



Community Development Department

## Planning Commission Minutes

June 1, 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

L. Winona Jacobsen

Brandon Frederick (Absent)

Richards Rawlings

Brad Doll

### **City Staff Present**

Heather Stinson, Planning Manager

Debbie McDonald, Commission Clerk

John Vodopich, Community Development Director

A poll determined that a majority of Commission members would be available for the next regular scheduled meeting on June 15, 2011.

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

**MOTION WAS MADE BY COMMISSIONER ECK AND SECONDED BY COMMISSIONER RAWLINGS TO APPROVE THE MINUTES FROM THE MAY 4, 2011 MEETING.**

**MOTION APPROVED 5-0**

Chair Sulham announced that Deputy Mayor Swatman and Council Member McKibbin are in the audience in an informal capacity.

### **II. PUBLIC COMMENT AND CONCERNS:**

Roger Watt 22719 SR 410 Bonney Lake: Addressed the Planning Commission in regards to the Eastown Steering Committee results. What were not answered were the sewer and road issues for Eastown. Would like to see the Planning Commission make a recommendation to City Council for a Steering Committee to focus on the roads and sewer. There needs to be some kind of forum for open dialogue. The concerns with the roads are: cost, location of roads, width of roads and the burden on some property owners compared to others. Also does not understand why the East-West roads that are only 600 ft from HWY 410 still need to have sidewalks and trees? With the widening of HWY 410 new sidewalks and trees will be added.

Chair Sulham commented the Eastown Steering Committee results will go to City Council by June 10<sup>th</sup> and Council will give directive to the Planning Commission. A lot of what Mr. Watt has brought up will have to go through City Council.

Commissioner Jacobsen mentioned the roads will be developer driven.

Ms. Stinson added it is more the City has the roads mapped out and the developer will develop the roads as they go.

Deputy Mayor Swatman speaking as a Council Member mentioned that the Planning Commission should be over in at the Justice Center for their next meeting. The Commission can configure the room to their liking. Showed up to the meeting tonight to discuss the Eastown situation, you may have got the wrong information or wrong idea what Council was trying to do with the Eastown concept. Council Members noted that there is very few zoning changes from C-2 to C-3. It is not a C-2 plus a C-3. There was very little C-3 zoning. Midtown can be C-2 with use requirements and would be easy to change for uses that have not come up at this time. Then you can keep C-3 for uses away from the population. Not worried about the zones but what is allowed in those zones.

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

#### *Planning Commission By Laws*

Ms. Stinson went through the copy of the official by-laws. Was pointed out that the by-laws meet at City Hall and did we want this draft to say the Justice Center. When she reads the by-laws it just states the Planning Commission will meet in the Council Chambers and since the Council Chambers have moved to the Justice Center we should no have to change the by-laws. If a Commissioner has a by-law to change they can bring to a Planning Commission meeting for the Commissioners to vote on and if approved will be moved forward to the City Council.

### **IV. OLD/CONTINUING BUSINESS:**

#### *Midtown Zoning*

Ms. Stinson reiterated that she is a property owner affected by the zoning change and is only speaking on the basic staff information commissioners asked for. She discussed her memo of the history of the parcels.

Jacobsen asked if collision centers stay zoned only for C-3, would the Bonney Lake Collision Center still be able to stay at their location.

Ms. Stinson responded if the zoning is not changed to C-3 Bonney Lake Collision Center would still be able to continue to operate. They would be a non-conforming use and if they closed another collision center would have up to a year to come in. By making it an allowed use in C-2 that would make it a conforming use.

*Eastown Plan Element*

Chair Sulham went over the Eastown Sub Committee results and how the results would be forwarded on to the City Council.

Mr. Vodopich mentioned that per the ordinance that the Eastown Sub Committee was formed under, states they are to have the results to the City Council by June 10, 2011. Have not decided when the presentation to City Council will be, it is not on the June 6 City Council Agenda.

Ms. Stinson went over the results of the Eastown Steering Committee and the zoning matrix. They did add to the Design Standards the need for a gateway sign on the Northeastern most property in Eastown. Also eliminated the wording "pedestrian friendly".

Commissioner Jacobsen has concerns that if R-3 is still going to be allowed in Eastown then the wording "pedestrian friendly" should not be taken out. That an apartment complex will have pedestrian connections within the complex. It is wrong to take out "pedestrian friendly" when you are talking about having a large apartment complex out there right up against a shopping center it will still need to be "pedestrian friendly".

Ms. Stinson responded even with the wording "pedestrian friendly" being taken out of the design standards there is still requirements for pedestrian connections between two developments and pedestrian paths within a development.

Commissioner Jacobsen also commented that the Planning Commission did not want Eastown to look like South Hill with a sea of cars and the building in the back.

Ms. Stinson replied the Eastown Steering Committee did not feel that was important and developers should be allowed to orient the parking how they want.

Commissioner Jacobsen stated that's great if you are going to allow it to be completely developer driven, but we have to consider what is it we want our City to look like.

Ms. Stinson mentioned the Design Standards will be coming back to the Planning Commission and you will have a chance to amend it.

*Zoning Matrix*

Ms. Stinson went over the Zoning Matrix, the Eastown Steering Committee did not have much to change but. added the language to allow retail and whole sale with warehouse and distribution of goods in C-2. Added that auto repair would be an allowed use in C-2. Would like the Planning Commission to have a detailed discussion on the zoning for C-2 and C-3 and what should be allowed uses. Commissioners can go through and make their comments and send them to Ms. Stinson who will forward them out for the next Planning Commission meeting.

*Park Element*

Ms. Stinson stated the Park Element has not been changed and would like to know from the Planning Commission what information they feel needs to be in the Park Element. She discussed the park survey and how the votes were tallied. The question is if the survey needs to be part of the Park Element. The survey and the survey results can be added as an appendix.

Commissioners would like to see the survey added as an appendix and that there is a recommendation memo. When the Park Element is sent to City Council the memo should reflect both the Park Board and Planning Commission recommendations. Would also like to see some pictures of parks in the Park Element.

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

**Correspondence** – NONE

**Staff Comments** – Ms. Stinson stated the City Council has the Planning Commission Work Plan on the agenda for their June 14<sup>th</sup>, meeting.

**Commissioner Comments** –

Commissioner Jacobsen mentioned the Historical Society's book is available for purchase.

Commissioner Minton-Davis attended the Council meeting May 24<sup>th</sup> and they were looking at the landscape buffer. Master Builders came in with some questions. If you are building a home it makes sense not to have your windows facing a commercial area. It puts it on the designer not to place the windows towards commercial developments. She also wanted it noted that the City competed against Rotary Press in a penny drive and Rotary Press came out the clear winner.

**VI. ADJOURNMENT:**

**MOTION WAS MADE BY COMMISSIONER DOLL AND SECONDED BY COMMISSIONER JACOBSEN TO ADJOURN.**

**MOTION APPROVED 5-0**

The meeting ended at 7:11 P.M.

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Debbie McDonald, Planning Commission Clerk