



Planning and Community Development Department

Planning Commission Minutes
June 6, 2007 Regular Scheduled Meeting

APPROVED

City Hall Council Chambers

The meeting was called to order at 5:35 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
Christy McQuillen, Planning Commission Clerk
Arlene Heston, Planning Commission Clerk (new)

A poll determined that a majority of Commission members would be available for the next meeting scheduled for June 20, 2007.

I. OLD/CONTINUING BUSINESS:

Title 15, Sign Code- Mr. Ladd reported the City Attorney had composed a draft sign ordinance. Chair McKibbin inquired as to when the Commission would be able to review. Mr. Ladd replied that due to time restraints he had planned to present his findings in July. Commissioners discussed the possibility of reviewing the draft ordinance prior to July as well as taking the Sign Code off of the Agenda. Chair McKibbin moved that the sign code be laid on the table until the next meeting of June 20, 2007.

Downtown Design Guidelines and Zoning/Sign Changes- Mr. Ladd announced Makers Architects will have the second full draft of the Downtown Design Guidelines to the Commission for their full consideration at the next joint meeting to be held on June 20, 2007.

Commissioner Lewis commended Makers for their work and said they did a very good job in scoping out the different issues in the Downtown area.

II. PUBLIC HEARING:

1. Ordinance creating an optional Site Plan Approval process prior to building plan submittal
2. Ordinance allowing permeable trails within 50 feet of streams
3. Revision of building height definition of Zoning Code
4. Ordinance placing a limit on how long a permit application can go dormant before it expires

Chair McKibbin opened the Public Hearing at 5:51 P.M. and closed at 5:53 P.M.

Chair McKibbin called for the recommendation of all four ordinances to go forth before CDC.

MOTION WAS MADE BY COMMISSIONER LEWIS, SECONDED BY COMMISSIONER MINTON-DAVIS THAT ALL FOUR ORDINANCES MOVE FORWARD TO CDC WITH RECOMMENDATIONS NOTED BY THE COMMISSION. APPROVAL WAS UNANIMOUS.

III. NEW BUSINESS:

Falling Water/Creekridge Glen Comprehensive Plan Amendment – Mr. Ladd explained that the applicant of Falling Water and Creekridge Glen is applying to become part of the City of Bonney Lake's Urban Growth Area (UGA). Mr. Ladd stated that this is a three step process. Step one is for the proposed UGA to become a part of the City's Comprehensive Plan. Step two is for the City to formally apply with Pierce County to make this area part of the City's UGA (this is only allowed every two years). Step three is the annexation process. Falling Water is approved for septic systems; they would prefer City sewer service, which will allow them to convert offsite drain-fields into more lots. The infrastructure for sewers is ready. The City Council and the Mayor have given indications that they are more favorable this time around due to the Plateau Transportation Partnership, which includes the Rhoades Lake Road Corridor and other necessary infrastructure to satisfy access requirements. If Falling Water and Creekridge Glen were brought into the City's UGA, there would be an island, or "remainder," of rural land surrounded by UGA. The staff recommends not including the "remainder" because 1) that would increase residential capacity too much for Pierce County to approve given Pierce County's restriction on further UGA's until existing residential capacity is absorbed, and 2) the owner's of the "remainder," have not proposed urbanization of their land.

School District Capital Facility Plans- Mr. Ladd briefly summarized that the Sumner School District and the White River School District have requested that the City adopt current versions of the Capital Facility Plans (CFP) so the impact fees can be updated.

Mary Urback, representing the Sumner School District said she wanted to introduce the process, because last year the process for adoption did not occur. She stated the process starts with the adoption of the Capital Facilities Plan, which is a precursor for updating the impact fee ordinance. The School District would like to run the process concurrently. This means that the impact fee ordinance cannot be adopted until the adoption of the updated Capital Facility Plan. The public hearing is scheduled for July 18, 2007. Chair McKibbin confirmed. So if you have any questions or anything that you would like to be addressed at the hearing I would be willing to answer those now.

Commissioner Poulsen asked: was the reason for an almost 100 percent increase due to the fact of the District's inability to get two bonds passed? Ms. Urback replied that it was partially the issue. When Bonney Lake adopted their first impact fee ordinance they adopted Pierce Counties approach which is to cut in half, at the beginning, the impact fee that the district believes is reasonable per their Capital Facilities Plan and then put a cap on it. So for most school districts the fee is actually less than half of what their impact fee indicates in their CFP. Perhaps this time Bonney Lake will take a different approach and won't reduce the fee as significantly as Pierce County has, but that is something you as a Planning Commission and Council will have to decide.

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Commissioner Jacobsen asked: how does Sumner School District compare to other districts? Ms. Urback replied that the Puyallup School District has a much higher fee in their CFP, it's actually double that of Sumner's. This is due to the fact that Puyallup and South Hill are experiencing tremendous growth rates. Some other differences are the increases in land costs and construction costs. Construction costs in the last two years have increased between 10 and 20 percent. Sumner hasn't built that into their plan because they haven't had as much capital construction. Bonney Lake High was completed two and a half years ago and is now going through an expansion of adding two additional classrooms. So that's part of the current reflection that the current CPF hasn't taken into consideration.

Commissioner Lewis inquired if there were plans for expansion into Falling Water and Cascadia? If so, is that accounted for in this increase? Ms. Urback replied Cascadia is not accounted for in this CFP. The next elementary school may or may not be in the Falling water area. The reason for that is because Pierce County is in the process of adopting an ordinance that prohibits the building of schools off of private roads. So this will have a huge impact to the school districts.

Chair McKibbin asked that with the assessed property values going up does this mean that the School Districts are getting more money from property taxes? Ms. Urback replied School Districts get capital improvements through bonds. So when your assessed values go up it reduces the rate for a bond election because it spreads that cost over more assessed value. The School District only gets a portion if school bonds are passed. Your rates will vary every year if there is a bond out there.

City Site near Target Comprehensive Plan Amendment & Rezone- Mr. Ladd briefly described the history of the City Site and the proposal to change the zoning to R-3. A public hearing is scheduled for July 18, 2007.

IV. FOR THE GOOD OF THE ORDER:

Correspondence- None

Staff Concerns- Mr. Ladd presented a map Heather Stinson, Associate Planner constructed showing areas in the City that could become possible areas for future high density growth. The commissioners discussed the possible areas and how to include more high density urban growth to the City.

Commissioner Concerns –Commissioner Eck expressed his sadness that Christy would not be with the commission anymore.

Commissioner Minton-Davis brought up a concern of a home at the end of her street which is designated to be acquired by the City for their road plan. The woman that owns the home lost her husband a month or two ago and is in a position in which she needs to sell. I wanted to bring it to your attention and find out if the City is doing anything to help. Commissioner Lewis stated that it was mentioned in the Mayor's report and that they had met with them.

Chair McKibbin asked the commissioners if they would like to keep the agenda order as it has appeared for the last few years. The commissioners agreed to keep the same order.

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Commissioner Jacobsen brought to everyone's attention that on Saturday, June 23rd, 11:00 a.m. at the Kelly Farm the City of Bonney Lake and the Bonney Lake Historical Society have joined forces for the Naches Trail Sign Dedication. The ceremony will include speakers, music and one of Ezra Meeker's restored covered wagons.

V. APPROVAL OF MINUTES:

Minutes subject to review and approval were those of April 4, 2007, April 18, 2007 and May 16, 2007.

MOTION WAS MADE BY COMMISSIONER LEWIS, SECONDED BY COMMISSIONER JACOBSEN TO APPROVE THE MINUTES OF APRIL 4, 2007, APRIL 18, 2007 (WITH GRAMMAR CHANGES NOTED BY COMMISSIONER LEWIS) AND MAY 16, 2007. APPROVAL WAS UNANIMOUS

VI. PUBLIC COMMENTS/CONCERNS: Mary Urback, Representing Sumner School District spoke in regards to the School Districts Capital Facility Plan.

VII. ADJOURNMENT:

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

The meeting ended at 7:27 P.M.

Arlene Heston, Planning Commission Clerk
Approved on July 11, 2007