

**City of Poulsbo
PLANNING COMMISSION
Tuesday, May 5, 2009**

MINUTES

MEMBERS PRESENT

Jim Henry
Gordon Hanson
Bob Nordnes
Ray Stevens
James Thayer
Stephanie Wells
Jim Coleman

STAFF

Karla Boughton, Consultant
Lynda Loveday

GUESTS

Jan Wold
Brynn Grimley
Dan Baskins

MEMBERS ABSENT

1. CALL TO ORDER

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

2. FLAG SALUTE

3. MODIFICATIONS TO AGENDA - none

4. APPROVAL OF MINUTES of April 14 & 21, 2009

MOTION: HENRY/THAYER. Move to approve the minutes of April 14 & 21 as presented. April 14: 6 for. 1 abstain. April 21: 5 for. 2 abstain.

5. COMMENTS FROM CITIZENS

Jan Wold discussed: (1) City Attorney Haney's memo; (2) the fact that he is not a biologist and he did not consult a biologist; (3) the response letter from the Suquamish Tribe's biologist discussed concerns about fish; (4) she herself is an aquatic biologist; (5) the city needs to change the numbers in the plan; (6) the plan is not in compliance; (7) the population targets are too high.

6. 2009 COMPREHENSIVE PLAN DRAFT REVIEW

Karla Boughton did not have a presentation so the group went directly into discussions of: (1) how they will address the questions, comments and exhibits from the public; (2) Ms. Boughton will present a whole new document with line in

/ line out changes based on the discussions they have had over the past several weeks; (3) there will be new maps; (4) another legal opinion will be presented by the Attorney; (5) a revised park & recreation chapter will be included; (6) population growth, where the numbers come from and how they are developed; (7) no technical data has been presented by the citizen speakers to support their numbers; (8) determining who has the right information and data; (9) the city will have new OFM numbers to add to the trends; (10) they will be just one more piece to add to the data; (11) how the percentages relate to actual numbers; (12) re-visiting the population growth; (13) the aspect of the OFM numbers; (14) the city is required to plan for the numbers OFM gives us; (15) we cannot expect the 14,400 to go away; (16) the numbers are not done at the city level they are done at the county level; (17) the numbers are given to the city and the city changes the planning period, not the numbers.

The discussion continued with: (18) an explanation of the table on page 29 and the land capacity analysis; (19) the city reports the number of units it has; (20) the city does not care what the population is for the county; (21) the 2009 numbers from OFM won't change what the comp plan does; (22) population impacts land use; (23) using the same methodology for the count

Ms. Boughton went into a detailed discussion about how the city's numbers were incorrectly reported to the county for a number of years, what staff did to rectify the errors, the steps that were taken to ensure correct reporting in the future and the fact that she is confident the numbers are now accurate.

The discussion continued with: (24) we don't know how OFM calculates household types; (25) the city cannot predict what is going to happen, there was a building surge for several years and now building is way down; (26) developers are currently finishing what they started; (27) the 2010 census is going to be critical; (28) what happens when the city reaches the 14,808 number; (29) the number is not a target, it is an allocation; (30) the city always has to plan for growth; (31) KRCC allocates the populations to each city; (32) the city has to look at long range land use and possibly increase densities; (33) in the future the city will use reasonable measures; (34) the county allows one unit to 5 or 10 acres; (35) Poulsbo is an urban growth area and people are having trouble accepting that; (36) urban sprawl is one unit per acre; (37) there has been a lot of testimony against growth; (38) the city doesn't want the public to think we are ignoring the critical and sensitive areas; (39) the city's buffers are more than other cities have; (40) the State reviewed the City's CAO plan.

The discussion continued with: (41) runoff is not the only thing that impacts fish counts; (42) there is a difference between discharge rates and volume; (43) history documents the ebb and flow of fish populations; (44) the city has protection measures; (45) the city is not taking property it is using best available

science; (46) fish numbers can be an indicator but they aren't the only element; (47) the city is looking at all critical/sensitive areas; (48) they have to be looked at equally without singling out any one area for special consideration; (49) the city worked hard on the CAO and it is a good compromise.

There was an extensive discussion regarding Viking Avenue and what might develop there.

There was also a discussion regarding maintaining the character of old town.

The discussion continued with: (50) one way to not change the character of Poulsbo is by not changing the zoning map; (51) maintaining trees on the ridge lines for visual relief; (52) higher density means higher buildings; (53) the city is still able to increase densities by controlling what goes into Olhava, the Viking Avenue mixes use idea, PRD's and in-fill; (54) the city needs to look at how it will change in 10 to 20 years from now; (55) the city must meet minimum densities, it cannot use tree preservation as a reason to not develop; (56) the critical areas ordinance is the only tool the city has to preserve trees; (57) development is already moving up the hill east of 10th Avenue; (58) there are creeks and wetlands in that area that will control development; (59) the city has regulations in place to preserve what it can; (60) the city has local discretion to maintain its character.

The discussion continued with: (61) Poulsbo has the smallest UGA of any other city in this area; (62) the comp plan doesn't change the UGA; (63) only Kitsap County has the authority to change the UGA line; (64) the UGA will be reviewed in 2012; (65) the city's policy regarding annexation on property that doesn't meet our standards; (66) the city assumes the problem issues; (67) utility extensions are allowed as long as the property owners don't object to future annexation; (68) annexation does not force property owners to comply with city standards; (69) some items become part of the public improvement plan; (70) annexing properties that are developed at county standards has been an ongoing issue for a long time.

The discussion continued with: (71) the city requires dry sewer stubs for future hookups; (72) on page 141, median income is not keeping pace with housing costs; (73) those numbers are from the census and PSRC; (74) all the numbers in the comp plan need to be brought more current; (75) lower housing rates; (76) policies have been related to weaknesses.

There followed an extensive discussion regarding the joint PC / CC workshop scheduled for June 9th in which the Council would be setting the docket for the site specific comp plan amendment requests received from citizens.

MOTION: HANSON/HENRY. Move that the Planning Commission NOT attend the joint workshop with City Council in which the Council will set the Docket for site specific comp plan amendments. 4 for. 3 against.

The group then discussed the schedule for the rest of the comp plan review process.

The Commissioners concurred that they would be comfortable going forward with their review without the newest OFM #'s that are expected to be released in July.

There was discussion regarding: (77) page 132 PRO 6 clarify "all age groups" and "education"; (78) all of the Park & Recreation portion of the comp plan is going to be re-written; (79) no policies will be removed, they will be consolidated; (80) the Park & Rec department needs to have qualified persons to run the programs.

7. CONTINUED COMMENTS FROM CITIZENS

Jan Wold discussed: (1) corrected information in the comp plan will not be available to the public; (2) how the schedule for review will be advertised; (3) recommended having a news release published in the paper; (4) how is the public supposed to find out about the site specific zoning changes requested by citizens; (5) how is the public going to be able to get a copy of the plan; (6) how will the public be able to know what the City Attorney's input is.

8. COMMISSION COMMENTS

none

The meeting was adjourned at 7:54 pm

Ray Stevens
Chairman, Poulsbo Planning Commission