

**City of Poulsbo
PLANNING COMMISSION**

Tuesday, March 22, 2011

MINUTES

MEMBERS PRESENT

Gordon Hanson
Bob Nordnes
Ray Stevens
James Thayer

STAFF

Linda Mueller
Edie Berghoff

GUESTS

John Leuzinger

MEMBERS ABSENT

Jim Coleman
Kate Nunes
Stephanie Wells

1. CALL TO ORDER

Chairman Stevens called the meeting to order at 7:04 pm

2. FLAG SALUTE

3. ELECT CHAIR AND VICE CHAIR

MOTION: Hanson/Thayer. Motion to continue with Ray Stevens and Bob Nordnes as Chair and Vice Chair for another year. 4 yes, 3 absent

4. MODIFICATIONS TO AGENDA – none

5. APPROVAL OF MINUTES OF – December 14, 2010 –

MOTION: Hanson/Nordnes: Move to approve the minutes of December 14, 2010.

Discussion: Request clarification regarding comments from citizens section of minutes: (1) a critical area buffer does not take property, (2) the speakers opinion that Johnson and Bjorgen creeks should be treated the same with regards to trails placement, (3) the speakers opinion utilizing sidewalks and roadways is a lower cost option, and (4) the speakers opinion that there is a toxic and private dump along Johnson creek for which no indication of the location or substantiated evidence is provided. **3 yes, 1 abstain, 3 absent**

6. COMMENTS FROM CITIZENS – none

7. LIBERTY BAY LLC BINDING SITE PLAN AND SHORT PLAT

Linda Mueller, Senior Planner, presented the Liberty Bay LLC Binding Site Plan and

Short Plat, which is a proposal to locate a 3 story mixed use building located between Viking Avenue and the Liberty Shores Retirement Center and will share access with the retirement center. The subject property is zoned Commercial and is 0.87 acres.

Modification to the staff report provided to Commissioners identifying minor clarifications and including enclosures for Attachment B of the staff report.

There is a wetland offsite to the south. Owner of property to south would not give permission to visit the site. There is a ditch from a culvert under Viking Avenue which crosses the subject property. A city specialist reviewed information provided with application and following a site visit to the subject property determined that the ditch is a good break for the wetland, and therefore a 50 feet buffer is appropriate. The short plat segregates and identifies the wetland buffer conservation tract as unbuildable and to be retained under the same ownership as the buildable lot.

Staff reviewed the criteria for environmental related issues, requirements for the binding site plan and short plat. Mixed use structures are a permitted use. Setbacks are met with the front being the private shared drive to the north. Engineering Department recommends approval of the access with the modifications to allow head in parking. Necessary access is provided and determined adequate for fire use.

Commercial uses will occupy the first floor; 8 residences, four on each of the upper floors, will also be located in the structure. Parking is provided to accommodate the highest use ratio of 1space per 200 square feet of commercial space, and 1.5 parking spaces for each residential unit.

Building design includes: sloped multi planed roof; colors to match adjacent retirement center; building modulation in decks and covered entry on both faces; building height less than 35 feet. Staff recommends that the Planning Commission recommend approval of the building design to the Hearing Examiner.

Binding Site Plan is suitable for the development which is neighborhood compatible; water and sewer are available, the design matches the neighborhood, roads are adequate for the use, mitigations for park, traffic, and school are adequate.

Short Plat is creating less than 4 lots, parcels or tracts; cultural resources are considered; Critical Area Ordinance is utilized to determine buffer width, protection signage and fencing, and creation of a dedicated tract. Further the CAO identifies no construction equipment is permitted in the buffer.

Discussion: Appears to be a win-win for a sensitive property, both utilizing and saving the site.

MOTION: Nordnes/Hanson Move to recommend approval with the additional information received tonight to the Hearing Examiner of the Liberty Bay LLC Binding Site Plan and Short Plat, Planning File 11-19-10-1, subject to the Conditions of Approval and SEPA Mitigations for the site located at 19342 Viking Avenue NW in the City of Poulsbo. 4 for, 3 absent

8. COMMENTS FROM CITIZENS – none

9. COMMISSION COMMENTS –

Items discussed: Commissioners would like further clarification regarding public addressing the Commission during the various presentations (public hearing vs. public meeting vs. workshop). Request a discussion in writing from the Planning Director to clarify.

The meeting was adjourned at 7:46 pm

Ray Stevens
Chair, Poulsbo Planning Commission