

**City of Poulsbo
PLANNING COMMISSION**

**Tuesday, August 21, 2012
MINUTES**

MEMBERS PRESENT: Jim Coleman, Gordon Hanson, Bob Nordnes, Kate Nunes, Ray Stevens, James Thayer, Stephanie Wells

STAFF PRESENT: Karla Boughton, Consultant, Alyse Nelson, Debbie Nau

GUEST: Troy Okunami, Fred Grimm, Troy Barber

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 –

June 05, 2012 - GH, SW, BN abstain, JC, KN, RS, JT approved as written. **June 12, 2012** - Corrections page 2, 18.160.020 change the word form to from, approved with modifications. **June 19, 2012** – approved as written. **June 26, 2012** – Corrections page 2, 18.310.010 change the word census to consensus and 18.320.100 change the word legal ease to legalese, approved with modifications.

Public meeting closed.

Mr. Chairman opened the Public Hearing 7:03 PM for the 2012 Draft Zoning Ordinance and Code Enforcement.

Consultant Karla Boughton introduces and outlined, for the Public Hearing the process and significant meeting dates of the Planning Commission and staff over the last fifteen months, – stating the changes to the draft zoning ordinance and map is the direct result of the implementation of the Comprehensive Plan policies and the goals of the staff to provide clear and concise information to effort they put into the review, and recommendations of the Draft Zoning Ordinance to the City Council. A sample motion document was provided to the Planning Commission for recommendation of the 2012 Draft Zoning Ordinance to the council and four items of changes to the draft zoning ordinance that were added, for deliberations. (1) A revision to the maximum square footage adding a cap to residential zoning district section for detached accessory structures. (2) In the commercial zoning district on planned mixed use developments the regular setbacks. (3) Discussion of allowing fences taller than six foot in the Non-residential zones but was not included in the revisions. (4) Changes to the Off-

Street Parking and loading –general provisions section, changing the 25% to 40% over the minimum requirement.

Comments from Citizens for the Public Hearing:

Troy Barber asked the Chairman if this was the only opportunity of addressing the commission. He was speaking in support for Medical marijuana – as the City was considering the moratorium, he submitted a copy of a pdf file from the Department of Justice to Governor Gregoire, stating that even though the Federal government does not support the medical marijuana as medicinal herb, they set out a set of standards in the letter, or a guide of recommendations, of maybe not arresting those for being 1000 feet from a school in their business –Mr. Grimm stated that the current proposal in the zoning ordinance is for 500 feet and his concern was for a potential of conflict between the City and the Federal Government regarding that. He offered to resubmit the letter for consideration. Mr. Grimm continued with; at the time of the moratorium the City had concerns, as he remembered; about the dispensaries, and of a safety and fire nature and he agreed they are valid concerns. Not addressing the safety for the people working at the facility and with handling of large amounts of money in this type of facilities could result in additional robberies and those people being at risk. The fire hazard concern could be due to the amount electric used and proper insulation of lights and electrical wiring. He stated he was happy the City is moving forward; he applauds the effort and thanked the Commission. Mr. Chairman clarifies for the citizens that they will be able to also address the council with any concerns during their review process.

With no other comments, Mr. Chairman then closed the Public Hearing at 7:14 PM.

Commission Deliberations began with; (1) clarifications of the setbacks in the proposed modifications from list given to Commissioners tonight. (2) Two types of development: a) All lands are common, condo type and the setbacks would be in the perimeter. b) Each lot would have a building on it and that is a subdivision. (3) Side yards are 10 feet each side for a total of 20 feet, not a combination of; to equal 20 total. (4) Question of a subdivision later coming back to re-plat, is there a potential loop hole. The subdivision requirements would apply regardless of additional processes.

Motion: Commissioner Hanson moved to recommend approval to the City Council the August 2012 Planning Commission Revised Draft Zoning and Code Enforcement Ordinances, Zoning Map and supporting documents for their consideration and public hearing process including the modifications identified in this motion, those are the four here that are labeled 1, 2, 3, and 4 on the document presented here and the modifications identified, made by the motion of 1, 2, 3, and 4, offer the statement to the City Council summarizing the planning Commission consideration of identifying an Old Town Residential Neighborhood Overlay as set forth in this motion document and direct the Planning Director to prepare findings of fact in support of this decision for the Planning Commission Chairman's signature.

Motion: Commissioner Coleman –second.

Discussion - Commissioner Wells stating she will submit her copy of the typos of the underlines for corrections to the consultant Karla Boughton.

Motion and Second; – all in favor 7

5. COMMENTS FROM CITIZENS - None

6. COMMISSIONER COMMENTS: Discussion of future projects, Amendment of the future meetings start time back to 7:00 pm.

The meeting was adjourned at 7:23 PM



Ray Stevens Chairman,
Poulsbo Planning Commission