



Community Development Department

Planning Commission Minutes

March 7, 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 (absent)

Brandon Frederick

Richards Rawlings

Brad Doll

Dennis Poulsen

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 March 21, 2012.

I. APPROVAL OF MINUTES:

MOTION WAS MADE BY COMMISSIONER DOLL AND SECONDED BY COMMISSIONER POULSEN TO APPROVE THE MINUTES FROM THE FEBRUARY 15, 2012 MEETING.

MOTION APPROVED 5-0

II. PUBLIC COMMENT AND CONCERNS:

Shawn Hoey 1120 Pacific Ave. Tacoma: Mr. Hoey is with Master Builders Association. He thanked staff for their diligence for listening to his concerns with the Lighting and Landscaping Ordinances. The builders also appreciate it.

III. NEW BUSINESS:

Feedback from Council Retreat

Chair Sulham gave an update on the City Council Retreat.

- Council seems split on lowering Impact fees and could not come to a consensus.
- Discussed the CUGA and annexing it into the City in parts.

- The Reed property will be used by the neighboring Dairy Farmer, they will take out the obnoxious weeds so the cattle can graze on the land.
- Will be looking at public transportation options.
- Agreed to look into forming a Park District and take it to a vote in 2013.
- The acquisition of the thumb is now up to Pierce County to negotiate since the City has already given their best and final offer.

Vice-Chair Jacobsen mentioned that if the sale of the thumb does not go through that could be the end to the Pierce County Conservation District Grant.

Presentation of 2012 Comprehensive Plan Amendments

Ms. Stinson presented the 2012 Comprehensive Plan Amendments to the Planning Commission. The Sewer part of the plan does not have the funding at this time to be updated. The biggest being the transportation element and looking at Traffic Impact Fees. The other big item is the Shoreline Master Plan. Will have some provisions about dock and bulkheads. Only code amendments planned is the Lighting and Landscape Ordinances.

Commissioners Rawlings asked if the City just doesn't have the funding.

Ms. Stinson responded the City does not have the funding for the consultants.

V. OLD/CONTINUING BUSINESS:

Chair Sulham commented it would be a good time to get some feedback from Council and have a Joint-meeting.

Lighting Ordinance

Ms. Stinson commented that residential lighting would be defined by the zone; this would still allow for security just what levels the lighting should be at. It also does not prescribe new lighting when a development or new house comes in.

Commissioner Poulsen stated it sounds very wishy-washy if the City is not reviewing the lighting plan.

Commissioner Jacobsen asked how we know the B.U.G. rating of a light.

Ms. Stinson responded that would be up to the home owners to provide.

Commissioner Poulsen commented not to pass the ordinance.

Ms. Stinson reminded Commissioners that they did not want residential included with a B.U.G. rating. Residential is on the Zoning Lighting Map. Planning Commission could look into beefing up the nuisance code. It is not the wattage it is the glare.

Commissioner Poulsen stated that lighting is the biggest deterrent from burglary.

Commissioner Doll responded that a residence can have all the lighting they want, it just can't be intrusive.

MOTION WAS MADE BY COMMISSIONER DOLL AND SECONDED BY COMMISSIONER RAWLINGS TO MOVE FORWARD THE LIGHTING ZONE MAP TO CITY COUNCIL

**MOTION APPROVED 3-1
Commissioner Poulsen voted No
Commissioner Frederick abstained**

Lighting Ordinance

MOTION WAS MADE BY COMMISSIONER DOLL AND SECONDED BY VICE-CHAIR JACOBSEN TO MOVE THE LIGHTING ORDINANCE FORWARD TO CITY COUNCIL AS DRAFTED.

Chair Sulham open the floor for discussion.

Vice-Chair Jacobsen would like in the recommendation memo to have City Council look at residential.

Commissioner Rawlings would like joint meeting on this ordinance.

Chair Sulham commented then City Council could get out historical background.

Hear no more discussion Chair Sulham called for a vote.

**MOTION APPROVED 4-1
Commission Poulsen voted No**

Commissioner Poulsen voted no on the motion because he feels like the ordinance is over stepping its involvement plus the cost of meeting these requirements. Also the home safety issue against burglaries if there is a restriction on lighting.

Landscaping Ordinance

Discussion was tabled till the March 21, meeting when the most recent draft with both matrices can be sent out.

VI. FOR THE GOOD OF THE ORDER

Correspondence – NONE

Staff Comments – NONE

Commissioner Comments –

MOTION WAS MADE BY COMMISSIONER DOLL AND SECONDED BY VICE-CHAIR JACOBSEN TO EXCUSE COMMISSIONER ECK FROM BEING ABSENT FROM TONIGHT'S MEETING.

MOTION APPROVED 5-0

VII. ADJOURNMENT:

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

MOTION APPROVED 5-0

The meeting ended at 6:53 P.M.

Debbie McDonald, Planning Commission Clerk