

Planning Commission Minutes
March 1, 2006 Regular Scheduled Meeting

APPROVED

City Hall Council Chambers

The meeting was called to order at 5:32P.M.

Planning Commission Present

Randy McKibbin, **Chair**
Grant Sulham, **Vice-Chair**
Quinn Dahlstrom
Dennis Poulsen
David Eck
Katrina Minton-Davis
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 March 15, 2006 to be held at City Hall Council Chambers.

I. APPROVAL OF MINUTES:

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

MOTION WAS MADE BY COMMISSIONER MINTON-DAVIS, SECONDED BY VICE-CHAIR SULHAM TO APPROVE MINUTES AS PRESENTED FOR FEBRUARY 15, 2006. APPROVAL WAS UNANIMOUS.

II. PUBLIC COMMENTS/CONCERNS:

A few individuals were in the audience but chose not to speak.

III. OLD/CONTINUING BUSINESS:

Proposed revisions of the Critical Areas Ordinance regarding steep slopes- Mr. Ladd explained to Commission members the recommended changes (which would strengthen the ordinance) as outlined on Page 3 of the comment letter received from the Washington State Department of Community, Trade and Economic Development (CTED):

- 1) BLMC Section 16.28.030(b) allows the additions of up to 250 square feet to single-story residences. *CTED suggest that this be allowed only if it does not further intrude into steep slope area and/or buffer.*
- 2) BLMC Section 16.28.070(a) allows a building with a floor area of up to 2,500 square feet which is not used as a place of residence, employment, or public assembly, and cannot be combined with the single-family exemption. *This is a very large structure to outright exempt from this*

ordinance. CTED suggests that this exemption be carefully considered to require, among other things, a geo-technical report. You may also consider the floor area, which currently allows an enormous building. Again we also suggest that you consult with your attorney regarding this exemption.

There was a lengthy discussion among staff and commissioners regarding concerns such as: 1) the 250 sq. ft. addition limitation; 2) what is considered "reasonable uses"; 3) utilizing/incorporating the stepped approach as outlined in the City of Puyallup Critical Areas Ordinance; 4) shifting gears and creating an ordinance for steep slope areas only such as a scenic bypass corridor ordinance.

Ultimately the discussion ended in a consensus by Commission members that no further work would be done on this Ordinance until a clear directive comes back from City Council. Questions to ask are: how urgent does the City Council want this completed and adopted? And, how strict should the Ordinance be?

Chair McKibbin volunteered to speak to Mayor and Council members. Mr. Ladd is to draft another version of the Ordinance that incorporates changes recommended by City Attorney and CTED.

This item would remain on the Agenda under Old Business for the Planning Commission meeting schedule for March 15, 2006.

Proposed revision to the R-2 Residential Zone to give a maximum density rather than a minimum lot size and revise the setback requirements- As a group, commissioners were primarily ready to move forward with a Public Hearing.

After minor discussion, it was decided to hold the Public Hearing on Wednesday, April 6, 2006 at 6:00PM in City Hall Council Chambers.

This item would remain on the Agenda under Old Business for the Planning Commission meeting schedule for March 15, 2006.

IV. **PUBLIC HEARING-** None

V. **NEW BUSINESS-** None

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

Correspondence- None

Staff Concerns- Mr. Ladd briefly advised the Commission that work is still underway in house for the Group 2 Comprehensive Plan Amendments- Fennel Creek Trail Plan (holding due to Environmental Impact Statement), WSU Comprehensive Plan Amendment (holding due to Environmental Impact Statement), Transportation Element and Utilities Elements (work underway by consultants).

One item that may come before the Planning Commission is the Transportation Plan (increase on Traffic Impact Fees). It's hopeful that some information may be available by the March 15th Planning Commission meeting.

Mr. Ladd said that per the Mayor's request and the conservation/Home Owners Association group for Lake Bonney, the property owners in the area are requesting a change to the setbacks along the lake to protect the shoreline. Mr. Ladd said that this should be looked at under the work program for 2006, possibly wrapped into the update to the Master Shoreline Plan.

Commissioner Dahlstrom asked if private lakes, such as Lake Debra Jane, would be included in the proposed changes. Questions were raised if the City has authority over privately owned lakes. Mr. Ladd didn't have an answer to these questions. Research would need to be done on this subject.

Mr. Ladd said that the City of Bonney Lake is currently looking at the agreements surrounding Cascadia development. Currently the developer has submitted 4 preliminary plats with Pierce Council. The City has the opportunity to submit comments, mostly related to traffic.

Commissioner Concerns – None.

VI. ADJOURNMENT:

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

The meeting ended at 6:56P.M.

Christy McQuillen, Planning Commission Clerk
Approved on April 5, 2006