



Planning and Community Development Department

Planning Commission Minutes

February 18, 2009 Regular Scheduled Meeting

APPROVED

City of Bonney Lake Annex Conference Room

The meeting was called to order at 5:34 P.M.

Planning Commission Present

Randy McKibbin, **Chair**

Grant Sulham, **Vice-Chair**

Donn Lewis

Dennis Poulsen (Absent)

David Eck (Absent)

Katrina Minton-Davis (Arrived at 5:58)

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 March 4, 2009.

I. APPROVAL OF MINUTES:

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

MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY VICE-CHAIR SULHAM TO APPROVE THE MINUTES OF FEBRUARY 4, 2009.

MOTION APPROVED 4-0

MOTION WAS MADE BY VICE-CHAIR SULHAM AND SECONDED BY COMMISSIONER LEWIS TO EXCUSE THE ABSENCE OF COMMISSIONER ECK AND COMMISSIONER POULSEN.

**MOTION APPROVED 3-1
Chair McKibbin opposed**

II. PUBLIC COMMENTS/CONCERNS:

Ray Frey, Halsan Frey LLC, 12356 Northup Way # 119, Bellevue, 98005: Mr. Frey thanked the Commissioners for allowing him to speak about Cottage Developments. This is the right time, there is availability for them and they would do well in this type of market. Cottages are usually around 900-1,000 square feet and are 1 to 1.5 stories tall. They are only successful in an R-1 zone. Recommends a limit on the size of the development to be no less than one acre and not more than 2 acres.

III. NEW BUSINESS:

Update to Wetland ordinance

Ms. Stinson presented the Wetland Ordinance (Exhibit A) with a power point presentation. The draft makes it an administrative decision. Would Commissioners like to keep it as the Director of Community Development's decision or have it go in front of City Council or Hearing Examiner?

Commissioner Jacobsen would like to know who would monitor maintenance of the area?

Ms. Stinson responded the City does not have the staff to do the monitoring; it would be up to the owners to submit a yearly report. Could also use bonds to insure the upkeep.

Cottage Developments

Ms. Stinson discussed Cottage Developments (Exhibit B) and had a power point presentation. The commonality of Cottages is: Porches, front door facing a green area and pitched roofs. Parking is about 1.25 spaces per unit and is generally located at one end of the development.

Commissioner concerns are visitor's parking and keeping as many trees as possible for a buffer.

Ms. Stinson will create a Cottage Development Ordinance Draft for the next Planning Commission meeting on March 4, 2009.

IV. OLD/CONTINUING BUSINESS:

Updates to SEPA Code

Ms. Stinson presented the City Attorney's recommendations (Exhibit C) to the Planning Commissioners.

Commissioner Jacobsen: Asked about the 14 to 90 days for completion.

Ms. Stinson replied that the State already mandates completion in 90 days. With no major changes by Commissioners then a Public Hearing will be scheduled for the Planning Commission meeting on March 18, 2009.

Final Work Plan for 2009

Ms. Stinson discussed changes the City Council made to the 2009 Work Plan (Exhibit D). The only changes were how a few things were prioritized. The 2009 Work Plan will be voted on at the City Council meeting on February 24, 2009.

V. FOR THE GOOD OF THE ORDER:

Correspondence – None

Staff Concerns –

Ms. McDonald reminded Commissioners of the City's 60th birthday party on February 28, 2009 at 3:00 P.M.

Commissioner Concerns –

Commissioner Jacobsen attended the Washington City Insurance Authority (WCIA) Land use Decision making training February 17, 2009 and wanted to go over some of the highlights:

- At Public Hearings, the Public Comments should be sworn-in and the Chair has the option of accepting exhibits
- Commissioners should ask as many questions as possible and pretend you are the judge
- Should have a Vesting Ordinance
- Quasi-Judicial decisions should state reasons both for and against
- Ask staff for inculcation on the record in a public venue

Chair McKibbin asked where the meeting policies would fit in the 2009 Work Plan?

Ms. Stinson stated it would follow under Title 14.

Commissioner Jacobsen also presented Commissioners with the Historical Preservation Land Use and Housing Goals and Policies from the Steilacoom Comprehensive Plan (Exhibit E and F).

VI. ADJOURNMENT:

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

MOTION APPROVED 4-0

The meeting ended at 7:15 P.M.

Debbie McDonald, Planning Commission Clerk