



Community Development Department

Planning Commission Minutes
August 3, 2011 Regular Scheduled Meeting

APPROVED

City of Bonney Lake Council Chambers

The meeting was called to order at 5:33 P.M.

Planning Commission Present

Grant Sulham, **Chair**(Absent)
Katrina Minton-Davis, **Vice-Chair**
David Eck (left at 6:05)
L. Winona Jacobsen
Brandon Frederick
Richards Rawlings
Brad Doll

City Staff Present

Heather Stinson, Planning Manager(Absent)
John Vodopich, Community Development Director
Debbie McDonald, Commission Clerk

A poll determined that a majority of Commissioners would be available for the next regular scheduled meeting on August 17, 2011.

I. APPROVAL OF MINUTES:

MOTION WAS MADE BY COMMISSIONER ECK AND SECONDED BY COMMISSIONER JACOBSEN TO APPROVE THE MINUTES FROM THE JULY 20, 2011 MEETING WITH MINOR CORRECTIONS.

MOTION APPROVED 5-0

II. PUBLIC COMMENT AND CONCERNS: NONE

III. NEW BUSINESS: NONE

IV. OLD/CONTINUING BUSINESS:

Midtown

Mr. Vodopich presented the staff report for the land use designation change of the Bethel Family Fellowship property from C-1 to C-2.

Commissioner Doll had concerns that if the designation is changed to C-2, one of the allowed uses would be the ability to store hazardous waste. This should not be allowed next to residential.

Mr. Vodopich responded he will take a look at hazardous waste storage next to residential in a C-2 designation.

Vice-Chair Minton-Davis stated she was looking at the different types of uses C-1 allows. C-1 only seems have a small pocket of uses.

Mr. Vodopich mentioned the Planning Commission will hold a Public hearing on the rezone at their next meeting on August 17.

Midtown Design Standards

Mr. Vodopich presented the seating plaza information from Gig Harbor and how they calculated the plaza square footage. They have had these standards since 1986.

Vice-Chair Minton-Davis asked Commissioners if they agreed with the wording in the Midtown Design Standards as-is.

Commissioners had no objections to the wording of the Midtown Design Standards.

Midtown Zoning

Vice-Chair Minton-Davis discussed her zoning name changes and notes on the changes.

Commissioner Jacobsen stated it looks like the same zoning just changing the name.

Vice-Chair Minton-Davis responded it would be adding a new zone and creates a defined Midtown Use and Easttown Use.

Mr. Vodopich stated it would give the Planning Commission more flexibility in crafting the allowed uses for those areas.

Commissioner Jacobsen asked if it would be an administrative problem with the name changes.

Mr. Vodopich responded the changes would make it cleaner.

Vice-Chair Minton-Davis asked if there was any objection to the name change and does the Commission want to create an Easttown Zone? She would like to see the wording for the Easttown Zone to include employee based.

Mr. Vodopich commented the zoning would be cleaner if all three areas of the City were named. May want to look at the Gig Harbor plaza information and take out some items that no longer have a practical purpose. The bike racks and benches in front of the store don't see much use, but the common plaza area between buildings is being used.

Zoning Matrix

Vice-Chair Minton-Davis handed out her idea of changes to the Zoning Matrix, would like the Commissioners to go through it in pieces.

Commissioner Frederick asked what the general feeling from City Council is.

Mr. Vodopich responded they would like to keep it simple.

Vice-Chair Minton-Davis suggested the Commissioners take the time to look at the changes and will discuss changes at the next meeting.

Commissioner Jacobsen will be sending out her recommended changes to the Zoning Matrix.

Eastown Design Standards

Mr. Vodopich discussed the proposed Eastown Development Standards.

Vice-Chair Minton-Davis asked about loosening up the standards on requirements for building modulation every 75 feet.

Commissioner Rawlings it can be as simple as changing the color of paint to change the modulation.

Mr. Vodopich suggested the concrete facing can also be changed to break up the modulation.

Vice-Chair Minton-Davis would like to see longer distances in modulation and have them meet two of the design elements.

Commissioner Jacobsen believes the modulation should stay at 75 feet.

Commissioner Frederick suggested the longer modulation be placed on larger stores and keep the 75 feet for small stripe malls. He would like to see some more research on building sizes.

Commissioner Rawlings would like more direction from City Council.

Park Element Maps

Mr. Vodopich presented the different park usage maps. The question to Commissioners is which map they would prefer to use.

Commissioner Jacobsen would like to see the primary service area map used and take out the secondary use area.

Mr. Vodopich commented with the secondary use taken out it, shows what parks are actually useable.

Commissioners agreed to use the primary map and remove the secondary usage.

V. FOR THE GOOD OF THE ORDER:

Correspondence – NONE

Staff Comments – NONE

Commissioner Comments –

Commissioner Jacobsen wanted to clear up any rumor that at this time the Historical Society has not found a home yet. The Powerhouse has been offered but will not be beneficial for the Bonney Lake area to loose it off the hill.

Vice-Chair Minton- Davis mentioned the good turn out at Relay for Life and the event so far has raised over \$180,000.00.

VI. ADJOURNMENT:

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

MOTION APPROVED 4-0

The meeting ended at 6:27 P.M.

Debbie McDonald, Planning Commission Clerk