

**SPECIAL JOINT
CITY COUNCIL, DESIGN
COMMISSION, AND
PLANNING COMMISSION
MEETING**

**November 18, 2010
5:30 p.m.**

AGENDA

City of



"Where Dreams Can Soar"

The City of Bonney Lake's Mission is to protect the community's livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.

Website: www.ci.bonney-lake.wa.us

LOCATION: Bonney Lake City Hall – 19306 Bonney Lake Blvd., Bonney Lake, WA 98391

I. ORDER OF BUSINESS

A. Discussion: General Design Commission and Planning Commission Issues or Concerns

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B. Discussion: AB10-183 – Discussion of Creation and Scope of a Mid-town Development Plan

C. Excuse Design Commission and Continue Meeting with City Council and Planning Commission

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D. Discussion: AB10-182 – Planning Commission Workplan 2011-2012

E. Adjournment

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City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Department/Staff Contact: CD / Heather Stinson	Meeting/Workshop Date: 18 November 2010	Agenda Bill Number: AB10-182
Agenda Item Type: Discussion	Ordinance/Resolution Number:	Councilmember Sponsor:

Agenda Subject: Joint meeting discussion with the Planning Commission on the 2011 workplan.

Full Title/Motion: n/a .

Administrative Recommendation:

Background Summary: The 2011 draft workplan includes items that were not complete in 2010 as well as some newly proposed items.

Attachments: Draft 2011-2013 workplan

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
Budget Explanation:			

COMMITTEE, BOARD & COMMISSION REVIEW			
Council Committee Review:	<i>Approvals:</i>		Yes No
Date:	Chair/Councilmember NAME		<input type="checkbox"/> <input type="checkbox"/>
	Councilmember NAME		<input type="checkbox"/> <input type="checkbox"/>
	Councilmember NAME		<input type="checkbox"/> <input type="checkbox"/>
Forward to:	Consent	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Commission/Board Review:			
Hearing Examiner Review:			

COUNCIL ACTION	
Workshop Date(s):	Public Hearing Date(s):
Meeting Date(s):	Tabled to Date:

APPROVALS		
Director:	Mayor:	Date Reviewed by City Attorney: (if applicable):

City of Bonney Lake 2011-2013 Planning Commission Workplan

Description	Department	Tentative PC Review Completion Date	Note	Priority	Initiated By	Date Added
Update Title 14	CD	1st Quarter	Modify the definition / procedures for updating the Development Code	HIGH	Staff	5/25/2010
Design Standards for Nightclubs	CD	1st Quarter	Addressing noise and accoustics between nightclubs and residential areas	MED	CC	5/25/2010
Noise Control Standards for New Construction or Redevelopment	CD	3rd Quarter	Develop standards and options for controlling noise in mixed use zones or on commercial/residential boarders		CC	
Incentives for Green building	CD	1st Quarter		MED	CC	5/25/2010
Update Title 18	CD	1st Quarter	Provisions for shared housing	MED	CC	5/25/2010
Update the energy code	CD	1st Quarter	Required to be consistent with State law		Staff	
Adopt provisions for Stormwater Permits	PW / CD	3rd Quarter	Required to be consistent with State law		Staff	
Adopt provisions for Civil Permits	CD	3rd Quarter	Administrative provisions for Civil Permits		Staff	
Update Comp Plan Land Use Element to include CUGA subareas 1, 2, and 3		4th Quarter		MED	Staff	5/25/2010
Pre-zone CUGA subareas 1, 2, and 3		4th Quarter		MED	Staff	5/25/2010
Cultural Resources Plan	CD, CS	3rd-4th Quarter	Update Comp Plan with Cultural Resource Plan including Historically significant items		CC, Exec	5/25/2010
Midtown Plan	CD	4th Quarter		MED	CC	5/25/2010

	Description	Department	Tentative PC Review Completion Date	Note	Priority	Initiated By	Date Added
2011	Year Three -Shoreline Master Plan Update	CD	6/30/12		HIGH	Staff	5/12/2009
	Update Title 18	CD	2nd 4th Quarter	Use Matrix, allowed uses in C-2/C-3	MED	CC	5/25/2010
	Update <u>Transportation Plan</u>	CD	4th Quarter	Update <u>Transportation Plan / Transportation element of the Comprehensive Plan to be consistent with the Land Use element and certifiable by PSRC</u>		Exec/PW	
	Complete update of Parks Element of Comprehensive Plan	CD, CS	3rd 4th Quarter	General update of Parks Element, revisit Moriarty Plan	HIGH	Staff / Exec	5/25/2010
2012	Complete <u>Shoreline Master Plan Update</u>	CD	2nd Quarter		HIGH	Staff	5/12/2009
	Update Economic Development Element of Comp Plan	CD	4th Quarter	Update with new Census population numbers	HIGH	Staff / Exec	
	Begin work on 2014 major Comp Plan update	CD	4th Quarter 2014				
	Continue work on 2014 major Comp Plan update including update of Transportation Element	CD	4th Quarter 2014				
2013							

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City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Department/Staff Contact: CD / Heather Stinson	Meeting/Workshop Date: 18 November 2010	Agenda Bill Number: AB10-183
Agenda Item Type: Discussion	Ordinance/Resolution Number:	Councilmember Sponsor:

Agenda Subject: Joint meeting discussion with Planning Commission and Design Commission about the scope of the Midtown Plan.

Full Title/Motion: n/a .

Administrative Recommendation:

Background Summary: In May of 2010, the City Council added a Midtown Plan to the 2010 Planning Commission agenda. The Planning Commission found that they needed more guidance on what the City Council sees as a scope for a Midtown Plan.
Attachments: Proposed scope, current map of Midtown, Option 1 of Midtown boundaries

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
Budget Explanation:			

COMMITTEE, BOARD & COMMISSION REVIEW			
Council Committee Review:	<i>Approvals:</i>		Yes No
Date:	Chair/Councilmember NAME		<input type="checkbox"/> <input type="checkbox"/>
	Councilmember NAME		<input type="checkbox"/> <input type="checkbox"/>
	Councilmember NAME		<input type="checkbox"/> <input type="checkbox"/>
Forward to:	Consent Agenda: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Commission/Board Review:			
Hearing Examiner Review:			

COUNCIL ACTION	
Workshop Date(s):	Public Hearing Date(s):
Meeting Date(s):	Tabled to Date:

APPROVALS		
Director: 	Mayor:	Date Reviewed by City Attorney: (if applicable):



Community
Development
Department

Memo

Date : November 10, 2010
To : Mayor, City Council
From : Planning Staff
CC :
Re : Scope of the Midtown Plan

The Planning Commission has expressed an interest in getting clarification from the City Council on what the scope of a Midtown Plan should be.

If the Midtown Plan was equal in scope to the Easttown Subarea Plan, it would include the following sections:

1. Introduction / Purpose
2. Goals and Policies
3. The Future of Midtown: Roads, Water, Sewer, Identity
4. Circulation (including a future road network)
5. Water
6. Sewer
7. Design Standards (which staff would propose should go into the municipal code rather than the Comp Plan.)

A decision would also have to be made in terms of the boundaries of Midtown. Right now there is a general understanding, as the attached Comprehensive Plan map shows, but no parcel specific boundaries as there are in the Downtown and Easttown.

Staff has attached two Midtown boundary options. More to consider would be:

1. Should Public Facilities zones be included in the Midtown Plan? If Design Standards are adopted, they would then apply to a future YMCA and Swiss Park.
2. Should all or part of the proposed annexation area be included in the Midtown Plan?

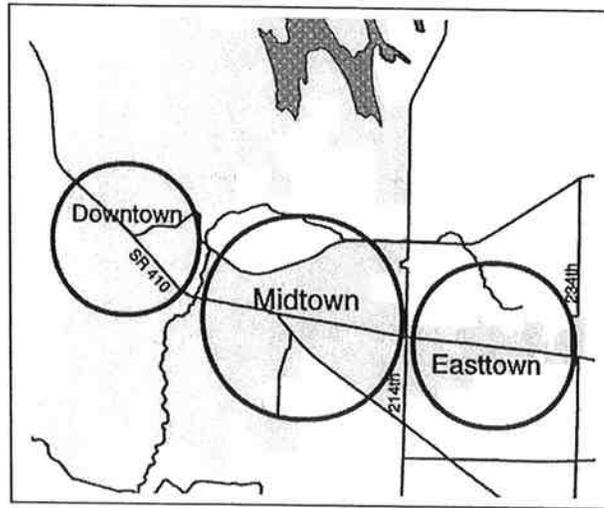
THE SR 410 CORRIDOR

Downtown, Midtown, Eastown

Bonney Lake’s State Route 410 (SR 410) corridor is its public face to the motoring public. This section addresses commercial, light industrial, mixed, and public use development along SR 410 and wherever else such development may occur.

The SR 410 corridor forms three distinct areas: “Downtown” (west entry to Fennel Creek), “Midtown” (Fennel Creek to 214th), and “Eastown” (214th to 234th). The following map shows them.

Figure 1-10 Downtown, Midtown, and Eastown



The following table compares these areas using several functional measures. These measures are subjective and relative to each other, not in absolute terms.

Figure 1-11 Comparison of Downtown, Midtown, and Eastown

	Downtown	Midtown (Fennel Creek to 214th)	Eastown (214th to 234th)
Land use intensity (intensity of development and use)	High	Moderate	Low
Land use diversity	High	Moderate	Low
Ownership /architectural diversity	High	Moderate	Low
Human-scale architecture / pedestrian orientation	High	Moderate	Low
Depth of development (away from SR 410)	High	Moderate	Low
Opportunities	Entry & exit to the city	Maintain continuity of design theme	Entry & exit to the city

As can be seen, the three areas form a gradient. “Downtown” is Bonney Lake’s neglected but irreplaceable center. It is most centrally located to Bonney Lake residents and is the traditional community center. It focuses much activity in a small area, yet still has much development and redevelopment potential.

“Midtown” is Bonney Lake’s commercial center of gravity. It is automobile-oriented but has potential for higher-diversity and human-scale development in the areas that remain undeveloped, especially in those portions that will

