

**City of Poulsbo
PLANNING COMMISSION**

Tuesday, June 8, 2010

MINUTES

MEMBERS PRESENT

Jim Coleman
Bob Nordnes
Kate Nunes
Ray Stevens
James Thayer

STAFF

Keri Weaver
Lynda Loveday

GUESTS

MEMBERS ABSENT

Gordon Hanson
Stephanie Wells

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 – 04-13-2010

MOTION: COLEMAN/THAYER. Move to approve the minutes of 04-13-2010 as presented. 4 for. 3 absent. Mr. Nordnes arrived after the vote.

5. COMMENTS FROM CITIZENS - none

6. SMP – MANAGEMENT STRATEGY

Keri Weaver, Associate Planner, stated that this was the beginning of Phase 3 of the SMP, and briefly discussed the next steps.

The group discussed: (1) phases 1 & 2 are done; (2) the City Council adopted the Community Vision document with a few minor changes; (3) where restoration efforts would apply; (4) Dogfish creek should be specifically mentioned; (5) the SMP only looks at 200 ft of the shoreline; (6) the whole watershed will be looked at later; (7) view corridors may be established from parks and city right-of-ways;

(8) no private view corridors will be established; (9) new private docks are already prohibited under the current SMP; (10) the 200 ft limit is measured from the ordinary high water mark; (11) the state owns the floor of the bay, but they city regulates what goes on in the water; (12) location of areas that would afford public access to the beach.

The discussion continued with: (13) archaeological and historic issues as they relate to special interest groups; (14) live aboard's; (15) code enforcement relating to boats; (16) the SMP should contain references to the WAC's, where applicable; (17) regulations are intended to protect habitat; (18) the city does not have a code enforcement officer so violations are handled by staff when complaints are received; (19) floating homes are prohibited; (20) the water is meant for public recreation; (21) the state limits the number of live aboard's at marinas; (22) live aboard's could be a source of tax revenue; (23) live aboard's require parking for cars.

The discussion continued with: (24) vegetation conservation through maintaining the status quo; (25) existing vs. native vs. invasive vegetations; (26) the city already has regulations in place regarding clearing and grading; (27) restoration does not mean going back to pre-development status; (28) preferred land uses around the shoreline; (29) the state already reviews shoreline development through the SSDP process; (30) having a gradual level of intensity on properties that have some area within the shoreline zone and some areas outside the zone; (31) intent of the plan vs. interpretation; (32) the city needs to consider the state's preferred uses; (33) a parking facility for non-water oriented uses would not be allowed in the 200 ft area; (34) everyone is entitled to reasonable use of their property; (35) if an area has a history of geological instability it should not be developed; (36) shoreline variances are available.

7. COMMISSION COMMENTS – none

The meeting was adjourned at 8:16 pm

Ray Stevens
Chairman, Poulsbo Planning Commission