



Planning and Community Development Department

Planning Commission Minutes

March 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
David Eck
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 1, 2009.

I. APPROVAL OF MINUTES:

Minutes from March 4, 2009 meeting were unavailable for approval.

II. PUBLIC HEARING:

Chair McKibbin opened the Public Hearing on the updated SEPA ordinance at 5:36 P.M.

Ms. Stinson presented the updated SEPA ordinance (Exhibit A). The updated ordinance will be moving SEPA from Chapter 14 to Chapter 16 in the Bonney Lake Municipal Code book. The new SEPA ordinance is consistent with RCW's and has been reviewed by C-TED.

No public comments.

Chair McKibbin closed the Public Hearing at 5:42 P.M.

III. PUBLIC COMMENT AND CONCERN:

Ray Frey, Halsan Frey LLC, 12356 Northup Way # 119, Bellevue, 98005: Mr. Frey requested that any codes allowing Cottage developments be the least restrictive as much as possible. Financing is difficult at this time for single residents. Please keep Cottage developments in the R-1 zone.

IV. NEW BUSINESS: NONE

V. OLD/CONTINUING BUSINESS:

SEPA Code

See Public Hearing Above

MOTION WAS MADE BY VICE-CHAIR SULHAM AND SECONDED BY COMMISSIONER ECK TO MOVE COTTAGES BEFORE WETLANDS ON THE AGENDA.

MOTION APPROVED 6-0

Cottages

Ms. Stinson presented a Draft Cottage Ordinance and copies of the University Place Demonstration Ordinance (Exhibits B-F).

Commissioner Jacobsen was impressed by the presentation at the March 4, 2009 University Place Planning Commission meeting and the Demonstration Ordinance. Explained how the ordinance allowed for limited amount of different types of housing. Would like to see the Design Commission included in the process or at least any cottage development plans go in front of the Design Commission for approval.

Commissioner Minton-Davis felt the Cottage Ordinance was very involved. At University Place, they are mostly built out and would use cottages more as a re-development of older housing.

Commissioner Lewis stated that the University Place presentation supported what Mr. Frey had presented to the Planning Commission. If you lay these types of developments out right they can be hidden from the road.

Updates to Wetland Ordinance

Ms. Stinson went over the update to the Wetland Draft Ordinance (Exhibit G). Commissioners were able to make corrections and additions to the ordinance. Ms. Stinson will update the Wetland Draft Ordinance for the Planning Commission meeting on April 1, 2009.

VI. FOR THE GOOD OF THE ORDER:

Correspondence – None

Staff Concerns –

Ms. McDonald informed the Commissioners that the new copy of “The Standard Code of Parliamentary Procedure” is available for them to check out.

Commissioner Concerns –

Commissioner Jacobsen stated that comments taken during Public Hearings should be taken under oath.

Ms. Stinson responded that per our City Attorney it was only for Quasi Judicial hearings. During a Public Hearing, citizens making public comments are on the record and have the right to appeal.

VI. ADJOURNMENT:

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

MOTION APPROVED 6-0

The meeting ended at 7:16 P.M.

Debbie McDonald, Planning Commission Clerk