

**PLANNING COMMISSION AGENDA
WEDNESDAY, DECEMBER 11, 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, ROLL CALL and NEXT MEETING POLL** (January 7, 2014 – Joint Meeting)
- II. APPROVAL OF MINUTES**
- III. PUBLIC HEARING**
- IV. PUBLIC COMMENT AND CONCERNS**
- V. NEW BUSINESS**
- VI. OLD/CONTINUING BUSINESS**
 1. 2014 City Council and Planning Commission Joint Meeting
(Suggested Topics Included: 2014 – 2015 Work Plan, Marijuana Regulations, Status of the Art/Heritage Commission, SMP, and 2015 Comprehensive Plan Update Roles)
 2. 2014 – 2015 Work Plan
- VII. FOR THE GOOD OF THE ORDER**
 1. Correspondence
 2. Staff Comments
 3. Commissioner Comments

VIII. ADJOURNMENT

Next meeting: January 7, 2014



Community Development Department

Planning Commission Minutes

November 20, 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
Richards Rawlings
Brad Doll
Dennis Poulsen
Dave Baus

City Staff Present

Jason Sullivan, Senior Planner
Debbie McDonald, Commission Clerk

I. APPROVAL OF MINUTES:

MOTION WAS MADE BY COMMISSIONER DOLL AND SECONDED BY COMMISSIONER RAWLINGS TO APPROVE THE MINUTES FROM THE NOVEMBER 6, 2013 MEETING.

MOTION APPROVED 6-0

II. PUBLIC HEARING:

Ordinance D13-143: RC-5 Technical Amendment

Chair Sulham open the Public Hearing at 5:32

Mr. Sullivan gave a brief overview of the Ordinance D13-143: RC-5 Technical Amendment. There is no major changes just improving the readability of the regulation.

Chair Sulham opened the floor for public comments having, none he closed the Public Hearing at 5:33.

MOTION WAS MADE BY COMMISSIONER DOLL AND SECONDED BY COMMISSIONER RAWLINGS TO RECOMMEND THAT THE CITY COUNCIL ADOPT ORDINANCE D13-143 RESTATING THE CLUSTERING REQUIREMENTS IN THE RC-5 DISTRICT.

MOTION APPROVED 6-0

Ordinance D13-137: 2013 Comprehensive Plan Amendment

Chair Sulham opened the Public Hearing at 5:35

Mr. Sullivan gave a brief overview of Ordinance D13-137. The draft ordinance would repeal Ordinance 1295 changing the Land Use Designation back to High-Density Residential from Public Facility to ensure consistency between the adopted Zoning Classification and the Land Use Designation relating to the City own land located behind Junction 192.

Chair Sulham opened the floor for public comments, having none he closed the Public Hearing at 5:37.

MOTION WAS MADE BY COMMISSIONER RAWLINGS AND SECONDED BY COMMISSIONER BAUS TO RECOMMEND THAT THE CITY COUNCIL ADOPT ORDINANCE D13-137 REPEALLING ORDINANCE 1295 CHANGING THE LAND USE DESIGNATION ON TAX PARCEL 0520338001 BACK TO HIGH-DENSITY RESIDENTIAL FROM PUBLIC FACILITY.

MOTION APPROVED 6-0

Mr. Sullivan will have both recommendations ready for the December 3rd, City Council meeting.

III. PUBLIC COMMENT AND CONCERNS: NONE

IV. NEW BUSINESS:

Planning Commission Meetings for December

Mr. Sullivan stated he would not have any agenda items for December. Planning Commission will ramp back up in January after the joint meeting with City Council in January. It will be up to the Commission when and if they want to meet. At this time the scheduled meetings are for December 4 and 18. If the Commission would like to hold only one meeting they could move the meeting to December 11.

Vice-Chair Jacobsen would like to have a meeting in December to prepare for the joint meeting. Need to discuss what the Planning Commission would like on the joint meeting agenda. Would like to see the Arts and Heritage Commission on the agenda.

Commissioner Baus would also like to have a Planning Commission meeting to prepare for the joint meeting. He would like to add Tehaleh traffic to the joint meeting agenda.

MOTION WAS MADE BY COMMISSIONER DOLL AND SECONDED BY VICE-CHAIR JACOBSEN TO CANCEL THE REGULAR SCHEDULED PLANNING COMMISSION MEETINGS FOR DECEMBER 4TH AND 18TH AND RESCHEDULE FOR DECEMBER 11TH.

MOTION APPROVED 6-0

M: Everyone/Planning/Planning Commission/Minutes/2013/November 20, 2013

Commissioner Fredrick will not be attending the December 11th meeting since it will be only to discuss the joint meeting in January and he has resigned his position as of December 31, 2013.

V. **OLD/CONTINUING BUSINESS:** NONE

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

Correspondence – NONE

Staff Comments – Mr. Sullivan commented that the Shoreline Master Plan will be going to City Council on Dec. 3rd. Tomorrow will be meeting with the Department of Ecology and Cascade Water Alliance to look at the Flume.

Commissioner Doll commented that the Shoreline Master Plan was looking good, better than Pierce County's plan.

Mr. Sullivan also wanted to thank Commissioner Frederick for all his years of service on the Planning Commission.

Commissioner Comments – NONE

VI. **ADJOURNMENT:**

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

MOTION APPROVED 6-0

The meeting ended at 6:10 P.M.

Debbie McDonald, Planning Commission Clerk

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

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	
	Review the side yard setbacks in the RC-5	CD	2015 Q2	Some Councilmembers are concerned that he setbacks are two small in the RC-5 zoning classification given that the properties are supposed to be larger 5 acre parcels.	Council	12/3/2013	
	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	