

**Planning Commission Minutes**

June 7, 2006 Regular Scheduled Meeting

**APPROVED**

City Hall Council Chambers

**The meeting was called to order at 6:00P.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 June 21, 2006 to be held at City Hall Council Chambers. Vice-Chair Sulham and Commissioner Poulsen noted for the record that they would be unable to attend the meeting.

**I. APPROVAL OF MINUTES:**

Minutes requiring review and approval were those of April 19, 2006, May 3, 2006 and May 17, 2006.

**MOTION WAS MADE BY COMMISSIONER ECK, SECONDED BY VICE CHAIR SULHAM TO APPROVE THE MINUTES FOR APRIL 19, 2006, MAY 3, 2006 AND MAY 17, 2006 AS PRESENTED. APPROVAL WAS UNANIMOUS.**

**II. PUBLIC COMMENTS/CONCERNS:**

**Deputy Mayor Dan Swatman, 6017 195th Avenue E., Bonney Lake WA-** In response to an article published in a local newspapers, the Deputy Mayor felt it necessary to report findings directly to the commission on the accuracy of the information in the article. The City Council pushed for improvements to local Bonney Lake streets (that will be impacted by the traffic generated in the future from the Cascadia development) with contributions from the Cascadia development, some of these projects will start as early as July 06'. With a new agreement reached with the developers of Cascadia, the City is satisfied.

**III. OLD/CONTINUING BUSINESS:**

**2006 Comprehensive Plan Amendments, Proposed Utilities (Water and Sewer) Element-** Mr. Ladd asked the Commission that based on the latest changes to the draft plan did the Planning Commission feel confident to move forward with a recommendation to City Council.

Commissioner Jacobsen asked if Dan Grigsby, Public Works Director, received her email that asked for clarification on the watershed of Grainger Springs (groundwater contamination from surface sources, specifically, can Grainger Springs be contaminated by surface water from Fennel Creek). Mr. Ladd said that yes, the Director has received the email. She also voiced concern for the loss of national recharge in the watershed (plan indicates that it's pristine). Mr. Ladd responded by saying that the Comprehensive Plan does address this issue and its being implemented.

After minor discussion, Chair McKibbin called for a motion on the floor.

**MOTION WAS MADE BY COMMISSIONER MILTON DAVIS, SECONDED BY COMMISSIONER POULSEN TO RECOMMEND THAT CITY COUNCIL ADOPT THE 2006 COMPREHENSIVE PLAN AMANDMENT, WATER & SEWER ELEMENTS. APOVAL WAS UNANIMOUS.**

**2006 Comprehensive Plan Amendments, Transportation Elements-** Mr. Ladd asked the Commission that based on the latest changes to the draft element, did the Planning Commission feel confident to move forward with the recommended motion that Council adopt the proposed Transportation Element with the exception that 198<sup>th</sup> Ave E should not be connected to 199<sup>th</sup> Ave E.

As a group, the commission reviewed the changes including those to the Street Classification Map. Several concerns were raised such as:

- W. Tapps Hwy to the north of Allan York Park- With the continued congestion of traffic surrounding Allan York Park, the boat launch and the proposed development of Park Place Condominiums and traffic volumes to increase along this route, commissioners recommended reclassifying this route from Minor Arterial to a Collector.
- 182<sup>nd</sup> Avenue E-. Commissioner Dahlstrom cannot believe and opposes that this route would be upgraded to a Collector from a Local Street. Public Works should re-evaluate this route and provide reasoning behind this change.
- 198<sup>th</sup> Avenue E- Commissioner Jacobsen voiced her opposition with the connection going through 198<sup>th</sup> Avenue E. to Rhodes Lake Road. Even if the road was to increase to 5 lanes, there is growing concern of major corridor problem at SR410 E, South Prairie Road and 200<sup>th</sup> Ave E. Once again it's suggested that traffic be re-routed from the south (Cascadia Development) east onto 120<sup>th</sup> Street E and eliminate this connection of 198<sup>th</sup> Avenue E. off the Street Classification map.

- 84<sup>th</sup> Street E and the 184<sup>th</sup> proposed connection to 182<sup>nd</sup> Avenue E heading north- These routes should be upgraded from Local Roads to Collectors. In addition, 182<sup>nd</sup> Avenue E to the north which connects at the Lake Bonney couplet should be reconfigured. It's proposed that the Collector be reconfigured to where the Collector classification ends at the couplet and veers left onto Meyers Road (by way of 77<sup>th</sup> Street E).

After a major discussion, overall the Commission is concerned with any local streets speed increasing from 25 MPH to 35MPH (should they trust the model?). In addition, with the many recommended changes and continued confusion over the street classifications, commissioners were opposed to moving forward with a recommendation to City Council and asked that Dan Grigsby, Public Works Director be available at the next Planning Commission meeting.

This item would remain on the Agenda under Old Business for the Planning Commission meeting schedule for June 21, 2006.

**IV. PUBLIC HEARING-** None

**V. NEW BUSINESS-** None

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

**Correspondence-** None

**Staff Concerns-** Mr. Ladd briefly updated the Commission on the current work taking place in house.

- Fennel Creek Trail- A status report will be forthcoming on the Environmental Impact Statement for the Fennel Creek Trail. It's hopeful that a consultant working on the study for the Environmental Impact Statement may be available to provide an update to staff and Planning Commission.
- Downtown Bonney Lake- Downtown Developers meetings continue and the city is working towards hiring an Economic Development Consultant. Staff will keep the commission posted.
- Parks Plan- The Parks Board continues to discuss changes to the Plan however nothing is forthcoming at this time.
- Wetland Study- Lake Bonney and Lake Debra Jane will be under study by a wetland consultant hired by the City to determine if wetlands are present around these lakes.

**Commissioner Concerns –**

Commissioner Dahlstrom asked on the status of School Impact Fees (increasing). Mr. Ladd reported that Mary Urbach, Attorney for Sumner School District is working on proposed changes. No date set for this subject at this time.

Chair McKibbin asked the group that due to the July 4<sup>th</sup> Holiday (and a potential for lack of quorum) if the July 5<sup>th</sup> Planning Commission meeting should be cancelled.

**MOTION WAS MADE BY VICE-CHAIR SULHAM, SECONDED BY COMMISSIONER DAHLSTROM TO CANCEL THE REGULAR SCHEDULED MEETING OF THE PLANNING COMMISSION FOR JULY 5, 2005. APPROVAL WAS UNANIMOUS.**

Commissioner Jacobsen asked for support from the Planning Commission members on the Vision 2020. The Pierce County Regional Council is not recognizing the East portion of Pierce County.

**VI. ADJOURNMENT:**

**MOTION WAS MADE BY COMMISSIONER DAHLSTROM, SECONDED BY COMMISSIONER MILTON-DAVIS TO ADJOURN. APPROVAL WAS UNANIMOUS.**

The meeting ended at 7:45P.M.

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