

City of Poulsbo
PLANNING COMMISSION

Tuesday, September 14, 2010

MINUTES

MEMBERS PRESENT

Jim Coleman
Gordon Hanson
Kate Nunes
Bob Nordnes
Ray Stevens
James Thayer
Stephanie Wells

STAFF

Keri Weaver
Lynda Loveday

GUESTS

Sunny Ausink
Zack Phillips
Paul Hirsch
Peter Brockman
Philip Swenson
John Trapp
Amy Hoffman

MEMBERS ABSENT

1. CALL TO ORDER

Chairman Stevens called the meeting to order at 7:00 pm

2. FLAG SALUTE

3. MODIFICATIONS TO AGENDA - none

4. APPROVAL OF MINUTES - NONE AT THIS TIME

5. COMMENTS FROM CITIZENS - none

6. SWANN STAIRS - SSDP

Keri Weaver, Associate Planner, presented the Swann Stairs application which is a proposal to build a beach access staircase associated with an existing single family home located at 18431 Fjord Drive. The staircase will extend from the top of the bank, down steep bluff slopes to a landing located landward of the ordinary high water mark and will be about 75 ft. long. Ms. Weaver also discussed: (1) the SMP regulations being used to review the application; (2) consistency with the Legislature's intention in House Bill 1653; (3) SEPA review and mitigations; (4) DOE & DFW both reviewed the application and approved it; (5) the proposal is a permitted use; (6) lighting will be provided for safety.

Paul Hirsch, applicant's representative, briefly discussed the proposal and stated that the applicant has found the mitigations required acceptable.

Commissioners, applicant's representative and staff discussed: (1) the possibility of connecting the proposed stairs to Net Shed Park, which is within 5 feet of the site; (2) possible impacts to the shoreline; (3) the legal status of the application due to legislative actions in Olympia; (4) all construction work will be done by hand; (5) slope stability and the potential for future movement; (6) the proposal has been peer reviewed by an independent geotechnical consultant; (7) lighting requirements for the stairs; (8) one Commissioner suggested that the stairs should not be open to the public through connection with Net Shed Park; (9) there have been discussions in the past with the Port about connecting the Port Property to Net Shed park and it is not a popular idea.

MOTION: NORDNES/HANSON: The Planning Commission hereby recommends approval to the City Hearing Examiner for the Swann Stairs Shoreline Substantial Development Permit (SSDP) Planning File 03-01-10-1, subject to the Conditions of Approval and SEPA Mitigations, for the site located at 18431 Fjord Drive NE as indicated on Exhibit A.

DISCUSSION: there was discussion regarding the lighting requirements.

CALL FOR THE QUESTION: 5 for(RS/BN/GH/SW/KN). 2 against (JC/JT).

7. AT&T CELL TOWER CO-LOCATION – CUP

Keri Weaver, Associate Planner, presented the ATT cell tower application which is a proposal to: (1) extend the existing Verizon tower from 121.5 to 141.5 feet; (2) placement of a new antenna array; (3) relocation of the existing Verizon array; and (4) addition of a ground facility. The new lease site is located at 22180 Rhododendron Lane NW and is about 1500 s.f. in size. She also discussed the applicable review criteria.

Commissioners, applicant and staff discussed: (1) cell phone coverage; (2) concerns from neighbors; (3) PMC encourages co-location; (4) current pole cannot be retrofitted to be a monopole or "fake tree"; (5) the applicant does not want to replace the current pole; (6) a new tower would double the current impact; (7) there is no additional good site in the area; (8) dead landscaping previously installed will be replaced; (9) the extension will be painted the same color as the existing pole; (10) no lighting is allowed; (11) FAA requirements for lighting above 200 ft.; (12) FCC standards; (13) number of carriers on the pole; (14) the piece of property is leased by Verizon.

Amy Hoffman, neighboring resident, discussed her many concerns regarding the application.

Zach Phillips, applicant's representative, responded to Ms. Hoffman's concerns.

John Trapp, neighboring resident, is in favor of the proposal and loves the competition. He would like to see more alternatives.

Phillip Swenson, property owner and lease holder, discussed many points that are in his letter in the Commissioners packet.

Commissioners, staff and applicant discussion continued with: (1) clarification of the size of the site; (2) color preferences; (3) the pole is owned by Verizon.

MOTION: NORDNES/COLEMAN. Move to recommend approval of the AT&T Rhododendron Lane Cell Tower Extension Conditional Use Permit, Planning File #03-22-10-1 subject to the Conditions of Approval and SEPA Mitigations, for the site located at 22180 Rhododendron Lane NW.

DISCUSSION: ensuring maintenance of the new landscaping; capitalizing on existing towers.

CALL FOR THE QUESTION: 7 yes.

8. COMMENTS FROM CITIZENS - none

9. COMMISSION COMMENTS

Items discussed included: work being done on a culvert on Hwy 305 past the south city limits; the status of the Kim building in Poulsbo Village; status of the Mentor / Nilsen building.

The meeting was adjourned at 8:38 pm

Ray Stevens
Chairman, Poulsbo Planning Commission