

City of Poulsbo PLANNING COMMISSION

Tuesday, September 27, 2016

DRAFT MINUTES

Members Present

Gordon Hanson (GH), Shane Skelley (SS), Ray Stevens (RS), Kate Nunes (KN), Jim Coleman (JC), Bob Nordnes (BN)

Staff

Diane Lenius (DL), Anja Hart (AH), Karla Boughton (KB), Helen Wytko (HW)

1. Call to Order
2. Flag Salute
3. Approval of Minutes – 08/23/16 COLEMAN/NUNES, **Vote: 6 in favor.**
4. Modifications to Agenda – NONE
5. Comments from Citizens – regarding items not on the agenda – NONE
6. Public meeting LID Update
KB good evening, we have Diane Lenius, City Engineer and Anja Hart, Senior Engineering Technician to go over the NPDES Permit Code Amendments. The purpose is to adopt 2012 as amended in 2014 Department of Ecology Stormwater Manual, and to remove any barriers within our development regulations and make Low Impact Development (LID) techniques and best management practices the preferred and commonly used approach to site management development. Required by Department of Ecology. All jurisdictions are required to go through it or have gone through it. Must be adopted by the end of the year and must be in effect in January.

AH: NPDES requires that LID be the preferred and commonly used practice. Also examine city code and standards that would find gaps or barriers to implementing LID features.

We call it the 2014 but it is the 2012 as amended in 2014. With this focus on LID it is information dense. In short mimic pre-developed hydrologic conditions by minimizing impervious surfaces, native vegetation loss, and stormwater runoff.

LID is addressed in the code amendments and 2014 DOE manual through various methods. Examples: Retain native vegetation, disperse stormwater, rain gardens / bioretention, infiltration, permeable driveways, patios, etc, amended soil for lawn and landscape, integrate LID into landscaping. Under the previous NPDES permit, LID was to be “encouraged” in preparation for it being required under the current permit. A significant amount of work was done previously with the 2013 Zoning Code Update and opportunities to allow and encourage LID methods were introduced. Because of the work done previously, the code review required by the current permit led to minimal zoning code changes.

Significant has been done under zoning update. Didn't want to get behind the 8 ball. KB was responsive to the fact that this is coming down the pike. This LID requirement produces a shift in the development design process. They have to do infiltration and pit test. Retain good trees and retain good soil retain. More small stormwater facilities spread over site. Still may have pond but with smaller footprint. Different way of developing land and maximizing features on property. Helps with flooding aquifer recharge. More stormwater facilities spread over a site.

Stormwater thresholds for regulation change once this is adopted after December 31, 2016. Currently if there is < 5,000 SF new impervious surface are not regulated. If there is > 5,000 SF but < 1 acre (disturbed) the project is vested to the 1992 DOE or 1997 Kitsap. If > 1 acre (disturbed) the project is vested to the 2005 DOE manual. Technically-complete plat then vested to manual in effect at applications time of submittal (Poulsbo Meadows, Blue Heron, Mesford vested to 1997 Kitsap). After December 31, 2016 all projects including redevelopment have to abide by the 2014 DOE manual and all technically complete plat applications are vested to manual in effect at time of submittal.

BN: Can you go back one just for clarity? Poulsbo Meadows, Blue Heron and Mesford come first of 2017, they are grandfathering in and they know that?

AH/KB: Yes.

List of Chapters Amended.

- PMC 12.02 – Construction and Development Standards
- PMC 13.16 – Storm Drainage Utility
- PMC 13.17 – Stormwater Management
- PMC 15.35 – Clearing and Grading
- PMC 16.20 – Critical Areas
- PMC 18 – Zoning
- City Construction Standards

Amendment 1: 12.02.030 Stormwater design manual adoption. Adopt The Stormwater Management Manual for Western Washington, as amended December 2014. Delete 12.02.040 Stormwater design manual thresholds and Figure 12.02.040

Amendment 2: 3.16.060 Deposit in storm drainage utility fund. Deposits into the storm drainage utility fund are also used for compliance with the City's NPDES Permit. Does not change how we use the funds but explain how used.

Amendment 3: Specifically states the NPDES Permit requirement for LID to be the preferred and commonly used approach to site development. Has extensive revisions to reflect current NPDES Permit language, provide clarifications, and revise processes. Attachment "A" to the amendment package has full text with comments explaining the revisions. Grammar changes. Explanations about various revisions in attachment.

Amendment 4: 15.35.060 Application required. Add soils and infiltration areas to plans which designate protection during clearing and grading activity. 15.35.073 Protection measures. New section which adds a number of requirements and measures to protect areas during clearing and grading activities

Amendment 5: 16.20.253 Wetlands. Adds criteria and requirements for locating LID features in Category 3 or 4 wetland buffers.

SS: I have a quick question I am trying to find she is going through each table?

AH: Doing an overview of what the topics are about.

Amendment 6: 18.130.040 General provisions. Utilize LID in landscaping plan to the extent feasible. 18.130.050 Installation. Require compost to be used as a soil amendment. Installation require compost to be used as a soil amendment. 18.180.030 Retention Required. Tree retention priority retaining conifers over deciduous trees.

Amendment 7: Construction Standards: Section 2 – Streets. Amended to allow for driveways and parking lots to be constructed of: asphalt, concrete, grasscrete, permeable pavers, porous asphalt, pervious concrete. Section 5 – Storm. Modular wetland system required for water quality treatment for City projects. Detention pond design no wetponds, max 50% perimeter walls, other 50% 3.5:1 side slope with landscaping or native vegetation, and bank and perimeter landscaping. Report submittal requirements. Delete out-dated and unnecessary standards. Appendix A – Standard Drawing Notes. Remove reference to old manuals. Minor installation requirements to provide better product in the end. Adding minor refinements for TV sewer inspection before paving and water pressure test before paving.

I talked fast with the overview so we could get to the individual pages.

JC: Page 5 of 17 Phase II stormwater permit, what does it allow city to do or not to do?

AH: Gives us permission to discharge stormwater to the state, such as Liberty Bay. Requires to do it in specific ways.

JC: So amendment to approve upon release of the water.

AH: Yes.

RS: Seems we should go through page by page. I have a question on page 1 of 17 in the overview document that we have, there is an emphasis on protecting areas that are well suited to handling stormwater. Does that essential create a critical area of perkable land?

AH: If you are thinking of creating a wetland than no.

RS: More like protecting a section of land because it accepts rain water.

AH: We are encouraged to do that not incompatible with that. But they recognize that this part of the site is good for LID features is good and preserve and make use of area. Not exclusive but take extra care.

RS: What that tells me is that it reduces the amount of buildable area that we have. Does that affect our density or buildable are projections?

KB: Good question, one of the questions that planners have brought up to Ecology. Answer is that density and GMA requirements are not considered reasons not to do LID.

RS: Do you remember the refuse area discussion?

KB: That is different from critical areas.

RS: I understand, but it creates a question. Does it affect our buildable areas analysis in the long run, and is that something that needs to be addressed in comp plan?

AH: Emphasis on trying to preserve. It is saying when you are designing site to look at and take advantage of it. It all works together but is not excluding.

RS: Not handled like a wetland?

KB: Remains to be seen, zoning ordinance took advantage of dual use and landscaping not taking away buildable area. One of the reasons we generalized landscaping standards so that landscaping for LID would not be constraining it. Also infiltration can be practiced in open space requirements. One of the ones they looked at and encourage is clustering which we call PRD. What we are hoping to see is dual use of land. To minimize impact on buildable area. Ensure that we have urban development in our city. Bigger cities got to do this first.

RS: I have a few general questions because I do experience this. Is this being done for individual houses? No lower limit on impervious area, because Seattle is doing it by house. Is that the intent for what we are doing?

AH: For us in a new plat that is part of the design upfront. For infill for one house there are still triggers.

DL: There is also a linkage to the value of improvements that you perform. Like tenant improvement the amount of ADA is proportionate to the dollar value of the TI. The questions you bring up are the challenges that we see. We also see the developer has to come in and show us how LID does not work. Not a completely objective determination. The things you bring up are the challenges that we worry about. We looked at cities a step ahead of us and we didn't want to be on the cutting edge wanted to refine as we move forward and ground water and interflow before surface and Liberty Bay.

RS: I think infiltration is a good idea. So I have no problem with that I just see how it has been done in Seattle and it is pretty dramatic.

AH: My understanding to that it is not going to affect what you have for lot coverage and sizes. Techniques to manage stormwater. SF houses are often not problematic.

KB: One thing that Ecology recommended is a max impervious surface area which we are not proposing. In commercial projects we do have a 20% landscaping requirement. I think that the plats are where we are going to see how they are going to be able to incorporate and plan for it. We will see changes in how local developers who typically max out lots and put pond in low spot. Significant design changes.

BN: That is going to be the biggest challenge, who will be the person who reviews it for inconsistency?

DL: We have a stormwater utility engineer who is one of the best in the county and we will be sending stuff out to consultants for independent review.

AH: Mention our soils here are kind of iffy for infiltration. We have plats that are built on sand and some on hard pan. They may be looking at underlying soils and feasibility. Need to find out if what they are saying is accurate.

KB: It will be interesting to see because they are going to want to say nothing infiltrates.

RS: Realize this is being imposed on us.

KB: Trying to take as much of a common sense approach to us as we can. Need to do to be in compliance.

RS: Lets keep going.

KN: General question. On first page of package. Last couple sentences. What might the other LID suggestions that staff isn't supporting be?

DL: A couple examples. You will see in the construction standards we prefer modular wetland type facilities for treatment because we don't like filterra and that is based on maintenance guys preferences. Pervious pavement doesn't work well in areas with steep slopes. Anything that we say is not a good idea it is from our operations folks from a practicality standpoint. We have some big projects that are using LID on projects and TMDL study increased water quality in Liberty Bay. Construction inspectors don't care if they work 10 or 20 years from now and we need to make them think ahead. It has put a lot of pressure on our division to make sure they are done correctly. Protect what we have to maintain for the long term.

KN: When we talk about pervious roadways are we also talking about bike lanes and sidewalks. Big holes in sidewalks and not going to get fixed anytime soon.

DL: Still accepting pervious for shared use path. Also how we get most of the money from Ecology, we know LID features haven't perfected yet.

GS: One little question, LID in the past is commonly used as local improvement district. I wonder if zoning code is different and just ignore.

KB: Zoning does define as Low Impact Development. Are not hardly used as they were 20 years ago. If we say Local improvement district we say it out.

RS: Let's get started on the pages 1 nothing, 2 nothing, 3 nothing, 4 nothing, 5 does this change the meter rates if we are holding all of our stormwater on site? Our meter rates are determining sewer water?

AH: If you are talking about stormwater fees, we are not set up for credits even for retrofits. Part of what's happening permit requirements are extensive in O&M. Had to step up our maintenance, programs, equipment. New rate increase is helping us be compliant. Do not see it going down. Benefitting from the entire system city wide.

RS: Assuming that was going to be the case but I guess what that does lead to as well when we see raingardens I think Morrow Manor. It was affected by this. Are these like the detention ponds going to be deeded to the city?

AH: SF house with a raingarden, they maintain themselves. But bio retention cell city might own those. Depends on design properties that are not in the right of way. Street, stormwater will be ours to maintain but not individual raingardens on single family lot.

DL: KTrans has substantial stormwater on site that is owned and maintained by them.

RS: Discovering that there is quite a lot of maintenance that has to be done on these things. Keep serviceable by public utilities because owners won't do it.

AH: Questions and comments are good but it has to do with maintenance of private facilities and we have an annual program. We are going to have to look at what it will mean for SF houses with raingardens. Have to have a maintenance covenant but on us to decide if they are honoring covenant or not.

BN: Is it doable?

KB: Yes, we have to.

AH: Find a way to do it the best we can. Extra time and staff resources.

KN: Are there inspections like there are for septic systems?

AH: Different cities do in different ways. We do not have a staff person. So we have a program that they self inspect and report and we spot check. Under the manual, a permit requires that projects that were permitted since February 2010 have to have maintenance covenant and annual inspections. Everyone else before then, we have pulled them into the program, but they are not required. We do it under illicit discharge. Idea is we hope to rotate through and catch everybody. Eventually we will. We have a new person, casual person who is now full time and half time with me half time operations. Now we have help but not going out and inspecting all of these properties ourselves. Is our responsibility that quality of stormwater out of our MS 4 going into state is clean as possible. Different ways we can get there. Will increase overtime.

JC: I have one on page 5, Amendment 3 what constitutes redevelopment. 50%? what triggers this?

AH: Manual has definitions for redevelopment and there are several factors and guidelines.

JC: Are they spelled out in here

AH: No in the manual which spells out all technical information.

RS: And we don't have a choice, we have to adopt manual.

SS: Question about maintaining hydrology. If a slope was cut off and water was put somewhere else. Now water from slope is on a separate piece of property but now intercepted by property below. Isn't there way that water could go the same way it used to go? How does that work?

AH: Well the routing of water is reviewed at time of permit. Which basin etc. very individual depending on what they are going to do on site. It can be interrupted, where upstream water is routed around and discharged at natural location.

DL: Where does it discharge and needs to go to same place. If going into creek or stream, then needs to send water back that direction. If it travels further distance test downstream. All those things play into it.

KB: All of thing things that are looked at with the permit and storm report.

SS: Just so I understand fully. We have direct discharge to the bay where I live and that is given by an easement. All that water is going out but offsite water coming onto our property. As soon as I develop property above it, can it continue to go the way it went predevelopment?

DL: In general, the water should go the same direction as preexisting condition is. We can talk about it.

KB: Want to note that Amendment 3 that is going to be at the end detailed in attachment A.

RS: Page 6 on E.A cover with mulch...typically they use hog fuel or bark.

KB: Over the critical root zone?

RS: Yes, so does the city arborist get involved for this?

KB: The city arborist gets involved in tree retention areas. In this case, the city arborists might be involved in permit that establishes fencing standards during clearing. Because we don't have one on staff. We will see if we can go out and do inspections ourselves based on conditions of approval. If complicated he might go out and do it. We might go out and say protection area are installed correctly and doesn't disappear when equipment shows up on site. It is hard because developers don't like tree retention. Requires to do full fencing and flag that it is good. Going to be a change.

RS: 6 page 7?

JC: On page 7. 1,2,3,4,5 end of the sentence ends with and? can we get rid of and?

KB: That is fine.

JC: Just confusing.

KB: Will make complete sentences no problem.

RS: Wouldn't you need to add up above, all of the following?

KB: Yes.

RS: 7? 8 nothing, 9.

GH: I have question page 9.c.a, I was confused by this residential cul-de-sac integrated storm drain systems. These set areas shall not be used for stormwater retention areas ponds. So you can't use cul-de-sac for pond?

AH: Reason that we have a cul-de-sac that has a planting area in it. Done partly because of obstructions and garbage truck access.

DL: Similar to what we have in the code already. Changing out areas and replacing it with ponds.

DL: There are infiltration galleries that are happening in cul-de-sacs. PW has said major features impede garbage trucks.

RS: Try to meet open space by putting grass in middle of cul-de-sac?

DL: ISU we calculate as well as charge is directly related to how much impervious surface.

RS: YOU do realize that this is significant cost to do this?

DL: Yes, it is, the more clarity we can provide. We are putting together a template so it will be easier for us to review and modeling after city of Tacoma. It is going to cost more.

RS: For infill, if there is any way you can come up with a prescriptive method so the regular people are aided.

DL: We have been doing that. AH has been working with Kitsap Conservation District. They will do design for you and they are wonderful that way.

AH: Just so you know bio retention cells are engineered but raingardens are cookie cutter. They fall under the categories of the thresholds that make it doable for them to do that.

KN: Under driveway materials, what about dirt or gravel. I have a lot of neighbors who have those driveways, would they then also have to redo their driveways?

AH: For SF house where they are doing a remodel. It doesn't trigger like a stormwater site plan.

KN: So even if they are building an ADU?

DL: I have to look that up to make sure we are giving you the right answer.

KN: Gravel should be added?

DL: It is impervious.

AH: Back in the old days we required paving for erosion and track out reasons. Safety and water quality why that was to begin with. With existing SF there is nothing we can require.

DL: Look at adding gravel to the list.

BN: Keeps the tax man off of you property taxes go hire with paved driveway.

RS: Anything on page 10? Nothing. 11? This is where I noticed you would like modular type wither than filterra system. Example?

DL: If you drive by front street and by American Legion Park. We have modular wetlands right outside the building here on 3rd Ave. 6th Ave is perfect example. bulb outs in street have them. The wetland is media, does a good job of cleaning the water. Easier to maintain whereas

filtreras require 2 visits a year, change mulch, examine media. Modular lower cost, better water quality, less maintenance.

RS: Secondary drain systems, when would someone be able to use?

DL: Picks up all the water from houses and connects to storm drain.

RS: When do these get utilized?

DL: The stormwater system in the roadway picks up in right-of-way. If you can't get gravity to go where you want it to go, the secondary is owned and maintained by property owner. Happens often, Crystal View which you all saw not too long ago has them.

AH: Secondary systems tend to be behind the sidewalk rather than in the street.

DL: One of the challenges that we have had with those is indication within the face of plat. We have had a couple situations where that is happening.

RS: Anything else on 11? Nothing. 12? Nothing. 13? Nothing. 14? Nothing. 15, just one nitpicky thing. N.2 you have applicant struck out shall but I think you need to bold and underline may. Do we have a numbering issue?

KB: No. Shows ones that have changed.

RS: Ok anything else on page 15? 16? down under number 17 under you have 6 underlined but 4 is not.

KB: It is struck out, four is picky that way. See in comp plan now know what to look for.

RS: Anything on 16 or 17? Let's get into the attachment stormwater managements. Anything? I am on 1 of 24. Everyone get this far in the reading? 2 nothing, 3 nothing, 4 nothing like the comments off to the side. 5 nothing, 6 nothing, 7 nothing, 8 nothing, 9 nothing, 10 nothing, 11 nothing, 12.

SS: Does the city have a monitoring program for outfalls that come out that they test periodically.

AH: Yes, we do.

SS: Is there an inventory.

AH: Yes, we do have maps, inventory, and contract with the Health District. We used to do illicit discharge check in August. Going to see it more when things are dry. We got in our permit we got pulled into that piece. Ecology has changed and realized each community looks at illicit discharge program but do not dictate you have to do in August. TMDL we do three a year instead of one a year. For right now that is the screening that we do. We have also added

stations, so not only do we do outfalls around the bay, but dogfish creek. Right now we are not sampling Johnson we are focusing on Dogfish.

RS: Where in creek are those stations? At city limits or shoreline?

AH: Yes and yes, Dogfish Creek by the yacht club but a couple upstream. Bjorgen by school and Mesford road by church. Dogfish creek at 305 and Iverson.

BN: So when you were doing Johnson you measured where?

AH: Finn Hill to see Olhava and on a private property, the owner gave us permission. It is pricey to do sampling and we had to make a decision and TMDL looked at 40 stations. Cost reasons we had to take out. Had to look at which ones to continue.

BN: Does it look like an improvement?

AH: Yes, but after heavy rain it goes up. Stepping up our catch basin maintenance program. Have to do once every 2 years and get less growth. Does make a difference. There are many reasons how bacteria gets in there and can be different at different times of day. Have to take even a step further and make additional visits. Additional improvements and differences.

RS: On page 14, page 15?

JC: General question on 14 and 15 on the privately owned stormwater systems, are there any reporting requirements?

AH: Yes.

JC: I didn't find reporting requirements.

AH: In here on page 15 at the bottom 13.17.110.

JC: Got it thank you.

RS: Page 16 nothing, 17 nothing, 18 nothing, 19 nothing, 20 nothing, 21 nothing, 22 nothing, 23 nothing, 24 nothing.

K: You guys did it good job.

RS: You guys going to meet next week?

KB: Yes, but we will be doing comp plan review anyway. If you have something between then and now, let us know and we can do some research.

DL: Charlie Roberts worked really hard on this.

KB: Thank you Anya.

BN: Good to see you.

RS: Next thing is the meeting on the comp plan release.

7. 2016 Draft Comprehensive Plan

KB: With pleasure that I provide to you the long awaited comprehensive plan. We are far behind schedule, but we did everything we set out to do. What we are going to do tonight is an overview and how the plan is organized and the review schedule. Because we spent so much time and effort and resources, and you spent almost a year reviewing in 2009, we felt like we didn't need to do a major overhaul. Picked strategic things we wanted to look at. Economic Development Chapter, four out of our six functional plans were updated and that was our most significant plan. Our capital facilities plan with budget and functional plan with comp plan. It is almost as if we meant to do all of this which we did. Proposed to be adopted with plan. Highlights are in capital facilities plan. The third thing is that we have some new data section 3. We underwent an extensive process with buildable lands and land capacity analysis that we did independent. Is programmed into our buildable lands every 7 years. Other thing that was helpful is that we received no population allocation. Our 2009 period was 2025 our new is 2036. One site specific application which was turned in November 2015 and docketed in January 2016. Property that is looking to be rezoned to developed in coordinated way next to Gravitec. To kick things off we did a public participation community survey and we and hosted an open house where we collected feedback. We provided it to you again in notebook.

Theme is we are staying the course, it is relevant and appropriate. Not looking at a change in population allocation, want to remain consistent with shared identity. There is a very strong collective identity that you don't experience elsewhere in Kitsap County. Want to remain Poulsbo but accommodate for growth, which can be a conflict for each other as things move forward.

I will walk you through notebook. Beginning is a seven-page summary of amendments. Walked through every chapter and what amendments are proposed. Please use in tandem as going through. Policy Section 1 little changes. Concentrated to land use chapter, urban forestry looked at by tree board. Goals and polices. Not much changes until economic development chapter. Every map has been updated with new parcel layer to incorporate new lots since 2009 maps. Substantial map changes noted. There have been some changes to the transportation figures which are noted specifically in there. We received new USGS scientific investigation reports. Streams we have agreed to change to alpha system. We were using numeric system F for fish. That is the DNR hydrology water typing that is defined in the WAC we have defined it to our streams. Parks and Recreation Open Space looks like a lot of changes, I had a magazine editor on board and she made everything beautiful. Same but more eloquently put. It will look like there is some changes, her editor hat was on. Also collapsed a number of policies. We took opportunity to consolidate ones. I have all the notes to tell you where it went to. EDC chapter we spent a year with City Council. In our community survey we did a business section that Chamber helped distribute. Able to use as a building block to start the rest of the chapter. People move to Poulsbo because they want to live here first. Shift for us because we realized our work of

enhancing quality of life directly relates to businesses. We have a lot of new policies that play to that. Second piece as emerging roll as a college town identity.

Section 2 - capital facility plan includes an updated of 2 of our 3 utilities, transportation, and parks.

Finally, Section 3 is our land development review and data. Just to give you a reminder that buildable lands report is required under GMA and whether it is meeting our density requirements or subarea plan under UGA. We look at gross density which is based on gross acreage and net density. As we expected because we have been doing GMA planning since 1994 plan, we are meeting expectations. We have a land capacity that examines land for available growth. One thing is that we seem to be growing faster than what our target estimates. We have 4,000 people to accommodate before 2036. Change from 2009 when we talked about shrinking our Urban Growth Areas. If you are curious. Appendix A does decade and year.

The last thing is we are going to adopt the functional plan as part of comp plan. I have not given them to you because they would be another notebook. They have been reviewed by CC. If you desire, we can have engineering staff there that night. We can provide functional plans to you if you would like. Happy to provide. Website not quite live yet, will be tomorrow.

If you go past the summary, there is a timeline. I apologize that it is delayed so we have a compact reviewed timeline. We are going to be meeting every Tuesday including the month of October. The amendments are as you come to expect bold underline for addition. October 11 which was our 2nd LID we will go through cap facility plan and functional plan. There will be someone from Engineering here in case your questions are above my knowledge. October after those three meeting we can have an optional Saturday workshop if you wanted more time to review it. October 25 public hearing date and a wrap up if we need it on November 1st I will release Planning Commission Public Hearing document. Will be released for public and what the PC is proposing for changes and Public Hearing on November 8th. Then I take to City Council. Hoping for Public Hearing December 14th or on December 21st. I apologize for having this later than expected. Our functional plans took a little bit longer. I think when you go through the amendments it is staying the course. Not a lot of dramatic changes to it. After the timeline I have the required public participation plan and community results and feedback. Though it would be good to have in here to refresh your memory. If you would like full survey, please see our website or let Helen or myself know.

BN: So the last time we were down there wasn't that the last time we had the realtor guy. That was the 2000 zoning ordinance. But we went through this quite extensively so you are saying there isn't many changes.

KB: There are minor amendments like changing the year to 2036 or updating population. Just a reminder we are required to do the update every 8 years. Of course we have some annual amendments. There is some irony that we are advertising for amendments for 2017.

BN: This my last year to do this.

RS: This is my 20th year.

KB: You are a great year to work worth. So we are going to start our meetings at 6pm and we start winding down we plan on 8:30 Look forward to working with you guys. If you have any questions between now and next Tuesday.

8. Comments from citizens – none

9. Commission comments

RS: How is it going?

KB: Better now that this is out. Going good. Lots of support have a good staff.

BN: Already made some legislation changes down in my neighborhood.

KB: ADU permit.

BN: I applaud her for being legal and I wouldn't have.

KN: I do have one question along that line, what is the City doing to regulate rentals?

KB: City's position on that is we are not regulating short term rentals. When we updated zoning ordinance we asked if we should do some regulation to short term rentals. We have never received a single complaint. And a lot of our new regulations come out of bad experiences or complaints. So BB and I talked with staff and the Mayor and determined at this point and time we will not do it. The Mayor did reiterate these are not becoming an issue in these neighborhood, so right now we are not requiring amendments. If short term rentals are managed to maintain quality, then city is not interested in maintaining them.

KN: No business license?

KB: Yes, they get one through the state and get a city business license. They get their building permit for upgrades.

KN: Trying to figure out what is in my neighborhood.

KB: Short term rentals Cannot be and ADU. Explicit no ADUs in code, guest houses are different. Only thing that prohibits short term rental.

KN: You will see in housing rentals. Because people are renting out and not available for families to move into so decreasing housing stock.

RS: There is people who that is how they make their living.

KN: We have one house on our block.

RS: They don't get rented out if they look bad. Well maintained for that reason.

KN: Hearing how we have shortage of housing and promoting ADU in our neighborhood and just wanted to make sure. Couldn't find anything just curious what City's position on it is.

KB: For now they are not regulated by the city, didn't think about taking it out of the housing stock. Keep that in your mind as you are out as time goes by. It is not that we would not do it if the need arose. Will mention to her about the housing stock.

RS: If it can self-regulate itself then that is okay.

KB: Did some research on it for the quilting retreat on Hostmark and would be dealt with differently today. Once I started doing research on short term rentals, you can fall down a black hole. Cannon Beach does a lottery. That is a community based on short term rentals. Doesn't take much to make it a code enforcement issue. I am defiantly with self-regulation as long as we are not experiencing complaints.

BN: Good we to experience area.

KB: Right now there is a shortage of rentals from market rate or below market rate. Definitely an issue county wide. Some of it pent up demand from recession. And part of it is we haven't had a multifamily market.

RS: Facility in pop estimate is because people are going to be pushed across from Seattle.

KB: Eventually we will have to painfully update subarea plan.

RS: They want it because they get tax base

KB: Unpopular increasing density and building height. A case that we can make modest expansion and urban reserve. Given the fact that we are probably going to reach our 4,000 before 2036 will be on work program. We have painted ourselves into a corner.

BN all the backlash we got west another option.

RS: Anything else?

10. Meeting Adjourned 8:08

Ray Stevens

Chairman, Poulsbo Planning Commission