



Community Development Department

Planning Commission Minutes
February 3, 2010 Regular Scheduled Meeting

APPROVED

City of Bonney Lake Council Chambers

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

Planning Commission Present

Grant Sulham, **Chair**
Katrina Minton-Davis, **Vice-Chair**
David Eck
L. Winona Jacobsen
Brandon Frederick
Vacant
Vacant

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 scheduled meeting on February 17, 2010.

MOTION WAS MADE BY COMMISSIONER ECK AND SECONDED BY COMMISSIONER FREDERICK TO EXCUSE COMMISSIONER JACOBSEN'S ABSENCE FROM THE MEETING.

MOTION APPROVED 4-0

I. APPROVAL OF MINUTES:

Minutes subject to review and approval were those of January 6, 2010.

MOTION WAS MADE BY COMMISSIONER ECK AND SECONDED BY VICE-CHAIR MINTON-DAVIS TO APPROVE THE MINUTES OF JANUARY 6, 2010.

MOTION APPROVED 4-0

II. PUBLIC COMMENTS: NONE

III. NEW BUSINESS:

Landscaping Maintenance

Ms. Stinson discussed the loop-hole in the Landscaping Code. The City will require a Landscaping bond for maintaining a properties landscaping for a year. Once that year is over and the bond is released the City has nothing to ensure the landscaping is maintained after that year's time. Some Home Owners Association have their own landscaping by-laws. The Public Hearing will be set up for the March 3, 2010 Planning Commission meeting.

Vice-Chair Minton-Davis commented that you can tell it was written by legal, the code is very vague.

Commissioner Eck would like to see the Landscaping code tightened up.

Downtown Core Zoning and Standards

Ms. Stinson discussed the need to re-examine the Downtown Core Zoning and Standards. There are property owners who have office buildings that are set up as office space on the first floor and not retail space like the code requires. This makes it harder for owners to bring in tenants without needing a Conditional Use Permit (C.U.P). Another issue in the standards state that 75% of a new building must be glass. This means that a homeowner who wants to build a garage, would have to follow this standard.

Chair Sulham asked at what point does the City stop issuing C.U.Ps?

Ms. Stinson responded that there may always be the need for CUPs, to allow owners to develop their property. The Design Standards may also need to change, to allow for garages.

Vice-Chair Minton-Davis would like to know what direction City Council would like the Planning Commission go in?

Ms. Stinson will check with City Council to clarify what direction to go in.

Parking Stall Dimensions for Midtown and Eastown

Ms. Stinson discussed the need for parking stall dimensions for Midtown and Eastown. There are no Design Standards for Midtown. Also, Eastown's Design Standards need to be updated. Plus there are items missing from the Parking Code, like insuring there is a Handicap parking stall for tenant improvements. The Design Commission would like to work on the Design Standards for Midtown and also update Eastown's current Design Standards.

IV. OLD/CONTINUING BUSINESS: NONE

V. FOR THE GOOD OF THE ORDER:

Correspondence – None

Staff Concerns – Ms. Stinson gave a recap of the Feb. 2, City Council meeting. The View Shed will not be voted on, the changes made were not going to fix the problem. Educating the citizens on land clearing will make more of an impact. The Downtown boundary map was debated on and City Council would like to add the property on the Northeast corner of Sumner-Buckley Hwy and Locust Ave. The property owner will need to be notified before voting on the new map. City Council decided to make the Cottage Ordinance a “demonstration ordinance” only.

Ms. Stinson talked about the Brown Bag luncheon she attended. The speaker mentioned if a Commissioner is going to use personal experience to make a decision, they need to be state it on the record.

Commissioner Concerns –

Vice-Chair Minton-Davis asked when the vacant Planning Commission positions will be filled?

Ms. Stinson responded the City is waiting for more applications.

Chair Sulham mentioned the Park Board would like to have a joint meeting with the Planning Commission to go over the Park Elements update. Would like to see the Commissioners rotate presenting recommendations to the City Council meetings.

Vice-Chair Minton-Davis will volunteer for the next time recommendations go to City Council.

VII. ADJOURNMENT:

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

MOTION APPROVED 4-0

The meeting ended at 6:30 P.M.

Debbie McDonald, Planning Commission Clerk