

Planning Commission Minutes

December 6, 2006 Regular Scheduled Meeting

APPROVED

City Hall Council Chambers

The meeting was called to order at 5:30 P.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, Planning Commission Clerk

Guestsvarious individuals on sign in sheet for
Stormwater Management Symposium**I. NEW BUSINESS-**

Stormwater Management Symposium- The Symposium drew a total of 45 individuals in attendance ranging from City of Bonney Lake Council members, City Staff, other local municipalities and the general public.

The essence of the Symposium- Can Stormwater facilities here in East Pierce County be designed to double as landscaped open space? Can they complement rather than detract from new development? Can ponds and swales be designed to provide beautification and recreation? Can existing facilities be rebuilt to look and function well?

The audience was presented with an opportunity to learn what these facilities have to do both from the Public Works engineer viewpoint (retention and detention, wet ponds vs. dry, Stormwater manuals, NPDES permits, maintenance problems) and the landscape architects viewpoint. The event included slides of successful Stormwater projects and handouts. Copies of the slide show and handouts are available upon request.

Speakers were Dan Wrye, Director of Pierce County Water Programs Timothy Lowry, Pierce County Civil Engineer, and Dan Grigsby, Director of Public Works Department for the City of Bonney Lake.

Symposium ended at 7:30PM

Planning Commission moved to the City Hall Annex and reconvened in the Conference Room at approximately 7:50PM.

A poll determined that a majority of Commission members agreed to cancel the first 2007 Planning Commission meeting scheduled for January 3, 2007 and meet jointly with City Council on January 9, 2007 for the Public Hearing for the Angeline Road Annexation to be held at City Hall Council Chambers.

With this change in the schedule, Ms. McQuillen acknowledged that a press release would be prepared for the cancellation of the January 3, 2007 meeting and that the next Regular Scheduled Planning Commission meeting for the 2007 Calendar year would be Wednesday, January 17, 2007.

II. APPROVAL OF MINUTES

Minutes for review and approval were those of November 1, 2006 and November 15, 2006.

MOTION WAS MADE BY COMMISSIONER ECK, SECONDED BY VICE-CHAIR SULHAM TO APPROVE THE MINUTES OF NOVEMBER 1, 2006 AND NOVEMBER 15, 2006 AS PRESENTED. APPROVAL WAS UNANIMOUS.

III. PUBLIC COMMENTS/CONCERNS:

Jeanne Fancher, 37248 55th Avenue South, Pacific, WA. 98001- Member of the Puyallup River Watershed Council and an attendee of the Stormwater Management Symposium held earlier in the evening, Ms. Fancher expressed her appreciation to the efforts of Bonney Lake City staff hosting the Symposium and also explained how Bonney Lake should strongly consider low impact development and the options available as outlined in the presentation.

Paula Weich, Planner from the City of Pacific, Pacific WA- Echoing the sentiments of Ms. Fancher, Ms. Weich expressed her appreciation for the efforts of City staff hosting the Symposium and that the City of Bonney Lake should strongly consider low impact development and the storm water alternatives as outlined in the presentation.

IV. OLD/CONTINUING BUSINESS:

The Non-Motorized Transportation Plan- Mr. Ladd said that the Draft Plan is now ready for Public Hearing. In addition to the Non-Motorized Transportation Plan, the Fennel Creek Trail Plan and EIS will be ready by January 2007. Staff recommends that a Public Hearing be scheduled for Wednesday February 7, 2007.

After a minor discussion, Commission members unanimously agreed to schedule the Public Hearings on the Non-Motorized Transportation Plan and the Fennel Creek Trail Plan and EIS (as 2 separate hearings) for February 7, 2007. This would allow ample time for staff to prepare the Public Hearing notices and notify property owners living along the Fennel Creek Corridor.

This item is to remain on the agenda under Old/Continuing Business.

Miscellaneous Fixes Ordinance- Mr. Ladd said that the Planning Commission has held the Public Hearing for this proposed Ordinance change. Staff is simply looking for a recommendation from the Planning Commission.

After a minor discussion, Commission members felt comfortable to move the Ordinance to Council level. It was expressed that the City Council should be made aware that the Planning Commission would like to move forward in reviewing the Sign Code in its entirety. The proposed change to Title 15 within the Miscellaneous Fixes Ordinance is intended as a temporary solution.

MOTION WAS MADE BY VICE-CHAIR SULHAM, SECONDED BY COMMISSIONER ECK RECOMMENDING THAT CITY COUNCIL APPROVE THE MISCELLANEOUS FIXES ORDINANCE. APPROVAL WAS UNANIMOUS.

Chair McKibbin suggested that the recommendation be presented before the City Council at the Joint Meeting scheduled for January 9, 2007. This allows an opportunity to discuss the Sign Code with City Council at that time. Commission members were in strong agreement.

This item may now be removed from the Planning Commission Agenda.

V. **PUBLIC HEARING-** None

VI. **NEW BUSINESS-**

Stormwater Management Symposium- Scheduled earlier in the evening from 5:30PM until 7:30PM in City Hall Council Chambers. Resulting in a large audience draw and hugely successful and appreciated by other local municipalities such as City of Sumner, City of Buckley and the City of Auburn, Commission members took a few moments to comment on the subject.

Commissioner Dahlstrom and several other commission members favored the idea of trails surrounding storm ponds. Commission members discussed the possibilities of incentive options to developers or utilizing the concepts as illustrated in the presentation early in the planning stages and implementing them on pre-selected sites such as the WSU Demonstration Forest. The City of Bonney Lake should start a pilot program.

Paula Weich, audience member and Planner for the City of Pacific said that there is a development in the City of Pacific with a system of trails and pocket parks surrounding storm ponds. It's more feasible when you have a lot more usable land. Another example is the Interurban trail which is a great feature to a community. In order for a pilot program to be successful, it will require feedback from developers, cooperate efforts by both the municipality and the developer in order to draw an interest of developing a plan that may work. The City of Pacific experienced some opposition initially but in the end, cooperation was key.

This item may now be removed from the Planning Commission Agenda.

Motion setting the Pubic Hearing for Angeline Annexation Area- Special Projects Planner, Shannon Mayfield-Porter forwarded a Staff report dated December 6, 2006, maps and miscellaneous information to the Commission in hopes of scheduling a Joint Pubic Hearing with City Council.

MOTION WAS MADE BY COMMISSION ECK, SECONDED BY VICE-CHAIR SULHAM SETTING THE PUBLIC HEARING ON THE ZONING FOR ANGELINE ROAD ANNEXATION FOR TUESDAY, JANUARY 9, 2007 IN CITY HALL COUNCIL CHAMBERS. APPROVAL WAS UNANIMOUS.

VII. FOR THE GOOD OF THE ORDER:

Correspondence- None

Staff Concerns- Ms. McQuillen acknowledged again that a press release would be prepared for the cancellation of the January 3, 2007 Planning Commission meeting and that the first Regular Scheduled meeting for the 2007 Calendar year would be Wednesday, January 17, 2007.

Commissioner Concerns – Commissioner Dahlstrom read into the record (Exhibit 1) her intent to officially retire from the Planning Commission effective December 7, 2006. She indicated that she would like to concentrate her time on the Military Veterans Committee.

Commissioner Jacobsen expressed her appreciation to Commissioner Dahlstrom and how valuable she is to the Commission. Several of the other members expressed the same.

MOTION WAS MADE BY VICE-CHAIR SULHAM, SECONDED BY COMMISSIONER POULSEN OFFICIALLY THANKING COMMISSIONER QUINN DAHLSTROM FOR HER YEARS OF SERVICE ON THE CITY OF BONNEY LAKE PLANNING COMMISSION. APPROVAL WAS UNANIMOUS.

In response to the Announcement released for the Mayors Office regarding Board and Commission Terms and reappointments, Commission members expressed concerns such as: 1) What initiated the change? 2) Shortness of new terms. A majority of commission members agreed that it takes time to understand long range planning and subjects brought before the Planning Commission and 3) receive enough education tools and materials on issues surrounding the Comprehensive Plan, Long Range Planning and Code revisions. More can be done to improve the educational process.

VI. ADJOURNMENT:

MOTION WAS MADE BY COMMISSIONER DAHLSTROM, SECONDED BY COMMISSIONER ECK TO ADJOURN. APPROVAL WAS UNANIMOUS.

The meeting ended at 8:45 P.M.

Christy McQuillen, Planning Commission Clerk
Approved on February 7, 2007