



Community Development Department

Planning Commission Minutes

February 15, 2012 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**

L. Winona Jacobsen, **Vice-Chair**

David Eck

Brandon Frederick

Richards Rawlings (absent)

Brad Doll

Dennis Poulsen (absent)

City Staff Present

Heather Stinson, Planning Manager (absent)

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 March 7, 2012.

MOTION WAS MADE BY COMMISSIONER DOLL AND SECONDED BY COMMISSIONER ECK TO EXCUSE COMMISSIONER POULSEN AND COMMISSIONER RAWLINGS FROM BEING ABSENT FOR TONIGHTS MEETING.

MOTION APPROVED 4-0

I. APPROVAL OF MINUTES:

MOTION WAS MADE BY COMMISSIONER ECK AND SECONDED BY COMMISSIONER DOLL TO APPROVE THE MINUTES FROM THE FEBRUARY 1, 2012 MEETING.

MOTION APPROVED 4-0

II. PUBLIC COMMENT AND CONCERNS:

Shawn Hoey 1120 Pacific Ave. Tacoma: Mr. Hoey is with Master Builders Association. He thanked the Commissioners for letting him speak and to make comments on the Civil Code and Landscaping Ordinance. Has a question on the \$500.00 septic/sewer conversion inspection when the Health Department already inspects it. Is there any discount for a group of houses go in together for the septic/sewer conversion and the inspections are scheduled for the same day then the inspector is able to just go house to house. The inspector would not have the drive time from the annex to the site each time. The Landscaping Ordinance has the

buffer imposed on the residential developer, would recommend it be imposed on the Commercial developer.

Mr. Vodopich stated the inspections could be done at once and is usually done by one contractor.

Vice-Chair Jacobsen suggested that language be added to allow for a group discount on septic to sewer conversions.

Commissioner Eck stated a good example of that is when Ponderosa gets annexed into the City there could be a good chance multi-conversions.

Vice-Chair Jacobsen stated that if Commercial development comes in first and is up against an R-1 they will have to build in the buffer.

III. NEW BUSINESS: None

V. OLD/CONTINUING BUSINESS:

Lighting Ordinance

Mr. Vodopich presented the new lighting map and the recommendation memo. Vice-Chair Jacobsen's concerns with the wetland have been addressed on page 14. He also forwarded the ordinance off to the Dark Skies Imitative.

Vice-Chair Jacobsen asked if they could add the Fennel Creek parcels to the map.

Mr. Vodopich responded they could add the Fennel Creek Corridor overlay to the map.

MOTION WAS MADE BY VICE-CHAIR JACOBSEN AND SECONDED BY COMMISSIONER ECK TO ADD THE FENNEL CREEK CORRIDOR TO THE LIGHTING MAP.

MOTION APPROVED 4-0

Civil Code

Mr. Vodopich presented the amended Civil Code fees.

MOTION WAS MADE BY COMMISSIONER ECK AND SECONDED BY COMMISSIONER DOLL ADOPT THE CIVIL CODE DRAFT WITH THE AMENDED CIVIL CODE FEES.

Chair Sulham opened the floor for discussion.

Vice-Chair Jacobsen discussed the concern she has with the outside the City limit fees.

Commissioner Eck agreed some locations are closer outside the City limits than within the City limits.

Vice-Chair Jacobsen would like the recommendation memo to reflect the Commissioner concerns with the outside the City limit fee.

Mr. Vodopich will add the Commissioners questioning the disparity in fees outside the City limits.

MOTION APPROVED 4-0

Landscaping Ordinance

Mr. Vodopich discussed Vice-Chair Jacobsen's comments. He is also aware the Commissioner Rawlings had some input on this matter and is not in attendance tonight to give his input.

Chair Sulham asked for this to be tabled for further discussion.

VI. FOR THE GOOD OF THE ORDER

Correspondence – NONE

Staff Comments – Mr. Vodopich reminded Commissioners they were welcome to attend the City Council retreat on February 25, at Midtown Bar and Grill. Sent out information for the Short Course coming up in Milton and mentioned the presentation at City Council the previous night on home building.

Commissioner Comments – Vice-Chair Jacobsen was able to tour the WASDOT mitigation site by Fennel Creek. Was fascinated with the type of animal tracks that were found around the creek which included deer, coyotes and bobcat. The on site archeologist has recommended that the site be a National Historical Wetland.

VII. ADJOURNMENT:

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

MOTION APPROVED 4-0

The meeting ended at 6:24 P.M.

Debbie McDonald, Planning Commission Clerk