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**PLANNING COMMISSION AGENDA**  
**WEDNESDAY, November 20, 2013**  
**City Council Chambers - Justice and Municipal Center at 5:30 PM**

**MEMBERS**

Grant Sulham **Chair**  
Winona Jacobsen **Vice-Chair**  
Brandon Frederick  
Richards Rawlings  
Brad Doll  
Dennis Poulsen  
David Baus

**CITY STAFF**

Jason Sullivan, Senior Planner  
Debbie McDonald, Planning Commission Clerk

**I. CALL TO ORDER and ROLL CALL****II. APPROVAL OF MINUTES****III. PUBLIC HEARING**

1. Ordinance D13-143: RC-5 Technical Amendment

*Suggested Motion: I move to recommend that the City Council adopt Ordinance D13-143 restating the clustering requirements in the RC-5 District.*

2. Ordinance D13-137: 2013 Comprehensive Plan Amendment

*Suggested Motion: I move to recommend that the City Council adopt Ordinance D13-137 repealing Ordinance 1295 changing the land use designation on Tax Parcel 0520338001 back to High-Density Residential from Public Facility.*

**IV. PUBLIC COMMENT AND CONCERNS****V. NEW BUSINESS**

1. Planning Commission Meetings for December

*The Planning Commission has four options: (1) Cancel all of the meetings in December; (2) Cancel the December 4<sup>th</sup> meeting and hold a meeting on December 18<sup>th</sup>; (3) Cancel the December 18<sup>th</sup> meeting and hold a meeting on December 4<sup>th</sup>; (4) Cancel the December 4<sup>th</sup> and 18<sup>th</sup> meeting and hold a meeting on December 11<sup>th</sup>*

**VI. OLD/CONTINUING BUSINESS**

1. Resolution 2347: 2014 – 2015 Planning Commission Work Plan

*Please bring the copy of the current work plan was provided and the November 6<sup>th</sup> meeting. Attached is a copy of the proposed work plan for 2014 - 2015*



**VII. FOR THE GOOD OF THE ORDER**

1. Correspondence
2. Staff Comments
3. Commissioner Comments

**VIII. ADJOURNMENT**

**Next meeting: ????**



Community Development Department

## Planning Commission Minutes

November 6, 2013 Regular Scheduled Meeting  
City of Bonney Lake Council Chambers

DRAFTED

The meeting was called to order at 5:30 P.M.

### **Planning Commission Present**

Grant Sulham, **Chair**  
L. Winona Jacobsen, **Vice-Chair**  
Brandon Frederick (Arrived 5:33)  
Richards Rawlings  
Brad Doll  
Dennis Poulsen  
Dave Baus

### **City Staff Present**

Jason Sullivan, Senior Planner  
Debbie McDonald, Commission Clerk (Absent)

A poll determined that a majority of Commissioners would be available for the November 20, 2013 Planning Commission meeting.

**\*\*PLEASE NOTE DUE TO AUDIO ISSUES MINUTES ARE NOT COMPLETE**

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

**MOTION WAS MADE TO APPROVE THE MINUTES FROM THE OCTOBER 16, 2013 MEETING.**

**MOTION APPROVED 6-0**

### **II. PUBLIC HEARING: NONE**

### **III. PUBLIC COMMENT AND CONCERNS: NONE**

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

*2014 City Council and Planning Commission Joint Meeting*

Mr. Sullivan discussed the available dates for a joint meeting with City Council on January 7<sup>th</sup> or January 15<sup>th</sup> to go over the 2014-2015 Planning Commission Work Plan.

**MOTION WAS MADE TO HOLD THE JOINT MEEING WITH CITY COUNCIL ON JANUARY 7<sup>TH</sup>, 2013.**

**MOTION APPROVED 6-0**

*2014-2015 Work Plan*

Mr. Sullivan handed out a copy of the work plan.

Commissioners will examine the work plan and bring comments back to the next Planning Commission meeting.

*Marijuana Moratorium*

Mr. Sullivan updated Commissioners on the progress of the Marijuana Moratorium.

*RC-5 Technical Amendment*

Mr. Sullivan gave an overview of the amendment to the Commissioners.

**V. OLD/CONTINUING BUSINESS:**

*Shoreline Master Program – Removal of Lake Tapps from Shoreline Jurisdiction*

Mr. Sullivan discussed the memo and how neither Department of Ecology (DOE), the County nor the City have the authority to have Lake Tapps removed from the State Shoreline Jurisdiction. The state Legislature would have to amend the Shoreline Management Act to remove Lake Tapps.

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

**Correspondence – NONE**

**Staff Comments –** Mr. Sullivan asked the Planning Commissioners when they would like to meet in December.

Commissioners will think about the December meetings and discuss at the next Planning Commission meeting.

**Commissioner Comments – None**

**VI. ADJOURNMENT:**

**MOTION WAS MADE TO ADJOURN.**

**MOTION APPROVED 5-0**

The meeting ended at 5:45 P.M.

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Debbie McDonald, Planning Commission Clerk

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**ORDINANCE NO. D13-137**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, REPEALING ORDINANCE 1295 CHANGING THE LAND USE DESIGNATION OF TAX PARCEL 0520338001 (HEREINAFTER "THE PROPERTY") BACK TO HIGH-DENSITY RESIDENTIAL.**

**WHEREAS**, the City adopted Ordinance 1248 changing the Land Use Designation and Zoning Classification of the property from Fennel Creek Corridor and Single Family Residential to High-Density Residential and from R-1 and RC-5 to R-3, respectively; and

**WHEREAS**, the Council adopted Ordinance 1295 changing the property's Land Use Designation from High-Density Residential to Public Facility creating an inconsistency between the Zoning Map and the Future Land Use Map; and

**WHEREAS**, the City adopted the DNS issued on June 22, 2007 pursuant to WAC 197-11-600(3) in order to comply with the requirements of Chapter 43.21C RCW; and

**WHEREAS**, a copy of the this Ordinance was provided to the Washington State Department of Commerce as required by RCW 36.70.A.106;

**WHEREAS**, notice of the public hearing was given to the public in accordance with law and a public hearing was held by the Planning Commission on November 20, 2013,

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.**     **Repealer.** Ordinance 1295 is repealed

**Section 2.** This Ordinance concerns powers vested solely in the Council, it is not subject to referendum, and shall take effect five (5) days after its passage, approval and publication as required by law

**PASSED by the City Council and approved by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2013.**

\_\_\_\_\_  
Neil Johnson, Mayor

ATTEST:

\_\_\_\_\_  
Harwood T. Edvalson, CMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Kathleen Haggard, City Attorney

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# Memo

**Date** : November 20, 2013  
**To** : Mayor and City Council  
**From** : Grant Sulham, Planning Commission Chair  
**Re** : **Ordinance D13-137 – 2013 Comprehensive Plan Amendment**

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Ordinance D13-137 was prepared at the request of City Administration to ensure consistency between the adopted Zoning Classification and Land Use Designation on tax parcel 0520338001. In 2007, the City adopted Ordinance 1248 changing the Land Use Designation and Zoning Classification of the property from Fennel Creek Corridor and Single Family Residential to High-Density Residential and from R-1 and RC-5 to R-3, respectively. However, in 2008, the Council adopted Ordinance 1295 changing the property's Land Use Designation from High-Density Residential to Public Facility creating an inconsistency between the Zoning Map and the Future Land Use Map. Ordinance D13-137 would repeal Ordinance 1295 thus changing the Land Use Designation back to High Density Residential and ensuring consistency between the Zoning Map and the Future Land Use Map.

At the November 20, 2013 meeting, the Planning Commission held public hearing to consider the 2013 Comprehensive Plan amendment and voted **X-X-X** to recommend that the City Council adopt Ordinance D13-137 amending repealing Ordinance 1295 changing the Land Use Designation of tax parcel 0520338001 back to high-density residential.

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**AN ORDINANCE OF THE CITY OF BONNEY LAKE, PIERCE COUNTY,  
WASHINGTON, AMENDING SECTION 18.20.050 OF THE BONNEY LAKE  
MUNICIPAL CODE AND THE CORRESPONDING PORTION OF ORDINANCE NO.  
1099, RELATED TO RC-5 ZONING**

WHEREAS, the City Council desires to amend a certain section of the municipal code, related to maximum densities in the RC-5 zone, to clarify the meaning of this section.

NOW, THEREFORE, the City Council of the City of Bonney Lake do hereby ordain as follows:

**Section 1.** Section 18.20.050 of the Bonney Lake Municipal Code and the corresponding portions of Ordinance No. 1099 are hereby amended to read as follows:

**18.20.050 Setback and bulk regulations.**

The following bulk regulations shall apply to the uses permitted in this district subject to the provisions for yard projections included in BLMC 18.22.080:

A. Maximum density: one residential unit per five acres; provided the lots may be clustered to preserve open space. Where lots designated for residential development are clustered and any lot is smaller than five acres, agricultural or open space tract(s) shall be recorded within the subdivision in acreage(s) sufficient to preserve the maximum overall residential density of five units per acre. ~~Where lots smaller than five acres are created, a tract of sufficient size to equal the difference between the acreage of the lot or lots and the minimum density requirements shall be designated and recorded as an agricultural or open space tract.~~

B. Minimum Front Setback.

1. From State Highway 410: 55 feet from the right-of-way line;
2. From other streets: 30 feet from right-of-way.

C. Minimum side yard: a total of 15 feet for both side yards, with a minimum of five feet for one side yard.

D. Minimum rear setback: 20 feet; provided, that a separated garage or accessory building may be built within 10 feet of the rear property line.

E. Maximum height: 35 feet, except where the director of planning and community development waives this limit (see BLMC 14.20.020(~~FH~~)) based on:

1. Need of the specific proposed use;
2. Conformance to the comprehensive plan and the intent of this title.

**Section 2.** This ordinance shall take effect five (5) days after its passage, approval, and publication as required by law.

**PASSED by the City Council and approved by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2013.**

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Neil Johnson, Mayor

ATTEST:

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Harwood T. Edvalson, CMC, City Clerk

APPROVED AS TO FORM:

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Kathleen Haggard, City Attorney

Passed:  
Valid:  
Published:  
Effective Date:



STATE ENVIRONMENTAL POLICY ACT
ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS

Adoption for: [ ] EIS [X] DNS [ ] Other:
Description of proposal: Changing the Land Use Designation of Tax Parcel 0520338001 from Public Facility back to High-Density Residential...
Applicant: City of Bonney Lake - Jason Sullivan Senior Planner
Location: Tax Parcel 0520338001
Lead agency: City of Bonney Lake
Title of Document Being Adopted: DNS - 2007 Comprehensive Plan Amendments
Date adopted Document was Prepared: June 22, 2007

The above DNS specifically addressed the 2007 Comprehensive Amendment Number 6 which changed the Land Use Designation on Tax Parcel 0520338001 from Fennel Creek Corridor and Single Family Residential to Multi-Family Residential and changed the Zoning Classification from RC-5 and R-1 to R3.

This document has not been challenged. The City SEPA Responsible Official has identified and adopted this document pursuant to WAC 197-11-600(3) as being appropriate for this proposal after independent review.

Responsible official: John P. Vodopich, AICP
Position/title: Community Development Department Director
Phone: (253) 447-4345
Address: P.O. Box 7380, Bonney Lake, WA 98391-0944

Date: 10/31/13 Signature: [Handwritten Signature]

APPEAL: This decision may be appealed by filing a written appeal with the City of Bonney Lake Community Development Department consistent with the requirements of BLMC 14.120.020.

Please contact Jason Sullivan, Senior Planner, at (253) 447-4355 or email him at sullivanj@ci.bonney-lake.wa.us to read or ask about the procedures for SEPA appeals.



**DETERMINATION OF NONSIGNIFICANCE (DNS)  
and  
NOTICE OF HEARINGS**

**PROPOSAL**

The City of Bonney Lake is considering ten amendments to its Comprehensive Plan. This DNS and notice pertain to items 3 through 6, as follows:

3. Adopting a refined Downtown Plan and related Downtown Design Standards and minor zoning code changes.
4. Adopting by reference new Capital Facility Plans for the Sumner and White River School Districts preparatory to increasing school impact fees.
5. Expanding the Urban Growth Area (UGA) to include the Falling Water and Creekridge Glen residential developments.
6. Re-designating, in the Comprehensive Plan, the City-owned site at the southwest corner of Sumner-Buckley Highway and 192<sup>nd</sup> Ave. E. (tax parcel #0520338001) from Fennel Creek Corridor and Single-Family Residential to Multi-Family Residential, and rezoning it from RC-5 and R-1 to R-3. Also, re-designating the northwest tip of the parcels immediately to the east of tax parcel #0520338001 (that is, vacant land at the southeast corner of Sumner-Buckley Highway and 192<sup>nd</sup> Ave. E.) from Single-Family Residential (R-1) to Multi-Family Residential (R-3). Also, re-designations and rezones of small portions of other tax parcels in the immediate vicinity as part of a clean-up of the Comprehensive Plan and Zoning maps to match ownership lines. These parcels are all north and west of the Target store.

**DETERMINATION OF NONSIGNIFICANCE (DNS) for ITEMS 4 AND 6 ABOVE**

The Responsible Official of the City of Bonney Lake, the lead agency, finds that items 4 and 6 above do not have a probable significant environmental impact. An Environmental Impact Statement is not required. This decision was made after review of the proposed amendments and environmental checklists, available on request. This DNS is issued under WAC 197-11-340(2).

**DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR ITEM 3 ABOVE**

Item 3 above is the subject of a separate SEPA action: a Draft Environmental Impact Statement has been published. Copies are available.

**DNS FOR ITEM 5 ABOVE**

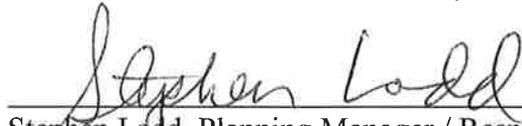
The City issued a DNS for Item 3 above in 2005. This is the same proposal only reduced in area.

## **COMMENTS and PUBLIC HEARINGS**

Comments on these proposals, and on this DNS, and on the Downtown Plan / Design Standards Draft Environmental Impact Statement will be received until and at the time of the relevant public hearing before the Planning Commission, as follows:

- Item 3 above: 6:00 PM, Wednesday, July 11, 2007.
- Item 4 above: 6:30 PM, Wednesday, July 11, 2007.
- Item 5 above: 6:45 PM, Wednesday, July 11, 2007.
- Item 6 above: 6:00 PM, Wednesday, July 18, 2007.

All the hearings will be at City Hall, 19306 Bonney Lake Blvd. The Responsible Official will reconsider the DNS based on timely comments.



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Stephen Ladd, Planning Manager / Responsible Official Designee Date  
Department of Planning & Community Development  
City of Bonney Lake  
P.O. Box 7380, Bonney Lake, WA 98390-0944  
(253) 447-4350

Publication Date: Friday, June 22, 2007.

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# Memo

**Date** : November 20, 2013  
**To** : Mayor and City Council  
**From** : Grant Sulham, Planning Commission Chair  
**Re** : **Ordinance D13-143 – RC-5 Clustering Amendment**

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Ordinance D13-143 was prepared by the City Attorney to restate the existing clustering provision in the Residential/Conservation District (RC-5) codified in the BLMC 18.20.050.A in order to improve the readability of the regulation. The proposed amendment does not contain any substantive changes in the clustering provision established by BLMC 18.20.050.A

At the November 20, 2013 meeting, the Planning Commission held public hearing to consider the proposed modification and voted **X-X-X** to recommend that the City Council adopt Ordinance D13-143 amending BLMC 18.20.050 and the corresponding portion of Ordinance No. 1099, related to RC-5 zoning.

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**RESOLUTION NO. 2347**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON ADOPTING THE PLANNING COMMISSION WORKPLAN FOR THE 2014-2015 BEINNIUM.**

**WHEREAS**, the City Council adopted Resolution 2089 to establish a policy for establishing and maintaining a Workplan for the Planning Commission to facilitate comprehensive planning and the development of land use regulation of the City pursuant to RCW 35.63;

**WHEREAS**, the intention of Resolution 2089 is that the Workplan is adopted during either the last two months of the previous biennium or the first two months of the new biennium;

**WHEREAS**, the City Council and Planning Commission met in joint session on January 7, 2014 to review and discuss the proposed work plan for the current biennium; and

**NOW, THEREFORE** City Council of the City of Bonney Lake do hereby resolve as follows:

**Section 1. 2014-2015 Biennial Workplan Adopted.** The Planning Commission Workplan for the 2014-2015 biennium, attached hereto as Attachment "A", is hereby adopted.

**Section 2. Changes to the Workplan.** Modifications to the Workplan will be made consistent with the process provided in Resolution 2089 Section 4.

**PASSED** by the City Council and approved by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Neil Johnson, Mayor

ATTEST:

\_\_\_\_\_  
Harwood T. Edvalson, MMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Kathleen Haggard, City Attorney

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# ATTACHMENT A

## City of Bonney Lake 2014 - 2015 Biennium Planning Commission Workplan

	Description	Department	PC Review Completion Date	Note	Initiated By	Date Added	Date Completed
2014	Add "proposed UGA" to Zoning Map	CD	2014 Q2	City Administrator clarified that Falling Water needed to be added to the zoning map as well. The change as been made to the Future Land Use Map in 2012, but was not added to the Zoning Map	Exec	6/7/2011	
	Update the BLUGA on the Future Land Use Map	CD	2014 Q3	The City's request to added a portion of the CUGA to the BLUGA has been approved by the County, subject to the completion of a Joint Planning Agreement between the City and the County. The City has also been informed that the City's maps did not reflect the existing BLUGA in Eastown (2 Parcels adjacent to SR 410) The Future Land Use Map and Zoning Map need to be updated to reflect the actual boundaries of the BLUGA.	Staff	11/13/2013	
	Modification Eastown Future Roads Map	CD/PW	2014 Q4	Requested by the Public Works Director. This work will be completed in conjunction with the Comprehensive Plan Periodic Update Phase 4	Staff	1/18/2013	
	Comprehensive Plan Periodic Update Phase 2.	CD	2014 Q1	Phase 2 of the Periodic Update is the Consistency Review. The Planning Commission will review the Consistency Report prepared by staff. This report identifies all of the mandatory changes that the City will have to make to the City's Comprehensive Plan and Development Regulations to ensure consistency with the Growth Management Act, Vision 2040, and the Countywide Planning Policies	Staff	11/13/2013	
	Comprehensive Plan Periodic Update Phase 3.	CD	2014 Q1	Phase 3 of the Periodic Update is the adopting of the City's Visioning and Growth Strategy. The Planning Commission will review the required and recommended changes to the Community Character Element, Land Use Element, and Economic Vitality Element. The Planning Commission will also host an open house as part of this phase to gather public input on the community's vision of the City in the future.	Staff	11/13/2013	
	Comprehensive Plan Periodic Update Phase 4.	CD	2015 Q1	Phase 4 of the Periodic Update will involve the Planning Commissions review the required and recommended changes to the Housing, Parks, Utilities, Transportation, Natural Environment, Capital Facilities, Community Health, Cultural Resources Elements and the City's adopted Sub-Area Plans.	Staff	11/13/2013	
	Modify R-2 to add Single Family as a Permitted Use	CD	2014 Q4	The R-2 is intended to be a higher density residential zone and has been applied to the CUGA proposed to be annexed into the City. However, the R-2 does not allow SFR which means upon annexation the entire area would be non-conforming.	Staff	4/8/2013	
2015	Add the parcels adjacent to 96th Avenue between 214th Ave. E and 223rd Ave. E; the parcels on the west side of 214th Ave. E. behind Home Depot, the Fennel Corridor (the area commonly referred to as the thumb), and Lakeridge Junior High as "proposed UGA" to Zoning Map and FLUM	CD	2015 Q1	The areas were once part of the BLUGA, but were moved in 2004 due to a hearings board decision and were never added back as proposed UGA with a preferred land use designation.	Staff	1/18/2013	
	Comprehensive Plan Periodic Update Phase 4.	CD	2015 Q1	Phase 4 of the Periodic Update will involve the Planning Commissions review the required and recommended changes to the Housing, Parks, Utilities, Transportation, Natural Environment, Capital Facilities, Community Health, Cultural Resources Elements and the City's adopted Sub-Area Plans.	Staff	11/13/2013	
	Comprehensive Plan Periodic Update Phase 6.	CD	2015 Q2	The Planning Commission will hold the public hearings on the periodic update of the City's Comprehensive Plan.	Staff	11/13/2013	

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