

SPECIAL JOINT  
CITY COUNCIL /  
PLANNING COMMISSION  
MEETING

August 30, 2011  
5:30 P.M.



*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](http://www.ci.bonney-lake.wa.us)*

*"Where Dreams Can Soar"*

MINUTES

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**Location:** Bonney Lake Justice Center, 9002 Main Street East, Bonney Lake, Washington.

- I. CALL TO ORDER** – Deputy Mayor Swatman. called the meeting to order at 5:31 p.m.
- II. Roll Call:** Administrative Specialist Shawn Campbell called the roll. In addition to Deputy Mayor Dan Swatman, elected officials attending were, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin, Councilmember Jim Rackley. Appointed officials attending were, Commissioner Grant Sulham, Commissioner L. Winnona Jacobsen, Commissioner Richards Rawlings, and Commissioner Brad Doll. Commissioner Katrina Minton-Davis and Commissioner David Eck arrived at approximately 5:40 pm. Mayor Neil Johnson and Commissioner Brandon Fredrick were absent.

Staff members in attendance were City Administrator Don Morrison, Community Development Director John Vodopich, Planning Manager Heather Stinson and Administrative Specialist Shawn Campbell.

**III. Agenda Items:**

1. **Discussion:** Planning Commission Workplan.

Planning Manager Stinson provided an update on each item on the Planning Commission Workplan.

Update Title 14: Planning Manager Stinson said this item has been completed and is ready to bring forward to the Council for consideration.

Design Standards for Nightclubs and Noise Control Standards for New Construction or Redevelopment: Planning Manager Stinson said these two items have been combined in an ordinance and are currently being worked on by the Planning Commission.

Provisions for Stormwater Permits and Civil Permits: Planning Manager Stinson said these two items are still working though staff revision, and will not be ready for Council review during the 3<sup>rd</sup> quarter per the workplan schedule.

Update Comprehensive Plan Land Use Element to include CUGA subareas 1, 2, and 3 and Pre-Zone CUGA subareas 1, 2, and 3: Planning Manager Stinson said the Planning Commission is ready to bring a recommendation forward to Council that recognizes that area as the proposed Urban Growth Area. She said they are also considering adding a land use designation for the area after it is annexed. She said the Planning Commission is also working on a zoning designation for the area, but they will require more time. She said because the annexation did not go through, the Commission will continue working on the

zoning portion or postpone this portion until the annexation is closer to moving forward. Councilmember Rackley said the City needs to move forward with the zoning for the area. He said the City may need to update the zoning every year until the annexation is complete, but this would show Pierce County that the City is serious about planning for the area. He added the City could create a master plan community zone. Planning Manager Stinson said the zoning portion will need to be pushed into 2012 but the remainder of the update can move forward in 2011. Commissioner Minton-Davis said the first step is including the area in the proposed UGA, and then the Commission can work on the zoning issues. Councilmember Lewis said Council can have proposed zoning for the area and make changes as necessary. Councilmember Hamilton said the City could have a pre-annexation development agreement with a developer. Commissioner Jacobsen said the City does not have any master plan community zoning currently. She added that since the zoning does not need to be completed by the end of the year the Planning Commission could focus on this issue in the first part of the new year. City Administrator Morrison reminded Council and the Commission that Pierce County has stated the City must plan for the area. He added the administration is moving forward with this item. Commissioner Sulham said the City can start with a "broad brush" zoning. He said the City could look at the current developer agreement and create the zoning from that. Planning Manager Stinson said the Planning Commission has a draft ordinance for the zoning that has been reviewed by the legal department. She said the commission is hesitant to recommend the ordinance because they feel it still needs substantial work.

Cultural Resources Plan: Planning Manager Stinson asked for clarification on Council's intent in regards to the Cultural Resources Plan. She said the administration informed the Commissioners that it would be a standalone plan and not part of the Comprehensive Plan. She said the plan only needs to go through the Planning Commission if the Council intends to make it a part of the Comprehensive Plan. Commissioner Jacobsen said the Historical element of the Cultural Resources Plan came before the Council in January of 2009 and at that time, Council indicated they directed the Commission to include it in the Comprehensive Plan. She said the element needs to be part of the Comprehensive Plan to ensure it is enforceable and not forgotten. City Administrator Morrison said the Cultural Resources plan does not need to be part of the Comprehensive Plan. He said if the plan is intended to be a guide, then it could be enacted as a City policy. If the Council wanted the Cultural Resources Plan to be enforceable, then it would need to be a part of the Comprehensive Plan. Council expressed their desire to have this plan be a part of the Comprehensive Plan, and expressed concern that the plan was not moving forward with the other Comprehensive Plan amendments.

Midtown Plan: Planning Manager Stinson said this item is on schedule and moving forward as planned.

Shoreline Master Plan: Planning Manager Stinson said this item is also on schedule.

Update Title 18 including the Use Matrix: Planning Manager Stinson said the Planning Commission is looking at creating a new designation called Midtown zoning. She said they are looking at which commercial uses shall be included in the zones. Councilmember Hamilton suggested a Midtown overlay. Commissioner Minton-Davis said they are looking at changing the zoning instead of changing the allowed uses. Commissioner Sulham said the single zoning is more straightforward and simple than creating different zones for each area of the City.

Update the Transportation Plan: Planning Manager Stinson said this will be pushed to 2012 due to budget constraints. City Administrator Morrison said the Transportation plan is a budgeted item and will need to be updated to allow the City to apply for grants. He said the Pierce County Regional Council has granted the City provisional certification of the Transportation Plan with the understanding the City would update the plan by the end of 2012. He said the City has not missed any grant opportunities due to the outdated plan. He added Council would need to decide if they want to spend the money to update the plan now or wait until later next year. Director Vodopich said if the City was successful in winning a grant the update would need to be completed before the City could receive any of the funds.

Parks Element of the Comprehensive Plan: Planning Manager Stinson said the Park Element is on schedule. She added there is an element for Easttown ready for Council review.

## 2. Open Discussion

Planning Commission Work Plan: Commissioner Sulham said the Planning Commission Bylaws have not been updated since 2001. He suggested the Council add updating the Bylaws to the workplan. Deputy Mayor Swatman said the Commission could choose to work on this item administratively.

Commissioner Minton-Davis asked Council to provide more direction when they send an item to the Planning Commission. She suggested a staff report be included with each item. Councilmember Carter said it may be helpful for the commissioners to read the minutes and listen to the audio from the Council meetings regarding items sent from Council.

Planning Manager Stinson said if Council intends to add a Marijuana Collective Gardens ordinance to the Planning Commission's Work Plan, it would need to be voted on by the Council. Councilmember Carter said the issue is scheduled for a Public Hearing at the September 13, 2011 Council Meeting, then it would be brought forward for a vote.

Joint Council / Planning Commission Meetings: Deputy Mayor Swatman asked if Commissioners and Councilmembers found the joint meetings effective. Commissioners and Councilmembers agreed the meetings are effective and would like to schedule them further in advance to ensure both groups are prepared for the meeting. Councilmember Carter suggested having a joint meeting in conjunction with a regular Council meeting.

Walkable Bonney Lake: Commissioner Jacobsen recommended reading an opinion piece in the Sumner Bonney Lake Patch on a walkable Bonney Lake. She said the article is well written and points out many concerns for pedestrian transportation for the area.

Planning Commission Meetings: Deputy Mayor Swatman said the Bonney Lake Planning Commission is one of the few in the State that receive a salary and commissioners need to be held accountable to the tax payers. He suggested members sign in and sign out at each meeting.

Council thanked the Planning Commission for their hard work and dedication to the City.

**At 6:52 p.m., Councilmember Rackley moved for a 10 minute recess. Councilmember McKibbin seconded the motion.**

**Motion approved 7 – 0.**

**VI. Executive Session:** Council Adjourned to Executive Session at 7:05 for 10 minutes to discuss the minimum price at which real estate will be offered for lease pursuant to RCW 42.30.110(c).

**V. Adjournment:**

**At 7:15 p.m., Councilmember Rackley moved to adjourn the meeting. Councilmember Lewis seconded the motion.**

**Motion to adjourn approved 7 – 0.**

  
Harwood Edvalson, CMC  
City Clerk

  
Neil Johnson  
Mayor

Items presented to Council at the August 30, 2011 Meeting: *None.*