



Community Development Department

Planning Commission Minutes

February 2, 2011 Regular Scheduled Meeting

APPROVED

City of Bonney Lake Council Chambers

The meeting was called to order at 5:30 P.M.

Planning Commission Present

Grant Sulham, **Chair**

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

David Eck (Absent)

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 Commission members would be available for the next regular scheduled meeting on February 16, 2011.

MOTION WAS MADE BY COMMISSIONER DOLL AND SECONDED BY COMMISSIONER FREDERICK TO EXCUSE COMMISSIONER ECK FOR BEING ABSENT FROM TONIGHT'S MEETING.

MOTION APPROVED 5-0

I. APPROVAL OF MINUTES:

MOTION WAS MADE BY COMMISSIONER JACOBSEN AND SECONDED BY COMMISSIONER DOLL TO APPROVE THE MINUTES FROM THE JANUARY 19, 2011 MEETING.

MOTION APPROVED 5-0

II. PUBLIC COMMENT AND CONCERNS: NONE

III. NEW BUSINESS:

IV. OLD/CONTINUING BUSINESS:

CUGA Related Zoning Codes and Ordinances

Ms. Stinson stated that the City's legal department liked the idea of an overlay but would need some zoning framework. Would be separated out for residential and commercial. She will start working on a draft for the Comp Plan and an ordinance. The City is in negotiations with Pierce County to develop an inter-local agreement which may affect the zoning.

Commissioner Rawlings asked what the difference is between an overlay and a conditional use permit?

Ms. Stinson responded the criteria's are different and the conditional use permit goes through the Hearing Examiner.

Zoning Matrix

Ms. Stinson discussed the zoning matrix and how City Council would allow for more commercial and small scale commercial. She may bring in a list of uses to go through with the Commissioners.

Commissioner Jacobsen mentioned there would be a chance of a small strip mall but not a large scale shopping center.

Commissioner Rawlings asked what does D.C. D.M. P.F. mean?

Ms. Stinson answered Downtown Core, Downtown Mix, and Public Facility.

City Administrator Mr. Morrison spoke on the park fees if we are able to accept park land instead of park fees. Would not extract more land than the park impact fee. Pierce County is trying to propose to keep the park but have the City develop it. The City has issues with their site plan for the park and some changes would need to be made. Would like to re-open the design of the park, since it does not fit the City's Park Plan

Chair Sulham mentioned that some of the matrix could apply to the Midtown Plan.

Procedure to Update Development Regulations

Ms. Stinson will have more complete procedure for the next Planning Commission meeting. The City does not want to come to the Planning Commission for every little text change. Reminded Commissioners of the draft that legal had developed.

City Council Retreat

Ms. Stinson asked Commissioners to think of points they would like to discuss at the City Council Retreat on March 5. The Cultural Resource plan at this time is not on the agenda and not sure it will be.

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City Administrator Mr. Morrison stated the Cultural Resource Plan was not going to be part of the retreat. Does not know if it will be part of the Comp Plan or if it will stand alone. It can be discussed at a future City Council Workshop.

Commissioner Jacobsen stated the City should have something in place. If it is not going to be part of the Comp Plan then it should be an ordinance.

Ms. Stinson mentioned if the Cultural Resource Plan is in the Comp Plan will make it harder to change with it only being able to update once a year. Would have more force then it standing on its own. With it standing alone there would be no time crunch and no force behind it unless ordinances are put into place.

Ms. Stinson is working on the Historical Preservation and looking at heritage plans. Department of Commerce has a great guide to Historical Preservation.

City Administrator Mr. Morrison discussed how some of the City Council Members got ahead of themselves talking about the retreat at the last Council meeting. Also need to look at redevelopment and if you want to reinvent the water, sewer and transportation plans or just update.

Commissioner Jacobsen would like serious consideration be placed on developing an Eastown Steering Committee. Like what was set up for the development of the Downtown Core.

Chair Sulham stated he will be representing the Planning Commission at the table with City Council during the retreat.

V. FOR THE GOOD OF THE ORDER:

Correspondence – None

Staff Comments –None

Commissioner Comments – Commissioner Jacobsen mentioned at the City Council meeting on Tuesday Mr. Vodopich discussed the UGA and what the process is with the Pierce County. Would like to know what is the Public process?

City Administrator Mr. Morrison stated the annexation is limited because the City has not included it in the Comp Plan. The City tried to square up the boundaries but was just denied by Pierce County. The City can not plan for it until it is in the UGA. Should look at including a futures water, sewer and transportation plan to include all the area. No process at this time.

Commissioner Jacobsen stated if this goes through at the Pierce County level what happens if Eastown gets an Employment Center?

Ms. Stinson answered the City could pre-designate the area.

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VI. ADJOURNMENT:

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

MOTION APPROVED 5-0

The meeting ended at 6:42 P.M.

Debbie McDonald, Planning Commission Clerk