



# Planning Commission Minutes

July 11, 2007 Regular Scheduled Meeting

**APPROVED**

City Hall Council Chambers

**The meeting was called to order at 5:38 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

A poll determined that a majority of Commission members would be available for the next meeting scheduled for July 18, 2007.

- I. **PUBLIC COMMENTS/CONCERNS:** None
- II. **APPROVAL OF MINUTES:**

Minutes subject to review and approval were those of June 6, 2007 and June 20, 2007.

**MOTION WAS MADE BY COMMISSIONER ECK, SECONDED BY COMMISSIONER LEWIS TO APPROVE THE MINUTES OF JUNE 6, 2007 AND JUNE 20, 2007 (WITH GRAMMAR CHANGES NOTED BY COMMISSIONER LEWIS). APPROVAL WAS UNANIMOUS.**

**MOTION WAS MADE BY VICE CHAIR SULHAM AND SECONDED BY COMMISSIONER MINTON-DAVIS TO MODIFY THE AGENDA AND MOVE AGENDA ITEMS OLD/CONTINUING BUSINESS, NEW BUSINESS AND FOR THE GOOD OF THE ORDER PRIOR TO PUBLIC HEARINGS. APPROVAL WAS UNANIMOUS.**

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

**Title 15, Sign Code-** Vice Chair Sulham submitted into the record an inventory count of signs located in the Big Firs retail center and in the Clearview Plaza. The Big Firs center had a total of 65 signs for 20 businesses and Clearview Plaza had a total of 41 signs for 19 businesses.

Commissioner Poulsen complimented Denney Bryan, the City's Code Enforcement Officer for doing a good job in keeping illegal signs under control.

**IV. NEW BUSINESS:** None

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

**Correspondence-** None

**Staff Concerns-** Planning Manager Ladd announced this would be Arlene Heston's last Planning Commission Meeting as she is moving out of the area. The new Director of Planning and Community Development, John Vodopich will be starting in his new position on August 1, 2007.

**Commissioner Concerns-** None

**MOTION WAS MADE BY CHAIR MCKIBBIN, SECONDED BY COMMISSIONER ECK TO RECESS UNTIL 6:00 P.M. APPROVAL WAS UNANIMOUS.**

**MOTION WAS MADE BY COMMISSIONER LEWIS, SECONDED BY COMMISSIONER SULHAM TO MODIFY THE AGENDA AND RE-OPEN PUBLIC/COMMENTS AND CONCERNS. APPROVAL WAS UNANIMOUS.**

**VI. PUBLIC COMMENTS/CONCERNS:**

Brad Doll, 20212 101<sup>st</sup> St E, Bonney Lake, WA 98391- Stated he lives in Ponderosa Estates just outside the City Limits in Pierce County. Mr. Doll said Ponderosa Estates has four and a half acres that they would like to deed to the City of Bonney Lake for a future park. He said the homeowners association would like this area to be annexed into the City and has expressed the need for better police protection and services. Planning Manager Ladd said this area is part of the Comprehensive Urban Growth Area in Pierce County not yet designated to the City. Mr. Ladd said the City is interested in doing a large annexation of everything south of the City to the Carbon River. The area comes with many inter-governmental issues. One of which that comes into play for Ponderosa Estates is a state law that states if a City annexes an area with a population of 10,000 or more that City would receive a generous packet of grants from the State to bring sub-standard infrastructure such as streets up to standard. The area in question which includes Ponderosa Estates and the whole area south of the City is about exactly 10,000 in population. If the City annexes that area in pieces it would lose grant money. A possible solution in the interim would be to check into the possibility of the City providing police protection until this large area could be annexed.

**VII. PUBLIC HEARING:**

**Refined Downtown Plan, Downtown Design Standards, and related zoning code changes**

Chair McKibbin opened the Public Hearing at 6:08 p.m.

Planning Manager Ladd gave a brief overview of the Downtown Plan. He stated that the Plan has been revised and updated numerous times from comments received and from previous meetings held before the Planning Commission, Design Commission and Council. The Downtown Plan is scheduled for adoption

later in the summer. The Downtown Design Standards and Zoning changes can be adopted as soon as possible which would allow the moratorium on the Downtown area to be lifted.

Fred Jacobsen, 9100 189<sup>th</sup> Ave Ct E, Bonney Lake, WA 98391- Stated that he was representing the Greater Bonney Lake Veterans Memorial Committee. Mr. Jacobsen said he would like to work with the Downtown Design Committee in creating a Veterans Memorial in the Downtown area. The Veterans Committee has several plans that need to be finalized into something more workable. They are proposing a memorial which includes water, a reflection area, benches and memorial bricks.

With no further comments, Chair McKibbin closed the Public Hearing at 6:15 p.m. and stated that the record would remain open for four days in order for the City of Bonney Lake to receive additional comments.

**MOTION WAS MADE BY VICE CHAIR SULHAM, SECONDED BY COMMISSIONER POULSEN FOR A 15 MINUTE RECESS. APPROVAL WAS UNANIMOUS.**

**New Capital Facility Plans for the Sumner School and White River School District**

Chair McKibbin opened the Public Hearing at 6:30 p.m.

Planning Manager Ladd stated a representative from the Sumner School District was present for tonight's public hearing. Mr. Ladd said the staff report presented at the June 6, 2007 Planning Commission meeting shows both the existing adopted impact fees as well as what they would be. There is a two step process in changing school impact fees, one is to adopt the Capital Facilities Plan and the other would be a change to the ordinance. Mr. Ladd also pointed out it is recommended that the adoption of the Capital Facilities Plan happen annually, that is, the School Districts have to adopt the Capital Facilities Plan annually.

Mary Urback, 12417 12<sup>th</sup> St E, Edgewood, WA 98391- Explained the Capital Facilities Plan is an element that you have to review on an annual bases, which is a condition of any increase to the impact fee ordinance for schools. The process is to go before the Planning Commission and then Council using the Comprehensive Plan process. Sumner has identified a couple of sites in their Capital Facilities Plan plus the expansion of Bonney Lake High School and the construction costs of elementary number nine. So their fee amount is fairly significant under their formula. It's up to the discretion of the Council as to what increases will be for 2008. I'm here to answer any questions you might have.

Commissioner Poulsen asked: what is the current rate for Pierce County? Ms. Urback replied twenty seven eighty is the current fee. In August or September the Pierce County Community Development Committee chaired by Calvin Goings will start a process to review the fees for 2008. Commissioner Poulsen asked: what are you asking from Pierce County? Ms. Urback replied at this point Sumner School District has a new Superintendent, Dr. Mendoza who just started at the beginning of July. He is in the process of reviewing and evaluating the matter. So at this time I don't have a number to give to you.

Chair McKibbin asked if Pierce County was going to skip a year. Ms. Urback said they will do something in 2007 for 2008 the discussions just haven't started yet.

Commissioner Lewis asked if there was any update on Pierce County proposing an ordinance to maintain all the elementary schools and other schools on non-private roads; that they had to be on public roads. Ms. Urbach replied yes and stated that two weeks ago the ordinance went before Pierce County's Economic Development Committee. The ordinance was adopted as amended and the only amendment was that existing school sites would be exempt from the prohibition of schools on private roads. After that meeting I got a phone call saying that upon hearing the concerns from the Sumner School District they may be proposing to work on an amendment that would lighten up the restrictions to allow schools on private roads under certain circumstances.

With no further comments, Chair McKibbin closed the Public Hearing at 6:40 p.m. and stated that the record would remain open for four days in order for the City of Bonney Lake to receive additional comments.

**MOTION WAS MADE BY VICE CHAIR SULHAM, SECONDED BY COMMISSIONER ECK FOR A 5 MINUTE RECESS. APPROVAL WAS UNANIMOUS.**

**Expanding Urban Growth Area (UGA) to include the Falling Water and Creekridge Glen residential developments**

Chair McKibbin opened the Public Hearing at 6:50 p.m.

Planning Manager Ladd stated that this proposal was brought before the City at least two times in the past. It's largely the same proposal, in that it would increase the Urban Growth Area (UGA) to include Falling Water and Creekridge Glen. We have representatives of those developments here and they will have a map for you. Mr. Ladd pointed out that there was one change to the staff report, condition number two, it has to do with Pierce County's traffic mitigation it says that whatever Pierce County's traffic mitigation conditions are relating to the phasing of Falling Water and the discretion of whatever bypass corridor gets built such as the Rhodes Lake Road Corridor that we would just mimic their condition because they are in Pierce County's jurisdiction as far as their permits of development.

Bill Diamond, 4401 S 66<sup>th</sup> St, Tacoma, WA 98409- stated he represents the developer for Falling Water and Creekridge Glen. Mr. Diamond said that Falling Water has been in this position several times before with some success and says that they will continue to seek to be a part of the City. There are two main reasons: number one being that the City has zoning more fitting towards the development of the property and number two and most important is that we can obtain sewers and stop developing on septic type systems. We are building at an urban status in a rural zone so what we are trying to do is become part of the City and work with the City.

Tom Ballard, TBA Consulting Inc., 6430 Tacoma Mall Blvd, Suite 2, Tacoma, WA 98409- Mr. Ballard stated he has been in business for three years after having retired from Pierce County after 30 years. He is speaking on behalf of Falling Water and the group they have participated in called the Plateau Transportation Partnership (PTP). The PTP is made up of a number of property owners which include Creekridge Glenn, Falling Waters, Miles Sand and Gravel, Weyerhaeuser, Cascadia and the Plateau 465 property. The PTP has been meeting for just over a year trying to come up with a strategy and a solution for transportation. We've been working with the Alderton McMillan plan and the County in relation to rural versus urban demands. One thing that's extremely important to make this proposal work is to bring to bear the financial resources

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from all the partners to construct Rhodes Lake Road in a location that the Pierce County Council determines is the best alignment. This is currently in the draft EIS process and is out for public comment right now. We are anticipating some kind of decision later this year or the first of next year from the Pierce County Council on that alignment. The PTP desires to construct the road and needs the resources of Falling Waters. One of the conditions on the plat is a phase two updated traffic study. The study would determine what additional mitigation is necessary including what is anticipated in constructing a second access down to McCutcheon Road. This traffic study has been conducted and submitted to the County. The results are pending. The PTP fully supports Falling Waters request to become urban, to become part of the City, to deal with the sewer and ground water issues, but more importantly to be an active financial participant in the construction of the Rhodes Lake Road corridor. So with that in mind we would ask that you look favorably in what is to become the first of many steps in becoming a part of the City of Bonney Lake.

The Planning Commission discussed and asked questions in regards to the previous tries of Falling Water to become part of the City's UGA. They also discussed the Alderton-McMillan Plan, Membrane Bio-Reactors, sewers and traffic issues.

With no further comments, Chair McKibbin closed the Public Hearing at 7:26 p.m. and stated that the record would remain open for a couple of days in order for the City of Bonney Lake to receive additional comments.

#### **VIII. ADJOURNMENT:**

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

The meeting ended at 7:26 P.M.

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Arlene Heston, Planning Commission Clerk