



Community Development Department

Planning Commission Minutes

December 7, 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**

Katrina Minton-Davis, **Vice-Chair**

David Eck

L. Winona Jacobsen

Brandon Frederick

Richards Rawlings

Brad Doll

City Staff Present

Heather Stinson, Planning Manager

Debbie McDonald, Commission Clerk

A poll determined that a majority of Commissioners would be available for the next regular scheduled meeting on January 4, 2012.

I. APPROVAL OF MINUTES:

MOTION WAS MADE BY COMMISSIONER ECK AND SECONDED BY COMMISSIONER DOLL TO APPROVE THE MINUTES FROM THE NOVEMBER 16, 2011 MEETING.

MOTION APPROVED 6-0

II. PUBLIC COMMENT:

Shawn Hoey 1120 Pacific Ave. Tacoma: Mr. Hoey is with the Master Builders Association. He has some comments to the Landscaping and Lighting Ordinances and the Civil Code. He did not like that if only 25% of the lighting was being worked on then all lights had to be changed out. Most jurisdictions it is at least 50%. Is there an allowance for alternative design like a review process? The Lighting Ordinance really targets the remodeler not the home owner. A home owner is not going to get a permit to change a light fixture. It would be impossible to enforce unless you had a record of all the lighting in the City. On the Civil Code is the \$500.00 fee per lot or sub-division. Then why is the builder being dinged twice with the fire sprinkler connection? They already have to pay for the meters and now they get charged again for the fire extinguisher system. In the Landscaping Ordinance why is it asking for more evergreens?

Ms. Stinson commented that all exterior lights would include cam-lighting and it would require the home owner to follow the codes. Lighting is not something that requires a permit so could not go after the home owner but would expect them to meet the standards. The Commissioners will be talking about the 25% requirement

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later on the agenda. The evergreens keep their foliage all year long, deciduous only have leaves for half the year.

III. NEW BUSINESS: NONE

IV. OLD/CONTINUING BUSINESS:

Landscape Ordinance

Ms. Stinson updated commissioners that a visual type three buffer was added. On page six she included that the street trees be in accordance with the Bonney Lake tree plan. She will work on a visual with the different size trees.

Commissioner Jacobsen asked if it was possible for a landscaping wall instead of a tree barrier.

Chair Sulham suggested change the wording to include a wall or fence.

Civil Code

Ms. Stinson will get the answers about the fees. From the last meeting just had formatting changes.

Commissioner Rawlings is concerned the developers are being doubled up on fees which are adding insult to injury.

Ms. Stinson will get clarification on the fee and how it is defined.

Lighting Ordinance

Ms. Stinson put the question to the Commissioners about the 25% threshold on replacing lightening fixtures. There is no way to enforce for residential unless you have an inventory of all the lighting in the City. There really is no permit associated with the changing out of the fixtures.

Chair Sulham asked if it triggers a permit then would it apply.

Ms. Stinson could add that any new addition to a house would need to meet the new lighting standards.

Vice-Chair Minton-Davis stated she struggles with this, the City is already telling people they must add sprinklers now they are trying to regulate what type of lighting to install. Would rather see the builders be educated on energy efficient lighting.

Ms. Stinson would like to have a handout out that explains the procedures. Not able to just have in the code that lighting needs to be pointing down, if the lumens are at a high level it won't help if it is pointing down.

Vice-Chair Minton-Davis asked about if this affects signage.

Ms. Stinson replied the code does not talk about lighting of signs.

Commissioner Eck would rather use the 50% threshold instead of 25% for the trigger of replacing light fixtures.

Ms. Stinson also mentioned the ordinance does not address if you are remodeling the outside. She will do some more research and update Commissioners at the January 4, 2012 meeting.

V. FOR THE GOOD OF THE ORDER:

Correspondence – NONE

Staff Comments – Ms. Stinson mentioned the Christmas get together.

Commissioner Comments – Commissioner Eck noted this will be Vice-Chair Minton-Davis' last meeting and she will be missed. Chair Sulham presented Vice-Chair Minton-Davis with a gift from the Commissioners.

VI. ADJOURNMENT:

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

MOTION APPROVED 6-0

The meeting ended at 6:35 P.M.

Debbie McDonald, Planning Commission Clerk