



Planning and Community Development Department

## Planning Commission Minutes

September 3, 2008 Regular Scheduled Meeting

APPROVED

City of Bonney Lake Council Chambers

**The meeting was called to order at 5:34 P.M.**

### **Planning Commission Present**

Randy McKibbin, **Chair**

Grant Sulham, **Vice-Chair**

Donn Lewis

Dennis Poulsen (Arrived 5:57)

David Eck

Katrina Minton-Davis

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 September 17, 2008.

### **I. APPROVAL OF MINUTES:**

Minutes subject to review and approval were those of August 20, 2008.

**MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER JACOBSEN TO APPROVE THE MINUTES OF AUGUST 20, 2008.**

**MOTION APPROVED 6-0**

### **II. PUBLIC COMMENTS/CONCERNS: NONE**

### **III. OLD/CONTINUING BUSINESS: NONE**

### **IV. NEW BUSINESS:**

Ms. Stinson presented a power point on the City-owned land behind Target (Exhibit A). There will be a Public Hearing on September 17, 2008 for the City-owned land behind Target and also on Public Works Table 10. Ms. Stinson discussed the Summer School District CFP, which was already adopted and does not require a Public Hearing.

**MOTION WAS MADE BY VICE-CHAIR SULHAM AND SECONDED BY COMMISSIONER LEWIS TO AMEND THE AGENDA TO MOVE “FOR THE GOOD OF THE ORDER” AHEAD OF “PUBLIC HEARING”.**

**MOTION APPROVED 7-0**

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

**Correspondence – NONE**

**Staff Concerns** – Ms. Stinson announced the Hulburt rezone will be moved to the Hearing Examiner. The City Attorney made the decision that Hulburt is not an area-wide rezone because only one property owner is involved. Ms. Stinson also stated the Public Hearing for the Church Lake rezone will need to be moved to October 1, 2008 (once it is approved by City Council), to be added to the Planning Commission Workplan. She also discussed the Department of Ecology meeting with staff, who reviewed the Flood Plain requirements. It does not show FEMA and City documents will need to be updated in 90 days.

**Commissioner Concerns** – Commissioner Sulham is concerned with the lack of Code Enforcement Assistance and lack of authority the Code Enforcement Officer has been granted. Commissioner Minton-Davis had concerns with the electronic billboard operating on SR 410 and asked if Code Enforcement Officer Bryan could write a citation? Ms. Stinson will ask Code Enforcement Officer Bryan to speak with the affected property owners. Commissioner Jacobsen mentioned that at the City Council meeting September 2, 2008, the idea was brought up about doing away with Joint Council meetings with the Planning Commission.

**MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY VICE-CHAIR SULHAM TO ADD “FUTURE OF JOINT COUNCIL MEETINGS” TO THE SEPTEMBER 30, 2008, JOINT COUNCIL MEETING AGENDA.**

**MOTION APPROVED 7-0**

Chair McKibbin asked Commissioners to think about what will be discussed at the September 30, 2008 Joint Council meeting.

Commissioner Jacobsen also mentioned the City of Bonney Lake Historical Society still has their calendars for sale.

**MOTION WAS MADE BY VICE-CHAIR SULHAM AND SECONDED BY COMMISSIONER ECK TO TAKE A 5-MINUTE BREAK.**

**MOTION APPROVED 7-0**

**VI. PUBLIC HEARING:**

Chair McKibbin opened the Public Hearing at 6:07

Ms. Stinson had a power point presentation (Exhibit B) and Staff Reports (Exhibit C and D) on the two Comp Plan amendments. Ms. Stinson also passed out copies of a comment letter submitted by Mr. and Mrs. Johnson (Exhibit E).

Chair McKibbin then opened up the floor for public comments at 6:38 P.M.

Charles Kirkdoffer, 4922 North Island Drive East, Bonney Lake: Mr. Kirkdoffer is concerned if the rezone is not approved, about the impact it will have on Inlet Island in the following ways: character, traffic impacted, limited access, children playing in the streets, and no sidewalks for residents to walk on with more traffic. When he moved to the island 40 years ago, it was very remote and undeveloped. Now Inlet Island has rental properties that are bringing in renters who don't care about how their yard looks and drawing in drug people because it is secluded. Rental housing has deteriorated the island and renters are not living there to improve island life. Inlet Island is a unique setting, not a big island, not all individuals are consistent with making the island a good neighborhood. Mr. Kirkdoffer would approve the rezone.

Sharon Kirkdoffer, 4922 North Island Drive East, Bonney Lake: Ms. Kirkdoffer would also ask the Planning Commission to approve the Inlet Island rezone. She has a duplex located across the street from her and does not feel that it is consistent with other homes in the area. She is also worried about safety.

Don Wilson, 4617 North Island Drive East, Bonney Lake: Mr. Wilson moved to Inlet Island seven years ago and there were no multi-family units. This is the only area on Lake Tapps that is an R-2 zone. He asked City Council five years ago not to up-zone the area and felt they were "thrown out" of the room. Now five years later, 20 duplexes have been built. Mr. Wilson has seen major changes with the crime rate increasing, degradation with what people do, and this housing area does not fit the rest of Lake Tapps. Public Hearing sign was not posted well and he felt more people should have been notified.

Jeff Oliphant, PO Box 1294, Auburn (Developer of Lowes): Mr. Oliphant discussed how all these homes are vacant and ready to be removed from the site. The Brookwater Home Owners Association lawsuit has been withdrawn. After Council approval, all the property would be integrated into the shopping center as C-1 or C-2 zoning.

Les Mc Cluggage, 19624 96<sup>th</sup> Street East, Bonney Lake: Mr. Mc Cluggage lives next to a resident who has 20 cars on his lot, there are several dead vehicles in the City right-of-way, and his wife was almost hit by a car. He has lived here for 17 years. When his parents owned the property, Pierce County advised them to put both lots into one parcel. Now he is told he can change it into two lots, but would need to put the sewer in. Why does the city require this? A lot of people in his age group are retired or semi-retired. What advantage with it being commercial? Will taxes change? With it being commercial, can senior citizens still get property tax breaks?

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Commissioner Jacobsen suggested Mr. Mc Cluggage get in contact with Ms. Stinson.

Judi Reano 21514 120 Street East, Bonney Lake: Ms. Reano has lived in the area since 1967 and can remember when there used to be only two convenience stores. She has seen shopping come up on the hill, so she no longer has to go to Puyallup to shop. Ms. Reano is in favor of the rezone of Cedar Grove.

Marc Burnett, 19607 94 Street East, Bonney Lake: Mr. Burnett mentioned that the Public Hearing for this meeting was poorly announced. He has watched the population grow. Feels it would be a problem with changing to commercial and does not want Bonney Lake to look like South Hill of Puyallup. He wonders if there is a vision for the city and how clear of a vision it is? Does not want to go commercial, and by not going commercial it would help with the UGA.

Melissa Johnson, 4912 North Island Drive East, Bonney Lake: Ms. Johnson has been a resident of Bonney Lake for eight years and lived on Inlet Island for two years. Across the street are four duplexes and behind her property is a three story monstrosity. The duplexes have had up to 16 cars parked in the driveway and on the street. Would like Inlet Island to go back to R-1 zoning. It took 25 minutes for police to respond to a recent incident and the fire station on Inlet Island is not occupied. Traffic getting on and off Inlet Island is difficult with over-grown trees blocking vision. Also the renters do not take care of their property as well.

Chair McKibbin closed the Public Hearing at 7:05 P.M. and will keep open the written part of the public hearing for 10-days until September 13, 2008.

**VII. ADJOURNMENT:**

**MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER ECK TO ADJOURN.**

**MOTION APPROVED 7-0**

The meeting ended at 7:11 P.M.

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Debbie McDonald, Planning Commission Clerk