



Planning and Community Development Department

## Planning Commission Minutes

August 6, 2008 Regular Scheduled Meeting

APPROVED

City of Bonney Lake Council Chambers

**The meeting was called to order at 5:30 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**

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 August 20, 2008.

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

Minutes subject to review and approval were those of July 16, 2008.

**MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY VICE-CHAIR SULHAM TO APPROVE THE MINUTES OF JULY 16, 2008.**

**MOTION APPROVED 7-0**

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

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

Ms. Stinson passed out the revised copy of the Street Vacations (Exhibit A). She will complete the recommendation memo for the Planning Commission to take to City Council.

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

Ms. Stinson discussed the Building Height Code (Exhibit B). She would like to see changes in the language of the code so it is easier for users to understand.

**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** – Letter from Walter Collins (Exhibit C) and Stephen Boerstler (Exhibit D).

**Staff Concerns** – Ms. Stinson announced there will be three more Comp Plan amendments coming before Planning Commission: 1. School District CIP (Capital Improvement Projects), 2. Public Works’ fee table, and 3. City initiative for re-designation of property located by Target from an R-3 to a Public Facility.

**Commissioner Concerns** – Commissioner Paulson would like to see a presentation by the Sumner School District on their new CIP’s. Commissioner Sulham is concerned with the lack of Code Enforcement Assistance and wants to ensure the Planning Commission is doing all it can to support Code Enforcement Officer Denney Bryan.

Ms. Stinson mentioned there will be enforcement code changes coming up that will help clarify some of the codes that Officer Bryan has asked to be strengthened.

**MOTION WAS MADE BY COMMISSIONER MINTON-DAVIS AND SECONDED BY COMMISSIONER ECK TO TAKE A 5-MINUTE BREAK.**

**MOTION APPROVED 7-0**

**VI. PUBLIC HEARING:**

Ms. Stinson had a power point presentation on all three Comp Plan amendments (Exhibit E).

Chair McKibbin then opened up the floor for public comments at 6:35 P.M.

Josh Hulburt, 9202 184<sup>th</sup> Ave East, Bonney Lake: Mr. Hulburt thanked the Commission for taking the time to review and consider his property rezone. Stated that he has spoken to Franciscan Corporation and they should know what they will be doing with their property in the next 6-months.

Sheri Hygtinen, 9306 185<sup>th</sup> Ave Place East, Bonney Lake: Ms. Hygtinen expressed she was unaware of any rezoning until last week. She knew Mr. Hulburt had short-platted the property a few years ago, but has done nothing with it since. Feels an apartment building would make their property values go down. Handed-in two lists of residents who are against the rezone (Exhibit F).

Lori Collins, 18609 94<sup>th</sup> Street Court East, Bonney Lake: Ms. Collins stated she is worried about the safety of her children, does not want low income housing in her neighborhood, and is also worried about her property value, if the Hulburt rezone is approved.

Jeff Oliphant, PO Box 1294, Auburn (Developer of Lowes): Mr. Oliphant submitted photos of his site (Exhibit G and H). The property requested for rezone is owned by Bonney Lake Market Place, LLC. All homes are vacant and ready to be removed from the site. The Brookwater Home Owners Association law suit has been withdrawn. After Council approval, all the property would be integrated into the shopping center.

Chair McKibbin closed the Public Hearing at 6:56 P.M.

**VII. ADJOURNMENT:**

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

**MOTION APPROVED 7-0**

The meeting ended at 6:56 P.M.

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Debbie McDonald, Planning Commission Clerk