

**City of Poulsbo  
PLANNING COMMISSION  
Tuesday, July 8, 2008**

**MINUTES**

**MEMBERS PRESENT**

Jim Coleman  
Gordon Nelson  
Bob Nordnes  
Don Sarles  
Ray Stevens  
James Thayer

**STAFF**

Keri Weaver  
Lynda Loveday

**GUESTS**

Jan Stimac  
Charles Wenzlau  
Kyle Hansen  
Pat Fuhrer

**MEMBERS ABSENT**

vacancy

**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 OF 5-13-2008**

**MOTION: Nordnes/Thayer. Move to approve the minutes of 5-13-2008 as presented. 4 for. 2 abstain. 1 vacant.**

**5. COMMENTS FROM CITIZENS**

There were no comments.

**6. NORTH POINT CHURCH – SPR &CUP**

Keri Weaver, Associate Planner, presented the North Point Church Site Plan Review and Conditional Use Permit which is a proposal to construct a 10,800 s.f. building on property located at 1779 NE Hostmark St. to be used for classrooms, meeting and office space for the church. This will be the first of three development phases which will eventually include a church and administration buildings. Phase I will include development of infrastructure for all three phases. Subsequent phases will undergo individual site plan review. An existing residence will be removed. Access to the site will be from two driveways located on NE Hostmark Street.

Ms. Weaver also discussed: (1) area of the site; (2) review criteria; (3) churches are allowed in any zone through a CUP; (4) traffic; (5) compatibility; (6) setbacks; (7) buffering of the Category 3 wetland; (8) landscaping; (9) no comment letters were received as a result of the neighborhood meeting; (10) building height; (11) parking; (12) no comments were received as a result of the SEPA or the NOA.

Commissioners, staff and applicant discussed: (1) storm water detention & infiltration; (2) attendance at the neighborhood meeting; (3) traffic congestion due to the schools in the area; (4) the traffic report shows that the LOS is not reduced because of the off hours that the church is occupied; (5) traffic mitigation fees will be paid; the City Engineer is not concerned about traffic; (6) capacity of the building; (7) ADA accessibility to the restrooms; (8) the code requirements for accessibility will be met; (8) the width of the fire apparatus access roads; (9) the Fire Marshal has signed off on the proposal.

**MOTION: COLEMAN/NORDNES. The Planning Commission shall hereby recommend approval of the North Point Church Site Plan and Conditional Use Permit, Planning File 02-25-08-1, subject to the Conditions of Approval and SEPA Mitigations, for the site located at 1779 NE Hostmark Street. 6 for. 1 vacant.**

## **7. COMMISSION CONCERNS**

Items discussed included: (1) status of the Comp Plan; (2) the annexation task for recommendations are going to City Council on Wednesday 7-9-08.

The meeting was adjourned at 7:30pm

---

Ray Stevens  
Chairman, Poulsbo Planning Commission