



Planning and Community Development Department

Planning Commission Minutes

April 1, 2009 Regular Scheduled Meeting

APPROVED

City of Bonney Lake Annex Conference Room

The meeting was called to order at 5:37 P.M.

Planning Commission Present

Randy McKibbin, **Chair**
Grant Sulham, **Vice-Chair**
Donn Lewis (Absent)
Dennis Poulsen
David Eck (left at 6:44)
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 regular meeting scheduled for April 15, 2009.

MOTION WAS MADE BY VICE-CHAIR SULHAM AND SECONDED BY COMMISSIONER ECK TO EXCUSE COMMISSIONER LEWIS FOR BEING ABSENT.

MOTION APPROVED 5-0

I. APPROVAL OF MINUTES:

Minutes subject to review and approval were those of March 4, 2009 and March 18, 2009.

MOTION WAS MADE BY COMMISSIONER ECK AND SECONDED BY COMMISSIONER POULSEN TO APPROVE THE MINUTES OF MARCH 4, 2009.

MOTION APPROVED 5-0

MOTION WAS MADE BY COMMISSIONER ECK AND SECONDED BY VICE-CHAIR SULHAM TO APPROVE THE MINUTES OF MARCH 18, 2009.

MOTION APPROVED 5-0

II. PUBLIC HEARING:

Chair McKibbin opened the Public Hearing on the Wetland Ordinance at 5:39 P.M.

Ms. Stinson presented the Wetland Ordinance updated draft (Exhibit A, B & C). Staff recommends that the hearing stay open for comments. C-TED has 60 days to review and should have their comments completed by April 15, 2009. Ms. Stinson will have a staff report prepared for the April 15, 2009 Planning Commission meeting.

Public Comments

Marian Betzer 19812 82nd Street Ct. E. Bonney Lake: Ms. Betzer has been a resident of Bonney Lake for seven years and has served on many different committees at the state, county and local levels. It was hard to figure out what exactly the Public Hearing is about. It took some time to figure out what exactly she was going to comment on and the public should have more than two weeks notice. The issue at hand, is how to preserve property rights and save the Eco-System? She felt Ms. Stinson should have brought up in her presentation the “government takings” that are happening. She is also concerned with the changes to the Wetland Ordinance and fact there is a building project behind the changes. She did fax over written comments just before the meeting and would urge Commissioners to read the “Foster Wheeler Fennel Creek” report.

Chair McKibbin will leave the Public Hearing open until April 15, 2009.

III. PUBLIC COMMENT AND CONCERN:

Marian Betzer 19812 82nd Street Ct. E. Bonney Lake: Ms. Betzer spoke on the Fennel Creek Watershed and the unique gift of the Bonney Lake the eight mile watershed. Victor Falls is the largest waterfall in the Puget Sound area without having to go up into the Cascades. All five species of salmon flow in the different tributaries. Eastown’s plan for future development does not use any scientific studies or mapping of natural resources. So how will developers know the value of the natural resource or how to replace it? Caution should be taken before starting development along with the completion of a SEPA checklist. Eco-Systems are about connectivity.

IV. NEW BUSINESS: NONE

V. OLD/CONTINUING BUSINESS:

SEPA Code

Ms. Stinson went over the changes that the City Attorney’s office had suggested (Exhibit D). The main correction is that the EIS draft goes to the Planning Commission, but not the final draft.

Commissioner Jacobsen asked if the SEPA checklist is only as good as the applicant's answers to the questions?

Ms. Stinson responded that it is up to Planning staff to verify that the answers are correct on the SEPA checklist.

Wetland Ordinance

See Above

Commissioner Jacobsen had some formatting corrections in Section 9.

Ms. Stinson made the corrections and will have a Staff report prepared for the next Planning Commission meeting on April 15, 2009.

Cottages

Ms. Stinson is working on getting a field trip set up for the end of April or beginning of May to tour cottage developments. She would like some direction from the Commissioners on what type of ordinance they would like to proceed with. One that is very detailed or one that is more bare bones.

Commissioner Minton-Davis would like to know how the Cottage Ordinance are working for the City's that have it in place?

Commissioners would like to see an umbrella ordinance that covers all alternative housing. Would look to City Council for direction on how to proceed with the Cottage Ordinance.

VI. FOR THE GOOD OF THE ORDER:

Correspondence – None

Staff Concerns –

Ms. Stinson informed Commissioners that the joint meeting with City Council to go over the CUGA annexation has been cancelled by the executive level.

Commissioner Concerns –

Commissioner Poulsen wanted to thank the Planning Commissioners and staff for allowing him to serve as a Planning Commissioner. Would like to make one final comment on the Wetland Ordinance that the pendulum has swung so far to saving the wetlands that it needs to start swinging back to the property owner's rights.

Commissioner Jacobsen asked to address the Planning Commission in regards to an issue the Veteran's Committee has with there being no designation of park or green space in the downtown core design.

Fred Jacobsen of the Veteran's Memorial Committee and Park Board spoke on how there is no designated green space in the Downtown Core Design. Would like to the support of the Planning Commission to have designated green space incorporated into the Downtown design plan.

Chair Mckibbin responded that there will be green space in the Downtown core area, but the City is just not sure where specifically it will go.

VI. ADJOURNMENT:

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

MOTION APPROVED 4-0

The meeting ended at 7:06 P.M.

Debbie McDonald, Planning Commission Clerk