

# POULSBO CITY COUNCIL MEETING OF JULY 9, 2008

## MINUTES

**PRESENT:** Mayor Quade; Councilmembers: Berry-Maraist, Crowder, Erickson, Lord, McGinty, Rudolph, Stern.  
Staff: Berezowsky, Berghoff, Boltz, Booher, Kasiniak, Loveless, McCluskey, Swiney.

### MAJOR BUSINESS ITEMS

- \* \* \* Adopt Annexation Task Force Recommendations
- \* \* \* Resolution 2008-\_\_, Request Sequencing SR305 Traffic Signals
- \* \* \* Request for Council Concurrence for City Hall Site work and Advertisement for Bids
- \* \* \* Executive Session – Property Acquisition (RCW 42.30.110 (i))
- \* \* \* Executive Session – Potential Litigation (RCW 42.30.110 (b))

### 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Quade called the meeting to order in the Council Chambers at 7:00 PM and lead the Pledge of Allegiance.

### 2. MAYOR'S REPORT AND CHANGE TO AGENDA

- a. Mayor Quade removed Item 7-b Resolution 2008-\_\_, Request Sequencing SR305 Traffic Signals from the agenda due to a meeting which an agreement was made to sequence the lights, extend the light time at Suquamish/SR305 intersection, provide signage regarding the light sequencing and a request from Kitsap Transit to deactivate the opticon along the Poulsbo corridor.
- b. Mayor Quade added a one-half hour Executive Session to discuss potential litigation and a one-half hour Executive Session for the purpose of property acquisition at the end of the meeting with automatic adjournment.
- c. Tom Anderson, North Kitsap School Board introduced the new Superintendent of Schools for the North Kitsap School District, Dr. Rick Jones. Dr. Jones expressed his interest in continuing and strengthening the relationship between the City and the School District.

### **3. MAYOR AND COUNCIL DISCUSSION**

- a. Councilmember Stern reported on a meeting with Mary McClure from the Kitsap Regional Coordinating Council (KRCC) and members of Senate Transportation Committee to discuss the progress of the Telework Pilot Project and appointment to the High Speed Internet Strategy Working Group.

### **4. COUNCIL COMMITTEE REPORTS (FOR ITEMS ON CURRENT AGENDA)**

- a. Councilmember Erickson reported on the Special Finance/Administration Committee held on July 7, 2008 and the recommendation to approve the sculpture for Centennial Park in the amount of \$22,500 and asked for Council concurrence. Councilmember Lord added it is the intention of the Centennial Committee to pay back the City with fundraising dollars.  
**MOTION:** Erickson/Lord. Move to approve the funding of \$22,500 to proceed with the Centennial Park Sculpture.  
Motion carried unanimously.

Councilmember Erickson also reported on the new City Hall funding package discussion and the split vote to proceed. Councilmember Lord was absent from this meeting.

- b. Councilmember Berry-Maraist reported on her introductory meeting with Superintendent Jones and the Save our Pool Committee and future follow-up meetings with Commissioner Bauer.

### **5. CITIZEN COMMENTS**

- a. Jan Wold, commended the Mayor and Council on the Annexation Task Force, addressed concern for the limitation of public meetings and need for an agreement regarding neighborhood planning for the west side Urban Growth Planning (UGA); rate of annexation and development, and input on how to mesh the goals with the annexation process. Wold suggested the City post a running total of all building permits, residential planning applications and all known proposed developments and the need for Council to include a method of monitoring growth management targets and status.
- b. Muriel Williams referenced an article in the Herald where a City Councilmember praised the big box stores at the Olhava Development for making it possible to build a city hall and addressed concern for the citizens being misled by incorrect information on the costs.

- c. Art Castle representing the Home Builders Foundation informed Council of the final draft of the Low Impact Development Standards to be distributed in the next couple months and informed Council of the City of Bremerton's installation of 600 feet pervious surface on a public road.
- d. Dan Baskins spoke regarding the population allocation and the Comprehensive Plan of 1994.

## **6. MAJOR BUSINESS ITEMS**

### **a. Adopt Annexation Task Force Recommendations**

Councilmember Rudolph presented his recommendations with the following points:

- Improved Communication – petitioner notification to everyone in the proposed annexation area within 30 days, a community meeting to be held within 60 days of the City granting petitioners request and the preparation of an annexation brochure.
- Protection of the Unincorporated UGA from un-equal up zoning to achieve population targets.
- Preapplication Conferences to be listed on the City's web site along with maps showing those properties proceeding towards development and have asked for a preapplication conference.
- Defining the Annexation Boundary – requiring petitions to address the most likely alternatives showing how roads and sewers will be achieved to serve the proposed annexation area and recommend the Council adopt a policy to leverage petitions to maximize annexation to achieve the overall Comprehensive Plan, emphasizing undeveloped properties.

Planning Director addressed the adoption of the Comprehensive Land Use Plan including functional plans, the question of how an area is going to be served will be resolved and asked the City Attorney whether the intent of the policy is related to the expectations of Growth Management in regards to the City's utility planning process. City Attorney Haney agreed that the Growth Management Act and the Growth Board cases state when a City has and Urban Growth Area (UGA) around it, the City must plan how it will serve the UGA with public infrastructure for the twenty year horizon.

Councilmember Crowder addressed her concern for the use of pump stations in regards to environmental issues, the on going maintenance expense to the City and questioned whether this is addressed in the recommendations.

Councilmember Berry-Maraist cautioned the amount of detail expected from the citizens at the time of annexation where a developer may or may not be involved.

- Neighborhood Planning - a reasonable goal with obstacles that must be overcome: Orderly planning with planning; preservation of open spaces and natural features to preserve the character and environment of Poulsbo; limited neighborhood planning in the UGA to establish proposed, key transportation and environment is an appropriate and necessary City planning function.
- Taxation – the burden of annexation: continued and future new tax exemptions. Recommend the city take no position for or against existing tax exemption. Should the City allow temporary “downzoning,” temporary zoning or a special zoning overlay to avoid the cost of increased land assessments by the Auditor on existing properties that do not “plan to develop?” Do not concur with using land use to “fix” tax code problems. Recommend the City take a leadership role in working with the Assessor on any relief to the annexation tax burden.

Councilmember Berry-Maraist suggested for those looking at coming into the City with a temporary downzone, the City also consider no opposition to future annexations and also look at the utility lay out in the event the property is Open Space and there is objection to the installation of utilities if needed.

Berry-Maraist also addressed concern for the increased property taxes for those who annex as well as those not annexed but in the annexation surrounding area and suggested looking at property tax incentives for Open Space, trails and green-belts specifically in Critical Areas.

Councilmember Lord commended the discussion on the City’s involvement in taxation.

Councilmember McGinty referenced the annexations proposed back in March and addressed concern for requiring multiple property owners proposing annexation to show how service will be provided in the future when it may be hypothetical or include a property such as farm without intentions of development, and the lack of conclusion and finality.

Planning Director Berezowsky suggested the Council consider allowing staff and the City Attorney to bring back a white paper as it relates to the planning and legal perspectives. Councilmember McGinty expressed concern for the delay in implementing the annexation policies and the cost

implications to the annexation proponents. Berezowsky described two processes in which the annexation policies could be implemented and folded into the Comprehensive Plan process: 1) include the Annexation Policy into the Comprehensive Plan process as defined for this year or 2) put it ahead of the Comprehensive Plan on an emergency basis.

City Attorney Haney advised that the annexation policies do not qualify as an emergency where there is danger to health, safety and/or welfare and the Growth Management Act does not require annexation policies as a mandatory element but can be included as part of the Comprehensive Plan.

Councilmember Rudolph expressed the urgency in implementing the notification procedures.

Councilmember Lord expressed concern and desire for clarity and assurance the City is operating on correct Growth Management Act (GMA) numbers. Planning Director Berezowsky addressed the sub-area plan and land capacity analysis and emphasized that it is impossible without realizing a doubling or even tripling of the City's densities city-wide to be anywhere near Ms. Wold's analysis.

Councilmember Lord requested a there be direct reference to the environmental policies and regulations as part of the approach to the boundaries of annexed area included in the annexation policies.

Councilmember Berry-Maraist recommended concurrence on the task force recommendations, encouraged continue discussion on the vague or harder issues to resolve and continue to work on the taxation issues, to provide annexation petitioners guidance and allow them continue work while the Comprehensive Plan is being completed.

Planning Director Berezowsky suggested with the City Attorney's concurrence that a Resolution be drafted until such time the policies could be included in the Comprehensive Plan.

Councilmember Crowder expressed concern that the process is being rushed and need for additional public input and inclusion in the Comprehensive Plan.

Mayor Quade asked for concurrence from the Council to proceed with the drafting of a Resolution to include: notification, neighborhood meetings, informational brochure, assuring neighbors there is protection from unequal zoning, notice of preapplication meeting on the website, allowing

release of the summary document for the preapplication and defining the annexation boundary for notification at the 10% petition meeting to be adopted immediately and encourage the issues of leveraging petitions for larger annexation and encourage petitioners to provide a schematic infrastructure layout with separate discussion on the property taxes issues.

Mayor Quade called for a 5-minute recess. Meeting reconvened at 9:04 PM.

**b. Request for Council Concurrence or City Hall Site Work and Advertisement for Bids**

**MOTION:** Rudolph/Crowder. Move to authorize the Mayor to initiate the invitation for bid for Phase I of the downtown City Hall Project.  
Motion carried unanimously.

**MOTION:** Rudolph/Stern. Move to authorize the Mayor to initiate a bond package as recommended not to exceed 9.5 million dollars.

**SUBSTITUTE MOTION:** Erickson/Berry-Maraist. 1) Authorize Lewis Architects to review the existing Moe Street plans for the new City Hall concentrating on seeking potential costs saving including space reductions. 2) Continue on with the design development cost analysis (done by a third party and incorporating in those cost saving found) and present those numbers for approval of the City Hall project team. The design development numbers will constitute the budget for the building, which will be brought forward for Council approval. 3) The financing package for the budgeted amount will come to the Council after a signed inter-local agreement is accepted by the County establishing our relationship to the County regarding the court facility including what cash flows will come from the County for the district court facility.

**MOTION:** Crowder/McGinty. Move to continue the Council Meeting to complete the current discussion and the two fifteen minute Executive Sessions.  
Motion carried unanimously.

After discussion regarding the intent and purpose of the substitute motion Councilmember Erickson requested the substitute motion be withdrawn.

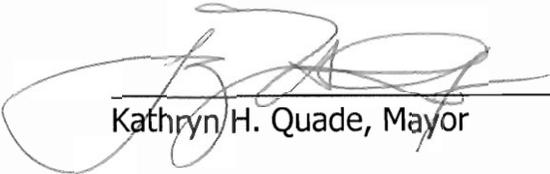
**MOTION:** Erickson/Berry-Maraist. Move to withdraw the substitute motion.  
Motion carried unanimously.

**CALL FOR THE QUESTION ON THE ORIGINAL MOTION:**

Motion carried unanimously.

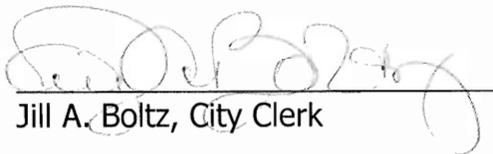
**7. EXECUTIVE SESSION**

At 10:02 Mayor Quade called for two 15-minute Executive Sessions pursuant to RCW 42.30.110 (b) to discuss property acquisition and RCW 42.30.110 (i) to discuss potential litigation with automatic adjournment at the conclusion of the Executive Sessions.



Kathryn H. Quade, Mayor

ATTEST:



Jill A. Boltz, City Clerk

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