

**City of Poulsbo  
PLANNING COMMISSION  
Saturday, April 11, 2009**

**MINUTES**

**MEMBERS PRESENT**

Jim Henry (am only)  
Gordon Hanson  
Bob Nordnes  
Ray Stevens  
James Thayer  
Stephanie Wells

**STAFF**

Karla Boughton, Consultant  
Lynda Loveday  
Alyse Nelson

**GUESTS**

Kathryn Quade (5 min)  
Molly Lee (am only)  
Becky Erickson (am only)  
Linda Berry-Maraist (am)  
Jan Wold (pm only)

**MEMBERS ABSENT**

Jim Coleman

**1. CALL TO ORDER**

Chairman Stevens called the meeting to order at 9:30 am

**2. FLAG SALUTE**

**3. MODIFICATIONS TO AGENDA - none**

**4. APPROVAL OF MINUTES OF - none**

**5. COMMENTS FROM CITIZENS**

Molly Lee discussed: (1) the city has provided inaccurate information; (2) inadequate security; (3) unnecessary economic burden; (4) complete character change in Johnson Creek watershed is urbanized; (5) Hern's want a plan for the commercial section of Viking Way; (6) planners say they want mixed use for revenue resources for the city; (7) revenue from homes is very small; (8) the area is already prepared internally for development and needs help; (9) could have supported P&R committee's suggestion for Johnson Creek becoming a wildlife habitat area; (10) the P&R committee members are professionals in the field; (11) the city has been asked to remove the west UGA from the city, staff says no; (12) a significant number of the community is being ignored; (13) the city is growing faster than any other city in Kitsap County; (14) Poulsbo has more UGA than it needs; (15) the city is planning on going over the population allocation; (16) why so much so fast; (17) some say what is good for the goose is good for the gander; (18) other creeks don't have advocates like Johnson Creek does (19)

the city is willing to have the last creek with significant wild life get urbanized and get lost forever; (20) she is willing to stand publicly with any and all retaliation because she feels there is value in what she is saying because she is not alone.

Becky Erickson, Councilmember, discussed: (1) she encouraged the PC to understand that the comments heard from the previous speaker is not a resident of the city; (2) Ms. Lee does not live in the city; (3) P&R commission recommendations were brought forward by some people who do not live in the city either; (4) after listening to the preoccupation for Johnson Creek for two years without expanding their circle of concern for the entire community is getting very old.

Kathryn Quade, Mayor, thanked the PC for their hard work and their willingness to give up their Saturday, and evenings to review the comp plan. Their efforts are the best possibility for reaching a compromise on differing opinions so the city can move forward in a united manner. The PC has the tough job of listening to opinions from both sides and trying to find out what makes sense for Poulsbo.

## **6. 2009 COMPREHENSIVE PLAN DRAFT REVIEW**

After a brief discussion the commissioners agreed that they would review one chapter at a time and then take a break. Citizen comments will be taken at the end of each chapter.

### **COMMUNITY CHARACTER CHAPTER – CHAPTER 3**

Karla Boughton, consultant, had a Power Point presentation and discussed: (1) chapter 3 provides goals and policies to provide guidance to retain and enhance Poulsbo's distinct character; (2) this is a new chapter and is an optional one; (3) intended to be complementary for other chapters; (4) it has goals and policies for some areas of the city; (5) it has policies to support cultural and festival activities; (6) it has policies to emphasize the city's gateways; (7) enhance public places like churches and the library; (8) review, clarify and enhance design review standards; (9) policies that support connectivity for pedestrians and vehicles; (10) special policies for the downtown commercial corridor; (11) old town Poulsbo options; (12) historic preservation and support of historical society.

Commissioners and consultant then discussed: (13) the community character has changed and needs to be defined; (14) the visioning efforts resulted in the consensus to keep Poulsbo the same; (15) encouraging community cohesion, civic functions, festivals; (16) used to have a lot of festivals; (17) small handful of people steering all the festivals and preventing some of them from happening; (18) quite a few of the city's festivals have moved to Port Gamble; (19) not too

much to ask the downtown merchants to give up some parking for the betterment of the community; (20) need to look at what the city's commitment is going to be for the festivals; (21) Viking Fest doesn't work when they separate the carnival from the rest of the booths; (22) the city does not have a good location for festivals; (23) this issue could fall under the responsibility of the P&R department; (24) the city's community services committee is where P&R fits in; (25) some of the festivals are non-profit organizations run by volunteers; (26) the city is part of the discussion but it does not run them; (27) city's role of identifying & enhancing the ability to have the festivals; (28) in the context of this meetings purpose; (29) identify the features & images that make Poulsbo memorable; (30) need to retain the historical festivals that are tied to the Norwegian heritage; (31) will the policies pass the attorney's scrutiny; (32) the pros and cons of having festivals downtown and how they affect business owners.

Goal CC1.1 page 52 ad a policy regarding Viking Fest being downtown.

The discussion continued with: (33) the current building height is good and consistent throughout the city; (34) the policy in the downtown section confirms that the city is retaining its current scale and is not interested in raising the building height for downtown; (35) the Old Town Study has recommended lowering the building height in that area only and it will be reviewed during the zoning code update; (36) the Old Town Study was a reaction to some homes that were built in the area; (37) an overlay district allows exceptions and would be a good thing for the Old Town area; (38) it is crucial to retain the feel of Poulsbo; (39) it is part of the charm that draws tourists; (40) lowering the height for Old Town should be looked at.

Page 58 – add pitched roofs to the bullet list

Page 52 CC 1.2 – add Sons of Norway

Needs more substance for other bullets

Lutheran Church has a lutefisk dinner

Consensus to re-craft the policy to more accurately reflect what is unique to Poulsbo.

The discussion continued with: (41) the Sons of Norway is the backbone of Poulsbo and has been around forever; (42) everything they do supports the heritage of Poulsbo.

Page 52 CC1.3 – needs to be clarified – tables, benches, shade trees, paving

(43) residents and tourists like to use gathering places; (44) on Front Street there are tables and chairs but they belong to a coffee shop; (45) something

similar but on a larger scale; (46) a Jak's restaurant type of seating area and planting draws the neighborhood together; (47) Moe Street stairs has a bench under the apple trees; (48) there is no area that addresses health or sanitary systems; (49) no public restrooms, hand washing facilities or drinking fountains; (50) they are needed in parks and downtown; (51) some parks already have restroom; (52) the downtown restroom facility has been a long standing challenge for the city and merchants; (53) existing codes or health standards the city needs to meet for the citizens; (54) businesses put up no public restroom signs; (55) there are no signs directing people to the restrooms downtown, except for hand written ones inside the businesses; (56) there is legislation being proposed that requires businesses to allow the public to use their restrooms; (57) redevelopment of parks will probably include restrooms.

Page 52 CC1.5 – is it referring to public art that the city pays for or a place for artists to display their work.

(58) it could be either one; (59) several years ago there was talk about establishing a budget for public art acquisition; (60) the new city hall could be a gallery for local artists to display their work; (61) there are repeated references to art in the comp plan; (62) incorporation of art in some public facilities; (63) Lindvig Bridge would be an ideal place to put something like colorful fish.

Page 52 CC 1.3 – is skateboarding still as exciting as it used to be. Remove the reference to skateboarding.

(64) the city doesn't have any plan to incorporate skateboarding features in any new parks; (65) Raab Park has skateboarding facilities that can be removed.

Page 54 CC 3.2 – design standards seem to be lacking and need to be reviewed to be strengthened or better defined.

(66) the DRB has been debating whether their services are still needed or not; (67) there are things that staff can do that the DRB doesn't need to be involved in; (68) what is their purpose; (69) what guides the DRB is pretty loosely written; (70) it is hard to get a grasp on what the city is after; (71) if an application meets the criteria in the ordinance they approve it; (72) what is Scandinavian design; (73) Mr. Mentor gave a great presentation because he visited there and brought back a lot of pictures; (74) the Planning Department has had the same struggle; (75) how does the city ensure that it has quality architectural design in new buildings and giving guidance but having it be a simple process; (76) staff wants to look at the current standards and bring forward some revisions; (77) the current standards are pretty generic; (78) the intent was to keep extremes from happening.

Consensus that the standards should be reviewed on a regular basis.

(79) the DRB feels that they do have a purpose; (80) they are trying to streamline some of the permits; (81) their review has evolved; (82) the city does not want design review for residential development.

Is there anything that protects the pier at the Port of Poulsbo, it is part of historical Poulsbo?

(83) it is privately owned; (84) the city does not have historic preservation codes; (85) waterfront park is pretty, but it is modern; (86) it is within the purview of the Shoreline Master Plan and Act; (87) if the structure were to burn down it could not be replaced like it is; (88) the net sheds are gone it is now only a park; (89) the city cannot make any kind of policy regarding it protection of the port.

Page 59 CC 7.2 – coordination and cooperation with historical organizations.

(90) there is a whole historical preservation criteria for identifying sites; (91) the city will support others in historic preservation; (92) support means financial contributions, office space for storage of historical items; (93) old houses and buildings have a plaque on them that state when they were built; (94) have a walking tour map with the location of the buildings on it; (95) the tree board just put out a walking trail map that could show the homes; (96) the two groups could get together and produce one brochure; (97) what is the city's role in this; (98) the city is not allowed to override the Shoreline Act.

Consensus to expand the policy to include more description.

Page 54 CC-4 – add the word Pathways.

Page 54 CC 3.2 – add wording that excludes residential areas.

Page 53 CC-3 – Require instead of provide.

Page 55 – mixed use of terms – be consistent re: downtown commercial core.

Page 55 – buy coffee from neighbors – what is intent. Need to clarify.

Page 56 CC 5.7 – capitalize downtown commercial core.

Page 55 CC 5.1 – change design to character.

(99) character of a town includes old brick or concrete buildings; (100) don't want

to tear down and replace everything without considering what is there and the feel of the street; (101) downtown has an overlay district; (102) there is a higher level of review; (103) false storefront ridgelines looked at from the back are not attractive; (104) false fronts are historical; (105) there is nothing wrong with enhancement; (105) look at the potential that downtown is going to have; (106) new city hall; (107) Bill Austin is doing a lot of work; (108) Mentor has a lot of area that will eventually be redone; (109) there is nothing downtown that couldn't be ripped down and redone; (110) the character has to be maintained; (111) a lot of the buildings in Port Townsend are original and does give the town character; (112) most of Poulsbo burned down.

#### Page 55 CC 5.1 - Encourage preservation of the character

(113) new buildings in downtown are to be built at the property line unless they provide a public gathering place; (114) Poulsbo feels cozy because of the scale of the buildings, the height, closeness to the sidewalk, awnings, and overhead; (115) there is going to be redevelopment of the downtown with the property that is for sale; (116) there are fundamentals in the code; (117) more is needed in the zoning code; (118) if something in downtown were to burn down a lot of the perception of the new building would be defined by the architecture of the exterior.

Policy that captures the key features of downtown; the Downtown Core overlay has standards.

(119) storefront seating encroachment issues; (120) incentives for setbacks to allow seating area; (121) there are ADA issues to consider; (122) code encourages courtyards but the lots are too small; (123) code also allows 100% building lot coverage to keep the character; (124) the balcony effect is nice.

#### Page 56 CC5.7 – will be reworded.

(125) the new city hall is going to be the model for future downtown buildings; (126) just like WalMart guided other buildings in that area; (127) reference small individual buildings; (128) community character can be influenced or changed by new developments; (129) that aspect doesn't seem to be addressed; (130) there is a tree preservation section in the land use chapter, which is a new policy; (131) the city has been successful in meeting urban densities because of the buffers it has required; (132) Poulsbo Place changed the character of Poulsbo to a huge benefit; (133) redevelopment doesn't always turn out positive; (134) topography has a lot to do with it; (135) the trees in the west urban area slopes could be stripped out and it could look like Silverdale; (136) a lot of Viking has been paved over, but we don't want to retain it as part of the character of the city; (137)

some of the city's charm has been the rolling open space pasture lands but now they have been chopped up into 5,000 s.f. lots for in-fill purposes; (138) urban sprawl, like Woods & Meadows, is what caused us to get where we are; (139) the city is supposed to grow; (140) there aren't many areas to grow in; (141) the attraction of Old Town is that most of the houses are different; (142) in-fill will take away the lots; (143) the city doesn't want to get into design review for every lot; (144) encourage maintaining tree ridge lines; (145) have visual buffers.

Create a new goal and policies to retain village appeal.  
Address issue in the land use chapter or housing chapter.

(146) the Old Town Study was an over-reaction to a few homes that were built; (147) the houses aren't that bad; (148) others in that area should have the same opportunity to remodel their homes; (149) there should not be special requirements for that area; (150) there are no view corridors restrictions in the city; (151) the community survey answers stated that the corridors should be preserved; (152) what is the definition of Old Town; (153) not all the recommendations that came out of the study will be implemented; (154) are any policies invalidated when there aren't any boundaries to go along with them.

Page 57 CC 6.1 change incorporate to consider  
Page 57 middle of page – drop the bullet list & let the study decide

(155) if someone bought two lots on Fjord and built a big square home it would change the character of that area; (156) bulk and scale are the main things that affect the character of an area; (157) buying five lots to build one house is not in-fill; (158) GMA mandates in-fill; (159) restricting the Old Town area because the character that the older homes provide is important to Poulsbo.

Page 56 – bullet points seem to be mutually exclusive.  
The study has not been adopted, but there are portions of it that can be used.  
Some standards make sense for this area.  
Area is not defined yet.  
It is an area of special concern.

MOTION: NORDNES/ Move to have the Old Town Poulsbo Residential Neighborhood not in the plan. Died due to the lack of a second.

MOTION: THAYER/ HENRY. Move to keep the Old Town Poulsbo Residential Neighborhood consideration in the Comprehensive Plan. 5 for. 1 against. 1 absent.

COMMENTS FROM CITIZENS:

Linda Berry-Maraist discussed: (1) she thinks the Old Town Study covers too large an area; (2) the building height restriction should remain at 35 ft.; (3) the city code is very unusual for residential development in that it measures to the peak instead of the gable; (4) specific slopes should be only for the primary roof; (5) if the city wants articulation, it wants some of the flat roofs, as long as they are not on the primary structure; (6) downtown parking is owned by the city; (7) some of the businesses gave some property to the city for this purpose; (8) need to keep priorities for festivals, especially Viking Fest, it is part of the whole community; (9) part of the community character problem is that we are not Port Townsend or Seattle, we were not a grand Victorian Sea Port; (10) our historic areas were built by working class people, they were simple structures and still are; (11) they are extremely valuable and need to encourage people to keep them; (12) some policies give people incentives to tear them down because they don't meet current codes.

Molly Lee discussed: (1) she would like consideration of the commercial Viking Way for an area of special concern; (2) it would be visually and economically very valuable; (3) she would like to have the west UGA to be considered an area of special concern for a wildlife habitat conservation area; (4) keep that natural resource value which is part of what the character of Poulsbo is.

Becky Erickson discussed: (1) special neighborhoods, special people; (2) when the city starts identifying neighborhoods as somehow special it is a very slippery slope; (3) have to be very careful, special neighborhoods have special rights, or special responsibilities.

12:27 – lunch break

1:07 – resume meeting

Jim Henry left after lunch

Karla summarized the discussion regarding the Old Town Study.

## HOUSING CHAPTER – CHAPTER 7

Karla gave a power point presentation and discussed: (1) there are several goals & policies; (2) the primary goal is to ensure a variety of housing types; (3) existing neighborhoods are preserved; (4) affordable housing is available; (5) multi-family housing units; (6) affordable housing; (7) the city's strategy is consistent with a lot of other jurisdiction.

Page III, last paragraph, last line, - take out as well as livable.

Page 114 Goal HS-1.2 – meaning for arbitrary.

Ensure..... all ..... provide enough land.....

KB – this is most likely a quote from WAC to ensure equal housing opportunities.

Page 115 HS 2.5 – there is a requirement that we provide land for manufactured homes. The requirement is to not preclude it.

Commissioners and consultant discussed: (1) the difference between a manufactured home and a mobile home park; (2) the zoning ordinance has standards for the different kind of homes; (3) the purpose of including it in the plan is to show that we are not precluding them; (4) HOA's of developments can regulate the type of homes that go in; (5) as long as the homes meet the zoning code they have to be allowed; (6) the homes are defined in the code.

Page 114 HS1.3 promote infill development....

(7) the city cannot force someone to subdivide; (8) the city can provide incentives for in-fill; (9) a person can apply for a CUP and get permission to have 5,000 s.f. lot so they can take advantage of the in-fill provisions; (10) this policy is how we demonstrate to the state that we are promoting infill; (11) we are showing the state that we are using our available stock of land before considering expanding the UGA; (12) if the city didn't have these policies in place and tried to increase our UGA we would run into difficulties; (13) we are taking reasonable measures; (14) the city did a land capacity analysis to find out how much land is available; (15) even though someone applies for a CUP to do an in-fill they don't automatically get approval; (16) in-fill can be very painful for the people in the vicinity of the area.

Page 115 HS 1.5 – why is it there. That is PW's job.

KB – it's to heighten the awareness that older subdivisions have aging infrastructure that need to be looked at.

Existing residents always question, when new development occurs, whether there is going to be enough to not be affected.

Add a new goal for the purpose of preserving the existing neighborhoods. This policy would fit under that goal.

(17) there are areas in Bremerton that have really been neglected, and Poulsbo doesn't want to end up that way; (18) Bremerton has nuisance regulations that Poulsbo will hopefully not have to deal with; (19) the mobile home park off Caldart & Lincoln is becoming very deteriorated.

Goal HS-2 & HS-3 contain a lot of overlap.

Affordable housing is a euphemism for low income housing.

KB – it's meant to promote alternative housing types.

Is there a need to address low income.

Refine the goals.

(20) The city wants to be sure and not segregate low income housing into one area; (21) we need to have a variety of housing types; (22) not everyone wants a single family detached home; (23) identification of the work based industry, the economic base of the people that are employed in Poulsbo; (24) the wage ratio; (25) are we a livable wage community; (26) we have a high-median income; (27) not a large percentage of those people work in the city of Poulsbo; (28) they are commuters; (29) people who rent tend to have lower income; (30) retail and service industries are the main growth industries; (31) the city does not want to be slum-lords or another Bainbridge Island; (32) we have some high end stuff that is not supported by our economy; (33) people are relocating from BI to Poulsbo; (34) wages are a lot different now than they were in 2002; (35) the housing OFM numbers will be a lot different between the three decades; (36) Tables will be revised before the PC makes its final motion on the plan; (37) whether the comp plan needs to be amended or not the planning department keeps track of the changing numbers every year; (38) the method for coming up with the numbers

Page 118 - it seems like KCCHA is being given a franchise or exclusive authority to provide low income housing.

KW - KCCHA is the legal entity contracted by the city to provide affordable housing.

(39) KCCHA are contracted and they pursue funding for affordable housing within the city; (40) all cities do this; (41) there are other entities that do the same kind of work; (42) we are one of the last entities in Kitsap County to qualify for this kind of funding; (43) it is specifically for self help housing; (44) other groups can be mentioned in the Policy.

Page 119 – HS3.7/3.8/3.9 can the city enforce these.

KB – the city is just going to be partnering and supporting.

The city can support by allowing the uses in our zoning ordinance.

Shall & consider don't seem to go together.

Change shall to may or should.

(45) the planning department can provide reports on the state of the housing stock; (46) the census provides the best data; (47) it is a policy that doesn't need to be triggered now, but it is a tool that may be needed in the future; (48) the city can give technical support where normally a developer would have to hire a consultant to do that work; (49) typo's: page 117 last bullet ... on and off site...; (50) page 117 under the picture ... costs can help make new ...; (51) page 119, policy HS 3.7 last line ... who have special...; (52) page 112 ... over a 20 year...

Page 56, CC 5.6 downtown parking strategy.  
Nothing is going to happen until parking is addressed.  
This facility may slip through the city's fingers.

Alyse Nelson, Associate Planner, talked about the issues discussed by the downtown parking stakeholders committee and the study that was performed by David Evans & Associates.

(53) there should be a partnership with the port since the boats that come to the city impact the parking problem; (54) the city needs to enforce time limits that are in place; (55) specify long term and short term parking space assignments; (56) the number of spaces currently available on this site; (57) a lot of King Olav parking is currently used by city hall staff; (58) the new building will have employee parking which will free up the parking spaces; (59) how many more spaces are needed; (60) 85 to 90 % of parking being occupied at any one time is the goal; (61) the waterfront parking is full 100% during certain times of the day; (62) improvements to Anderson Parkway would add 30 to 40 spaces just by re-striping the lot; (63) adding 20 to 30 on Front Street is also recommended; (64) the parking spots in some areas are too long; (65) a reduced parking size has also been recommended, but it will require a code amendment; (66) use Viking and putting peddy cabs or golf carts to rent and go downtown; (67) selling of the current site and/or the parking lot; (68) do a short plat of King Olav and retain it as a parking lot; (69) the council is looking at how they want this property to be developed as; (70) the highest and best use amount becomes more uncertain when conditions are places on the sale.

Jan Wold discussed: (1) during the public meetings before the comp plan process began the public was clear on their input that they gave for their vision for Poulsbo; (2) they moved and stayed here because of the natural beauty, she assumes that also means the community character; (3) the top two concerns were the health of Liberty Bay and the traffic problem; (4) community character and natural beauty are being lost due to Poulsbo's high rate of developments; (5) there are conflicting and confusing numbers between the county and the city when it comes to growth rates; (6) development rates; (7) Poulsbo's character and the health of Liberty Bay cannot be maintained at the high growth rates; (8) traffic is going to be gridlocked; (9) the numbers are the most important thing that are driving what happens in the community; (10) the growth rate numbers in the comp plan are different than the real numbers; (11) community character and housing cannot be address without addressing the target numbers; (12) the city is not stuck with the target number being projected; (13) the county is reviewing city growth targets; (14) now is the time to address these numbers.

## ECONOMIC DEVELOPMENT CHAPTER – CHAPTER 9

Karla Boughton gave a power point presentation and discussed: (1) goals and policies for retention of successful businesses; (2) pursue future opportunities; (3) Poulsbo's economy is influenced by the Naval bases, the proximity to large cities, and being an entrance point to the Olympic Peninsula; (4) the city's role in economic development; (5) strengths and weaknesses of the Poulsbo economy are required to be in the comp plan under GMA; (6) no study was done for this section, it is the consultants and staff's observations; (7) based on the census date Poulsbo does have a strong work/live community; (8) there are encouraging employment forecasts that were made by PSRC in 2006; (9) there is a strong tax support from retail businesses; (10) we are the only jurisdiction not laying off employees or shortening work weeks; (11) the council also has a conservative fiscal policy; (12) Poulsbo relies on retail tax which is a weakness; (13) so far we have been able to avoid many issues; (14) the Finance Director is looking very closely at the city's revenue; (15) the median income is not keeping pace with housing prices; (16) employment forecasts show retail trade as the major employer; (17) aging infrastructure and traffic congestion are items that the city can control; (18) economic climate is looked at when businesses are looking to relocate; (19) land use regulations; (20) high quality public services and facilities; (21) competitive tax rates; (22) housing opportunities; (23) public education; (24) technology and telecommunication; (25) partnership with other entities.

Page 138, Table ED-1 left out govt & educational, so numbers don't add up. Reference ED-1 & ED-3 in discussion text like ED-2 was. Tables are done differently by jurisdictions.

(26) the forecasts need to include more specific sectors; (27) the city needs to draw businesses in; (28) we need to look outside the community for job growth; (29) the city is bound by this type of forecasting due to its agreement with PSRC; (30) maybe some policies could be strengthened; (31) it is a nationwide issue that everything has been out-sourced; (32) the United States doesn't make anything any more, we just consume; (33) Poulsbo used to be an agricultural, fishing, timber town; (34) in spite of the controversy over Olhava, thank goodness for WalMart, it provides a lot of tax revenue; (35) the downturn in the economy can affect them; (36) it also affects growth.

The group briefly discussed the Planning Department's monthly report which shows the number of applications processed on a monthly basis.

(37) is there any way that the PC can write a policy that the city actively seek businesses outside of Poulsbo; (38) that is what the Mayor does; (39) she is the city's cheerleader; (40) we could develop an economic development strategy; (41) it would be similar to the parking study, with a stakeholders committee; (42) there

is an implementation policy that addresses this; (43) CC has recognized the need to be more proactive in economic development; (44) last year an economic development committee was formed that is similar to the other committees; (45) it is their job to be more pro-active in attracting businesses to Poulsbo; (46) forming partnerships with groups already in place; (47) there used to be grant opportunities from CTED for economic development strategies; (48) none of the policies directly address actively seeking businesses from outside the county.

Page 143 – ED1.1 Viking Avenue example – no one has disposable income any more.

Even when things were good that area almost went away because the city wasn't paying any attention to them, so the Viking Avenue Improvements were done.

(49) we need to learn from that and pay attention to the needs of the businesses; (50) what drew Harrison Hospital to Poulsbo; (51) the policy is passive; (52) retail is a self perpetuating thing; (53) how do we bring in sustainable businesses that aren't reliant on people being here already; (54) when EDS shut down we lost 200 jobs; (55) most of this is oriented toward providing sufficient land and maintaining the current businesses.

Page 146 – Partnerships

(56) It isn't true that we have a diverse economic base; (57) we basically have retail sales; (58) we should promote diversity in the employment; (59) we do have a few, like Boxlight; (60) the primary employer is the federal government; (61) we need to attract professional businesses and light industry; (62) if the city could get grant money to create a marketing program; (63) a lot of cities in the country have been attracting businesses for years by stealing from one jurisdiction to another; (64) some states grant huge incentives, like lower property taxes, to draw big businesses; (65) that is not a satisfactory way to do it; (66) we should try to encourage the ones that are here to stay, by giving them what we can to allow them to grow; (67) the regulations need to be in balance; (68) the city can't give things away but it can't be ridiculous either; (69) if there is a company that is considering coming to Poulsbo the city needs to be pro-active in drawing them here; (70) the city needs to beef up the web page to make it easy to get informed; (71) PSRC has a data sharing program with Washington State Employment Security Department.

Page 140 - Employment Forecast

(72) the analysis takes into account that employment increase doesn't

necessarily require buildable land increase; (73) the city needs to keep track of it because if the commercial land gets saturated we may have to look at getting additional land for commercial use; (74) mixed use cannot overtake commercial use; (75) it is a balancing act; (76) the city is very supportive of mixed use; (77) the five year buildable lands reporting is the best tool to keep track of the data; (78) some commercial won't fit into the mixed use scenario; (79) there are going to be different restrictions on mixed use; (80) the city isn't going to want to have a 24 hour mixed use in a commercial/residential area because of concern for the residents living above; (81) the city doesn't have a regulation for that but it would be self regulating through the market.

#### Page 140 – Strengths and Weaknesses of City Economy

(82) some of it is not up to date; (83) aging infrastructure is planned, not primed, to be replaced; (84) typo: 9.3 on pg 142 should be 9.5.

#### Page 145 – ED-2.9

(84) change incubation; (85) have double encourage; (86) typo: change located to locate; (87) staff had talked about revising the zoning code through the light industrial zone so that incubator businesses could be encouraged to locate.

#### Page 146 – ED 3.1

(88) the city coordinates with PUD when trenches are being dug to make sure there is room for fiber-optic cables; (89) in some cases there may not be funding to back this up.

#### Page 146 – ED 3-2

(90) what is meant by telework stations; (91) it may be a hybrid between working at home and having a shared office to go to; (92) the city does not have any kind of pod designed around this concept; (93) it is seen as a tele-work pilot project; (94) it is a way to encourage people who live here to work here; (95) it makes sense in a hotel or air port, but for someone to leave their house and go use shared office equipment isn't realistic; (96) this stuff is not high tech anymore; (97) this policy is to encourage, it is not something the city is going to set up; (98) Kinko's have stations; (99) it would be similar to job sharing.

#### Page 147 – ED 4 – ad with after participate

In ED 4.1 – ad with after participate

In ED 4.3 – before private sector insert the word the

In ED 4.4 – improve communications with Port

(100) the city has a role, but it is a limited one; (101) how does the city help the port of Poulsbo expand its boundaries for its tax base so they can continue to be a viable entity; (102) the city has met with them many times; (103) partly it is an education process; (104) they need an attorney to take care of what they need to do; (105) how does the port district continue to grow as the city annexes its boundaries so that their district boundaries can grow with the city; (106) the city informs them when we receive an annexation petition; (107) new annexations take on part of the city's encumbrances; (108) the port has its own taxing authority; (109) they need to do what they need to do to annex their boundaries to encompass new areas annexed by the city; (110) the city can't just add a check box to its form that could accomplish the annexation for the port; (111) the Mayor has been working with the Port trying to come to some agreement; (112) we want their tax base to increase because if they do well the city does well.

## **7. CONTINUED COMMENTS FROM CITIZENS**

Jan Wold discussed: (1) number of housing units that have been misreported to the state; (2) it leads to errors in many charts and assumptions in the comp plan; (3) the errors benefit the developers directly; (4) all population numbers in the plan are low due to the seven years of under reporting; (5) the corrections have been sent in, but until the numbers come from OFM, the plan is wrong when it talks about population; (6) there are many acres of commercial property that is now vacant; (7) is the comp plan looking only at additional commercial land that is needed; (8) page 141 tourist destination by land and sea is noted; (9) in the PRD housing there is an off set for using critical areas as open space; (10) there appears to be a modeling error in calculating the size of the UGA, to the advantage of developers, and to the detriment of the natural beauty of Poulsbo and the health of Liberty Bay; (11) the city hasn't been making any effort to post meeting times and dates regarding the meetings for the plan in the Herald or the Sun; (12) how is the public supposed to know there are opportunities to learn about the plan or give input; (13) that is the reason she is the only person in the audience; (14) this is supposed to be a public process.

Commissioner Nordnes asked whether the meetings are being advertized according to code.

Karla clarified that these are public meetings not public hearings so there are no publishing requirements, but they are posted on the regular posting sites and they are all on the web site, under the comprehensive plan process.

Commissioner Nordnes stated that he is of the opinion that the lack of an audience is due to the good work being done rather than by the lack of

advertising. In the past he has seen the chambers full when the work was not being done right.

**8. COMMISSION COMMENTS**

none

The meeting was adjourned at 3:27 pm

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Ray Stevens  
Chairman, Poulsbo Planning Commission

DRAFT