



Planning and Community Development Department

Planning Commission Minutes

September 17, 2008 Regular Scheduled Meeting

APPROVED

City of Bonney Lake 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

Katrina Minton-Davis (Absent)

L. Winona Jacobsen

City Staff Present

Heather Stinson, Planning Manager

Debbie McDonald, Planning Commission Clerk

A poll determined that a majority of Commission members would be available for the next meeting scheduled for October 1, 2008.

I. APPROVAL OF MINUTES:

Minutes subject to review and approval were those of September 3, 2008.

MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER ECK TO APPROVE THE MINUTES OF SEPTEMBER 3, 2008.

MOTION APPROVED 6-0

II. PUBLIC COMMENTS/CONCERNS:

Don Wilson, 4617 North Island Drive East, Bonney Lake: Mr. Wilson is in favor of Inlet Island going from an R-2 to an R-1 zone. Inlet Island is remote with a two-lane road on and off the island and is located six miles to the fire station. The fire station on Inlet Island and its fire truck are of museum quality. There are only two trained firefighters on Inlet Island. He does not feel comfortable taking his grandchildren to the park. People are using the park, who do not pay dues. Police do not help and say their hands are tied. Keeping it R-2 would further erode their property value.

Melissa Johnson, 4912 North Island Drive East, Bonney Lake: Ms. Johnson would like to plead to the Commissioners to consider the rezone; many letters have been sent. This is a passion for her to see the rezone take place. She is concerned about safety; during the windstorm last year their access to 214th was blocked. Public Works' crew worked their way towards the island before the trees were removed. Quality of life was once going to be a community of homes and now they are being bombarded with duplexes, which have renters who don't care about the property. It takes a long time for police to respond; a woman was attacked in the park. She does not feel it is safe to take her children to the park. It makes no sense to be zoned R-2 in a multi-family area with the nearest bus line seven miles away. Ms. Johnson appreciates your time and thanks the Commissioners for listening.

Charles Kirkdoffer, 4922 North Island Drive East, Bonney Lake: Mr. Kirkdoffer gathered 23 signatures on his petition and only had Sunday to collect them. People on his list are unanimous wanting to go to R-1. He has a duplex across the street from him and has offered his property for parking since there is not enough parking on Inlet Island. Are builders able to get variances so they would be able to build more duplexes? He is disappointed with the State and how cities need to have multi-family housing to get State funding. For the most part, he has met some good people that live there. However, some renters have taken their park keys and given them to friends, who are also using the park. He is also concerned about having absentee landowners and their properties not being maintained.

Dan Decker, 20401 70th Street East, Bonney Lake: Mr. Decker is a Councilmember of Ward 5 and is not here to tell Commissioners how to do their job. He is here as a Councilmember and public citizen, and wants to know without density how important it is for the funding? Has talked with 70% of the people and they do not want duplexes. His count for the number of duplexes that could be built is more like 100, if old mobile homes were removed. Inlet Island has continuously been R-2 since 1961, so mobiles would be allowed on Inlet Island. R-1 does not allow for ADUs (Accessory Dwelling Units), so City may need to look at the codes to allow ADU's. ADU's are for "mother-in-law" type situations and the landlords would be present on the property. He wants the change from R-2 to R-1 for Inlet Island, but not for Church Lake Drive. Personally supports R-1 with "ADU's allowed" aspect. He supports R-2 for Church Lake Drive and believes R-1 zoning could support ADU's.

MOTION MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER ECK TO PLACE THE PUBLIC HEARING UP ON THE AGENDA BEFORE NEW BUSINESS.

MOTION APPROVED 6-0

III. PUBLIC HEARING:

Chair McKibbin opened the Public Hearing on the City of Bonney Lake's Land behind Target Rezone at 6:03 P.M.

Chair McKibbin closed the Public Hearing at 6:04 P.M.

IV. NEW BUSINESS:

Ms. Stinson gave a power point presentation on the Church Lake Drive Rezone (Exhibit A). There will be a Public Hearing on October 1, 2008 for the Church Lake Drive Rezone.

Commissioner Eck had questions on allowing ADU's in R-1 zones and the allowance for variances so duplexes can be built on lots that otherwise would be too small.

Ms. Stinson explained a variance is not allowed on a specific lot size.

V. OLD/CONTINUING BUSINESS:

Recommendation (Exhibit B) of the City property located behind Target Change of Land-Use Designation and Rezone.

MOTION WAS MADE BY COMMISSIONER JACOBSEN AND SECONDED BY COMMISSIONER LEWIS FOR THE BONNEY LAKE PLANNING COMMISSION TO RECOMMEND TO THE CITY COUNCIL THAT A PORTION OF PARCEL 0520338001 THAT IS CURRENTLY HIGH DENSITY RESIDENTIAL, BE CHANGED IN THE COMPREHENSIVE LAND USE DESIGNATION FROM HIGH DENSITY RESIDENTIAL TO PUBLIC FACILITIES AND THE ZONING SHOULD BE CHANGED FROM R-3 TO PUBLIC FACILITEIS.

MOTION APPROVED 3-2

Nay votes: Commissioner Eck
Commissioner Paulsen

Recommendation (Exhibit C) of the Lowe's Change of Land-Use Designation and Rezone.

MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER JACOBSEN FOR THE BONNEY LAKE PLANNING COMMISSION TO RECOMMEND TO THE CITY COUNCIL THAT PARCELS 7001420870, 7001420850, 7001420840, 7001420830, AND 7001420820 BE CHANGED IN THE COMPREHENSIVE LAND USE DESIGNATION FROM SINGLE FAMILY RESIDENTIAL TO COMMERCIAL.

MOTION APPROVED 5-0

MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER ECK FOR THE BONNEY LAKE PLANNING COMMISSION TO RECOMMEND TO THE CITY COUNCIL THAT PARCELS 7001420870, 7001420850, 7001420840, 7001420830, AND 700142082 ZONING BE CHANGED FROM R-1 TO C-2.

MOTION APPROVED 5-0

Recommendation (Exhibit D) of the Inlet Island Change of Land-Use Designation and Rezone.

MOTION WAS MADE BY VICE-CHAIR SULHAM AND SECONDED BY COMMISSIONER JACOBSEN FOR THE BONNEY LAKE PLANNING COMMISSION TO RECOMMEND TO THE CITY COUNCIL THAT PARCELS ON INLET ISLAND BE CHANGED IN COMPREHENSIVE LAND-USE DESIGNATION FROM MEDIUM FAMILY RESIDENTIAL TO SINGLE FAMILY RESIDENTIAL.

Discussion:

Commissioner Sulham has concerns with taking R-2 out of the R-2 zoning bank and fears it will open up Pandora's box. If Inlet Island residents are concerned with only one way off the island they could do a Local Improvement Development and build a second way off Inlet Island.

Commissioner Jacobsen does not agree that it should remain R-2. Nothing has changed in 20 years with safety or convenience. By 2022, the City should be able to rezone other areas that would make more sense to be zoned R-2.

Commissioner Poulsen wanted to remind the Commissioners of their responsibility to think beyond today.

Commissioner Eck mentioned that additional data can change.

Commissioner Lewis is torn since Inlet Island was brought in from Pierce County as R-2 and understands this is not a popular zoning, but the City needs to get a vision for the future.

MOTION FAILED 4-1

Yes vote: Commissioner Jacobsen

MOTION WAS MADE BY VICE-CHAIR SULHAM AND SECONDED BY COMMISSIONER ECK FOR THE BONNEY LAKE PLANNING COMMISSION TO RECOMMEND TO THE CITY COUNCIL THAT PARCELS LOCATED ON INLET ISLAND BE CHANGED FROM R-2 TO R-1 ZONING.

MOTION FAILED 4-1

Yes vote: Commissioner Jacobsen

Recommendation (Exhibit F) of the Cedar Grove Comprehensive Plan Land-Use Change and Rezone.

MOTION WAS MADE BY COMMISSIONER ECK AND SECONDED BY COMMISSIONER LEWIS FOR THE BONNEY LAKE PLANNING COMMISSION TO RECOMMEND TO THE CITY COUNCIL THAT THE LAND USE DESIGNATION OF CEDAR GROVE NOT BE CHANGED AND THE AREA BE REZONED TO HIGH DENSITY RESIDENTIAL (R-3), CONSISTENT WITH THE CURRENT COMPREHENSIVE PLAN LAND USE DESIGNATION.

MOTION APPROVED 5-0

M: Everyone/Planning/Planning Commission/Minutes/2008/September 17, 2008.doc

Recommendation (Exhibit G) Downtown Comprehensive Plan Land Use Changes.

MOTION WAS MADE BY COMMISSIONER JACOBSEN AND SECONDED BY COMMISSIONER LEWIS FOR THE BONNEY LAKE PLANNING COMMISSION TO RECOMMEND TO THE CITY COUNCIL THAT THE CITY ADOPT A NEW LAND USE DESIGNATION ENTITLED “RETAIL MIXED”, THE DOWNTOWN CORE ZONING AS THE IMPLEMENTING ZONE OF THE RETAIL MIXED LAND USE DESIGNATION, AND CHANGE THE LAND USE DESIGNATION OF PROPERTIES CURRENTLY ZONED “DOWNTOWN CORE” TO “RETAIL MIXED”.

MOTION APPROVED 5-0

MOTION WAS MADE BY COMMISSIONER JACOBSEN AND SECONDED BY COMMISSIONER ECK FOR THE BONNEY LAKE PLANNING COMMISSION TO RECOMMEND TO THE CITY COUNCIL THAT THE CITY NOT ADOPT DOWNTOWN MIXED ZONING AS AN IMPLEMENTING ZONE OF MIXED USE LAND USE DESIGNATION.

MOTION APPROVED 5-0

MOTION WAS MADE BY COMMISSIONER JACOBSEN AND SECONDED BY COMMISSIONER LEWIS FOR THE BONNEY LAKE PLANNING COMMISSION TO RECOMMEND TO THE CITY COUNCIL THAT THE CITY NOT CHANGE THE LAND USE DESIGNATION OF PARCEL 5640001420.

MOTION APPROVED 5-0

MOTION WAS MADE BY COMMISSIONER JACOBSEN AND SECONDED BY COMMISSIONER SULHAM FOR THE BONNEY LAKE PLANNING COMMISSION TO RECOMMEND TO THE CITY COUNCIL THAT THE CITY NOT CHANGE THE LAND USE DESIGNATION OF PARCEL 5640001575.

MOTION APPROVED 5-0

Recommendation (Exhibit H) of the Hulbert Comprehensive Plan Land Use Change.

MOTION WAS MADE BY COMMISSIONER POULSON AND SECONDED BY COMMISSIONER ECK FOR THE BONNEY LAKE PLANNING COMMISSION TO RECOMMEND TO THE CITY COUNCIL THAT PARCELS 5640001864, 5640001865, 5640001866 AND 5640001867 BE CHANGED IN COMPREHENSIVE LAND USE DESIGNATION FROM SINGLE FAMILY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL.

MOTION APPROVED 5-0

VI. FOR THE GOOD OF THE ORDER:

Correspondence – Letters from: Commissioner Katrina Minton-Davis (Exhibit I), Dan Swatman (Exhibit J), Neil Johnson (Exhibit K), Charles and Sharon Kirkdoffer (Exhibit L), and Melissa Johnson (Exhibit M).

Staff Concerns – Ms. Stinson stated that for next year's Comp Plan there will be an April deadline and there will be no extending the Comp Plan deadline. May need to work next year on Eastown Design standards to make them consistent with zoning. She asked that the Commissioners be thinking about next year's work plan. There will be another Short Course in Code writing/revising on October 27th at the Public Safety Building.

Commissioner Concerns – Commissioner Poulsen is concerned that the Sign Ordinance was not a priority with City Council, so why should Planning care about other code changes? Commissioner Lewis wanted to know if the Commission is on track with the Work Plan Timeline.

Ms. Stinson responded that the timeline is looking good with the last Public Hearing for Comp Plan amendments scheduled for October 1, 2008.

Chair McKibbin discussed the agenda for the Joint Council Meeting on September 30, 2008:

1. Power Point on Recommendations
2. Building Height Code
3. Why Joint Meetings are still Necessary
4. Extending Permits
5. Open Discussion

VII. ADJOURNMENT:

MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY VICE-CHAIR SULHAM TO ADJOURN.

MOTION APPROVED 6-0

The meeting ended at 6:59 P.M.

Debbie McDonald, Planning Commission Clerk