



Community Development Department

## Planning Commission Minutes

September 2, 2009 Regular Scheduled Meeting

APPROVED

City of Bonney Lake Council Chambers

**The meeting was called to order at 5:31 P.M.**

### **Planning Commission Present**

Randy McKibbin, **Chair**

Grant Sulham, **Vice-Chair**

Donn Lewis

David Eck

Katrina Minton-Davis (Arrived 5:49)

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 September 16, 2009.

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

Minutes subject to review and approval were those of August 19, 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:**

Chair McKibbin opened the Public Hearing at 5:35.

#### *Utilities Comp Plan Amendment*

Ms. Stinson presented a power point on the changes made to the Utilities Elements Amendment (Exhibit A). Staff recommended approval of this Comp Plan Amendment.

There were no Public Comments.

*Woodyard Comp Plan Amendment*

Ms. Stinson presented a power point on the Woodyard rezone (Exhibit B). Staff recommended approval of this Comp Plan Amendment.

There were no Public Comments.

*WSU Comp Plan Amendment*

Ms. Stinson presented a power point on the WSU Forest Comp Plan. Amendment (Exhibit C). Staff recommended approval of this Comp Plan Amendment.

Public Comments:

Brad Doll, 20212 101 St. E: Mr. Doll is the President of Ponderosa Estates Home Owner Association (HOA); they are located across South Prairie Road from the WSU Forest. The HOA is concerned with storm water run-off and the risk of flooding. Their development would be in the front-line for flooding. Their other concern is the impact the development will have on traffic. Would like to see South Prairie Road widened to accommodate the extra traffic flow.

Fred Jacobsen, 9100 189<sup>th</sup> Ave Ct E: Please see Exhibit D for his statement.

Bill McNally, 21806 110<sup>th</sup> St Ct E: Said to “ditto” Mr. Jacobsen’s statement.

Dennis Tompkins, 10711 164<sup>th</sup> Ave Ct E: Please see Exhibit E for his statement.

Mel Taylor, WSU, Pullman, WA: Quadrant has done a great job with the proposal for the WSU Forest. It is a win-win for everyone. At this time, the WSU Forest is closed and the public must have supervision when accessing the forest.

Bob Edilund, YMCA, Tacoma, WA: Excited about bringing a YMCA to the community. The Bonney Lake/Sumner area is the highest demand area he has ever seen in his 34 years of working at the YMCA. They will build a YMCA in Sumner first, then in Bonney Lake by 2018. The local YMCA will include a pool.

Cheryle Noble, 18612 73<sup>rd</sup> St E: Ms. Noble asked if the Commissioners were comfortable not having a hard copy of the Draft Environmental Study? A lot of rush and not much thought is going into this decision. The Comp Plan should be planned by the City leaders and citizens not by builders. Eastown should have the first choice for sewer hook-up. The zoning does not need to change for a YMCA and medical facilities to be built on the WSU Forest. This is not what the City needs. It will lead to over-crowding of schools and traffic in mid-town will become even a bigger mess. Reminded Commissioners to make sure they are getting the correct information.

Gary Moore, 6014 195<sup>th</sup> Ave E: Comments have already been addressed.

M: Everyone/Planning/Planning Commission/Minutes/2009/September 2, 2009.doc

Tim Turner, Woodcreek Healthcare, Puyallup, WA: Please see Exhibit F for his statement.

Aaron Tallman, 11019 203<sup>rd</sup> Ave E: Owns a small company and is afraid 214<sup>th</sup> Ave. E. will turn into Meridian. His job is service oriented and travel time makes a difference with how quick he is able to arrive at a job. If the YMCA is built and you only have a right-in and right-out, that would mean he would have to drive all the way around Hwy 410 just to get home. The traffic for 590 new residences with maybe an average of 2.5 cars per dwelling is too much for the roads to handle. Would approve option number two.

Quinn Dahlstrom, 6527 193 Ave E: Appreciates what Fred had to say and the previous gentleman. Please see Exhibit G for her statement.

Thomas White, 20610 Lapalomia Dr: Moved from Tacoma when this was a nice little town. The forest contains natural wildlife and is the only forest left. Would hate to see more residents that would add more traffic and make it harder to get out of Ponderosa. It is not that far of a drive to get to a doctor and would rather see the WSU Forest made into a park.

Marc Aversa, Woodcreek Healthcare, Bonney Lake, WA: The Bonney Lake site has the highest need for Physicians but is unable to expand due to the lack of space. By having a one-stop multi-care facility like they are proposing for the commercial parcels, this would actually cut down on traffic. Clients would be able to have all their needs met at one site, instead of having to drive all over town to meet their needs.

Pete Lymberis, Quadrant Homes Bellevue, WA: Would like to thank the Planning Commission for the opportunity to speak. Have tried to balance the needs of all parties involved. All the storm water will remain on site. The proposal will bring in trails, jobs, tax revenue and a YMCA. This would create someplace for the youth to go. He understands there will be some traffic issues, but is doing what they can to minimize the congestion.

Ms. Stinson wanted to clear up a few points:

- Storm water run off has to stay on site.
- Still waiting for Pierce County's comments.
- Hard copies are available of the Draft Environmental Impact Study for the Commissioners.
- Medical offices are not an allowable use in Public Facility zoning.
- Would not have a right in right out, instead would have a traffic light.
- A decision has to be made by City Council by December 31, 2009.
- Buffer and trail is clear cut and developed by the developer.

Ms. McDonald read into the record the names of citizens who submitted written comments.

- Ms. Harding (Exhibit H)
- Mr. & Mrs. Meredith (Exhibit I)
- Mr. & Mrs. Ching (Exhibit J)
- Ms. Hartman (Exhibit K)

Chair McKibbin will leave the Public Hearing open until the next Planning Commission meeting on September 16, 2009.

- III. **NEW BUSINESS:** None
- IV. **OLD/CONTINUING BUSINESS:** None
- V. **FOR THE GOOD OF THE ORDER:**

**Correspondence** – None

**Staff Concerns** – Ms. McDonald reminded Commissioners and audience members of the last “Tunes at Tapps” concert starting at 7:00 PM at Allan Yorke Park this evening.

**Commissioner Concerns** –

Commissioner Jacobsen reminded everyone the Historical Society is selling 2010 Calendars for \$10.00 each or 12 for \$100.00. There will be a rededication at Allan Yorke Park on September 12<sup>th</sup> at 11:00 AM of Historic Monuments.

VI. **ADJOURNMENT:**

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

**MOTION APPROVED 6-0**

The meeting ended at 7:11 P.M.

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Debbie McDonald, Planning Commission Clerk