

# **SPECIAL POULSBO CITY COUNCIL MEETING OF SEPTEMBER 30, 2009**

## **M I N U T E S**

**PRESENT:** Mayor Quade; Councilmembers: Berry-Maraist, Crowder, Erickson, Lord, McGinty, Rudolph, Stern.  
Staff: Berezowsky, Boltz, Stephens.  
Also present: City Attorney Haney and Karla Boughton, k.b. Consulting.

### **MAJOR BUSINESS ITEMS**

- \* \* \* July 2009 Draft Comprehensive Plan Workshop
- \* \* \* Open Public Hearing- July 2009 Draft Comprehensive Plan Public Testimony
- \* \* \* Open Public Hearing- 2009 Site Specific Land Use Re-designation Applications

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

Mayor Quade called the meeting to order in the Council Chambers at 5:03 PM.

#### **2. JULY 2009 DRAFT COMPREHENSIVE PLAN WORKSHOP**

Karla Boughton, k.b. Consulting, stated all comments received by the Planning Department from council members, were provided to council.

Councilmember Crowder summarized her suggestions and recommended additions to the economic development section. Items included:

- Chapter 9- Include photos of each business district.
- New introduction/paragraph to be included in Plan Context.
- Additional language regarding telecommuting.
- Additional policies/goals relating to underutilized commercial areas and long term employment opportunities.

The council concurred with the recommended additions.

Councilmember Rudolph commented on the following:

- Policy CC 1.4- Addition of the word "affordable" in the public building policy section, stating other criteria should be identified as well. Council concurred to leave the wording as included in the draft, which does not include "affordable".

- Policy LU 13.3- Rewording the section relating to tree preservation, proposed change to read: *Tree preservation provisions will not preclude zone density is able to be achieved.*  
Council concurred unanimously.
- Policy TR 5.3- Neighborhood Connectivity policy needs to include language that encourages multiple connections to future development, where practical. Proposed change to read: *All new residential developments shall be required to provide multiple vehicular, bicycle and pedestrian connections through adjacent existing, or provide for connections to future, residential developments, when such requirement is consistent with legal nexus parameters.*  
Council concurred unanimously.
- Policy PRO 6.3- Proposed revision: *The City shall consider ongoing dedicated funding for park and recreation improvements.*  
Council concurred unanimously.
- Consider turning Indian Hills Park into a potential dog park. Boughton suggested adding "dog park" to the Park Land Improvement section of the Capital Facilities Plan.

Councilmember Stern requested clarification on the direction the Design Review Board (DRB) will be going, in regards to the corner store idea. Berezowsky stated the revisions to the scope of the DRB would not affect the Comprehensive Plan.

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Mayor Quade recessed the meeting at 6:35 PM, for a 30 minute break.

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Mayor Quade called the regular meeting to order at 7:02 PM, and led the Pledge of Allegiance.

### **3. OPEN PUBLIC HEARING**

Mayor Quade opened the public hearing at 7:05 PM and asked for public comments.

#### **a. July 2009 Draft Comprehensive Plan**

- a) Carlotta Cellucci, commented on Chapter 5, Natural Environment, containing reference to WAC 395.190.080.5(c)(ii), which Cellucci stated does not exist, and should indicate WAC 365.190.080. Cellucci further stated Policy NE 6.9, references property owner and developer

paid reports, which would be inappropriate to include in the Comprehensive Plan.

- b) Wilene Grimm, commented on her support of Policy LU 2.5 and 2.8, and her desire to put a dental office near the North Kitsap High School and asked for the council support.
- c) Molly Lee, commented on the critical area buffer and ordinance relating to Johnson Creek, and expressed her concern that the city is not following the proper guidelines to reclassify areas as open space. Lee requested the city remove the open space designation on her private property along the Johnson Creek corridor.
- d) John Lee commented on the funding for projects listed on the Capital Improvement Plan (CIP), and the need to identify the specific funding sources in the document. Lee further commented on the water supply needs for future development.
- e) Rita Hagwell commented on the Gaines Annexation and the Viking Avenue improvements.
- f) Jan Wold, commented on the growth rate of Poulsbo, requesting the council decrease the growth target. Wold further stated the negative impacts of the Olhava development on Johnson Creek, including flooding and loss of the salmon run.

**b. Application 09-01- Finn Hill Road**

- a) Jan Wold commented the proposal should not be approved due to the potential need for an additional sewage system and the cost to citizens. Wold stated the proposal should be held until the specifics can be determined.
- b) Rita Hagwell began to comment on the ownership of Marelaine Lane; Mayor Quade informed Hagwell public comments are being heard for application 09-01 at this time.
- c) Molly Lee, stated the application should not be approved, Johnson Creek takes over a majority of the property in question.

**c. Application 09-02- NE Corner of SR 305 and Viking Avenue**

None.

**d. Application 09-03- 301 Bernt Road**

None.

**e. Application 09-04- Little Valley Road NE**

None.

**f. Application 09-05- Sing/Pee Wee**

- a) Dan Murphy expressed his opposition to the proposed access to the parcels included in the application. Murphy noted the proposed access does not meet the current street standards, and the potential safety issues.
- b) Mike Dunphy expressed his agreement with Dan Muphy's comments, noting the street width.
- c) Jim Laughlin, representing the property owner Peter Sing, commented the Sing would not be opposed to retaining the current low density residential designation. Regardless of the zoning of the property, the access issues are the same; the development of the property would require the access to be addressed.

**g. Application 09-06- NE Corner of Sunset and Iverson- Martha and Mary Ebenezer**

- a) Bob Thompson, Poulsbo Place resident, expressed his concern on the Martha and Mary proposal, due to the exact proposal being unclear. Thompson's other concerns include current traffic issues on 4<sup>th</sup> Avenue, and the potential increase of traffic with higher density.
- b) Chad Solvie, Martha & Mary CEO, addressed the citizen concerns regarding the potential of developing condos, increased traffic and scale of the project. Solvie clarified the focus will remain on senior citizens and children, and the concepts of the proposed projects. Solvie asked for council support of the application and the proposal.
- c) Delores Lynch, Poulsbo Place resident, expressed concern with the joining of Martha & Mary in the Poulsbo Place Master Place, with Central Island Builders; and. Lynch expressed her support for the development of Martha and Mary, however is concerned with the potential of Poulsbo Place to increase in density.

- d) Don Chilcott, Poulsbo Place resident, thanks Martha and Mary for discussing the project with Poulsbo Place residents. Chilcott expressed concern on the open ended proposal by Martha & Mary, without specific plans identified.
- e) Rob Gelder, Martha & Mary, commented the application is looking for more flexibility while continuing to work with the surrounding community. Martha and Mary's inclusion in the Master Plan, will open any project up to greater public review and input.
- f) Rosie Bennett, Poulsbo Place resident, requested clarification on the acreage size of the proposal; the architect indicated a different amount of usable land. Bennett also questioned if the existing building would be left in place or torn down, the amount of parking and need of additional parking, and increased traffic.
- g) Kathy Chilcott commented on possibility of Martha & Mary having their own Master Plan, instead of being included in the Poulsbo Place Master Plan.

**h. Application 09-07- Fish Park**

None.

**i. Application 09-09- 428 Ryen Street NE**

None.

**j. Application 09-10- 20831 Bond Road**

- a) Steve Powell, property owner of 20831 Bond Road, commented on his agreement with the Planning Commission regarding the proper use and possible professional office space, and requested the council consider alternate uses when reviewing the zoning ordinance.

**k. Application 09-11- 20011-20033 1<sup>st</sup> Avenue**

None.

**l. Application 09-12- 18745 9<sup>th</sup> Avenue**

- a) Cliff Despeaux, expressed his support of the redesignation application and the need to do something with the existing home on the property, due to its poor condition. The Planning Commission agreed the area

would be better suited for a rezone, however due to the amount a separate property owners makes a coordinated rezone effort difficult.

**m. Application 09-13- 21425 Urdahl Road**

None.

Berezowsky recommended the public hearing be continued to the 2<sup>nd</sup> meeting in October.

**MOTION:** Lord/McGinty. Move to continue the public hearing on the July 2009 draft Comprehensive Plan and the Site Specific Land Use Redesignation applications Wednesday, October 14, 2009 at 7:15 PM, at Poulso City Hall Council Chambers.

Motion carried unanimously.

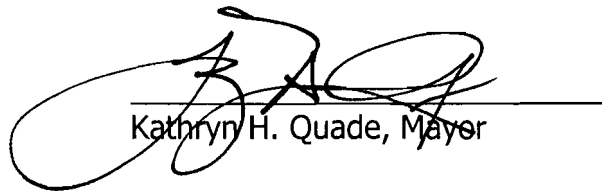
**4. ADJOURNMENT**

**MOTION:** Crowder/McGinty. Move to adjourn at 8:07 PM.

Motion carried unanimously.

ATTEST:

  
Jill A. Boltz, City Clerk

  
Kathryn H. Quade, Mayor