

**City of Poulsbo
PLANNING COMMISSION**

Tuesday, March 13, 2012

MINUTES

MEMBERS PRESENT

Jim Coleman, Gordon Hanson, Bob Nordnes, Kate Nunes, Ray Stevens, James Thayer, Stephanie Wells

STAFF

Barry Berezowsky, Alyse Nelson, Mary McCluskey, Andrzej Kasiniak, Becky Erickson, Edie Berghoff

GUESTS

Molly Lee, Warren Bragg, Hans Nielson, Rebecca Grue, Mark Kuhlman, John Lee

1. CALL TO ORDER

Chairman Stevens called the meeting to order at 6:01 pm

2. FLAG SALUTE

3. MODIFICATIONS TO AGENDA – none

4. COMMENTS FROM CITIZENS – none

5. 2011-2012 COMPREHENSIVE PLAN AMENDMENTS - Workshop

Alyse Nelson, Associate Planner, presented a brief overview of the 13 amendments 2 of which are site specific map amendments, 9 applications to the policy document which is Section I of the adopted Comprehensive Plan (CP), 1 capital facilities amendment to Section II of the CP, and 1 amendment to adopt the Urban Paths of Poulsbo Plan as a functional plan to the CP.

First site specific is JABBER, located on Little Valley Road removes split zoning. Second site specific is four City Parks, those located on Viking Avenue, Bond Road, 10th Avenue are recent acquisitions, the fourth on Reliance Street is a boundary modification.

Policy document amendments follow some themes. 1) In 2011 the city received a letter from the Puget Sound Regional Council (PSRC) certifying the city's 2009 CP and providing some suggested changes to consider in future amendment cycle of the CP. Some are applicable and are being incorporated. 2) In 2011 the City Council adopted ordinances for Park and Traffic Impact Fees. Changes are to indicate administering the ordinances. 3) The Urban Paths of Poulsbo Plan (UPP) being incorporated into sections I and II as well as an appendix to the CP. 4) Update to the project list and narrative of the Capital Improvement Plan. Table CFP-3 is the 2025 Project List and addressed specifically in Chapter 12 of the CP. And a related amendment to map TR-4 found in the transportation chapter.

Discussion: Park along 10th is a passive park; it will be open space potentially with a viewing area and trail; WSDOT owns the creek portion of the 10th avenue location. UPP goes through private property; UPP trails are conceptual; UPP map indicates where city would like to have trails; property owners will be involved in final location of trails; the Act (GMA) requires the city plan a trail system; city not required to achieve the final planned goal; meeting trail goal is a dream; many city trails are sidewalks which provide great connections; some people desire a forested type experience when walking trails.

Parks and Recreation Director McCluskey reviewed the public process for the UPP beginning in 2007 with survey to update city CP which showed the largest interest in a city wide trail system. Before the system can be developed, the city needs a plan. The city received a two year National Park Service Grant for development of the plan. First committee meeting was December 2008 for which ads and information placed in newspaper and parks and recreation catalog sent to 98370 zip code; meetings began with vision and roles and responsibilities of committee; an inventory of existing paths and sidewalks, desired experiences and needs began in 2009; outreach continued with displays at library, Poulsbo Farmers Market, Central Market, National Trails Day event; survey with 273 respondents indicating weekly use and top connections wanted to Downtown Poulsbo and city parks; late 2009 presentations to Parks and Recreation Committee and City Council with notices and information distributed through newspaper press releases and the Parks and Recreation catalog; in January 2010 included West Sound Cycling Club, North Kitsap Trails Association, with ongoing discussions about connectivity and coordination; draft plan in 2010, reviewed by staff, public, list of resource agencies; city advisory committees, Planning Commission, and City Council provided comment at public meetings; January 2011 revisions completed; WSDOT review; incorporation of city utility easements. There will be a review process for any trail development proposed. The UPP is the beginning of a process.

In 2009 CP identified a number of open space and critical area buffer as potential contributors to the plan.

Commissioner Nunes indicated she was a member of the Trails Committee, citizens indicated repeatedly that as Clear Creek trail extends north toward west Poulsbo A connection is important to extend south to meet that trail.

Rewording policy 4.7 in amendment 2011-09 for clarity that private property owners must give consent; UPP is an appendix to CP; goals at front of UPP will be incorporated into CP Chapter 8; map may be easier to read if displayed as subareas on web if not in CP.

Spot zoning is defined in state law as CP and Zoning not being designated consistently in an area.

Timelines for UPP will be incorporated in the Capital Improvement Program (CIP) in the 20 year and 6 year lists once probable funding sources are identified. Trails Committee will meet yearly before budget to work on CIP listing. Ch 8 and 12 amendments indicate how the budgeting process will be reviewed.

Policy PRO-5.8 revision to enhance the existing building; other policies are to acquire

additional locations for gym, or other uses not currently available.

Chairman Stevens asked for additional questions, hearing none indicated a 15 minute break at 6:45 until beginning of public hearing.

6. **2011-2012 COMPREHENSIVE PLAN AMENDMENTS – Public Hearing**

Chairman Stevens opened the public hearing at 7:00 p.m.

Associate Planner Nelson began the hearing reviewing the process timeline for amendments, and continued with review of the amendments.

JABER property on Little Valley Rd which is split zoned, from LI/RL to LI; owners plan is to develop additional mini storage; traffic impacts identified in IT Manual indicates similar traffic impacts for mini storage as residential. Staff supports amendment.

Current policy in adopted CP indicates park properties are to be re-designated to park as they are acquired; Viking Avenue property is RH and will become part of Fish Park; Lord Property is RL and will become part of Fish Park; 10th Avenue property is C and will be combined with Hattaland Park which is adjacent; Reliance Street property is reoriented and will trade equivalent area of BP. Staff recommends approval of the amendment.

Chapter 1 amendment acknowledges the name change of Waterfront Park to Muriel Iverson Williams Waterfront Park.

Chapter 2, Land Use, has 4 amendments; 2 references to Muriel Iverson Williams Waterfront Park; update names and acreages for recent annexations; adjust timeline for UGA review to 2016 in response to ESHB 1478; PSRC certification letter requests incorporation of a Vision 2040 context statement.

Chapter 3, update name of Muriel Iverson Williams Waterfront Park.

Chapter 4, Transportation chapter, update impact fee description to implement and administer; modification of and new policies proposed to incorporate UPP plan including bicycle improvements.

Chapter 5, Natural Environment, amendment due to comments from PSRC suggesting language for watershed planning.

Chapter 6, Capital Facilities Element, incorporates Impact Fee ordinance noting administer.

Chapter 8, Parks Recreation and Open Space, incorporates 2011 community survey, park impact fee ordinance, purchase of Parks & Recreation building, and incorporates the UPP as realization of the policy language in the 2009 plan. Changes have been made to PRO-1 and PRO-2; new map PRO-3 developed with references linking maps to text; comment letter from David Wells regarding stormwater tract and open space change can be docketed for next year; PRO-2 includes language relative to CIP planning; PRO-3 is the new UPP map showing existing and conceptual proposed connections located for on and off street linkages and will depend on topography, critical area locations, and property ownership and

willingness. Staff supports amendments to Chapter 8 with modifications identified in staff memo of March 6.

Chapter 10, Utilities, addresses PSRC comment that renewal and alternative energy be incorporated.

Ch 11, Participation, Implementation and Evaluation, discusses release of Census data; addresses when CP will incorporate Census data; staff will utilize the most current data provided by Federal, state and local jurisdictions for administration and implementation purposes.

Chapter 12, Capital Facilities Plan: modification based on Impact Fee Ordinance; CFP-3 city improvement list; 6 year capital improvement program; water sewer and stormwater facilities projects; section 12.9 Transportation system, incorporates significant update to funding strategies narrative; Transportation Demand Management strategies and figure TR-4 amended to show geographic solution rather than a single intersection or roadway; section 12.10, Muriel Iverson Williams Waterfront Park name change, park acquisition and incorporation of the UPP; and section 12.3 government facilities changes are reviewed. Staff recommends amendments with modification noted in March 6 memo.

Amendment 2011-13 is to adopt UPP with supportive policies: Parks and Recreation Director working with Trails Committee since 2009; through public outreach, has developed a functional plan with associated map proposed for incorporation as PRO-3; compliments the existing parks plan; planning document is meant to be conceptual and provide vision; prioritized for inclusion in the CIP.

Proposed amendments have been evaluated with the goals and policies and found to be internally consistent with the CP. Staff has concluded that the two amendments to the CP and Zoning Map, and the eleven amendments to the CP Policy Document and Capital Facilities Plan, are consistent with the CP, are based on error, new information, or change in circumstances since the initial adoption of the CP, are internally consistent with the CP, and not detrimental to the public health, safety or welfare of the city. Therefore, staff respectfully recommends approval of the CP amendments, as discussed.

Commissioner Wells disclosed that she is a member of the Bjorgen Creek Homeowners Association, and related to David Wells, who is concerned with a stormwater tract being identified as open space.

Hearing rules were briefly reviewed by Chairman Stevens. Each speaker receives 5 minutes to address concerns relative to all amendments. Chairman Stevens began with those signed up to speak.

Molly Lee: submitted a copy of a large document; indicated her comments address CPA 9 and 13; stated PRO-1 should be modified to delete the title "open space along critical area buffers"; she believes Council approved deletion of open space with the replacement of wildlife corridor in 2010 on Johnson Creek; wants UPP and map PRO-3 be modified to remove trails from private property and the shoreline; stated the trails committee minutes do not include any discussion of a west Poulsbo trail; believes only city owned properties

should be include in the plan; stated a portion of document submitted is survey of owners not wanting trail on their property; does not want any reference of trail shown on her property; wants guaranteed text stating owners will not be pursued legally if opposing trails on private property.

Hans Nielson: stated vision and implementing of a dotted line are very different; remove line if vision, or alternative existing connections should be included.

Mark Kuhlman: discussed the site specific amendment proposed on Little Valley Road, and inquired if there were questions from Commissioners; indicated this proposal has been worked on for a number of years.

John Lee: provided copies of a document; indicated his opposition to the trail proposed for west Poulsbo shown on PRO-3; TR-3 shows roadway connections 5 and 6 through west Poulsbo which duplicate the opposed trail; Viking Avenue recent work includes improved sidewalks; shared use paths should be considered; as a developer does not want to provide a trail as shown on PRO-3.

Following those signed up to speak, public comment continued.

Chuck Driver: Board of Directors member for Liberty Bay Estates Condominium Homeowners Association; submitted a copy of two photos showing the close proximity of the shoreline to the building; a boardwalk would destroy the small island where geese like to rest; the Homeowners Association will not provide easement for a trail across the Condominium property.

John Nance: as a bicycle rider prefers railroad grades not steep grades; would like to be on a separate use path not shoulder of road; would like to see coordination between jurisdictions; provided Johnson Creek fish counts in 2000 compared with last few years.

Jan Wold: concerned with trail near creek and wildlife corridor buffer areas; stated Parks and Recreation Commission voted to move the trail 300 feet from the stream; believes trails shown along creeks and shoreline should be removed from the UPP; hearing should be left open until PRO-3 map improved; Viewside watershed should not be used for trail site.

Chairman Stevens closed the public hearing at 7:57 p.m.

Discussion: Policy PRO-4.7, revise wording as indicated in the workshop to each affected property owner agreeing with the trail; definition of "affected"; will conceptual trail be required due to the trail map; with line on map may be able to say city could say intention, but without the regulations supporting requirement city is hard pressed to require a trail; there is no requirement by state or city that requires each development provide easement for a path; Planned Residential Development (PRD) has requirement of common use areas, and one option is to provide a path, but a path is not required in PRD; a plan is required; a plan is policy guidance; the plan would not exist without a map; Federal Emergency Management Agency lines are not conceptual they are based on elevation; the UPP plan is conceptual; the conceptual line is moved 300 feet from the creek but that does not indicate that the trail will be created in that specific location; process was a cooperative

volunteer effort to provide trails on the map; why put lines in inflammatory areas; somewhere in the area will be property developed and then trails; the map facilitates conversation with development in the future; property owners wanting assurance that conceptual is conceptual; PRO-3 at bottom “trail and non motorized connections are conceptual,…” question “other variables” which are defined as, other critical areas, financial issues, or any number of variables; intent appears clear in the footnote; future adoption will be under another process to implement; nothing in this map constitutes adoptable procedure.

MOTION: Coleman/Nordnes Move to recommend approval to the City Council CPA 2011-01, 02, 03, 04, 05, 06, 07, and 08. Vote: 7 for

Discussion of CPA 2011-09: Policy PRO-4.7 change the first sentence to read “acquire rights to existing private utility easements for public access when the need is identified supported by the Urban Paths of Poulsbo Plan and provided each affected property owner is willing and has been closely coordinated with.” Title of figure PRO-3 should have conceptual or similar word.

MOTION: Hanson/Thayer Move to approve CPA 2011-09 with the motions proposed by Commissioner Thayer and Commissioner Wells and the city for approval to City Council.

Discussion: Map title changed to “Urban Paths of Poulsbo Conceptual Map”

Vote: 7 for

MOTION: Coleman/Thayer Move to recommend approval to the city council CPA 2011-10, 11, 12, and 13 and direct the planning director to prepare findings of fact for the Planning Commission Chairmans signature.

Friendly amendment to make 12 modified per staff memo.

Motion restated to include CPA 10, 11, and 13.

Vote: 7 for

MOTION: Thayer/Nordnes Move to recommend approval with modifications to the City Council CPA 2011-12 text amendments to chapter 12 and related map amendment to chapter 4 with the modification recommended by staff in the memo dated March 6, 2012. Vote: 7 for

7. COMMENTS FROM CITIZENS –

Molly Lee: stated her interpretation of the Planning Directors comments as stating trails will be located in the area; the properties are not owned by trail proponents; Does not want to be forced

to provide a trail and will continue to fight; those who want trails should go buy property and put a trail on it.

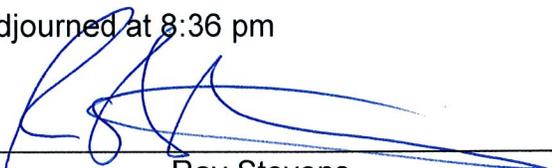
Rebecca Grue: stated the longevity of the plan may not outlast all property owners.

Jan Wold: indicated concern about the Growth Management Board decision and public participation; Johnson Creek is in same situation as Lemolo, Dog Fish, and Bjorgen; supports trails idea.

John Nance: expressed concern that new data is being added to CP during major updates; numbers of fish in the last few years has plummeted; 5 to 7 years for CPA 2011-11 incorporation numbers is not nearly soon enough to capture the numbers of fish.

8. COMMISSION COMMENTS – none

The meeting was adjourned at 8:36 pm



Ray Stevens
Chairman, Poulsbo Planning Commission