



Community Development Department

Planning Commission Minutes

October 21, 2009 Regular Scheduled Meeting

APPROVED

City of Bonney Lake Council Chambers

The meeting was called to order at 5:30 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

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 4, 2009.

I. APPROVAL OF MINUTES:

Minutes subject to review and approval were those of October 7, 2009.

MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER ECK TO APPROVE THE MINUTES OF OCTOBER 7, 2009.

MOTION APPROVED 6-0

II. PUBLIC COMMENTS: NONE

III. NEW BUSINESS: NONE

IV. OLD/CONTINUING BUSINESS:

Downtown Boundary

Ms. Stinson discussed the changes to the Downtown Boundary map. Since the property owners do not want to be included in the Downtown Boundary, the Commission still needs to clean up the corner parcel (5640001231). The parcel is divided with the Northern part being in the Downtown Boundary and the Southern area is not part of the Downtown Boundary. Ms. Stinson would like to see the entire parcel be

included in the Downtown Boundary. The homeowner would like her parcel removed from the Downtown Boundary.

MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER ECK TO RECOMMEND ALL OF THE CORNER PARCEL # 5640001231 BE INCLUDED IN THE DOWNTOWN BOUNDARY.

AMENDMENT TO THE MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER JACOBSEN TO INCLUDE THAT THE AREA OUTSIDE OF THE DOWNTOWN BOUNDARY, WOULD NEED TO BE REZONED FROM DOWNTOWN MIXED DISTRICT TO AN APPROPRIATE ZONING.

MOTION APPROVED 5-1

Commissioner Minton-Davis opposed

Discussion of Comprehensive Plan Amendments

Ms. Stinson stated that this is the time to discuss the Comp Plan Amendments so Commissioners will be ready to vote at the next meeting, November 4, 2009. The Comp Plan Amendments are: Woodyard Rezone, Utilities Update and WSU Forest Rezone. She also reminded Commissioners of the criteria for Comp Plan Amendments.

Woodyard Rezone

Chair McKibbin is worried the property will turn into another Yun property.

Commissioner Jacobsen asked if the parking can come off the Wal-Mart parking lot?

Ms. Stinson stated that would be hard since there is a retaining wall between the properties. They are however, looking at moving the entrance of Wal-Mart further down 192nd Ave. E. Woodyard then may be able to connect with the new entrance.

Utilities Update:

Ms. Stinson reminded Commissioners this is only a language change to include the current water and sewer Comp Plan updates.

WSU Forest:

Ms. Stinson discussed how the WSU Forest rezone meets the criteria for Comp Plan Amendments. Storm water ponds will be developed by the developer using 12 acres of the land that will be donated to the City. It will also create other recreation possibilities and job opportunities in the City.

Commissioner Lewis asked if the Final Environmental Impact Statement (FEIS) was issued and will they need that before the vote?

Ms. Stinson stated the City is still waiting for a response from Pierce County to submit their traffic analyses. Only major change is the triangle park at 214th Ave. E. and South Prairie Road being turned into a rainforest or some other nature type area. The city is pursuing taking over South Prairie Road from Pierce County.

Commissioner Lewis asked if the R-2 and R-3 update were part of the decision?

Ms. Stinson stated that it is not part of the Comp Plan Amendments.

Pete Lymberis, Quadrant Homes Bellevue, WA: Went over their proposed storm water pond design. There will be a berm with a trail around the top.

Commissioner Minton-Davis asked who would be responsible for the trail around the residential area?

Mr. Lymberis responded that the developer would develop the trail and then it would be deeded to the City for the up-keep.

Ms. Stinson reminded the Commissioners that the storm water pond and the development of the trail are not part of the decision-making for the Comp Plan Amendment.

Changes to R-2 and R-3:

Ms. Stinson went over the updated changes to the R-2 and the R-3 zoning (exhibit A & B).

Commissioner Jacobsen talked about how the Growth Management Act was put in place to preserve the natural space and habitat. The WSU Forest is a prime location for developments. We should have included special zoning for that area before now. The R-3 zoning could have been a residential mixed use, where we include a certain percentage of it to be single residential or apartments. She thinks we could have allowed medical facilities in a Public Facilities zone. Does not think single family should be allowed in an R-3 zone City-wide, but believes it would fit in the WSU Forest.

Commissioner Minton-Davis agrees with Commissioner Jacobsen that the City needs to look at all of their zoning and create more specific zones depending on the area.

Commissioner Frederick asked if we were changing the Zone City-wide or just for this specific property?

Ms. Stinson responded that the changes would be City-wide.

Ms. Stinson also talked about how the code does not state how to deal with decimals, whether you round up or down. Should it be added to the code or have it as standard operating procedures in the Planning Department?

Chair McKibbin would like to see the formula be part of the code.

Ms. Stinson stated that if Commissioners had any further questions to please e-mail them to her so she can have the answers ready for the next Planning Commission meeting on November 4, 2009.

V. FOR THE GOOD OF THE ORDER:

Correspondence – Two written correspondence forms: Vice-Chair Sulham (exhibit C) and Jackie O’Riley (exhibit D).

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.

Commissioner Concerns – Commissioner Lewis asked for an update on the Bonney Lake High School addition?

Ms. Stinson responded that the traffic signal had been resolved and construction should be starting soon.

Vice-Chair Sulham asked if it was against the sign code to have many small separate signs that spell out a word?

Ms. Stinson responded that is a “loop hole” in the Sign code. Banners can only be so many square feet, which because each sign is separate it does not make it a banner. That is something that can be added to the Work-plan for 2010, if Commissioners would like it changed.

Chair McKibbin announced the new Planning Commission Journal was available for Commissioners.

VI. ADJOURNMENT:

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

MOTION APPROVED 6-0

The meeting ended at 7:07 P.M.

Debbie McDonald, Planning Commission Clerk