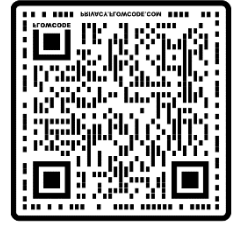




City of Poulsbo
Joint Planning Commission and
City Council *Special Meeting*
 City Hall – 200 NE Moe Street



Subject	Meeting Minutes	Date	09/27/2022
Recorder	Tiffany Simmons	Start Time	6:00pm
Committee Chair	Ray Stevens	Est. End Time	7:35pm
Committee Members	Jerry Block, Mark Kipps, Kate Nunes, Ray Taylor, Doug Newell, David Strickon		
Council Members	Andrew Phillips, Connie Lord, Britt Livdahl, Jeff McGinty, Ed Stern, David Musgrove, Gary McVey		
Staff Present	Heather Wright, PED Director, Tiffany Simmons, PED Administrative Assistant, Nikole Coleman, Senior Planner, Karla Boughton, Special Projects Planner, Becky Erickson, Mayor		

		Agenda	
Time	No.	Topic	Details
6pm	1.	Call To Order	
6:00pm	2.	Pledge of Allegiance	
6:01pm	3	Modifications to the Agenda	Commissioner comments adjusted to Commission and Council comments.
6:02pm	4.	Approval of Minutes: 09/13/2022	Commissioner MK approved; Seconded by RT. Commissioner JB abstained. All other Aye's.
6:03pm	5.	Comments from Citizens	None.
6:05pm	6.	Presentation of Projects for Consideration	<p>Growth Strategy Presentation and Discussion – NC, HW, KB presented. Council Member ES asked how Oslo bay project helped the housing crisis, KB responded. Council Member GM asked to clarify that we could meet regulation with no additional changes, NC responded. ES asked if there is a contingency plan based on the R1 (Density Increases), NC and Mayor BE responded. ES asked if ADU's still require the primary owner lives on site and if that was removed how that might affect ADU usage, NC responded. Commissioner KN asked if ADU's are possible in new developments, NC responded. KN shared her desire to utilize this method. BE also spoke to this. Council Member JM asked how things like parking would be affected by this, KB responded. GM asked if there was a way to limit the duplex to an Owner and rental, NC responded. Council Member CL asked if we can focus duplex's in new</p>

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			<p>developments, not existing developments, NC responded. ES asked if there was any thought to implementing small commercial in residential areas, NC responded.</p> <p>CL shared that incentivizing is the key to the growth we want to see but is also difficult, NC and BE responded. GM shared that it will be quite hard to incentivize small commercial in these areas.</p> <p>CL asked what vertical mixed-use might look like, NC responded.</p> <p>BE shared about empty parking lots in the city, using a visual example on screen, MK gave some additional feedback.</p> <p>ES asked how we plan to keep things flexible, KB responded.</p> <p>MK asked for thoughts on how to help update 305 to not be as much of a barrier, KB responded.</p> <p>Commissioner DM asked that the assumption could be made that the traffic will increase no matter what the situation when we must accommodate that many residents, NC responded.</p> <p>Around the Table:</p> <p>JM – Shared worries on all the things we might lose in providing incentives to get some of these things built.</p> <p>KN – Shared the desire for Mixed-use, smaller units, a variety of unit sizes and better transit.</p> <p>ES – Shared that middle/lower income housing should be preserved.</p> <p>CL – Shared that Strategy 1 is not proactive enough but there is a lot of unbuildable land but Viking has some useable land that might be a better mixed-use zone. Preserving mobile homes is a priority or consider incentivized zones for mobile homes.</p> <p>RS – Shared that lightening up the ADU code would be beneficial. Strategy 4 seems to be the end route no matter what. Employment predictions, do they include work from home in the numbers.</p> <p>DN – Shared that it is still important to incentivize small houses, despite Poulsbo Place issues. Strategy 4 is the end situation no matter what but how do we incentivize it properly while being valuable for the community and the developer. Change 305 to bring it to modern standards and needs.</p> <p>BE – Agreed that Strategy 4 is going to be where we end up at some point. Increasing density is a good factor and improving 305 is essential. Improve 305 so we don't lose our single-family areas.</p> <p>MK – Agreed that Strategy 4 is the end path so we should get in front of the incentives. The 305 corridor need</p>	

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				<p>improvements. Is it possible to request information from Developers and see what they want or how we can get what we want from them.</p> <p>GM – Shared support for Strategy 3 or 4, Strategy 1 would be a mistake, so in order to protect Poulsbo we need to allow growth in other areas. How much is enough, 1st floor residential in commercial zones, changing that back or limiting that may be beneficial. Is there a way to prevent commercial from being left unattended for long periods of time.</p> <p>BL – Agreed that Strategy 4 is the only feasible end goal. Home values are higher than projected, we have power in the incentives because people want to live here and there is limited space so we should keep requirements along with incentives.</p> <p>RT – Shared that Strategy 4 seems to be the route. Changes bring consequences so we should focus on the long range like rent increases and other impacts of preserving existing low-income housing. Pedestrian overpasses on 305 would be helpful.</p> <p>DS - Missing Middle housing is essential. Affordable housing would have to be rent monitored. 305 is just going to get more crowded so lets be careful.</p> <p>DM – Shared that there is a large amount of fixed income, so housing is challenging for renting and owning. Developers should provide better feedback on where to grow. ADU's are challenging in existing neighborhoods. We have time to really walk our way through this process with any Strategy being feasible. Missing Middle can be filled by older lower priced housing. We shouldn't limit ourselves to 305. Density increases are unavoidable. So all are viable but lets take the time to properly flesh out the process.</p> <p>JB – Agreed that the Mobile homes should be preserved. No one strategy stands out the most, the public and developers should be a big part of the evaluations.</p> <p>KB summarized feedback.</p> <p>CL wanted to reiterate the mobile home preservation or new mobile home parks.</p> <p>JM reiterated that we are lucky to have the demand for people to want to be here.</p> <p>HW closed out the conversation</p>
8:03 pm	7.	Commissioner and Council Comments		<p>RT suggested that we start thinking about electric charging for new developments Multi or Single Family, NC responded.</p> <p>GM shared with commissioners that the streateries permissions end at the end of the year and they would</p>

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			love to hear their opinions via email. BE shared her thanks to the Planning Commission.
8:06pm	8.	Adjournment 8:06pm	

Summary: Minutes were approved.



Ray Stevens, Planning Commission Chairman