



# Planning & Economic Development Committee

## City Hall – 200 NE Moe Street

<b>Subject</b>	<b>Meeting Minutes</b>	<b>Date</b>	<b>May 25, 2022</b>
<b>Recorder</b>	<b>Tiffany Simmons</b>	<b>Start Time</b>	<b>3:30 PM</b>
<b>Committee Chair</b>	<b>Britt Livdahl</b>	<b>End Time</b>	<b>5:00 PM</b>
<b>Committee Members</b>	<b>David Musgrove, Britt Livdahl, Ed Stern</b>		
<b>Staff Present</b>	<b>Heather Wright, PED Director; Tiffany Simmons, PED Administrative Assistant</b>		

Agenda		
No.	Topic	Action/Recommendation/Discussion
<b>1.</b>	<b>Administrative:</b>	
	Questions & Concerns of the Committee	Duration of PEDC meetings – DM proposed meeting more frequently and going live next month. BL shared that there should be at least a staff member present in person. DM shared some thoughts. Mayor BE shared some OPMA regulations. DM asked for clarifying on if the Committee members need to attend in person or not. The Committee settled on a Hybrid with in-person attendance for committee members mentality. DM shared the dislike for having only one meeting a month. BL shared some thoughts and clarification. The discussion was left open.
	Agenda and Extended Agenda Review	DM asked if we could continue the Committee purpose and goals conversation.
	Approval of Meeting Minutes <a href="#">4/27/2022</a>	Approved by ES, Seconded by DM. All Ayes. DM asked about linked files access.
	Next Meeting: 6/22/2022	
Poulsbo is committed to being a welcoming, diverse, and equitable community where all people can access tools and opportunities to improve their quality of life, allowing them to reach their full potential. During its meetings, the Poulsbo City Council will use this lens to inclusively view its discussions and actions.		
<b>2.</b>	<b>Agenda Items</b>	
	A. Comp Plan Update, Economic Development - Work Plan	HW presented. DM suggested to speak with some groups/business outside of just downtown (Viking, 305, etc.). ES added the Rotary Club/Lyons Club (Meredith Green) for some resources. BE shared the desire to interview Mike Burns and Central Market for input on supporting them. DM reiterated that there are a variety of additional business types to interview with. BL added Vibe co-works to the list of potential interviews. DM mentioned that if there were some standardized questions, we could create a survey. HW gave some feedback.
	B. Inclusionary Zoning and In-Lieu Fees	BL shared some background. HW gave some basic information on what Inclusionary Zoning

**The committee may add and discuss other items not listed on the agenda.**

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<b>Agenda</b>		
<b>No.</b>	<b>Topic</b>	<b>Action/Recommendation/Discussion</b>
		<p>is, Questions on how we could proceed and shared some experience with a re-development she worked with in Florida. HW shared some Pro's and Con's. BL added that the affordably built units may not be permanent, HW added the clarification that Council can help determine the length of time. BL shared that the regulations that are set are going to affect the viability of usage by developers, HW responded. BE shared that it could be compared to an impact fee. BE shared that she isn't sure what the time frame looks like on the city to build the affordable units (With the In-Lieu Fee option) and asked if it needs to be done in a specific location, HW responded and added that to additional research. BL added that this would then require the city to potentially obtain land. BE then asked if these funds could be used in other cities or contributed to the Housing Authority, for example. DM reiterated how complex the situation is and shared that it may be good to ask developers. DM shared some potential options for affordable housing. ES asked for HW to speak to a concern on retention/preservation of trailer parks or similar communities, HW responded. BL shared the concern that there are really no regulations on the cities side to help with affordable housing, BE responded. BL shared that it would be helpful for surrounding jurisdictions to also have regulations on affordability (To help offset developer deterrence). Guest Joe Morrison shared the potential for a ferry line from Bremerton to Bainbridge and told HW she would be sending some links and responses to the previous conversation before. DM asked if there were other options for the funding stream, BE responded. DM spoke to the definition of "Affordable". HHS Kim Hendrickson asked HW to speak on Bainbridge's "Housing Trust fund", HW shared her thoughts. KH shared the desire to do research on why a Trust fund would be better than the other paths described. DM asked if there was a way to create a list for options and reasonings why we choose to or not to proceed with each program.</p>
<b>3.</b>	<b>Comments From Citizens</b>	
		<p>Guest Pam Keeley asked about developments getting settled in other cities/jurisdictions helps us achieve diversity in housing, BL gave</p>

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		<p>feedback. ES asked Guest Joe Morrison to speak on the county wide meeting being held in June to include a portion on including this conversation on housing affordability, JM responded. BE also gave some feedback on Pam Keeley's question, sharing that we are doing our best to have land to work on affordable housing but there is still a large limit on space and the demand is high thus helping surrounding communities achieve this can help us in the end. DM reiterated the benefit of having housing options, even elsewhere nearby. Pam Keeley then asked why we cannot place a moratorium on affordable housing, BE responded that it is illegal by state law. DM added that logistically that could drive the cost of housing up or move development elsewhere. BL added that we still would have county allocations on housing and jobs as well. ES asked BE and Guest Joe Morrison to share the word on the conundrum. Pam Keeley asked if developers went elsewhere then the land would be free for the city to develop, BL shared that we would then need a fund to build the housing and a moratorium can be damaging to the economy. HW shared some upcoming allocations that will be placed on the city by the end of year to early January. BE also brought up Nordic Cottages as an example of ways the city is pushing forward. BE also mentioned Public/County/City owned land that is underutilized as well, BL commented on this. JM shared those solutions tend to take a long time and the market is in flux, these also affect the situation.</p>
<b>4.</b>	<b>Committee Reports</b>	
	General Business Update (Mayor)	BE shared that there are a lot of new business coming into town, there are some ribbon cuttings coming up with local businesses, Liberty Bay Bank and Johnson Parkway (Approx. September) and connected trails in the area.
	Long-Term Strategic COVID-19 Recovery Efforts (Mayor)	
	Poulsbo Chamber of Commerce (BL)	BL shared the Gala is changing dates to July and that the chamber is getting good traffic, being used for lots of meetings.
	Port of Poulsbo (DM)	DM shared that there are some Barges coming in during June to refurbish the floats (No in water work) and that the sea-discovery center has a space being rented for admin (For the Port of Poulsbo).

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	Historic Downtown Poulsbo Assoc. (BL)	BL shared that they are looking at the parking issues and the girl's night out event went well this year as well.
	Suquamish Tribe (ES)	ES will be with the tribe council at a meeting in June.
	KEDA/PSRC/EDD (ES)	
	OC/WWU/Collages (ES)	
	Misc. Comments	<p>ES asked to add something to the agenda on the group working with Bainbridge. ES added that we will be visited by veterans on Friday to have lunch at the Brass Kraken.</p> <p>BL requested a new look into the moratorium on cannabis sales in the city as a future agenda item.</p> <p>BE shared that the service will be held at the American Legion Park/Plaza at 10am.</p>

<b>Future Agenda Items</b>			
<b>No.</b>	<b>Item(s)</b>	<b>Responsibility</b>	<b>Meeting Date</b>
	Visit Kitsap annual report presentation and input on marketing	Beth Javens, Director	June 22
	Re-visiting Cannabis Sales in Poulsbo	Britt Livdahl, Council Member	TBD