

**City of Poulsbo
PLANNING COMMISSION
Tuesday, August 11, 2009**

MINUTES

MEMBERS PRESENT

Jim Henry (arrived at 7:17)
Gordon Hanson
Bob Nordnes
Ray Stevens
James Thayer
Stephanie Wells
Jim Coleman

STAFF

Karla Boughton, Consultant
Lynda Loveday
Barry Berezowsky

GUESTS

Chad Solvie
Dan Baskins
Gene Sherrard
Alice Sherrard

MEMBERS ABSENT

1. CALL TO ORDER

Chairman Stevens called the meeting to order at 7:00 pm

2. FLAG SALUTE

3. MODIFICATIONS TO AGENDA - none

4. APPROVAL OF MINUTES OF June 2 & 30, 2009,

MOTION: COLEMAN/THAYER. Move to approve the minutes of June 2 & 30, 2009, as presented. 6 for. 1 absent.

5. COMMENTS FROM CITIZENS - none

6. 2009 COMPREHENSIVE PLAN DRAFT REVIEW - discussion and recommendation to City Council

Commissioner Thayer stated that, since he was absent from the August 4, 2009, meeting, he has listened to the recording of the public hearing and feels he can participate in the discussion and recommendation process.

Chairman Stevens asked if there were any objections. No objections were forthcoming.

The Commissioners, staff and consultant discussed: (1) exhibit 55 is a summary of the PC's questions from their last meeting; (2) establishing a new land use category for a park zoning district; (3) park development through the master plan process; (4) parks are typically a use and not a zone; (5) having a park zone can be problematic; (6) it can provide certainty; (7) it is a discretionary issue for Council; (8) writing some policy language for the CC public process; (9) reconfiguring of Kiwanis park; (10) neighborhood parks are needed.

The discussion continued with: (11) the new policy is a good one; (12) the city owns all the parks on the list in the comp plan; (13) the city cannot designate property in the capital facilities as parks; (14) only currently owned parks can be designated as such; (15) Olhava has not yet turned over their park property to the city; (16) Indian Hills is owned by the city; (17) Nelson park was donated to the city as a park; (18) staff needs to get more detail from the city attorney on how to designate park land; (19) staff will work with the Council to designate park lands; (20) if the city owns a site as a park then it should be designated as a park.

The discussion continued with: (21) each parcel is designated as a park; (22) a trigger needs to be established in order to make a site a park; (23) how to provide certainty that a park will remain a park; (24) zoning is temporary and can always be changed; (25) changing the zoning of a site is more involved than changing the use; (26) the city can only offer so much protection; (27) the city needs to re-build the citizens trust; (28) there used to be a public facility zoning district for things like parks and schools; (29) in 2000 sites were removed from the public facility zone and re-zoned to their use; (30) if a site was sold under the public facility zone it would have to remain that zone.

The discussion continued with: (31) fish park has a master plan for development; (32) the city can have a park as a use and a zoning designation but only for a specific site; (33) it is similar to a CUP; (34) the intent of the change from designation to use; (35) the city should take time to find a solution; (36) pocket parks are not owned by the city, they are owned by the HOA's; (37) develop a policy to identify, establish and develop parks; (38) Olhava and Indian Hills are on the capital facilities plan; (39) open spaces can become parks by virtue of the city's ownership; (40) adding an alternative policy to the Park & Rec element.

The discussion continued with: (41) the request for a Master Plan overlay for Martha & Mary; (42) the citizens don't want M&M tied to Poulsbo Place; (43) the MP is not intended to help PP, it is to help M&M; (44) M&M is currently zoned High density; (45) it wants to be rezoned to redevelopment; (46) Council could grant relief for setbacks, height, etc; (47) this is a redevelopment zone issue only; (48) M&M wants to be able to take advantage of the redevelopment zone's special standards; (49) staff and the Mayor met with some concerned citizens

regarding their perception of what would happen; (50) M&M would not build any high rise condos; (51) Council could put special conditions on the site approval; (52) the PC can recommend denial of the rezone request; (53) the citizens are not concerned with M&M, they are concerned with PP; (54) what is in it for PP; (55) residents of PP would have the benefit of being close to the care facility; (56) if the request were approved then PP could trade land with M&M; (57) there is concern for the public; (58) the expansion of the MP could be conditioned in the form of a concomitant agreement; (59) parking could be an issue; (60) the elderly don't want to be warehoused.

The discussion continued with: (61) the citizens don't trust the developer; (62) there are a lot of health care policies that drive the issue; (63) additional skilled nursing care will be needed; (64) parking needs will increase; (65) whether the land north of Ebenezer is part of the proposal; (66) expansion of the redevelopment area is on the map only; (67) amendments to the MP itself would have to go through the city's established review process; (68) the city needs to keep faith with the citizens; (69) the redevelopment zone give M&M a lot of opportunity for development; (70) there are a lot of checks and balances built into the review process to prevent bad things from happening; (71) rezoning is just the first step in making changes; (72) Poulsbo Place is a unique community; (73) the intent of PP-one was for single and elderly people; (74) this is a common dilemma, where M&M doesn't want to spend a lot of money on conceptual drawings before knowing if the rezone will be approved, and the city doesn't want to approve the rezone without knowing what M&M wants to do with the site; (75) there is no other way to build trust than to let M&M go forward so they can demonstrate what they plan to do; (76) staff will have more control over the site; (77) the things that keep a city vital are health care, education and government.

MOTION: HANSEN/NORDNES. Move to recommend approval to the City Council the 2009 Site Specific land use designation amendment application 09-6, for property as set forth in Section II of the Staff Report, to amend the 2009 Draft Comprehensive Plan's Land Use Map to include Martha & Mary Ebenezer and Day Care property under the Poulsbo Place Redevelopment Master Plan overlay. Future zoning map amendments will be made at the time of an approved amendment to the Poulsbo Place Master Plan. 5 for. 2 against.

The discussion continued with: (78) the negative comments that were received at the public hearings regarding the Sing site #09-5; (79) access to the site is a big issue; (80) there is no opportunity to expand the site; (81) development standards could waive the 8ft parking requirements; (82) there is a question about whether there are wetlands on the site; (83) determination of wetlands would be a site plan review issue; (84) there is a catch basin on the site; (85) the first issue is whether it makes sense to change the zoning; (86) then the owner

can figure out how to develop the site; (87) it can be a transition area; (88) there is the opportunity to do some in-fill; (89) the owner could build a duplex; (90) the site can be developed into something if it is zoned medium density; (91) there is a utility easement on the PeeWee site; (92) the Kent Olsen duplex has a utility easement that could be cleaned up; (93) application #09-4 – is it sensible to rezone these three sites; (94) the PC could recommend denial and direct the applicants to do further studies.

MOTION: NORDNES/COLEMAN. Move to recommend approval to the City Council the 2009 Site Specific land use designation amendments application 09-5, for property as set forth in Section !! of the Staff Report, to amend the 2009 Draft Comprehensive Plan's Land Use Map and Zoning Map for the Sing/PeeWee properties as Residential Medium (RM). 7 for.

MOTION: COLEMAN/NORDNES. Move to recommend to the City Council that application 09-4 not be denied or approved, but rather request the property owners that if they continue to be interested in a Commercial land use designation, to collectively evaluate and prepare a comprehensive approach for the potential future commercial designation of a larger geographic area, and submit a new application to the city in 2010. Road improvements, utility provisions and critical areas should be considered and evaluated as part of the planning efforts. 7 for.

MOTION: COLEMAN/HENRY. Move to recommend denial to the City Council the following 2009 Site Specific land use designation amendments, for property and land use designations and zoning as set forth in Section II of the Staff Report: Applications #09-9 / 09-10 / 09-12 / 09-13.

DISCUSSION ON 09-10 Powell: (1) there was agreement with Mr. Powell's comments from the last meeting; (2) no one wants to live on Hwy 305 in a high residential site; (3) it could be a mixed use site; (4) he can have a medical/dental office there; (5) he already has an approved site plan for a medical office; (6) the current zoning already allows offices.

DISCUSSION ON 09-12 Soltero: (1) the application seems like a good progression of what is already there; (2) it is not unusual to have a store in front and residential in back; (3) there are parking and traffic issues; (4) this is not a good choice at this time; (5) residential lots are hard to change to commercial uses; (6) there is a risk of zoning a property for something that can't be done; (7) the city could end up with a derelict property; (8) it could be a mixed use at some point.

CALL FOR THE QUESTION: 6 for. 1 against.

The Commissioners, staff and consultant discussion continued with: (1) modifying LU-1; (2) not including Indian Hills and Olhava; (3) not wanting to go back and forth with the zoning designations; (4) it is the PC's job to give Council their thoughts; (5) the process worked; (6) the city needs to be more pro-active when it comes to park lands.

A motion was made and subsequently withdrawn regarding application #09-7

MOTION: COLEMAN/NORDNES. The Planning Commission recommends the establishment of a Park land use classification to identify and preserve park land, with a new policy and park designations on the Land Use Map as set forth in the August 11th response memo.

MOTION: HENRY/NORDNES. Move to recommend approval to the City Council the following 2009 Site Specific land use designation amendments, for property and land use designations and zoning as set forth in Section II of the Site Specific Staff Report, to amend the 2009 Draft Comprehensive Plan's Land Use Map and Zoning Map: Applications # 09-2 / 09-3 / 09-11.

MOTION: HANSON/HENRY. Move to recommend approval to the City Council, the July 2009 Planning Commission Draft Comprehensive Plan and supporting documents for their consideration and public hearing process.

Dan Baskins commended the PC for their hard work and the good job they have done.

7. COMMISSION COMMENTS

none

The meeting was adjourned at 9:50 pm

Ray Stevens
Chairman, Poulsbo Planning Commission