



# Planning Commission Minutes

April 5, 2006 Regular Scheduled Meeting

**APPROVED**

City Hall Council Chambers

**The meeting was called to order at 5:44P.M.**

**Planning Commission Present**

- Randy McKibbin, **Chair**
- Grant Sulham, **Vice-Chair**
- Quinn Dahlstrom
- Dennis Poulsen
- David Eck (Absent)
- Katrina Minton-Davis (Absent)
- L. Winona Jacobsen

**City Staff Present**

- Stephen Ladd, Planning Manager
- Christy McQuillen, P&CD Assistant/Clerk

A poll determined that a majority of Commission members would be available for the next meeting scheduled for April 19, 2006 to be held at City Hall Council Chambers.

**MOTION WAS MADE BY COMMISSIONER POULSEN, SECONDED BY VICE-CHAIR SULHAM TO APPROVE EXCUSED ABSENCES OF COMMISSIONER ECK AND MINTON-DAVIS. APPROVAL WAS UNANIMOUS.**

**I. APPROVAL OF MINUTES:**

Minutes requiring review and approval were those of March 1, 2006 and March 15, 2006.

**MOTION WAS MADE BY COMMISSIONER POULSEN, SECONDED BY VICE CHAIR SULHAM TO APPROVE MINUTES WITH MINOR CORRECTIONS AND AS PRESENTED FOR MARCH 1, 2006 AND MARCH 15, 2006. APPROVAL WAS UNANINOUS.**

**II. PUBLIC COMMENTS/CONCERNS:**

Ray Frey, Halsen Frey LLC Bellevue, WA- In response to the Critical Areas Ordinance regarding steep slopes; based on the staff report and recommendations by City staff, Mr. Frey asked the Planning Commission for reconsideration. The recent Staff Report is an excellent idea of an approach and/or solution which aligns with land developable and non-developable city-wide and provides the importance of best science which can be easily assessed through reports. The approach taken by Mr. Ladd is an excellent way to address a solution. Mr. Frey urged the Commission to read the report and recommend approval of the current DRAFT Ordinance as presented this evening.

**III. OLD/CONTINUING BUSINESS:**

**Proposed revisions of the Critical Areas Ordinance regarding steep slopes-** Mr. Ladd explained that a different view has come over staff as outlined in the Staff Report dated April \_\_, 2006 and pointed out that by law, the City of /Bonney Lake should follow best available science. As the Report and current DRAFT Ordinance show, there are indicators that would trigger a report. The question for the Commission is, of the 11 indicators, which one(s) should be important. City Staff have consulted with 2 Geotechnical Specialists and both individuals have said the same thing; "They wouldn't prefer an ordinance that places them out of business. Bring science into the situation and don't cause a scenario where properties cannot be built on"!

Mr. Ladd said that there are two (2) things the Planning Commission should consider:

- 1) What should the exemptions be? If areas cannot be built on, the City would be left in a non favorable situation where some properties would be deemed un-buildable. The latest DRAFT ordinance allows for some exemptions and flexibility to a developer and allows property owners an option to utilize their property in order to build. (See staff report and latest DRAFT ordinance)
- 2) Additional work is recommended by Staff and it's recommended that a Geotechnical Specialist provide a presentation to Planning Commission so everyone understands the information. This would allow specialist information to be part of the public record

After a minor discussion, the group recommended that a Geotechnical Specialist be available at the April 19, 2006 Planning Commission meeting.

Commissioner Sulham noted for the record his frustration of not knowing that several other Commissioners were at a joint meeting with City Staff to talk about the Critical Areas Ordinance. A few other commissioners echoed the concern. Mr. Ladd apologized and indicated that 4 or more Commissioners constitute a quorum. Therefore not everyone was included. After a minor discussion, the Commission acknowledged that if "ad-hock" committees are formed on certain issues in the future, that the balance of the Planning Commissioners would be informed and that these ad-hock committees will report back their discussions to the balance of the group.

#### **IV. PUBLIC HEARING-**

**Proposed revision to the R-2 Residential Zone to give a maximum density rather than a minimum lot size and revise the setback requirements-**

Chair McKibbin opened the Public Hearing at 6:00 PM.

Mr. Ladd provided an overview of the proposed changes to the R-2 zoning designation and reminded the Commission and audience that most of the changes are being driven from the Growth Management Hearing Board decision and recommendations from 2005. The R-1 zoning changed the same year and now this same consideration is being given to the R-2 zoning.

Planning Commissioners were provided with a Staff Report dated April 3, 2006 that mentions additional changes which was not included in previous DRAFT Ordinances.

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Lauren Toggle, Bonney Lake, WA- Simply questioned staff if these changes would affect only certain properties on a case by case basis.

Mr. Ladd responded that no, the changes would affect R-2 zoned properties city-wide.

With no other comments, Chair McKibbin closed the Public Hearing at 6:14 PM.

This item would remain on the Agenda under Old Business for the Planning Commission meeting schedule for April 19, 2006.

**V. NEW BUSINESS-**

**2006 Comprehensive Plan Amendments, Water, Sewer, Utilities and Transportation Elements-**

Commissioners received the Elements in hard copies (in binder form) for first time. Mr. Ladd said the schedule to date shows a Public Hearing tentatively set for the first Wednesday in May. B

All of Elements are on a fast track for review and adoption because there isn't much the City & Public Works Department can do financially (grants and trust funds) until the Elements are adopted.

A presentation by Public Works is scheduled for the next Planning Commission meeting, Wednesday April 19, 2006.

Ms. McQuillen noted for the record that the hard copies will need to be returned once Planning Commission has made its recommendation. The other option is to receive these Elements on CD. A majority of Commissioners prefer the CD's.

This item would remain on the Agenda under Old Business for the Planning Commission meeting schedule for April 19, 2006.

**VI. FOR THE GOOD OF THE ORDER:**

**Correspondence-** None

**Staff Concerns-** Mr. Ladd briefly advised the Commission that the Department of Natural Resources is in the process of handing over responsibility of processing Forest Practice Permits to the City of Bonney Lake. This would include lands within City Limits and Urban Growth Areas. Recent changes to the Land Clearing and Tree Removal Ordinance address these responsibilities. Mr. Ladd feels there will be little impact to the city.

A few Commissioners asked if this would impact the WSU forest site. Mr. Ladd said that the current deed recorded on the property doesn't include a harvesting plan long term and the site isn't identified as forested land.

Ms. McQuillen updated the Commission on the Short Course in Local Planning scheduled for April 26, 2006. The City has received several RSVPS' from other jurisdictions.

**Commissioner Concerns** – None.

**VI. ADJOURNMENT:**

**MOTION WAS MADE BY COMMISSIONER DAHLSTROM, SECONDED BY VICE-CHAIR SULHAM TO ADJOURN. APPROVAL WAS UNANIMOUS.**

The meeting ended at 6:36P.M.

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Christy McQuillen, Planning Commission Clerk  
Approved on April 19, 2006