

The primary thrust of the post-hearing comments concerned the wooded buffer area at the entrance to McCormick Woods at the intersection of McCormick Woods Drive and Old Clifton Road.

As discussed at the public hearing, the Applicant worked with the McCormick Woods Homeowners Association and members of the public after the initial public comment period when the Applicant received several public comments expressing concerns about the buffer area at the entrance. As demonstrated in Exhibit 40B, the Applicant modified the site plan in response to those public comments, by expanding the wooded buffer area along the entrance. Nearly an acre of additional permanent open space was added to the plat, an additional 75 significant trees were saved. As shown in Exhibit 21D, the perimeter buffer was expanded in places to 150 feet and is no less than 50-feet wide. A 50-foot- buffer along the opposite side of McCormick Woods Drive in Kenmore Court has been in place for years and has provided an adequate wooded buffer at this entrance area. See Exhibits 40C and 40D.

Also, as confirmed in Exhibit 45, the Applicant requested that the City staff consider eliminating the need for landscape strips along the proposed public road which would enable the Applicant to expand the entry buffer. Staff would not support this request for the reasons provided by staff at the hearing.

The Applicant is unable to eliminate additional lots from this plat as requested in the post-hearing comments. The Applicant has already provided a reasonable accommodation to the public's request for an expanded entry buffer. As designed, this plat exceeds the city's standards for open space, setbacks, and tree retention.

LU19-PLAT PRELIM-02

EXHIBIT 50



We ask the Hearing Examiner to approve the preliminary plat as recommended by Staff.

This concludes the Applicant's response to the public post-hearing comments. We ask the Hearing Examiner to close the record as soon as the Staff provides its response, if any, to the post-hearing comments.

Sincerely

Greg Krabbe, PE  
GFK Consulting Inc.  
McCormick Communities LLC