



Community Development Department

Planning Commission Minutes

September 16, 2009 Regular Scheduled Meeting

APPROVED

City of Bonney Lake Council Chambers

The meeting was called to order at 5:37 P.M.

Planning Commission Present

Randy McKibbin, **Chair (Absent)**

Grant Sulham, **Vice-Chair**

Donn Lewis

David Eck

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 October 7, 2009.

MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER ECK TO EXCUSE THE ABSENCE OF CHAIR MCKIBBIN.

MOTION APPROVED 5-0

I. APPROVAL OF MINUTES:

Minutes subject to review and approval were those of September 2, 2009.

MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER ECK TO APPROVE THE MINUTES OF AUGUST 19, 2009.

MOTION APPROVED 5-0

II. PUBLIC HEARING:

Vice-Chair Sulham opened the Public Hearing at 5:41.

Utilities Comp Plan Amendment

Ms. Stinson introduced Dan Grigsby, Public Works Director for the City of Bonney Lake.

Mr. Grigsby gave a brief summary of the Water and Sewer Comp Plans for 2009. The water service area is larger than the sewer service area. The Comp Plan is a 20 year outlook of what services will be needed to accommodate the growth in the City's population. Both current and draft Comp Plans are on the City's website.

Commissioner Jacobsen appreciated Mr. Grigsby answering the questions she had earlier in the week.

There were no further Public Comments.

Woodyard Comp Plan Amendment

There were no further Public Comments.

WSU Comp Plan Amendment

Public Comments:

Betsy Schultz, 12319 234th Ave. St. E.: Ms. Schultz uses South Prairie Rd. daily. Has lived here for 17-years and traffic is getting worse. She feels that people from Orting are coming up the back way to get out of Orting, so they don't get stuck in the back-up on Valley Rd. There needs to be left turn signals for traffic turning left onto 214th Ave E. from South Prairie Rd. Sometimes it will take three signal rotations to make it through the light, when another car is trying to turn left. She feels that Weyerhaeuser is holding WSU hostage and would like to see the public back in the forest.

Thomas White, 20610 Lapalomia Dr.: Mr. White echoes what Ms. Schultz had to say. He spoke with Dave Reichart's and Shawn Bunney's offices to try and get help. There are trees in there that can not be replaced. The forest is pretty well cleared of criminals.

Bibiana Burrill, 2667 W. Tapps Hwy. E.: Ms. Burrill believes the WSU Forest should be used in a different way. Would like to see a Performing Arts Center or a Community Center on the public land.

Fred Jacobsen, 9100 189th Ave. Ct. E.: Mr. Jacobsen will not read all he has submitted in writing (Exhibit A), but would like Commissioners to consider approving phase 1 of the project and wait to make a decision on the other two phases.

Ms. McDonald submitted the following written comments into the record: Ms. Noble (Exhibit B), Pete Lymberis for the Quadrant Corporation as Agent for: WSU and Weyerhaeuser Real Estate Development Company (Exhibit C), Mr. Watt (Exhibit D) and Mr. Barquest, Fire Marshal with East Pierce Fire and Rescue (Exhibit E).

Vice-Chair Sulham closed the Comp Plan Public Hearing at 5:59 PM.

Vice-Chair Sulham opened the Public Hearing on Cottage Development Ordinance at 6:00 PM.

Cottage Development Ordinance

Ms. Stinson went over the Cottage Development Ordinance (Exhibit F).

Public Comments:

Fred Jacobsen, 9100 189th Ave. Ct. E.: Please see (Exhibit G) for his statement.

Ms. McDonald submitted the following written comments into the record: Ms. Dahlstrom (Exhibit I) and Mr. Frey (Exhibit J).

Vice-Chair Sulham left open the Public Hearing on Cottage Developments until the next regular scheduled Planning Commission meeting on October 7, 2009.

Vice-Chair Sulham opened the Public Hearing on Downtown Boundary Map at 6:10 PM.

Downtown Boundary Map

Ms. Stinson went over the Downtown Boundary Maps (Exhibit H).

Commissioner Lewis asked if there are any home owners that want to be included in the Downtown Boundary Map?

Ms. Stinson reported that she had not heard from any resident that wanted to be included in the Downtown Boundary Map.

Public Comments:

Vern Hiles, 18812 88th St. E.: When he received the Notice of Public Hearing he did not know that his property was zoned R-1. He knew at one time he was zoned Commercial and thought he was currently zoned R-2. They would like to be out of the Downtown Boundary Map.

Thomas White, 20610 Lapalamia Dr. E.: Passed on making comments.

Michelle Gunn, 8708 188th Ave. E.: After meeting with Ms. Stinson and asking what the pros and cons were about being in the Downtown Boundary Map, does not see any benefits to being placed in the Downtown Boundary. Would like to be taken off the Downtown Boundary Map.

Michelle Youngberg, P.O. Box 7707: Is looking at the map and does not think it is correct. Would like her property taken out of the Downtown Boundary Map. The property she owns that is not part of the Downtown Boundary Map she would like it left out of the Downtown Boundary Map.

M: Everyone/Planning/Planning Commission/Minutes/2009/September 16, 2009.doc

Lee Davidson, 8803 188 Ave. E.: Does not know what the City's plans are, but would like them to move forward with their plans. Did not realize the restrictions that would be in place if he was placed in the Downtown Boundary Map. Would like his property to be left out.

Ms. McDonald submitted the following written comment into the record: Ms. Dahlstrom (Exhibit K).

Vice-Chair Sulham left open the Public Hearing on the Downtown Boundary Map until the next regular scheduled Planning Commission meeting on October 7, 2009.

III. PUBLIC COMMENTS:

Pete Lymberis, Quadrant Homes Bellevue, WA: Would like to make comments after Ms. Stinson speaks on the Changes to Title 18.

IV. NEW BUSINESS: None

V. OLD/CONTINUING BUSINESS:

Discussion of Comprehensive Plan Amendments

Ms. Stinson asked Commissioners if they had any further questions and did not feel they were ready to vote on the Comprehensive Plan Amendments?

Commissioner Lewis asked if they would be getting an update to the Downtown Boundary Map before the next meeting?

Ms. Stinson replied yes there would be an update.

Changes to Title 18

Ms. Stinson went over the changes to Title 18 (Exhibit L). She went over the differences in R-2 and R-3. Quadrant would like to see single residential be included in R-3. If single residential is included in R-3 any development would have to go to Design Commission.

Pete Lymberis, Quadrant Homes Bellevue, WA: As Ms. Stinson pointed out would like to have single and multi-residential available for their development. Ms. Stinson removed the parking regulations they were requesting, but is fine with the changes on the parking standards.

Commissioner Minton-Davis asked Mr. Lymberis what his timeline is on the residential development?

Mr. Lymberis does not really know, with the economy it may be sometime before residential takes off again.

Ms. Stinson let the Commissioners know that Mr. Lymeris has an idea of where they want to go with their residential development.

Mr. Lymeris spoke on how by changing to R-3 and allowing single residential this would allow developers to send in proposals. There is nothing set that Quadrant would be the developers of the project. They are looking into putting in a rain garden in that corner triangle piece of land at 214th and South Prairie Rd.

Commissioner Jacobsen asked if there were plans on saving the Cedar trees?

Mr. Lymeris responded that the Cedar trees are located in the storm water area and does not think they will be able to save them.

Commissioner Jacobsen asked if the forest would be re-opened to the public?

Mr. Lymeris would think WSU would be willing to re-open the forest, however there are safety concerns. They do not allow people to be on their property without supervision.

Commissioner Minton-Davis asked if it would be better to create a new zone instead of changing the zoning to R-3?

Mr. Lymeris would like to get the zoning changed during the 2009 Comp Plan cycle.

Commissioner Jacobsen would also like to see a new zone created.

Ms. Stinson responded that there would not be enough time to develop a new zone during this Comp Plan cycle.

Commissioner Jacobsen asked if they have looked into the WSU Low Impact Development Plan?

Mr. Lymeris responded that they have started to look into the WSU Low Impact Development Plan. They are looking at other possibilities on developing with low impact.

Ms. Stinson mentioned that the trees would not be removed until they are ready to be cleared for development.

VI. FOR THE GOOD OF THE ORDER:

Correspondence – None

Staff Concerns – Ms. McDonald reminded Commissioners of Beautify Bonney Lake this Saturday Sept. 19th at 9 AM, meeting in the Bonney Lake Park and Ride.

Commissioner Concerns – Commissioner Lewis wanted to remind Commissioners that they the Planning Commission, need to take their time to make decisions and vote.

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VI. ADJOURNMENT:

**MOTION WAS MADE BY COMMISSIONER ECK AND SECONDED BY COMMISSIONER
FREDERICK TO ADJOURN.**

MOTION APPROVED 5-0

The meeting ended at 7:28 P.M.

Debbie McDonald, Planning Commission Clerk