

Planning Commission Minutes  
January 4, 2006 Regular Scheduled Meeting

**APPROVED**

City Hall Council Chambers

**The meeting was called to order at 5:34P.M.**

**Planning Commission Present**

Randy McKibbin, **Chair**  
Dennis Poulsen, **Vice-Chair**  
Quinn Dahlstrom  
Grant Sulham  
David Eck

**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 January 18, 2006 to be held at City Hall Council Chambers.

**I. APPROVAL OF MINUTES:**

Minutes requiring review and approval were those of November 16, 2005.

**MOTION WAS MADE BY COMMISSIONER DAHLSTROM, SECONDED BY COMMISSIONER SULHAM TO APPROVE MINUTES AS PRESENTED FOR NOVEMBER 16, 2005. APPROVAL WAS UNANIMOUS.**

**II. PUBLIC COMMENTS/CONCERNS:**

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

**III. OLD/CONTINUING BUSINESS: None**

**IV. PUBLIC HEARING- None**

**V. NEW BUSINESS-**

**Proposed revisions of the Critical Areas Ordinance regarding steep slopes-** As outlined in the Staff Report dated November 15, 2005, Mr. Ladd explained the chronology behind the revision to the Critical Areas Ordinance.

The purpose is to make the Critical Areas Ordinance stricter with respect to development and logging on steep slopes. The following table discusses the ordinance:

<b>BLMC section being revised</b>	<b>Explanation</b>
16.28.010.B.2	The Coastal Zone Atlas does not cover Bonney Lake, so it is deleted.
16.28.010.B.11	This is the most important change. This determinant of hazard is changed from 40% to 25%. Much of Bonney Lake's steep west-facing slopes are between 25% and 40%.
16.28.030.A	BLMC 16.28.030 is a list of actions that are exempt from the prohibition against developing on landslide hazard areas. Item A already exists. The proposal would clarify that only one such building per parcel could be built.
16.28.030.D	Since some parcels on the steep west-facing slopes could otherwise be rendered totally unbuildable, this provision would allow a single-family residence and clearings up to 6,000 square feet in size if a geo-tech report proves it to be safe.
16.28.030.E	This provision would allow minor grading.
16.28.030.F	This provision would allow sustainable selective-cut forestry.
16.13.080	This is from the Clearing and Landscaping Ordinance. This is a cross-reference reminding the reader that if the site is a critical area, the CAO applies.

*Alternatives with respect to steepness of slope that can be developed*

The CAO must be based on best available science. Since the City don't have the budget to hire scientists each time an ordinance is revised, staff checked what state agencies are recommending and what other jurisdictions are adopting. The maximum buildable steepness seems to vary from 15% to 40%. Whereas 40% appears to be more common in Western Washington, there is ample support for using 25%.

*Alternatives with respect to what can be built where the slope exceeds 25%*

Many jurisdictions allow some minor development on slopes exceeding the not-to-exceed limit. Staff has inserted allowance for a single-family home and up to 6,000 square feet of clearing if supported by a geo-technical report. This seems a reasonable use of land that otherwise might have little value.

*Alternatives with respect to logging*

The CDC asked that staff look into the legality of restricting logging on steep slopes. Bonney Lake's heavily forested west-facing slopes are critical to its scenic entryway as one drives up SR 410. The slopes also are a scenic resource as viewed from the valley below. The Washington Department of Natural Resources (DNR) regulates forest practices when the land is to remain in forest use, which would presumably be the case where the City's zoning and CAO preclude dense development. The DNR allows logging on steep slopes, with reforestation and erosion controls. Apparently, cities and counties can regulate logging more stringently

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than does the DNR. The proposed ordinance allows only sustainable selective-cut forest practices. The idea is to maintain a tree canopy that, while not necessarily 100%, is sufficient for preventing landslides, erosion, and degradation of scenic views.

#### *Conclusion*

Staff recommends that the Commission absorb the draft ordinance, consider desired changes, and schedule a public hearing as soon as possible.

As a group, staff and Commissioners went through the draft ordinance page by page. Concerns by commissioners include; 1) how strict the ordinance should be (how strict is too strict?); 2) should open spaces be offered to allow property owners an option to build homes and have land rights (maybe not allow clear cutting but some minimal type of harvesting); 3) establishing a one-time harvesting limit; 4) ample cutting allowances for a property owner to create driveways, roads, and septic drain fields (the 6,000 sq ft should possibly be increased).

Mr. Ladd explained to the Commission the importance on species of tree(s) and how they need pure sunlight. The 25% harvesting provision (in the current draft ordinance) is meant to be dispersed throughout the forest not to just one area. This provision will eliminate clear cutting.

**Dennis Tompkins, 10711 164<sup>th</sup> Ave Court E, Bonney Lake, WA 98391-** As a resident adjacent to the steep slopes, he would not like to see bulldozers clearing the land and trees north of the Panorama West development. As an Arborist, Mr. Tompkins complimented commissioners for asking about harvesting; suggesting that maybe the City obtain a specialist to determine the existing tree canopy and what the impacts would be for allowing tree topping or harvesting. In addition, he thanked the commission for their work on the Ordinance and suggested that incentives to property owners be added in the draft.

After a brief discussion, the commission decided that addition discussion would be needed prior to scheduling a public hearing. This item to remain on the Agenda under Old/Continuing Business for January 18, 2006 meeting.

**Possible 2006 work items-** As outlined in the Staff Report dated November 29, 2005, Mr. Ladd explained that the long range planning program for 2006 will depend largely on Mayor/Council priorities. The staff report outlines 10 suggestions from staff.

<b>Project</b>	<b>Next steps</b>
<b>Critical Area Ordinance (CAO) revision re: 25% slopes</b>	<ul style="list-style-type: none"> <li>• PC set public hearing</li> </ul>
<b>2005 Comp Plan: Transportation Element</b>	<ul style="list-style-type: none"> <li>• Consultant provide draft (date unknown but soon)</li> <li>• PC set public hearing</li> </ul>
<b>2005 Comp Plan: Utilities Element (sewer &amp; water)</b>	<ul style="list-style-type: none"> <li>• Consultant provide draft (date unknown but soon)</li> <li>• PC set public hearing</li> </ul>
<b>2005 Comp Plan: Fennel Cr.</b>	<ul style="list-style-type: none"> <li>• Do SEPA study on how close trail can be to creek.</li> </ul>

<b>Trail Plan</b>	<ul style="list-style-type: none"> <li>• Revise CAO re: 50' trail setback</li> <li>• Get answers to PC</li> <li>• PC set public hearing</li> </ul>
<b>2005 Comp Plan: WSU Forest</b>	<ul style="list-style-type: none"> <li>• Draft Environmental Impact Statement due January</li> <li>• PC schedule hearing</li> </ul>
<b>Downtown Plan – reassess &amp; implement</b>	<ul style="list-style-type: none"> <li>• Confirm committee and scope</li> <li>• Hire consultants to restudy Downtown Plan</li> </ul>
<b>2006 Comp Plan: Update Parks Element</b>	<ul style="list-style-type: none"> <li>• Draft language</li> </ul>
<b>In R2 zone, allow each unit to be on separate lot to encourage homeownership in new subdivisions</b>	<ul style="list-style-type: none"> <li>• Draft language</li> </ul>
<b>Shoreline Management Master Program (SMMP)</b>	<ul style="list-style-type: none"> <li>• Resolve conflicts between SMMP and zoning regarding residential densities, building setback requirements, etc.</li> </ul>
<b>Work with Sumner and Auburn to divide up utility services area around North Lake Tapps</b>	<ul style="list-style-type: none"> <li>• Negotiate, revise plans</li> </ul>

Mr. Ladd suggested that the Planning Commission move forward with the R2 zone amendment.

Chair McKibbin suggested that this topic be re-visited at the January 18<sup>th</sup> Planning Commission meeting in order for new Commission members to be briefed on the subject. This item to remain on the Agenda under Old/Continuing Business for January 18, 2006 meeting.

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

**Correspondence-** Ms. McQuillen submitted into the record an email dated December 8, 2005 from Commissioner Derek Osborn, noting his resignation from the Planning Commission.

**Staff Concerns-** Mr. Ladd briefly reminded the Commission of the ongoing Downtown Stakeholder meetings that are regularly scheduled for the 3<sup>rd</sup> Tuesday each month at 4:00PM at the Annex Building. Commissioners were encouraged to attend. .

**Commissioner Concerns** – Randy McKibbin opened the floor for nominations for Chair and Vice-Chair for the 2006 Calendar Year.

Commissioner Eck nominated Randy McKibbin as Chair and Dennis Poulsen as Vice-Chair. After minor discussion, Dennis Poulsen felt personal obligations would interfere and suggested someone else serve as Vice-Chair.

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**DENNIS POULSEN NOMINATED RANDY MCKIBBIN AS CHAIR FOR THE 2006 CALENDAR YEAR AND GRANT SULHAM AS VICE-CHAIR. NOMINATION WAS SECONDED BY COMMISSIONER ECK. APPROVAL WAS UNANIMOUS.**

**VI. ADJOURNMENT:**

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

The meeting ended at 6:58P.M.

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Christy McQuillen, Planning Commission Clerk  
Approved on January 18, 2006