

**Planning Commission Minutes**

February 21, 2007 Regular Scheduled Meeting

**APPROVED**

City Hall Council Chambers

**The meeting was called to order at 5:32 P.M.****Planning Commission Present**

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

**City Staff Present**

Stephen Ladd, Planning Manager  
Christy McQuillen, Planning Commission Clerk

**Guests:**

Denney Bryan, Code Enforcement Officer  
Gary Leaf, Community Services Director

A poll determined that a majority of Commission members would be available for the next meeting scheduled for March 7, 2007 to be held at City Hall Council Chambers.

**MOTION WAS MADE BY VICE-CHAIR SULHAM, SECONDED BY COMMISSIONER LEWIS TO APPROVE AN EXCUSED ABSENCE OF COMMISSIONER ECK FROM THIS EVENINGS MEETING. APPROVAL WAS UNANIMOUS.**

**I. APPROVAL OF MINUTES:**

Ms. McQuillen requested that minutes for review and approved dated February 7, 2007 be postponed at this time until corrections are made to the current draft. Chair McKibbin accepted.

**II. PUBLIC COMMENTS/CONCERNS:**

Marian Betzer, Representative of the Citizens Advisory Committee for Fennel Creek Trail Plan- Supports the adoption of the Fennel Creek Trail Plan and read into the record a written statement (Exhibit 1) the essence being that the trail will be a positive impact to the children and recreational opportunities for the citizens of Bonney Lake. She urged the Planning Commission to recommend City Council approve the trail. The sooner the trail is built, the sooner it will protect this valuable watershed.

Commissioner Jacobsen asked Ms. Betzer about the Olympia, WA event held. Ms. Betzer explained that 15 members of the Citizens Advisory Committee met with 31<sup>st</sup> District Representative, Hurst about the trail. Hurst showed a desire to see the Fennel Creek corridor designated a State Park. Committee members were

able to present facts about Fennel Creek and Kelly Farms. In addition, the Fennel Creek Trail Plan was delivered directly to Governor Christine Gregoire.

### **III. OLD/CONTINUING BUSINESS:**

**Sign Code Revisions-** Denney Bryan, City of Bonney Lake Code Enforcement Officer circulated to the Commission a report dated February 21, 2007 (Exhibit #2) on annual code enforcement actions and sign permits.

Some questions asked by Commissioners included election/political signs, seasonal problems and little league/softball signs that plague the highway.

Mr. Bryan said that election/political signs are exempt from permits and not referenced on the report. For the most part, these signs are policed by representatives of candidates and are quickly picked up shortly after the election is over. In summertime months, the heavier problems would be garage sale signs which are posted illegally on power poles, fences and/or nailed to trees. Little league/softball or other non-profit (civic activity) are exempt. The City treats these types of signs as we do political signs. The only way they become illegal is if they are placed within the right-of-way.

Mr. Bryan explained that twice a year the City attempts to educate the commercial business community about the Sign Code to get the word out and alleviate illegal signs. Collecting illegal signs, mainly those within the right-of-way areas or off premise signs, is a consuming activity for code enforcement. Right now there is only one code enforcement officer. There has been money set aside for a part time code enforcement officer with the emphasis of this individual working on signs.

Some of the Commissioners suggested that maybe the Citizens academy or community volunteers could help. Gary Leaf, Community Services Director suggested that the committee heading up Beautify Bonney Lake could help as well.

Commissioner Minton-Davis asked at what point does the City issue fines for illegal signs. Mr. Bryan said that to date, the City hasn't collected fines. Typically, the City will call an individual the first time an illegal sign is picked up and they are given a warning. The second time they violate, they receive a written notice. The third time, notify of civil violation is given. Currently, Code Enforcement is working with City Attorneys to issue fines to two different realtors. It will be interesting to see what happens with these 2 cases.

Mr. Bryan went on to say that any changes made to the current sign code would be enforced no matter what the changes were but pointed out that more definitive language surrounding enforcement and fines would be strongly recommended. Anything that would simply the process would be welcomed by code enforcement.

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

**Fennel Creek Trail Plan & EIS (Environmental Impact Statement)** - A Public Hearing was held on February 7, 2007. Chair McKibbin noted that the Public Hearing comment period was held open until this Planning Commission meeting.

Gary Leaf, Community Services Director informed the Commission that the City recently received positive feedback from Washington State Department of Transportation on the Safe Route to School Grant that would contribute towards the Fennel Creek Trail Plan and the Non-Motorized Transportation Plan. Grant amount is 1.5 dollars with the City matching \$80,000.00. Two (2) separate awarded Grants could make a huge dent in funding for both plans. The City of Bonney Lake should know by the end of April 2007 if we're awarded the grant dollars.

Mr. Ladd asked if the acquisition cost estimate in the Fennel Creek Trail Plan should be updated before adoption. Mr. Leaf responded by saying, yes. This should be in place so the City can adopt a new Park Impact Fee next year. As for the width of the trail, the City is economically prepared to develop a 10ft. wide trail now vs. the 12ft. wide trail with an equestrian path adjacent. This is an acceptable design by the Fennel Creek Advisory Committee and should remain in the plan in the event funds become available in the future.

Commissioners asked Mr. Leaf about the strong opposition raised by several individuals at the Public Hearing. Mr. Leaf said that it's wiser for the City to acquire right-of-way in other areas. Staff is taking the position to economize rather than take private lands (or condemnation). It's not the City's intent to have property owners mad.

With no additional public comments received, Chair McKibbin called for a motion to close the Public Hearing on the Fennel Creek Trail Plan and EIS.

**MOTION WAS MADE BY COMMISSIONER LEWIS, SECONDED BY VICE-CHAIR SULHAM, TO CLOSE THE PUBLIC HEARING ON THE FENNEL CREEK TRAIL PLAN AND EIS STATEMENT. APPROVAL WAS UNANIMOUS.**

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

**Non-Motorized Transportation Plan-** A Public Hearing was held on February 7, 2007. Chair McKibbin noted that the Public Hearing comment period was held open until this Planning Commission meeting.

Mr. Ladd suggested that before the Planning Commission decides on a recommendation to City Council, that Public Works Director, Dan Grigsby attend a Planning Commission meeting to speak more on this subject and to answer any questions the commission members may have.

With no additional public comments received, Chair McKibbin called for a motion to close the Public Hearing on the Non-Motorized Transportation Plan

**MOTION WAS MADE BY COMMISSIONER LEWIS, SECONDED BY VICE-CHAIR SULHAM, TO CLOSE THE PUBLIC HEARING ON THE NON-MOTORIZED TRANSPORTATION PLAN. APPROVAL WAS UNANIMOUS.**

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

**IV. PUBLIC HEARING-** None

**V. NEW BUSINESS-** None

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

**Correspondence-** None

**Staff Concerns-** Mr. Ladd reported that City Council held their retreat and appears supportive of the Downtown Plan. However, the civic campus concept failed. Council is more in favor of the Central Plaza concept. And, there is some talk of the City of Bonney Lake expanding the Urban Growth Area (UGA) south to include Falling Waters Development, the County Urban Growth Area and possibly Cascadia and to the northwest of Lake Tapps in Unincorporated Pierce County. The City of Sumner is indecisive. However, the City of Auburn has shown an interest to annex parts of the north shores of Lake Tapps.

Mr. Ladd reported that the Downtown Plan will be coming before the Planning Commission again and soon. The City Council is preparing an Ordinance to place a moratorium on building until Downtown Design Guidelines are adopted. Staff will keep the commission posted.

Mr. Ladd reported that the Parks Department and City has been awarded a Forestry Grant to hire Michelle Whitfield to prepare a Street Trees Plan. Ms. Whitfield will be working arborists and pros to prepare an inventory of the trees on public lands. The plan will include maintenance of the existing city trees and how to enhance the tree population. Staff will keep the commission posted.

**Commissioner Concerns** – Commissioner Jacobsen distributed correspondence related to the Sign Code (Exhibit #3) and raised concern that code enforcement has been waiving civil fines. There shouldn't be any exceptions.

Commission members requested that Ms. McQuillen pull the Sign Code language for the City of Federal Way, City of Puyallup (South Hill Area) and City of Mill Creek.

**VI. ADJOURNMENT:**

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

The meeting ended at 7:05 P.M.

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Christy McQuillen, Planning Commission Clerk

Approved on April 4, 2007