



Community Development Department

## Planning Commission Minutes

November 18, 2009 Regular Scheduled Meeting

APPROVED

City of Bonney Lake Council Chambers

**The meeting was called to order at 5:34 P.M.**

### **Planning Commission Present**

Randy McKibbin, **Chair**  
Grant Sulham, **Vice-Chair**  
Donn Lewis  
David Eck (Absent)  
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 special joint meeting with the City Council scheduled for December 15, 2009.

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

Minutes subject to review and approval were those of November 4, 2009.

**MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY VICE-CHAIR SULHAM TO APPROVE THE MINUTES OF NOVEMBER 4, 2009.**

**MOTION APPROVED 5-0**

### **II. PUBLIC COMMENTS: None**

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

*2009-2010 Work Plan*

Ms. Stinson wanted to give an update on what the Planning Commission has completed over 2009 and what the Work Plan looks like for 2010 (Exhibit A). Would like Commissioners to be thinking about anything they would like to add or change to the 2010 Work Plan. They need to bring their ideas to the special joint meeting with City Council on December 15, 2009.

Commissioner Jacobsen would like to see another column added to the Work Plan for when the Planning Commission made their decisions.

Ms. Stinson will add that column and will also be adding, when items are initiated.

Chair McKibbin would like the City Council to receive the 2009-2010 Work Plan before the joint meeting.

Ms. Stinson will have it updated and ready to be sent out before it.

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

##### *Changes to R-2*

Ms. Stinson asked if Commissioners had any corrections or changes to R-2 (Exhibit B)?

Commissioner Jacobsen thinks the statement “unless otherwise stated” should be removed.

Ms. Stinson will remove the statement “unless otherwise stated” from the code.

**MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY VICE-CHAIR SULHAM TO APPROVE THE UPDATED VERSION OF R-2, WITH THE STATEMENT “UNLESS OTHERWISE STATED”, REMOVED.**

**MOTION APPROVED 5-0**

##### *Changes to R-3*

Ms. Stinson asked how the Commissioners feel about allowing single family residents in an R-3? She presented a sample of what an R-4 might look like (Exhibit C). Quadrant has stated they don't have a plan, but WSU wants to be able to market the land for single family.

Commissioner Lewis is concerned with the buffers and set-backs between apartments and single family residents.

Ms. Stinson mentioned that buffers and set-backs would be the same in the R-3 or can be changed if a new zone is made. Commissioners need to decide if they would like to vote on a new zone or leave single family in R-3.

**MOTION WAS MADE BY VICE-CHAIR SULHAM AND SECONDED BY COMMISSIONER JACOBSEN (1.) TO NOT RECOMMEND SINGLE FAMILY RESIDENTS IN AN R-3 ZONE AND (2.) TO HAVE A NEW ZONE CREATED THAT WOULD ALLOW SINGLE FAMILY RESIDENTS IN A MIXED USE ZONE.**

Chair McKibbin opened it up for discussion.

Commissioner Lewis would rather see two motions, one for each issue. Favors creating a new zone.

Commissioner Minton-Davis does not want to see all of the WSU residential land turned into high residential.

Commissioner Jacobsen would like to see a site specific rezone, could allow a higher density to allow for more open space.

**VICE-CHAIR SULHAM WITHDREW HIS MOTION AND COMISSIONER FREDERICK SECONDED THE WITHDRAWAL.**

**MOTION WAS MADE BY VICE-CHAIR SULHAM AND SECONDED BY COMISSIONER FREDERICK TO NOT RECOMMEND SINGLE FAMILY RESIDENTIAL IN AN R-3 ZONE.**

**MOTION APPROVED 5-0**

**MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY VICE-CHAIR SULHAM TO CREATE A NEW ZONE FOR MIXED-USE HOUSING THAT WOULD ALLOW FOR SINGLE FAMILY RESIDENTIAL IN CERTAIN DESIGNATED AREAS.**

**MOTION APPROVED 5-0**

*View Shed*

Ms. Stinson asked if Commissioners had any further questions?

Vice-Chair Sulham asked that a View Shed map be added to the City's website so citizens are able to see if they are located in a View Shed area.

Ms. Stinson will have a map created and placed on the website.

Commissioner Jacobsen asked how long a Geo report is good for?

Ms. Stinson thinks they are good as long as no Earth work has been done.

Vice-Chair Sulham thinks the View Shed Ordinance is an enormous burden on the property owners with a long costly list of requirements. Believes the code is meant for developers, not single residence.

Ms. Stinson mentioned it would take educating the Public on the View Shed ordinance.

**MOTION WAS MADE BY COMMISSIONER MINTON-DAVIS AND SECONDED BY COMMISSIONER LEWIS TO APPROVE THE DRAFT VIEW SHED ORDINANCE AND FORWARD TO CITY COUNCIL**

**MOTION APPROVED 3-2**

**Opposed: Vice-Chair Sulham  
Commissioner Frederick**

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

**Correspondence – None**

**Staff Concerns –** Ms. Stinson talked about the Planning Association of Washington Conference she attended. Pierce County created a study on developable land and how to access for re-development.

Ms. McDonald reminded Commissioners of the raffle and auction the Bonney Lake Senior Center will be holding on December 7, at 11 A.M.

**Commissioner Concerns –**

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

**MOTION APPROVED 5-0**

**MOTION WAS MADE BY COMMISSIONER MINTON-DAVIS AND SECONDED BY VICE-CHAIR SULHAM TO CANCEL THE DECEMBER 2, 2009 REGULARLY SCHEDULED PLANNING COMMISSION MEETING.**

**MOTION APPROVED 5-0**

Chair Mckibbin reminded Commissioners of the proposed joint meeting with City Council for December 15, 2009.

Commissioner Frederickson mentioned that the Bonney Lake Historical Society is working on a book on the history of Bonney Lake. They are currently looking to borrow pictures from 1970 or later that might be used in the book.

Vice-Chair Sulham stated “Safe Routes to School” is encouraging students to walk to school. Sumner school district can save money, if they stop bus transportation for kids inside a mile radius of a school.

Commissioner Minton-Davis would like to see the City come up with a walking map that shows safe routes to walk around the city.

**VII. ADJOURNMENT:**

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

**MOTION APPROVED 5-0**

The meeting ended at 7:15 P.M.

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Debbie McDonald, Planning Commission Clerk