



Planning Commission Minutes

July 18, 2007 Regular Scheduled Meeting

APPROVED

City Hall Council Chambers

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

Planning Commission Present

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

City Staff Present

- Steve Ladd, Planning Manager
- Christy McQuillen, Interim Commission Clerk

A poll determined that a majority of Commission members would be available for the next meeting scheduled for August 1, 2007.

MOTION WAS MADE BY COMMISSIONER ECK, SECONDED BY VICE-CHAIR SULHAM TO APPROVE AN EXCUSED ABSENCE FOR COMMISSION LEWIS FROM THE MEETING. APPROVAL WAS UNANIMOUS.

MOTION WAS MADE BY VICE-CHAIR SULHAM, SECONDED BY COMMISSIONER ECK TO MODIFY THE AGENDA AND MOVE NEW BUSINESS AND FOR THE GOOD OF THE ORDER AFTER THE PUBLIC HEARING. APPROVAL WAS UNANIMOUS.

I. PUBLIC COMMENTS/CONCERNS: None

II. APPROVAL OF MINUTES:

Minutes subject to review and approval were those of July 11, 2007.

MOTION WAS MADE BY COMMISSIONER ECK, SECONDED BY COMMISSIONER MINTON-DAVIS TO APPROVE THE MINUTES OF JULY 11, 2007 AS PRESENTED. APPROVAL WAS UNANIMOUS.

III. OLD/CONTINUING BUSINESS:

Downtown Design Standards and related zoning code changes- Mr. Ladd went over an email from Bob Bengford; Makers Architects dated July 13, 2007. As part of this email, the City Attorney provided some minor comments/changes as well as Mr. Bengford. City Staff supports the findings.

After a minor discussion, several of the Commissioners agreed that the word “encourage” in the body of the text seems too weak. In order to add “teeth” to the Standards, the word “require” should replace the word “encourage”.

MOTION WAS MADE BY VICE-CHAIR SULHAM, SECONDED BY COMMISSIONER JACOBSEN TO RECOMMEND THAT CITY COUNCIL APPROVE THE DRAFT DOWNTOWN DESIGN STANDARDS AND RELATED ZONING CODE CHANGES (INCORPORATING THE COMMENTS FROM THE CONSULTING FIRM OF MAKERS ARCHITECTS DATED 7-13-07) AND STRONGLY RECOMMENDS THAT THE WORD “ENCOURAGE” BE REPLACED WITH “REQUIRE”. APPROVAL WAS UNANIMOUS.

This topic shall now be removed from the Planning Commission Agenda.

Refined Downtown Plan- Mr. Ladd said that staff has no new materials. Commissioners felt comfortable with the refined Plan.

MOTION WAS MADE BY COMMISSIONER ECK, SECONDED BY VICE-CHAIR SULHAM TO RECOMMEND THAT CITY COUNCIL APPROVE THE REFINED DOWNTOWN PLAN. APPROVAL WAS UNANIMOUS.

This topic shall now be removed from the Planning Commission Agenda.

Chair McKibbin called for break in the Agenda (under Old/Continuing Business) in order to open the Public Hearing.

Chair McKibbin Opened the Public Hearing for the City Sites near Target & Vicinity Comprehensive Plan Amendments & Rezones at 6:05 PM.

Mr. Ladd briefly presented to the Commission and audience the proposal which requests a change to the Comprehensive Land-Use Designation and Zoning from R-1 Low Density Residential to R-3 High Density Residential and RC-5 Reserve Very Low Density (parcels along Fennel Creek).

Eric Corliss, 19018 Church Lake Road E, Bonney Lake, WA- Representatives of T&S Properties fully support the proposed amendments.

John Gonzales, 9912 195th Avenue E, Bonney Lake, WA- No comment.

With no other Public comments, Chair McKibbin closed the Public Hearing at 6:6:11 PM.

Chair McKibbin Opened the Public Hearing for the Bonney Lake Marketplace (Lowes) & Vicinity Comprehensive Plan Amendment & Zoning Amendments at 6:12 PM.

Mr. Ladd briefly presented to the Commission and audience the proposal which requests a change to the land-use and zoning designations of parcels in the vicinity of the proposed Lowe's Commercial project from Single-Family to Commercial as outlined in a Staff Report dated 7-13-07. Note: The June 14th, 2007 staff report to the Planning Commission recommended re-designation of Tract M of the Brookwater Subdivision, Phase II. That recommendation has been dropped from the recommendation in the current Staff Report.

The parcels for this proposal are located west of and adjacent to 200th Avenue Ct E. they access South Prairie Road via 200th Avenue E., which is a public cul-de-sac, and a private road easement extending from the end of 200th Avenue E. (Figure 1).

Barring unforeseen factors revealed at the Public Hearing, staff recommends that the Planning Commission recommend approval of the West, Fry, City of Bonney Lake and Nguyen parcels.

Mr. Ladd read into the record 3 written comments received by the City of Bonney Lake; Petition from the Brookwater Home Owners Association (opposed), the Bethell Family Fellowship (in favor) and the Allen Family (opposed).

Todd Olson, 19803 103rd St E, Bonney Lake, WA- Member of the Brookwater HOA is opposed to a direct access being allowed onto 200th Avenue E and believes the Lowe's development will cause traffic nightmares in the area.

Karen Allen, 9902 200th Avenue E, Bonney Lake, WA- Member of the Brookwater HOA and resident living on the corner of 200th Ave E and South Prairie Rd. is concerned that the rezone would deflate property values (based on an analysis she has initiated). The City will be liable for damages if this is passed. Ms. Allen asked that the Planning Commission reconsider the change and also extend the comment period.

Margaret Duggan, 10105 199th Avenue E. Bonney Lake. WA- Member of the Brookwater HOA and resident is very much against the proposal, opposed to a rezone of only 2 parcels vs. the entire area. Citizens should not pay for mistakes that former city staff made several years ago in zoning the area R-1.

Larry Jensen, 19805 103rd St E, Bonney Lake. WA- Member of the Brookwater HOA and resident is opposed to the Lowe's project and rezone and believes the Lowe's development will cause adverse traffic problems.

Laurie Martin, 19809 103rd St E, Bonney Lake, WA- Member of the Brookwater HOA and resident is opposed to this proposal and the Cascadia project as well. The rezone will impact the entire neighborhood.

Laura Moore, 19412 99th St Ct E., Bonney Lake, WA- Member of the Brookwater HOA and new resident to Bonney Lake was not told about this commercial proposal when her family bought their new home. If told, they would not have bought and moved to the area. She is opposed to the rezone.

Lorain Ingram, 19412 99th St Ct E., Bonney Lake, WA- Member of the Brookwater HOA and resident said the Lowe's traffic plan requires traffic to turn right onto 200th Avenue E. This means that vehicles would be forced into local neighborhoods. There is no adequate plan for traffic circulation. She is opposed to the rezone.

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Tori Dotson, 19804 101st St E., Bonney Lake, WA- Member of the Brookwater HOA and resident is opposed to the 2 parcel rezone. The commercial project will increase traffic causing accidents in the local neighborhoods and traffic circulation problems.

Wendy Fry, 9903 200th Avenue E., Bonney Lake, WA- Supports staffs' recommendation.

Chuck Wolfe, 1420 Fifth Avenue, Suite 2200, Seattle WA- Attorney for Bonney Lake Marketplace LLC., reminded Commissioners and the audience that lots 82 and 83 are the only parcels in this proposal. The goal is to restore parcels in this area to their original commercial zoning designation and reduce an island rezone.

Bruce Creager, Barghausen Engineers, 18215 72 South, Kent WA- On behalf of the Bonney Lake Marketplace LLC, presented the full scope of the rezone proposal of lots 82 & 83 explaining the necessity for an access corridor for the project.

Jeffrey Oliphant, 3700 Betzer Road, Bellingham, WA- Representative for Bonney Lake Marketplace LLC, explained as well the scope of the rezone proposal for lots 82 & 83 and explained that access to area 41 already gains access to 200th Ave E by way of lots 82 and 83. In response to the loss of value to the home for the Allen Family, they have not spoken to the Allen family. All other home owners in this general area have offers on the table currently.

Stacey Brooke, 19719 99th Street E., Bonney Lake, WA- Member of the Brookwater HOA and resident said that the neighborhood did not expect the other 6 parcels that are currently zoned R-1 to be rezoned and demolished. The commercial project is a safety problem for the local children in the area and citizens whom walk on local sidewalks in the vicinity of the construction. She is opposed to the rezone.

Scott Schoepf, 10202 199th Avenue E., Bonney Lake, WA- Member of the Brookwater HOA and resident is opposed to the rezone, the safety and traffic problems it will cause in the local neighborhoods.

Several of the audience members asked the Chair if the comment period could be extended. Mr. Ladd said that staff has no problem with the extension of the comment period.

With no other comments, Chair McKibbin closed the Public Hearing at 7:02 PM and agreed that the written comment period be extended for 1 additional week.

MOTION WAS MADE BY VICE-CHAIR SULHAM, SECONDED BY COMMISSIONER JACOBSEN TO TAKE A 10 MINUTE RECESS. APPROVAL WAS UNANIMOUS.

Chair McKibbin called the meeting back to order at 7:16 PM.

New Capital Facilities Plan (CFP) for the Sumner School District and White River School Districts preparatory to increasing school impact fees- Mr. Ladd said that staff is awaiting a recommendation from the Planning Commission.

There was a lengthy discussion among the Commissioners on impact fees. The main concern is the proposal by the Sumner School District to relatively double the amount. As a group, the commissioners understand that the City has an option, not an obligation to raise the fees. As far as the text within the Capital Facilities Plan, Mr. Ladd said that there is no need for the city to technically review the plan or modify the text.

John Alexander, Master Builders Association of Pierce County shared information on fees that are collected in other municipalities. Currently, Pierce County collects \$ 2,780.00 (the same as Bonney Lake). To pass on such high impact fee obligation onto homeowners or developers is unfair. Such a large amount (\$5,000+) does raise a red flag. What the Commission should seek is to find out if the District(s) are seeking funds elsewhere.

MOTION WAS MADE BY COMMISSIONER ECK, SECONDED BY COMMISSIONER POULSEN TO RECOMMEND DENIAL OF THE PROPOSAL. MOTION FAILED ON THE FLOOR.

Commissioners Jacobsen and Minton-Davis were not comfortable enough at this time to make any kind of recommendation to City Council and requested that additional time be spent on the proposal.

After a minor discussion, the group chose to keep the New Capital Facilities Plan (CFP) for the Sumner School District and White River School Districts preparatory to increasing school impact fees proposal on the Agenda for the August 1, 2007 Planning Commission meeting.

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

Expanding the Urban Growth Area (UGA) to include the Falling Waters and Creekridge Glen residential developments- Mr. Ladd said that staff recommends the conditions as outlined in the Staff Report circulated at the July 11, 2007 Planning Commission Meeting.

After a lengthy discussion, Commissioners voiced concerns such as 1) Building a sewer facility to the south becomes vague when brought to the surface; 2) When does sewer capacity max out?; 3) Agreements going on behind the scenes unaware to the Planning Commission.

This item is to remain on the Agenda under Old/Continuing Business and for further discussion at the August 1, 2007 Planning Commission meeting.

Title 15, Sign Code- Mr. Ladd said that staff has nothing new to report.

This item is to remain on the Agenda under Old/Continuing Business and for further discussion at the August 1, 2007 Planning Commission meeting.

IV. **NEW BUSINESS:** None

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

Correspondence- None

Staff Concerns- Mr. Ladd asked that the Planning Commission consider cancelling their August 15, 2007 meeting due to vacation schedules. This is something for the Commission to consider and think about.

Mr. Ladd announced that the new Director of Planning and Community Development, John Vodopich will be starting in his new position on August 1, 2007.

VIII. ADJOURNMENT:

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

The meeting ended at 8:14 P.M.

Christy McQuillen, Interim Planning Commission Clerk