

**POULSBO SPECIAL JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING OF
FEBRUARY 23, 2022**

MINUTES

PRESENT: Mayor Erickson; Councilmembers Livdahl, Lord, Musgrove, Phillips, Stern;
Planning Commissioners Stevens, Kipps, Block, Taylor, Newell, Strickon

Staff: City Clerk Fernandez, Housing, Planning & Economic Development Director
Wright, Special Projects Planner Boughton

ABSENT: Councilmember McGinty and McVey, Commissioner Nunes

MAJOR BUSINESS ITEMS

- * * * Noll Road Consultant Contract Supplement
- * * * 2024 Comprehensive Plan Kick Off

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Erickson called the virtual meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

2. COMMENTS FROM CITIZENS

Mayor Erickson asked for citizen comments; no comments were received.

3. CONSENT AGENDA

Motion: Move to approve Consent Agenda item a.

The item listed is:

- a. Noll Road Consultant Contract Supplement

Action: Approve, **Moved by** Stern, **Seconded by** Phillips.
Motion carried unanimously.

4. COUNCIL & PLANNING COMMISSION WORKSHOP

a. 2024 Comprehensive Plan Kick Off

Planning and Economic Development Director Wright presented the agenda summary, noting this is the first of multiple meetings to be held between the Planning Commission and the City Council to discuss the 2024 Comprehensive Plan.

The purpose of this meeting is to provide an overview of Washington State comprehensive planning requirements including an introduction to 1) the Growth Management Act (GMA), 2) Puget Sound Regional Council (PSRC) and Vision 2050, 3) the Countywide Planning Policies (CPP's) and Buildable Lands Report (BLR), and ultimately the 4) City of Poulsbo's 2024 Comprehensive Plan. There will also be an overview of the required and optional elements, the Public Participation Plan and the schedule of activities and meetings.

Presentation highlights included:

- An introductory question to panelists of the top two things they have visitors do when they come visit.
- An overview of the comprehensive planning in Washington State
- A review of the comprehensive planning road map (will be used throughout the process)
- A review of the Growth Management Act (RCW 36.70A) and the purpose statement
- Who is required to plan under the GMA
- Regional planning – Vision 2050 and multi-county planning policies
- The role and composition of the Puget Sound Regional Council (PSRC)
- PSRC regional forecasts
 - The region is expected to grow by 1.5 million people by 2050, reaching a total population of 5.8 million.
 - An anticipated 1.1 million more jobs are forecasted by 2050.
 - The region's population in 2050 will be older and more diverse, with smaller households than today.
- Kitsap County – High-Capacity Communities (HCTs)
 - Poulsbo, Bainbridge Island, Port Orchard, and Kingston
 - Required to plan for anticipated amount of population growth and jobs.
 - The amount will be determined through a series of exercises and workshops in spring 2022.
- Countywide Planning Policies
 - Under the GMA, counties are required to work with their respective cities to establish growth targets and adopt countywide planning policies.
 - City of Poulsbo ratified CPPs with Resolution 2021-12
 - Review of Kitsap Countywide Planning Policies Vision Statement
- Buildable Lands Program

- "Look back" to evaluate whether development trends are consistent with development assumptions and policies noted in Countywide Planning Polices and local comprehensive plans.
- "Look forward" to determine if there is sufficient land supply in urban areas to accommodate the remainder of the 20-year targets for commercial employment, industrial employment, housing units to accommodate population.
- Identify, if necessary, reasonable measures that reduce the differences between growth and development assumptions and targets that may be contained in the CPPs and comprehensive plans.
- Kitsap allocation = 24,368
- Poulsbo total population capacity = 4,581
- Review of Urban Growth Areas (Poulsbo UGA = ~ 351 acres)
- Local comprehensive plans
 - What the comprehensive plan is: Policy Document, Capital Facility Plan, Land Use Map
 - Vision statement review
 - Review of elements chapters
 - Implementing HB 1220
- 2024 Update
 - Roles & Responsibilities
 - Technical work Completed (2021)
 - 2022 work plan
 - Public Participation in 2022
- Next steps
 - Workshops with Planning Commission and City Council regarding growth targets (population and employment).
 - Review and discussion with Planning Commission on specific elements in 2022.
 - Continual public outreach.
 - Longer term: Affordable Housing Targets, Environmental Impact Statement, and Development Regulations Update

Planning & Economic Development Director Wright quoted Mayor Erickson from the State of City address and asked what they are missing, because whatever they are missing is a missed opportunity.

Mayor Erickson said everyone in local government should think about things they could augment to make our place even better. Growth doesn't have to be scary when

you are making a community even better than it is. She said we need better medical care in this town. With the consolidation of St. Michaels and what we all have been through the past few years, it is clear we might need better medical care. She would also like to have more walking pathways throughout the City. She wants to figure out how to fix street lamps with LED lights. She wants to make sure our kids are safe and support our public schools. She asked the group what we are missing.

Commissioner Newell asked what the viewpoint was for the capital facility element for education or the school district that is included in some places, but not on the charts. Karla Boughton said under the capital facility plan we have a requirement to include schools and fire districts. The GMA requirement is only six years, and they will have a school element in the CFP, Section 2 of the Comp Plan.

Councilmember Livdahl said we don't have any kind of historic designation for properties. She said we have a tree board, but we don't have a proactive tree retention/preservation plan. There are some incredible trees that we cannot ever get back. It was alarming to her to learn that on private property there is nothing that can be done currently in our code to preserve those amazing trees.

Councilmember Lord said this is a pioneer town, and lots of new development has come in, but there is still a significant amount of pioneer homes and buildings scattered around town. At the national level a historic designation is pretty strict, and you can hardly do anything to your building except restore it to exactly how it was originally. But that doesn't mean they cannot do other things. She said it would be nice to have a large indoor space for friends and neighbors to gather. The Sons of Norway is one venue, but you cannot get everyone in there. She would also like to see an indoor farmers market.

Councilmember Phillips said the schools is the big one for him, and our interaction with the school board and how we are going to plan that out. The schools are already crowded.

Commissioner Stevens said we need activities for middle-aged children. We tried a skate park, which has fallen away. What can we do to keep them productive, engaged, and out of trouble.

Councilmember Musgrove noted one of the slides had population growth along with job growth, and the lines on the graph were divergent. The divergence is partially

due to an aging population. This has secondary effects that come with it. If we want to stabilize our community, it is going to change if your population changes. The other slide that stated land use drives all city functions, he noted sometimes the tail can wag the dog. We can look at land use but start at the perspective of each one of those little gears and look at it from that direction first. Because, for example, if we have schools with great educations for these families, but they don't have a place to work here, they will leave instead of staying here. So, they can look at commercial development. If commercial development comes in as part of economic development, then we need to fashion our housing towards catering to that workforce, and creating a younger population, instead of a growing older population. Looking from the outside in can be beneficial.

Councilmember Livdahl said we have a childcare problem. People can have jobs and maybe housing, but childcare is not readily available, and it is a huge problem.

Commissioner Kipps would like to see more identifiable neighborhoods or alternate centers (ex. Bremerton has Manette and Bainbridge Island has Lynwood Center/Winslow Way). We need to think where we can create these spaces. The area around Centennial Park with the Library, or Poulsbo Village could be another center, and maybe up around Olhava – a neighborhood feel. Right now we can go downtown and to the waterfront, but there needs to be alternate centers with places to get coffee and lunch, and sit outside and get together with friends, and not always have to go downtown.

Councilmember Lord said even though our population is varied in age, but we have a lack of things for older citizens to do.

Commissioner Block said they need to deal with the parking issues downtown.

Commissioner Strickon said he would a third place area, perhaps at Poulsbo Village, for an indoor space with a couple of pickleball courts, a food court, a place structure for kids, and place for people to gossip. He said more water access would be great for launching kayaks.

Councilmember Stern said we have a wonderful nucleus on the hill with OC and WWU. It needs help taking off. We have the Poulsbo Event Recreation Center as a plan and it could be part of that nucleus for affordable higher education for the entire peninsula region.

Planning & Economic Development Director Wright said the next meeting will either be March 22 with the Planning Commission or March 23 with the City Council.

Councilmember Lord asked for an update on the two bills down at the legislature (Senate Bill 5670 and House Bill 1782). Mayor Erickson said both bills died last week. The proposed bills mandated increases in density with the use of duplexes and four-plexes throughout entire communities that had proximity to transit. If you were over 10K it was duplexes, and over 20K it was 4-plexes. She said that doesn't mean those ideas are going to go away.

Councilmember Lord thanked the Association of Washington Cities for their efforts regarding the legislation.

5. ADJOURNMENT

Motion: Move to adjourn at 7:27 p.m.,

Action: Approve, **Moved by** Musgrove, **Seconded by** Lord.

Motion carried unanimously.

DocuSigned by:

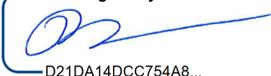


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Rebecca Erickson, Mayor

ATTEST:

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Rhiannon Fernandez, CMC, City Clerk