

City of Poulsbo

PLANNING COMMISSION

Tuesday, October 4, 2016

DRAFT MINUTES

Members Present

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

Staff

Karla Boughton (KB), Helen Wytko (HW)

1. Call to Order
2. Flag Salute
3. Modifications to Agenda – NONE
4. Comments from Citizens – regarding items not on the agenda – NONE
5. KB we are starting our weekly review of the Comprehensive Plan. Today's workshop is scheduled through Section 1 and I anticipating getting as far as we can. We can go through page by page. We can have a special meeting to wrap things up. Got through LID last week, but still invited them to attend to go over capital facility plan next week.
RS: My thought is we can go through this quickly and pick up on the revisions. If there is something that particularly pops out.

KB: Mr. Chair want to add for Kate and Shane who were not commissioners in 2009, if there is something you want to add, we can absolutely do that. I did the best attempt to amend but entire document is open.

RS: Page 10 (nothing), 11 (nothing), 12 (nothing), 13 at the top the paragraph highlighted last page depending on the natural resource that needs to be protected.

BN: It catches all the way I read it.

KB: This statement I can confess I did write this one. Came from consultant who did stormwater plan. He suggested that, but I can see that it does not need to be there.

RS: What is the rationale because it says that maybe you don't have do to this.

KB: I am reading to say which one protecting we will be okay with.

RS: Okay, maybe make it clearer so nobody takes advantage.

KN: Under capital facilities first bullet can we add sidewalks?

KB: Add to read streets and sidewalks, parks.

RS: 14 (nothing), 15 (nothing), 16 question I had was on the CPSGHB, isn't it a different acronym?

KB: Double check. I think what they did is instead of having three members for eastern, western, and central, they have one board now. Any of the nine members can hear appeal, not just depending on their geographic area.

RS: Double check to make sure we are consistent. It would be good to know what they are called.

RS: Pages 17 – 36 (nothing), 37 Section 1 pg 36 general question. Right now the signs coming into Poulso say 10,000 people. Has anyone run current numbers?

KB: The answer is no; I have not run the numbers for all the projects that have been approved. Anecdotally with all those approvals we will reach our allocation population sooner than later.

RS: Anything else on page 37?

GH: Population growth, bottom third of the page. I was confused that we were tracking information. I read through it a couple times, and I don't know if you can rearrange or better explain it. It was a little confusing

KB: Table LU2? Happy to work on the paragraph before. First column is the 2036 total pop which comes from the county wide planning policies. Middle column is current pop. This was in the original comp plan. This does show we have experienced growth from 2009. Our minimum growth we have to plan for.

GH: From now until?

KB: 2036?

GH: That doesn't seem like a whole lot.

KB: As a comment on that it will be interesting to see what happens because we have had the 14,808 growth rate from the 1980's. This year in 2016 our OFM was over a 2% growth rate and that is the first time we have seen it in many years. What are the projects that are approved going to carry? The way to answer that is this is the floor, this is the allocation population that KRCC decided to stick with this. But I bet in 2-3 years they will be redoing the allocation population.

GH

KB: I will have to come back and amend the comp plan. The mayor is very concerned she believes we will reach our allocation in half of our planning period. Wants us to be proactive, and on a staff level having conversation with Kitsap County.

R: To see what direction we can go?

KB: Yes, think part of a package to accommodate the population.

RS: Interesting part of table is 2036 in the City, but in the UGA there is more capacity and that is because it hasn't developed.

KB: This isn't even totally accurate because that is not what we have to start with. Annex urban growth area. Land has transitioned to City Limits. Going by this table they have had for a number of years. Land has moved, allocation has not. What I would like to do is have one number, because that is all we care about and what functional plans are based on. I plan for the whole thing, so do Engineers. Other jurisdictions have it different. Port Orchard and Bremerton the utilities meet and for them it is more important to have that identifications.

BN: The only feasibility is to go from west and with PUD services.

KB: For sure they will be providing needs. But they are not part of the allocation population. Even though they are a service provider.

BN: Confusing the way it is and I hope you win the request with them. Do the 14,808 population.

KB: People get confused by the split. We provide utilities and don't provide until annexation. Those two preclude the need to distinguish between the City Limits and UGA. Poulsbo needs one number, confusing to break it up.

KN: Just for clarification, does that include the UGA?

KB: Yes, includes limits and guestimate. Reason it went down there were a couple demos from the last time. Had to go through and count manually.

RS: Pages 38-41 (nothing).

GH: Page 42, Policy LU2 1.5 what is that referring to, walking, biking, etc.?

KB: And public transportation. Mobility is the new word.

RS: Page 43 question, when did we change RM to 6 units an acre, thought it was 5?

KB: When we updated the zoning ordinance. Organized so they build on each other. Stops then starts at next number.

RS: Page 44-48 (nothing)

GH: 49 LU 5-1 Poulsbo Pump Track is that the bicycle track?

KB: Yes?

RS: Page 50-53 (nothing). On page 54 I had something in here. LU 9.2 does KRCC allow you to take businesses?

KB: KRCC gives us two allocations that we have to provide sufficient land for. Population which is what we spend most our time one and then employment, so we have a jobs forecast. We have to do the same things as population. We are given a number of jobs with a long technical analysis. Run a land capacity analysis on our non residential zone of underutilized and available land.

RS: How long have they been doing this?

KB: Two cycles. In economic development chapter. Not as big of a deal as it is today, because now can be used to expand urban growth areas. Delicate balance between allocation and land availability. This round was more politicized at the regional level. A year process at KRCC level. It will continue to be important as we move forward.

RS: Not a bad idea at all. Make sure we have local jobs.

KB: Mayor really did care about it and was concerned about how jobs are assigned and where we think jobs are going to land. She wanted to see jobs allocated throughout the county to reflect what is really happening. And we got some additional numbers.

RS: Trying to force social change on us be regulation.

BN: That is good news to hear because I don't think that SKIA place will ever take off. Not as active as we used to see it before. Port has done the best they can to keep them there.

KN: On page 55 can we say protects the environment not call out healthy habitat for fish and wildlife.

KB: Yes

RS: On page 56 what does the acronym TMDL mean?

KB Total Maximum Daily Load is basically the bad stuff in water quality like fecal coliform. Liberty Bay received a water quality rating that triggered requirement to do TMDL plan. Our piece is urban runoff. Combined we had a poor water quality. Sealaska in coordination with KC Health did a water quality report. Part of this is doing more extensive water quality testing than what was done in the past. I will add in acronym section.

RS: Does that ever run out?

KB: Yes if we meet acceptable Dept. of Ecology levels. Our contribution is urban runoff and the others are outside of the City. Not solely our contributions.

RS: I was in the water shed committee in early 90's and everyone was pointing at houses and developments that were being pointed at for pollution but it is the rural areas.

KB: Big Valley drainage for dogfish creek. Failing septic systems large contributor from south end of Liberty Bay. If there is a big rain, leads to spike. We have worked very hard over the last 20 years to improve treatment of stormwater runoff.

RS: Do we look at this again?

KB: Yes, we might get out of the corrective action. The standards that are being applied to Liberty Bay are unobtainable. County agrees that standard is not appropriate for our bay. I think we can wait for the next time to see.

BN: Where do we stand on regulation for marinas.

KB: Health District has adopted within last 10 years stringent restrictions for marinas.

RS: I am on their monthly newsletter and they are really cracking down.

BN: Meaning?

RS: Need to have inspection valves etc and the marinas are getting the heat.

KB: For private marinas as well. Not necessarily the boat owner.

KN: Policy LU12.6 can we delete bike lane. Let's not build anymore of those like that. Middle of bike lane on road is not a permeable road

RS: 58 59-essentially tree cutting ordinance. I have a gripe about making people keep gigantic trees in their yard. Going to kill somebody or take out a house. CC not supportive. LU14.2 anyway we can put in there if it is a public nascence? If it is a public resource, they should be paid for by the public.

KB: Balancing act because there is a desire every time there is clearing people get upset. And yet you and I know what is going to happen to these tree retention areas in 20 years. We are requiring that they be in tree tracts and maintained by homeowners' association.

RS: If you can't take out a tree that is wider than 10" in diameter

KB: Philosophically we are not going to come from a place where you can't cut a tree out of your own yard and you will have to replace tree. What we are looking at is reviewing tree retention section of the zoning code. Would need to be done on tracts or easement not with individual property owners.

RS: Councilman Stern said now they used to have a view and now it is gone what are we going to do? It is a concern. See a lot of the same language. Ridiculous to ask people to prove that it is not going to adversely affect the earth's atmosphere.

KB: We share your concern, would need a full time person to deal with trees. Appears like this is the direction our policy makers are leaning towards.

RS: Mercer Island is a great example of how horrible and what a ridiculous mess it is.

KB: Our goal is to not do on homeowner level, but with new developments.

KN: One last thought on this page is to look for another pictures. Like sidewalk, street trees, then street. Better represents what we want in the community.

KB: Like the one on the next page?

KN: Yes.

BN: Throw a picture of a cut stump.

RS: Page 60, skip over economic development chapter so we can examine more closely. Jump to page 73 -transportation.

KN: Question about complete streets. I think about open house for 6th avenue project. As we are redoing streets can we think about burying lines underground?

KB: It is very expensive to bury them and the city doesn't have the resources to do it. Mayor reported at Dept Heads that it is a renewed concern and asked Andrzej to set up a meeting with PSE.

KN: As we did up half mile of street you might as well do that.

KB: We do look at doing it. Will pass on your comment don't know if it is appropriate to add here.

BN: More than just power, but telephone too.

RS: Page 76, I have a note to explain what a bypass reduction is.

KB: So when there are bypass trips they take a reduction. Important in calculation of traffic impact fees per ITE manual. Did not put a description into methodology for bypass trips. For example if you are on your way home you stop at the store, bank, etc. Multiple stops on your way so not necessarily calculated by destination. We will be tweaking the impact fee ordinance in January to identify bypass trips.

RS: Can put in definition section?

KB: Not a section, do you want me to explain that a little more in the policy?

RS: I think that would be good so if someone was reading this they could understand.

RS: Happens with all commercial?

KB: Happens on a case by case basis. You can see it more if it is outside City, Twelve Trees business park example.

RS: Page 77?

GH: I had one thing for Transportation. Can we get rid of HOV lane restriction on Highway 305 that have certain restrictions at certain times?

KB: I will ask Andrzej about it.

BN: My understanding was that there was a period of time they had to keep it going for federal funding. I drive it every day and it is an unused right hand section of road.

GH: Common sense to close it.

KN: It is ridiculous; you have to get in that lane at some point to turn.

RS: Even if the outside lanes were the HOV lanes, people are turning through where traffic is supposed to be going faster.

GH: Very frustrating and defeats purpose.

RS: Page 77 – 90 (nothing).

KN: Question about the second map in this section. Harrison is a residential collector. Why does this residential street have a 6-ton limit sign? It is not listed.

KB: I will talk to engineers to see if we can remove that.

RS: Jump to page 95 – 107 (nothing)

RS: On 108 we have stream designations and I have no idea what those letters mean.

KB: F stands for fish, new system do not know off the top of my head.

RS: Can it be put into this someplace?

KB: I will look at WAC and see if it stands for something and add it.

RS: Page 109-119 (nothing), then maps.

KB: Maps are the most significantly updated out of this chapter. New updated parcel layers. Mapping wetland, hydric soils, NWI not as accurate as ecology wants so just mapping hydric

soils and wetlands that have been delineated. NE 2 new info through PUD aquifers and they worked in conjunction with USGS. Updated with much better information. The geo hazard map remains the same, NE4 same. These maps are in here but will be in critical areas ordinance next year. Our critical areas will have standards. NE5 this isn't that different received updated GIS layers for habitat. NE6 the shoreline is the same as was adopted.

SS: What is a hard shell clam

BN: Cockles, muscles, etc.

RS: Page 126 – 144 (nothing).

KN: Where is Winton woods apartments?

KB: By the theater.

BN: Downtown here?

GH: where the brewery is going?

KB: No BN is thinking of the Jewel box theater where the brewery is going, I am referring to the movie theater on other side of town.

RS: 145 – 150 (nothing)

BN: Page 151, what is the purpose of putting the logs in the creeks? You see the down at the end of Silverdale Hill.

SS: Makes an area that is deeper for the fish to swim.

BN: Use as a dam?

SS: Yes

RS: Woody debris shading etc. is good for the stream.

RS: 152 – 163 (nothing)

KN: Question about the listing of the colleges, are we deleting OC?

KB: No what the parks director had listed was active partnerships and she has one with Western but not OC. WWU does coursework and restoration and some of the parks.

BN: Plus the Marine Science Center

KB: Yes, they are actually running MSC right now.

RS: Page 163 then maps.

KB: Next time adding Vista Park and Morrow Manor. PRO-1 add Pump Track. won't get to do it on this one but add on next year's annual amendment.

RS: Okay, page 167 - Economic Development.

KN: Power point thing a little blurry.

KB: Think it is a combination way it printed and graphic itself.

RS: Page 169?

KB: On page 170 where we talk employment allocation, table on 171 shows new jobs.

KN: This might be a good place to stop.

RS: I agree.

KB: We can skip over economic development.

RS: Significant changes and I haven't really gone through it.

KB: We can skip over that chapter; the rest have minimal updates.

RS: Chapter 9 next time jump passed this. Start at page 188-Utilities – 191 (nothing). Page 192 is there a reason this is updated?

KB: Just an updated narrative. Gave to local agencies. PSE is the only one that came back and they gave a canned section for us to add that they give to all jurisdictions. Almost exactly what is already written. No policy changes.

RS: Anything else on 192 – 197 (nothing) then maps.

KB: No changes made other than base layer.

KN: Are there no new cell towers?

KB: Not in City Limits.

KN: Oh, maybe they just added on to the height of one tower.

KB: Yes, that is possible.

RS: Page 200-206 (nothing).

KB: Impressive, you guys got through all of Section 1.

RS: Okay plan next time is to do all of Section 2?

KB: Yes, pages 206-300. This is the part that has a lot of amendments because of the functional plans that have been updated. They are all posted on website. They are big so we can send through WeTransfer. All posted as appendices. We will have the City Engineer here to answer technical questions. But we will start with economic development chapter.

KN: Maybe we should do economic development chapter at the end so easier for the engineers. Be prepared for both.

KB: Nice gesture we can do that. Is good for you to spend some time on ED chapter because it has most revisions, but think you will agree to the Council direction. They love this chapter.

RS: We may have an idea that can help.

KB: One of the main things when the mayor reorganized the department, there was a period of time where we spent talking, thinking, and researching economic development; about what it means to Poulsbo and to our department. Included in community questionnaire and we got great feedback. Found that people choose Poulsbo because they want to live here. Really about quality of life and preserving and enhancing elements that draws people and wants to make people stay here. Including tree retention, community design. That is our frame of reference. Second piece is college town and nighttime economy that can be supported by younger people going to school here. Took the survey results and did an economic development summary, so I can email that to you because that is what the committee works with. Key ideas that I gleaned from that. Great place to start reviewing that document. Policies shifted and new college town and quality of life and how that translates to economic development. Helps us now as the administrators of economic development program.

RS: They city is an ecosystem, and you have to look at it completely. Have to have ability with living wages, educational opportunities, and other components feed back into ecosystem. Needs to be self sustaining. Already a community by geography as well as feeding the feeling. Have to be able to develop that. Surprising to me that we don't have more larger companies like Microsoft over here.

KB: One of the things that we started doing is maintaining our economic development website which you should check out. Helen maintains this. Poulsbo in the Press. We are learning about businesses that are in the Poulsbo area. Look at Poulsbo and area outside. Making a business out of it. You don't read about them but they are out there and you learn about them. Whole layer that contributes to our economic development. All interconnected. Natural beauty, environmental health, and jobs all contribute. We have such a shared identity that is not necessarily Norwegian. Service clubs part of community. Don't know if that is happening anywhere else in Kitsap County. Maybe you can see some of that in Kingston as well? But we are small so how do we keep this small part as we grow.

RS: Planning is the hard part because you have to balance all these things. The rural stuff into the urban area. It takes away from urban area that we have to have and maintain.

BN: Keeps feeding the ecosystem. I go back 64 years and there wasn't much. You had to be a fisherman. What is up with downtown mentor building?

6. Comments from citizens – none

7. Commission comments

KB: With the Mentor building Miles Yanic is moving into the 2nd floor. I also heard that Hair and Hounds is sold. I think it is to somebody out of state and they want to put a restaurant in the building.

BN: Old bank building store moved out.

RS: I think we moved into commissioner comments.

KB: Olhava has also been sold.

BN: Local or somebody new?

KB: Met the new owners who bought Olhava recently. They purchased all the land and they basically bought it to do a hotel, and then they will sell off the rest. Worst case scenario for us because we have to deal with individual business folks who are not familiar with master plans. They plan to come in early next year for the pre-app for their hotel. They did a pre-app at forest rock hill. Going to assume that they are going to at least start with an 80 room hotel. They own the hotels downtown Bremerton. Patti Graf Hoke with Visit Kitsap talked about them at our EDC meeting. We were thinking it would be nice if they wanted to do a small conference center. She said if they are going to do like they did in Bremerton it is just going to be a hotel.

BN: Does that already dash the city hall plans for a hotel?

KB: They had already decided to do condominiums. The conditions of approval allow them to do either condominiums or a hotel. They are actively trying to sell it. Don't know who is going to buy it, but they could do either.

BN: Guess there is money to be made?

RS: If they got the approval, they could be all set to sell.

KB: Strange because they came in three months later after a long approval process and they said they never wanted to do this. Don't know if they are going to redesign while the market it. They do have site plan approval for 58 units and underbuilding parking.

RS: Modus operandi to start something and change as you go.

KN: Question back to Olhava who is responsible with common areas up there?

KB: It is them the new owners.

KN: When they come in to do their pre-app can you ask them to clean it up.

KB: Yes, we can ask them to do that.

BN: First western bought it from the Olhava's right? Was the Kent guy who bought it?

KB: Mark Zinger was the First Western representative and Kent was lead consultant. We worked with Mark until maybe 3 months ago.

BN: He performed well in front of us.

KB: We heard that first western had a price point that was very high, too high only large companies like Walmart and Home Depot could afford. The hoteliers approached years ago and couldn't figure out sq ft with cost. It did not help that the recession hit right when they finished their infrastructure improvements. And then the price point was too high, challenging for many businesses.

BN: And unwilling to waiver.

KB: Also found out that Walmart has a lot of conditions and businesses that they won't allow to be located next to them. Heard some of them wanted to, but First Western couldn't say yes. Assume it is still in place and new owners peeling back layers.

GH: Bank took a big hit too.

KB: 8.3 million is what they got it for.

GH: 20 million is what they were asking.

KB: They might make money on it. It does have some business park zoning.

BN: Fred Hill plant sold to Shake

SS: One comment, I was down at Oyster Park, big pile of lines right below the pier when the ramp comes down.

BN: PW is very familiar with the pile of rope.

KB: One of the service clubs is was going to adopt.

GH: For our homework for next week capital facility plan and economic development chapter.

RS: In my mind we start with economic development and if we are going to spend a lot of time on it we will

8. Meeting Adjourned at 8:11

Ray Stevens

Chairman, Poulsbo Planning Commission

DRAFT