

From: [Heather Wright](#)
To: [Nikole CH. Coleman](#)
Subject: FW: Parking Comments
Date: Wednesday, November 20, 2024 12:03:27 PM

FYI and I don't think these are parking but rather flex comments.

Heather Wright, AICP

Director of Planning and Economic Development
City of Poulsbo | 200 Moe Street | Poulsbo, WA 98370
(360) 394-9731 | PED General Line: (360) 394-9748

[Planning and Economic Development | City of Poulsbo](#)

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Rhiannon K. Fernandez <rfernandez@cityofpoulsbo.com>
Sent: Wednesday, November 20, 2024 11:47 AM
To: Emery Tallon <emerytallon@gmail.com>; City Clerks <CityClerks@cityofpoulsbo.com>
Cc: Council Members <CouncilMembers@cityofpoulsbo.com>; Heather Wright <hwright@cityofpoulsbo.com>; Becky Erickson <berickson@cityofpoulsbo.com>
Subject: RE: Parking Comments

Hello Emery,

Thank you for our comments. I am copying the City Council, Mayor, and our Planning & Economic Development Director for their review.

Thanks,

Rhiannon Fernandez, CMC, CPRO, aPHR • [City of Poulsbo](#)
Administrative Services Director/City Clerk
200 NE Moe Street, Poulsbo, WA 98370
360 394 9711

Sign up to receive important alerts from the City of Poulsbo. Text POULSBO to 888-777 or [register here](#).

From: Emery Tallon <emerytallon@gmail.com>
Sent: Wednesday, November 20, 2024 11:44 AM

To: City Clerks <CityClerks@cityofpoulsbo.com>

Subject: Parking Comments

Warning: Unusual sender <emerytallon@gmail.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

My Name is Emery Tallon. I am a board member of Poulsbo Pride and the Historic Downtown Poulsbo Business Association, but am writing this comment as a private citizen.

The city's decision to cater to developers' whims and desires, while disregarding community development and long term goals, is extremely concerning. The decision to allow flexible zoning downtown has done nothing to alleviate our housing crisis, and has taken irreversible steps towards changing and destroying the walkability and shopability of our downtown core. In planning documents, the Mayor multiple times goes to bat for "her friends in the development community". Hopefully Poulsbos next mayor puts the public good above the opinions of developers.

As someone with a strong love for Poulsbo, and a hope to see it grow in a way that is congruent to our last 100 years, it breaks my heart to see BI/ Winslow walk circles around our local government with their ability to fight the GMA and Puget sound regional council from the goal of Kitsap county functioning as a bedroom community for east sound economic growth.

I strongly encourage the city council and planning commision to step out as leaders, and push back against the Mayor and her friends in the development community. We need elected executives who believe the public good and the working class are more important than "the development community". I urge you to not allow flexible commercial use anywhere in Poulsbo, especially while being unwilling, or unable to provide accurate housing data or statistics (How many homes in Poulsbo are owned by private equity? How many homes are vactation homes or income properties?

It is sad to see the city work so hard to make sure that rich developers can make their millions, while our town is destroyed and turned into a NIMBY filled aid home.

Emery Tallon

LAUGHLIN DEVELOPMENT LLC

PO BOX 10607

BAINBRIDGE ISLAND, WA 98110

To: Mayor Ericksen, Planning Commission and Planning staff

I have reviewed the materials provided for tonight's meeting regarding the flex option in commercial zones including C-4 in the Olhava Master Plan area.

We fully support allowing residential on the first floor built to commercial standards as an option that should be available.

It should be noted that residential has been allowed above commercial in all commercial zones in the city for many years but no residential has been built using that option.

Many builders who have always built single family detached homes are moving toward the townhome as a way to build something that more people can afford. In the current interest rate environment building to what people can afford requires moving away from single family detached housing given that land zoned for that is in short supply.

Regarding the timeframe changes proposed; I would suggest that if an application is counter complete, including everything on the application checklist, that it should be considered technically complete at the time of intake and save the 28 days that an applicant loses waiting for a response.

Regards,

Jim Laughlin