



PLANNING COMMISSION

Tuesday, April 10, 2018

Poulsbo City Hall Council Chambers

MINUTES

Commissioners Present: Ray Stevens, Kate Nunes, Gordon Hanson, Bob Nornes, Gary McVey, Jim Coleman

Staff Present: Karla Boughton, Nikole Coleman, Helen Wytko

- 6:00 PM
1. Call to Order
 2. Flag Salute
 3. Comments from Citizens

Jean Charters – I speak to you as a member of the Poulsbo Historical Society. I serve as a customer service volunteer as well as a librarian for the Poulsbo Maritime Museum. I want to thank you all for your service and your dedication to the community and residents who reside here. As volunteer I have had an opportunity to speak to a variety of people who come here by various modes of transportation. They have wonderful things to say about the community. They want to learn more about culture and family history.

Poulsbo's heritage is beautifully detailed in the book *The Spirit of Poulsbo*, was written by Judy Driscoll and urge you browse the pages of this remarkable work that documents our history as you contemplate the future of the downtown historic district in Poulsbo. You will find the book in both the maritime and heritage museum as well as Library. I invite you to join a walking tour of historic downtown, offer fascinating insight into the hard work and dedication it took to the early settlers to develop the enticing and eclectic community that today draws visitors from around the world. I have for you informational brochures about walking tour and asked Judy Driscoll to facilitate walking tour specifically for Commission and Planning Department. She said she would be happy to take you out on a walking tour at a time that is convenient to all of you. All it takes is a call to the heritage museum.

Rita Hagwell - I have lived in Poulsbo for 46 years. Today is the 20th anniversary for the Northern Ireland treaty. If London England is out of the treaty and Ireland isn't. Thank you senator Mitchell. That is my heritage and I never thought I would face racism as I have in this city. I



wanted to show Marelaine Lane after Miss June attack couldn't handle it. He said to me you are family. And if you look on this paper this original sign was pulled down by the maniac. Ran out to the woods. Someone in the city tried to make it up, this is the sign I had to put up. It has been constant harassment. I live with John Johnson Brad Watts and I am the one they wanted to have open space. Sued Johnson Hartman came up. Go ahead and I will go to jail for contempt of court and my husband was dying and I had to give input bottom of the Hartman would not respond. You can see there in the back. Asked the City to come and tell I am under the Americans with disabilities act. Now that I have lights I can go to my brothers party and family. Asked police person and she said nope. Letter to Mrs. And Mr. Hartman. Asked Diane Lenius and City would not let them come up. You will see why you have an old map and you can see old water rights, asphalt that we spent much money and power pole. Want it to fall apart so they can bring in the sewer. Years ago I talked to Jim Groh he said to me I am Poulsbo and we can do anything we want. We don't want to know when the planning comes down to it that Marelain Lane isn't going to become their sewer. I am going to fight that. They are trying to take my land and take up all my buildings so I can be their central park. Letting you look at all of this so you are prepared and I do have a lawyer. Only hope he is a wartime consideiarty and they will not admit that the top part of Maralaine belongs to me. They are trying to get rid of me and my lane.

4. Approval of Meeting Minutes – NONE

5. Commercial Code Update

RS: Open the Public Meeting

KB: we are picking up on page 15 where we left off at our last meeting on March 27th. Nikole has overview of what we are talking about tonight and then we can start our page by page review.

NC: Get started tonight on the building design, landscaping and site standards for the C2, C3, C4 commercial zoning districts. Give overview and get into the additional standards as well. Proposing that we could take off next week and meet on the 24th. Updated City Council review schedule.



Tonight's Agenda

1. Standards for the C-2, C-3 and C-4 districts.
2. Mixed-use structures.
3. Mixed-use site.



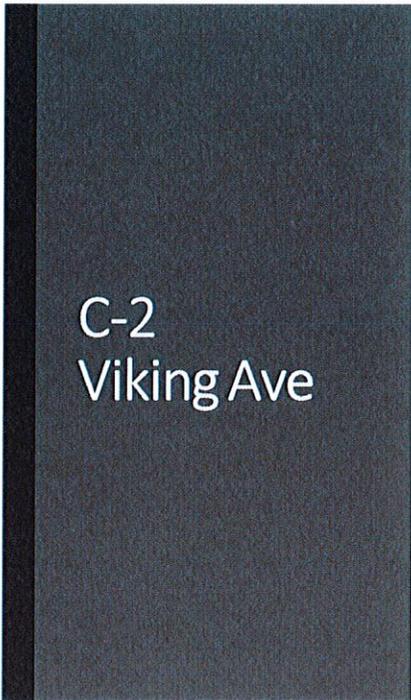
Planning Commission Review Schedule

Date	Topics
March 13, 2018	Overview and begin discussion on Commercial Use Table
March 20, 2018	Continued discussion on Commercial Use Table (including self-serve mini-storage use in C-3 zoning district); begin discussion on lot coverage and building height.
March 27, 2018	Continued discussion from previous meeting; C-1 district design standards/shopfront overlay.
April 10, 2018	Standards for the C-2, C-3 and C-4 districts; mixed-use structures and mixed-use site.
April 17, 2018	Continued discussion from previous meeting; discussion on any 'parked' elements and/or responses to questions/requests for additional information.
April 24, 2018	Discussion on any 'parked' elements and/or responses to questions/requests for additional information.
May 8, 2018	Public Hearing at 7 p.m.



City Council Review Schedule

Date	Topics
April 25, 2018	Economic Development Committee
May 16, 2018	Workshop
May 23, 2018	Economic Development Committee
June 6, 2018	Workshop
June 13, 2018	Workshop (if needed)
June 20, 2018	Public Hearing at 7 p.m.



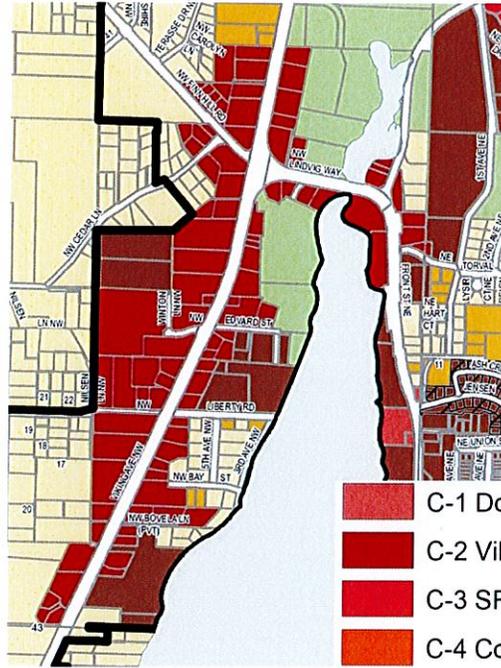
C-2 Viking Ave

1. Encourage commercial uses and activities that depend upon safe and efficient access to major transportation routes.
2. Provide a compatible mix of office, commercial and residential uses.
3. Allow for residential and mixed-use projects to increase the opportunities for people to live, work, shop and recreate within walking distance.
4. Ensure that projects are designed using consistent and compatible architectural design.



C-2
Viking Ave

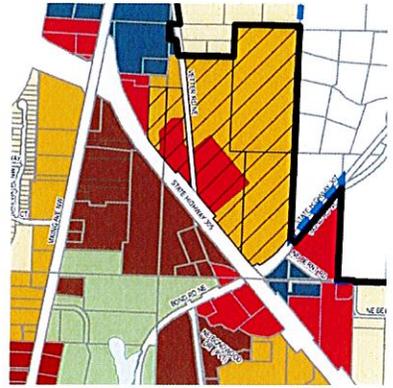
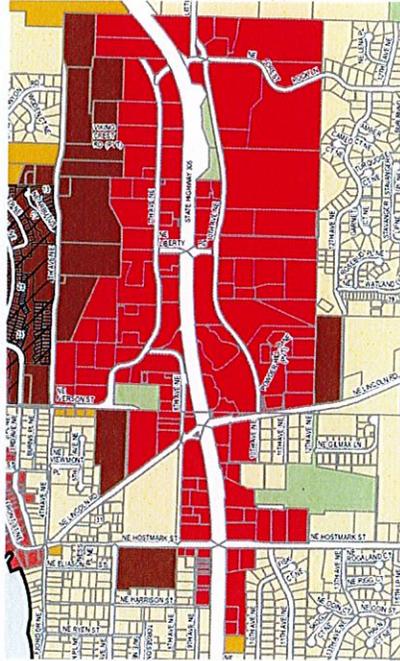
C-3
SR 305



1. Encourage businesses that offer the frequently needed consumer goods and services for the local population.
2. Support a wide range of activities to enhance the SR 305 corridor as the business and financial, health services, and professional office hub of the community.
3. Ensure that projects are designed using consistent and compatible architectural design.



C-3
SR 305



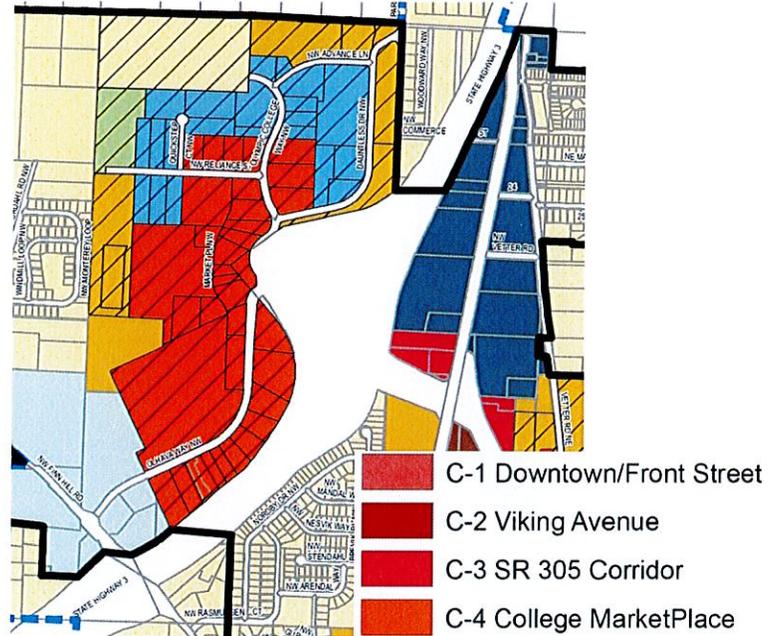
-  C-1 Downtown/Front Street
-  C-2 Viking Avenue
-  C-3 SR 305 Corridor
-  C-4 College MarketPlace

C-4
College
Marketplace

1. Provide the appropriate location within the city for big-box, large-scale, and national chain retailers.
2. Encourage businesses that depend on convenient vehicular access from major transportation corridors.
3. Support businesses that offer consumer goods and services for the regional population.
4. Ensure development is consistent with the approved master plan and developer's agreement.



C-4 College Marketplace



NC: Now we will get into design standards and landscaping. Staff has been trying to beef up the purpose statements to help us as we do our reviews and we have added language.

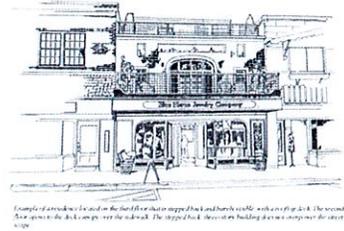
Purpose

The C-2, C-3, and C-4 zoning districts serve as both local and regional commercial centers and the building design and landscaping shall utilize techniques which reduce the scale of large buildings and is responsive to existing site conditions. Building design shall reflect a Northwest Lodge and/or Craftsman style through architectural elements, streetscape features, landscaping, artwork, lighting, and signage.



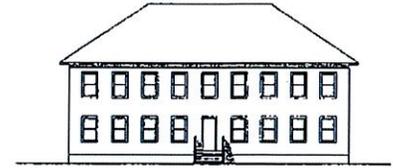
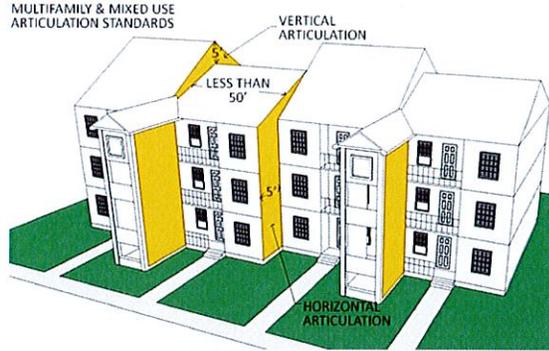
Building Design

- Architectural Details
- Articulation
- Horizontal Definition
- Roof Expression
- Primary Entrance
- Weather Protection
- Upper Level Setback
- Exterior Materials
- Color



Definition: *Articulation*

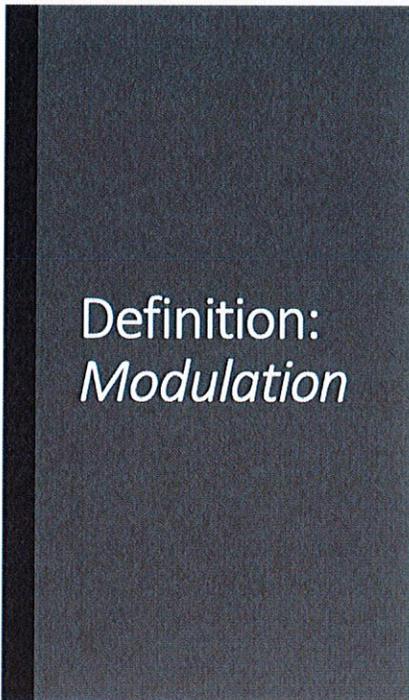
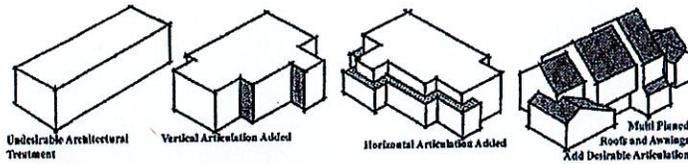
The emphasis of architectural elements, such as windows, balconies, and entries that create a complementary pattern or rhythm, dividing the buildings into smaller identifiable pieces.



Unacceptable

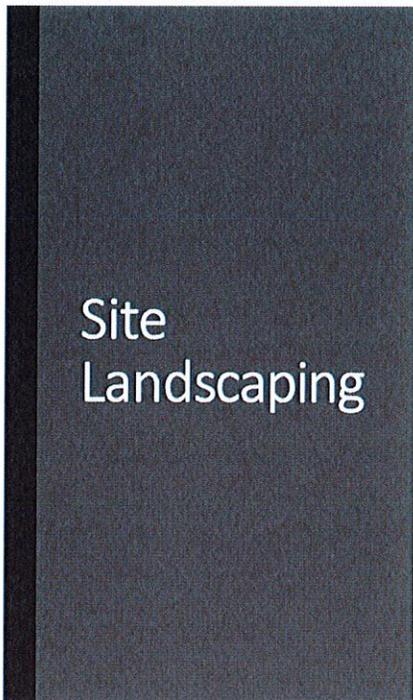
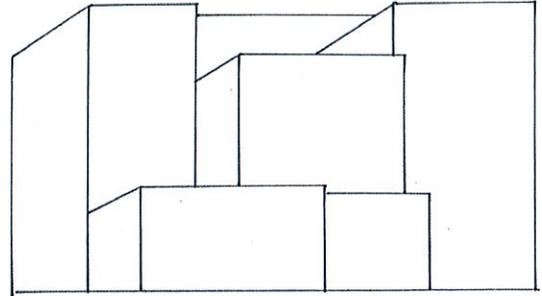
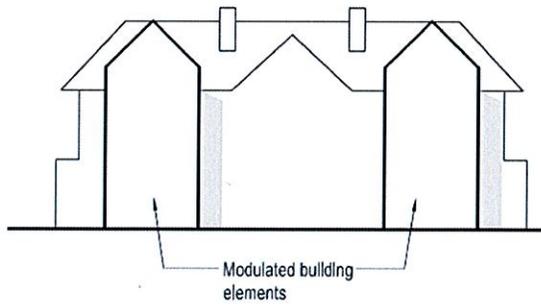


Acceptable

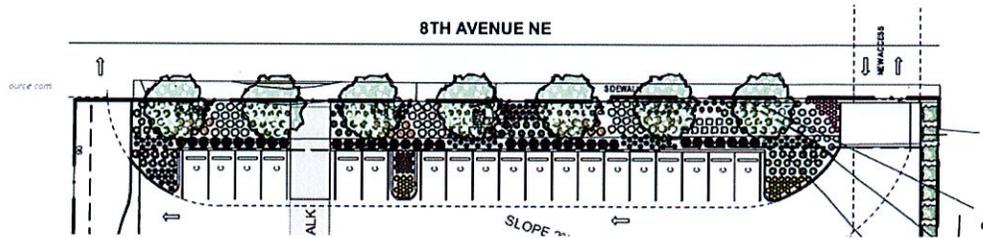
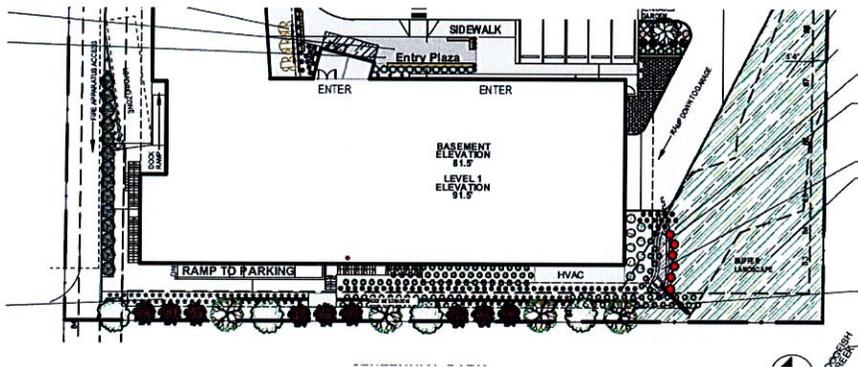
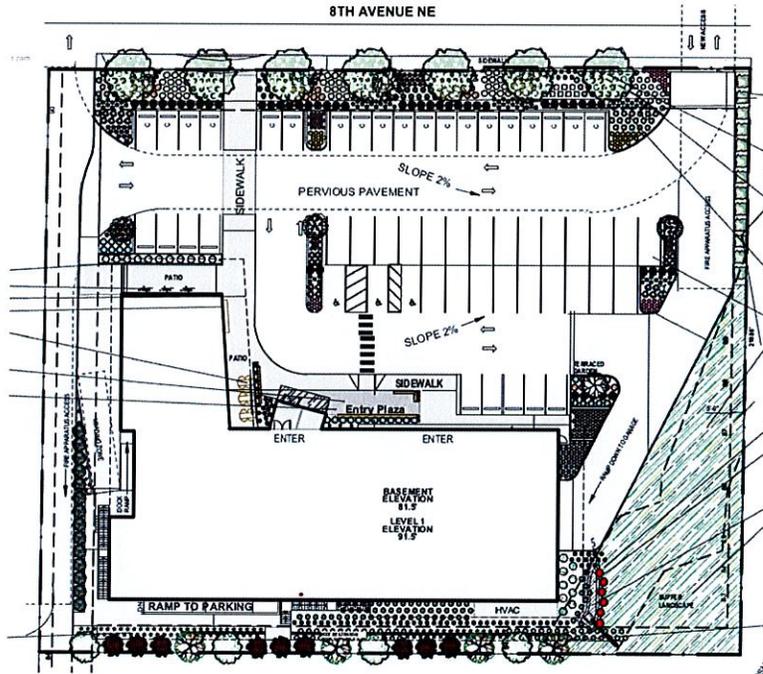


Definition:
Modulation

Modulation is a stepping back or projecting forward of portions of a building facade within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.

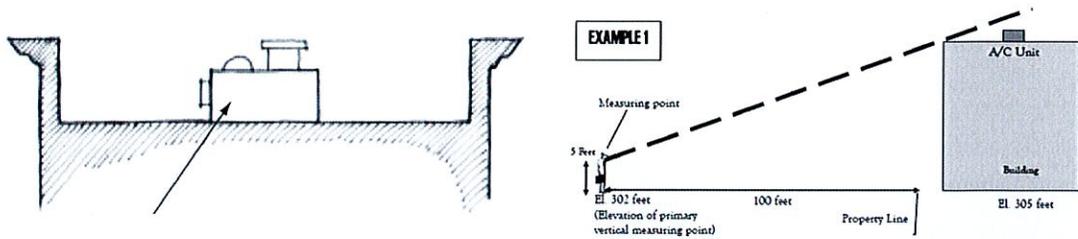


- Required Overall Site Landscaping
- Setback Landscaping
- Street Trees
- Parking Lot Landscaping
- Building Perimeter



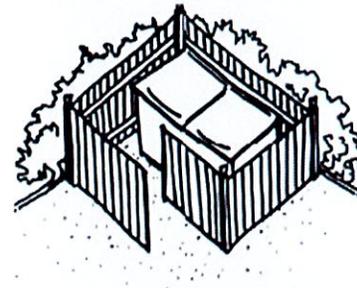
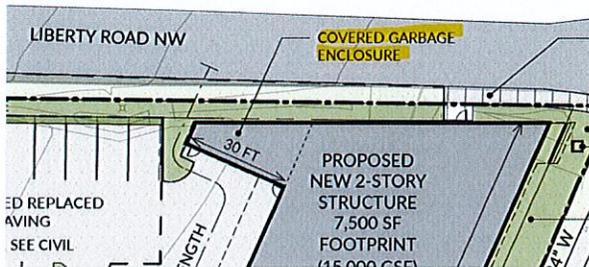


level mechanical equipment whether be by parapet or setback enough in the building so you can't see it from street level.



Mechanical Screening

Moved to 18.80.080



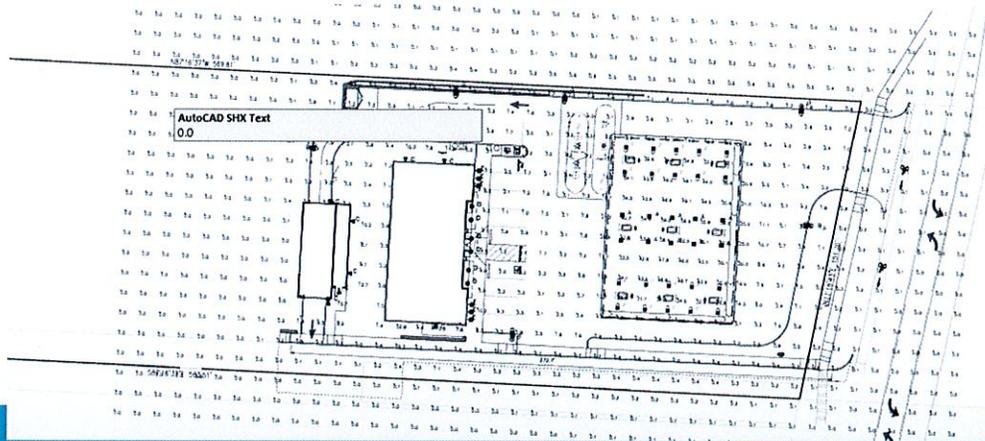
Trash & Recycling Screening

Moved to 18.80.080



How can PW get to it safely and be able to maneuver. Also, is it screened or landscaped.

Move lighting section to additional standards so it applies to all of the commercial zoning district. Get a photometric plan and look at lumens to make sure that light isn't spilling over to adjacent properties. Also look at design of light fixtures.



Lighting

Moved to 18.80.080

NC: staff has not recommended changes to infill and redevelopment district.



Infill and Redevelopment Incentives in C-2

No Staff Recommended Changes

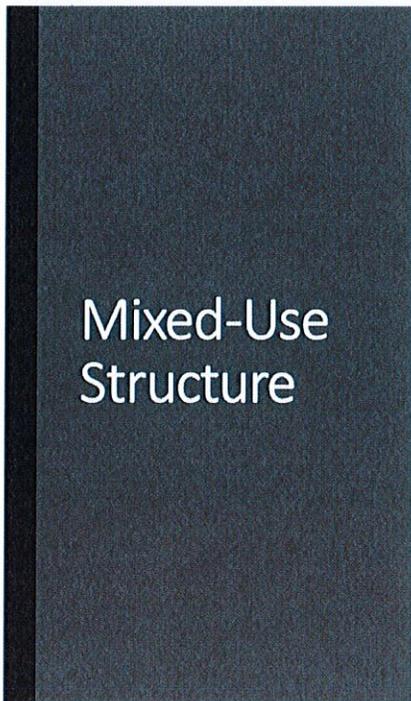
Purpose

- Alcoholic Beverage Sales.
- Bed and Breakfasts.
- Mobile Vending Carts.
- Clubs, Lodges, Places of Worship.
- Child Care Center.
- Drive-Through Businesses.
- Screening.
- Mini-Storage.
- Outdoor Storage.
- Service and Gas Stations.
- Schools.
- Lighting.

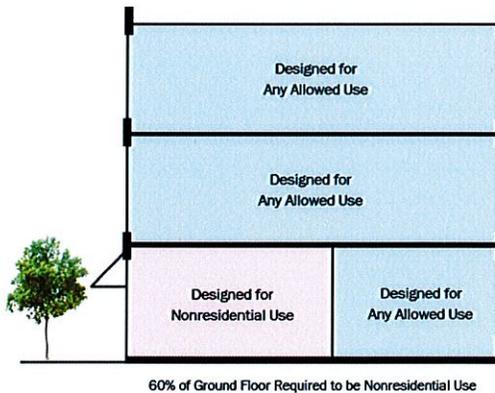


Proposing that 60% of the ground floor be used for commercial services. We have been getting postage stamp sized proposals. Want to have commercial space that is viable long term. Currently don't have any standards for how much commercial has to be provided in a mixed use structure.

New concept we have proposed is mixed use site, only presented in the C1 zoning district for through lots on Front Street and 3rd Ave.

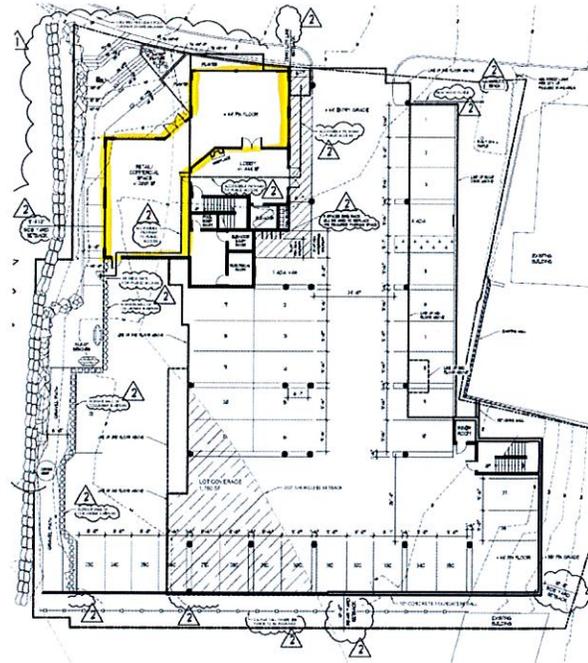


- c. The following standards shall apply to the street level floor (see 18.80.050.D(13) for mixed-use structures in the Shopfront Overlay):
 - i. A minimum of 60% of the street level ground floor gross square footage shall be occupied by nonresidential uses. These uses shall be oriented to the primary street.
 - ii. Parking shall not be located on the street level floor unless an intervening permitted use is provided between the street and the parking.



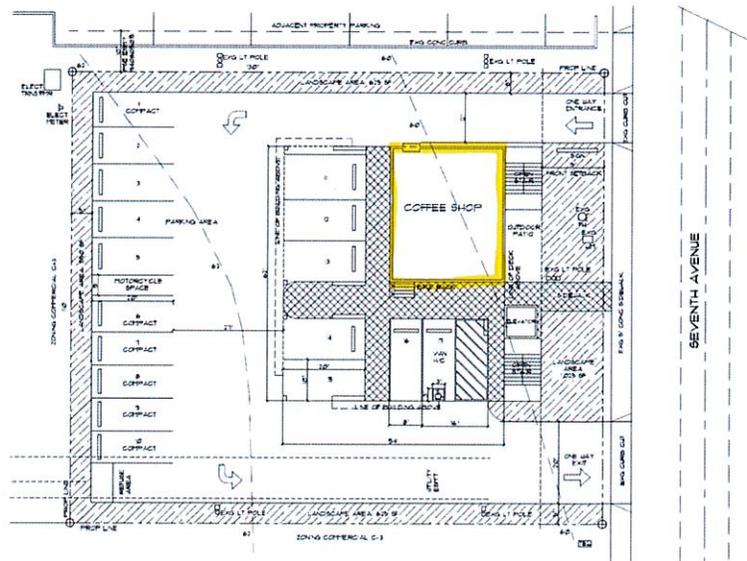


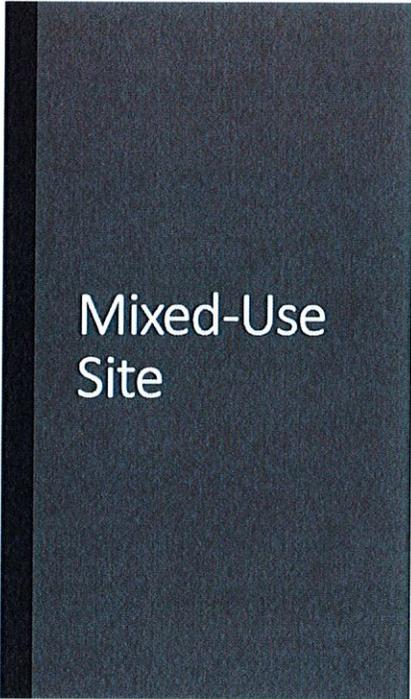
Mixed-Use Structure



Proposed coffee shop on 7th Ave provided in mixed use structure. Provide a more interesting pedestrian environment.

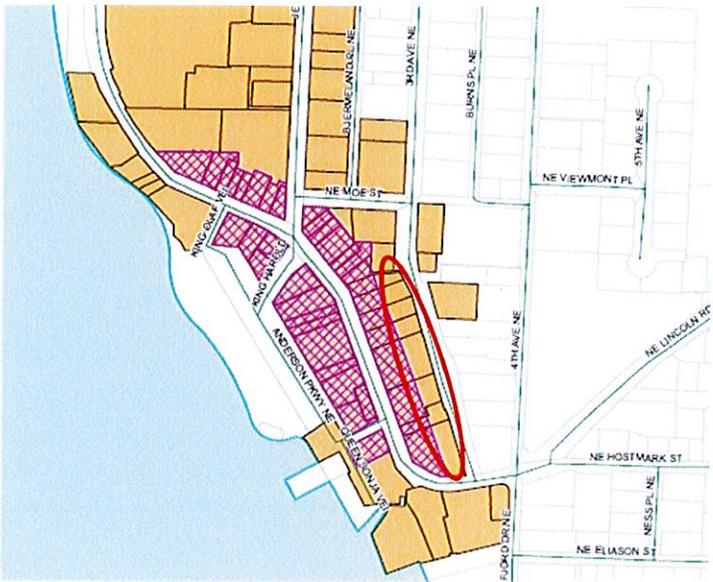
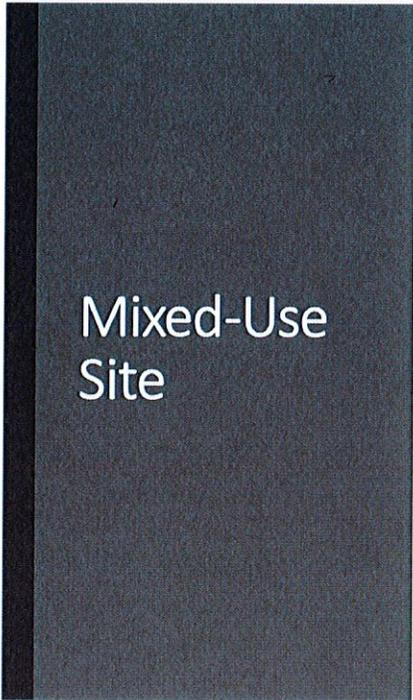
Mixed-Use Structure





Through-lots which have street frontage off Front Street on the west and 3rd Avenue on the east, present an opportunity to offer stand-alone residential units on commercially zoned properties.

Only be permitted in the C-1 zoning district on lots with frontage on 3rd Avenue.



PMUD no proposed changes but we are open to any conversations about it.



Planned Mixed-Use Development (PMUD)

No Staff Recommended Changes

NC: We have had this in our code for mixed use residential consistent with zones. We are also not getting a lot of projects with two bedroom units. 1 and ½ seems appropriate for downtown and the proposals we are getting.

GH: What is a hospitality suite?

NC: Space for residents to rent for when their family comes to stay. Becoming popular in urban areas. Like a hotel room. Only rented by residents in that building for parents to stay.



Off-Street Parking and Loading

C-1 Zoning District

Residential: one space per studio/one bedroom dwelling unit; ~~two~~ one and a half spaces for a two or more bedroom dwelling unit.



Sign Standards

No Staff Recommended Changes

RS: Begin our review on page 15 and work our way through it.

KN: 18.80.060.a.1 questioning why we need to say public streets and other publicly visible areas. Seems redundant to me to identify it as publicly visible.

KB: Example for CVS while in general is how all 4 building sides are publicly visible at some point. If it is a street or parking area, what we worked with them on is the back side where they have a drive through window. It has some but not full architectural articulation. Building with backside where delivery that backside does not get the same architectural treatment. Hierarchy of where we want to see the most articulation, modulation, attention to color, attention to detail.

RS: We are defining façade.

KB: If it is a building that is publicly visible like old city hall you have to treat all sides, because there is no backside to it. Gives us ability to determine which sides are not publicly traveled or seen from the street.

KN: What if you are right next to someone's backyard? As a resident you are not going to be keen on having a blank wall in front of you.



KB: At the mini storage on 10th that was across from residential houses. They were required to do architectural treatment on all four sides.

RS: The backside of Albertsons building is an example of how that would be applied, not needing a whole lot.

KN: I am okay with leaving it I wish there was a little more on if your in someone's backyard.

KB: Is your concern is if it is adjacent to residential?

KN: Yes.

KB: We can definitely reword that.

GH: Do we need to define architectural interest.

KB: More robust sentence with examples below.

RS: 15 16 17. I think in previous versions we talked about using numbers instead of letters.

KB: Yes talked about in land division ordinance. We always start with numbers but the contractor we use, Code Publishing, they change it all back to written numbers. Protocol they use.

RS: Other question on number 8, if I read through this, this is almost telling them what they have to use. I don't know if that is our intent that they have to use masonry on the bottom. Reads as a requirement that these are the things they have to have on their building.

KB: Do you not want it to say that?

RS: There should be some articulation.

NC: Recommend masonry be located on the bottom?

RS: For example so we are not dictating that every building have masonry on the bottom. We are not a theme town and that would be too much.

RS: Page 18 conflict between letter b and letter e. In b stone real or cultured. In e you have to use something locally sourced.

KB: I am presuming your comment is to continue to allow cultured stone.

RS: Correct.



JC: 9.a the colors you described are straight forward is what you shall use. Is that really what we want to do because we had a discussion in the C1 zone. Did you really take a good look at it and decide that is how you want to dictate color schemes.

KB: Yes.

GH: I am in favor of getting rid of the entire color section.

KB: As you all know we did not have design standards until we received 1998 Hollywood Video and Al's Auto Supply which spurred design review board. What is deleted under a – c. all we are really doing is adding robustness in that the colors are the same earth toned. Access colors have to be limited to 2" inches in width which is the most significant decreasing from 4" these are essentially what we have been working on for years. We don't have DRB any more, it was resolved a few years ago. All design review goes to staff.

Bring forward to PC and can arbitrate the design if necessary. Colors for downtown we did recognize they are different and acknowledge part of eclecticism and makes sense on smaller shopfront. Buildings would be painted their corporate colors. Corporate entities are always going to come in with white and their corporate color. As the planning director I would advise you not to. Allowing for organic color scheme and corporate to be allowed through signage.

BN: We had some issues too on DRB particularly on Viking Way. We had issues with Ford and had to make some concession and it was proposed to us that they were not going to do it if they couldn't paint their corporate colors. We must be cautious of not dictating. Have a handle and have a say in it but it is a fine line. We can't paint color to our liking totally. Can't have uproar of that we had with the video store.

KB: We use this color language from City of Gig Harbor. When we were updating this section, we took as a template. Adding the roof color. If you want to go back to what we were using we certainly can.

GH: Maybe delete the word limited.

GM: I support the language as is.

KN: I am okay with it as presented. I did like the muted pastels and sands.

BN: I agree with Gordy's approach that should be shall is about should be.

GM: Will this cause enforcement problems?

KB: Totally. I do recommend that we need to say what we mean and not suggestions.



NC: Walmart example wanted to use corporate bright blue and orange pick up if we didn't have the language we do have.

KB: They wanted to paint the whole façade bright blue and bright orange, not going to happen because of what we have in the code.

KN: Master plan helped on that too.

KN: I am good with the new language.

RS: Anyone else want to jump in.

JC: If that is what they want that is fine.

RS: I think that they should keep the new language.

GH: This says you cannot use white for your building.

NC: I think Kate was suggesting adding back in the muted colors and pastels.

Consensus: Yes

RS: Page 19

GH: 5.a parking lots with more than 10 spaces shall be landscaped. I don't understand why little strips in parking areas are useless and doggie dumping areas and I don't see the benefit.

RS: I know that it is hard to keep them up in some parking lots. I do see a few of them that are done nicely.

KB: Parking lot landscaping is a really important part. It provides visual breaks in of asphalts, it provides pedestrian connections, softening of asphalt area, can provide shading during the summer. Place where you want to go park your car. Can be incorporated into stormwater design with LID opportunities and treatment areas. Aesthetically and overall site cohesiveness I wouldn't want to lose the requirement that landscaping is a part of all of our parking areas.

GH: Thinking about C2 Viking Way. James Lumber. Sales, gas, coffee. All small places and you start taking away they are going to lose their parking and their parking is important for them. Red Apple is another example, where it wouldn't be fair to them. Viking Way businesses.

KB: Current standard I would agree with you about red apple and some of the other properties that have shallower parcels.

RS: Have to move forward.



JC: Only if I have more than 10. Does that number need to be increased that have some of those parking areas on Viking?

NC: A lot of this new effort is we haven't been overly impressed with some landscaping we have seen and we don't want high quantity, we want quality.

KB: Existing requirements, clarifying that 5% of your parking lot has to be landscaped.

HW: James Lumber parking one space per 500 sq. ft. so no less than 25 spaces anywhere on the site.

BN: It gets neglected which is my biggest issue with parking lot. Doggie dump and pathway short cut. Never sees fresh bark and that is too bad. To me it is wasted when it starts looking like that and detracts. You have to have bump outs I think asphalted or concreted dividers would be better than grass areas.

NC: One of the elements we are requiring is more trees. Hardscape instead of a bush. Gig harbor has a development which looks nice to have a tree and a couple boulders.

BN: I think there is appropriate occupancies. Maybe hardscape, I agree.

NC: Does the rest of the Planning Commission agree about hardscape?

KN: Something we can do in the last paragraph to encourage stormwater and LID design. That is something we should be doing in our parking lots no matter what.

KB: Those are required to be maintained, those don't get to be neglected.

KN: One more thing on page 19, retention of trees. I question why we are only saying that for C3.

KB: Tree retention in zoning code we were adding that in there it is part of this particular zone east of 10th Ave. one particular ridge area. Tree retention should be incorporated as part of their landscape design.

KN: Out of curiosity why not?

KB: Tree retention more easily incorporated into residential. For commercial we get this as our landscaping requirements and encourage that existing vegetation to be incorporated as part of their landscaping. Healthy robust works within the whole site. Felt it was comp plan policy in 2009 area that hides Forest Rock Hills because of swath of trees along this very distinct area.

RS: Page 20. Page 21 C3 this is in the infill area which we are not changing. On page 7 this is saying if I look in c2 setback. We are not actually reducing we are keeping it at 15'.



KN: Saying to take it out?

RS: Fear of writing details in a paragraph when it should refer to a chart. Have to make sure we catch all those or refer to a chart.

KB: Reduction is for rear yard to 5'. We will go through that.

RS: Anything else on page 21, 22, all the old language, 23?

GH: Section 8 parking Viking Avenue frontage. Building burned down are they not required to put the parking in front of the building. I think they should be allowed to park in front of building. Virtually all parking for smaller is in front.

KB: This section is specific incentive and it does not preclude developing under the standards we just went through. This is a special section that is only a developer's option and not required. If you want to develop under commercial mix use.

RS: Anything else 23, 24, c beverage food retail vending carts. My concern is food trucks. Is a food truck defined under vending cart.

KB: We do consider food trucks under this provision.

RS: I think they should be specifically called out. Proximity to restaurants. Next page add food trucks again. Add word "adjacent" 3 insert adjacent commercial building. They should be next to it. We do have to help support our businesses.

GM: Language you want adjacent and associated?

NC: Brewery wants to have a hot dog cart at their entrance, they couldn't do that. Is that what you are intending?

RS: Concern is that they have food truck instead of supporting business. I think if someone sets something out it should be associated and adjacent to that business.

KB: Your input is important. Why don't we take a look at food trucks. Specifically not identified. Not considered permanent at all. This section deals with trucks who roll away.

NC: Maybe it would be worth separating carts and trucks out at this point.

KB: That is what we had everyone doing coffee carts and those are not really around anymore. Maybe it needs refreshing to address today's trend.

BN: They have moved inside. I think we should provide some language.



RS: Not saying that they are all bad but they need to be appropriate.

KB: City Council concern too. Similar sentiment that we need to support restaurants in town and why they chose not to deal with food trucks.

KN: Who is responsible for getting the permit? They have a variety of food trucks that come. Rainy Daze applying for food truck does it go with business or food truck.

NC: Will address concerns.

RS: 25.

JC: d.2 what do you mean by last sentence unless no other access is available to the site?

BN: Giving them an exemption.

KB: There are times when there is peak traffic coming and going from the site. You are going to want traffic coming out onto higher volume streets.

GH: Page 24 18.80.080.A is this redundant from state. Do we need that or are we reinforcing it.

KB: Been in zoning code for 30 years we can strike it. Standard state separation requirements.

GH: b.1 bed and breakfast no more than 10 rented rooms. Arbitrarily picked 10 or some other rule?

KB: Worked on this the bed and breakfast primarily located in Residential zone.

BN: Seems high.

GH: Agree

BN: May want to look into it kicking it over to a hotel or motel. State fire Marshall.

KB: Would not consider it a hotel because it is in residential zone.

NC: Dealing with commercial zone.

NC: Seems appropriate for commercial. Talking about residential next year so we can come back to that one.

RS: 26, 27,

NC: Number 9 storage facility operating hours. 7-9 seems reasonable for everything. This is the commercial zone.



RS: Totally agree.

GM: Number 6 residential quarters do we need to put a limit on it. Seems pretty broad to me.

RS: Do we ever see anything like that?

NC: No.

BN: How about wording it singular instead of plural.

RS 27, 28, 29

GM: Typo 13 page 28 last sentence. As the this section. Also J.2.c.i minimum of 60% figure struck me as low. Is this a standard you took from somewhere else?

KB: One of our main amendments that we are proposing for your consideration. Mixed use structures were not permitted until 2009 when Comp Plan updated and mixed use was identified as a new land use tool. We spent a lot of time thinking about how it looks. Commercial and residential very strict on uses.

What we did in 2013 is we put together PMUD in C2 and C3 zones. What we set forth is that in all of our commercial zone is where non-residential on 1st floor and residential. Sat for many years and now mixed use structures became very interesting and because market is supporting residential uses and not so much commercial uses. What we are seeing is apartment buildings coming into our commercial zone with minimal commercial square footage. When we looked at bulk, scale, and height, we showed you mixed use structures that had minimal amount of commercial. We wanted to crack that because we felt there was an erosion in our commercial zoning district or primary use of structure is residential and is that what we want to see?

Mixed use is supported by comp plan and market. Currently no minimum requirement how much should be commercial. Parking and other uses started to delve into mixed use and sort of a puzzle. In private sector they are very difficult to finance. Other larger communities you see mixed use structure. See first hand. We spent time talking among ourselves and what we are struggling to find is the right balance on what we want to see on the first floor. Rents that commercial tenants gather versus residential uses. And how banks finance. City of Issaquah hired an economist to figure out why mixed use wasn't happening and bears out what we are hearing out anecdotally. City encourage is let them do residential on first floor or decrease parking requirements. We didn't know right way to attack it. I feel that we should have commercial component of some 60% non-residential uses. 40% to be residential. 60% doesn't have to be all commercial. It could be parking. Need you guys to wrestle with this and to tell us are you okay with nominal commercial uses in a mixed use structure or is it going to be more.



Today's market not financeable and we would not see mixed use structures in the city. What some jurisdictions have been doing conversion option. Build 1st floor to commercial space building code and parking, but allow residential. Begs the question is that ever going to happen. This was our attempt to find a middle ground with flexibility to allow residential.

Second piece. Is the density implications of mixed use structures. What we have found is that we will be experiencing highest density in mixed use structures because we don't have a density cap. Density is managed by parking and height when we have projects that utilize 45' height we are seeing maximization of site and higher densities. Mixed use has in are for downtown. Vanaheimer parked it and stayed 44 du/ac density. Old city hall 112 du/ac. Maximizing site efficiency. Poulsbo has been very careful about density. This is something new. Wanted to highlight those two things. You all may say what we have done is fine, but wanted to take opportunity for what mixed use structures would mean.

GM: How is lobby space calculated a fitness center?

KB: Consider a non residential use because it is subordinate. Bare minimum to start conversation.

RS: The one thing with Growth Management Act is to be efficient. On some levels compressing people would be okay because it does maximize space. I know we have been getting pressure to go up rather than go out. Does ask the question of 3 or 4 story apartment building across the street. Is that Poulsbo?

BN: I think it is, I think it is the future. This town isn't what it was 60 years ago and I don't want to see it back like that. There's problems that come with that. You deal with it and manage it. I think it is a good opportunity for people who are going to make this town successful are the people who live and work here I think it is a neat deal. We struggle with density which has all been in the residential area, this is brand new and I think we have to shoot high. It's a trend throughout the area.

JC: I agree that is the way we are heading.

RS: The other thing to keep in mind is that not only do people live here but they consume as well. Relying only on tourists or people who go to the ferry is dangerous because it doesn't sustainably support Poulsbo. Get traffic and impact but not population to support it. Large lots are nice to live on. To have a base population to support our businesses isn't a bad idea either. Compressing them to downtown is not really what we want. I think if we can get them into other districts like what we are talking about like on Viking Avenue is that bad? I don't think so because they support the area. People do have to have affordable places to live.



GM: I support mixed use and I think it will support vibrancy to downtown. I reacted to 60% downtown in shopfront overlay. Seemed a little bit askew if you could have apartment at street level.

KB: This provision is not for the overlay. It's for the C1 but not the shop overlay.

NC: Made same mistake earlier today, will clarify that.

KB: What I would like to do is clarify what we would consider non residential uses. 40% can be residential or parking etc.

GM: Sounds like we need to be a little flexible.

KB: What I am seeing and hearing is that we need to provide flexibility on first floor. If we want mix use structures in the City.

GH: Parking on the first floor. As being non residential. If that converts to business use the parking goes away are you short parking spaces for the building?

KB: Yes and limits availability for conversion.

GH: if parking on first floor went toward overall parking and converted to non residential then you would be deficient for the minimum amount of parking for the spot. Is there a way to require minimum parking requirement for commercial? Would it be enough if they converted to non residential.

KB: You bet they can go through all of that. Then we would take a look at that change of use sufficient parking on site. You do that at change of use permit for land use purposes and building purposes. We are requiring parking matrix right now.

GH: Mixed use on Viking Way near Liberty Shores?

KB: Intend to use the whole first floor as commercial space. Have eight apartments. My second question are you interested in pursuing something to similar to what the City of Bremerton has for future conversion.

NC: What Bremerton allows is street frontage to be residential but it has to be constructed to commercial standards. So it can be converted at a later time.

KB: Without this provision they would not have been able to finance the project in Bremerton.

GH: Do they have any of those built.



BN: I am good with it why not. It is all brand new and the trend.

KB: We have some things we have to be careful about. Employment for jobs are found in our commercial zones. Not arguing against this, just asking the question. This is the balancing act. Our commercial zones do need to be available to provide jobs for future residents and businesses.

RS: I would feel more comfortable for conversion if our residential zones were built out. As it is now we have residential property for development. Provide for lifestyle for both ways. Having all of our high density residential in commercial zones will preclude people to expand into high density zones, don't want to get too carried away. Some sort of a limit on it. Reason why we have different zones easily cross over into a different zone doesn't seem right

BN: I look at it as convenience and opportunity. Market will dictate development and opportunity. Giving developers make it so restrictive you are giving them options, this will get the development off the ground to build. Boot them out and make it commercial. The structure is set for that.

JC: Question for mixed use structures. Under J.2.a conflicts b.2 conflicts going to have to adjust this so that 100% is set up for commercial and you can use entire area for parking if you want.

KB: Right now residential only on first floor or above. If we want to provide flexibility to what happens on that first floor then that's what we propose for c. We need direction from planning commission. This is the conversation we wanted to have direction to see mixed use structures allowing for flexibility we can delete 60% and describe what can happen on 1st floor. We will get small commercial uses and those things that support residential building. I'm hearing you support mixed use structures, okay with flexibility of first floor but don't go crazy.

JC: 1st floor should be all commercial.

KB: Are you okay with uses that support residential use?

JC: Yes, but shouldn't have piece of residential unit. Residential should be all up from there.

RS: Jim is talking about no residential on first floor, 60% commercial 40% other uses such as parking.

KB: If you want to stick with no residential on the first floor we would recommend getting rid of c and addressing it under a. Then we can say what other uses we accept and doesn't preclude them. Leave the way that the acknowledgement that this is okay. We are going to see parking



and uses that support apartment building. Not going to see 100% residential, if you're okay with that.

RS: It's an obvious end game around our code. High density apartments outside residential zone. Intent for mixed use. Now we are seeing apartments. Either we write it in there that we can do high density residential in this area or we do something else. Get the most you can out of a piece of property. I don't have a problem with that because of affordability. High density building in an area.

KB: That's why I provided you density numbers. Some of the higher ones in the County.

RS: This conflicts with what I initially said not a bad thing to allow higher density in some areas because there is a need for more affordable housing and support commercial structures but how many do we do. Allow every single piece of property to do a mix use?

GH: You could limit the number to I would be in favor of c2 and c3 or will end up with more apartments in our commercial zone than apartment zones.

KN: And we won't have space for new business and restaurants.

RS: What if you said you can do it but had to maintain apartment level densities.

KB: Think there is a place for mixed use downtown. Option to put a density on these mixed use structures. What I expect we will here is that it will not be financially feasible. Right now we limit density by height and parking.

RS: Increase more than 14 so more feasible to do. Industry there are fads that happen there are certain types of structure that happen. Don't want there to be no commercial space left because they are all apartments.

NC: Karla and I look at it from different points of view. I look at it highest densities closest to our services is a positive thing. I think that is where our highest densities should be. If you look around city at the zoning map, there isn't a lot of viable multifamily property left. Which is why you are seeing commercial, is easier than building on a slope with critical areas in a RH zone. A lot of ways at looking at density downtown. Potentially bring back. Look at zoning map. A lot of our commercial zones are adjacent to commercial and not multifamily.

RS: Table it.

GM: It would be nice to have what I hear us saying is we are supportive of mixed use and want to put some sort of limitation on its have some clear options on how we can do those limitation with what is feasible.



RS: I agree with that. Bremerton comparison is there is a level of desperation that they have. Trying to bring city back and doing a pretty good job of doing that and I don't think we have that level of desperation.

KB: We will regroup and make this one of our parked items. See what we can come up with to provide option. Tough subject, every community different. Wrestling with all the things we have been wrestling with.

RS: Move on to page 29.

GH: K. 8 outdoor space should be larger or not at all. Consider when we go to mixed use.

RS: Page 30. Lighting new?

NC: Moved it here so that it applies to all of our commercial zones.

RS: Page 31, can you double check development standard setbacks. Page 32 , page 33, page 34, page 35, 36, 37, page 38 last page.

JC: Question about exception to building height. Where do we have barns and silos in the City?

KB: Only in outlying areas eventually annexed into the city. Or silo as architectural feature.

JC: We don't have those so we do we need it in here?

KB: Fine if you strike it.

Consensus: Strike it.

RS: Do you happen to have a list of things on the docket.

KB: Yes took some time to look at the list of what we parked. Height - revisit height along the shopfront overlay and height in general, step back requirement for downtown, and talk about mixed use again.

BN: Weren't we discussing on overlay zone on expanding?

KB: You already decided with understanding we would come back with standard for larger lots they would be unable to do 100% lot coverage.

We scheduled two meetings for parked elements we are proposing we cancel next week's meeting to put all of our information together. We will provide to you no later than Friday the 20th a revised draft. Have a chance to look over on 24th and will be prepared to present info for consideration on height, reminder for proposed stepbacks, hopefully options for mixed use



structure. After that meeting incorporate any changes then start preparing for the public meeting on May 8th.

Planning Commission Review Schedule

Date	Topics
March 13, 2018	Overview and begin discussion on Commercial Use Table
March 20, 2018	Continued discussion on Commercial Use Table (including self-serve mini-storage use in C-3 zoning district); begin discussion on lot coverage and building height.
March 27, 2018	Continued discussion from previous meeting; C-1 district design standards/shopfront overlay.
April 10, 2018	Standards for the C-2, C-3 and C-4 districts; mixed-use structures and mixed-use site.
April 17, 2018	Continued discussion from previous meeting; discussion on any 'parked' elements and/or responses to questions/requests for additional information.
April 24, 2018	Discussion on any 'parked' elements and/or responses to questions/requests for additional information.
May 8, 2018	Public Hearing at 7 p.m.

6. Comments from Citizens.

Tom Curran: My wife Lonnie and I live 1883 4th Ave. 2 ½ years ago went to duplex with a smaller and a two bedroom unit. Now it is great our daughter Marissa lives independently where she can go shopping or to work. My daughter has a place to live and rental income. Our architect working with the City on the matter of street parking on 3rd really quickly we thought about and we live in Poulsbo and parking is a real problem. See people doing loops on Front to find parking spaces. Not a safe place for pedestrians . Why is city considering lowering from 2 parking spaces to 1 and ½, has there been any good survey where adults in this community are using cars less. I'm aware in Seattle younger people are riding bikes. And reading from demographics has remained relatively constant population makeup are not changing that much. Things have not changed so much . I don't really think so I wager most of the people in this room are going to be driving. More than one adult there is more than one car involved . Densely populated areas you near public transportation. I don't see it working here. If by wishful thinking we say it will we will just be seeing inadequate parking and I strongly recommend two parking spaces for multi bedroom units.



Rita Hagwell: And I have lived in Poulsbo for 46 years but I am hoping Planning Commission considers the west side. I am concerned about new building going up and I am sure I myself has experienced really bad things they said I didn't want the City and guess who pays I pay for the drain all that stuff is coming now and I had to put lights there and had to paint all that red. Then I had to hire liberty bay I can go out and walk out. Made a view not cheap to bring in a bulldozer and I pay for the drain it is very strange. Hope you can consider 20 acres Brad Watts and 20 acres John Johnson all about. City said sewer in wrong place proved it was not and City had to pay me back for 2 inspections. Someone broke my French door. Smaaladen tried to help and don't know if it is that one person who keeps walking on Viking don't want Marelaine lane I went to school at state Univeristy in NY had privledge Ukraine and when they took over communism and there was nothing personal and that's why people make glove and hats and shoes. Womens fantastic and really skilled. Put it up going to Mr. Robbs house I have Mr. Robb stay in the county and we are putting that sign right over their someone changed the papers did away with Marelaine lane. And keep going up to wrong place. Named after daughter 8 year old in the 80s showed her and talked to her and right outside door. Had to get my attorney back of my land but city decided to take 400ft but don't trust the city and don't want them to bother me. I called ecology and wrote to ecology. You have to talked to Poulsbo and know why they did it. 400ft of my land up in smoke. From my attorney 400ft buffer stolen. Put trail on my land and there is a trail under my carport and see my land to Poulsbo. Love to see a trail on the mayor's farm. Do not want people on my land 2nd growth 100 year old. West side do not want people going up on trails. In the godfather wartime consiliary. Go to supreme court with me. But who wants to spend already \$20,000 to Haney it is not anyone's money who works here. Trails off my land put land and leave my 400ft alone. Don't intend especially if those people are coming to development. Looks like it is the other side of the tracts but there are some fascinating things there.

Joan Hett: Live on 4th Ave directly above downtown. Like to thank you for concern of our future development and I would like to again address topic of slope stability on the east side of 3rd from Hostmark to Moe Streets. I mentioned this concern in a letter. I am here again to ask you to really pay attention to our concerns. I live directly behind Fishline building. Several years ago Vern Strand had desire to expand parking and started to excavate area behind the Fishline building. I know something started happening on the three surrounding properties including ours. Vern headed our cries and he stopped digging. If you stand on my deck today you can see we have saucer shaped indentations down to the Fishline building. Doris Harvey, she and the Rassmussen daughters had noted that the slope is much steeper than when they first lived there. In 2006 or 2007, that winter, we had a massive mudslide that flooded fishline building. City discovered they owned section of that land fortunately for Doris so they built a huge retaining wall which you can see between Fishline and the brewery. Clay on top of glacial till. Please consider not having any underground structures built along 3rd Ave. We are terribly afraid



of damage to cause or homes to start moving. As you kind of gathered, we have community group and they asked me to talk about trees. I think they asked me to do this because I serve on the Poulsbo Tree Board and have a PhD in Botany. Section 18.80.040 has a section on landscaping in the C1 zone.

We respectfully ask that you consider defining landscape more precisely. Maximum height of trees is a concern for people along 4th, cause our views would be impacted by the height and width of trees. Street Tree ordinance 16.24 in nearly all portions of it in referring to street trees in particular. Poulsbo Master Tree Plan. Increase residential and commercial property value. Matrix for street tree designs. NE Hostmark to 6th Ave which I assume covers 3rd Ave. All the trees are listed are considered small and reach a height of 30' we would like to see landscaping removed from the sentence and define it with its own sentence with reference to master tree plan. Also suggest after listening to talks tonight that might be true of all commercial zones. Thank you for listening, your dedication.

Michael Brown: Principal in Sound West Group and President in FPH Construction. Mixed use zone components suggest that you look really hard at the conversion option. Economic request would like to leave you with some numbers in order to support the debt service new commercial quality rental rate at about \$18 a sq ft. rents on front street rents are \$12, 15\$ sq ft. If allowed to do residential and make sure convertible make sure we have access for services in order to make it a viable conversion. If you mandate that too much space commercial it will not be built because it is not economically feasibility

Charlie Wenzlau: Working on a restoration project what I wanted to talk to you about tonight is a specific concern. Have been working with the planning department. The proposed changes to the C1 zone along 3rd Ave are being reconsidered to allow develop more of a commercial nature. Support more appropriate transition and role single family new guidelines will allow potentially sit on grade like row house type look. We have an unusual condition if you see project site that is directly across the street from here. Half of it in 3rd street zone and also part of what currently is the mixed use zone. We are in a bit of a pickle because we are trying to support goals for 3rd street. When in circumstance where you have a corner building that sits along 3rd Ave that starts to work into commercial district. Do we have the option to let that corner site partake in the new rules for 3rd Ave and if so can it be 100% residential or are we trying to put a mixed use building on the corner. Not really shopfront zone. Not desirable for commercial or retail perhaps give the choice of participating in the new 3rd Street guidelines or as C1 mixed use.

Brian Smith: I live on 4th Ave. When it comes to new development, view still matters each path into Poulsbo offers guest and residents view. Iconic view from west whether sailing in or in almost every art gallery it is even in the local bookstore. There is the larger than life Viking at



Viking Way and the Grand Kirk beautiful view of Olympics and bay. There is also a view the other way. Look at the marinas, bay and sunsets, I would ask you all these views mentioned will be affected. Consideration of significant view scape shall be evaluated.

Arguably the most impacted in 4.c planning direct may request, and I strongly recommend same language, require a view survey. A section on page 9 peak dormers and visual access to the shoreline.

Not going to enforce roofline this is what 35' looks like in for some neighbors it would be worse. Reason to not sell out the past. Please also remember the old adage be careful what you wish for. At that point we will own them forever we will be little Norway with big problems. Perhaps 3rd Ave is not many homes historic that are committed to reconsider. Just don't do it.

7. Commissioner Comments

8. Adjourned 9:09

A handwritten signature in blue ink, consisting of a large, stylized initial 'R' followed by a long, horizontal, wavy line.