

City of Poulsbo
PLANNING COMMISSION

Tuesday, August 24, 2010

MINUTES

MEMBERS PRESENT

Jim Coleman
Gordon Hanson
Bob Nordnes
James Thayer
Stephanie Wells

STAFF

Linda Mueller
Keri Weaver
Lynda Loveday

GUESTS

Mark Kuhlman

MEMBERS ABSENT

Kate Nunes
Ray Stevens

1. CALL TO ORDER

Vice-Chairman Nordnes called the meeting to order at 6:00 pm

2. FLAG SALUTE

3. MODIFICATIONS TO AGENDA – none

4. APPROVAL OF MINUTES OF - July 27, 2010

5. COMMENTS FROM CITIZENS – none

6. CALDART HEIGHTS II – PRELIMINARY PLAT

Linda Mueller, Senior Planner, presented the Caldart Heights II project, which is a preliminary plat for subdivision of condominium tracts. She then discussed: (1) the location of the site; (2) the original proposal; (3) a post decision review; (4) the proposal is only to subdivide the land under the duplexes; (5) single lots will be created; (6) the multi-family tracts will remain; (7) no physical changes will be evident; (8) only new lots and tracts for access and utilities will be created; (9) all infrastructure is in place.

Commissioners and staff discussed: (1) the reason for the application is market driven; (2) fee simple duplex lots are easier to sell than condos; (3) all preceding conditions have been adopted; (4) the HOA will own and maintain the land; (5)

owners of the duplexes are part of the HOA; (6) there are no long term impacts to amenities or maintenance; (7) density will not be increased; (8) these will be zero lot line sites; (9) all maintenance will be done by the HOA; (10) the "farm pond" has been eliminated from the proposal; (11) landscaping will be reviewed at time of final plan and will be bonded.

Mark Kuhlman, applicant's representative discussed: (1) the application is the result of a change in ownership of the property and visioning; (2) multi-family and single family ideas were discussed; (3) there has been a change in the rules for financing of condos; (4) the lots will be fee simple ownership; (5) there will be no change in the appearance of the buildings; (6) he discussed the reason for the different tracts; (7) each lot will have maintenance responsibility of the private roads; (8) a landscaping performance bond lasts until the city releases it; (9) there will be no change in setbacks.

Commissioners, staff and representative discussed: (1) zero lot line developments are done regularly and don't present any problems; (2) the exemption from the neighborhood meeting was approved because there will be no physical changes in how the development looks; (3) Poulsbo is the only city that requires neighborhood meetings prior to development application; (4) tight-lining of storm drains; (5) jurisdictions have adopted stormwater regulations from Kitsap County; (6) splash blocks are a problem.

MOTION:HANSON/THAYER. Move to recommend approval to the Hearing Examiner, the proposed Caldart Heights, Division 2, Preliminary Plat Planning File #07-19-10-2, including corrections and clarifications of the staff report relating to setbacks and subject to all mitigations and conditions of approval attached herewith. 5 for. 2 absent.

SMP REGULATIONS

There was an extensive Q&A session as the PC went through each page of the regulations and discussed their thoughts and concerns.

In addition to some typo's, their comments and recommended changes included:

16.09

(1) page 1, ...010 last line, capitalize shoreline master program; (2) page 1, ...060, change "Applicants" to "The applicant"; (3) page 2, ...070, application materials should be provided on-line and in hard copy; (4) the JARPA form is currently used; (5) page 3, ...110,B, define unnecessary hardship - it is not defined in the WAC - it is dealt with on a case by case basis.

16.08

(1) page 3, ...030, #7, define Public Trust Doctrine; (2) ...020 "...as defined in section 16.08.040" section number should be 16-08-050; (3) ...030, 5, include unintentional harm and adverse impact; (4) page 4, #10, state what the bottom is, i.e. LHWL; (5) page 4, #13, is sewer a utility? – add a definition of permanent utility, is licensing required? (6) floating home vs. liveaboard; (7) page 5, #27, remove the word "pier"; (8) page 6, #38, the tree size is consistent with the Tree Board definition; (9) page 8, ...090, #1, add the word "and" at the end.

(10) page 8, ...090, B, this is a policy throughout and will be included in new codes; (11) page 10, ...140, A, include a definition for mitigation sequencing analysis; (12) page 12, ...160, A, "... shall incorporate all known ..." , this was provided by PW, staff will confirm; (13) page 13, fix numbering; (14) page 13, new #4, is part of Best Management Practices; (15) page 13, new #7, fix double negative; (16) page 13, new #8, (a), "... utilize Best Management Practices outlined in the BMP's for landscaping..." is redundant; (17) page 14, ...170, A, define SR & HI; (18) page 15, 16.08.190, "P", define SMP; also, define table headings; (19) page 17, #7, is awkward, re-write it; (20) page 22, 3, the percentage quoted comes from DNR, the state inspects documentation, DNR defines liveaboards and floating homes.

(21) page 22, I, 2, yes, there are runways in the water that have to be adhered to by float planes; (22) page 23, J, should address cleaning of boats by divers, they are not exempt; (23) page 24, L, the city does not have any permitted temporarily moored boats, DNR is going to start removing them; (24) page 26, ...290, A homeowners need to be able to maintain their vegetation; (25) page 27, B, damage by fire does not apply to this, define redevelopment; (26) page 28, b, does not refer to specific vegetation, nature should be allowed to restore itself; (27) page 29, B, 2, height is defined by the State, what heights are available; (28) page 30, C, 3, how much lighting is allowed for a flag is enforced by the zoning code; (29) page 30, bottom of page, viewsheds and view corridors are not the same thing; (30) page 30, bottom of page and top of page 31, include a map that shows the areas discussed.

(31) page 31, B, insert a disclaimer (32) page 33, ...330, A, this section is intended for future dedication, a reference should be put in regarding property already dedicated; (32) page 33, ...330, A, 3, "... outdoor private open spaces..." includes things like yards and pools; (33) page 39, ...380, A, 1, add a definition for fill; (34) page 40, D, should be removed and situations treated on a case by case basis.

Ms. Weaver then briefly discussed the remaining process for the SMP. Workshops are scheduled for September 20, 2010, sometime in the winter and in the spring.

8. **COMMENTS FROM CITIZENS – none**

9. **COMMISSION COMMENTS – none**

The meeting was adjourned at 8:30 pm

Ray Stevens
Chairman, Poulsbo Planning Commission