

**SPECIAL JOINT CITY
COUNCIL / PLANNING
COMMISSION MEETING**

**September 30, 2008
5:30 P.M.**

City of



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

MINUTES

"Where Dreams Can Soar"

Audio Time
Stamp ↓

I. CALL TO ORDER – Deputy Mayor Dan Swatman called the meeting to order at 5:30 p.m.

A. Roll Call: [A 1.3]

City Clerk Edvalson called the roll. In addition to Deputy Mayor Dan Swatman, elected officials attending were Councilmember Dan Decker, Councilmember Mark Hamilton and Councilmember Jim Rackley. Councilmembers Laurie Carter and Dave King were absent. Councilmember David Bowen arrived at 5:32 p.m. Mayor Neil Johnson arrived at 6:06 p.m.

Planning Commissioners attending were Chairman Randy McKibbin, Vice-Chairman Grant Sulham, Commissioner David P. Eck, Commissioner Winona Jacobsen, Commissioner Donn Lewis; Commissioner Katrina Minton-Davis and Commissioner Dennis C. Poulsen.

[Staff members in attendance were City Administrator Don Morrison, Planning & Community Development Director John Vodopich, Planning Manager Heather Stinson, Building Official Jerry Hight, Administrative Services Director/City Clerk Harwood Edvalson and Records & Information Specialist Susan Duis.]

**Councilmember Rackley moved to excuse Councilmember King, who was ill.
Councilmember Hamilton seconded the motion.**

Motion approved 4 – 0.

B. Business Items:

5:31:36

1. Discussion: AB08-189 - Recommendations on 2008 Comprehensive Plan Amendments – PowerPoint presentation.

Planning Manager Stinson gave a presentation on various proposed changes to land use designation and/or zoning, including Bonney Lake Marketplace, City-owned property on Sumner-Buckley Highway and 192nd St E, Cedar Grove, Hulbert property, Brookwater and Inlet Island. She discussed whether each proposal meets the criteria set forth by the Comprehensive Plan and the Growth Management Act.

The Bonney Lake Marketplace (Lowe's) proposal is to change the land use designation and zoning of four parcels currently zoned R-1 to C-2 or C-2/C-3 zoning. The Planning Commission's recommendation was to change to C-2 zoning. Councilmembers discussed road access concerns and possible future uses for the parcels.

The Hulbert property proposal is to change the land use designation from residential (R-1) to High Density Residential or Mixed Use. Planning Manager Stinson said the Planning Commission recommended to amend the land use designation to high

density residential. Councilmember Rackley said he received a petition from homeowners to the South who oppose the amendment. Commissioners discussed possible uses for the property, including apartments, condominiums, or parking for possible future medical offices on the adjacent property.

The next proposal was to change the land use designation and zoning of a portion of the City-owned property on 192nd St E and Sumner-Buckley Highway from High Density Residential to Public Facilities designation. The Planning Commission recommended changing the designation to Public Facilities. She said the site is designated as the trail head on the Fennel Creek Trail plan, which would reduce the maximum number of potential residential units on the site. City Administrator Morrison explained the property has a provision that the seller can buy it back from the City if it is not used for the City Hall. He said the Mayor is working to find out whether the allowed uses can be widened for other City facilities. Mayor Johnson said he will be able to provide more information after his October 6, 2008 meeting with the former owner.

Planning Manager Stinson then described proposal to change the land use designation and zoning of the Cedar Grove area. She said the Planning Commission recommended not to change the land use designation (currently High Density Residential) and to rezone the area to High Density Residential (R-3). She said the majority of citizen comment was in favor of the rezone as well. She detailed the current and potential number of units in Cedar Grove, and explained how the R-3 zoning helps the city meet housing goals. Councilmember Hamilton asked how the area might be connected to the sewer system, as it is served by septic tanks now. Planning Manager Stinson said it will be easier to build out the sewer system under R-3 zoning, as developers of large apartment buildings can more easily afford the infrastructure costs than individual property owners. Planning Commissioners spoke in favor of an R-3 rezone, but noted the City must consider potential road access issues on area streets.

The Inlet Island proposal is to change the land use designation and zoning from Medium Density Residential (R-2) to Single Family Residential (R-1). The Planning Manager said the Planning Commission recommended not changing the zoning. She said there was a lot of public comment in favor of the rezone. She described potential capacity on the Island under R-2 and R-1 zoning. She suggested the Council and Commission consider the larger picture of available housing in the city, noting that if capacity is increased in Cedar Grove it would help balance the lost capacity if Inlet Island is rezoned R-1. Commissioner Minton-Davis said she was not able to attend the Planning Commission's last meeting, but she is in favor of the rezone. She said the area is an island and the welfare of the residents is most important. Commissioner Jacobsen and Councilmember Hamilton also spoke in favor of the rezone.

The group next discussed the proposals for the Downtown Comprehensive Plan land use changes. Planning Manager Stinson said staff recommended adding a new land use designation entitled "Retail Mixed," and changing the designation of properties currently zoned Downtown Core to Retail Mixed. She said this change will prevent a developer from applying for C-2 zoning for those parcels. She said this will clean up the Comprehensive Plan and show where the mixed-use areas should be. She said the Planning Commission also looked at proposed land use and zoning changes to city-owned properties, but recommended not changing the land use designations of those parcels at this time.

Mayor Johnson thanked the Planning Commission for their hard work considering these items. He said he appreciated the active dialogue and open discussion.

At 7:01 p.m., Mayor Johnson called for a 10 minute break. The meeting was brought back to order at 7:11 p.m.

7:11:07

2. Discussion: AB08-141 – Ordinance D08-141 - Changes to Building Height code.

Director Vodopich said the Planning Commission has discussed the proposed ordinance and recommended approval. He said Building Official Jerry Hight provided a diagram for Council to explain the measurements. He said the item must go through SEPA process before coming to the Council for a vote. Mayor Johnson said the proposed ordinance will continue through these steps and be added to the Planning Commission work plan, and be discussed again in the future.

7:14:01

3. Discussion: AB08-151 – Ordinance D08-151 - Building Permit Extensions

Director Vodopich said the Planning Commissioners received a letter in favor of extending permits from the Master Builder's Association. He said he is attending an MBA forum on the issue soon. Councilmember Rackley said the extension limit was put in place due to problems with tracking in the past, and asked for assurances that the department is keeping better track of permits. Building Official Hight said the City's current system generates a report every thirty days. Deputy Mayor Swatman said there are potential issues with vesting, timelines, System Development Charges, and possible abuses if unlimited extensions are offered. Mayor Johnson said the proposed ordinance is moving through the process as quickly as possible, but it should not be pushed through before it is worked on.

7:19:36

4. Discussion: AB08-190 – BLMC 2.04.1040 (B) – Mandatory joint meetings of the City Council and Planning Commission.

Deputy Mayor Swatman said he is in favor of having joint meetings as often as is necessary, but did not think the meetings should be mandatory. Commissioner Lewis said he knows the Commission and Council have a shared vision and exchange ideas. He said though the groups work well together now, a future Commission or Council may not be willing to communicate or attend each others' meetings. He said mandatory meetings help force the Council and Planning Commission to communicate. Commissioner Jacobsen and Councilmember Hamilton agreed that mandatory meetings should continue. Commissioner Jacobsen said the Planning Commission is supposed to serve the Council in an advisory capacity and regular meetings help keep everyone actively involved. Commissioner McKibbin suggested holding joint meetings during Council Workshops, and Mayor Johnson suggested requiring both bodies to vote twice per year on whether to meet. Councilmembers were in favor of not holding joint meetings on the fifth Tuesday of the month. Mayor Johnson said the Council would continue to consider the issue as it reviews the Council Policies & Procedures.

7:28:37

5. Open Discussion – City Council and Planning Commission Issues

Short Course in Local Planning

Commissioner McKibbin said the next Short Course will be held October 27, 2008 at the Public Safety Building. He said this is a newly developed course including topics such as Councils and Commissions working together and writing and revising codes.

Sign Request

Councilmember Decker said there is a handicapped child in Ward 5 and is interested in having signs installed on 70th St E. Mayor Johnson said he would let the Public Works staff know.

Bonney Lake Chamber of Commerce

Commissioner Minton-Davis said the new president of the Chamber of Commerce, Laura Butterfield, is working with the City Administrator on an agreement that should come to Council in the future. She said the Chamber has grown and plans to work more with the City.

Sign Ordinance & Code Enforcement

Deputy Mayor Swatman said Commissioner Poulsen asked about the status of the proposed sign ordinance. He said the proposed ordinance still needs to be considered by the Council, and will start moving forward again.

Mayor Johnson said there have been various violations of the sign code in the past couple of months with election signs. He said two were taken down that morning. Councilmember Decker said the City code for allowed sizes of election signs should be the same as the state or county, both of whom allow larger signs than the City. Commissioners said they would be discussing code enforcement in the coming month. Mayor Johnson said there would also be a discussion item on signs at a future Council Workshop.

Historical Society

Commissioner Jacobsen said there are only about 100 Historical Society calendars left. She said at their last meeting, the Historical Society was approached by the Connell's Prairie Review Committee regarding moving the Connell's Prairie monument and possibly adding an interpretive area nearby. She said the committee was put together due to planned development that will require moving the sign.

7:37:37

6. Adjournment:

**At 7:37 p.m. Councilmember Rackley moved to adjourn the meeting.
Councilmember Decker seconded the motion.**

Motion approved 12 – 0.

Harwood Edvalson, CMC
City Clerk

Neil Johnson
Mayor