

POULSBO CITY COUNCIL MEETING OF MAY 16, 2018

MINUTES

PRESENT: Mayor Erickson; Councilmembers Garland, Lord, McGinty, Musgrove, Nystul, Stern, Thomas.

Staff: City Clerk Fernandez, Planning Director Boughton, Human Resources Manager Kingery, Police Chief Schoonmaker, Court Administrator Knutsen, IT Senior Technician Williamson.

MAJOR BUSINESS ITEMS

- * * * Budget Amendment/BA# 18-0203, Forest Rock Overlay – Pavement Restoration
- * * * NCourt Agreement
- * * * Payable Disbursements for April 2018
- * * * Kitsap Economic Development Alliance Presentation
- * * * Position Reclassification – Administrative Services Manager
- * * * Resolution No. 2018-__, Salary and Wages Resolution
- * * * Workshop: Commercial Districts Ordinance Update

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Erickson called the meeting to order in the Council Chambers at 7:00 PM and led the Pledge of Allegiance.

2. AGENDA APPROVAL

Mayor Erickson noted the executive session was canceled.

Motion: Move to approve the agenda as amended.

Action: Approve, **Moved by** McGinty, **Seconded by** Thomas.

Motion carried.

3. COMMENTS FROM CITIZENS

Rita Hagwell spoke regarding concerns she has about a survey that shows Marelaine Lane is wrong in the city maps.

Kelsey Hulst, Puget Sound Energy, introduced herself and shared PSE will be sharing 100% of their tax savings from the Tax Cut and Jobs Act onto their customers effective this month, and explained the "Together Initiative."

4. **MAYOR'S REPORT AND COUNCIL COMMENTS**

Mayor Erickson said Viking Fest is this weekend.

Councilmember Thomas will be manning a booth at Viking Fest and invited everyone to stop by and order a brick for their veteran.

Councilmember Musgrove encouraged everyone to attend Viking Fest, and wished Bill Austin happy birthday.

5. **CONSENT AGENDA**

Motion: Move to approve Consent Agenda items a through c.

The items listed are:

- a. Budget Amendment/BA# 18-0203, Forest Rock Overlay – Pavement Restoration
- b. NCourt Agreement
- c. Payable Disbursements for April 2018

Action: Approve, **Moved by** McGinty, **Seconded by** Lord.
Motion carried.

6. **BUSINESS AGENDA**

a. **Kitsap Economic Development Alliance (KEDA) Presentation**

Kathy Coccus gave a presentation on the Q1 Business Retention, Expansion, and Attraction (BRER) for KEDA. Alanna Imbach shared her KEDA experience as part of the update. John Powers thanked the City of Poulsbo for supporting their work. He congratulated Alena and Marcel for being on the cutting edge of the next generation of work force/work space.

b. **Position Reclassification – Administrative Services Manager**

Police Chief Schoonmaker presented the proposed budget modification to reclassify a vacant Police Clerk position in order to create an Administrative Services Manager for the Police Department.

Councilmember Garland said this was discussed at the Public Safety/Legal Committee and it was recommended for approval.

Councilmember Stern asked the committee to clarify the immediate impacts of this request and why it cannot wait for the budget cycle. Councilmember McGinty said the department had an unexpected vacancy in their department, and their staff have been working up to 20% overtime right now. There are opportunities to short-fill the position for the next several months via temporary help, but due to the complex job duties, that is an inefficient solution if the Council were to take this structure next year. If the Council were to concur with the restructure for next year, it makes the most sense to approve it now for department efficiency.

Councilmember Lord said it was enlightening to meet with the Chief and learn the pros and cons. She supports this request.

Motion: Move to approve the budget modification as proposed and reclassify the vacant Police Clerk position to an Administrative Services Manager.

Action: Approve, **Moved by** Garland, **Seconded by** Nystul.

Motion carried.

c. Resolution No. 2018-__, Salary & Wages Update

Councilmember McGinty said this was discussed at tonight's Finance-Administration Committee and the Committee has heard concerns about this being out of the budget cycle. The Committee recommends adding this request to the next budget cycle as a baseline increase and not a new program request. This will be part of the budget package brought forward by the Mayor.

Motion: Move to increase the base annual salary of the Poulsbo City Judge to \$75,373 and to increase the base annual salary of the Mayor of the City of Poulsbo to \$95,046 effective January 1, 2019, with cost of living increases to be included in the biennial 2019-2020 budget.

Action: Approve, **Moved by** Thomas, **Seconded by** Nystul.

Councilmember Thomas said they presented details at the Council Workshop about these proposed wages. The feedback was this was to be part of the budget process and take effect January 1, 2019. However, to calculate the budget that the Mayor presents to the City Council, there must be a salary in there. This would go through the budget process like the other salaries of the other department heads.

Councilmember McGinty said the committee will continue looking at alternatives for the executive branch.

Councilmember Musgrove clarified that they are approving these raises tonight to be included in the budget process. Councilmember McGinty agreed and said there will be a chance to approve them in the budget process. This says we agree that these will be submitted in next year's budget as a baseline request. Mayor Erickson said it will be included in the budget when it is given at the preliminary level.

Councilmember Musgrove said at the workshop they had requested additional information to make a decision. He asked if all of that information would come forward when they make the budget approval. Councilmember McGinty said the Mayor has not seen any requests for additional information. He recommends if additional information is needed, to request that information. Councilmember Musgrove said he requested at the workshop some additional comparable cities, along with some other information. He presumed that would come forward when it was time to discuss the issue (which they have not done yet). Mayor Erickson said this is not a raise, it is part of the budget. Councilmember McGinty said if anyone is seeking additional information, to please ask the Mayor.

Councilmember Lord said this is a way for them to have the budget reflect the two new salaries, so they can get a handle on it and all the ramifications and how it would ripple through the budget.

Councilmember Thomas said the Mayor submits the budget to the Council. She will present a budget with these figures in the baseline. They must do some kind of action authorizing that to take place. It is like any other salary the department heads have, it is put into the budget at the beginning, so they know what the impact is going to be. Mayor Erickson said it will be included in the budget at the preliminary level.

Motion carried.

d. Workshop: Commercial Districts Ordinance Update

Association Planner Coleman presented the Commercial Districts Ordinance update. Presentation highlights included:

- Review process to date
- City Council review schedule
- Factors contributing to proposed amendments
 - Ownership change and redevelopment Downtown;

- Increased interest in mixed-use structures/development;
- Adaptation of uses due to the impact of online retail;
- Clarification or enhancement of some existing standards;
- Addressing self-storage facilities in the C-3 zoning district
- Overview: Revisions to Commercial Use Table
 - Retail Market
 - A review of Table 18.80.030 Commercial Zoning Districts Use Table was made to evaluate and respond to the changing retail market through the growth of online sales, and to include uses that may be appropriate in the commercial zoning districts. Review of uses allowed within the C-1 zoning district were completed as well, with limited locational refinement proposed.
 - Artisan Manufacturing and Light Assembly
 - Additional uses are proposed in all C zones to allow for tech and IT, biotechnical, research and development, and electronics uses; light assembly and fabrication uses completely within enclosed buildings; and handcrafted artisan type products, crafts, or food processing.
 - Poulsbo Village
 - Viking Avenue
 - Mini-Storage
 - The City Council adopted an interim development regulation in 2017 to prohibit self-serve mini storage facilities in the C-3 zoning district. Table 18.80.030 proposes making this prohibition permanent, while continuing to allow the use in the C-2 and C-4 zoning districts.
 - Shopfront Overlay
 - Refinement of uses allowed in the C-1 zoning district shopfront overlay, to ensure the businesses in downtown continue to provide the diverse and unique shopping experiences, products or eating/drinking opportunities not found online or at typical retail settings. Some uses are proposed to be located above or behind the primary storefront uses of retail, services and food/drink establishments.
- Overview: C-1 Zoning District Design and Development Standards
 - Consistency with the Comprehensive Plan

- Policy LU-3.5. In order to retain the pedestrian-friendly scale in the C-1 (Downtown/Front St) zoning district, the City's zoning ordinance shall identify appropriate development standards for height and scale of new development and redevelopment in this district.
- Policy LU-3.7. Design standards for the commercial land use designation shall be used to continue the northwestern architectural style of the existing commercial areas, and the Scandinavian small fishing village scale architectural style of the C-1 Zoning District.
- Policy CC-5.2. Maintain the Downtown as a primary identifying feature of Poulsbo, setting it apart from the rest of the City through control of such characteristics as height, scale, and intensity. The existing character of Front Street, with its two-story buildings, awnings, and store fronts located at the sidewalk, provide an appealing pedestrian scale that should be preserved.
- Policy CC-5.3. Encourage interspersed landscaping, public plazas with seating and tables, pleasing street frontage design and colors, and inclusion of public art throughout Downtown Poulsbo.
- Policy CC-5.7. New development and redevelopment in Downtown Poulsbo shall retain its pedestrian-friendly scale and be limited in height to an average of 35'.
- Policy CC-5.8. The City's design standards for Downtown Poulsbo should be evaluated to ensure that redevelopment in the Downtown will retain its intimate, pleasant and pedestrian-scale character. Height, street frontage design and colors, building design, placement of buildings, and view of rooflines (from below and above), at a minimum should be assessed.
- Policy CC-5.9. Encourage mixed use by allowing residential units to be located in association with commercial frontage in Downtown Poulsbo. New mixed-use buildings shall be designed to complement the existing character and pedestrian-scale of Downtown Poulsbo, shall be limited in height to an average of 35', and have a mix of both commercial and residential uses incorporated within the building.

- Proposed Amendments
 - *Building Design:* Revisions and enhancements to the building design standards for the C-1 zoning district are proposed. The purpose of the enhanced design standards is to meet the comprehensive plan policies above to continue the character as a small-town waterfront fishing village with Scandinavian heritage.
 - *Site Design:* Additional standards for new or redevelopment site features are identified, including providing for pedestrian features and connections, and hardscape features (seating areas, steps, boulders, plazas).
 - *Building Height:* Consistent with comprehensive plan policies, the building height for the C-1 zoning district is proposed to be limited to 35’.
 - *Lot Coverage:* New standards for lot coverage are proposed.
 - *Shopfront Overlay:* A new overlay is proposed and is intended to preserve the historical development pattern along Front Street defined by small parcels, pedestrian scale buildings, and retail and service uses. The shopfront overlay has specialized design standards for this limited area in the C-1 zoning district and requires the unique and individual ‘shopfront’ character be maintained.
 - *Mixed Use Opportunities:* Mixed use – which is the term used for when commercial and residential uses are located together either within the same building or on the same site – is proposed through mixed use structures, and for commercial zoned through lots bordered by Front Street on the west and 3rd Avenue on the east as a mixed-use site.
- C-2, C-3, C-4 Development Standards
 - Revisions and consolidations of building design standards for architectural details, articulation, roof expression, exterior materials and colors.
 - Revisions to landscaping standards for setbacks and parking lots.
 - Additional site design standards for self-serve mini storage in the C-2 and C-4 zoning districts and allowing existing mini storages in the C-3 zoning district to expand within existing property boundaries.
- “Additional” Development Standards (PMC 18.80.080)

- Modifications to mobile vendors to clarify the allowance of mobile food trucks and associated standards.
- Clarification to mechanical screening requirements.
- Addition of standards for trash and recycling screening.
- Amendments to mixed-use structures to respond to market trends.
- Creation of standards for a “mixed-use site” for properties with street frontage off Front Street NE on the west and 3rd Avenue NE on the east.
- Additional lighting standards and requirement for a photometric plan.

Councilmember Stern read through the list of the preliminary feedback that came from the Economic Development Committee in their review:

- Include the term “Little Norway” in the text in appropriate locations. It reflects a design intent and adds to the scope of the façade treatment.
- Ensure the commercial buildings in the C-1 District outside of the shopfront overlay remain complimentary and consistent with the architectural design of the shopfront overlay. No contemporary or modern design.
- Include elements of design theme and/or old world European design, mimicking the elements of the Poulsbo Historical Architecture where appropriate.
- Parking and traffic congestion are a concern for the C-1 zone. Propose new residents in downtown with the current level of tourism may result in confluence of factors in congestion. Perhaps have the Engineering Department ensure having the two factors reviewed in the required traffic impact analysis proposed projects.
- Consider the community view from the west side of Poulsbo toward the city between Hostmark and Moe to ensure the First Lutheran Church remains a dominant structure from this view.
- Mixed used structures and whether commercial uses should be required on the first floor.

Councilmember Lord said they are trying to ensure there isn’t an abrupt change because the C-1 District will have some major commercial opportunities for development. The confluence of factors were parking and congestion. The proposed new residents will require parking, and there is also the current level of tourism. Those two factors collide, so they are trying to make sure the Engineering Department takes this into consideration in a creative way as projects come forward.

Planning Director Boughton said they have significantly enhanced the design standards in the C-1 District in the draft code. They wanted to ensure that their zoning standards were in place to continue to enhance the character of downtown

Poulsbo with some redevelopment market interest. In general, all of the design standards for C-1 have been enhanced. They took a specific look at the Shopfront Overlay, because those are unique due to their zero-lot-line, wall-to-wall structures. They are narrow eclectic shops with a variety of colors and architectural designs. She doesn't want to put in the code "Scandinavian" architecture, because she doesn't believe that is what is desired. She believes the Councils wants to continue this organic, eclectic, colorful design that is currently in downtown. She hears a concern that on the fringes of the Shopfront Overlay, they might get a more modern looking building that is not complementary to downtown. They could craft design standards for Council consideration to say, perhaps, minimal use of metal or contemporary design as an overall design theme. Part of design is to allow the property owner and architect the creativity to design a building that fits their needs while also fitting into downtown. There are ways to bolster the C-1 standards. One of the things they have done is thought about the purpose statement, especially in the C-1. Design is a hard thing to codify; they could have designs that meet the code but might not be what was hoped for in this district. If they describe the purpose of the district in a clearer way of what they want to see, that will help them administer the code, and they will include more pictures in the code that displays what is desired. She encouraged the council to read what is already in there to see if it addresses that concern.

Councilmember Musgrove commended the Planning Commission for the heavy lifting they did on this update. He said this is an exercise in Economic Development, because it goes beyond planning to avoid chaos during growth. If it is done well, then you position your city to retain its character and to have that economic stability and potential future growth that is beneficial to the residents of the town.

Mayor Erickson asked what the Planning Commission said regarding using the commercial space on the first floor for residential. Increased online sales are harming small and large businesses. There are large commercial spaces that are vacant for prolonged periods of time with little hope of rental. Meanwhile, they are facing the worst housing crisis in a generation. She questioned if they are sure they have the right amount of commercial space and the right amount of residential space as the dynamics of commercial interaction change. How many square feet do you need to have one job?

Planning Director Boughton said mixed use is vertical structure located in a commercial zone that has residential uses included within it. Right now, under today's code, vertical mixed-use structures must have non-residential on the first floor only and residential is allowed on the second and third floors. Within the last 18 months, they have had increased interest in mixed use structures. They were seeing a very minimal amount of commercial on the first floor and maximizing as much as they can with parking and height, the residential component. It seemed like they were getting apartment buildings in our commercial zoning, and not a lot of commercial. The building community has said it is very expensive to create mixed use

buildings, and they only work in downtowns where there is a lot of synergy. These types of buildings are not penciling out and they are requesting the idea of having residential on the first floor. The Planning Commission explored different options: should it be all residential, half residential, or a "conversion" option (starts with residential, but when the market can bear having commercial, it can be converted over). The Planning Commission recommended requiring commercial uses on the first floor only, those uses must be located along the street frontage, other uses that can support the residential uses, like an exercise room or meeting spaces, can occur behind the commercial, but no residential uses could occur on the first floor. They considered allowing the conversion option for the Moe Street parcel (no applications currently submitted, would need code amendments). It was requested during the public hearing and became a modification by the Planning Commission.

Mayor Erickson asked if the owners of the Albertson's store were to say the commercial space is not working and they want to build an apartment, what would the City say. Planning Director Boughton said they could build apartments, but the residential units would be on the second floor or above. There must be commercial facing the parking lot, and residential support uses behind the commercial frontage. There is not a ratio; it can be very lean.

Councilmember Stern asked if there was conceptual opportunity on the Albertsons example to create a more affordable housing option that could exist on the first floor, perhaps relatively small units. What imagination could they apply not only to commercial and residential, but also affordable. Mayor Erickson said she has been working with the City Attorney on something called inclusionary zoning concepts. It is like an impact fee on high density residential. That money is used for seed capital to build affordable housing. They could be seeing inclusionary zoning coming in after the commercial code update. Mayor Erickson said she thinks the strip malls are an antiquated structure for the future, and they must figure out how to interweave in strip malls the ability to house people. Residential populations need to be mixed in closely with the commercial code.

Councilmember Stern said they learned 15 years ago the downtown was no longer serving a lot of residents on basic needs and was becoming tourist. When the security properties (Poulsbo Place) were first built out, that put a residential population within walking distance of the downtown and created an even shopping situation.

Mayor Erickson said even in the office environment when they talk commercial, 15 years ago there were stacks of filing cabinets for massive amounts of paper. Now, files are stored in the cloud and available on handheld devices. Even in the office environment, they don't need as much physical space for employees. They must be careful to try to avoid big empty spaces of commercial. That is how blight starts.

Councilmember Musgrove said there has always been a lot of interest in mixed use, but very little action. What is different this time? And are they just complicating things or creating a bad mix of mixed use because people are still not pulling the trigger? Regarding conversions, he felt the broad experience of conversions is poor because it is reverse blight. There is no commercial and then there is one store. Nobody is going to one store, they want to see 45 stores. Trying to do conversions is often met with a great deal of strife.

Planning Director Boughton said mixed use is different right now because residential is the market. The interest they have seen in mixed use for downtown is because downtown is a desirable place for people to live. There is a synergy, an interest, and an activity level that Poulsbo Place has brought, as well as the neighborhoods close to downtown when you can walk and enjoy the experience of downtown. She has heard from the development community this is a place that people will want to live. She doesn't think that mixed use will be on 7th or 10th across from a bank or doctor's office. It will be interesting to see what happens with Viking Avenue with the reinvention of different businesses down there. The interest is the C-1 zoning district because of the amenities or lifestyles people are already enjoying. The conversion option was something brought forward by the development community. The Planning Commission did not bite on it.

Councilmember Lord asked for a description of the success and the difference in Poulsbo Place mixed use. Planning Director Boughton said the mixed use on Jensen is what they call "Live-Work Units". They have a non-residential use on the first floor, and an apartment on the second floor. The model is one that is regulated heavily by the building code, because it is supposed to be an integrated unit. A mixed-use structure is different in that they are not integrated. There are different building code requirements. We have Live-Work Unit provisions in our zoning ordinance for a couple of our residential zoning districts, but have not included them in our commercial zones, because the mixed use is the more appropriate use.

Councilmember Nystul asked what percentage of Poulsbo is zoned residential, commercial, and industrial and how does it compare to a standard. Associate Planner Coleman recalls from the Comprehensive plan that 69% is residential. Planning Director Boughton said they will provide those percentages to the Council.

Mayor Erickson said the City is anticipated to have a population of 14,808 by 2036. The current population is 10,510 and they employ 6,200. Does the City have enough commercial space to employ 8,762 in 2036? Planning Director Boughton said when they did the land capacity analysis, they had sufficient residential zoned land, and were a little under the amount needed for commercially zoned land using the methodology at that time. Mayor Erickson said the methodology should change, because it no longer takes as much space to employ people. She keeps asking PSRC

how much space does it take to employ a person, and they cannot give her an answer. Planning Director Boughton said it is possible that a new model for the land capacity analysis for commercial comes out of the next round but she hasn't heard what it might look like. During the last round, the City was close to being on target. They get to look at this with most likely a new population allocation starting in 2022-2023.

Councilmember Stern said previous councils have said they don't want to be a tourist town, but they wanted to be a town with tourism. They also did not want to be a bedroom community.

Councilmember Musgrove said looking at the dynamics of every town that becomes a city, it grows from the core out. To support the expanding residential, commercial expands and rolls over. Suburbs become part of the city. We don't want to create a tourist trap downtown, we want to create a vibrant commercial district downtown and expanding out in the surrounding C-1 area. We must be careful about packing in residents that trap and limit our downtown core. Residential will sprawl on its own given the opportunity. GMA is contradictory to that, but we must be careful to ensure there is a balance that happens along with mechanisms for the chaos to occur with organization and developmental direction. It is not created by manufacturing pockets that are frozen; it must have flexibility to create a new environment.

Mayor Erickson asked if they are going to allow apartment buildings in our commercially-zoned areas on Viking Avenue? Are they going to continue to treat Viking differently than 305. Planning Director Boughton said Viking Avenue has an incentive program that is currently in the zoning code, and they do not propose to make any changes to it. That is a mixed-use development incentive.

Planning Director Boughton said the mixed-use site is a new provision that applies only to the C-1 zone for the parcels that front Front Street and 3rd Avenue. The property owner came to the City and asked about utilizing the back portions of the lots for row town homes facing 3rd that would be separate from the commercial structures. Planning considered the request and has written standards for Council consideration. It would be a new standard in that it is very specific geographic zoning standards. It applies to the parcels from Hostmark to Moe on the east side of Front Street. The Planning Commission accepted the written standards. The Council will have to decide if it is appropriate to have lower density row townhomes on the back side of commercial structures that face front street that can have underbuilding parking, because of the grade change, and have a row town house look on 3rd Avenue.

Councilmember Stern wondered if they could incentivize the development of affordable housing. He fears losing affordable housing and losing our lower wage

service worker and associated families, and risk becoming Bainbridge Island. Mayor Erickson said she has been working on this.

Councilmember McGinty asked Planning Director Boughton if she had pictures of the row housing on 3rd. Planning Director Boughton does not have pictures, but theoretically, their height would be capped at 35 feet, so units would be designed as they could fit within height and parking. Three stories on the west side, and two stories facing 3rd Avenue.

Councilmember Nystul asked if there are any changes in any of these zones from the current parking requirements. Planning Director Boughton said they clarified a misunderstood element: residential in the commercial zone is two parking spaces for two bedrooms or more, or one parking spaces for one bedrooms or studios.

In response to Councilmember Nystul, Planning Director Boughton confirmed the boundaries of the commercial zones have not changed.

Councilmember Musgrove said residential must have parking, as well as any new commercial, where will the parking spaces be if there is residential where the commercial parking spaces use to be, or if it is conversion, will the number of parking spaces change from residential to commercial and how will they be absorbed? Planning Director Boughton said that is for the developers to figure out. She will never allow a reduction of parking in the downtown. They will have to figure out how to park it. Mayor Erickson reiterated that the City will never allow a reduction in parking standards in downtown Poulsbo.

Mayor Erickson said Olhava is a master plan, do any of these changes affect Olhava? Planning Director Boughton said the standards for landscaping and some of the design do apply to the C-4 zone. But realistically, it is managed by a master plan as well as development standards and design standards, so they look at both when they review projects.

Councilmember Stern would appreciate if the Planning Department could synthesize the points from tonight and memorialize them in bullet point form.

Mayor Erickson said they need to have a conversation about the line between residential and commercial. She thinks there is too much commercial space and the City needs more residential. The Growth Management Act does not allow the City to expand externally without going through a whole series of steps. They have underutilized commercial space that has been vacant and for sale for years. There is plenty of light industrial too. They need to look at how to allow residential to gently creep into commercial in a way that supports commercial without cannibalizing it.

Councilmember Stern would like to discuss incentivizing affordable housing.

Councilmember Musgrove agreed with the Mayor that they need the flexibility to mix the uses to serve the residents, both the existing and the growing.

Councilmember McGinty said as far as commercial reductions, they need to remember it is a tax base revenue. They do not want to become a bedroom community to Seattle just because residential is available to them. They must be careful what their long-term picture is.

Councilmember Lord said she shares that concern. They do not want to transform themselves inadvertently into a bedroom community. She agrees that there may be an imbalance in the commercial versus residential based on the dynamics of what is going on. She would like clarity on how craftsmen is fleshed out in the commercial zones. There will always be craftsmen that need a place to work. It could be a mixed opportunity as well.

Councilmember Lord said in the C-1 zoning, it looked like on page 4 "rentals equipment/vehicle" were stricken. Did that preclude bike rentals? She would like to know what the Planning Commission thought about that.

Next steps involve taking this to Economic Development-Tourism committee on May 23 and June 13 to help with any specific questions that are heard during the workshops. They have the workshop on June 6, 13, and the final public hearing on June 20.

7. COUNCIL COMMITTEE REPORTS

Finance-Administration Committee: Councilmember McGinty reported they reviewed the RFP language for the City's official newspaper and they discussed the retreat and had two concepts of the format (long term vs near term). He asked the Council which format they would like at the retreat. Councilmember Musgrove said they might have to look at two sessions. It cannot be pulled off in four hours.

Public Safety/Legal Committee: Councilmember Garland reported the Police Department brought up the topic of a drone program and they received an update on the court room video equipment costs. Councilmember Stern asked if the committee could discuss at a future meeting re-establishing the Police Advisory Committee. Councilmember Musgrove asked that the drone program coordinate with Public Works (they may have uses for drones as well).

8. DEPARTMENT HEAD COMMENTS

City Clerk Fernandez asked the Council to start considering who will be designated to vote at the AWC Annual Business Meeting on Thursday, June 28, 2018. She will ask for

nominees at the June 6 Council meeting. Councilmember Stern asked for consideration to be one of the three designees.

9. BOARD/COMMISSION REPORTS

Councilmember Garland reported she attended the Tree Board meeting. They received a presentation from the KC Noxious Weed Program, an update on the Poulsbo Cemetery clean up on May 5; and approved the Heritage Tree Program.

Mayor Erickson said she is divesting some boards and committees and will email the Council to split up the duties due to the delay of the compensation increase.

Councilmember Thomas reported the School Board had a special meeting on May 10 and they looked at their challenges and opportunities at Poulsbo Middle School. The teachers mentioned one of the strengths is it is a school located in the middle of the community; however, affordable housing raised its head. Some teachers live in Quilcene. The ethnicity changes in the student population are significant -- 14% are Hispanic and increasing ESL (English as a Second Language) needs.

Councilmember Stern said the Kitsap Regional Coordinating Council has a retreat on May 29.

10. CONTINUED COMMENTS FROM CITIZENS

Rita Hagwell said she liked the idea of more artistic places. She talked about the 60 acres next to her land and LLCs she is surrounded by. She will continue to fight for her land.

Tom Curran spoke regarding the three large residential projects being proposed for the downtown area. He feels the projects are trying to get around the Comprehensive Plan by calling them mixed use structures. He disagrees with allowing the conversion request.

Ryan Smith said the primary purpose of the 2018 Commercial Code Update is to incorporate development standards consistent with the land use and community character policies of the 2016 Comprehensive Plan. He said the areas where the Commercial Code do not support the Comprehensive Plan must be rejected. He wants the City's historical buildings retained and does not agree with new being better.

Lynn Myrvang spoke regarding the proposed developments for downtown and how they would bring in 300 additional residents. She is concerned about traffic, parking, and if the residents would be supported by the existing services. She shared a map of the view of Poulsbo and what it would look like if the proposed downtown developments were constructed.

Joan Hett said they are going to increase the residential density in the C-1 area in a large way. The new buildings will cause an egress that will congest traffic. The increased traffic will impact pedestrian safety. Parking will not be available downtown. They need to find a way to define a density cap for commercial zones other than using the single building approach.

11. MAYOR & COUNCILMEMBER COMMENTS

Councilmember Lord encouraged everyone to enjoy Viking Fest.

12. ADJOURNMENT

Motion: Move to adjourn at 9:42 PM,

Action: Approve, **Moved by** Stern, **Seconded by** Thomas.

Motion carried unanimously.

Rebecca Erickson, Mayor

ATTEST:

Rhiannon Fernandez, CMC, City Clerk