



Community Development Department

## Planning Commission Minutes

November 4, 2009 Regular Scheduled Meeting

APPROVED

City of Bonney Lake Council Chambers

**The meeting was called to order at 5:32 P.M.**

### **Planning Commission Present**

Randy McKibbin, **Chair**  
Grant Sulham, **Vice-Chair**  
Donn Lewis  
David Eck  
Katrina Minton-Davis  
L. Winona Jacobsen  
Brandon Frederick

### **City Staff Present**

John Vodopich, Community Development Director  
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 November 18, 2009.

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

Minutes subject to review and approval were those of October 21, 2009.

**MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER ECK TO APPROVE THE MINUTES OF OCTOBER 21, 2009.**

**MOTION APPROVED 6-0**

### **II. PUBLIC HEARINGS:**

Chair McKibbin opened the Public Hearings at 5:34 P.M.

*Changes to R-2 and R-3*

Ms. Stinson has added changes in R-2 to include a minimum and maximum density and clarified the rounding of fractions for dwelling units. She has also added to R-3 the allowance of single family residence and a zero lot line, when building duplexes or townhomes. Any side that does not have an attachment will still need a five foot set-back.

No public comments.

*View Sheds*

Ms. Stinson addressed the changes to the View Sheds, to include an Arborist for steep slopes. She also added the suggestion from the Department of Ecology to include a Wetland Biologist, when working in a wetland area.

No public comments.

Chair McKibbin closed the Public Hearings at 5:41 P.M.

**III. PUBLIC COMMENTS:**

Fred Jacobsen, 9100 188<sup>th</sup> Ave. Crt. E.: “Commissioners will be voting on a key issue tonight and to please think of what you want the City to look like when voting.”

**IV. NEW BUSINESS: None**

**V. OLD/CONTINUING BUSINESS:**

*Comprehensive Plan Amendments*

Ms. Stinson mentioned that each Comp Plan Amendment would have to be voted on separately.

*Utilities Update*

**MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER ECK TO APPROVE AND FORWARD THE UTILITIES UPDATE TO CITY COUNCIL.**

**MOTION APPROVED 6-0**

*Woodyard Land Use Designation*

**MOTION WAS MADE BY COMMISSIONER MINTON-DAVIS AND SECONDED BY COMMISSIONER LEWIS TO APPROVE AND FORWARD TO CITY COUNCIL THE WOODYARD LAND USE DESIGNATION TO COMMERCIAL.**

**MOTION APPROVED 6-0**

*WSU Forest Rezone*

Commissioner Frederick does not like the package for the rezone as it is being recommended. Would rather see a special zone set-up for the residential portion of the forest.

Vice-Chair Sulham is concerned there is no set plan for the infrastructure and traffic will become more congested.

Commissioner Jacobsen is concerned with the R-3 zoning. Believes they should have a new zone designation that will allow for higher density and would save more of the natural habitat.

Commissioner Eck believes it is a good deal to be receiving all the acreage the City is receiving.

Commissioner Lewis concerned with the forest land, can not see a practical way in the short term. He does not think there will be a huge traffic delay with the Cascadia development now and looks like a residential development is years away from being completed. In looking at the park acreage the City is getting, this deal will give the City a chance to develop open space and walking trails in the next few years.

Chair McKibbin wishes there would have been a development agreement in place before having to vote on the rezone.

Commissioner Frederick agrees with Commissioner Lewis, is all for the commercial rezone and is all in favor of an attractive community that will bring people to the City. Just has hesitation with the residential part of the package.

**MOTION WAS MADE BY COMMISSIONER MINTON-DAVIS AND SECONDED BY COMMISSIONER LEWIS TO APPROVE AND FORWARD TO CITY COUNCIL THE WSU FOREST REZONE AND LAND USE CHANGE, AS STAFF HAS PRESENTED.**

**MOTION APPROVED 4-2**

Vice-Chair Sulham and Commissioner Jacobsen opposed.

*Changes to R-2 and R-3:*

Chair McKibbin asked if the Commissioners had any questions or discussion on the Changes to R-2 and R-3.

Ms. Stinson explained that the rounding of decimals that would cover all densities. She then discussed the Changes to R-3. There are three options:

1. Allowing Single Family with it going before the Design Commission.
2. Having Single Family with a Conditional Use Permit (CUP).
3. Add a new land use designation.

Chair McKibbin would like to see this discussion continued at the next Planning Commission meeting which will be held November 18, 2009.

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

**Correspondence** – None

**Staff Concerns** – Ms. Stinson will not be at the meeting on December 2, 2009, but Mr. Vodopich will be able to attend the meeting. Will bring the 2009 Work Plan to the November 18<sup>th</sup> meeting. She will check the code on how often joint meetings with City Council will need to be held.

Ms. McDonald thanked all the Commissioners and audience members who were Veterans and wished them a happy Veteran's Day.

**Commissioner Concerns** – Commissioner Lewis spoke on the special Veteran's Day assembly they will have at the Bonney Lake High School. The special guest speaker will be Lt. Col. Edward Saylor, USAF Retired, who was part of the Doolittle raids. Mayor Johnson will make a proclamation for him and all others on Veteran's Day. The public is welcomed to attend.

Commissioner Jacobsen has the Planning Commission magazine, if any other Commissioner is interested.

**VII. ADJOURNMENT:**

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

**MOTION APPROVED 6-0**

The meeting ended at 6:27 P.M.

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Debbie McDonald, Planning Commission Clerk