

# PLANNING COMMISSION

Tuesday, March 8, 2016  
Poulsbo City Hall Council Chambers

## Minutes

Members Present: Bob Nordnes (BN), Gordon Hanson (GH), Ray Stevens (RS), Kate Nunes (KN), Shane Skelley (SS), James Thayer (JT)

Members Absent: Jim Colman

### Staff Present

Karla Boughton (KB), Charlie Roberts (CR), Helen Wytko (HW)

- 7:00 PM
1. Call to Order
  2. Flag Salute
  3. Approval of Minutes – 1/12/16 James Thayer: Discussion of public hearing passed in favor. THAYER/NORDNES amendment
  4. Modifications to Agenda - NONE
  5. Comments from Citizens – regarding items not on the agenda - NONE
  6. Public Meeting  
Amos Short Plat  
Staff: Boughton

Karla Boughton, Senior Planner presented a 4 lot Short Plat known as Amos Short Plat. Charlie Roberts from the Engineering Department was present as well. The parcel is located 20105 7th Ave, zoned C3 designation for SR305 commercial district. Adjacent zoning to the north and south is commercial, to the west is residential high, and east is SR 305 and park. The parcel is rectangular in shape and oriented east to west. Elevation 52ft up to 140ft at top of west slope. East half vacant and graded, west half vegetation. Short Plat is proposed to create 4 lots. Lot one is 2.19 acres, lot 2 is 1.26 acres, lot 3 is 1.9 acres and lot 4 is .84 acres.

The project was reviewed under Critical Area Ordinance section 16.20, Subdivision Ordinance Title 17, Zoning Ordinance Title 18, and Title 19 Project Permit Procedures. Western portion has been identified as steep slope with range 15-30% in grade. CAO requires a geotechnical report. We did not require geotechnical report as part of Short Plat but required under SEPA and the Engineering Department has a condition of approval that a geotechnical report must be submitted at time of application. Recommend setbacks has straight standard of 25ft setback at toe of

slope. There doesn't appear to be evidence of movement of the slope. Lots 2 and 4 are relatively fine, unencumbered by critical areas. A part of Dogfish Creek is close, but buffer of creek is more than 200ft away from Lot 2. Access to the proposed lots is from the already constructed and provided 7th Ave. The utilities are in the street and available for development. For storm water, they designed and installed the stormwater facilities under 1992 DOE Stormwater Manual and are already under a different manual now. Street portion already addressed but further development would require a new drainage analysis. They could potentially use what is there now but might need upgrades.

Technical review committee has found that it provides appropriate site access, utilities, easements, and the property has been surveyed by a license property surveyor; proposed parcels provided adequate buildable lot area, and meets the intent purpose of commercial zoning district. Intending to market but does not have current buyer. A BLA is an appropriate and available way if future owner needs different lot sizes. Short Plat is a Type II permit, review authority is the Engineering Department with a recommendation from the Planning Commission. The NOA was issued January 11, 2016 with 15 day comment period, no comments were received. SEPA was issued with 2 conditions January 29, 2016 with a comment period of 14 days; no comments were received. Tech staff has reviewed the project and the Short Plat appears to meet criteria, and staff recommend to the Planning Commission approval to the City Engineer.

RS: Any questions?

SS: Is a bioswale installed in front of the parcel?

CR: For this site there are three detention tanks installed on lots 2 and 4. NE corner of lot 2 has two detention tanks side by side, the outside one is City owned, inside is available for Short Plat to use. Third detention tank is on south side of lot 4.

SS: Does that handle those lots? What is it handling?

CR: Under the 1992 manual it was designed to handle one larger development. Coming in today would have to make different because under 2005 manual. Had options to vest to current stormwater regulation if they assumed impervious surface and detention tanks to meet that. Applicant opted out and future owners will need to handle in the future.

KN: Right now there are sidewalks on the lot 2 and 4 side of street, will there be sidewalks on the lot 1 and 3 side as development occurs?

CR: Yes, will be a condition of approval.

BN: You had mentioned the park on the west side, there is a picnic table next to taco time. How far does park extend to south?

KB: Park benches as part of park mitigation, then the park ends and the rest is SR 305 mitigation property.

BN: So no development between taco time and parts store.

KB: Correct, stream rerouted and connects to main stem of Dogfish Creek. Area will never be developed because in our ownership or WSDOT mitigation site.

SS: It would be good if we could get a sheet in the plans to see waterways.

KB: We can show where creeks are in relation to subject sites in the future.

RS: Anything else?

THAYER/HANSON move the Planning Commission recommend approval of the Amos Short Plat planning file 01-05-16-1. As presented with all conditions of approval and SEPA mitigation contain herein.

**Vote 6 in favor**

7. Comments from Citizens
8. Commissioner Comments

BN: That property there used to be an old house way in the back, that is where Viking Fence started out. We burned the house down for practice.

JT: So what is the status of the old fire house city hall?

KB: Submitted site plan application. Just sent out another letter today asking for corrected information. If they do it we can issue a staff report.

BN: How about police station?

KB: Submitted on Friday for mixed use redevelopment as well. Both are doing mixed use and utilizing additional 10ft building height for under building parking.

BN: Will they be condominiums, apartments, or townhouses? Or are they not that far ahead?

KB: We do not know yet. Police Station is being brought forward by Sound West Group which is doing Spy Glass Apartments in Bremerton, their business model is retain ownership and rent. City Hall I do not know if they know. They might still consider a hotel. Luckily for me parking standards are the same and both uses are the same.

KN: Is there any news on bicycle improvements on SR 305? Continued

item on Council Agenda as tbd.

KB: We do not know, we have be talking in conjunction with Noll Rd corridor improvements, but from there I do not know what their plans are.

KN: Curious with new transit base and park and ride going in. Possibility of increased traffic.

KB: I did want to report that City Council formally adopted Title 19 and goes into effect March 16th. The Council only made one change which reflect the great work you do. They changed appeal section and retained appeal authority. Decided to retain authority unanimously.

BN: Weren't they the ones who didn't want to deal with appeals

KB: No it was the Mayor.

SS: What is the breaking news for Noll Rd as far as timelines, what about a park and ride?

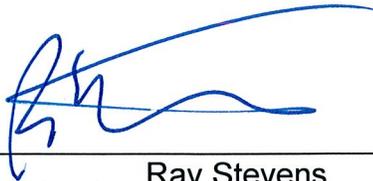
KB: The City Engineer is still working on funding pieces in place. Funding cycle open for regional area.

CR: Right now they are working out a wetland delineation and are pursuing funding sources.

KB: I will have conversation with the City Engineer about putting up a Noll Road corridor website. That would include what we have funding secured for, and timelines. A clearinghouse for all information on Noll Rd. They are focusing on design work for phase 1. I will pass along your question and encourage.

10:00 PM 9. Automatic Adjournment (unless meeting is extended by a majority vote)

Adjourn 7:31



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Ray Stevens  
Chairman, Poulsbo Planning Commission