

**City of Poulsbo
PLANNING COMMISSION**

Tuesday, November 15, 2011

MINUTES

MEMBERS PRESENT: Jim Coleman, Gordon Hanson, Bob Nordnes, Kate Nunes,
Ray Stevens, James Thayer, Stephanie Wells

STAFF PRESENT: Keri Weaver, Debbie Nau

GUESTS: Warren Bragg, Sandy Church, Wally & Daneth Heffner, Marilyn Stuart,
Ralph & Kathy Swanson, Michael Dunphy, Jim Fiedler, Tony Decarlo, Rodney
McVicker, Kirk Stickels.

MEMBERS ABSENT – None

1. CALL TO ORDER 6:02

Chairman Stevens called the meeting to order at 6:00 pm

2. FLAG SALUTE

3. MODIFICATIONS TO AGENDA - none

4. APPROVAL OF MINUTES - October 25, 2011

Motion: Move to approve minutes of October 25, 2011

Action: Approved, Moved by Coleman, Second by Nordnes

5. COMMENTS FROM CITIZENS - none

6. SHORELINE MASTER PROGRAM - PUBLIC HEARING

Chairman opened the Public Hearing at 6:06 pm

Staff presentation by Keri Weaver: (1) 2 ½ year process of updating the SMP starting with the 1976 original. The first draft was submitted to Planning Commission in July 2011 (2) all cities/counties are mandated by Washington State, working with the Department of Ecology, Kitsap County, Suquamish Tribe, and other state agencies to update the SMP. (3) Work involves updates to the Poulsbo Municipal Code, regulations for shoreline management, amendments to the Critical Areas Ordinance; changes to the 2009 Comprehensive Plan due to the limited section on shoreline requirements knowing that time, the update to SMP would be taking place in 2012. (4) Final recommendations from the Planning Commission will then be forward to the City Council in December, they will include suggestions/recommendations from the Planning Commission, public comments and other reviewers submitted during Planning Commission review. (5) Addi-

tional public review and hearings will be held before final adoption tentatively set for March 2012.

Public Testimony:

6:11 pm Chairman Stevens gave instruction to public –state name, address and limit statements/concerns to 5 minutes –calling names, in order from sign in sheet.

(1) Warren Bragg –no comment, (2) Sandy Church –no comment, (3) Wally & Daneth Heffner –no comment, (4) Marilyn Stuart –no comment (5) Ralph & Kathy Swanson - no comment, (6) Michael Dunphy – no comment, (7) Jim Fiedler, President of Liberty Bay Estates Homeowners Association – concern with replacement of damaged structures pg 51 – most, if not all buildings on the property are within the 100ft buffer and 200ft shoreline jurisdiction, if the damage exceeded 50% the concern is the conditions under which they would be allowed to rebuild and if they would be able to get a variance are not clear. (8) Tony DeCarlo – no comment (9) Rodney McVicker – no comment (9) Sandi Church –Liberty Bay Properties, confirms process of the present Hearing and the roll of Planning Commission, his opportunity to be heard in the future, compliments the Planning Commission on the job they have done.

Final Comments – Questions:

(1) Staff – Keri Weaver – asks if she can clarify for Planning Commission any questions regarding documents before them or previous testimony that have been received.

(2) Bob Nordnes – questions what Liberty Bay Estates brought up- he would like to see changes to the non conforming structures and threshold for rebuilding.

(3) Jim Thayer - Mr. Dazey’s email regarding selling fish from the commercial dock at the Port of Poulsbo marina “I don’t understand how they are not exempt or excluded from the SMP requirements -How it is permitted?”

(4) Keri -the concern he had is his ability to sell fish from his boat from the dock, and whether he would have to get a permit under the new SMP regulations – not true, it is a existing use -the SMP is only addressing development and uses that are established after the date of adoption, the Dazey’s use has been an established use. Within a port and marina you can have commercial uses/ accessory uses to the marina or port that involves water related or water dependent activity - there is no conflict.

(5) Kate Nunes -was there a response to the Suquamish tribes letter dated October 27, 2011? –No Keri and Allison had a verbal conversation – Keri will be meeting with the tribe as part of the monthly coordination meetings, and if Keri does not get the information they talked about from Allison she will compile a response as to where they left the conversation and forward to City Council to have it documented.

Close Public Hearing: 6:26 PM

Open Meeting - Discussion

Comment from citizen: Wallace Heffner – received SMP information from Keri Weaver via a letter which explained some of his questions –his property is in the downtown core, -he was expecting more of a presentation with boundaries, maps, buffers and effect of future development - the plan in general.

Bob Nordnes addressed the public –he explained that this was a public hearing which was an opportunity for the public to provide testimony to the Planning Commission. It was not a meeting to provide additional information to the public. Past meetings have been about those issues and have had zero public attendance. He suggested Keri Weaver meet one on one with Mr. Heffner for further explanation in regards to individual property prior to City Council approval so there would still be time to be heard. Keri Weaver agreed to meet with anyone that needs further information.

Planning Commissioners discussion included:

1. Definition of conforming/non-conforming uses in a catastrophic event. What would happen in regards to rebuilding, no net loss would occur as a result of replacing and rebuilding –same footprint.
2. Structures and uses % of rebuilding
3. CAO 1620.125 Change the language in SMP to similar wording as in the Critical Areas Ordinance & Comprehensive Plan.
SMP pg 51 - 16.084604 – specific language for re-write of text pg 18, E -change aquatic from conditional to permitted.
5. % of rebuilding, 0-50%, maximum? – Possible that the state would allow 75% -would need to change the Comp Plan as well as other documents -CAO.
6. Requirement of water related/water dependent commercial uses on the waterfront that are not water dependent when combined with other non-water-dependent uses – there are exceptions,
8. Balance between urban environment and natural environment, viable business, tax base, balances between existing and future plans.

7. **DIRECTORS REPORT:** none at this time

8 **COMMISSION CONCERNS:** none

MOTION: to continue Public Meeting to November 29, 2011- note special time of 6:00 PM Action: Approved, Moved by Nordnes, Second by Hanson.

MOTION: To Adjourn at 7:58 PM Action: Approved, Moved by Nordnes, Second by Hanson. The meeting was adjourned at 7:58 PM

Ray Stevens
Chairman, Poulsbo Planning Commission