



PLANNING COMMISSION

Tuesday, November 7, 2017

Poulsbo City Hall Council Chambers MINUTES

Members present: Kate Nunes, Gary McVey, Bob Nordnes, Ray Stevens, Gordon Hanson, Jim Coleman

Staff Present: Karla Boughton, Nikole Coleman, Helen Wytko

- 7:00 PM
1. Call to Order
 2. Flag Salute
 3. Approval of Minutes – 10/07/17, 10/17/17 COLEMAN/NORDNES 5 in favor; 1 abstention
 4. Modifications to the Agenda
Recognize new PC member Gary McVey confirmed by the City Council
 5. Comments from Citizens regarding items not on the agenda: None

6. Public Hearing
Land Division Ordinance Update
Staff: Boughton

RS: Close public meeting open public hearing

KB: Provided a brief presentation of the 2017 Land Division Ordinance Update. Recap of review timeline, types of land division, significant new or revised provisions.

Planning commission held two workshops and went through page by page. Three substantial changes as well as minor text and organizational modifications. Substantial modifications included infill residential short subdivisions require PC Review; Short Subdivision expire at three years; and allowing additional model homes to be permitted.

7. Comments from Citizens
RS: At this time allow comment from citizens.

Barry Margolese: Thank staff for preparing changes in code and believe they are appropriate for the time. Definition RCW 58.17.020 neat and approximate drawing of a proposed subdivision showing street lots. Basis of approval or disapproval of jurisdiction. Jurisdictions have gone way beyond that to something that is defined and exact, and consistent

with final design. In many jurisdictions recognizing this has been a process, they have instated a process to change pre-plats. To make changes from preliminary to final plat difficult. Issues may arise or there may be changes that you want to make. Changes not possible, almost a situation where you have to go through the application process again if changes needed to be made. I applaud Karla and her staff for making these changes into this code modification. We have processed plats in other counties and cities and all of their codes have the ability to have plats modified through administrative or HE process. I recommend that this work be looked at closely and recommended to city council.

RS: Close public hearing and open public meeting.

GM: In reviewing draft prior to tonight's meeting found a couple errors that I want to address.

KB: I did look at those two areas and I concur that they need to be changed.

KB: check in on model homes do a percentage of the plat

GM: increased model homes but have one marketing center.

KB idea to have different model types with different floor plans to walk through

RS: Must be depending on size of plat.

MOTION NORDNES/COLEMAN to recommend approval to the Poulsbo City Council the Land Division Ordinance Update as identified as Exhibit A in the Staff Report; and direct the Planning and Economic Development Director to prepare findings of fact in support of this decision for the Planning Commission Chair's signature.

5 in favor; 1 abstention.

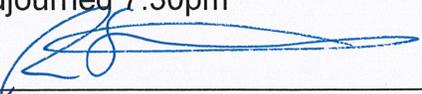
8. Commissioner Comments

RS: Is there any comments from commissioners?

BN: Is there anything proposed to go into the space that is currently occupied by the Olmsted Nursery after they move?

KB: Not at this time, both owned by Brown Bear. They have not approached the city

9. Meeting Adjourned 7:30pm



Ray Stevens, Planning Commission Chair