



Community Development Department

Planning Commission Minutes

March 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 (left at 6:35)

Brad Doll

City Staff Present

Heather Stinson, Planning Manager

Debbie McDonald, Commission Clerk

Park Board

Gary Leaf, Community Service Director

Darren Proctor, **Chair**

Brian Cebe, **Vice-Chair**

Fred Jacobsen

Chair Sulham acknowledged City Administrator Don Morrison and Community Development Director John Vodopich were in attendance.

A poll determined that a majority of Commission members would be available for the next regular scheduled meeting on March 16, 2011.

I. APPROVAL OF MINUTES:

MOTION WAS MADE BY VICE-CHAIR MINTON-DAVIS AND SECONDED BY COMMISSIONER JACOBSEN TO APPROVE THE MINUTES FROM THE FEBRUARY 16, 2011 MEETING.

MOTION APPROVED 5-0

II. PUBLIC COMMENT AND CONCERNS: NONE

III. NEW BUSINESS:

Joint Meeting with Park Board to Discuss Park Element Update

Mr. Leaf discussed the draft summary of the Park Plan (Exhibit A). The drafted Park Plan will be handed out at the Council retreat on March 5, 2011. The figures could change if the annexation goes through. Park fees could be raised to \$8,000.00 for new residential or multi-family construction being built in the City.

Commissioner Jacobsen asked if the proposed use of the Moriarty property had been reviewed by the Park Board. The design has the Heritage tree being taken out for a play field. How close will the amphitheater be to the homes in the area?

Mr. Leaf responded that this is only a proposal and most likely we will not be around when funding is available.

Park Board Chair Proctor commented that the Mayor had some input on the design and the City Council wanted the BMX Park.

Commissioner Jacobsen asked if any consideration was given to the mid-town area and not try to funnel everything to Allen Yorke Park.

Park Board Chair Proctor any feedback is appreciated. This is a plan looking out to the future; the city is at a deficit for park land. Want to provide the most services for the most citizens. The number one recreation is walking which does not mean just trails but would include sidewalks. The Park Board had different user groups talk about the need for play fields and a sports complex.

Vice-Chair Minton-Davis commented a YMCA would be funded by private donations which may be more realistic then the burden is on the users.

Park Board Member Jacobsen stated the YMCA is limiting where a Community Center would allow for more services.

Park Board Vice-Chair Cebe commented the Park Board has done a lot of research and work on this Park Plan and did not focus on the money but on the needs of the citizens. Why put two YMCA's so close together when you can just go down the hill into Sumner. This would allow more money for a Community Center.

Commissioner Jacobsen asked if this is the final Park Plan.

Mr. Leaf commented will still need to recalculate the population numbers.

Chair Sulham thanked the Park Board for attending and for all their efforts on the Park Plan.

Vice-Chair Minton-Davis also thanked the Park Board for attending.

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Commissioner Jacobsen mentioned that the Covington Park Plan was helpful they had an area of service that overlapped and showed where the deficits are.

Park Board Chair Proctor mentioned if anyone has any questions to please e-mail him and he will do his best to help.

Park Board Vice-Chair Cebe asked what is the process going to be after this?

Ms. Stinson answered the Park Plan is in the hands of the Planning Commission but if the Park Board has any further input to please let her know. She did not anticipate a lot of changes and there will be at least one Public Hearing.

Chair Sulham closed the Joint Meeting with the Park Board closed. (6:37)

Night Club Ordinance

Ms. Stinson has been working on the sound proofing issue and has not come up with a good way to fix it. Restaurants and taverns can meet the use. There is no zone that allows nightclubs. Would like to see outdoor seating as a use in the downtown core. Likes the idea of the last to develop in the area is responsible for the noise barrier but would like to see the landscape buffer improved to help with noise.

Commissioner Jacobsen stated there needs to be a nightclub definition and which zones they should be allowed in.

City Administrator Mr. Morrison wanted to make sure Commissioners are aware there is a separate Nightclub Ordinance that defines nightclubs.

Draft Zoning Matrix Ordinance (Discussion)

Ms. Stinson updated the changes to the ordinance, she made corrections Commissioners had recommended and has added a column for residential zone that is in the CUGA area.

Chair Sulham commented that it will need to be re-looked at after the City Council retreat.

Draft CUGA Zoning Ordinance (Discussion)

Ms. Stinson discussed how Pierce County has a PUD (public utilities district) process and the City does not. The City is trying to allow for a PUD without having a PUD by using a Development Agreement. Legal department just came out with updates. Could already have a commercial area and then build around it in phases. There is no overall plan and may have to be pieced together but flexible.

Commissioner Jacobsen asked if the Park Plan is something that can be added to it.

Ms. Stinson mentioned that it is something that can be added.

IV. OLD/CONTINUING BUSINESS:

Draft Land Use Ordinance for the CUGA

Ms. Stinson is working on the zoning; it has been hard to find what she is looking for. The simpler of the two land-use designations adds a land use element in Planned Community District. If you do not like this terminology then speak now so it can be changed. Would pre-designate Area 465 as a Planned Community District. There are still questions if it will be an R1 or and R2.

Commissioner Jacobsen did not see Pocket Parks mentioned in the ordinance.

Chair Sulham asked if there was a definition of a Pocket Park.

Commissioner Jacobsen answered it is a little green space with a bench, just something to break up the concrete.

Ms. Stinson commented there is no definition for Pocket Park but will create one if the term is going to be used.

Draft Zoning Matrix Ordinance

Ms. Stinson presented her updated draft of the Zoning Matrix Ordinance. Will continue to work on the draft for the next Planning Commission meeting.

Draft Ordinances Procedure to Update Development Regulations

Ms. Stinson has updated the draft; this does redefine what goes to Planning Commission. Will mean that every little text change will not have to come before the Planning Commission. Changes that effect the physical environment will need to come before the Planning Commission. Does allow the Community Development Director some discretion.

MOTION WAS MADE BY COMMISSIONER DOLL AND SECONDED BY COMMISSIONER JACOBSEN TO EXCUSE THE ABSENCE OF COMMISSIONER ECK FROM TONIGHT'S MEETING.

MOTION APPROVED 4-0

V. FOR THE GOOD OF THE ORDER:

Correspondence – Quinn Dahlstrom sent an e-mail asking about buffers being enough for noise control around nightclubs.

Staff Comments –Ms. Stinson attended Flood Plain training, there will have to be further training for jurisdictions to understand what is needed to meet the requirements.

Commissioner Comments – NONE

VI. ADJOURNMENT:

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

MOTION APPROVED 4-0

The meeting ended at 7:20 P.M.

Debbie McDonald, Planning Commission Clerk