



Planning and Community Development Department

Planning Commission Minutes

November 5, 2008 Regular Scheduled Meeting

APPROVED

City of Bonney Lake 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 (Left 7:09)

Katrina Minton-Davis (Absent)

L. Winona Jacobsen

City Staff Present

Heather Stinson, Planning Manager

Debbie McDonald, Planning Commission Clerk

Jerry Hight, Building Official

A poll determined that a majority of Commission members would be available for the next meeting scheduled for November 19, 2008.

MOTION WAS MADE BY COMMISSIONER SULHAM AND SECONDED BY COMMISSIONER LEWIS TO MOVE UP ON THE AGENDA "OLD/CONTINUING BUSINESS" TO COME BEFORE "NEW BUSINESS" WITH PERMIT EXTENSIONS COMING BEFORE BUILDING HEIGHT CODE .

MOTION APPROVED 5-0

I. APPROVAL OF MINUTES:

Minutes subject to review and approval were those of October 15, 2008.

MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER ECK TO APPROVE THE MINUTES OF OCTOBER 15, 2008.

MOTION APPROVED 5-0

II. PUBLIC COMMENTS/CONCERNS:

Melissa Johnson, 4912 North Island Drive East, Bonney Lake: Ms. Johnson would like to ask the Commissioners to please send out a revised recommendation for the rezoning of Inlet Island. Since the

previous recommendation was made before Commissioners had received updated information about the latest number of housing units required for Cities by the Growth Management Act (GMA).

Ms. Stinson discussed that even though the Planning Commission recommendation was made before the updated information, the new Council draft ordinance reflects the latest correspondence and public comments showing residents are in favor of the rezone to R-1.

Ray Frey, Halsan Frey LLC, 12356 Northup Way # 119, Bellevue, 98005: Mr. Frey would like the Planning Commission to consider reducing the size of parking stalls. If parking stalls are reduced in size, he would be able to accommodate more housing units in his Greenwood Heights development.

John Alexander, Master Builders, 1120 Pacific Avenue, Tacoma, 98408: Mr. Alexander thanked Jerry Hight for his initiative on permit extensions. The home building industry is hurting and with so much uncertainty, there is a need for more than one permit extension. It is the small builders, who may benefit the most from the permit extensions. Land development should also be allowed to extend.

III. OLD/CONTINUING BUSINESS:

Permit Extension Recommendations

Mr. Hight went over the Building Permit Extensions (Exhibit A, B and C). His preference would be Option 3 for Permit Application Extension and Option 3 or 4 for Building Permit Extension.

Commissioner Jacobsen: When will the ordinance take effect?

Mr. Hight responded 30 days after the City Council passes the ordinance.

Commissioner Jacobsen: If it takes so long for the Ordinance to pass, then who is this really benefiting? How will this help the current situation?

Commissioner Lewis: Likes Option 3 for the Permit Application Extension. Is not sure about the Building Permit Extension and would like to know the difference between Option 3 and 4?

Mr. Hight stated the only difference is the time length of when they will expire and the length of the extension.

Chair McKibbin: Asked if the Planning Commission should be looking at land development permits?

Ms. Stinson discussed how the state already has limitations. A builder has five years to build before their permits expire.

Vice-Chair Sulham: How much of a refund is a customer entitled too?

Mr. Hight explained that the code does not state how much of a refund a customer would get. It would be at the Director's discretion.

Ms. Stinson and Mr. Hight informed the Commissioners that it is possible to make the ordinance "retroactive" from a certain date and suggested January 1, 2008. A "Sunset Clause" could also be added.

Ms. Stinson did bring up the fact that if they use the language in the ordinance that refers to a permit, it can not be extended past two "Code Cycles". The City's permit system also would not be able to track extensions without a costly software update.

Building Height Codes

Mrs. Stinson presented the updated Building Height Codes to the Commissioners with the suggested corrections made to the ordinance.

MOTION MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER ECK TO RECOMMEND APPROVAL OF THE BUILDING HEIGHT CODE, ORDINANCE NO. D08-141, TO THE CITY COUNCIL.

MOTION APPROVED 5-0

IV. NEW BUSINESS:

Parking Standards Review

Ms. Stinson discussed the request from the Community Development Committee (CDC) to look at parking stall size requirements. It has been asked to change the ordinance to shorten the length and width of parking stalls in the City (Exhibit F and G).

Commissioner Poulsen: Is worried that by decreasing the size of parking stalls, there would not be a safe distance for some owners of larger vehicles to enter and exit their vehicles. Does not favor decreasing the current parking stall size.

Vice-Chair Sulham: If the size is reduced, builders would use the smaller size so they could accommodate more parking. This would not allow enough room for larger vehicles.

Commissioner Lewis: Would be nice to have a certain percentage of parking stalls set aside for the different size vehicles and to even have motorcycle spots.

Chair McKibbin: Suggested having different parking standards for Downtown, Midtown and Eastown areas of the City.

Commissioner Jacobsen: Measured her standard car with one door open and the car's width measured 8 feet 10 inches. With the suggested smaller stalls, you would have to hope the neighboring stall does not have a car parked right up to the line. Does not want to see her vehicle getting dinged.

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Ms. Stinson talked about how residential parking is a different type of use. Will come back with some different options for parking stalls.

Ms. Stinson also brought up that the request came from a citizen appealing for help from the CDC. Would like to see the code changed on how citizens can initiate a code change and also suggested that a fee be added.

Floodplain Ordinance Review

Ms. Stinson informed Commissioners that the Department of Ecology audited the City's floodplain ordinance and found it to be lacking in some areas (Exhibit H). The City has 90 days to correct deficiencies (Exhibit I and J). A Public Hearing is scheduled for December 3, 2008 Planning Commission meeting.

Short Course Discussion

Commissioner Poulsen: Thought it was great and was able to ask about wetlands.

Commissioner Jacobsen: Was not able to attend, but did receive the power point presentations and a copy of the handouts. Learned that regulatory reform is an RCW code.

Chair McKibbin: Realized that the Planning Commission needs to have better timing with Public Hearings.

Ms. Stinson mentioned that the Planning Commission should be getting copies of the SEPA checklist.

V. FOR THE GOOD OF THE ORDER:

Correspondence – None

Staff Concerns – Ms. Stinson wanted to follow-up on Code Enforcement. She spoke with Code Enforcement Officer Bryan, who would like the power to write citations. In order for the Planning Commission to work on this code change, it will first need to go to City Council to see if this is something they would like changed in the current workplan.

Commissioner Poulsen: Why is the City wasting their money on a Code Enforcement Officer, who does not have the power to enforce the codes? City Council needs to allow the Code Enforcement Officer to write citations.

Vice-Chair Sulham: Code Enforcement Officer Bryan was here back in April 2008. Look how long it has taken to get anything done. Something should have been done sooner.

Commissioner Poulsen: Feels like a fire fighter, just jumping from one fire to another.

Vice-Chair Sulham: Loudly asked what has been happening for the last eight months? What are we coming to, when we can not get anything done?

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Commissioner Jacobsen: We are now a City of size that needs a Code Enforcement Officer, who can write citations.

Commissioner Lewis: Reminded Commissioners that Director Vodopich and Chief Mitchell are currently in discussions on how best to get help for Code Enforcement. Building Inspectors are now assisting with some Code Enforcement duties.

Vice-Chair Sulham: Would like a memo to take to City Council that states what the problem is with Code Enforcement and how to solve the problem.

Ms. Stinson will draft a recommendation to City Council on Code Enforcement that she will have ready for the November 19, 2008 Planning Commission meeting.

Commissioner Concerns – None.

VII. ADJOURNMENT:

MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER JACOBSEN TO ADJOURN.

MOTION APPROVED 4-0

The meeting ended at 7:15 P.M.

Debbie McDonald, Planning Commission Clerk