

POULSBO SPECIAL CITY COUNCIL WORKSHOP OF AUGUST 26, 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: Karla Boughton, k.b. consulting

MAJOR BUSINESS ITEMS

- * * * Site Specific Land Use Re-designation Applications
- * * * City Council Identification of Specific Issues/Concerns for Discussion

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Quade called the meeting to order in the Council Chambers at 5:36 PM and lead the Pledge of Allegiance.

2. SITE SPECIFIC LAND USE RE-DESIGNATION APPLICATIONS

Karla Boughton, k.b. consulting, gave a brief summary and background of the application process. Boughton provided a summary and the Planning Commission recommendation for each application:

- a. #09-1 Finn Hill Road in vicinity of Olhava Way and Urdahl Road NW – The applicant requested light industrial designation on all properties. The Planning Department recommends expansion of the requested redesignation area. This application, along with staff discussion has brought forward a potential new land use classification for the city, Office Commercial Industrial (OCI). OCI will allow for marketable light industrial, as well as expanded uses, such as commercial and mixed use. The Planning Commission recommends approval of the OCI classification for the requested area.

Councilmember Berry-Maraist questioned if the new designation would include warehouses; Berezowsky stated the Council would make the determination on what uses would be allowed within OCI.

Councilmember Erickson arrived at 5:57 PM.

Councilmember Lord questioned what percentage of light industrial land is vacant and available, and how much of it is impacted by critical areas? Boughton stated that information can be researched and provided to the

council. Councilmember Crowder also requested the research information gathered regarding the OCI designation currently used by the City of Vancouver.

- b. #09 -2 NE Corner of SR 305 and Viking Avenue-** The applicant requested commercial designation from residential medium; recommended approval with inclusion of an additional parcel, north of the applicant.

Councilmember Berry-Maraist questioned if the northern parcel would be split into two zones. Boughton explained the recommendation is to short plat the property and zone accordingly.

Councilmember McGinty questioned if the property owners to north have agreed to be included in the redesignation. Boughton stated the applicant did contact the property owner, who has submitted a letter of agreement to be included in the redesignation application, and is included in the exhibits provided to the council.

- c. #09-3 301 Bernt Road-** The applicant requested redesignation to light industrial from commercial, which is the current location of the Kitsap County road shop. The county came to the Planning Department to request expansion of their facility, for storage of salt for snow removal, it was discovered their current use is light industrial, with the property zoned as commercial. The Planning Commission recommended approval, and would bring the county use into conformity, allowing for expansion of the facility.
- d. #09 -4 Vicinity of Little Valley Road NE-** Boughton reported three separate application were received, for the Little Valley area requesting redesignation to commercial. However, the applications raised concern with piecemealed spot zoning; therefore the Planning Department considered redesignation of a larger area. After reviewing the applications, the recommendation is to not deny or approve the application and for the applicants to work with the city and the other property owners to develop a comprehensive approach to the commercial designation of the entire area.

Boughton explained if the council denied the application, the applicant would not be able to come back for reconsideration for two years. Councilmember Lord questioned what impact a possible redesignation would have to the park in the area; Boughton explained there would be no impact, because parks are allowed in commercial zones.

- e. #09-5 110 Hamilton Court- The applicant requested redesignation to residential high from residential low; the property owner to the south has agreed to be included with the application. Boughton explained the access requirements and options the property owner would have; which would be the property owners' responsibility. The Planning Commission has recommended redesignation to residential medium, opposed to the requested residential high.

Councilmember Berry-Maraist questioned why the council would consider this application due to the access issues. Berezowsky stated the property owners have challenges to gain access to the property regardless of the zoning, but the requested higher density affords options for housing types.

- f. #09-6 NE Corner of Sunset and Iverson- The applicant has requested to include their parcels with the Master Plan Overlay, which currently includes Poulsbo Place, from the current residential high designation. Boughton explained the exhibit provided to the council includes a memo of the requirements to proceed with a project. Martha and Mary is requesting to be included in the overlay district of Poulsbo Place, to take advantage of the flexibility allowed through the master plan provisions of the zoning ordinance. Boughton further explained the redevelopment process through the Master Plan amendment, which Martha and Mary would need to go through.

Councilmember Erickson questioned and Berezowsky explained, a Master Plan amendment would come to the council for determination, not the Hearing Examiner.

Councilmember Rudolph reported on the community meeting held between the applicant, Martha and Mary; Poulsbo Place Developer, Central Highlands; and Poulsbo Place residents. The applicant explained their proposed use of the property to be included in the Master Plan, most of those that attending the meeting agreed with the proposal. The greater concern was what Poulsbo Place could possibly do. The City would have the ability to condition Martha and Mary's proposal. Berezowsky further stated the proposed project would more than likely be approved under the current designation.

Councilmember Stern questioned how the community meeting came about and the involvement of council members. Mayor Quade explained she facilitated the arrangement of the meeting, in order for all parties, including the concerns residents, to discuss the proposal and have all

questions answered. Mayor Quade stated Councilmember Rudolph and Erickson requested to be included in the meeting.

Boughton stated Councilmember Erickson requested a chronology of what had taken place with the Poulsbo Place application and amendments, that information will come forward to council.

At 7:46 PM Mayor Quade reconvened the meeting, after a 10-minute break.

- g. #09 -7 Fish Park located on Lindvig Way** – The applicant is requesting residential low from light industrial and residential high. The application was brought forward by the Planning Department, due to the county showing the property as light industrial. However, because it is a park, and not available for light industrial, it should be zoned as residential low. The Planning Commission recommends Fish Park, and all city parks be designated as a new Park designation.
- h. #09-8 Scandia Knoll Park and Klingel property located off of 1st Avenue** – The application was withdrawn by the City.
- i. #09-9 428 Ryen Street NE** - The applicant is requesting redesignation to residential medium from residential low. The property currently has a single family residence and a legal nonconforming duplex. The Planning Department is recommending denial of the application and encourages the applicant to pursue infill provisions in the zoning ordinance, to gain legal use of the single family residential and duplex.
- j. #09-10 20831 Bond Road** - The applicant is requesting redesignation of two parcel to commercial from residential high. Boughton explained Dogfish Creek and wetlands are located on the property, leaving a majority of the site undevelopable. Planning staff determined, due to the lack of primary street frontage, visibility, ease of access and critical areas, the site would not effectively support all the permitted commercial uses. The Planning Commission recommends retaining the residential high designation.
- k. #09-11 20011-20033 1st Avenue** - Boughton explained the subject parcels were part of the Torval duplexes short plat approved and recorded in 1991. The other two northern lots designated residential medium, were also part of the short plat. In the City's 1994 Comprehensive Plan and zoning maps, the two southern lots were designated residential low and the two northern lots were designated residential medium. Planning staff has researched and is unable to find any past intention by the city to have

split zoning. Planning Commission is recommending approval of the redesignation to residential medium, and return the duplexes to conforming uses, consistent with their original approval of the 1991 short plat.

- l. #09-12 18745 9th Avenue** - The applicant is requesting redesignation to commercial from residential low. The Planning Department concluded the small size of the parcel will severely limit its potential for commercial development and access from 9th Avenue is narrow and has limited turning movements onto Hostmark Street. The recommendation is for denial due to the size and transportation limitations.

Councilmember Crowder recommended the applicant be given the same opportunity as the applicant for application #09-04, to pursue working with surrounding property owners to develop a comprehensive approach to the commercial designation of the area. Boughton stated the Planning staff did research that option, however no other property owners expressed support for redesignation to commercial, as in application #09-04. However, the council may chose to take the same action, to not approve or deny the application, giving the applicant the same opportunity to work with other property owners.

Berezowsky clarified if an application is denied, the applicant cannot bring back the application for two years, as stated in the municipal code.

Councilmember Rudolph recommended not tabling the application; either allow the applicant to pull the application, and come back with revised application, or vote on the application as is.

Councilmember Erickson commented a definitive decision should be made on all applications, and then the council should review and potentially modify the municipal code regarding the two year waiting period.

Berezowsky stated the Planning Department will send a letter to all applicants, explaining the process, the option to withdraw an application up to the date of the public hearing, and the process and timeline to submit a new or revised application.

- m. # 09-13 21425 Urdahl Road**- The applicant is requesting a redesignation of light industrial from residential low. The recommendation is for denial due to compatibility concerns with the adjacent residential low zone and lack of access and visibility from primary arterials or collectors.

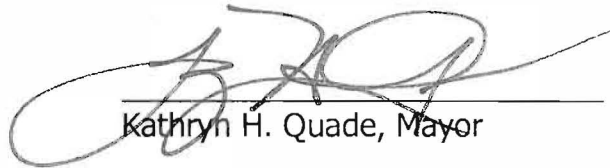
Mayor Quade stated the City Attorney is not available on September 1st for the scheduled Comprehensive Plan workshop, and suggested holding the workshop at the regular council meetings on September 2nd and 9th.

Planning Director Berezowsky provided background on the development and process of the Comprehensive Plan, and presented the council with the adoption document.

Mayor Quade requested the council review the adoption document and provide the Planning Department with any concerns, suggestions or recommended workshop topics. Mayor Quade also suggested continuation of the Comprehensive Plan review at the September 2nd regular council meeting, to cover as much as possible; with the possibility of not needing to meet on Saturday, September 12th. Councilmember Rudolph expressed concern with cancelling meetings and the potential of extending the review process. Councilmember Berry-Maraist suggested keeping the September 12th meeting date, and shorten the meeting if need be; the council concurred.

3. ADJOURNMENT

MOTION: Crowder/Lord. Move to adjourn at 8:59 PM.
Motion carried unanimously.


Kathryn H. Quade, Mayor

ATTEST:


Jill A. Boltz, City Clerk

Exhibit 1: 2009 Site Specific Comprehensive Plan Amendment Request Docket

Exhibit 1

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 Department indicated

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

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					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 set to occur in 2012, and is the appropriate time to consider any

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					adjustments.
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	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.
09-20	Properties adjacent to Johnson Creek in city limits and Poulsbo UGA	Molly Lee	Currently designated Commercial, Light Industrial, Residential Medium, and Residential Low by City and Kitsap County	Designate all properties adjacent to Johnson Creek as "Wildlife Conservation Habitat/Greenbelt"	Do not include in 2009 Docket. 1) A "Wildlife Conservation Habitat/Greenbelt" land use designation does not exist in the

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					<p>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>