



CITY OF POULSBO

Planning Commission Public Meeting

May 28, 2019

Commissioners Present: Jerry Block, Gary McVey, Kate Nunes, Ray Stevens, Gordon Hanson, James Coleman

Staff Present: Karla Boughton, Charlie Roberts, Nikole Coleman, Helen Wytko

1. Call to Order
2. Pledge of Allegiance
3. Modification to agenda
KB: Short Directors update
4. Meeting Minutes – none
5. Comments from citizens items not on the agenda
6. Public Hearing

NC: Public Hearing for tree cutting and clearing We had four workshops and here tonight for public hearing. Moves on to City Council with recommendations from Planning Commission. Reminder that we are splitting Chapter 15.35 Grading and Clearing to Chapter 15.35 Tree Cutting and Clearing and Chapter 15.40 Grading.

The purpose of the tree cutting and clearing is to regulate the cutting of trees in order to help preserve the wooded character of the City of Poulsbo and to protect its urban forest. Promote, protect and preserve the public interest by regulating land alteration, particularly the clearing of land in the City. Enhance the City's physical aesthetic character by managing the removal of vegetation, trees and ground cover. Recognize there will be circumstances, such as land development, disease or danger of falling, that may require the removal of trees and ground cover.

Major PC Changes include new definitions including high grading pruning, went over exemptions extensively New definitions: High Grading, Pruning (15.35.040). Activities Exempt from a Permit (15.35.070): Any removal or cutting on developed, partially developed, or undeveloped lots when the total area to be disturbed is less than 7,000 square feet per calendar year. Emergency tree removal may not require an after the fact permit. Director decision. Additional direction for replanting requirements (15.35.110). Also have additional direction for open space trees

The purpose of the grading chapter is to promote, protect and preserve the public interest by regulating land alteration, particularly the grading of land in the City. To ensure prompt construction, restoration, replanting and effective erosion and sedimentation control in

properties before, during, and after grading. Prevent water quality degradation and the sedimentation of streams, wetlands and other water bodies, and preserve natural drainage paths and outfalls. Minimize the impact of runoff, sedimentation or erosion caused by improper land development and maintenance practices. Promote safety upon public and private property.

Minor changes were proposed by PC on the proposed grading ordinance.

RS: Thank you for the presentation, we will open up to public comment.

Rita Hagwell: I am very optimistic today because I found out the average American, especially on committees, do listen to people. I want to tell you a little bit about me and why I am concerned with the City telling people what to do. This is my visit to Tahoma where my husband is buried, Korean war veteran. This is my Maralaine. City will not recognize it and put it in the right place. Somebody tore this sign down drunken person called me called chief Olson so there is a sign still up there I keep this original sign. My name is Mary Rita Hagwell. Lived here almost 50 years. Developer did a clear cut and some of the land went to people and sold us it and it is what you called second growth. Wonderful WWII people helped site place, put in well, water rights. Arness did our septic. You can see that 50 years no trouble city lots of attorneys and three survey. Discrimination. I always tell him 1 year I still own land and not going to do a Belfast on me. I gave everyone a little packet here. You will see little things for instance. My doctor knows that have the wrong place here. This is where the City has said that yellow house is mine, they have Maralaine Ln marked this thing no matter what they say. Tried to tell City they are going to knock me over and put me in a wheel chair. Especially to John Johnson and Brad Watts take my land going to supreme court and you will lose. I have these pictures. Do have a lot of those construction rights terrible pot holes sink holes. Department of Community Resources under Gelder and Eric Baker gave Hartman trail really close to me. If he keeps land like this what is he going to do to a trail. Wondered how he got it. You will see pictures that I have of my address and Maralaine Lane. This belonged to Mrs. Robb and neighbor Mrs. Olmer. That's who came later on and retired really close to us. City cost me a lot of money, I have people who will go fund me. I am one person, it is a potpourri. Spend all my time defending my land. These people have bad tempers. The land is Protected 100' wanted a trail here and water rights are protected. Bottom part belongs to Hartman. Maralaine lane is next to my well, but they start screaming at me. I am so frightened of them. So worried about tree cutting and clearing and grading. Never had a problem. Don't want those people near my land. So frightened of them I don't know what they'll do next. Not well written. And who am I also was a mother teacher and wife. Bachelors degree. Had no problems with anybody Mayor took my beautiful trees. Keep asking where the money go. Not get away with too much come up on my land tell me about my land. I respect 125 year old second growth trees. Nobody is pushing me out of the City because I am not going.

My name is Dana Curtis. I feel like I spend all my time trying to save my property. My house has been shaking since beautification project. Then it was 201 MJ Construction and house shook for a month. I called city so many times they told me to call 911. called the mayor august 11 2018

about project on Harrison. She said it would continue for a week due to a new sewer line as it is broken 82 years old, Mayor cascade natural gas project. Refrigerator bounced next day. Husband says date doesn't add up. I don't think this woman from cascade natural gas, it says Michaels project location NE Eliason lives in Kenmore. Called this woman and gave me information. Trying would like to give this to you ran out of ink. More documentation

RS: Close public hearing and open public meeting, start with Grading.

(No comments on grading)

RS: Since there are no comments on the Grading portion, let's move on to look at Tree Cutting.

GM: Nikole when I was going through minutes of previous meeting. There was one item that Jerry had brought up, adding definition of hard surface but we didn't do that because later we talked about maybe not needing to include hard surfaces, which maybe is why that definition is not in there?

NC: On page 5b 15.35.070 took out hard surface threshold and therefore did not need definition

JB: Page 4 vegetation removal spelling error. Page 8 under c second line verification by which states. By should be removed because clunky. Qualified arborist and landscape architect shall prevent written verification which states, rather than by.

NC: Yes and will fix lettering.

JC: I have got one on page 7 and 9 item f - under terracing. Any part of the project shall be constructed by proposed plan and methodology.

NC: Are you in grading?

JC: Yes grading.

CR: So the question was about terracing?

JC: Proposed plan and who determines what that means?

CR: A definition for terracing?

JC: Yes.

CR: We have a definition for terrace.

JC: Methodology.

CR: What the methodology is? We are leaving it up to their geotech to review. Because there's a lot of nuance, we probably have 3 pages specific to circumstances, we wanted to make it more flexible and safe so that it works to a specific site. Geotech does get peer reviewed.

JC: So geotech.

RS: We want to make sure they are responsible because it is their license on the line.

MOTION: to recommend approval with modifications to the Poulsbo City Council the 2019 Tree Cutting and Clearing Ordinance and Grading Ordinance Updtes as identified as Exhibit A and B in the Staff Report; and direct the Planning and Economic Development Director to prepare findings of fact in support of this decision for the Planning Commission Chair's signature. VOTE all in favor

7. Comments from Citizens – None

8. Commissioner Comments –

JB: Question from Karla we had citizens building shaking during grading. I don't believe that is in the scope of business we were working on but is there better recourse?

KB: Correct that type of impact is we will take the comments and speak to the city engineer to see if there is something else, we should be doing and provide recommendations to the homeowner that might be helpful.

KB: So first of all, congratulations on the tree cutting and clearing, this is the last ordinance that was adopted in 1995 to be updated holistically. With this new ordinance we have updated everything and have moved into modern times. As trees become part of site design and community city council thoughts and consciousness. Sure you heard stories of what we were trying to fix.

Wanted to let you know there are a number of the things the PED is working on, we usually move forward to you with ideas when they are ripe. We have lots cooking, the first you may have been reading about. High risk sex offender housing to regulate, all jurisdictions have some regulations except for Bainbridge, all have ordinances in place. Ours is an interim ordinance we will be having you adopt them right away but need to go through public process, you will be seeing it sometime this year. The second thing is that the Mayor has requested that CC EDC reconsider mixed use in commercial zoning districts, preparing for a workshop on June 19th with full council. That was one thing we spent talking a lot of time talking about in 2018 PC recommended to cc which was not fully adopted. Mayor is asking to reconsider what you

recommended that they did not adopt. Development community will initiate process. Our initiation always starts with you. Probably coming forward in July. Dealing with 1 amendment so it should be very short. We'll put together a schedule. Thank you for those of you who have provided travel and vacation schedule.

GM: We are having a workshop June 19th,

KB: no just City Council. Engineering dept hard at work at updating construction standards, but we are not ready to bring it forward quite yet, mid summer and mostly streets. New for PC thought of as technical document but Growth Hearings Board deemed that it was a development regulation and therefore require putting it before the board and CC

CR: Primary focus is street standards but we are looking at all elements of construction standards.

KB: This will be a new document that the PC has not reviewed before. Are required to update shoreline master program. It will be due June 2020 Nikole will be lead staff, working on gap analysis with current code and changes made to the state. Do not anticipate being extensive, administrative changes start initial release by end of this year so we can meet the deadline. Nikole and I are working with city attorney regarding 5g small cell facilities. We have monopoles which are now called macrofacilities. Small ones will be microfacilities. It is complicated, it is completely from FCC order under Trump Administration and we are trying to get arms around it for a permit process. We have no discretion. But we do have to establish a permit process. Do not exactly when bring that forward, need to understand it more, bring city attorney to workshop because she is knowledgeable.

Last thing is that similar to shoreline update even through in 2016 we are already working regionally comp plan. PSRC and staff vision 2050, what's happening is we are already talking about population forecasting in 2050. Nothing to bring forward at this time but I wanted to let you know we are having conversation. Happy to answer any questions. Planning for an additional one million people in King, Peirce, Kitsap, Snohomish counties, our share will be 5% of that.

GH: I noticed in sun city of Bremerton have hired consultant to do population projection.

NC: For affordable housing. We have our regional PSRC within that there's the KRCC which has made affordable housing top priority for 2019.

JC: How many projects do we have that are vested like the plats we had recently?

KB: We were able to close last one in early March. Everything is either in works or closed.

GM: Someone asked me today status of city hall apartments can you give us an update?

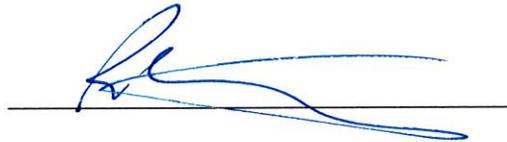
NC: We sent request for revision and they have until 2nd week of June if they don't submit by then they will lose. Still working with them

KB: At this point too they have worked on sight distance report that could have been done a lot quicker.

NC: Bery achievable, just down to two issues.

KB: If you want follow up on those projects let me know, we'll try to release a work plan.

9. Meeting adjourned 7:41



Ray Stevens, Planning Commission Chairman