



Planning Commission Minutes

June 20, 2007 Regular Scheduled Meeting

APPROVED

City Hall Council Chambers

The meeting was called to order at 5:43 P.M.

Planning Commission Present

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

City Staff Present

Steve Ladd, Planning Manager
Arlene Heston, Planning Commission Clerk

Guests

Bonney Lake Design Commission
Downtown Developers Group

A poll determined that a majority of Commission members would be available for the next meeting scheduled for July 11, 2007.

- I. **APPROVAL OF MINUTES:** Postponed
- II. **PUBLIC COMMENTS/CONCERNS:** None
- III. **OLD/CONTINUING BUSINESS:**

Downtown Plan- Planning Manager Ladd gave a brief history of the Downtown Plan. He explained the status of the plan had only changed slightly from the last time it was presented. Makers Architects was asked to change some of the graphics. A Capital Facilities Plan is being worked on and it will look at how much it will cost to do streets and other public sector improvements. Public Hearing for the Downtown Plan is scheduled for July 11, 2007.

The Planning Commission, Design Commission and the Downtown Developers Group discussed concerns brought before them which included: making sure the plan does not cripple or limit existing businesses while waiting for development to happen, power lines, extending sidewalks, signals and sign use regulations.

Downtown Design Guidelines and Zoning Changes- Planning Manager Ladd explained that Mr. Bob Bengford from Makers Architects was going to be presenting the second draft of the Design Standards and Zoning Changes. The first draft was presented before the Planning Commission in the joint meeting held on May 16, 2007. The second draft is more complete and includes responses to the comments that Mr. Bengford received on the first draft. Public Hearing for the Downtown Design Standards and Zoning Changes is set for July 18, 2007.

Mr. Bob Bengford presented a power point presentation stating he was going to summarize some of the key changes to the draft Downtown Design Standards as well as talk about some of the concerns brought forward by the staff. A few changes were made in regards to zoning to clarify in more detail the list of permitted uses in the DC Zone, noting that offices and medical offices would not be permitted on the ground floor and a provision for entertainment uses was taken out of the R3 zone. In regards to mixed-use streets, Mr. Bengford said he allowed for some flexibility with landscaping and reduced setbacks for residential uses. For those existing businesses who want to remodel their buildings the recommended solution is to establish thresholds to gauge the extent of the remodeling and set requirements based on what is practical and reasonable for that level of improvement. Mr. Bengford also spoke about town square requirements, building design, building details, corporate standards, design themes and showed examples of each. Lastly Mr. Bengford spoke in regards to Signage. In the previous draft, the language stated that all backlit signs in the downtown area were prohibited. In this draft we have included an exception that reads as follows: projecting signs may use internally illuminated letters/logos or signs with individual backlit letters are acceptable. Projecting signs may use internally illuminated letter or logos. Mr. Bengford also talked about and presented examples of different types of signs that would be allowed in the downtown area.

The Planning Commission, Design Commission and the Downtown Developers Group discussed the types of signs and there uses in the Downtown area.

The Design Commission was adjourned by Chair Randy McKibbin at 7:19 p.m.

IV. OLD/CONTINUING BUSINESS:

Title 15, Sign Code- No discussion

V. PUBLIC HEARING: None

VI. NEW BUSINESS:

Bonney Lake Marketplace (Lowe's) & Vicinity Plan & Zoning Amendments- Planning Manager Ladd stated that Associate Planner, Heather Stinson was going to speak and pointed out the Public Hearing for Lowe's at Bonney Lake Marketplace is scheduled for July 18, 2007.

Heather Stinson said that the proposal for the amendment is to change the land-use designation and the zoning of the two parcels on page two, figure 1 of the staff report. Currently the two parcels are zoned R-1 and they are adjacent to commercial property that is the current proposed Lowe's site. The southern most of those two lots Lowe's wants to use as an access driveway. The proposal that they have before us includes a driveway on that lot. The owners of these two lots have authorized Lowe's to do this and are in agreement with this proposal. The Applicant, Bonney Lake Marketplace is asking to change the land use designation to commercial and rezone these parcels. Staffs recommendation is to expand the area of re-designation so that the parcels to the north including the two single family lots and the city owned storm-water retention pond be rezoned commercial as well as track M, which is the parcel to the south of the two subject parcels that belongs to the Brookwater Homeowners Association.

VII. FOR THE GOOD OF THE ORDER:

Correspondence- None

Staff Concerns- Planning Manager Ladd reminded the Commission of the upcoming Public Hearings. He stated that any Comprehensive Plan Amendments with more than four parcels involved will be heard by the Commission. These include Lowe's, City owned site near Target, Falling Waters, Downtown Plan and the Sumner School District's Capital Facilities Plan.

Commissioner Concerns- Commissioner Sulham noted that Pierce County has started enforcement of illegal signs. Commission Minton-Davis mentioned that she attended a Public Hearing in Pierce County in regards to the Alderton-McMillan Plan and pointed out that Falling Water is included as part of their Urban Growth Area. Planning Manager Ladd said they are in the Alderton-McMillan planning area and if Falling Water becomes a part of the City of Bonney Lake then they would no longer be a part of the Alderton-McMillan planning area. Commission Jacobson reminded everyone of the Naches Trail Sign Dedication on Saturday, June 29th, eleven o'clock at Kelly Farms.

VIII. ADJOURNMENT:

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

The meeting ended at 7:57 P.M.

Arlene Heston, Planning Commission Clerk