

SPECIAL POULSBO CITY COUNCIL MEETING OF JUNE 9, 2009

M I N U T E S

PRESENT: Mayor Quade; Councilmembers: Berry-Maraist, Crowder, Erickson, McGinty, Rudolph, Stern.
Staff: Berezowsky, Berghoff, Stephens.
Also present: Karla Boughton, kb Consulting

ABSENT: Councilmember Lord.

MAJOR BUSINESS ITEMS

* * * Establish the Docket for the Submitted Site Specific Redesignation Request Applications

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Quade called the meeting to order in the Council Chambers at 6:01 PM and lead the Pledge of Allegiance.

2. ESTABLISH THE DOCKET FOR THE SUMMITTED SITE SPECIFIC REDESIGNATION REQUEST APPLICATIONS – Exhibit A

Karla Boughton, kb Consulting, stated the Planning Department has received twenty applications for site specific land use redesignation. The Planning Department recommends applications 09-01 thru 09-11, be included on the 2009 docket. Applications 09-12 and 09-13 have recently contacted the city and stated they wish to move forward with their applications; and are now recommended to be included in the docket.

MOTION: Berry-Maraist/Stern. Move to move applications 09-01 through 09-13 forward on the 2009 site specific Comprehensive Plan amendment request docket.

Motion carried unanimously. Absent: Lord

Councilmember Rudolph expressed concern on applications 09-02 and 09-04, with several sites requesting rezones of a few parcels in residential low areas; application 09-05, rezone to residential high adjacent to a residential low area; and application 09-10, rezone to light industrial in a residential low area.

Councilmember Stern commented the purpose of the meeting is to determine if items should be included on the docket for consideration, not to discuss the item in detail.

Mayor Quade recommended council provide the Planning Department with written comments or concerns regarding any of the applications.

Mayor Quade informed the council, staff had concerns on applications 09-14 through 09-16, however could be included on the docket.

Councilmember Berry-Maraist recommended applications 09-14 through 09-18 be included on the docket, due to the planned improvements in west Poulsbo. Berezowsky stated if it is the council's intent to proceed with a study of west Poulsbo, then it would be recommended to hold off on including those applications 09-14 and 09-15, and can be included in the 2010 Comprehensive Plan annual amendment cycle.

Councilmember Berry-Maraist requested clarification, if the council decides to not docket an item, would the next opportunity to discuss the item be next year. Berezowsky stated it would need to be confirmed by City Attorney Haney however, he believes if the city takes on a sub area planning process, it could amend the Comprehensive Plan outside of the annual amendment cycle.

Councilmember Erickson commented some property owners have waited approximately a year for their applications to be decided upon, and should be docketed. Mayor Quade clarified much of the delay on the applications was due to the Comprehensive Plan was not released until January 2009 and waiting until the Comprehensive Plan Update public process to consider the site specific applications.

Councilmember Crowder expressed all applications, including applications 09-14 through 09-20 should either be included or not be included on the docket, instead of selectively choosing applications to move forward.

Councilmember McGinty expressed his support to hold off on the items recommended to not move forward by the Planning Department, due to further studying that will be done on the west side.

Berezowsky stated applications 09-18, 09-19 and 09-20, are recommended to not move forward, due to the city inability to proceed with the request by the applicants. Berezowsky distributed a memorandum from City Attorney Haney which supports the Planning Department recommendations on those applications.

Mayor Quade gave the council 5 minutes to review the memorandum.

Councilmember Rudolph commented the purpose of the docketing process is to consider what applications should be included in the Comprehensive Plan update; it does not make sense to put an item on the docket prior to planning being complete. Rudolph recommended not including any further items on the docket.

Councilmember Berry-Maraist expressed concern in making a decision on the remaining applications, prior to a thorough review of the City Attorney's opinion, which was just provided. Berry-Maraist further stated the council was not given adequate time to review the memorandum, as such it is unreasonable to ask the council to make a decision.

Mayor Quade stated the council was provided the full docket packet with staff recommendations and ample time to review the applications; the City Attorney's document supports staff's recommendation.

Councilmember Erickson also expressed concern with receiving the Attorney's document with no time to thoroughly review it and with not docketing all items for further review. Erickson commented on the need for development of west Poulsbo and review of the processes currently in place.

MOTION: Stern/Rudolph. Move to exclude docket items 09-14 through 09-20.

Council concurred to allow citizen comments on the items proposed to be excluded. Mayor Quade clarified the proponent for each item would be allowed to comment on their application.

Councilmember Stern withdrew his motion, to allow public comments.

Mayor Quade asked for public comment for those proposed excluded items:

- a. Application #09-14: Steve Smaaladen, property owner, stated he owns property on Viking Way, north of Mc Donald's. Smaaladen commented on the proposed widening of Viking Way to improve that area; urging the council to include his application on the docket.
- b. Application #09-17: Fred Grim, property owner, commented he is willing to wait for the planning process and would like to continue to discuss options with city.
- c. Application #09-18: John Johnson, property owner, commented he has been through the county Comprehensive Plan process and has been working with the city to be included in the Urban Growth Area (UGA).

Johnson stated he has been told the city will support his request to designate the property as urban reserve; expressing his disappointed in the process.

- d. Application #09-19: Molly Lee, Poulsbo, commented 57 petitioners have requested to be removed from the UGA, stating the petitioners do not want in the UGA or city limits.

MOTION: Stern/Rudolph. Move to exclude items 09-14 through 09-20, pending the completion of the Comprehensive Plan.

Motion carried.

Yes: Crowder, McGinty, Rudolph, Stern.

No: Berry-Maraist, Erickson.

Berezowsky stated John Johnson has petitioned the county to redesignate his property to urban reserve. For the purposes of joint planning, the county has asked the city for their opinion regarding the request, in order to include Johnson's request on the county's docket. Berezowsky requested council concurrence to authorize Mayor Quade to prepare a letter of support to Kitsap County regarding the redesignation of the property owned by John Johnson.

Councilmember Crowder expressed her opposition to the city supporting the request to redesignate the property without having a discussion as to whether the city would want the property redesignated.

Councilmember Rudolph explained when the city considers expanding the UGA, the urban reserve properties would automatically be considered as candidates, however it would not be guaranteed. Rudolph recommended the city support Johnson's request; the city can then work with the county to decide if the property should be in the UGA.

Councilmember McGinty expressed his support of Johnson's request. Stating Johnson has been waiting for approximately 3 years, and allowing the county to consider the designation would not obligate the city in any way.

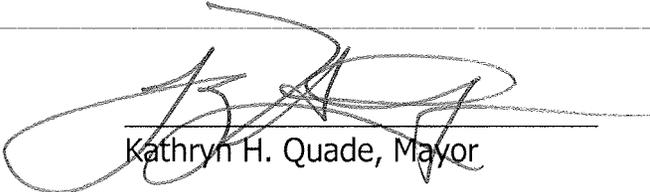
Councilmember Erickson recited a portion of City Attorney Haney's comments on the request. Erickson stated the council should support Johnson's request for docketing through the county.

Councilmember Berry-Maraist expressed her concern with delaying the process and discussion; and supports the request by Johnson.

MOTION: Crowder/Erickson. Move to ask Kitsap County to initiate discussion with the City of Poulsbo regarding urban reserve possibilities for item 09-18, Nathan's Glen LLC, on the site specific rezone requests.
Motion carried unanimously.

3. ADJOURNMENT

MOTION: McGinty/Berry-Maraist. Move to adjourn at 7:22 PM.
Motion carried unanimously.



Kathryn H. Quade, Mayor

ATTEST:



Nicole Stephens, Deputy City Clerk

Exhibit A: *2009 Site Specific Comprehensive Plan Amendment Request Docket*

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2009 Site Specific Comprehensive Plan Amendment Request Docket

Docketing Application Number	Property Location	Property Owner	(from) Current Designation	(to) Requested Designation	Staff Recommendation
09-1	Finn Hill Road in vicinity of Olhava Way and Urdahl Road NW	Finn Hill Owners	30.96 acres designated Light Industrial	New land use designation for Poulsbo - "Office Commercial Industrial"	Include in 2009 Docket
09-2	NE Corner of SR 305 and Viking Avenue	Jim Laughlin	1.7 acres designated Residential Medium	Commercial	Include in 2009 Docket
09-3	301 Bernt Road	Kitsap County Road Shop	2.28 designated Commercial	Light Industrial	Include in 2009 Docket
09-4	Vicinity of Little Valley Road NE	3 separate applicants – referred to as Little Valley Area Owners	18.16 acres designated Residential Low and Light Industrial	Commercial	Include in 2009 Docket
09-5	110 Hamilton Court	Peter Sing	4.94 acres designated Residential Low	Residential High	Include in 2009 Docket
09-6	NE Corner of Sunset and Iverson	Martha and Mary Ebenezer and Day Care	3.18 acres designated Residential High	Redevelopment Master Plan Overlay	Include in 2009 Docket
09-7	Fish Park located on Lindvig Way	City of Poulsbo	19.95 acres designated Light Industrial and Residential High	Residential Low	Include in 2009 Docket
09-8	Scandia Knoll Park and Klingel property located off of 1 st Avenue	City of Poulsbo	11.07 acres designated Residential Low	Residential High (Scandia Knolls) & Residential Medium (Klingel)	Include in 2009 Docket
09-9	428 Ryen Street NE	Michael Curtis	.27 acres designated Residential Low	Residential Medium	Include in 2009 Docket
09-10	20831 Bond Road	Steven Powell	1.2 acres designated Residential High	Commercial	Include in 2009 Docket
09-11	20011-20033 1 st Avenue	Thomas Sorensen	.55 acres designated Residential Low	Residential Medium	Include in 2009 Docket
09-12	18745 9 th Avenue	Roberto Soltero	.25 acres designated Residential Low	Commercial	Do not include in 2009 Docket; Planning

Docketing Application Number	Property Location	Property Owner	(from) Current Designation	(to) Requested Designation	Staff Recommendation
09-13	21425 Urdahl Road	Philip Lanzafame	2.89 acres designated Residential Low	Light Industrial	<p>Department indicated in preliminary written communication concern with proposed amendment. Applicant has not initiated proceeding with application.</p> <p>Do not include in 2009 Docket; Planning Department indicated in written preliminary communication concern with proposed amendment. Applicant has not initiated proceeding with application.</p>
09-14	Vicinity of 20853 Viking Avenue	Viking Owners Group	4.84 acres designated Residential Medium	Commercial	<p>Do not include in 2009 Docket; consider in anticipated Viking Avenue Corridor Study.</p>
09-15	Vicinity of 435 NW Liberty Road	Tridak Holdings LLC	.20 acres designated Residential Low	Residential Medium	<p>Do not include in 2009 Docket; consider in anticipated Viking Avenue Corridor Study.</p>
09-16	West Front Street, across from Poulsbo Parks and Recreation offices	William Anspach	1.37 acres designated Residential High	Commercial	<p>Do not include in 2009 Docket; consider when updating City's Shoreline Master Program and subsequent re-designation cycle(s).</p>
09-17	SW corner of NE Hostmark Street and	Fred Grimm	1.38 acres designated Residential Low	Residential High	<p>Do not include in 2009 Docket; applicant</p>

Docketing Application Number	Property Location	Property Owner	(from) Current Designation	(to) Requested Designation	Staff Recommendation
	Caldart Avenue NE				wishes to permit for a dental clinic; new land use policies would support provisions allowing "corner commercial" in RL zoning district. If adopted, such zoning provisions could allow for a use without a land re-designation/re-zoning.
09-18	Southwest Poulsbo outside of Poulsbo UGA, commonly known as "Nathan's Glen"	John Johnson	40 acres outside of Poulsbo UGA	Include in Poulsbo UGA	Do not include in 2009 Docket. 1) The Poulsbo UGA was established by Kitsap County, not the City; 2) any revision to the Poulsbo UGA requires a joint process with Kitsap County, who makes the actual designation; 3) no new population allocation has been made which would justify an expansion of the UGA; 4) the process and methodology for adjusting UGAs are set forth in the Kitsap Countywide Planning Policies, which would need to be adhered to; 5) the ten-year review of the Poulsbo UGA is

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09-19	Multiple properties located in west Poulsbo within UGA	Molly Chamberlin and John Lee	Currently designated Residential Low in Poulsbo UGA	Remove from Poulsbo UGA and designate Rural Residential	<p>set to occur in 2012, and is the appropriate time to consider any adjustments.</p> <p>Do not include in 2009 Docket. 1) The Poulsbo UGA was established by Kitsap County, not the City; 2) any revision to the Poulsbo UGA requires a joint process with Kitsap County, who makes the actual designation; 3) no rezoning has occurred in the city limits or UGA which would justify a constriction of the UGA; 4) the process and methodology for adjusting UGAs are set forth in the Kitsap Countywide Planning Policies, which would need to be adhered to; 5) the ten-year review of the Poulsbo UGA is set to occur in 2012, and is the appropriate time to consider any adjustments.</p>
09-20	Properties adjacent to Johnson Creek in city	Molly Lee	Currently designated Commercial, Light	Designate all properties adjacent to Johnson	Do not include in 2009 Docket. 1) A "Wildlife

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	limits and Poulsbo UGA		Industrial, Residential Medium, and Residential Low by City and Kitsap County	Creek as "Wildlife Conservation Habitat/Greenbelt"	<p>Conservation Habitat/Greenbelt" land use designation does not exist in the City of Poulsbo current or draft Comprehensive Plan.</p> <p>2) Creation of a "Wildlife Conservation Habitat/Greenbelt" land use designation is not advisable as wildlife habitat conservation areas are regulated as a "critical area" under the GMA, and are not a type of land use;</p> <p>3) The application did not include signatures from all affected property owners signifying agreement with said application;</p> <p>4) The application can only be applicable in this process for those properties within the city limits; the City does not have the authority to change a land use designation for properties located in unincorporated Kitsap County.</p>

