



Planning and Community Development Department

## Planning Commission Minutes

July 16, 2008 Regular Scheduled Meeting

APPROVED

City of Bonney Lake Annex Conference Room

**The meeting was called to order at 5:38 P.M.**

### **Planning Commission Present**

Randy McKibbin, **Chair**

Grant Sulham, **Vice-Chair** (Absent)

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 August 6, 2008.

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

Minutes subject to review and approval were those of July 2, 2008.

**MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER ECK TO APPROVE THE MINUTES OF JULY 2, 2008.**

**MOTION APPROVED 5-0**

### **II. PUBLIC COMMENTS/CONCERNS:**

Stephen Boerstler 9301 185<sup>th</sup> Ave Place East Bonney Lake: Mr. Boerstler was speaking as a representative of the Angeline Heights Home Owners Association (HOA). The HOA does not want the zoning changed on the Hulburt property. They see no benefit to the City and they do not want to see apartments or other multi-family homes developed. Mr. Boerstler stated he spoke with someone from Franciscan Medical and he said they have no interest in buying Mr. Hulburt's property. This would leave it to multi-family units, which the HOA does not want next to their sub-division.

Josh Hulburt 9202 184<sup>th</sup> Ave East Bonney Lake: Mr. Hulburt is the property owner and has spoken with Wade from Franciscan, who said they are interested in purchasing the property. If Franciscan does not purchase the property, then he would like to build four townhomes (1 per lot with his total of 4 lots). Mr. Hulburt feels that the proposed re-zone does fit the area and not all the surrounding homeowners are against the rezone.

**III. OLD/CONTINUING BUSINESS:**

Mrs. Stinson passed out the comments from the City Attorney's office on Street Vacations (Exhibit A). She went over the comments and changes that should be made with the Street Vacation Code. Mrs. Stinson will have a final draft ready to be voted on at the August 6, 2008, Planning Commission meeting.

Mrs. Stinson discussed the definition of Downtown Mixed Use District (DM) (Exhibit B) and High-Density Residential District (R-3) (Exhibit C). She then explained how the zones would change if they are impacted by a Transit Overlay.

Mrs. Stinson will set-up three Public Hearings for the August 6, 2008, Planning Commission meeting for the Lowe's, Hulburt and Downtown rezones.

After a brief discussion, Commissioners determined they had some serious concerns about the DM zoning uses and definitions; especially the buffering property's around the DM.

**MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER JACOBSEN TO REVIEW THE DOWNTOWN MIXED USE DISTRICT ZONING AND ALSO POSSIBLE CHANGES TO THE ZONING OF THE BUFFERING PROPERTIES.**

**MOTION APPROVED 5-0**

**IV. NEW BUSINESS: NONE**

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

**Correspondence** – Letter from Ryan Shervanick (Exhibit D) and Farrah Robison (Exhibit E)

**Staff Concerns** – NONE

**Commissioner Concerns** – Commissioner Jacobsen discussed the City having a nomination for a Heritage Tree.

**VI. ADJOURNMENT:**

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

**MOTION APPROVED 5-0**

The meeting ended at 6:35 P.M.

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Debbie McDonald, Planning Commission Clerk