

**City of Poulsbo
PLANNING COMMISSION
Son's of Norway Building
Tuesday, August 4, 2009**

MINUTES

MEMBERS PRESENT

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

STAFF

Karla Boughton, Consultant
Lynda Loveday
Barry Berezowsky

GUESTS

see sign in sheets

MEMBERS ABSENT

James Thayer

1. CALL TO ORDER

Chairman Stevens called the meeting to order at 7:05 pm

2. FLAG SALUTE

3. MODIFICATIONS TO AGENDA - none

4. APPROVAL OF MINUTES OF - none

5. COMMENTS FROM CITIZENS - none

Chairman Stevens explained the process that would be taking place.

6. 2009 COMPREHENSIVE PLAN DRAFT REVIEW – continued public hearing

Mayor Quade discussed: (1) she thanked everyone for coming; (2) she thanked the PC for the hard work they are doing; (3) she also thanked the staff for their work; (4) process for review of the comp plan and site specific re-designations; (5) summary of a meeting she had on Friday regarding application 09-8; (6) explained the three options for the site; and (7) that she would recommend to the City Council withdrawing application 09-8 at their meeting the next night.

Draft Comprehensive Plan comments:

Fred Grimm – discussed: (1) owns property in Poulsbo; (2) he is in favor of LU 2.5 & 2.8 allowing mixed use on corner lots where there is compatibility with the neighborhood.

Molly Lee – discussed: (1) Poulsbo has 13% more people than previously identified; (2) level of service mandatory by GMA is too low; (3) the comp plan does not comply with GMA; (4) health, safety and welfare of citizens is threatened; (5) information has been manipulated; (6) unhealthy levels of service, including Police security; (7) the city does not need the west UGA in order to provide space for the 2025 population allocation; (8) annexation of the west UGA will add 3000 citizens to an understructured city; (9) that will increase liability to the city; (10) her family's property cannot be used for city services; (11) the population on the west UGA has signed a petition to be removed from the UGA; (12) land use needs to be re-assessed.

Jan Wold – discussed: (1) growth of Kitsap County; (2) Poulsbo wanted a growth rate target that was 9x that of the County; (3) infrastructure cannot handle the growth; (4) Poulsbo's growth rate target is larger than any other city in the County; (5) the target rate needs to be reduced; (6) it leads to unnecessary larger UGA's; (6) citizens want to maintain the beauty of Liberty Bay; (7) they want traffic to be reduced; (8) there has been loss of fish and wildlife habitat due to growth and development.

Larry Reber - discussed: (1) housing densities; (2) trying to compact the next few year's growth in the downtown area; (3) why isn't Olhava being used for growth.

Application #09-1 – Finn Hill Owners - no comments

Application #09-2 – Laughlin property - no comments

Application #09-3 – Kitsap County Road Shop - no comments

Application #09-4 – Little Valley properties - no comments

Application #09-5 - Sing Property

Mike Dunfee – discussed: (1) he had a map that showed that the contours are very steep; (2) access would be off of Fourth Avenue; (3) the slopes are 20 to 30 %; (4) a wetland would need to be crossed; (5) he doesn't think the land swap is correct; (6) the site would need to have two entrances coming off First Avenue; (7) sometimes only one car at a time can drive on First Avenue; (8) Poulsbo Place residents aren't

going to want traffic coming off of the Pee Wee property into their development.

John Love – discussed: (1) everything around him has become high density; (2) the park issue has been settled for now; (3) he wants to make sure it doesn't get worse; (4) there are road and sewer issues to consider; (5) he understands that the city wants to grow, but there as to be roads to move it along.

Larry Reber – discussed: (1) the city needs to seriously look at zoning; (2) there should be studies done on impacts, especially fire, police and safety.

Daniel Harris – discussed: (1) wants to bring attention to the amount of traffic going through the neighborhood; (2) the size of the roads aren't sufficient to support more high density development; (3) loss of open space.

Application #09-6 – M&M

Tom Wojciechowski – discussed: (1) he is not against the expansion but he is not in favor of it either; (2) since it is in conjunction with Central Highland it is not a wise decision; (3) there needs to be a full disclosure about the parties involved; (4) the site should be looked at as a whole, not a divide and conquer philosophy; (5) he wants more detail laid out to understand what is going on; (6) a traffic study done a while ago did not include the expansion of M&M; (7) the proposal needs further review.

Briana Reber – discussed: (1) information received at last meeting regarding getting groundwork laid out sounded good to her; (2) she sees the demographics of the issue; (3) it is hard to find places for sick loved ones to go; (4) approving this now but getting more information on the expansion later is a good idea.

Becky Reber – discussed: (1) she heard the presentation last week from M&M; (2) she was concerned about traffic; (3) she may need this facility some day; (4) it will be an excellent addition to the community; (5) it will provide jobs; (6) it will provide a place for students to serve their internships; (7) M&M is a definite asset and a good member of the community; (8) it is a positive addition and asset to Poulsbo.

John Wiencho – discussed: (1) lives next to M&M child care center; (2) not against their intentions to improve health care for the elderly; (3) the Highland Builders tie-in with the property tends to have a negative connotation because of what HB has said in the past about what they want to do; (4) there are large parcels of land within the area for M&M to move to; (5) why does it have to be downtown; (6) they should donate the land as a park.

Don Chilcot – discussed: (1) concerned about the increase in density; (2) what will

be done about fire, police and safety; (3) the application will allow a high rise and higher density; (4) the city would need to but two fire engines that can reach the tall building; (5) urged the PC to turn it down.

Chad Solvie, CEO of M&M – discussed: (1) some of the comments at the last meeting were not relevant to the application; (2) the innovative care campus that they are proposing has nothing to do with condos; (3) there is a concern about the back door approach and tying the two together; (4) what they are proposing is a stand alone care facility for Poulsbo; (5) this is a M&M project not a Central Highlands project; (6) people like to stay in their own homes as long as possible; (7) M&M supports that; (8) they hope they can help people do that; (9) the community needs are changing; (10) the role of M&M is changing; (11) staff was looking at the demographics of Poulsbo; (12) being close to downtown is a unique opportunity; (13) there is a chance to plan something together but not have to be tied together; (14) traffic is a legitimate concern and could be planned together; (15) there is a lot of enthusiasum for the campus idea; (16) they would welcome a group of citizens to be a part of the planning; (17) the PC approval of the overlay doesn't give them the green light to build whatever they want; (18) M&M will be in front of the PC again with a specific plan.

Linda Hylland – discussed: (1) her mother was in M&M; (2) her family spent a lot of time there; (3) they would go downtown occasionally and she would enjoy the outing; (4) Poulsbo would have an advantage to have an assisted living facility downtown; (5) she is in favor of the application.

Kathy Chilcott – discussed: (1) getting bogged down as to whether M&M is a good place or not; (2) this is a re-designation application asking for an overlay of the PPMP; (3) this would open up the Master Plan; (4) they are asking to combine their interests so they can modify the MP; (5) the modifications would increase the density, height and usage; (6) they are already zoned RH; (7) she does not want an increase in density or height than what is allowed now; (8) don't open the MP; (9) rejecting the idea of the application would not prevent M&M from building.

Dolores Lynch – discussed: (1) she is very upset with the idea of the MP for PP being changed; (2) the trust of the 250 homeowners would be broken; (3) the homebuyers saw the MP when they purchased their homes, they knew the density; (4) the application would change everything for them; (5) there is a lot of traffic as it is; (6) changing the density and impacting the services; (7) M&M is a lovely place; (8) they could go to Olhava and build their tall facility; (9) she doesn't want to impact downtown Poulsbo; (10) PP I & II are dense already; (11) the residents of PPII have not been property serviced by Highland Builders; (12) she asked that they do not alter the MP, it is dense enough.

Jean Ford – discussed: (1) a petition against the application; (2) M&M has 3 acres that they could build on; (3) there is no reason to open up the MP; (4) seniors don't need to be warehoused; (5) seniors like to walk.

Application #09-7 – Fish Park

Dan Baskins – discussed: (1) Poulsbo doesn't have designations for parks, public facilities, churches, etc; (2) this is a good opportunity to do so; (3) it would eliminate what is available for land for development; (4) there are critical areas that are also not developable; (5) Poulsbo is compact enough to be close to the allocated growth; (6) the city is planning for 2025 growth; (7) he complemented the PC for the excellent job they have done in reviewing the comp plan.

Application #09-8 – Scandia Knoll Park & Klingel Property

Tom Foley – discussed: (1) he came with options to consider to take the parks off the table, then the Mayor talked; (2) he applauds any effort to keep parks, they are too valuable of a resource; (3) take a hard look at high density impacts in downtown; (4) there is a small town atmosphere; (5) high density will be detrimental to that; (6) look hard at re-designation requests that go from low to high or commercial.

Scott Radetski – discussed: (1) growth is inevitable; (2) there is a mitigation pond behind his house; (3) he watched the land being scarred by dirt being hauled away and other dirt brought in; (4) half of the new plants that were put in have died; (5) the land is still struggling to recover; (6) water running into the pond brings sediment; (7) they just recently saw fish in the stream; (8) noxious weeds are trying to take over; (9) the environment for the animals has been affected.

Gladys Martinson – discussed: (1) owns the property next to the mitigation area on Hwy 305; (2) she agrees with Scott; (3) there used to be bobcats and deer come through the area; (4) they talked to DOT about the mitigation area; (5) it was supposed to enhance wild life and the beauty of the area; (6) if Klinge gets developed it isn't going to be that great; (7) there is enough density on this side of Poulsbo; (8) there is land available in Olhava and Lincoln; (9) if the city wants to extend its borders it can, but it shouldn't concentrate any more downtown; (10) leave the green spots alone; (11) the more density there is the more parks are going to be needed; (12) no city has ever had too many parks; (13) there are a lot of cities that don't have enough.

Bill King – discussed: (1) sometimes he comes downtown and talks to the statue out side; (2) that's what he feels like when he is talking to the PC; (3) he doesn't know what they are thinking or what their reaction is; (4) he appreciates what they have done and what they will continue to do; (5) instead of taking Skandia Knoll off the table its designation should be changed; (6) if it is changed to open space that will

restore the trust that has been placed in the PC; (7) too much traffic; (8) too many stop signs.

John Love – discussed: (1) thanked everyone for coming to support the park issue; (2) how do the citizens make a park for ever; (3) no parks for pits; (4) there are no for sale signs in Torval Canyon; (5) no one wants to move.

Tom Wojciechowski – discussed: (1) he has seen osprey using the tower on 4th Avenue to raise their young; (2) there are also ravens and eagles; (3) high density is going to affect the threatened and endangered wildlife; (4) do we want to lose that.

Brian O'Kelley – discussed: (1) asked PC to resist and impulse to rezone the Klingle property; (2) his great-grandfather built the house and farmed the land; (3) that land represents one of the few jewels left representing Poulsbo's pioneer heritage; (4) for the children who have not yet visited the park, don't rezone it.

Linda Hyland – discussed: (1) Park Commission's visit to the park; (2) a lot of people use the park for picnic's; (3) she would like to have Kiwanis and Klingle made into one park; (4) it should be designated as park open land; (5) there is wild life that lives up there.

Bill Austin - discussed: (1) years ago there was talk about turning the park into a working farm for the kids in high school; (2) the property should stay the way it is; (3) the house could be restored; (4) leave it as a park.

Chuck Pirtle – discussed: (1) agrees with Ms. Hyland about combining the parks; (2) there would be a lot of support; (3) if the Mayor supported the idea it could be called the Kathryn Quade Park; (4) sometimes the best plan is to do nothing, so leave it like it is.

Steve Smith – discussed: (1) he has read the deed for the Kiwanis Park it was set aside, established, for the sole purpose of being a park for the people of Poulsbo.

John Love – discussed: (1) his wife had the idea of having the Audubon society involved, have bird houses, start some bird watching trails, etc. (2) maybe there are grants to fund it; (3) a committee could be established; (4) it would keep it quiet, low impact.

Becky Reber – discussed: (1) the Klingle property has wetlands on it; (2) property owners have had trouble with water; (3) there are springs all over there; (4) the city may be sitting on a real gem; (5) it could be a source of water for the future; (6) the house could be fixed up; (7) it could be a place for meetings and school groups; (8) there could be nature areas; (9) no one has any money to do a lot; (10) eventually the state could be involved; (11) OC could get involved; (12) it doesn't have to be

anything fancy.

Kenneth Wotelley – discussed: (1) please don't page over the city heritage.

Application #09-09 – Curtis property - no comments

Application #09-10 – Powell property

Steven Powell – discussed: (1) he has been working to develop a space counseling and health professionals on Bond Road; (2) the current residential high zoning seems to be inappropriate due to the critical areas and the pump station that has gone in; (3) it would be a poor spot for high density residential; (4) there would be no place for families to spread out; (5) Bond Road is a busy street; (6) it would be better for it to be developed as a commercial/professional and health professional property; (7) the traffic impact would be less; (8) the foot print is so small that it would not be effective to develop for doctor's offices; (9) the site is limited by its size and buffers on two sides; (10) he would like to use it with relatively low impact; (11) commercial zoning is too broad, but he would be willing to stipulate that it would not be used for any retail purposes.

Application #09-11 – Sorensen property

Thomas Sorensen – discussed: (1) found out recently that the zoning on his property is incorrect; (2) it is zoned single family, residential low; (3) he would like to have it changed to residential medium.

Steve Smith – discussed: (1) he understands that this is supposed to be an administrative matter; (2) no construction will be taking place; (3) he supports the change; (4) Mr. Sorensen is a good neighbor and an excellent land lord.

Application #09-12 – Soltero property – no comments

Application #09-13 – Lanzafame property – no comments

8:29 close public hearing

Commissioners and staff discussed: (1) parks in a low residential zone; (2) the capacity analysis does not include parks; (3) there used to be a park designation; (4) park is not a designation it is a use; (5) the use table shows parks in all zones; (6) a park designation should be created; (7) it would allow for predictability; (8) the city attorney has stated that it could only apply to existing city owned parks; (9) the cemetery is owned by the city; (8) other public uses are addressed in the comp plan; (9) the existing land use map; (10) the city needs to re-build the citizens trust by re-designating parks; (11) it shows a good faith effort; (12) if the parks aren't protected

by a specific designation the temptation is there to sell them; (13) parks are precious pieces of property; (14) staff can come back next week with suggestions for how to protect the parks; (15) the PC needs to see a definition for open space vs. park; (16) more information is needed on the MP overlay (09-6); (17) more information is needed to see if having the Pee Wee field as high residential is really feasible due to the street issues (09-8); (18) the possibility of separating the storage facility from the rest of the properties (09-4); (19) the property owners can do it if they want to; (20) confirmation that 09-11 is an administrative correction only.

HENRY/HANSEN: Move to continue the public meeting to August 11, 2009 in the City Council Chambers. 6 for. 1 absent.

7. COMMISSION COMMENTS – none

The meeting was adjourned at 8:56 pm

Ray Stevens
Chairman, Poulsbo Planning Commission