

**City of Poulsbo  
PLANNING COMMISSION  
Tuesday, May 26, 2009**

**MINUTES**

**MEMBERS PRESENT**

Jim Coleman  
Jim Henry  
Gordon Hanson  
Bob Nordnes  
Ray Stevens  
James Thayer

**STAFF**

Linda Mueller  
Lynda Loveday

**GUESTS**

Jann Stimac

**MEMBERS ABSENT**

Stephanie Wells

**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 JOINT MEETING WITH CC OF 3-17-2009**

**MOTION: NORDNED/COLEMAN. Move to approve the joint minutes of 3-17-2009 as presented. 6 for. 1 absent.**

**5. COMMENTS FROM CITIZENS - none**

**6. TRUE VINE PENTECOSTAL CHURCH - CUP**

Linda Mueller, Senior Planner, presented the True Vine Pentecostal Church Conditional Use Permit, which is a request to use Suite A (1,667 s.f.) at 19470 Viking Avenue in the upper level of an existing two level six unit commercial building for church services. No new structures or modification are proposed. There are 23 parking spaces available on the upper level. The building is also occupied by "Dream Dinners", "Allstate Insurance" and "Rumple Newskins" on the upper level. "Ken's Northwest Auto" occupies the entire lower level of the building and the lower parking area. Proposed church services will be on the weekends and in the evenings. Hours of building use will be coordinated with other tenants so there is no conflict for parking in the upper level. The property

owner to the north of the site has agreed to accept overflow parking. The church intends to occupy this space for only a few years while they build a permanent site.

Ms. Mueller then discussed: (1) zoning of the site and surrounding area; (2) the CUP goes with the land; (3) this project should be conditioned that one year after the site is vacated the CUP becomes void; (4) the requirements of a CUP; (5) compatibility with the neighborhood; (6) access to the site; (7) special provisions for churches in the PMC; (8) Bovela Lane is private and "no parking" regulations cannot be enforced; (9) a fire hydrant is being blocked and the fire Marshal has requested that it be marked; (10) the Viking Avenue commercial area is being considered for redevelopment; (11) a CUP cannot be prohibited on speculation of future development; (12) the site is an existing structure and no addition is being proposed.

Commissioners and staff discussed: (1) building permit requirements for access to the assembly area; (2) clarification that a CUP runs with the land not with the use; (3) impact to other businesses; (4) are there restrictions on sale and consumption of liquor in the vicinity of a church; (5) the Notice of Application went out to neighbors within 300 feet; (6) liquor sales is only addressed in the PMC as it relates to schools.

**MOTION: HANSEN/THAYER. Move to recommend approval to the Hearing Examiner the True Vine Pentecostal Church, Conditional Use Permit, Planning File #05-01-09-2, subject to the Conditions of Approval contained herein, for property located at 19470 Viking Avenue in Suite A of the existing commercial building.**

**DISCUSSION: There was a brief discussion regarding the CUP running with the land and not the use.**

**CALL FOR THE QUESTION: 6 for. 1 absent.**

**7. COMMISSION COMMENTS - none**

The meeting was adjourned at 6:26 pm

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Ray Stevens  
Chairman, Poulsbo Planning Commission