



Community Development Department

## Planning Commission Minutes

January 19, 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 (5:44)

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 2, 2011.

### **I. APPROVAL OF MINUTES:**

**MOTION WAS MADE BY VICE-CHAIR MINTON-DAVIS AND SECONDED BY COMMISSIONER JACOBSEN TO APPROVE THE MINUTES FROM THE JANUARY 5, 2011 MEETING.**

**MOTION APPROVED 5-0**

### **II. PUBLIC COMMENT AND CONCERNS: NONE**

### **III. NEW BUSINESS:**

*Introduction of 2011 Workplan Code Updates*

Ms. Stinson has no updates at this time.

**IV. OLD/CONTINUING BUSS:**

***CUGA Related Zoning Codes and Ordinances***

Ms. Stinson will have the full update by the next Planning Commission meeting February 2. Discussed the changes to the zoning codes and ordinances. Gave options on the zoning for the annexation area.

City Administrator Mr. Morrison stated Commissioners may want to look at a Neighborhood Commercial Area type zoning. Will need to wait to see site plans before determining zoning.

Chair Sulham would approve a small commercial area to service the annexation area.

Commissioner Jacobsen stated they could include that in a Planned Development Agreement.

Vice-Chair Minton-Davis asked if they could require a Development Agreement.

Ms. Stinson answered that in the zoning you can require a Development Agreement.

Vice-Chair Minton-Davis asked what the City gains from the annexation.

City Administrator Mr. Morrison responded it would be better to annex the area in at this time so the City would be able to collect the 80 million in fees.

Commissioner Eck asked if the annexation will be on the ballot to vote on.

City Administrator Mr. Morrison answered it looks like the vote on the annexation will be delayed a year.

Ms. Stinson will get more information from Investco on their plan to develop the area.

***The Boundaries of Midtown***

Ms. Stinson presented some proposed boundaries for Midtown. The boundaries are loosely in the Comp Plan with the East boundary being 214<sup>th</sup> and the West boundary being Fennel Creek. There is no North and South defined boundaries.

Planning Commissioners would like to see Public Facilities included.

***Midtown Sewer, Water and Circulation***

Ms. Stinson discussed the sewer lines in Midtown. By looking at the map you can tell there are not a lot of sewer lines in Midtown. Would like the Commissioners to think about any questions they have for City Council about Midtown. Commissioners will also be looking at Easttown.

Commissioner Jacobsen stated she got the feeling that Council is looking at the Planning Commission to see what their vision is for Midtown and Eastown.

Chair Sulham asked the Commissioners to think of question they would like to ask Council and bring them to the February 2, meeting.

*Progress on the Cultural Resources Plan*

Ms. Stinson and staff are working on collecting research for the Cultural Resource Plan. The City Council will be talking about the Cultural Resource Plan at the retreat.

Chair Sulham mentioned this might be another issue the City Council needs to figure out the vision on.

**V. FOR THE GOOD OF THE ORDER:**

**Correspondence** – None

**Staff Comments** –

Ms. McDonald mentioned that new nametags have been ordered.

Ms. Stinson mentioned the City Council Retreat has been moved to March 5.

**Commissioner Comments** –

Commissioner Jacobsen discussed that City Attorney Mr. Dionne mentioned that having a liaison at Planning Commission meetings was not a problem as long as there was not a quorum of City Council Members.

**VI. ADJOURNMENT:**

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

**MOTION APPROVED 6-0**

The meeting ended at 6:26 P.M.

---

Debbie McDonald, Planning Commission Clerk