

**City of Poulsbo  
PLANNING COMMISSION**

**Tuesday, August 9, 2011**

**MINUTES**

**MEMBERS PRESENT:** Jim Coleman, Gordon Hanson, Bob Nordnes, Kate Nunes, Ray Stevens, James Thayer, Stephanie Wells

**STAFF PRESENT:** Keri Weaver, Edie Berghoff

**GUESTS PRESENT:** Chad Solvie

**1. CALL TO ORDER**

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

**2. FLAG SALUTE**

**3. MODIFICATIONS TO AGENDA – none**

**4. MAYOR’S REPORT**

Mayor Erickson presented a Governor’s Smart Communities Award for 2011 to each Commissioner. Poulsbo received the only award in Comprehensive Planning. Poulsbo was awarded for the extensive land capacity analysis as best modeling in state of lands for development.

Extend opportunity for training. The Planning Director is coordinating a presentation by CTED to describe roles and responsibilities, how this role fits in the city government, and the rights and responsibilities of Commissioners. Staff and Mayor are available for discussion of topics of interest.

The Mayor concluded by thanking the Commission for their service.

**5. APPROVAL OF MINUTES OF – June 23, 2011**

**MOTION: Nordnes/Coleman:** Move to approve the minutes of Tuesday, June 23, 2011.  
5 yes, 2 abstain

**6. COMMENTS FROM CITIZENS – none**

**7. SHORELINE MASTER PROGRAM UPDATE**

Keri Weaver, Associate Planner, identified the topic for this and the next few meetings is the complete draft of the Shoreline Master Program (SMP). Documents provided to date include the policies, comprehensive plan amendment, and regulations to be reviewed with the intent of providing a recommendation to Council. Background

documents provided to assist Commissioners with review include the cumulative impact analysis and are in the binder.

Commissioners determined to begin review of the broad policies that would be adopted into the comp plan followed by the regulations in order, and page by page as presented. Four workshop dates are scheduled with the public hearing tentatively scheduled for October 25, 2011.

Audience participation during the workshop will be during Comments from Citizens following the evening discussion, in written comments provided, and the public hearing. This is a legislative process and research and discussion with public is acceptable in this process.



This document was released for official comment, post card mailing to all shoreline property owners and all shoreline business owners, SMP email list, and press releases which the Sun and Herald picked up.

Every waterfront community in the state must update the Shoreline Master Program as mandated by Department of Ecology. All communities adopted an initial SMP in the 1970's. Some communities regularly updated the SMP; Poulsbo has not. A number of years ago a court case resulted in DOE mandating the plan be updated. The Shoreline Development Act requires every community have shoreline regulations. The shoreline jurisdiction extends 200 ft from Ordinary High Water Mark (OHWM).

The mandate is "no net loss" in shoreline habitat and function, which was not in the 1970's requirements. One key question being does development or new regulations meet the "no net loss" mandate. A cumulative impacts analysis was based on the likely maximum build-out potential in the shoreline area. A restoration and mitigation plan is required to balance the cumulative impacts and result in the "no net loss" mandate. The regulations are intended to implement these findings as new development is proposed.

The no net loss is not a set number. Each proposal must be considered individually. Restoration off site may be allowed, for a trail for example. A consultant did cumulative impacts analysis, restoration and mitigation plan, and no net loss analysis. The consultant provided information, and city did additional work, to set the benchmark with classification of shoreline reaches, sediment movement and habitat, and existing situation, and gave a rating for each reach. Map P1-6 Shoreline Assessment Units is the map to reference.

The term "no net loss" is an official term defined in state legislation.

Commissioners and staff began the page by page review of the policy document beginning on page 1. Discussion began with (1) flood plain and floodway; (2) public access to public owned area and state requirement for developments of more than 4

units to provide access to the shoreline per 173.26.221 (4) (d) (iii); (3) preferred use and priority use definitions; (4) public trust doctrine; (5) city has jurisdictional authority over Liberty Bay where city limits are adjacent; and (6) Poulsbo is almost built out on the shoreline.

Discussion continued with (7) incorporating into the Comprehensive Plan exhibits NE-6 & NE-7 Critical saltwater habitat is on Map F; Environmental designations are shown on Map Z.

 Goals and Policies discussion began with (8) no rezoning of shoreline property is proposed through this process; (9) the shoreline environment is more of an overlay; (10) residential is priority use; (11) public right to access shorelines; (12) “shoreline designations” definitions and “types of environments”; (13) “where no or little development is allowed”; (14) current buffer in CAO; (15) DOE will not accept a variable buffer that can be administratively determined on a case by case basis; (16) addressing development in goals and policies; (17) limited new development; (18) describe what may happen on undeveloped and developed lots in the SR1 environment; (19) SMP provides more flexibility than the CAO currently in place; (20) recreation provisions and the need to balance with environmental protection; (21) impacts of new use/development must mitigate and provide no net loss; (22) preference each property has no net loss, however, mitigation offsite may be possible on site by site basis; (23) scientific review likely to determine no net loss; (24) power equipment use in shoreline environments; (25) city use of non native and invasive plant list; (26) preservation of public shoreline; (27) UC to give preferences to water oriented uses; (28) state definitions of water oriented is blanket term, water enjoyment, water related and water dependent are under water oriented; (29) non water oriented is there and may stay; and (30) water oriented uses shall be encouraged.

Next meeting will begin with review of strikeout/underline from this meeting followed by continuation with the “Natural” environment category on page 9 of the policy document.

Commissioners determined to begin SMP review meetings at 6:00 pm.

- 8. **COMMENTS FROM CITIZENS** – none
- 9. **COMMISSIONER COMMENTS** – none

The meeting was adjourned at 9:09 pm

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Ray Stevens  
Chair, Poulsbo Planning Commission