



Community Development Department

Planning Commission Minutes

October 7, 2009 Regular Scheduled Meeting

APPROVED

City of Bonney Lake Council Chambers

The meeting was called to order at 5:33 P.M.

Planning Commission Present

Randy McKibbin, **Chair**

Grant Sulham, **Vice-Chair**

Donn Lewis

David Eck

Katrina Minton-Davis

L. Winona Jacobsen (Absent)

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 October 21, 2009.

MOTION WAS MADE BY COMMISSIONER MINTON-DAVIS AND SECONDED BY COMMISSIONER LEWIS TO EXCUSE THE ABSENCE OF COMMISSIONER JACOBSEN.

MOTION APPROVED 5-0

I. APPROVAL OF MINUTES:

Minutes subject to review and approval were those of September 16, 2009.

MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER ECK TO APPROVE THE MINUTES OF SEPTEMBER 16, 2009.

MOTION APPROVED 5-0

II. PUBLIC COMMENTS:

Before closing the Public Hearings on the Cottage Ordinance and Downtown Boundary Map, Chair McKibbin asked if there were any more public comments?

Raymond Frey, 12356 Northup Way, Suite 119, Bellevue, WA. 98005: Has been following the Cottage Development Ordinance and believes the ordinance is very thorough.

Ms. McDonald submitted the following written comment into record: Ms. Youngberg (Exhibit A).

Chair McKibbin closed the Public Hearings for the Cottage Development Ordinance and Downtown Boundary Map at 5:37 P.M.

III. NEW BUSINESS: None

IV. OLD/CONTINUING BUSINESS:

Cottage Ordinance

Ms. Stinson stated there was a request made to allow landscaping between buildings and in the right of way. There are two drafts before the Commissioners, option one does not allow landscaping and option two allows landscaping in the right of way and in between buildings (Exhibit B & C). Ms. Stinson recommends option two, that allows landscaping (Exhibit D).

MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER ECK TO RECOMMEND OPTION 2, WHICH ALLOWS FOR LANDSCAPING, AND FORWARD IT TO THE CITY COUNCIL.

MOTION APPROVED 4-1

Commissioner Minton-Davis opposed

Commissioner Minton-Davis believes the Cottage Ordinance is better suited for urban development and is not the right thing for Bonney Lake.

Downtown Boundary Map

Ms. Stinson discussed how staff would like to see the Downtown Boundary Map cleaned up from various parcel arrangements. Ms. Youngberg would like her parcel taken out of the Downtown Boundary and believes 188th would make a good boundary line. Ms. Stinson would like to see the corner lot of Ms. Youngberg stay in the Downtown Boundary since it is the gateway from Buckley into the Downtown Core. Ms. Youngberg is selling the corner lot and the lot East of the corner as one package and does not want one parcel in the Downtown Boundary and one out. Ms. Stinson recommends that both parcels be inside the Downtown Boundary.

Chair McKibbin is worried that property owners will think they can go back and fourth of being inside or out of the Downtown Boundary.

Commissioner Eck believes we should keep the boundaries clean and neat.

Commissioner Lewis stated that the Downtown Boundary Map has been the same for three years and should just leave it as is.

Ms. Stinson discussed that staff's recommendation would be to include Ms. Youngberg's other parcel into the Downtown Boundary Map.

MOTION WAS MADE BY COMMISSIONER MINTON-DAVIS AND SECONDED BY COMMISSIONER LEWIS TO TABLE THE ISSUE.

MOTION APPROVED 5-0

2009 Comprehensive Plan Amendments.

WSU Forest

Pete Lymberis, Quadrant Homes Bellevue, WA: Based on Public Comments and what this proposal really means is that by December 31, 2009; they are asking for City Council to approve a rezone and a change in R-3 to allow single family residential. They would like to start the medical building with hopes of it opening in the Summer of 2010. Once the zoning is all completed, then they would start marketing the land. They are hoping to have all development completed by 2015. The commercial road will be built to completion with Highway 410, as the commercial development comes in.

Ms. Stinson pointed out that the Commissioners will be making a decision to approve or deny the Comp Plan Amendments, but may also make suggestions for alternatives to the development. Pierce County may give the City the rights to South Prairie Rd and 214th. Then a developer would only have to deal with the State and City for permits. The final E.I.S. (Environmental Impact Statement) should be ready next week.

Woodyard

Ms. Stinson stated that the rezone is pretty straight forward and will be ready for the October 21, 2009 Planning Commission meeting.

Utilities Update

Ms. Stinson mentioned that in the language of the update, the date of the manuals has been added.

Changes to R-2 and R-3

Ms. Stinson provided a power point presentation on what single residential might look like in a higher density. There are jurisdictions that have allowed higher density, but subject them to design review. She will have a recommendation for the next meeting on October 21, 2009 (exhibit E and F).

V. FOR THE GOOD OF THE ORDER:

Correspondence – None

Staff Concerns – Ms. Stinson gave an update on the Shoreline Master Plan, there will be a Shoreline Citizen Advisory Committee assembled and would like to have a Planning Commissioner on the committee.

M: Everyone/Planning/Planning Commission/Minutes/2009/October 7,, 2009.doc

Commissioner Concerns – None

VI. ADJOURNMENT:

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

MOTION APPROVED 5-0

The meeting ended at 6:49 P.M.

Debbie McDonald, Planning Commission Clerk