

**City of Poulsbo
PLANNING COMMISSION**

**Tuesday, July 24, 2012
MINUTES**

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

STAFF PRESENT: Karla Boughton, Consultant, Alyse Nelson, Debbie Nau

GUEST: Marta Holt-Hawkins

MEMBERS ABSENT:

1. CALL TO ORDER

Chairman Stevens called the meeting to order at 6:00 PM –Noted recording equipment failed and microphones not working. Minutes are captured from written notes.

2. FLAG SALUTE

3. MODIFICATIONS TO AGENDA - None

4. APPROVAL OF MINUTES OF – May 22, 2012 and June 26, 2012 approved as written.

5. COMMENTS FROM CITIZENS – Marta Holt-Hawkins presented a statement and recaps points from the letter submitted June 18, 2012 from the 15th loop residents, for Commissioners stating the residents' concerns on Neighborhood Commercial that may affect their neighborhood. She discussed parking, screening, landscaping, height and residential requirements in her comments.

Consultant had no opening introduction other than the memo that was in the packet.

Commission Review of Redline 2012 Draft Zoning Ordinance and Code Enforcement: Mr. Chairman begins discussion; (1) 18.40 Definitions - page 13, building heights leave as revised. (2) Building Segment page 13, note; it is not necessary to be on a slope but it is the most common. (3) Page 14, First sentence add the words greater than. (4) Page 15, add the word a, to the first sentence. (5) Page 14, Commercial convenience – rewrite. (6) Page 26, remove the word abutting –rewrite. (7) Page 27, Manufactured Home, Mobile –remove the word mobile in title. (8) Remove the word single from first sentence of manufactured home definition. (9) Page 36, Setback –Start the sentence with the word Is. (10) Page 44, Delete the definition and replace with note; see; - insert reference of other pages. (11) Page 62; add a comma after Non-residential uses. (12) 18.70.060 table, page 64 building height was set by Building Codes and Fire

Department. (13) Consultant expanded on how the definition of reasonable measure was arrived at and how it related to the GMA and the City of Poulsbo. (14) Page 67, 5a. Add the word a, to the first sentence. (15) Add to definitions Building Wall – 1 of 4 sides from grade to height and add a diagram. (16) Page 75, Add at the end of the first sentence, the word cook. (17) Page 78, E1. Consultant will clarify information, possible rewrite. (18) Page 81, 4i. Add the sentence; are allowed to be parked on lot. (19) Delete from draft second page 81. (20) Page 84; add the separation requirement to J6. (21) Page 112, Utilities and other public services add line under co-location on existing facility that refers to separation pages 228-229. (22) Page 104 J1. Between J.1 and J.2 add line space. (23) Page 114, Change drawing example, to show new requirement on of awnings. (23) Page 120; strike the words flat roof from purpose statement G. (24) C. Reorganize section; 1, 2, 3, 4 and move paragraph 1 to end between 4 and 5. (25) Page 130, Rewrite sentence to read; No commercial or retail business activity shall be conducted in any storage unit. (26) Page 147, 18.90.030 Table of uses - Auto fuel service station, delete Maximum of six fuel pump stations, define station add size limits and take out pump requirements due to the zoning district. (27) Page 149, Table 18.90.030 – Wireless communication facilities change the permit type from permit (P) to administrative conditional permit (AC) in each zone. (28) Page 190, A4. Add the word plantings to sentence. (29) Page 228, 18.200.30 A. add additional sentence referring to use table. (30) Parking in the Neighborhood commercial has been changed to 1 to 350 to address the 15th loop residences concerns. On street parking is now allowed, in Neighborhood Commercial.

Next steps will be the Notice of Application and SEPA and the Public Hearing – August 21, 2012 at 7:00 PM.

6. **DIRECTORS REPORT:** None at this time
7. **COMMISSION CONCERNS:** None at this time

The meeting was adjourned at 7:58 PM



Ray Stevens Chairman,
Poulsbo Planning Commission