

City of Poulsbgo PLANNING COMMISSION

Tuesday, January 27, 2015

MINUTES

Members Present

James Thayer, Kate Nunes, Ray Stevens, Shane Skelley, Gordon Hanson, Bob Nordness

Staff

Karla Boughton, Aaron Hulst, Helen Wytko

Guests

Mike and Jann Stimac, Charlie Winslow – architect.

1. Call to Order

Chairman Stevens called the meeting to order at 7:01 pm

2. Flag Salute

3. Election of Chair and Vice Chair

MOTION: HANSON/NORDNESS: move to nominate Ray Stevens as Chairman and Jim Coleman as vice chair. Passed

4. Approval of Minutes – August 26, 2014

MOTION: NORDNESS/NUNES: Move to approve the minutes of August 26, 2014. Vote: 6 for

5. Modifications to Agenda - NONE

6. Comments from Citizens - NONE

7. Antonson Place Short Plats North, East, and West

PUBLIC MEETING

BOUGHTON, Karla: Associate Planner described an overview of the three Antonson Place Short Plats (North, East, West) with residential infill. Sites are located between Hostmark Street and Lincoln Road. The North plat is .24 acres in size, West is .41 acres, and East is .55 acres. Zoning is Residential Low and the existing uses are single family detached. The First Lutheran Cemetery, Gateway Fellowship, and school parking lot are in the surrounding area. Minimum lot size is 5,000 sq ft. which is consistent with neighborhood character. NORTH creates one additional lot for a total of two lots, WEST creates two more lots for a total of three lots. EAST creates three lots for a total of four lots. In total there will be nine lots, six of which are new. There will be a private residential street. The project is not required to be combined into one plat because the East section is not contiguous and the applicant wants to qualify for infill provisions which require a shot plat.

BOB NORDESS: asked the staff to elaborate on the private sewer system. AARON HULST: essentially there is no right of way it will remained privately owned from the property line in. Language on the face of the plat will identifying responsibility and will identified in the CC&Rs. BOB NORDNESS caution that CC&Rs "have no teeth in them" recommends that the city creates strong language that the city clearly states responsibility.

BOB NORDNESS: what is the plan to maintain Fire Department road so that it does not become storage? Karla Boughton: street will be signed fire lane no parking. This will give the authority for the Police Department to ticket because it is signed even though it is a private street.

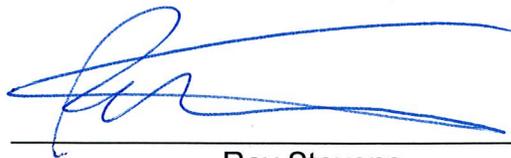
JAMES THAYER: on the East Plat plans, there is a one way exit boundary line adjustment. What is the orientation getting in and out of the garage? KARLA BOUGHTON/MIKE STIMAC: house will maintain existing driveway off of Hostmark St.

KATE NUNES: perimeter fencing is being installed by developer, but fences don't flow with the neighborhood. Fencing is something they are voluntarily doing, what will the end result look like? CHARLIE WINSLOW: 2-3ft in front whether people want to run privacy fences is up to neighbors. Our goal is to setup from the public's view point low picket fences. Boarder development with the 5-6ft between neighborhood and community like gateway around perimeter of site.

MOTION: NORDNESS/THAYER: The Planning Commission Shall hereby recommend approval to the City Engineer of the Antonson Place North Short Plat with Residential Infill, Antonson Place East Short Plat with Residential Infill, and West Short Plat with Residential Infill with language in the CC&Rs to include comments about shared sewer and fire lane signage. **Vote: 6 for.**

8. **Comments from Citizens-** none
9. **Commissioner Comments** – JAMES THAYER-due to the infrequent meetings, have minutes sent after meeting for review.
10. Automatic Adjournment (unless meeting is extended by a majority vote)

The meeting was adjourned at 7:47



Ray Stevens
Chairman, Poulsbo Planning Commission