

**City of Poulsbo  
PLANNING COMMISSION  
Tuesday, April 7, 2009**

**MINUTES**

**MEMBERS PRESENT**

James Thayer  
Stephanie Wells  
Jim Henry  
Bob Nordnes  
Ray Stevens

**STAFF**

Karla Boughton, Consultant  
Barry Berezowsky  
Lynda Loveday  
Edie Berghoff

**GUESTS**

Dan Baskins  
Molly Lee  
Jan Wold  
Carlotta Cellucci  
John Johnson  
Jim Hagey  
Shari Hagey  
Craig Steinlicht  
Brad Watts

**MEMBERS ABSENT**

Jim Coleman  
Gordon Hanson

**1. CALL TO ORDER**

Chairman Stevens called the meeting to order at 6:00 pm

**2. FLAG SALUTE**

- 3. MODIFICATIONS TO AGENDA** – staff indicated that there were minutes on the table for 3-24-09 that had minor modifications to the short plat portion for their review and approval.

**4. APPROVAL OF MINUTES OF – 2-24-09 and 3-24-09**

**MOTION: NORDNES/THAYER. Move to approve the minutes of 2-24-09 as presented. 3 for 2 abstain 2 absent.**

**MOTION: NORDNES/HENRY. Move to approve the minutes of 3-24-09 as presented; 5 for 2 absent.**

**5. COMMENTS FROM CITIZENS**

Molly Lee discussed: (1) the city using the wrong population numbers; (2) integrity in service, welfare and resources; (3) inaccurate data becomes a lie.

Jan Wold discussed: (1) the city has no habitat conservation; (2) the city only has buffers it has no corridors; (3) the growth rate; (4) the city does not need Johnson Creek to expand; (5) the city violates GMA; (6) there

are no salmon eggs in the creek; (7) woodpeckers, flyways and water fowl.

Carlotta Celluci discussed policies that were removed from the plan before they got to the Planning Commission for review. She submitted for the Planning Commission two documents with her recommended policies.

Dan Baskins discussed: (1) confusion in the plan; (2) the capital facilities plan; and (3) conflicting policies.

John Johnson discussed: (1) how long he has lived and worked in the city; (2) developments he has been involved in; (3) his participation in the CAO committee; (4) his ownership of property on Johnson Creek; (5) science has already been done; (6) properties on Viking should be developed.

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

Karla Boughton, consultant, gave a Power Point presentation on Chapter 5 Natural Environment.

The Planning Commission discussed: (1) there didn't used to be sea lions in the area and now there are; (2) reasons for recognizing them; (3) the need to protect their haulout areas; (4) they have migrated into the bay, causing problems; (5) listing them in the plan doesn't protect them, it is to protect people from contact with them; (6) docks and boats become haulouts and they can't be scared away; (7) does the chapter preclude the ability to remove creosote pilings at the port; (8) is there a choice; (9) the identification of the sea lion haul out came from Washington Department of Fish & Wildlife; (10) WFDW is the authority for identifying priority species & habitat.

The discussion continued with: (11) there are slides along Fjord and the city needs to be able to do road repairs; (12) it is important to recognize not having bulkheads but the roads need to be protected; (13) having a specific policy for historical areas; (14) Liberty Bay Auto's got a shoreline permit to protect its property; (15) the SMP update will look closely at existing uses; (16) we should encourage soft bulkheads; (17) we need to recognize that we may need hard bulkheads for existing roads and development.

The discussion continued with: (18) what happened to the county's refugia study from 2001; (19) the scientific term currently being used is Best Available Science; (20) the list of challenges on page 78 isn't numbered but the last one should be at the top of the list since it is the city's biggest challenge; (21) storm water issues should be in the public works section; (22) storm water is part of the city's environmental challenge and a PW

issue; (23) the city addresses water quality by regulating surface water; (24) city's participation in the Kitsap Homebuilders Low Impact Development team; (25) the Health Department monitors water quality for the city; (26) NMPES requirements are currently being implemented.

The discussion continued with: (27) the city also monitors water quality; (28) storm pond construction, volume and rate is determined by pre construction flows; (29) some storm ponds were built before the current storm water regulations; (30) storm surges impact ponds and downstream drainages; (31) penalties are imposed for degradation of wetlands in the CAO; (32) the wetland rating should be done according to the currently adopted state DOE manual; (33) definition of "littoral", which is a word used by biologists; (34) page 81 NE-2.3 and page 90 NE-6.7 are the same because page 81 is talking about wetlands and page 90 is talking about streams.

The discussion continued with: (35) the city's proponent for this chapter is the planning department; (36) the planning department provides the city administration of the CAO and the SMP; (37) the city doesn't have an environmentalist on staff, the city provides peer review by consulting biologists; (38) increase in impervious areas affects the ability to recharge groundwater; (39) floodplains are designated by FEMA; (40) wellhead protection is an enforcement issue which the health department monitors; (41) page 82 NE-3.4 "ensure" does not constitute a warranty.

The discussion continued with: (42) page 84 needs a citation from the CAO; (43) page 85 NE-5.1 "shall provide standards.." seems broad; (44) definitions are in the CAO; (45) a statement is needed at the beginning of the chapter that references the CAO; (46) GMA has its own requirements for the CAO; (47) this chapter is built around the city's CAO which was thoroughly updated in 2007 and not appealed; (48) Best Available Science was developed, demonstrated and is incorporated into the CAO; (49) when the PC reviews development applications GMA is always cited.

The discussion continued with: (50) ensuring maximum quality treatment per adopted manuals; (51) page 91 delete "variety of ways" ; (52) page 92 NE-7.2 the habitats do or don't provide..; (53) NE-7.3 needs a citation; (54) the Liberty Bay Watershed Plan identifies Poulsbo's watersheds; (55) they should be identified in the plan; (56) everything that drains into the bay is part of the Liberty Bay watershed; (57) there is a Liberty Bay Foundation report that has provided information for the Liberty Bay section of the chapter; (58) one side of Liberty Bay is not more important than the other; (59) page 79 NE-1.3 the city already works with jurisdictions, but there isn't always agreement; (60) page 80 NE-1.5 needs to be rephrased so that other programs are included; page 89 NE-6.6 add "habitat" to the areas subject to penalty for degradation.

## 7. COMMENTS FROM CITIZENS

Carlotta Celluci discussed: (1) her belief that there needs to be designation of wildlife conservation areas in the comprehensive plan; (2) consultants tend to write reports slanted towards their clients point of view.

Molly Lee discussed: (1) Mr. Fishman not being a wildlife biologist; (2) NPDES is not being used.

Dan Baskins discussed: (1) the role of the city; (2) the maps in the plan; (3) creeks; (4) steep slopes and (5) the refugia area.

John Johnson discussed: (1) the city hired Mr. Fishman; (2) the amount of area that cougars require for their habitat; (3) people making statements that they are not qualified to make; (4) his appreciation for the hard work that the PC is doing; (5) the PC needs to do the right thing.

Shari Hagey discussed: (1) her support of the statements made by Mr. Johnson; (2) her appreciation for the planning department; (3) everything has been done that needs to be done.

Brad Watts discussed: (1) Viking Avenue has become a ghost town; (2) it is going to stay that way unless businesses come to town; (3) a community is needed to support Viking Avenue; (4) the west side of Poulsbo is all that is left for growth; (5) something needs to be done; (6) Viking has become an eye sore.

Jan Wald discussed: (1) the many degrees she has; (2) Fishman did a good job in discussing what is in the area; (3) Fishman supports the approach of his clients; (4) best available appropriate science should be used; (5) she lives on Viking; (6) she misses the RV's; (7) just because the CAO wasn't appealed is not a statement of its merits.

Karla Boughton then discussed the planned meeting on Saturday.

## 8. COMMISSIONER COMMENTS - none

The meeting was adjourned at 7:50 pm

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Ray Stevens  
Chairman, Planning Commission