

# City of Poulsbo PLANNING COMMISSION

Tuesday, March 14, 2016

## MINUTES

### Members Present

Bob Nordnes (BN), James Thayer (JT), Ray Stevens (RS), Shane Skelley (SS), Gordon Hanson (GH), Kate Nunes (KN), Jim Coleman (JC)

### Staff

Karla Boughton (KB), Nikole Coleman (NC)

1. Call to Order
2. Flag Salute
3. Approval of Minutes - 11/22/2016. THAYER/NUNES with amendment to add KN to attendees.
4. Modifications to the Agenda – None
5. Comments from Citizens regarding items not on the agenda – None
6. Public Hearing Comprehensive Plan Site Specific Amendment - Nordale

KB: Introduce and welcome Nikole Coleman, our new Associate Planner to the Planning Commission. She will be going over the Comprehensive Plan Amendment.

NC: Happy to be here, an exciting 5 weeks. 2017 Comprehensive Plan Amendment, only one this year, the Nordale Comprehensive Plan Amendment. Have a staff presentation, a Public Comment period, have a discussion amongst yourselves with staff and then provide a recommendation to city council on the amendment itself.

Amendment process so far, applications were due by 11/15/2016, since then, notified Dept. of Commerce, NOA & optional DNS, which was issued on 02/17/17, issuing the Public Hearing notice for the PC issued 02/24/17, the staff report was available one week ago today. Tonight, for the Public Hearing for PC. The next step is city council public hearing on 04/12/17.

Received one comment from WSDOT, provided to you when you came in. It is submitted as Exhibit 1. They want an opportunity to review any development in the future with any impacts to SR305 if any development proposes access via SR305. So, the details of the Site-Specific request is to change the land use designation and zoning for one parcel from the current designation of RL to C3. Amendments to figure LU1 from 2036 Land Use Comprehensive Plan Map and Zoning Ordinance Map in our zoning code. Property is 2.16 acres in size. Access from

Little Valley, adjacent to SR305 and Forest Rock Lane. Adjacent land uses include a Gas Station to East, Commercial to South, Taco Time, vacant property to North, and a wetland that has not been delineated is on the property to the North. Request from RL to C3, PMC 18.210.020, provides the findings that must be met to grant a comprehensive plan and zoning map amendments. The findings are discussed on pages 8 and 9 on staff report. Staff has reviewed and determined that the request can be supported because it's based on a change in circumstances and new information. On the left is zoning map showing the RL Zoning, right is proposed map, showing the C3 Zoning. Also, providing with surrounding zoning, RL to North and Commercial to South and East. With the Planning and Economic Development staff, recommend that the PC offer approval of the site specific zoning request and amend the Comprehensive Plan and City Zoning Ordinance map. I can answer any questions that you may have.

RS: Open public hearing on the site specific comprehensive plan amendment

8:08 (A citizen): Check the designation also. Those are the two issued I have. Clarify going to R where there is a church to Commercial. Thanks.

Debra Hurd – Goes to that church. If you change this to Commercial and the church is active, how does that effect the taxes within the city. We are a small church. Please clarify. Also, it was my understanding that this was only supposed to be used for a church. If part of that is approved, is someone talking about subdividing that parcel so that part of it is used as Commercial and part of it is used as a church? Those are my questions and I am hoping that someone can answer them.

RS: Close public hearing; Opening public meeting. Any questions or comments?

JT: I have a comment. It would be good if the Planning Dept. can answer some questions or let citizens know where they can get answers to those questions. I would think that tax questions should be at the Tax Assessors office and usage for Churches aren't really questions that the PC can answer so it'd be good if those were answered before the City Council Public Hearing.

KB: For the first question, While the Applicant is Jim Nordale, he is representing the property owner, the Diocese of Olympia. The Property owner is aware that the rezone request has been submitted and has signed the application form, presuming he is aware of any restriction of the use of their property. That is a binding if it is on them. They did not make that aware to the city. The tax question is with the Tax Assessors office. It is my understanding though that Churches are exempt from taxation, but please confirm with assessors office. Part of the application is that the Church is interested in selling the property and they have had it for sale for well over a year. Part of their rationale of rezoning is that this is a corner of one of the busiest corners in Poulsbo, not conducive to a RL. They are very interested in selling the property. They are planning on using proceeds to humanitarian efforts and charity in Kitsap County. Churches are allowed in the Commercial zone. Wetlands, it is true, we know there is a wetland system to the N, a protected buffer would be needed although we do not believe it is on this property. We are probably looking at a 75 to 100-foot buffer, but again, that is not official, just me ballparking and estimate.

We will contact the property owner to see if there is a restriction to the deed. But we will do that before the City Council. But none of that has been submitted to us.

MOTION: HANSON/COLEMAN I move that the Planning Commission recommend to the City Council the application CPA2017-01, a request to re-designate and rezone a 2.16 acre property located at 20295 Little Valley Road from Residential Low to Commercial C-3 Zoning. Amendments will be to Figure LU-1 "2036 Land Use Comprehensive Plan Map" and the City's Zoning Map. And for the Planning and Economic Development Director to prepare findings of fact. **Vote 7 in favor**

7. Comments from citizens?

KB: I do have a director's report under modifications of agenda. Can I do that now?

RS: Yes

KB: The Green folder is an update to our FEMA, they are coming forward as an update to development regulations. Minor amendments in relation to map updates that FEMA did for our flood insurance panels. We have one date scheduled, April 11 at 6pm with a special workshop and we will hold the public hearing after the workshop at 7pm. Michael Bateman is our lead Liaison with FEMA. He will go through all of the details. The other report I want to give you that we will be bringing forward amendments to the Critical Areas Ordinance, coming to you starting in April. We are finishing up amendments, Fish and Wildlife Biologists, updating critical area ordinances. What we are doing only is updating for new best available science. As you recall under the Growth Management Act, all critical area protection has to be based on Best Available Science. We get that from our guidance agencies, WA State Department of Ecology and WA Department of Fish & Wildlife. They will be giving us guidance and we will incorporate into our CAO. This is a requirement. This is the second step of our Comprehensive Plan update. I anticipate many workshops. There are seven sections.

Will we have a quorum, will the rest of you be here on April 11<sup>th</sup>?

8. Commissioner concerns or comments? – None

9. Meeting is adjourned 7:25pm



Ray Stevens

Planning Commission Chair