

**City of Poulsbo
PLANNING COMMISSION**

Tuesday, November 9, 2010

MINUTES

MEMBERS PRESENT

Jim Coleman
Gordon Hanson
Kate Nunes
Ray Stevens

STAFF

Karla Boughton, consultant
Lynda Loveday
Edie Berghoff

GUESTS

David Bannon
Scott Sprague
Jeanne McNeil
Ryan Vancil
Deb Grigg

MEMBERS ABSENT

Bob Nordnes
James Thayer
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 – 10-26-2010

MOTION: COLEMAN/NUNES Move to approve the minutes of 10-26 2010 as presented. 4 for. 3 absent.

5. COMMENTS FROM CITIZENS - none

6. DEVELOPMENT REGULATIONS – WORKSHOP CONTINUED

Karla Boughton, Consultant, gave a brief summary of the Commission's last meeting and identified the documents on the table before them.

2010 – 2011 DEVELOPMENT REGULATIONS UPDATE – AMENDMENT
PACKAGE 1:

Page 23 Landscaping: item 18.20.050 2.b & 3. – discussion held - clarify Review Authority vs. Director. Change them to Decision Maker. Percentage of landscape required and what is included in the percentage was discussed.

PC MODIFICATION DOCUMENT DATED 11-9-2010:

Page 9 Landscaping: item 18.28.050 A.1.b. – discussion held – no changes.

Page 4 Business and Employment Districts: discussion held – no changes.

Page 5: Discussed changes to table 18-28-030 based on discussion at previous meeting.

Page 4 Purpose Statement: Discussed changes based on discussion at previous meeting.

Page 8 Item I.5 Existing Legal Non-Conforming: Discussed changes based on discussion at previous meeting.

Pages 6 & 7 Lumber / wood: discussion held – add large scale mass production of lumber and wood products.

Page 8 H 6 Recycling: discussion held – no changes.

Page 11 3 a Color: discussion held – no changes.

Page 13 & 14 Residential: mixed use vs. live/work units was discussed – no changes.

Page 14 Live/work Item 9: fix typo.

Page 14 Live/work Item 18.28.080 Parking & Loading: discussion held – no changes.

7. PUBLIC HEARING – DEVELOPMENT REGULATIONS

7:02 pm open public hearing

Ryan Vancil, Attorney, expressed his support of amendment #10-15, a proposal to amend Title 19 regarding establishing a new Type V procedure for the release of concomitant agreements. He also discussed his clients frustrations with the

current process for releasing concomitant agreements.

There was discussion regarding the fact that a lot of people may not even know that there is a concomitant agreement attached to their property.

Scott Sprague, Acumar, made reference to the letter he submitted to the planning department and reiterated his comments from the previous meeting. He shared with the PC what kind of businesses are on the property and their intent to keep it looking rural.

James Grigg stated that he is opposed to the solid waste transfer station on Viking Avenue, which is next door to where he lives. He is concerned about the large impact it will have on the homes in the area. He feels the city is changing the codes just so it can locate a transfer station on that site.

7:16 pm Close Public Hearing

There was discussion regarding: (1) the operation of the solid waste transfer station; (2) there is an amendment proposed on page 8 Item H 6 regarding drop-off stations; (3) there is an amendment proposed to Title 19 to change the due date for Comp Plan Amendments to November 15 of each year, in recognition of the CIP.

MOTION: COLEMAN/HANSON. Move to recommend to the Poulsbo City Council the 2010 Development Regulations Update Amendment Package 1 with modifications to those amendments identified in the Planning Commission Modification Document and modifications identified and approved verbally during the Planning Commissioner's deliberations AND move to recommend to the Poulsbo City Council amending the Poulsbo zoning map to rezone identified properties to the new OCI zoning district and for the Planning Director to prepare Findings of Fact in support of this recommendation.

Discussion: Karla Boughton confirmed their recommended changes as: (1) page 7 E 9 add large scale mass production of lumber and wood products; and (2) consistency of review authority or decision maker throughout the document.

CALL FOR THE QUESTION: 4 FOR 3 ABSENT.

8. COMMENTS FROM CITIZENS - none

9. COMMISSION COMMENTS – none

The meeting was adjourned at 7:37 pm

Ray Stevens
Chairman, Poulsbo Planning Commission