



Community Development Department

Planning Commission Minutes
August 4, 2010 Regular Scheduled Meeting

DRAFTED

City of Bonney Lake Council Chambers

The meeting was called to order at 5:28 P.M.

Planning Commission Present

Grant Sulham, **Chair**
Katrina Minton-Davis, **Vice-Chair**
David Eck
L. Winona Jacobsen
Brandon Frederick (Absent)
Richards Rawlings
Brad Doll

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 Aug 18, 2010.

I. APPROVAL OF MINUTES:

MOTION WAS MADE BY COMMISSIONER ECK AND SECONDED BY COMMISSIONER RAWLINGS TO APPROVE THE MINUTES WITH MINOR CORRECTIONS FROM THE AUGUST 4, 2010 MEETING.

MOTION APPROVED 5-0

II. PUBLIC COMMENTS: NONE

III. NEW BUSINESS:

Joint Meeting with Design Commission

Ms. Stinson discussed the updates to the Eastown Design Standards (Exhibits A and B)

Commissioner Eck would like to know what happens once the Planning Commission has completed their updates to the Eastown Design Standards?

Ms. Stinson responded the Eastown Design Standards recommendations will be sent to City Council.

Vice-Chair Minton-Davis asked if the Design Commission will work on this and bring it back to the Planning Commission?

Ms. Stinson responded that is what we are here to discuss. More then likely the Planning Commission will work on it.

Vice-Chair Minton-Davis would like to see connectivity between parcels so traffic does not have to go back onto Hwy. 410 to go from business to business. Does not like box stores located on the back of parcels, with parking in the front.

Design Commission Chair Strous-Boyd wants to make sure there is a balance of the needs of developers and the wants of the City.

Vice-Chair Kennedy with the standards the way they are written today a car dealership can not have cars located out front.

Ms. Stinson mentioned that the Design Standards already have in them that there must be connectivity. Asked Vice-Chair Minton-Davis if landscaping would help break up the large box stores being placed on the back of a parcel?

Vice-Chair Minton-Davis does not feel that landscaping would help.

Commissioner Jacobsen asked how the Midtown Plan will differ from the Eastown Plan?

Ms. Stinson responded Midtown will be more pedestrian oriented and Eastown will be more automotive oriented. Another joint meeting will be scheduled in October between the Planning Commission and the Design Commission.

MOTION WAS MADE BY COMMISSIONER ECK AND SECONDED BY COMMISSIONER RAWLINGS TO CLOSE THE JOINT MEETING WITH THE DESIGN COMMISSION.

MOTION APPROVED 5-0

IV. OLD/CONTINUING BUSINESS:

ADU's (Accessory Dwelling Units) in R-1

Ms. Stinson discussed the updated recommendation for ADU's in R-1 zoning. (Exhibit C and D)

Commissioner Jacobsen stated that if an ADU was built first that would make it the primary residence.

Ms. Stinson responded that there is not a timeline for how long an ADU can be a primary residence.

Commissioner Eck would like to see it state that an ADU can only be built if there is already a prime residence on the parcel.

Commissioner Jacobsen would like to see a time frame on when an illegal ADU needs to be legalized or must be removed.

Ms. Stinson will check with the legal department.

CUGA Predesignation

Ms. Stinson updated Commissioners on the CUGA predesignation. At this time is waiting for more information on how the City would like to precede the zoning designation.

V. FOR THE GOOD OF THE ORDER:

Correspondence – None

Staff Comments – None

Commissioner Comments –

Vice-Chair Minton-Davis thanked all those who participated in Relay for Life last weekend.

VII. ADJOURNMENT:

MOTION WAS MADE BY COMMISSIONER ECK AND SECONDED BY VICE-CHAIR MINTON-DAVIS TO ADJOURN.

MOTION APPROVED 5-0

The meeting ended at 7:07 P.M.

Debbie McDonald, Planning Commission Clerk