

**City of Poulsbo
PLANNING COMMISSION
Tuesday, June 30, 2009**

MINUTES

MEMBERS PRESENT

Jim Henry
Gordon Hanson
Bob Nordnes
Ray Stevens
James Thayer
Stephanie Wells

STAFF

Linda Mueller
Lynda Loveday

GUESTS

Mark Zenger
Molly Lee
Jan Wold

MEMBERS ABSENT

Jim Coleman

1. CALL TO ORDER

Chairman Stevens called the meeting to order at 6:00 pm

2. FLAG SALUTE

3. MODIFICATIONS TO AGENDA – minutes are included in packet even though the agenda doesn't list them.

4. APPROVAL OF MINUTES OF – 06-23-2009

MOTION: COLEMAN/HANSON. Move to approve the minutes of June 23, 2009 as presented.

5. COMMENTS FROM CITIZENS

Molly Lee talked about the Headwaters of Johnson Creek being on tract IX.

Jan Wold also talked about the headwaters of Johnson Creek being on tract IX and read from a prepared document about her concerns for the creek, fish and wildlife.

6. OLHAVA TRACTS VI & IX – SHORT PLATS

Linda Mueller, Senior Planner, presented the Olhava short plats which is a request to divide two existing large tracts in the Olhava Master Plan for dedication of public facilities and future development. Tract VI is to be platted

into four lots. Tract IX is to be platted into three lots. She also discussed: (1) the location and size of the lots; (2) the review authority is the City Engineer; (3) zoning of the sites; (4) storm ponds already exist and were developed during the Master Plan development; (5) the location of wetlands and their dedication to the city; (6) buffers along the edge of the site; (7) areas for development; (8) number of lots per tract; (9) buffers around the storm tract; and (10) the location of the soccer field.

The Commissioners, staff and applicant discussed: (11) the size of the lots includes buffers; (12) a summary explanation of Schedule B; (13) impacts of the project on the Master Plan; (14) the description of a PRD; (15) a site plan review will be required for development of each site; (16) a SEPA review was done on the whole site during the MP development; (17) there is a long history of environmental review of the site; (18) the proposal is consistent with the MP & the EIS; (19) some typo's were pointed out; (20) the amount of usable park land proposed in the MP vs. the current proposal.

The discussion continued with: (21) the city is gaining usable park land under the current proposal; (22) the boundary line adjustment must be recorded before the short plats are approved; (23) the city doesn't review boundary line adjustments, they are done directly with the county; (24) access to the soccer field and parking; (25) amenities will be looked at during the site plan review process; (26) the location of tract IX; (27) the location of tracts zoned high density; (28) the possibility of Olympic College purchasing more lots for expansion; (29) the PC is only reviewing the short plat application so they are not sure how the citizen comments apply; (30) the Master Plan is not being changed; (31) there have been several appeals in the past that have lost; (32) the MP approval requires that ponds be maintained by the applicant until 80 to 90 percent of the site is developed; (33) the headwaters of Johnson Creek were moved by the Department of Fish and Wildlife; (34) Mr. Zenger described the stormwater flow and detention.

MOTION: NORDNES/HENRY. Move to recommend approval, with corrections to the staff report, to the City Engineer of the proposed short plats for Olhava Master Plan Tract VI & IX, Planning File #06-15-09-1 subject to the Development Agreement and Conditions of Approval contained herein, for property located within the Olhava Master Plan are in the City of Poulsbo.

8. COMMISSION COMMENTS

Items discussed included: (1) the date of their next meeting which will be a public hearing for the draft comp plan; (2) the status of the site on the NW corner of Hostmark & 305; (3) the status of the Sushi building at the south end of Poulsbo

Village; (4) the Sushi building did go through DRB review and the color is allowed; (5) how long traffic on Viking will be disrupted; (6) Mr. Henry attended the dedication for the new Harrison site; (7) staff got an e-mail from Harrison that they are temporarily located in the Fernwood building.

The meeting was adjourned at 6:58pm

Ray Stevens
Chairman, Poulsbo Planning Commission