



Planning and Community Development Department

Planning Commission Minutes

August 19, 2009 Regular Scheduled Meeting

APPROVED

City of Bonney Lake Council Chambers

The meeting was called to order at 5:31 P.M.

Planning Commission Present

Randy McKibbin, **Chair**

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

Donn Lewis

David Eck

Katrina Minton-Davis (Absent)

L. Winona Jacobsen

Brandon Frederick

City Staff Present

Heather Stinson, Planning Manager

Debbie McDonald, Commission Clerk

A poll determined that a majority of Commission members would be available for the next regular meeting scheduled for September 2, 2009.

I. APPROVAL OF MINUTES:

Minutes subject to review and approval were those of August 5, 2009.

MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER ECK TO APPROVE THE MINUTES OF AUGUST 5, 2009.

MOTION APPROVED 4-0

II. PUBLIC COMMENT AND CONCERN:

Fred Jacobsen 9100 189th Ave. Ct. E, Bonney Lake: Mr. Jacobsen asked if the comment period for the WSU Forest Environmental Impact Statement could be extended past the September 14, 2009 deadline?

Ms. Stinson responded that any extension of the deadline would have to be approved by John Vodopich, the Community Development Director. Mr. Jacobsen would have to submit a written request to Mr. Vodopich.

III. NEW BUSINESS:

Updates to Title 18

Ms. Stinson discussed her memo on “Updates to Title 18” (Exhibit A, B and C). She took initial comments from Commissioners.

Chair McKibbin mentioned that any changes would have to be City-wide and at this time there is not much R-3 zoning in the City of Bonney Lake.

Commissioner Jacobsen is worried about developments looking like Snoqualmie Ridge, if we allow single residential in and R-3 zone.

Commissioner Frederick asked if there was a clear definition of a townhouse?

Ms. Stinson responded that design standards would apply, unless we wanted a development to look like Snoqualmie Ridge? There also needs to be a better definition of a townhouse.

IV. OLD/CONTINUING BUSINESS:

Cottage Ordinance

Ms. Stinson presented the final draft of the Cottage Ordinance (Exhibit D). With there being no other Commissioner corrections, a Public Hearing will be set for the September 16th Planning Commission meeting.

View Sheds

Ms. Stinson discussed her memo on “View Sheds” (Exhibit E and F). Language has been added to the ordinance to include requiring an Arborist report before a permit can be issued.

Commissioner Eck asked, “What the benefits are to having an Arborist report?”

Ms. Stinson responded with an Arborist report they can tell how removing a tree will affect the rest of the area, recommend what type of vegetation should be planted, address diseased trees and even recommend topping off of trees.

2009 Comp Plan Amendments

Ms. Stinson presented her staff recommendations for the Comp Plan updates. She emphasized that the WSU Forest Comp Plan Amendment is only looking at zoning and land designation. The time to decide roads will come once a development plat is submitted for the WSU Forest. She wanted to remind Commissioners not to loose focus on what is presented the Planning Commission.

Commissioner Jacobsen asked if the City has adequate water and sewer to accommodate the WSU Forest?

Ms. Stinson responded that yes, there would have to be adequate water and sewer. That is what the Sewer Development Capacity (SDC) fees go towards. The sewer system is on a first-come, first-serve basis.

Chair McKibbin mentioned that with just looking at the zoning and not getting wrapped-up in other details, the Planning Commission should be able to vote on the Comp Plan Amendments.

Ms. Stinson discussed how the City is obligated to vote on the Comp Plan Amendments by December 31, 2009. If the Planning Commission denies the WSU Forest Comp Plan, they will have to show "just cause" on why it was denied. The first Public Hearing on the Comp Plan Amendments is scheduled for the September 2, 2009 Planning Commission meeting.

V. FOR THE GOOD OF THE ORDER:

Correspondence – None

Staff Concerns – None

Commissioner Concerns –

Commissioner Jacobsen reminded everyone the Historical Society is selling 2010 Calendars for \$10.00 each or 12 for \$100.00.

Commissioner Lewis mentioned Bonney Lake night with the Tacoma Rainiers and to remind your neighbors.

MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER ECK TO EXCUSE THE ABSENCE OF VICE-CHAIR SULHAM AND COMMISSIONER MINTON-DAVIS FROM THE AUGUST 19, 2009 PLANNING COMMISSION MEETING.

MOTION APPROVED 4-0

VI. ADJOURNMENT:

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

MOTION APPROVED 4-0

The meeting ended at 6:34 P.M.

Debbie McDonald, Planning Commission Clerk