



Planning and Community Development Department

## Planning Commission Minutes

July 15, 2009 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  
David Eck (arrived 5:37)  
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. 5, 2009.

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

Minutes subject to review and approval were those of July 1, 2009.

**MOTION WAS MADE BY COMMISSIONER ECK AND SECONDED BY VICE-CHAIR SULHAM TO APPROVE THE MINUTES OF JULY 1, 2009.**

**MOTION APPROVED 6-0**

### **II. PUBLIC COMMENT AND CONCERN:**

Pete Lymberis, 14725 36<sup>th</sup> Street, Suite #200 Bellevue, 98009: Mr. Lymberis thanked the Commissioners for touring the Cottage Developments. After reading the Cottage Development Ordinance, it only allows for a very narrow range of product. By allowing for a broader range in the ordinance it will bring in a better variety of product and will also allow for more affordable units.

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

Ms. Stinson introduced the new Planning Commissioner Brandon Frederick and welcomed him to the Planning Commission.

#### *Downtown Boundary Map*

Ms. Stinson went over the Downtown Boundary Line map. She pointed out the properties that need to and are willing to be included into the Downtown Core.

Commissioner Jacobsen asked about including the few parcels on 88<sup>th</sup> Ave E. that are R-1 and surrounded by the Downtown Core?

Ms. Stinson stated we could look at including those parcels. If the property owners want to be included, then they would need to be aware that they would be subject to the Downtown Design Standards in the future.

Commissioners wanted it continued on the next agenda.

### **IV. OLD/CONTINUING BUSINESS:**

#### *2009 Comp Plan Amendments*

Ms. Stinson gave a brief update on the three Comp Plan Amendments. She went over the Environmental Impact Statement for the WSU Forest Proposal and how it should be available the first week of August. There will be a 30 day comment period. She would like to hold the public hearing on the WSU Forest at the August 19, 2009 Planning Commission meeting.

Pete Lymberis with Quadrant Homes: spoke on their intentions for developing the WSU Forest. The land would be developed into commercial, public facilities and residential.

**Commercial:** The area behind Albertsons's would be turned into commercial with the hope of building a Medical office by 2011.

**Public Facilities:** A certain amount of acreage will be dedicated to the City of Bonney Lake with part of that going towards a YMCA facility.

**Residential:** Will be developed at the East end of the property. At this time, Quadrant is looking at all types of housing options (examples: single residential, duplexes, apartments).

Mark McKallor with Cogdell, Spencer and Erdman: Will be developing the Medical building to be located on one of the commercial parcels of the WSU Forest. This project is time sensitive; he has doctors lined up who will have their current leases expire in 2011.

Commissioners were able to ask Mr. Lymberis questions regarding the WSU Forest.

Commissioner Sulham asked if there were any plans on having access to Hwy 410 with the use of a traffic light? He does not want to see the Hwy 410 corridor turned into another South Hill.

Mr. Lymberis responded that at this time there are no plans for a new traffic light on Hwy 410. They are in discussion with the property owners of the movie theater about creating an access point.

Commissioner Jacobsen asked how many acres we are looking at for the storm pond?

Mr. Lymberis answered they are looking at 12 acres from the City and then 8 acres or anything over the 12 city acres would come out of the residential portion.

Chair McKibbin thanked Mr. Lymberis for attending the Planning Commission meeting and answering questions on the WSU forest.

#### *Recommendations for Nightclub Nuisances*

Ms. Stinson went over the Nightclub Nuisance recommendations. She suggested they be sent to City Council for them to decide which direction to take.

**MOTION WAS MADE BY COMMISSIONER MINTON-DAVIS AND SECONDED BY VICE-CHAIR SULHAM TO SEND THE NIGHTCLUB RECOMMENDATIONS TO CITY COUNCIL.**

**MOTION APPROVED 6-0**

#### *Cottage Development*

Ms. Stinson presented the updated Cottage Development Ordinance with the suggestions from the City Attorney.

Commissioners still have the following changes:

1. Would like to see it stay as a demonstration ordinance.
2. Extend the ordinance to a year or 18 months.
3. Need to have a minimum depth to the garages.
4. Surface parking needs to be covered.

Ms. Stinson will revise the Cottage Development Ordinance for the next Planning Commission meeting on August 5, 2009.

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

**Correspondence – None**

M: Everyone/Planning/Planning Commission/Minutes/2009/July 15, 2009.doc

**Staff Concerns – None**

**Commissioner Concerns –**

Vice Chair Sulham: Would like to see the 2005 WSU Forest Proposal. Ms. Stinson informed the commissioners it will be in the current Environmental Impact Statement.

Commissioner Minton-Davis: Reminded the Commissioners of Relay for Life August 7-8.

**VI. ADJOURNMENT:**

**MOTION WAS MADE BY COMMISSIONER MINTON-DAVIS AND SECONDED BY COMMISSIONER LEWIS TO ADJOURN.**

**MOTION APPROVED 6-0**

The meeting ended at 6:54 P.M.

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Debbie McDonald, Planning Commission Clerk