



PUBLIC COMMENT MATRIX

Planning and Economic Development Department
 200 NE Moe Street | Poulsbo, Washington 98370
 (360) 394-9748 | fax (360) 697-8269
 www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

2018 COMMERCIAL ORDINANCE UPDATE					
No.	Date	Name	Method	Topic/Comment	Staff Response/Recommendation
1	3/13/18	Joan Hett	Oral Testimony	Add "Little Norway" back into the code.	The term "Little Norway" has never been used in the zoning ordinance. However, changes were made on page 8, 11, and 14 to further reinforce the importance of Poulsbo's Scandinavian heritage.
2	3/13/18	Joan Hett	Oral Testimony	Concerned with height on 3 rd Ave.	Planning Commission has agreed with the staff recommended to eliminate the 10-foot height bonus for underbuilding or underground parking in the C-1 commercial district. The height limit is recommended to remain at 35 feet. The City of Poulsbo does not have a view protection ordinance.
3	3/13/18	Joan Hett	Oral Testimony	Stability of slope from 4 th to 3 rd Ave during new construction.	The properties in question are mapped as a <i>potential</i> geological hazard. Geologically Hazardous Areas are classified per PMC 16.20.410 .
4	3/14/18	Miles Yanik	Email	Comment regarding SEPA at the project development stage.	Environmental analysis for nonproject actions can often form the basis for later project review and provide greater predictability, but it does not eliminate the need for additional environmental review at the time of a project proposal.
5	3/20/18	Lynn Myrvang	Oral Testimony	Changing the parking ratio downtown from 2 to 1.5	Staff originally proposed the amendment to create consistency with the other commercial zones. However, after realizing that this proposal created confusion, additional amendments have been proposed on page 35 and 36. Parking ratios will remain 1 space for a 1bdr/studio, 2 spaces for a 2 bdr or more.
6	3/20/18	Lynn Myrvang	Oral Testimony	View from the bay looking to Poulsbo.	Planning Commission has agreed with the staff recommended to eliminate the 10-foot height bonus for underbuilding or underground parking in the C-1 commercial district. The height limit is recommended to remain at 35 feet. The shoreline master program (Chapter 16.08) contains additional height restrictions within 200 feet of the ordinary high water mark.
7	3/20/18	Tom Curran	Oral Testimony	Stability of slope from 4 th to 3 rd Ave	The properties in questions are mapped as a <i>potential</i> geological hazard. Geologically Hazardous Areas are classified per PMC 16.20.410 .

2018 COMMERCIAL ORDINANCE UPDATE

No.	Date	Name	Method	Topic/Comment	Staff Response/Recommendation
8	3/20/18	Nick Jewitt	Oral Testimony	Concerned with height of proposed building at “Old Police Station” site.	The Old Police Station or Vanaheimr project is proposing an average height of 35-feet, In addition, the shoreline master program (Chapter 16.08) contains additional height restrictions within 200 feet of the ordinary high water mark. The current code allows 45 feet outside of the shoreline jurisdiction. The property owner has chosen not to build to 45 feet on this site. Planning Commission has agreed with the staff recommended to eliminate the 10-foot height bonus for underbuilding or underground parking in the C-1 commercial district. The height limit is recommended to remain at 35 feet. The City of Poulsbo does not have a view protection ordinance.
9	3/20/18	Brian Smith	Oral Testimony	Concerned with height on 3 rd Ave and lack of a ladder truck available to the fire department.	Planning Commission has agreed with the staff recommended to eliminate the 10-foot height bonus for underbuilding or underground parking in the C-1 commercial district. The height limit is recommended to remain at 35 feet. The City of Poulsbo does not have a view protection ordinance.
10	3/20/18	Mike Myrvang	Oral Testimony	Concerned with height on 3 rd Ave.	Planning Commission has agreed with the staff recommended to eliminate the 10-foot height bonus for underbuilding or underground parking in the C-1 commercial district. The height limit is recommended to remain at 35 feet. The City of Poulsbo does not have a view protection ordinance.
11	3/23/18	Multiple 4 th Ave Residents	Letter	Concerned with underground parking on 3 rd Ave and the stability of the slope and existing retaining wall.	The properties in questions are mapped as a <i>potential</i> geological hazard. Geologically Hazardous Areas are classified per PMC 16.20.410 .
12	3/23/18	Scott and Virginia Robinson	Email	Concerned with underground parking on 3 rd Ave and the stability of the slope and existing retaining wall.	The properties in questions are mapped as a <i>potential</i> geological hazard. Geologically Hazardous Areas are classified per PMC 16.20.410 .
13	3/26/18	Cindy Baker	Email/Letter	Protection of view from private property on Fjord	PMC 16.08.360 states, “The city does not establish, protect or maintain views from private property.” This same section of the Shoreline Master Program does establish public viewsheds from Fjord Drive, extending from Hostmark Avenue south to the city limit. The intent of the viewshed designation is to promote an aesthetically attractive view of Liberty Bay and the shoreline environment from public parks and major public streets near the shoreline, with limited visual obstruction from buildings and other structures. Shoreline Viewsheds are required for property of one acre or greater in size where views of the shoreline are available, see PMC 16.08.360.C.1 .
14	3/26/18	Cindy Baker	Email/Letter	Proposed development on Old Police Station property	These comments are about a specific proposed development and are being addressed by the planner managing the Site Plan Review.

2018 COMMERCIAL ORDINANCE UPDATE

No.	Date	Name	Method	Topic/Comment	Staff Response/Recommendation
15	3/27/18	Joan Hett	Oral Testimony	Concerned with loss of view from property on 3 rd Ave.	Planning Commission has agreed with the staff recommended to eliminate the 10-foot height bonus for underbuilding or underground parking in the C-1 commercial district. The height limit is recommended to remain at 35 feet. The City of Poulsbo does not have a view protection ordinance.
16	3/27/18	Brian Smith	Oral Testimony	How is height measured for a site with frontage on 3 rd Ave and Front Street?	See Measuring Height Handout . <i>Building Height</i> is the vertical distance measured from the average elevation of the finished grade at an exterior building wall or <i>building segment</i> to the highest point of the building wall or building segment. The overall building height shall be calculated as the average of all building sides.
17	3/27/18	Lynn Myrvang	Oral Testimony	Allowing variety of color downtown.	See page 14 for amendments to color in the shopfront overlay to allow more variety.
18	4/10/18	Jean Charters	Oral Testimony	Invite the Planning Commission to walking tour	Scheduled for May 4.
19	4/10/18	Rita Hawgwell	Oral Testimony and Letter	The city will not take property.	The city is not attempting to take Ms. Hagwell's property.
20	4/10/18	Joan Hett	Oral Testimony	1. Consider not having any underground structures along 3 rd Ave. 2. Would like streetscape section for C1 to reference the master tree plan.	If underground structures are proposed in the future, a geotechnical report will be required. In addition, the structure will go through the property engineering and building review for life and safety. See page 14 , reference to "Master Public Tree Plan" added.
21	4/10/18	Mike Brown	Oral Testimony	Recommend allowing residential on first floor as convertible space.	See page 30 for a proposed Planning Commission amendment to allow corner lots on 3 rd Ave to build residential units on the first floor. This residential units will be required to be built to commercial standards for future conversion.
22	4/10/18	Charlie Wenzlau	Oral Testimony and Letter	1. Allow projects which have at least one frontage along Third Avenue to have the choice to either comply with proposed Third Ave zoning OR C-1 zoning. 2. Allow the 35' building height in Third Avenue AND C-1 zones	See page 30 for a proposed Planning Commission amendment to allow corner lots on 3 rd Ave to build residential units on the first floor. This residential units will be required to be built to commercial standards for future conversion. Planning Commission has agreed with the staff recommended to eliminate the 10-foot height bonus for underbuilding or underground parking in the C-1 commercial district. The height limit is recommended to remain at 35 feet.
23	4/10/18	Brian Smith	Oral Testimony	Significant viewsapes should be evaluated.	Planning Commission has agreed with the staff recommended to eliminate the 10-foot height bonus for underbuilding or underground parking in the C-1 commercial district. The height limit is recommended to remain at 35 feet. The City of Poulsbo does not have a view protection ordinance.

2018 COMMERCIAL ORDINANCE UPDATE

No.	Date	Name	Method	Topic/Comment	Staff Response/Recommendation
24	4/19/18	Gary Lindsey	Letter	Requesting flex spaces for the first floor of a mixed-use building.	See page 30 for a proposed Planning Commission amendment to allow corner lots on 3 rd Avenue to build residential units on the first floor. This residential units will be required to be built to commercial standards for future conversion.
25	4/20/18	Charlie Wenzlau	Letter/Oral Testimony on 4/24/18	1. Allow projects which have at least one frontage along Third Avenue to have ground floor residential. 2. Allow projects which have through lots (after aggregation) between Front and Third to have horizontal mixed use.	See page 30 for a proposed Planning Commission amendment to allow corner lots on 3 rd Ave to build residential units on the first floor. This residential units will be required to be built to commercial standards for future conversion.
26	4/24/18	Joan Hett	Oral Testimony	If someone could define undergrade parking? It is my understanding that underground parking is not allowed in C1 to me undergrade means they are digging.	Undergrade is the same as underground. They are often used interchangeably. Undergrade and underbuilding parking is still allowed in the C-1 zoning district
27	5/8/18	Cindy Baker	Letter/Oral Testimony	1. Float balloons or get a crane to show potential heights. 2. Survey ALL the buildings in the city. 3. Allow 35' only if there is no view blockage and all impacted citizens agree it can be built. 4. Looks for other places to building above 20 stories.	The height limit in the City for all buildings is 35 feet. Planning Commission has agreed with the staff recommended to eliminate the 10-foot height bonus for underbuilding or underground parking in the C-1 commercial district. The height limit is recommended to remain at 35 feet. The City of Poulsbo does not have a view protection ordinance. The cost associated with surveying ALL buildings in the City would be astronomical.
28	5/8/18	Tom Curran	Oral Testimony	Never considered asking staff to amend the code when building projects.	The proposed amendments are consistent with the community guiding principles, as outline in PMC 18.10.020 .
29	5/8/18	Joan Hett	Oral Testimony	How is density calculated? Would like density to be calculated for the entire zone, not just per lot.	There are no density limits in the commercial districts. Chapter 2 of the Comprehensive Plan outlines the role of Poulsbo in meeting state mandated requirements. The Growth Management Act in RCW 36.70A.115 states that cities shall "provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their allocated housing and employment growth."
30	5/8/18	Gary Lindsey	Oral Testimony	Would like the Planning Commission to consider flex/convertible space on the first floor up Jensen.	Planning Commission was not comfortable with the expansion of the flex/convertible space beyond the two corners at Moe and 3 rd and Hostmark and 3 rd .
31	5/8/18	Rosie Bennett	Oral Testimony	Measurement of average height can lead to unintended consequences. Would like the city to consider if the measurement technique meets the intent of the height limit.	An average building height measurement lends itself to unique room forms and lines instead of a homogeneous roof line all at one height level.
32	5/8/18	Brian Smith	Oral Testimony	Concerned with parking and congestion downtown.	Any new development or redevelopment will be required to meet the parking requirements in PMC 18.80.100 and Chapter 18.140 .
33	5/16/18	Rita Hagwell	Oral Testimony	The city will not take property.	The city is not attempting to take Ms. Hagwell's property.

2018 COMMERCIAL ORDINANCE UPDATE

No.	Date	Name	Method	Topic/Comment	Staff Response/Recommendation
34	5/16/18	Tom Curran	Oral Testimony	Residential developments downtown need to be consistent with the residential high (RH) zoning district. Mixed-use seems inconsistent with the Comprehensive Plan.	Comprehensive Plan policies supporting mixed-use: LU 3.3 and 3.9, CC 5.9, HS 1.1 and 3.6, and ED 6.5. In addition, Puget Sound Regional Council's Vision 2040 Regional Growth Strategy directs mixed use as an important strategy and Kitsap Countywide Planning Policies designated Poulsbo Town Center as a mixed-use center in 2004.
35	5/16/18	Brian Smith	Oral Testimony	Keep Poulsbo looking like the character of our town. It is our responsibility to protect the character. Poulsbo is unique and one of a kind.	See proposed change on page 8, 11, and 14 to further reinforce the importance of Poulsbo's Scandinavian heritage and small-town 'waterfront fishing village' character.
36	5/16/18	Lynn Myrvang	Oral Testimony	Will parking be adequate and is congestion be addressed? Concerned with the view from across the bay.	Parking requirements are not proposed to be reduced. Traffic Impact Analysis are required for new projects and will be considering the cumulative impacts of new projects downtown. See addition of 18.80.050 B.12 – Community View.
37	5/16/18	Joan Hett	Oral Testimony	Concerned with increased density downtown and the impact on parking and congestion. Do not believe the method for density is correct. Don't turn commercial into residential zone.	Parking requirements are not proposed to be reduced. Traffic Impact Analysis are required for new projects and will be considering the cumulative impacts of new projects downtown. Mixed-use is a common development type and important tool for creating walkable neighborhoods near good and services. Density is currently regulated by height, lot coverage, and parking requirements. Staff does not recommend changing the method of regulating density in commercial zoning districts.
38	5/22/18	Rita Hagwell	Letter	The city is attempting to take property.	The city is not attempting to take Ms. Hagwell's property.
39	6/6/18	Cindy Baker	Oral Testimony	1. 25' should be the height limits for downtown. 2. Apartment dwellers do not have enough money to spend downtown.	1. Staff and Planning Commission recommend a high limit of 35 feet, which is consistent with the 2016 adopted Comprehensive Plan. 2. Apartment renters represent a variety of income levels.
40	6/6/18	Tom Curran	Oral Testimony	No mandate in the Growth Management Act (GMA) to have mixed- use downtown. Conversion space on the first floor of mixed use buildings undermines good planning.	Although mixed-use is not specifically called out in the GMA, it is commonly known as a Best Management Practice and is a planning strategy that has regional, countywide, and local policy direction.
41	6/6/18	Lynn Myrvang	Oral Testimony	Affordable housing should be elsewhere in the City. Conversion space is not appropriate for downtown.	The larger conversation of affordable housing is not part of this commercial code update.
42	6/6/18	Mike Brown	Oral Testimony	1. Conversion costs are like tenant improvements, which are a daily consideration for those who own and manage commercial properties. 2. Currently get \$13-\$15 square foot for commercial space in Poulsbo, need over \$18 to cover debt.	Public Comment Noted.
43	6/12/18	Jim Absher	Email	Buildings should conform to Scandinavian waterfront architectural standard,	Changes are proposed to further reinforce the importance of Poulsbo's Scandinavian heritage.

2018 COMMERCIAL ORDINANCE UPDATE

No.	Date	Name	Method	Topic/Comment	Staff Response/Recommendation
44	6/13/18	Cindy Baker	Letter/Oral Testimony	Multiple statements related to view protection/Public viewshed established.	PMC 16.08.360 states, "The city does not establish, protect or maintain views from private property." This same section of the Shoreline Master Program does establish public viewsheds from Fjord Drive, extending from Hostmark Avenue south to the city limit. The intent of the viewshed designation is to promote an aesthetically attractive view of Liberty Bay and the shoreline environment from public parks and major public streets <u>near the shoreline</u> , with limited visual obstruction from buildings and other structures. Shoreline Viewsheds are required for property of one acre or greater in size where views of the shoreline are available, see PMC 16.08.360.C.1.
45	6/13/18	Cindy Baker	Letter/Oral Testimony	Hostmark/Fjord/4 th Street intersection is already F-rated.	The intersection is listed in both Comprehensive Transportation Plan and Comprehensive Plan as accepting Level of Service F. However, the intersection is currently operating at a Level of Service (LOS) B.
46	6/13/18	Cindy Baker	Letter/Oral Testimony	Proposed development on Old Police Station property	These comments are about a specific proposed development and are being addressed by the Associate Planner managing the Site Plan Review.
47	6/13/18	Lynn Myrvang	Letter/Oral Testimony	Recommend 25' height limit in C1 zone.	City Council is proposing 30' with allowance for 35' with pitched roof.
48	6/13/18	Lynn Myrvang	Letter/Oral Testimony	Update the commercial code to calculate density by units per acre.	City Council is proposing to lower the height limit to 35' and reducing the lot coverage outside of the Shopfront Overlay. In addition, parking requirements have been increased for mixed-use structures. These new standards will reduce the potential number of units per lot.
49	6/13/18	Lynn Myrvang	Letter/Oral Testimony	The Commercial Code Update was started because of developer interest in code changes.	The proposed amendments have been developed based upon several factors: ownership change and potential re-development in the C-1 Downtown/Front Street zoning district; increased interest in mixed-use structures and development; adaptation of uses in commercial zones due to the impact of online retail; clarification or enhancement of some existing standards; and addressing the City Council interim prohibition on self-storage facilities in the C-3 zoning district.
50	6/13/18	Joan Hett	Letter/Oral Testimony	Suggest reevaluating the method for determining density in the C1 zoning district.	City Council is proposing to lower the height limit to 35' and reducing the lot coverage outside of the Shopfront Overlay. In addition, parking requirements have been increased for mixed-use structures. These new standards will reduce the potential number of units per lot. There is no proposal to limit the density in the C1 zoning district.
51	6/13/18	Joan Hett	Letter/Oral Testimony	Shouldn't most new residential units in the City of Poulsbo go in residential zoning or commercial zoned that have services such as grocery stores, gas stations, etc.?	Residential units are also permitted in the C2, C3, and C4 commercial zoned. Downtown Poulsbo is a desirable place to live. Safeway is .6 miles from the corner of Hostmark and 4 th Ave. Rite Aid is .6 miles from the corner of Hostmark and 4 th Ave. CVS is .4 miles from the corner of Hostmark and 4 th Ave. The Poulsbo Library is .3 miles from the corner of Hostmark and 4 th Ave. Fish Park is 1.1 miles from the corner of Hostmark and 4 th Ave. These destinations are within walking distance. In addition, the Kitsap Transit runs a Poulsbo

2018 COMMERCIAL ORDINANCE UPDATE

No.	Date	Name	Method	Topic/Comment	Staff Response/Recommendation
					Central Loop (44) bus for 12 hours a day, in addition to their ACCESS service for the elderly and disabled.
52	6/13/18	Joan Hett	Letter/Oral Testimony	Stability of slope from 4 th to 3 rd Ave during new construction.	The properties in question are mapped as a <i>potential</i> geological hazard. Geologically Hazardous Areas are classified per PMC 16.20.410 .
53	6/13/18	Rosie Bennett	Oral Testimony	Should more parking be required? Should guest parking be required?	Staff proposed, and City Council agreed, with the addition of a guest parking requirement.
54	6/13/18	Kathleen Sullivan	Oral Testimony	Parking and congestion concerns	Parking requirements are not proposed to be reduced. Traffic Impact Analysis are required for new projects and will be considering the cumulative impacts of new projects downtown.
55	6/13/18	Jean Charters	Oral Testimony	Various concerns	Public Comment Noted.
56	6/13/18	Mike Brown	Oral Testimony	Worked with staff to ensure that developments fit in Poulsbo. Shed roofs on 75-80% of buildings downtown. Give guidance, don't restrict.	Public Comment Noted.
57	6/13/18	Dan Lazarek	Oral Testimony	Recommend allowing bright colors on buildings. Bright colors are common of Scandinavian villages.	Within the shopfront overlay, where buildings tend to be smaller in scale, the following language is proposed: "In some cases, brighter color may be found to be compatible with existing buildings and colors in the Shopfront Overlay area." Outside of the shopfront overlay, where there tend to be larger scale buildings, bright colors are restricted to accent colors.
58	6/13/18	Mike Myrvang	Oral Testimony	Request a reduced height.	City Council is proposing 30' with allowance for 35' with pitched roof.
59	6/18/18	Joan Hett	Letter	Suggest reevaluating the method for determining density in the C1 zoning district.	City Council is proposing to lower the height limit to 30' and reducing the lot coverage outside of the Shopfront Overlay. In addition, parking requirements have been increased for mixed-use structures. These new standards will reduce the potential number of units per lot. There is no proposal to limit the density in the C1 zoning district.
60	6/18/18	Joan Hett	Letter	Let's find a way to get developers interested in building housing in the other commercial areas.	Public Comment Noted.

2018 COMMERCIAL ORDINANCE UPDATE

No.	Date	Name	Method	Topic/Comment	Staff Response/Recommendation
61	6/18/18	Joan Hett	Letter	Concerned with slope stability on 3 rd and 4 th Ave.	The properties in question are mapped as a <i>potential</i> geological hazard. Geologically Hazardous Areas are classified per PMC 16.20.410 . Depending upon the site and proposed project, a geotechnical or geological report shall be required from the applicant to confirm or modify existing information about a specific site and for development proposals located within geologically hazardous areas and areas of geologic concern. The requirements for special reports are contained in PMC 16.20.760 .
62	6/19/18	Mike Brown	Letter	Encouraging pitch roofs would only encourage such roofs on very narrow buildings as wider buildings have a higher profile roof, suppressing the occupiable space below.	Public Comment Noted.
63	6/19/18	Mike Brown	Letter	Concerned with the requirement to have commercial space on the first floor on 3 rd Ave and Moe Street.	Public Comment Noted.
64	6/20/18	Lynn Myrvang	Oral Testimony	Submitted petition.	Public Comment Noted.
65	6/20/18	Lynn Myrvang	Letter/Oral Testimony	Density should go in other places outside of downtown. Restrict height to 25 feet.	Public Comment Noted.
66	6/20/18	Cindy Baker	Letter/ Oral Testimony	Submitting letters already on the record.	Public Comment Noted.
67	6/20/18	Charlie Wenzlau	Oral Testimony	Unable to do a three-story building with a 30-foot height limit and 35 feet with a pitched roof. Mixed-use site concept allows the preservation of historic structures and modest redevelopment on 3 rd Ave. Conversion option provides opportunity for flexibility and adaptability over time.	Public Comment Noted.
68	6/20/18	Rosie Bennett	Oral Testimony	Average height is not a true measurement of height. Study the traffic on Front St. Notify renters ahead of time how many parking spaces they have.	Public Comment Noted.
69	6/20/18	Joan Hett	Oral Testimony	Unable to find parking in Downtown Pouslbo.	Public Comment Noted.
70	6/20/18	Jim Schlachter	Oral Testimony	What is the scope of size of the C1 zone.	Provided the extent, as shown on the Zoning Ordinance Map .

2018 COMMERCIAL ORDINANCE UPDATE

No.	Date	Name	Method	Topic/Comment	Staff Response/Recommendation
71	6/20/18	Missy Sewel	Oral Testimony	City Hall structure blocked view.	Public Comment Noted.
72	6/20/18	John Bukowski	Oral Testimony	City should take a systems view and lay out a long-term plan.	The Comprehensive Plan is a 20-year vision and roadmap for Poulsbo's future. It was last updated in 2016.