

**City of Poulsbo  
PLANNING COMMISSION  
Tuesday, August 18, 2009**

**MINUTES**

**MEMBERS PRESENT**

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

**STAFF**

Linda Mueller  
Alyse Nelson  
Lynda Loveday

**GUESTS**

Arne Anderson  
Shane Skelley

**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 - none**

**5. COMMENTS FROM CITIZENS - none**

**6. ANDERSON, ARNE - SHORT PLAT**

Linda Mueller, Senior Planner, presented the Anderson Short Plat, located at 20602 Bond Road, which is a proposal for a two lot short plat which will retain the existing 4 unit apartment building and single family home on Lot A (about 113,185 s.f.). Lot B (about 20,000 s.f.) will consist of the existing shop/garage and will have enough room to build an additional home. The south fork of Dogfish Creek forms the north boundary of Lot A.

Ms. Mueller also discussed: (1) the location of the site; (2) the surrounding properties; (3) access to the site; (4) zoning of the property and adjacent parcels; (5) buffers for Dogfish Creek; (6) the application is SEPA exempt; (7) the proposal is consistent with the comp plan and zoning code; (8) the engineering department has reviewed the application.

Commissioners, applicant and staff discussed: (1) easements for the wetland; (2) Mr. Anderson has received a letter from DOT releasing the easement; (3) there are no utilities in the easement; (4) the driveway is restricted and will not be able to be widened; (5) the zoning for the new lot B allows a home to be built; (6) all buildings will be or are connected to sewer/water; (7) page 16, #1, needs to be clarified as to the size of the sewer connection.

**MOTION: NORDNES/THAYER. Move to recommend approval with modification to the City Engineer of the proposed Anderson Short Plat, Planning File #07-01-09-1, subject to the Conditions of Approval contained herein, for property located SW of Bond Road and First Avenue, in the City of Poulsbo; the modification being clarification of Finance Department condition #1 on page 16 of the staff report. 7 for.**

## **7. SKELLEY ADU / CUP**

Alyse Nelson, Associate Planner, presented the Skelley ADU/CUP application which is a proposal to add a detached structure about 3840 s.f. in size on a 3.94 acre parcel zoned residential low located at 17088 Hwy 305. The site currently has a 4094 s.f. single family home. The proposed building will have a 2400 s.f. first floor that will include a garage/tack shop and horse stables. The 1440 s.f. second floor will have attic space and the ADU which will be a maximum of 1000 s.f. and will be limited to one bedroom. The building will be 32 feet in height. Due to the agricultural use of the structure, but building has been set back 50 feet from the nearest property line. Two parking spaces are proposed for the new structure. No modifications are proposed to access points onto Hwy 305.

Ms. Nelson also discussed: (1) the site was first developed in Kitsap County and was recently annexed; (2) the owner will live on the property at least 6 months each year; (3) additional review was required due to impervious surfaces proposed; (4) the site has steep slopes; (5) a geotechnical report was required and some conditions of approval require using guidelines in that report; (6) a neighborhood meeting was held; (7) four comment letters were received in response to the NOA; (8) the application is consistent with city codes; (9) staff is recommending approval of the application.

Commissioners, applicant and staff discussed: (1) the pond is a man made storm detention pond not a wetland; (2) there is a lease with WSDOT for the existing driveway; (3) the driveway is looped with two access points off Hwy 305; (4) there is new impervious surface proposed; (5) a small man made pond has a 6" pipe leading to a bio-swale; (6) the small pond may be filled in with dirt from the

barn/ADU; (7) what calculations were used for the swale; (8) the geotech report refers to the small pond; (9) the framed structure currently on the site is going to be a horse shelter; (10) all structures on the site are on septic; (11) the ADU will also be on septic and has already been permitted by the Health Department; (12) management of the horse waste that is under the ADU; (13) the stalls are going to be on a concrete pad; (14) the horses will not be living in the area under the ADU it is meant to be a feeding area and a place for them to get out of stormy weather; (15) code regulations regarding well setbacks; (16) the Health Department had no comments regarding the well and its proximity to structures; (17) the sewer for the house drain line is protected in conduit; (18) staff was asked to do more research regarding the proximity of the well to the structures and forward it to the Hearing Examiner; (19) the PC doesn't usually have to deal with wells and septic issues; (20) there are houses all over the county that are on smaller lots and have wells close to the home.

**MOTION: NORDNES/HENRY. The Planning Commission hereby recommends approval to the Hearing Examiner of the Skelley ADU and CUP Planning File #02-24-09-1 subject to the Conditions of Approval for a site located at 17088 State Hwy 305 in Poulsbo.**

**DISCUSSION: Staff will research the well/septic issue and forward it to the Hearing Examiner.**

**CALL FOR THE QUESTION: 7 for.**

**8. COMMISSION CONCERNS - none**

The meeting was adjourned at 7:35 pm

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Ray Stevens  
Chairman, Poulsbo Planning Commission