



Planning and Community Development Department

## Planning Commission Minutes

August 5, 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**  
Donn Lewis  
David Eck (arrived 6:07)  
Katrina Minton-Davis  
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 Aug. 19, 2009.

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

Minutes subject to review and approval were those of July 15, 2009.

**MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER JACOBSEN TO APPROVE THE MINUTES OF JULY 15, 2009.**

**MOTION APPROVED 5-0**

### **II. PUBLIC COMMENT AND CONCERN: NONE**

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

#### *View Shed Protection*

Ms. Stinson discussed the memo on "View Shed Protection" (Exhibit A). Homeowners need a Tree Clearing Permit in order to clear any trees. It comes down to enforcement and education. She will look at getting Tree Clearing Permit information featured on the City's website.

Commissioner Jacobsen would like to see geo-tech reports required for tree clearing on steep slopes.

**IV. OLD/CONTINUING BUSINESS:**

*Downtown Boundary Map*

Ms. Stinson explained the two options for the new Downtown Boundary Map. Option 2 includes all the parcels on the map shaded purple (Exhibit B). If there are no other comments or changes, then a public hearing will be set up.

Commissioners prefer option 2 that would include all the parcels North of 88<sup>th</sup> St. E and West of 188 Ave E.

*2009 Comp Plan Amendments*

Ms. Stinson presented the few changes needed for the Utilities Elements update (Exhibit C). She then had a power point presentation on the 2005 WSU Forest Comp Plan.

Dennis Tompkins, The Evergreen Arborist: Mr. Tompkins spoke about his work within the WSU Forest and his thoughts on the proposed uses for the forest. He worked in the forest going through the diseased trees that may have root rot. He presented a map with the areas circled in red with root rot (Exhibit D), instead of the area suggested among healthy trees. Also, he suggested moving the storm pond to an area that has mostly root rot. Extend the park area westward so more trees would be able to be saved. Forego the small park at the corner of 214<sup>th</sup> and South Prairie Rd. There would be no parking for the park and will expose that remaining small area to new elements.

Chair McKibbin thanked Mr. Tompkins for attending the Planning Commission meeting and answering questions on the WSU forest. He also reminded Commissioners that the Environmental Impact Statement (E.I.S.) is the way for the City to mitigate damages.

Cheryl Noble(formal Councilmember): Asked how citizens can get involved in this process?

Ms. Stinson informed audience members they will be able to receive the E.I.S. off the City's website or they can purchase a CD for \$2.00. A Public Hearing is scheduled for the Planning Commission meeting set for September 2, 2009. She also commented on Mr. Tompkins comments. The storm water was placed where it was because of it being the lowest point in the WSU Forest. They have the technology to make the storm water a 12 acre useable grass space with two natural looking ponds and walking trails.

*Cottage Development*

Ms. Stinson went over the Cottage Development recommendations and made corrections as she went along.

**MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY VICE-CHAIR SULHAM TO REMOVE THE LAST TWO SENTENCES ON PAGE 8, #2 REGARDING ATTACHED GARAGES.**

**MOTION APPROVED 5-1**  
Commissioner Eck opposed

Commissioner Minton-Davis: Would like to see the front doors facing the green spaces.

Ms. Stinson will make corrections and set up a Public Hearing.

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

**Correspondence** – Letter from Melissa Johnson (Exhibit F) and an e-mail from Don Wilson (Exhibit G).

**Staff Concerns** – Ms. Stinson reported that the Wetland Ordinance was adopted by City Council. Ms. McDonald reminded Commissioners of Relay for Life this Friday Aug. 7 and 8<sup>th</sup>.

**Commissioner Concerns** –

Commissioner Minton-Davis: Reminded Commissioners of the activities at Relay for Life that will be held at Sunset Chevy Stadium.

**VI. ADJOURNMENT:**

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

**MOTION APPROVED 6-0**

The meeting ended at 7:15 P.M.

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Debbie McDonald, Planning Commission Clerk