

**City of Poulsbo
PLANNING COMMISSION**

Tuesday March 11, 2014

MINUTES

MEMBERS PRESENT

Jim Coleman; Gordon Hanson; Bob Nordnes; Kate Nunes; Shane Skelley; Ray Stevens

MEMBERS ABSENT

James Thayer

STAFF

Karla Boughton; Edie Berghoff

GUESTS

Laurie Berrit; Jeff Brown; Donna Davidson; Jim Ferris; Mark Kuhlman; Joseph McGivern; Ted Newman; Poul Nielsen

1. CALL TO ORDER

Chairman Stevens called the meeting to order at 7:00 pm

2. FLAG SALUTE

3. APPROVAL OF MINUTES – Minutes of January 14, 2014

MOTION: COLEMAN / NUNES: Move to approve the minutes of January 14, 2014. Vote: 3 for, 3 abstain

4. MODIFICATIONS TO AGENDA

5. COMMENTS FROM CITIZENS – none

6. 2014 COMPREHENSIVE PLAN AMENDMENTS

PUBLIC HEARING

Chairman Stevens opened the hearing at 7:01 pm

Karla Boughton, Associate Planner, noted that the purpose of the hearing is to review the 2014 Comprehensive Plan Amendments (CPA) to the City of Poulsbo Comprehensive Plan. Under the Growth Management Act (GMA) Comprehensive Plan Amendments (CPA) are processed once per year and evaluated together to consider their cumulative impacts. The purpose is to for the Commission to offer a recommendation to the City Council on the CPA. There is one site specific application to change the Comprehensive Plan Land Use Map and Zoning Map; one map amendment to Chapter 4 of the Comprehensive Plan, Transportation Chapter; and one text amendment to Chapter 12 of the Comprehensive Plan, the Capital Facilities Plan.

Ms. Boughton outlined the CPA process: CPAs are processed as Type 4 permits per the city Procedural Ordinance; CPA proposal deadline is November 15 every year; City Council approved the docket on December 11, 2013; notification to Washington State Department of Commerce occurred January 22, 2014; Notice of Application was issued on January 31, 2014; Environmental Threshold Determination was issued on February 24, 2014; Public Hearing Notice was issued on February 21, 2014; Staff report was available on February 25, 2014; tonight, March 11, 2014 is the Planning Commission Public Hearing; and City Council Public Hearing scheduled on April 2, 2014.

Ms. Boughton continued with discussion of each CPA.

CPA 2014-01: Ferris Property request is to change the land use designation from Residential Medium (RM) which allows a maximum of 10 units per acre to Residential High (RH) with a maximum of 14 units per acre; location is 19872 Hamilton Court; size is 1.03 acre; in 2008 site plan approved for a 10 unit townhouse development which is now expired; Zoning Code allowed uses are essentially the same for RM and RH districts; main change under the RH is additional 4 units; Surrounding uses are Poulsbo Place residential development, commercial office, and single family; It is less than ¼ mile from the Jensen Front Street intersection; larger neighborhood context includes a mix of all three residential zones and two commercial zones; infill expected to the NE in RM zone area; and apartments and commercial located on west side Front Street.

Planning Department has found that the amendment request is appropriate due to the adjacency of Poulsbo Place which is built at 12 units per acre adjacent to the proposal, proximity to downtown, consistency with housing goals and policies and land use policies encouraging infill of underutilized and distressed properties. Five comment letters have been received.

CPA 2014-02: Withdrawn by applicant.

CPA 2014-03: Transportation Figure TR-1 Poulsbo WSDOT Street Classification Map Existing and Proposed results from the City Engineer initiation a review and update to the WSDOT (Washington State Department of Transportation) street classifications in 2012. Classification is done for all major roads in each jurisdiction. Prior WSDOT evaluation was 30 years ago. Consultant firm provided technical analysis and provided reclassification recommendations. Puget Sound Regional Council (PSRC) reviews all member jurisdictions Transportation Plan proposals and offered a recommendation of approval to WSDOT. WSDOT has provided preliminary approval. Main change is the dashed lines identified as proposed are solid in the Draft amendment map.

CPA 2014-04: Capital Facilities Plan Table CFP-4 is a yearly amendment to keep the 6-Year Capital Improvement Program current and consistent with the city budget adopted by City Council each year. This will be consistent with the budget adopted in December 2013.

Staff has evaluated the three amendments and found them to internally consistent with the adopted Comprehensive Plan; concluded that the amendments are based on new information

or change in circumstances from the initial adoption of the Comprehensive Plan; and respectfully recommending to the Planning Commission that the PC offer a recommendation approval of this year's three amendments.

Chairman Stevens opened comment from the audience.

Mark Kuhlman noted he represents the applicant for the Ferris property and indicated: the request would allow 4 additional units per acre; the staff report based the determination of change in circumstances as the build out of Poulsbo Place; housing styles provided for in city code is same in RM an RH zones; it is an infill project; the expired site plan for 10 units was required to improve both sides of Hamilton Court and the applicant expects similar improvement to be a requirement of any proposal in the future; Hamilton is not on any city improvement plans so it will be up to a developer to improve the street; additional 4 units will be helpful to pay for road way improvement to both sides of the road; believes the Comprehensive Plan goals and policies support the request; and requests Commissioners to provide additional time to respond to questions which may be raised by public comments.

Jeff Brown identified that he lives across the street from the Ferris property noting: the prior owner had indicated that the city put the road in; the wedge northwest of the road should not be built on; requested the 1.03 acre size be questioned and not include the wedge and Hamilton Court; and asked if the Commissioners have been to look at the site.

Chairman Stevens noted that this is a quasi judicial process; the Commission must make a determination of information presented at the meeting; and noted that Poulsbo is not a large city.

Mr. Brown continued indicating that infill is great in many places as it prevents sprawl; Ferris property looks like it is part of Poulsbo Place but it is not as the property is separated from Poulsbo Place by a solid fence and no access; Ferris property is part of the Hamilton Court neighborhood which is low density; Poulsbo Place is high density; development will not effect Poulsbo Place, it will effect Hamilton Court; questioned how the extra units make it affordable for the developer to make road improvements; questioned how much of a financial burden the loss of 4 units is; and the location is not appropriate for the increase as the property is part of Hamilton Court neighborhood.

Joseph McGivern indicated he lives in Poulsbo Place immediately south of the Ferris property; does not agree with comparing density of the proposal with Poulsbo Place such as how much is developed, as pervious surface, and not all is usable; questioned congestion and parking noting that much of the area is single family homes; questioned length of construction and construction hours; and RM it is more than suitable to construct homes consistent with the immediate vicinity.

Ted Newman stated he lives at 16 Hamilton Court; the area is surrounded by medium and high density development geared toward the childless commuter and retiree; higher density development will only increase transient nature of area; if intention was to develop like Poulsbo Place it should have been included in the Poulsbo Place development; with no access

available to Ash Crest Loop it should be part of the Harts Addition to Poulsbo developed with single family homes; area has been transformed from a family area to a tax revenue based tight packed area; higher density created a suburb in town which removes families from downtown area; children are bused to the unfinished street to play at the field; yards are not available for play in compact development; requests that the family neighborhood be respected by voting no; and new commuter stall residences not be allowed on a street which cannot handle the traffic.

Donna Davidson stated agreement with others comments; her biggest concern is traffic; limited access is all that exists and all that will be available even with improvements; no parking is available due to the pee wee field; police are called to request park users to move vehicles to allow for emergency access on a regular basis; Poulsbo Place is very improved; and the area is single family homes.

Laurie Berrit, residing near the Hamilton Court and First Avenue intersection noted there is no easy access to the parcel as the access would be to Hamilton Court which is not wide enough; prior review of the Sing property indicated that Hamilton Court would need to be widened for development to occur; if the street is widened and part is not available for development, there is not enough land left; a friend indicated following a discussion with the mayor that there is a plan for Poulsbo which has the amount of land for high density is met; and she does not believe that this is a good place for 14 homes.

Mark Kuhlman representing the applicant, noted that there were a number of comments which are project related and of those some comments related to known project elements which can be addressed; the section of Hamilton which would be approved with the project under Poulsbo standard would carry 4,000 vehicles, however, most traffic engineers would equate that standard to carry 10,000 vehicles per day; the 4 additional units will bring 38 daily trips, or 19 round trips, per day; the segment of Hamilton Court crossing the Ferris property is an easement dedicated to the city in 1947; density is calculated according to city code; parking will be designed and provided as part of an application which will include street improvements; and there are a mix of uses in the neighborhood.

Commissioners questioned staff and the applicant representative regarding; density calculated on gross acreage which includes all property and easements; the legal description describes a square property which includes the wedge and street in the property; and the density of Poulsbo Place in the area is 12 units per acre.

Chairman Stevens closed the public hearing at 7:41 pm.

DISCUSSION:

Commissioners discussed:

CPA 2014-01: The easement conveyed use not ownership; no parking is located on the Hamilton Court easement; street standards include on street parking improvements for development; 14 units is the maximum allowed which may or may not be achievable; city requires landscaping, on site and on street parking; the applicants engineer will use the city standards in designing development; Poulsbo Place did receive alternative development

standards for setbacks which would not be conveyed to the Ferris property such as greater lot coverage; in reality it will appear less dense than Poulsbo Place; reduced yard size in Poulsbo Place will not apply; and access through Poulsbo Place would require modification to the Poulsbo Place Master Plan and the Poulsbo Place Homeowners Association declined to provide access via Ash Crest Loop.

CPA 2014-03: City Engineer removed one of the proposed roads near 10th Avenue; WSDOT is not able to give a timeline for completion of review; and amendment would not take effect until the latter of Council and WSDOT approval.

CPA 2014 04: General improvement total for Parks and Recreation funding sources item 10 is a onetime allocation showing in 2013; street improvements on 10th Avenue between Liberty Road and Lincoln Road are developer funded; and the list is reviewed yearly.

MOTION: Coleman / Hansen: MOVE to recommend approval to the City Council CPA 2014 -01, CPA 2014-03, and CPA 2014-04 and direct the Planning Director to prepare findings of fact in support of this decision for the Planning Commission Chairman's signature. Vote: Unanimous for

7. COMMENTS FROM CITIZENS - none

8. COMMISSIONER COMMENTS

Commissioners joined to welcome new Planning Commissioner Shane Skelley.

The meeting was adjourned at 7:58 pm



Ray Stevens
Chairman, Poulsbo Planning Commission