

**PLANNING
COMMISSION MEETING**

**DECEMBER 3, 2014
6:30 p.m.**

APPROVED MINUTES



“Where Dreams Can Soar”

The City of Bonney Lake's Mission is to protect the community's livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.

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Location: Justice & Municipal Center, 9002 Main Street East, Bonney Lake.

I. Call to Order: The meeting was called to order at 6:30 P.M.

II. Roll Call: Planning Commissioners in attendance were Grant Sulham – Chair, Winona Jacobsen – Vice Chair, David Baus, Dennis Poulsen, Brad Doll, Debbie Strous-Boyd and Craig Sarver

Staff members in attendance were Senior Planner Jason Sullivan and Planning Commission Clerk Debbie McDonald

III. Approval of Minutes:

Motion was made by Commissioner Doll and seconded by Vice-Chair Jacobsen to approve the minutes from the November 19, 2014.

Motion approved 7-0

IV. Public Hearing:

A. Public Hearing: Resolution 2429 Statement of Intent to Adopt Comprehensive Plan Update – Environmental Conservation Element

Chair Sulham opened the Public Hearing at 6:35 P.M.

Senior Planner Sullivan reviewed the changes including the rewriting of the Lahar Hazard section to now be called Volcanic Hazard.

Vice-Chair Jacobsen had some corrections in the resolution.

Chair Sulham opened the floor for public comments, having none closed the Public Hearing at 6:37 P.M.

Motion was made by Commissioner Doll and seconded by Commissioner Sarver to recommend that the City Council adopt Resolution 2421 stating the City Council's intent to adopt the Cultural Arts and Heritage Element as part of the Comprehensive Plan update.

Motion approved 7-0

B. Public Hearing: Ordinance D14-134: 2014 Comprehensive Plan Amendment – Old City Hall Site Land use Designation and Zoning Classification Amendment.

Chair Sulham opened the Public Hearing at 6:37 P.M.

Senior Planner Sullivan summarized the zoning changes.

Chair Sulham opened the floor for public comments, having none closed the Public Hearing at 6:38 P.M.

Motion was made by Vice-Chair Jacobsen and seconded by Commissioner Doll to recommend that the City Council adopt Ordinance D14-134.

Motion approved 7-0

V. Public Comments and Concerns: NONE

VI. New Business:

1. City of Bonney Lake Market Analysis – BERK Consulting Presentation

Senior Planner Sullivan introduced the BERK group and the purpose for the market analysis.

Brian Murphy from BERK introduced himself and his co-worker Kevin Gifford. They presented their Economic Development Plan for Bonney Lake. They distributed hard copies of their presentation to the Commissioners.

Commissioners asked questions and gave suggestions throughout the presentation.

Motion was made by Vice-Chair Jacobsen and seconded by Commissioner Baus to extend the meeting for another 30 minutes till 9 P.M.

Chair Sulham amended the motion to include a 5 minute recess.

Motion approved 7-0

Chair Sulham adjourned the meeting for a 5 minute break at 8:23.

Chair Sulham reconvened the meeting at 8:32.

Commissioners thanked Mr. Murphy and Mr. Gifford from BERK for their presentation.

Senior Planner Sullivan will take the suggestions back to creating a policy document.

2. Comprehensive Plan Update – Environmental Conservation Element

Senior Planner Sullivan introduced the Environmental Conservation Element that will go before a Public Hearing at the December 3rd, Planning Commission meeting.

Vice-Chair Jacobsen questioned the wording used in regards to a lahar flow route.

Senior Planner Sullivan suggest at the Public Hearing to amend the document if the Commissioners had any changes.

VII. Old/Continuing Business:

1. Planning Commission Futures

Senior Planner Sullivan updated the Commissioners on the future Planning Commission meetings. Dec 3rd, will be the last meeting for 2014. Will not have another meeting till Jan. 20th, which will be a joint meeting with City Council. Will see if there is any business that would warrant holding a January 7th, meeting. Commissioners can prepare for the joint meeting by thinking of agenda items to discuss.

Chair Sulham mentioned the presentation on Marijuana has been moved to the City Council's January 6th meeting.

VIII. For the Good of the Order:

A. Correspondence: NONE

B. Staff Comments: NONE

C. Commissioner Comments:

Vice-Chair Jacobson visited the Marijuana retailer in Buckley and wishes she would have seen the store before the vote. There was some miss-information given at the public hearing. The cameras are not set up and monitored and always monitored. They had a security guard at the door who was not armed but does have other equipment to take down customer. Also found out that most customers were over the age of 50.

Commissioner Baus suggested that City Council take a tour before the January 6th meeting.

Adjournment

Motion was made by Vice-Chair Jacobsen and seconded by Commissioner Sarver to adjourn.

Motion approved 7-0

Meeting adjourned at 8:50

Debbie McDonald Planning Commission Clerk