

**PLANNING COMMISSION
MEETING**

**February 18, 2015
6:30 p.m.**

AGENDA



"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.

www.ci.bonney-lake.wa.us

Location: Justice & Municipal Center, 9002 Main Street East, Bonney Lake.

Planning Commission Members:

Grant Sulham
L. Winona Jacobsen
David Baus
Brad Doll
Dennis Poulsen
Craig Sarver
Debbie Strous-Boyd

City Staff:

Jason Sullivan, Senior Planner
Debbie McDonald, Planning Commission Clerk

- I. Call to Order**
- II. Election of Chair and Vice Chair**
- III. Roll Call & Next Meeting Poll** (*March 4, 2015*)
- IV. Approval of Minutes**
- V. Public Comments and Concerns**
- VI. Public Hearing**
 1. Ordinance D15-04: Amendments to the Recreational Vehicle Code
 2. Ordinance D15-16: Amendments to the Midtown Core Development Standards
- VII. New Business**
 1. Planning Commission Future Agendas
- VIII. Old / Continuing Business**
- IX. For the Good of the Order**
 - A. Correspondence
 - B. Staff Comments
 - C. Commissioner Comments
- X. Adjournment**

Next Meeting: March 4, 2015

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PLANNING
COMMISSION MEETING

DECEMBER 3, 2014
6:30 p.m.

DRAFTED MINUTES



“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.

www.ci.bonney-lake.wa.us

Location: Justice & Municipal Center, 9002 Main Street East, Bonney Lake.

I. Call to Order: The meeting was called to order at 6:30 P.M.

II. Roll Call: Planning Commissioners in attendance were Grant Sulham – Chair, Winona Jacobsen – Vice Chair, David Baus, Dennis Poulsen, Brad Doll, Debbie Strous-Boyd and Craig Sarver

Staff members in attendance were Senior Planner Jason Sullivan and Planning Commission Clerk Debbie McDonald

III. Approval of Minutes:

Motion was made by Commissioner Doll and seconded by Vice-Chair Jacobsen to approve the minutes from the November 19, 2014.

Motion approved 7-0

IV. Public Hearing:

A. Public Hearing: Resolution 2429 Statement of Intent to Adopt Comprehensive Plan Update – Environmental Conservation Element

Chair Sulham opened the Public Hearing at 6:35 P.M.

Senior Planner Sullivan reviewed the changes including the rewriting of the Lahar Hazard section to now be called Volcanic Hazard.

Vice-Chair Jacobsen had some corrections in the resolution.

Chair Sulham opened the floor for public comments, having none closed the Public Hearing at 6:37 P.M.

Motion was made by Commissioner Doll and seconded by Commissioner Sarver to recommend that the City Council adopt Resolution 2421 stating the City Council's intent to adopt the Cultural Arts and Heritage Element as part of the Comprehensive Plan update.

Motion approved 7-0

B. Public Hearing: Ordinance D14-134: 2014 Comprehensive Plan Amendment – Old City Hall Site Land use Designation and Zoning Classification Amendment.

Chair Sulham opened the Public Hearing at 6:37 P.M.

Senior Planner Sullivan summarized the zoning changes.

Chair Sulham opened the floor for public comments, having none closed the Public Hearing at 6:38 P.M.

Motion was made by Vice-Chair Jacobsen and seconded by Commissioner Doll to recommend that the City Council adopt Ordinance D14-134.

Motion approved 7-0

V. Public Comments and Concerns: NONE

VI. New Business:

1. City of Bonney Lake Market Analysis – BERK Consulting Presentation

Senior Planner Sullivan introduced the BERK group and the purpose for the market analysis.

Brian Murphy from BERK introduced himself and his co-worker Kevin Gifford. They presented their Economic Development Plan for Bonney Lake. They distributed hard copies of their presentation to the Commissioners.

Commissioners asked questions and gave suggestions throughout the presentation.

Motion was made by Vice-Chair Jacobsen and seconded by Commissioner Baus to extend the meeting for another 30 minutes till 9 P.M.

Chair Sulham amended the motion to include a 5 minute recess.

Motion approved 7-0

Chair Sulham adjourned the meeting for a 5 minute break at 8:23.

Chair Sulham reconvened the meeting at 8:32.

Commissioners thanked Mr. Murphy and Mr. Gifford from BERK for their presentation.

Senior Planner Sullivan will take the suggestions back to creating a policy document.

2. Comprehensive Plan Update – Environmental Conservation Element

Senior Planner Sullivan introduced the Environmental Conservation Element that will go before a Public Hearing at the December 3rd, Planning Commission meeting.

Vice-Chair Jacobsen questioned the wording used in regards to a lahar flow route.

Senior Planner Sullivan suggest at the Public Hearing to amend the document if the Commissioners had any changes.

VII. Old/Continuing Business:

1. Planning Commission Futures

Senior Planner Sullivan updated the Commissioners on the future Planning Commission meetings. Dec 3rd, will be the last meeting for 2014. Will not have another meeting till Jan. 20th, which will be a joint meeting with City Council. Will see if there is any business that would warrant holding a January 7th, meeting. Commissioners can prepare for the joint meeting by thinking of agenda items to discuss.

Chair Sulham mentioned the presentation on Marijuana has been moved to the City Council's January 6th meeting.

VIII. For the Good of the Order:

A. Correspondence: NONE

B. Staff Comments: NONE

C. Commissioner Comments:

Vice-Chair Jacobson visited the Marijuana retailer in Buckley and wishes she would have seen the store before the vote. There was some miss-information given at the public hearing. The cameras are not set up and monitored and always monitored. They had a security guard at the door who was not armed but does have other equipment to take down customer. Also found out that most customers were over the age of 50.

Commissioner Baus suggested that City Council take a tour before the January 6th meeting.

Adjournment

Motion was made by Vice-Chair Jacobsen and seconded by Commissioner Sarver to adjourn.

Motion approved 7-0

Meeting adjourned at 8:50

Debbie McDonald Planning Commission Clerk

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Community Development Department Briefing Memorandum

Date: January 13, 2015
To: Planning Commission
From: Jason Sullivan – Senior Planner
Re: **Ordinance D15-04 – Regulation of Recreational Vehicles**

PURPOSE:

The purpose of the memorandum is to facilitate the Planning Commission's Public Hearing on the Ordinance D15-04 which will amend the City's regulations related recreational vehicles. This item is tentatively schedule for the February 24, 2015 City Council Meeting under AB15-04.

SUGGESTED MOTION: *"I move to recommend that the City Council adopt Ordinance D15-04 amending Chapter 10.16 BLMC and BLMC 15.08.040 related to the regulation of recreational vehicles.*

ATTACHMENTS:

1. Ordinance D15-04
2. Planning Commission Recommendation Memo
3. WCIA Land Use Audit Letter

BACKGROUND:

RCW 35A.21.312 was originally enacted by the Washington State Legislature in 2004 under Senate Bill 6593 to protect the consumers' rights to choose among a number of housing construction alternatives without restraint of trade or discrimination by local governments. In enacting RCW 35A.21.312, the legislature found that manufactured housing plays a vital role in meeting the housing needs of the nation and provides a significant resource for affordable homeownership and rental housing accessible to all Americans.

Subsequently, in 2009 the Washington State Legislature passed Engrossed House Bill 1227 extending some of the protection to recreational vehicles within manufactured/mobile home communities. The bill amended RCW 35A.21.312 by prohibiting cities from enacting local laws that would directly or indirectly prevent the use of recreational vehicle as a primary residence in manufactured/mobile home communities. The amendments did allow cities to adopt local ordinances to:

- Imposes fire, safety, or other regulations related to recreational vehicles.
- Requires utility hookups in manufactured/mobile home communities to meet state or federal building code standards for manufactured/mobile home communities or recreational vehicle parks.
- Require that a recreational vehicle must contain at least one internal toilet and at least one internal shower and if the requirement is not met, a manufactured/ mobile home community must provide toilets and showers.

The City of Bonney Lake's current regulations in BLMC 10.16.020 and BLMC 15.08.040 prohibit a trailer or recreational vehicle from being occupied over 14 days without the approval of a temporary permit. If an individual obtains a temporary permit, pursuant to Chapter 14.100 BLMC, a trailer or recreational vehicle may be occupied for a maximum of two years. The initial approval of the temporary permit is limited to one year, but may be extend for the second year pursuant to BLMC 14.100.020.C.

These regulations have the effect of directly preventing a trailer or recreational vehicle from being used as a primary residence within an existing manufactured/mobile home parks in violation of RCW 35A.21.312(3), by limiting the trailer or recreational vehicle to being occupied for a period of one or two years anywhere in the City.

Addressing the prohibitions against using recreational vehicles as a primary resident in manufactured/mobile home communities was identified as a mandatory change in the City's recent Land Use Liability audit completed by the Washington Cities Insurance Authority (WCIA). Progress toward addressing this mandatory change will be monitored and failure to comply with the mandatory requirements may result in a financial penalty pursuant to the WCIA Membership Compact.

ORDINANCE NO. D15-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AMENDING PORTIONS OF CHAPTER 10.16 AND SECTION 15.08.040 OF THE BONNEY LAKE MUNICIPAL CODE RELATED TO THE REGULATION OF RECREATIONAL VEHICLES.

WHEREAS, RCW 35A.21.312(3) prohibits the City from adopting "... an ordinance that has the effect, directly or indirectly, of preventing the entry or requiring the removal of a recreational vehicle used as a primary residence in manufactured/mobile home communities;" and

WHEREAS, BLMC 15.08.040 only allows recreational vehicles to be used as a temporary shelter subject to the approval of a temporary permit; and

WHEREAS, bringing the City's regulation of recreational vehicles into compliance with RCW 35A.21.312(3) was identified as a mandatory action in the City's 2014 Land Use Audit conducted by the Washington Cities Insurance Association; and

WHEREAS, the Community Development Director acting as the SEPA Responsible Official determined that the proposed amendment is categorically exempt from the SEPA pursuant to WAC197-11-800(19)(b); and

WHEREAS, pursuant to the Growth Management Act - Chapter 36.70A RCW this Ordinance was provided to the Department of Commerce for 60-day review and comment by the Department and other State agencies; and

WHEREAS, expedited review was requested and granted by the Department of Commerce and the review period concluded on January 29, 2015; and

WHEREAS, notice of the public hearing was given to the public in accordance with law and a public hearing was held by the Planning Commission on February 18, 2015;

NOW THEREFORE, the City Council of Bonney Lake, Washington, do ordain as follows:

Section 1. Section 10.16.010, "Definitions" of the Bonney Lake Municipal Code and the corresponding portions of Ordinance Nos. 1385 § 1 is hereby amended to read as follows:

10.16.010 Definitions.

As used in this chapter, the following words and phrases shall have the meanings ascribed to them in this section:

- A. "Boat" means any water vessel designed to carry persons and/or property upon water, propelled by engine, oars or sail.

- B. “Manufactured/mobile home community” means any real property which is rented or held out for rent to others for the placement of two or more mobile homes, manufactured homes, or park models for the primary purpose of production of income, except where such real property is rented or held out for rent for seasonal recreational purpose only and is not intended for year-round occupancy.
- C. “Recreational vehicle” means a vehicular-type unit primarily designed for recreational camping or travel use that has its own motive power or is mounted on or towed by another vehicle. The units include travel trailers, fifth-wheel trailers, folding camping trailers, truck campers, and motor homes.
- D. “Trailer” means a unit without its own motive power, designed to carry property, designed to be towed by a motor vehicle, including semi-trailer.
- E. “Recreational vehicle park/~~and~~ campground” means any tract of land ~~in a public facilities district per Chapter 18.34 BLMC and~~ divided into lots or spaces, under the ownership or management of one person, firm or corporation for the purpose of locating three or more recreational vehicles for nightly or short-term use. Said campground shall have an on-site caretaker.

Section 2. Section 10.16.020, “Parking of recreational vehicles – Prohibited where and when” of the Bonney Lake Municipal Code and the corresponding portions of Ordinance Nos. 1390 § 1 is hereby amended to read as follows:

10.16.020 Parking of boats, recreational vehicles, and trailers—~~Prohibited where and when.~~

~~A.~~ It is unlawful to park or stand any trailer, recreational vehicle or boat, or use or occupy same while so parked or standing, on any tract of ground except as provided in this section: chapter; ~~and~~

A. Trailers or recreational vehicles may stand or be parked for an indefinite period in a manufactured/mobile home community provided that the following conditions are meet:

1. The trailer or recreational vehicle is connected to sewer or a Pierce County Health Department approved septic system, water, and electricity; and
2. The trailer or recreational vehicle contains at least one internal toilet and at least one internal shower; provided, that if this requirement is not met, a manufactured/mobile home community must provide toilets and showers in lieu of having the facilities within the trailer or recreational vehicle.

B. No trailer, recreational vehicle or boat shall stand or be parked on any street, right-of-way, alley or public place in Bonney Lake for a period exceeding 24 hours, and shall not stand or be parked for any period of time between sunset and sunrise in any city park or upon

any other city-owned property, excluding a street or right-of-way, unless that area is posted granting permission to so use or as specified in Chapter 12.12 BLMC~~;~~ ~~and~~

- C. ~~It is provided, that a~~ A trailer, recreational vehicle or boat may stand or be parked and used or occupied on the premises of any occupied dwelling with the permission of the lawful occupant thereof or in a recreational vehicle park/campground for a period not to exceed two weeks; provided, that such use or occupancy does not create a public health hazard or nuisance~~;~~ ~~and~~
- D. After a building permit for a single family home has been issued and the residence is in the process of being constructed, a trailer or recreational vehicle may stand or be parked for the temporary use by the owner of such property as a residence upon approval of a temporary permit subject to the requirements on BLMC 14.100.020 and the following requirements:
1. The trailer or recreational vehicle remains mobile; and
 2. The minimum setback requirements for the zoning district in which the unit is to be located are met; and
 3. The unit is connected to sewer or a Pierce County Health Department approved septic system, water, and electricity.
- E. ~~It is provided further, that unused~~ Unused and unoccupied trailers, recreational vehicles, or boats may stand or be parked on private property if parked on a hard, drivable, impervious surface, which does not exceed the current maximum allowable impervious surface lot coverage limitations for the zone in which the property is located. If such trailer, recreational vehicle or boat stands or is parked along the side of or in the rear of a residence, it must be adequately screened from adjoining properties and from the view of the right-of-way in accordance with Chapter 8.20 BLMC.
- F. The provisions of this chapter shall not apply to unoccupied trailers, recreational vehicles, or boats that stand or are parked in sales lots, or within public or private garages.

Section 3. Section 15.08.040, “Travel trailers, campers, motor homes and temporary shelters – Temporary permit” of the Bonney Lake Municipal Code and the corresponding portions of Ordinance Nos. 1137§ 1 is hereby amended to read as follows:

**15.08.040 Travel trailers, campers, and motor homes and temporary shelters—
Temporary permit.**

Travel trailers, campers, motor homes and other similarly temporary shelters are regulated under the City of Bonney Lake’s Recreational Vehicle Code – see Chapter 10.16 BLMC. may be occupied in excess of 14 days only with a temporary permit (Type 1 permit – see Chapter 14.30 BLMC). A temporary permit shall not be approved unless:

~~A. The minimum setback requirements for the zoning district in which the unit is to be located are met; and~~

~~B. The unit is connected to sewer or a septic tank, as approved by the Pierce County health department, water and electricity.~~

Section 4. Severability. If any one or more section, subsection, or sentence of this ordinance is held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance and the same shall remain in full force effect.

Section 5. Effective Date. This ordinance shall take effect five (5) days after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL this _____ day of _____, 2015.

Neil Johnson, Jr., Mayor

AUTHENTICATED:

Harwood T. Edvalson, MMC, City Clerk

APPROVED AS TO FORM:

Kathleen Haggard, City Attorney



Memo

Date : February 18, 2015
To : Mayor and City Council
From : Grant Sulham, Planning Commission Chair
Re : **Ordinance D15-04**

RCW 35A.21.312 was originally enacted by the Washington State Legislature in 2004 under Senate Bill 6593 to protect the consumers' rights to choose among a number of housing construction alternatives without restraint of trade or discrimination by local governments. In enacting RCW 35A.21.312, the legislature found that manufactured housing plays a vital role in meeting the housing needs of the nation and provides a significant resource for affordable homeownership and rental housing accessible to all Americans.

Subsequently, in 2009 the Washington State Legislature passed Engrossed House Bill 1227 extending some of the protection to recreational vehicles within manufactured/mobile home communities. The bill amended RCW 35A.21.312 by prohibiting cities from enacting local laws that would directly or indirectly prevent the use of recreational vehicle as a primary residence in manufactured/mobile home communities. The amendments did allow cities to adopt local ordinances to:

- Imposes fire, safety, or other regulations related to recreational vehicles.
- Requires utility hookups in manufactured/mobile home communities to meet state or federal building code standards for manufactured/mobile home communities or recreational vehicle parks.
- Require that a recreational vehicle must contain at least one internal toilet and at least one internal shower and if the requirement is not met, a manufactured/ mobile home community must provide toilets and showers.

The City of Bonney Lake's current regulations in BLMC 10.16.020 and BLMC 15.08.040 prohibit a trailer or recreational vehicle from being occupied over 14 days without the approval of a temporary permit. If an individual obtains a temporary permit, pursuant to Chapter 14.100 BLMC, a trailer or

recreational vehicle may be occupied for a maximum of two years. The initial approval of the temporary permit is limited to one year, but may be extend for the second year pursuant to BLMC 14.100.020.C. These regulations have the effect of directly preventing a trailer or recreational vehicle from being used as a primary residence within an existing manufactured/mobile home communities in violation of RCW 35A.21.312(3).

The Planning Commission finds that the proposed amendment in Ordinance D15-04 will ensure consistency between the state law and the Bonney Lake Municipal Code.

On February 18, 2015, the Planning Commission held a public hearing on Ordinance D15-04 which amends the City's RV regulations and voted X-X-X to recommend that the City Council _____ Ordinance D15-04.

DRAFT



Community Development Department Briefing Memorandum

Date: January 14, 2015
To: Planning Commission
From: Jason Sullivan – Senior Planner
Re: **Ordinance D15-16 – Regulation of Recreational Vehicles**

PURPOSE:

The purpose of the memorandum is to facilitate the Planning Commission’s Public Hearing on the Ordinance D15-16 which will amend the Midtown design standards. This item is tentatively schedule for the February 24, 2015 City Council Meeting under AB15-16.

SUGGESTED MOTION: *“I move to recommend that the City Council adopt Ordinance D15-04 amending BLMC 18.39.070 related to the Midtown design standards.*

ATTACHMENTS:

1. Ordinance D15-16
2. Planning Commission Recommendation Memo

BACKGROUND:

The City currently prohibits the construction of parking lots between a building and the future 204th Avenue East that would be developed as part of the WSU project. This roadway was identified in the Midtown Subarea Plan – Figure 11-2 as one of the future roadways needed to support development and would provide access to parking lots in lieu of direct access from SR-410.

Staff has reviewed the ordinance that adopted the prohibition against parking lots adjacent to 204th Avenue East and it does not provide a reason for this requirement. The requirement is a significant challenge to development of the commercial portion of the WSU project and is inconsistent with the intent of the Midtown Subarea Plan.

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ORDINANCE NO. D15-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AMENDING SECTION 18.39.070 OF THE BONNEY LAKE MUNICIPAL CODE RELATED TO BUILDING DESIGN STANDARDS IN MIDTOWN.

WHEREAS, the City Council adopted Ordinance 1410 to establish development standards to implement the Midtown Subarea Plan; and

WHEREAS, the Midtown Subarea Plan identified the need for future roads to facilitate convenient access to, from, and between businesses; and

WHEREAS, 204th Avenue East was identified in the Midtown Subarea Plan – Figure 11-2 as one of the future roadways needed to support development; and

WHEREAS, the primary purpose of 204th Avenue East is to provide access to parking lots in lieu of direct access from SR-410; and

WHEREAS, the Community Development Director acting as the SEPA Responsible Official determined that the proposed amendment is categorically exempt from the SEPA pursuant to WAC197-11-800(19)(b); and

WHEREAS, pursuant to the Growth Management Act - Chapter 36.70A RCW this Ordinance was provided to the Department of Commerce for 60-day review and comment by the Department and other State agencies; and

WHEREAS, expedited review was requested and granted by the Department of Commerce and the review period concluded on January 29, 2015; and

WHEREAS, notice of the public hearing was given to the public in accordance with law and a public hearing was held by the Planning Commission on February 18, 2015;

WHEREAS, the amendment to the is consistency with the comprehensive plan and the laws of the state of Washington as required by BLMC 14.140.090.B, and

NOW THEREFORE, the City Council of Bonney Lake, Washington, do ordain as follows:

Section 1. Section 18.39.070, “Building design” of the Bonney Lake Municipal Code and the corresponding portions of Ordinance Nos. 1410 § 1 (Attachment A) is hereby amended to read as follows:

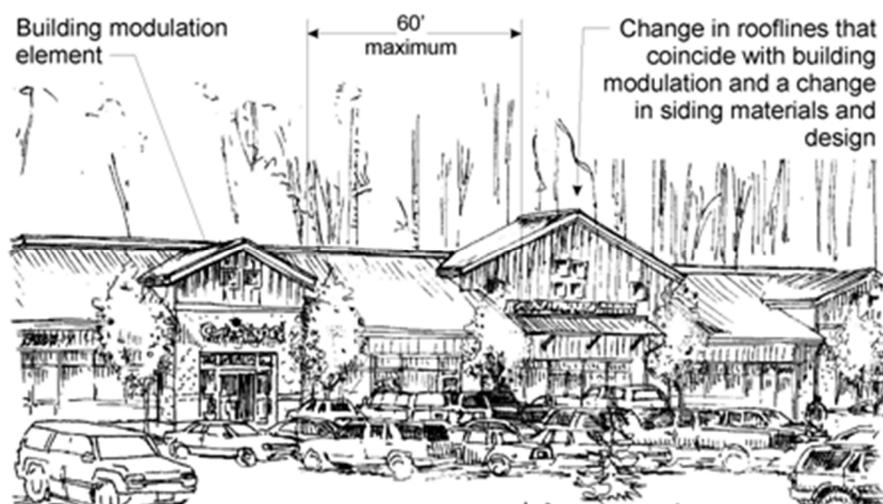
18.39.070 Building design.

- A. Any developments occupying two acres or more of land area shall provide a plaza or other exterior gathering space equivalent to at least one percent of the overall acreage

of the site. The plaza design must include gathering areas with benches or seating spaces, landscaping, and trash receptacles.

B. Multistory commercial buildings and commercial buildings wider than 100 feet (measured along walls adjacent to streets and/or front entrances) shall include at least three of the following articulation features along all facades at articulation intervals of no wider than 60 feet:

1. Providing building modulation of at least two feet in depth and four feet in width.
2. Repeating distinctive window patterns at intervals narrower than the articulation interval.
3. Providing a covered entry or separate weather protection feature for each articulation interval.
4. Change of roofline.
5. Changing materials and/or color with a change in building plane.
6. Providing lighting fixtures, trellis, tree, or other landscape feature within each interval.
7. Other methods that meet the intent of this chapter as approved by the director.
8. The following is an illustration of building modulation:

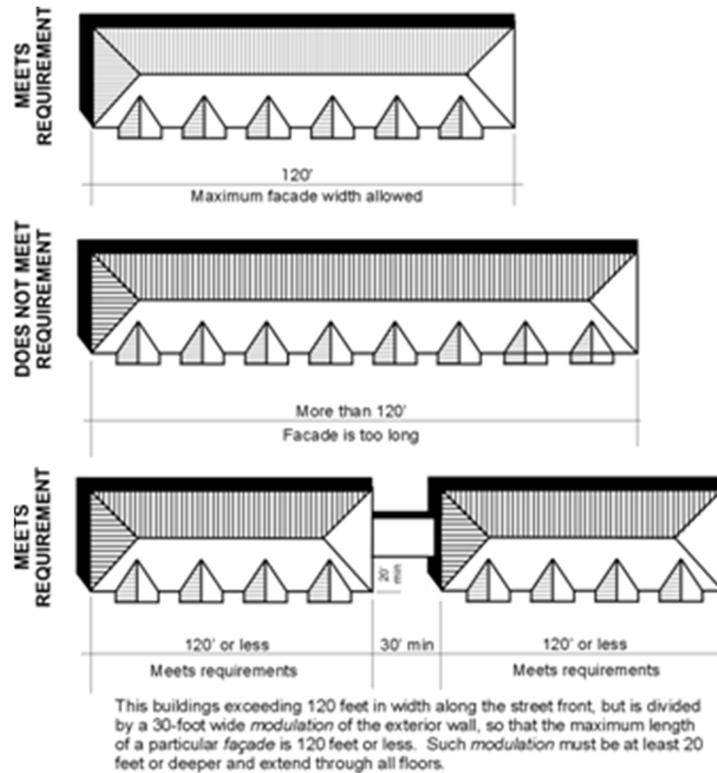


C. All residential buildings and residential portions of mixed-use buildings shall include at least three of the following modulation and/or articulation features at intervals of no wider than 30 feet along all facades facing a street, common open space, and common parking areas:

1. Repeating distinctive window patterns at intervals less than the required interval.
2. Vertical building modulation. Minimum depth and width of modulation is 18 inches and four feet (respectively) if tied to a change in color or building material and/or roofline modulation. Otherwise, minimum depth of modulation is 10 feet and minimum width for each modulation is 15 feet. Balconies may not be used to meet the modulation option unless they are recessed or projected from the facade and integrated with the building's architecture as determined by the director. For example, "cave" balconies or other balconies that appear to be "tacked on" to the facade, as shown in the photographs below, will not qualify for this option.



3. Horizontal modulation (upper level step-backs) a minimum of five feet.
 4. Articulation of the building's top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline.
- D. The maximum facade width, which is the apparent width of the structure facing the street including required modulation, is 120 feet. Buildings exceeding 120 feet in width along the street front shall be divided by a minimum 30-foot-wide modulation of the exterior wall, so that the maximum length of a particular facade is 120 feet. Such modulation must be at least 20 feet or deeper and extend through all floors. Other design features will be considered by the director that effectively break up the scale of the building and add visual interest. This could include a combination of a clear change in vertical articulation and a contrasting change in building materials and/or finishes.



- E. Multiple-building commercial developments are encouraged to employ a variety of colors, building materials, and architectural treatments to reduce monotony.
- F. ~~On parcels adjacent to 204th Avenue East, no parking shall be located between the building and the front property line.~~

Section 2. Severability. If any one or more section, subsection, or sentence of this ordinance is held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance and the same shall remain in full force effect.

Section 3. Effective Date. This ordinance shall take effect five (5) days after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL this _____ day of _____, 2015.

Neil Johnson, Jr., Mayor

AUTHENTICATED:

Harwood T. Edvalson, MMC, City Clerk

APPROVED AS TO FORM:

Kathleen Haggard, City Attorney

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Memo

Date : February 18, 2015
To : Mayor and City Council
From : Grant Sulham, Planning Commission Chair
Re : **Ordinance D15-16**

The City currently prohibits the construction of parking lots between a building and the future 204th Avenue East that would be developed as part of the WSU project. This roadway was identified in the Midtown Subarea Plan – Figure 11-2 as one of the future roadways needed to support development and would provide access to parking lots in lieu of direct access from SR-410.

The ordinance that adopted the prohibition against parking lots adjacent to 204th Avenue East did not provide justification for this prohibition. The requirement is a significant challenge to development of the commercial portion of the WSU project and is inconsistent with the intent of the Midtown Subarea Plan.

The Planning Commission finds that the proposed amendment in Ordinance D15-16 will ensure consistency between the *Bonney Lake Comprehensive Plan* and the Midtown Design Standards.

On February 18, 2015, the Planning Commission held a public hearing on Ordinance D15-16 which amends 18.39.070 and voted X-X-X to recommend that the City Council approve Ordinance D15-16.

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Bonney Lake Planning Commission

Future Agendas

2015 – Q1

January 7, 2015 – Canceled

January 20, 2015 (SPECIAL MEETING)

- City Council/Planning Commission Joint Meeting: 2015 – 2016 Work Plan

February 4, 2015 – Canceled

February 18, 2015

- **Public Hearing:** Amendments to the Recreational Vehicle Code
- **Public Hearing:** Amendments to the Midtown Core Development Standards

March 4, 2015

- Essential Public Facilities Ordinance
- Bonney Lake 2035 – DRAFT Economic Vitality Element

March 18, 2015

- Flood Administration Ordinance
- **Public Hearing:** Amendments to the Telecommunication Code
- **Public Hearing:** Bonney Lake 2035 – DRAFT Economic Vitality Element
- **Public Hearing:** Essential Public Facilities Ordinance

2015 – Q2

April 1, 2014

- Bonney Lake 2035 – DRAFT Community Services and Facilities Element
- Electronic Vehicle Infrastructure Ordinance
- **Public Hearing:** Flood Administration Ordinance
- **Public Hearing:** Amendments to the Permitted Use Matrix
- **Public Hearing:** Park Impact Fee Amendments – Timeframes

February 12, 2015

April 15, 2015

- Bonney Lake 2035 – DRAFT Transportation Element
- **Public Hearing:** Electronic Vehicle Infrastructure Ordinance

April 29, 2015 (SPECIAL MEETING)

- Bonney Lake 2035 – Public Open House #2 (Community Services and Facilities Element and Mobility Element)

May 6, 2015

- **Public Hearing:** Bonney Lake 2035 – Community Services and Facilities Element
- **Public Hearing:** Bonney Lake 2035 – Mobility Element

May 20, 2015

- Bonney Lake 2035 – Implementation Chapter

June 3, 2015

- **Public Hearing:** Comprehensive Plan Periodic Update

June 17, 2015

2015 – Q3

July 1, 2015

July 15, 2015

August 5, 2015

August 19, 2015

September 2, 2015

September 16, 2015 – Cancelled

2015 – Q4

October 7, 2015

October 21, 2015

November 4, 2015

November 18, 2015

December 2, 2015

December 16, 2015 – Cancelled

February 12, 2015