



Planning and Community Development Department

## Planning Commission Minutes

October 1, 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 October 15, 2008.

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

Minutes subject to review and approval were those of September 17, 2008.

**MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER ECK TO APPROVE THE MINUTES OF SEPTEMBER 17, 2008.**

**MOTION APPROVED 6-0**

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

### **III. NEW BUSINESS:**

Chair McKibbin asked Commissioners how they felt the joint-meeting with City Council went last night September 30, 2008?

Commissioner Poulsen: Complimented Ms. Stinson with presenting a good presentation.

Commissioner Lewis: It was nice for City Council to see differing opinions and healthy debate on the Planning Commission, that items are not just rubber stamped and approved.

Commissioner Eck: City Council seemed surprised that Planning Commission really puts a lot of thought into their decisions.

Chair McKibbin: City Council will look at how joint-meetings will take place for next year. If the meetings will be mandatory or on an “as needed” basis.

Commissioner Minton-Davis: City Council will be looking at holding them during Council workshops, instead of on the fifth Tuesday of each month.

Chair McKibbin: With the Building Height Code and Permit Extensions, this will keep the Planning Commission busy.

Commissioner Lewis: Would like information on Permit Extensions and how other cities are dealing with the problem.

Chair McKibbin: A permit can continue to be extended as long as an inspection is called into Building Department.

Ms. Stinson mentioned that an application upon completion, becomes vested.

**MOTION MADE BY VICE-CHAIR SULHAM AND SECONDED BY COMMISSIONER POULSEN TO TABLE THE DISCUSSION ON PERMIT EXTENSIONS, SINCE NOT ALL COMMISSIONERS HAVE THE INFORMATION WITH THEM AND IT IS NOT ON THE AGENDA FOR TONIGHT’S MEETING.**

**MOTION APPROVED 6-0**

**MOTION MADE BY COMMISSIONER ECK AND SECONDED BY VICE-CHAIR SULHAM TO PLACE “FOR THE GOOD OF THE ORDER” UP ON THE AGENDA BEFORE “PUBLIC HEARING”.**

**MOTION APPROVED 6-0**

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

**Correspondence** – Letter from: Melissa Johnson (Exhibit A).

**Staff Concerns** – Ms. Stinson will not be at the October 15, 2008 Planning Commission meeting. Instead, Planning Director John Vodopich and Building Official Jerry Hight will be attending in her place. There will be a Public Hearing on the Building Height Code and Permit Extensions at this meeting.

**Commissioner Concerns** – Vice-Chair Sulham was disappointed with staff and felt “blind-sided” at the Joint Council meeting when new information about housing numbers was presented on some of the Comp Plan rezones.

M: Everyone/Planning/Planning Commission/Minutes/2008/October 1, 2008.doc

Ms. Stinson responded that she was trying to present the information with a disclaimer that the Planning Commission made their recommendation off of a different set of housing figures.

Commissioner Jacobsen would appreciate someone collecting the handouts from the Short Course in Code Writing/Revising on October 27, 2008, since she is unable to attend.

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

**MOTION APPROVED 6-0**

Meeting re-assembled at 6:01 P.M.

**V. PUBLIC HEARING:**

Chair McKibbin opened the Public Hearing on Church Lake Drive Change of Land-use Designation and Rezone 6:02 P.M.

Ms. Stinson gave a short power point presentation (Exhibit B) on the Church Lake Drive change of land-use designation and rezone. Most of the correspondence Ms. Stinson received was in favor of the rezone and a few that did not want to lose Accessory Dwelling Units (ADUs).

Linda Kent, 20103 Church Lake Drive East, Bonney Lake: Supports the rezone from R-2 to R-1. The infrastructure does not support R-2 and does not fit with the character of the area. R-2 would fit better in an urban hub like the Highway 410 corridor. Duplexes would not be affordable housing along the shoreline. Concerned with the traffic impact, already having trouble with speeders, her house has been crashed into twice. There are no sidewalks for pedestrians and the area is not close to the bus line. Ms. Kent also submitted a letter of her reasons why it should be rezoned (Exhibit C).

Commissioner Lewis made a clarification that the zoning has always been R-2 since annexed into the City from Pierce County and has never been zoned R-1.

Mike Cesarano, 20415 Church Lake Drive East, Bonney Lake: Has lived on Church Lake Drive for thirty years and believes it is a great community. He is in favor of keeping the area R-2. Feels that some houses have been walled-in by duplexes and that it is the design of the duplexes that needs to be changed.

John Farrell, 20229 Church Lake Drive East, Bonney Lake: Is in favor of the rezone from R-2 to R-1. The character of the area is that of R-1 zoning. They pay higher taxes than those living on Mercer Island and would like to down-zone to R-1. R-1's can have ADU's by applying for a variance. There are better places in the City to zone as R-2.

Ms. Stinson clarified that ADU's are not allowed in R-1 zones and there is not a special permit that can be applied for to allow ADU's. The R-1 zoning code would have to be changed in order to have ADU's.

Tammy Schneider, 20312 70 Street East, Bonney Lake: Feels the same as Ms. Kent. She lives on a street, where most of the duplexes have been developed. Has seen an increase in traffic, speeding, and dirt bikes on her street. Does not want their neighborhood to lose their “tight nit” feel.

Chris Busch, 20402 70<sup>th</sup> Street East, Bonney Lake: Has a duplex at the end of the street that looks “trashy”. Renters don’t take care of their yards. Worried about the value of their properties going down.

Ken Jennings, 20212 71<sup>st</sup> Street East, Bonney Lake: Is the President of the Church Lake Drive Home Owners Association. Over-whelming amount of contact with people in favor of the rezone. Property value has gone down; his alone is down \$3,000.00. Has signatures from home owner’s, who were unable to attend (Exhibit D). Multi-family housing should be on a public transit line.

Craig Sarver, 20231 Church Lake Drive East, Bonney Lake: Everyone has already talked about what he was going to say. Duplexes do not fit the “fung-shway” of the community. The garages of the 4-plex are being rented out. Does not see the police in the neighborhood and have had their electricity taken out by an automobile accident. Their Councilmember is not representing them adequately. The City Council can change the codes to allow ADU’s. Would like to submit a picture of the 4-plex and the garages that are being rented out (Exhibit E).

Laura Sarver, 20231 Church Lake Drive East, Bonney Lake: Supports the rezone, believes that R-2 is used more as a buffer between R-1 and Commercial. Their area is nowhere near a Commercial area. R-2 zoning would do better in the Highway 410 corridor. Down-zoning does not take property value away, when going from R-2 to R-1 zoning.

Shawn Mitchell, 20404 Church Lake Drive East, Bonney Lake: Resides on the Lake Tapps side of Church Lake Drive. His taxes are high; currently is planning on rebuilding and adding an ADU. Has spent \$15,000 on an architect and surveyors and is not vested through the City with his rebuilding plans. Does not want to see the zoning changed from R-2.

Doug Thompson, 20213 Church Lake Drive East, Bonney Lake: The Church Lake area is already 95% built out, that leaves little room for multi-family homes. He is worried about the volume of traffic and has had a speeding car that crashed into his driveway, totaling four of his vehicles. Has concern with the infrastructure on Church Lake Drive. He is in favor of the rezone.

Rose Edmista, 20204 Church Lake Drive East, Bonney Lake: When she moved here, the area had small oddly shaped, lots that were used mostly for recreation purposes. With the oddly shaped lots, duplexes can only be built taller instead of out. She lives next to a duplex where the renters had a puppy mill and another renter had a chop shop. She would like to see the zoning change from R-2 to R-1.

Bruce Compton, 20219 Church Lake Drive East, Bonney Lake: He has put out a couple of letters to agree with the rezone to City Council and has had a good response back from Council members. The City is growing and has seen some nice changes. The Planning Commission has a tough job with meeting the goals

of growth management. Has a picture (Exhibit F) of the 4-plex and what the condition looks like. There is no pride in keeping their yards looking nice and no place for children to play. Also would like to submit a picture (Exhibit G) of the neighbors next to the 4-plex; they take pride in their yard and property.

Darlene Kline, 20207 71<sup>st</sup> Street East, Bonney Lake: She bought her first home 17 years ago and they take great pride in their home. She believes that in five years the duplexes will not be maintained and will not look presentable. She has seen more traffic and speeders along her road. Does support going to R-1 zoning.

Joel Riddle 20208 71<sup>st</sup> Street East, Bonney Lake: He lives next to the tall duplex and has spoken very little with the renters, who have been there for a least a year. He has also collected signatures (Exhibit G and I) of residents that would like to see the zoning changed from R-2 to R-1. Would also like to echo what everyone else has said that is in favor of the rezone. Church Lake is not the place for duplexes.

Chair McKibbin closed the Public Hearing at 7:00 P.M.

Commissioner Jacobsen would like to see the Home Owners Association take the legislative power they have to make the changes they need to maintain their neighborhood feel.

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

**MOTION APPROVED 6-0**

Meeting re-assembled at 7:11 P.M.

**VI. OLD/CONTINUING BUSINESS:**

Recommendation (Exhibit J) of the Church Lake Comprehensive Plan Land Use Change and Rezone.

**MOTION WAS MADE BY COMMISSIONER POULSEN AND SECONDED BY VICE-CHAIR SULHAM FOR THE BONNEY LAKE PLANNING COMMISSION TO RECOMMEND TO THE CITY COUNCIL THAT CHURCH LAKE TRACTS BE CHANGED IN THE COMPREHENSIVE LAND USE DESIGNATION FROM MEDIUM FAMILY RESIDENTIAL TO SINGLE FAMILY RESIDENTIAL.**

Chair McKibbin opened the floor for Commissioner Discussion.

Commissioner Lewis: The area is already 95% built out and this helps in making his decision. Would also like to see citizens come together as a group to correct or improve their CCR's. Church Lake is miles away from a bus line and services. The Highway 410 corridor would be a better location for R-2.

Commissioner Minton Davis: Look at the overall vision of the City. Promotes the recommendation of Cedar Grove going to high density and not commercial, would like her recommendation added to the findings.

Commissioner Eck: Agrees with Commissioner Minton-Davis.

Vice-Chair Sulham: Cedar Grove residents also have the right to be R-1 and not be changed to high density. Cedar Grove residents should have their say.

Commissioner Jacobsen: There has already been a Public Hearing on Cedar Grove and there was not much of a turn out. Agrees with Commissioner Minton-Davis. The infill structure of Church Lake has not been improved in the last 46 years.

**MOTION APPROVED 6-0**

**MOTION WAS MADE BY COMMISSIONER ECK AND SECONDED BY COMMISSIONER LEWIS FOR THE BONNEY LAKE PLANNING COMMISSION TO RECOMMEND TO THE CITY COUNCIL TO CHANGE THE ZONING OF CHURCH LAKE TRACTS FROM R-2 TO R-1.**

**MOTION APPROVED 6-0**

**VII. ADJOURNMENT:**

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

**MOTION APPROVED 6-0**

The meeting ended at 7:24 P.M.

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Debbie McDonald, Planning Commission Clerk