



Community Development Department

## Planning Commission Minutes

September 7, 2011 Regular Scheduled Meeting

DRAFTED

City of Bonney Lake Council Chambers

The meeting was called to order at 5:32 P.M.

### **Planning Commission Present**

Grant Sulham, **Chair**

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

David Eck

L. Winona Jacobsen

Brandon Frederick

Richards Rawlings

Brad Doll

### **City Staff Present**

Heather Stinson, Planning Manager

John Vodopich, Community Development Director

Debbie McDonald, Commission Clerk

A poll determined that a majority of Commissioners would be available for the next regular scheduled meeting on September 21, 2011.

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

**MOTION WAS MADE BY COMMISSIONER ECK AND SECONDED BY COMMISSIONER DOLL TO APPROVE THE MINUTES FROM THE AUGUST 17, 2011 MEETING WITH MINOR CORRECTIONS.**

**MOTION APPROVED 6-0**

### **II. PUBLIC HEARING:**

*Eastown and Park Elements of the Comprehensive Plan, CUGA Subarea Comp Plan Amendments and Zoning*

Chair Sulham opened the Public Hearing at 5:33.

Chair Sulham closed the Public Hearing with no public comments made 5:34.

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

Glenn McMurray 19917 113<sup>th</sup> St E, Bonney Lake: Area 42 was rezoned in 2005 from C-2/C-3 down to C-1. The recommendation from the Planning Commission was over turned by the City Council. The Church already had another property ready for development but need to sell current property first.

Vice-Chair Minton-Davis asked how long the property has been on the market.

Mr. McMurray responded five to six years.

Commissioner Jacobsen stated there could be some land use changes when going from C-2 to Midtown Zone.

Mr. McMurray responded would just like his property to be consistent with the other properties around them.

Cheryl Carlson 401 N Meridian, Puyallup: Represents the Church and is here to clarify any questions the Commissioners may have. The City Council is the one that went against the Planning Commission and down zoned the property in 2005. Would like to be treated the same as when they came into the area.

#### **IV. NEW BUSINESS:**

##### *Joint Meeting Summary*

Ms. Stinson asked Commissioners if they have anything to comment on or reflect on about the Joint Meeting.

Chair Sulham took three things from the meeting:

1. That their work does not need to be perfect with sending it to City Council
2. They will be working on the Cultural Resource Plan
3. Be independent looking at projects, do not need to follow City Council

Vice-Chair Minton-Davis stated that the request to get some direction from City Council never really got answered. She is not asking City Council to influence the Planning Commission but to give why they are sending it to the Planning Commission.

Commissioner Jacobsen felt surprised by the short notice of the meeting and concerned the by-laws were not being followed for a special meeting. The by-laws state the Planning Commission Chair or by a Commission vote is how a special meeting is set up.

Commissioner Doll had some concern with the seating arrangement with City Council looking down upon the Planning Commissioners.

Mr. Vodopich apologized for the seating; it was the first Joint Meeting in the new building and was trying to get everything figured out.

Commissioner Rawlings also took that the Planning Commission does not need to keep making corrections and can send it forward to City Council.

Ms. Stinson is hoping that by providing more direction on the agenda will help to focus the discussion,

V. **OLD/CONTINUING BUSINESS:**

*Eastown*

Commissioner Eck likes how the Eastown Element turned out.

**MOTION WAS MADE BY COMMISSIONER ECK AND SECONDED BY COMMISSIONER DOLL TO APPROVE THE EASTOWN ELEMENT AS WRITTEN.**

**MOTION WAS CORRECTED BELOW**

Chair Sulham open the floor for discussion.

Commissioner Jacobsen questioned if 1.2.1 in the Eastown Element should be left up to the contractors have the wording should be changed.

Ms. Stinson responded that the developers are responsible for the review and there is a third party review it.

Commissioner Jacobsen asked if in 2.5.2 of the Eastown Element if the credit includes bio swells and rain gardens.

Mr. Vodopich state could have it refer to the Ordinance.

**MOTION WAS CORRECTED BY COMMISSIONER ECK AND SECONDED BY COMMISSIONER DOLL TO INCLUDE THAT 2.5.2 OF THE EASTOWN ELEMENT REFERENCE THE CITY ORDINANCE AND THAT THE EASTOWN ELEMENT BE APPROVED WITH THE ONE MINOR CORRECTION AS WRITTEN.**

**APPROVED 6-0**

*Park Element*

Ms. Stinson stated she still needs to include pictures into the Park Element. The Park Element includes the Park Survey and the service area map.

Commissioner Doll would like it noted that if CUGA is annexed into the City that will increase the population.

**MOTION WAS MADE BY COMMISSIONER DOLL AND SECONDED BY COMMISSIONER ECK TO APPROVE THE PARK PLAN AS WRITTEN.**

**MOTION WAS CORRECTED BELOW**

Chair Sulham opened the floor for discussion.

Commissioner Jacobsen does not approve of the wording for the “immediate need for a sports complex.” With it finishing third in the survey results, does not think that makes it an immediate need.

**MOTION WAS CORRECTED BY COMMISSIONER DOLL AND SECONDED BY COMMISSIONER ECK TO APPROVE THE PARK PLAN AS WRITTEN WITH THE ADDITION OF PICTURES AND TAKING OUT THE WORD “IMMEDIATLEY” AND CHANGING IT TO “STRONGLY” WHEN DESCRIBING THE NEED FOR A SPORTS COMPLEX.**

**APPROVED 5-1**  
(Commissioner Jacobsen voting no)

*CUGA*

Ms. Stinson mentioned that the CUGA area does not include area 465 or the Pierce County Park.

Chair Sulham asked about the Bethel Fellowship Church parcels are separated by one parcel being in the City and the other in Pierce County.

Ms. Carlson explained it as an error on the legal description that neither the County nor the City have had it fixed.

**MOTION WAS MADE BY VICE-CHAIR MINTON-DAVIS AND SECONDED BY COMMISSIONER RAWLINGS TO FORWARD THE CUGA DRAFT ON TO CITY COUNCIL WITH MODIFICATION TO THE SPLIT PARCEL**

**APPROVED 6-0**

*Midtown Land Use Designation*

Vice-Chair Minton-Davis asked for the Commissioners to make a decision on the name change to Midtown zoning. Believes the change will allow the Commissioners to shape the zoning to how they want it.

Commissioner Rawlings stated it does clean it up and make it easier to understand.

**MOTION WAS MADE BY VICE-CHAIR MINTON-DAVIS AND SECONDED BY COMMISSIONER JACOBSEN TO APPROVE A MIDTOWN CORE ZONE.**

**APPROVED 6-0**

**MOTION WAS MADE BY COMMISSIONER ECK AND SECONDED BY COMMISSIONER DOLL FOR ALL THE PROPERTIES ZONED C-2 TO BE CHANGED TO MIDTOWN CORE.**

**APPROVED 6-0**

**MOTION WAS MADE BY VICE-CHAIR MINTON-DAVIS AND SECONDED BY COMMISSIONER ECK FOR ALL THE PROPERTIES ZONED C-2/C-3 TO BE CHANGED TO MIDTOWN CORE.**

APPROVED 6-0

**MOTION WAS MADE BY VICE-CHAIR MINTON-DAVIS AND SECONDED BY COMMISSIONER RAWLINGS TO CREATE A LAND USE DESIGNATION CALLED MIDTOWN CORE AND MAKE MIDTOWN ZONING THE IMPLEMENTING ZONE FOR THAT LAND USE DESIGNATION.**

APPROVED 6-0

**MOTION WAS MADE BY VICE-CHAIR MINTON-DAVIS AND SECONDED BY COMMISSIONER ECK TO CHANGE THE MEDIUM DENSITY RESIDENTIAL LAND USE DESIGNATION ON THE LOWES PROPERTY TO MIDTOWN CORE LAND USE AND ZONE.**

APPROVED 6-0

Ms. Stinson stated the last decision is changing C-1 to Midtown Core.

Vice-Chair Minton-Davis would like to discuss an idea she had about the property. Does not believe changing the zone will help it sell with all the undeveloped commercial spaces available in Bonney Lake. The City could benefit from having a Community Center. Would recommend leaving the zoning alone and having the City purchase the land.

Cheryl Carlson 401 N Meridian, Puyallup: Represents the Church would ask for fair market value.

Mr. Vodopich mention from a staff prospective would like to see the Bethel Family Fellowship Church be rezoned to C-2.

**MOTION WAS MADE BY COMMISSIONER ECK AND SECONDED BY COMMISSIONER RAWLINGS TO CHANGE C-1 TO MIDTOWN CORE ZONING AND MIDTOWN LAND USE.**

APPROVED 5-1

(Commissioner Jacobsen voted no)

Commissioner Jacobsen is concerned the City is losing track of the Comp Plan that states we must separate residential and commercial. Need to protect the residents by having a C-1 zone that would phase from residential to C-2. Could also see the Bethel Family Fellowship Church zone changed to Public Facilities. We are not following our own codes.

Commissioner Rawlings asked what we want to see on that land. It will go to Council and they will decide.

Vice-Chair Minton-Davis stated City Council is going to do what they want but it does not mean she can not go and speak to Council about her idea.

M: Everyone/Planning/Planning Commission/Minutes/2011/ September 7, 2011.doc

*Midtown Plan*

Ms. Stinson asked if the Commissioners were ready to move the Midtown Plan forward to City Council.

**MOTION WAS MADE BY COMMISSIONER ECK AND SECONDED BY VICE-CHAIR MINTON-DAVIS TO FORWARD THE MIDTOWN PLAN TO CITY COUNCIL.**

**APPROVED 6-0**

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

**Correspondence** – NONE

**Staff Comments** – NONE

**Commissioner Comments** –

Commissioner Eck would like to meet more often with City Council.

Chair Sulham wanted to remind Commissioners of the By Laws on the Commissioner attendance at meetings.

**VI. ADJOURNMENT:**

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

**MOTION APPROVED 6-0**

The meeting ended at 7:13 P.M.

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Debbie McDonald, Planning Commission Clerk