



Community Development Department

Planning Commission Minutes

July 20, 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 (Absent)

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 August 3, 2011.

I. APPROVAL OF MINUTES:

Minutes were not available for approval.

II. PUBLIC COMMENT AND CONCERNS:

Jeffery Oliphant PO Box 1294, Auburn: Developed the Lowes and would like to talk about the rezone. After the Lowes was approved they purchased the houses on the corner for above market price because that was the right thing to do. Also put two million into widening Highway 410. The business in his shopping center are not doing well. There is enough supply of C-2 properties in the Bonney Lake market why add more by rezoning other parcels to C-2.

III. NEW BUSINESS: None

IV. OLD/CONTINUING BUSINESS:

Midtown Design Standards

Ms. Stinson asked Commissioners if the design standards that were recommended for Easttown sufficient for Midtown? Do you want parking exceptions for Senior Housing?

Commissioner Jacobsen does not feel that assistant living housing should be exempt since most Seniors are still driving and have visitors. Would allow the exemption for nursing homes.

Vice-Chair Minton-Davis would like to see the zoning changed to the areas they are in. Midtown Zoning would be service oriented and Easttown would be commercial/employee oriented. Downtown is pedestrian friendly, Midtown would be transitional both auto/pedestrian and Easttown would be auto oriented. Has gone through and looked at how it would change the Zoning Matrix.

Ms. Stinson responded to Vice-Chair Minton-Davis' suggestion. If the commercial is changed it would leave Midtown with the only C-2 zoning. Community Development Director John Vodopich will attend the next Planning Commission meeting on August 3, 2011 and address the church rezone. He will have a staff report on the rezone.

Commissioner Rawlings would like to see Vice-Chair Minton- Davis' proposal in writing. It would be easier to understand and sell to council to have it in writing. Likes the idea is just not sure of the naming of the zones.

Ms. Stinson will try and draft something of the Midtown Core Zoning that would have design standards. The Public Hearing on the Midtown Design Standards will be held on August 17th.

Easttown Text and Design Standards

Ms. Stinson presented the final draft of the Easttown Design Standards and asked the Commissioners what direction they would to go in?

Commissioners Jacobsen asked if the sidewalks and pedestrian language was still taken out

Ms. Stinson responded there is still pedestrian elements in the standards. Would like to see a bench area like the one in front of the Costco in Gig Harbor.

Commissioner Rawlings would like modulation with buildings facing Hwy 410. Also suggested asking Mr. Vodopich how they got the bench seating plaza area added to the Costco design.

Ms. Stinson will ask Mr. Vodopich about the plaza and can add modulation to the design standards.

Park Element

Ms. Stinson presented the new park usage maps.

Commissioner Rawlings asked if the Home Owner Association (HOA) parks should be listed on the map?

Commissioner Jacobsen believes they should be shown so it will still show who is using the parks.

Ms. Stinson commented if the secondary service area was not shown then you would see the gaps in service.

Commissioner Rawlings asked about the Brookside future park that is proposed with a land swap with the City. If future parks are being listed then that should be included.

CUGA (Discuss zoning pre-designation of residential)

Ms. Stinson refreshed the Planning Commission on the zoning designations for the CUGA. The City's legal department commented that the Municipal Code will have to be changed once the annexation is complete. Comp Plan and the zoning can be changed now. The draft has been approved by legal. The zoning can be changed after the annexation.

Commissioner Rawlings

changes to the Park Element; the survey has been moved to the back in the appendix. She does not think there needs to be a break down of open space. The Park Element will anticipate future annexations in a separate section. The survey results show the top priorities: 1. Trails, 2. YMCA/Community Center and 3. Sports Complex. Also talked about the park map that shows the use by population for each park.

Commissioner Jacobsen would like to see a map that shows the use by distance not by population.

Ms. Stinson commented they can do it by distance and not by population but the other tables in the Park Element are done by population. There will be a lot less parks when the open space is taken out as recreation

Zoning Matrix

Ms. Stinson opened the discussion up for Commissioner comments on the Zoning Matrix

Commissioner Jacobsen discussed the comments she had on the Zoning Matrix.

Vice-Chair Minton-Davis asked why there could not be a Midtown Zone and an Eastown Zone like there is a Downtown Core and a Downtown Mixed Use.

Ms. Stinson replied that Midtown would be considered C-2 and Eastown as C-3.

Chair Sulham tabled the discussion on the Zoning Matrix to be continued at the next Planning Commission meeting.

Ms. Stinson will see about getting a City map displayed on the monitors for the Commissioners to view while discussing the Zoning Matrix at the July 6, Planning Commission meeting.

V. FOR THE GOOD OF THE ORDER:

Correspondence – NONE

Staff Comments – NONE

Commissioner Comments – NONE

VI. ADJOURNMENT:

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

MOTION APPROVED 5-0

The meeting ended at 7:08 P.M.

Debbie McDonald, Planning Commission Clerk