



PLANNING COMMISSION AGENDA
WEDNESDAY, May 7, 2014
City Council Chambers - Justice and Municipal Center at 6:30 PM

MEMBERS

Grant Sulham – Chair
Winona Jacobsen – Vice Chair
Brad Doll
Dennis Poulsen
David Baus
Debbie Strous-Boyd
Craig Sarver

CITY STAFF

Jason Sullivan, Senior Planner
Debbie McDonald, Planning Commission Clerk

- I. CALL TO ORDER, ROLL CALL and NEXT MEETING POLL (May 21, 2014)**
- II. APPROVAL OF MINUTES**
- III. PUBLIC HEARING (None)**
- IV. PUBLIC COMMENT AND CONCERNS**
- V. OLD/CONTINUING BUSINESS**
 1. Resolution Number 2385: Amending the 2014 – 2015 Planning Commission Work Plan
- VI. NEW BUSINESS**
 1. Ordinance Number D14-59: Amendments to the Land Use Matrix – Related to Senior Housing.
 2. Planning Commission Future Agendas
- VII. FOR THE GOOD OF THE ORDER**
 1. Correspondence
 2. Staff Comments
 3. Commissioner Comments
- VIII. ADJOURNMENT**

Next meeting: May 21, 2014

THIS PAGE INTENTIONALLY LEFT BLANK



Community Development Department

Planning Commission Minutes

April 16, 2014 Regular Scheduled Meeting
City of Bonney Lake Council Chambers

DRAFTED

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

Planning Commission Present

Grant Sulham, **Chair**
L. Winona Jacobsen, **Vice-Chair**
Brad Doll
Dennis Poulsen
Dave Baus
Debbie Strous-Boyd
Craig Sarver

City Staff Present

Jason Sullivan, Senior Planner
Debbie McDonald, Commission Clerk

MOTION WAS MADE BY COMMISSIONER DOLL AND SECONDED BY COMMISSIONER BAUS TO EXCUSE CHAIR SULHAM FROM THE APRIL 2, 2014 PLANNING COMMISSION MEETING.

MOTION APPROVED 7-0

I. APPROVAL OF MINUTES:

MOTION WAS MADE BY COMMISSIONER DOLL AND SECONDED BY COMMISSIONER SARVER TO APPROVE THE MINUTES FROM THE APRIL 2, 2014 MEETING.

MOTION APPROVED 7-0

II. PUBLIC HEARING: NONE

III. PUBLIC COMMENT AND CONCERNS: NONE

IV. OLD/CONTINUING BUSINESS: NONE

V. NEW BUSINESS:

Recreational Marijuana Regulation

Mr. Sullivan discussed the informational packet and how this was just the beginning of the Planning Commission looking at the issue. The Planning Commission has three options to choose from:

1. Adopt Washington State Regulations
2. Adopt Washington State Regulations with Modifications for the City of Bonney Lake
3. Outright Ban

With an outright ban the State Liquor Control Board will still issue a license. They could start a business in the City and then it would be up to the City to site for a code violation and go through the court system. This will be added to the Planning Commission Work Plan to show the State the City is working on the issue.

Commissioner Poulsen asked what Tribes are going to do.

Mr. Sullivan answered he believes that the Yakima Nation is looking at a ban because it is not approved by the Federal Government and there are Federal Treaties in place.

Chair Sulham asked about medical marijuana.

Mr. Sullivan responded that the way the code is written medical marijuana is also banned.

Commissioner Sarver is concerned with grow operations and the odor they omit.

Commissioner Baus asked if the City legalizes marijuana will it affect the ability to get State and Federal grants.

Mr. Sullivan responded he has no clear answer to that since this is unchartered territory

Commissioner Doll would like to tour a retail facility and a grow operation to see what all they entail.

Mr. Sullivan will see if he can find any local grow operations.

Commissioner Strous-Boyd wants to see the City get out in front of the permitting process and create a permit process that is restrictive.

Commissioner Sarver asked how long the moratorium is.

Mr. Sullivan responded the moratorium expires October 10th, 2014.

Commissioners came to a consensus to present the pros and cons to all three options with the preferred option being #2.

VI. FOR THE GOOD OF THE ORDER:

Correspondence – NONE

Staff Comments – Mr. Sullivan updated Commissioners on the Comp Plan and the community survey that will be up and running in May with an open house on June 4th. There will be an upcoming Public Hearing on the zoning for Assisted Living and Nursing Homes. At this time they are combined in the code, would be looking at separating the two into their own categories. Will be adding to the Work Plan discussion of new SEPA rules. The Department of Ecology has their public comment period open for the City of Bonney Lake's Shoreline Master Plan.

Commissioner Comments – NONE

VI. ADJOURNMENT:

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

MOTION APPROVED 7-0

The meeting ended at 7:38 P.M.

Debbie McDonald, Planning Commission Clerk

THIS PAGE INTENTIONALLY LEFT BLANK



Memo

Date : May 2, 2014
To : Bonney Lake Planning Commissioners
From : Jason Sullivan – Senior Planner
Re : **Planning Commission Work Plan**

PURPOSE:

The purpose of this memo is to facilitate the Planning Commission's discussion of Resolution 2385 which amends the 2014 – 2015 Planning Commission Work Plan.

ATTACHMENTS

1. Resolution 2089
2. Resolution 2347
3. Resolution 2385
4. Planning Commission Recommendation Memo

BACKGROUND:

On January 7, 2014, the City Council and the Planning Commission held a joint meeting as required by BLMC 02.04.1040 to discuss the Work Plan for the Planning Commission for the 2014 – 2015 Biennium. Subsequently on January 14, 2014 the City Council approved Resolution 2347 officially adopting the Planning Commission's 2014 – 2015 Work Plan. Since the adoption of the work plan in January a number of items have been added to the work plan including:

1. Recreational Marijuana
2. Senior Housing Zoning
3. Amending Title 14 BLMC – Development Code Administration

4. Amending BLMC 16.04 BLMC – State Environmental Policy Act

DISCUSSION:

In order for the above items to be officially added to the work plan, the Planning Commission is must be given an opportunity to review and comment on the proposed changes pursuant to Resolution 2089 Section 4 – Changes to the Work Plan. Staff has prepared an updated work plan along to allow the Planning Commission to review the proposed changes and provide a recommendation to the City Council. If the Planning Commission accepts the revised work plan, Resolution 2385 will be forward to the City Council for approval which will official amend the current work plan.

RESOLUTION NO. 2089

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, UPDATING THE POLICY FOR ESTABLISHING AND MAINTAINING A WORKPLAN FOR THE PLANNING COMMISSION, AND ADOPTING A WORKPLAN FOR THE 2011-2012 BEINNIUM.

Whereas, the City Council by Resolution No. 1812 established an initial workplan and process for the Bonney Lake Planning Commission, and

Whereas, the City Council and Planning Commission met in joint session on November 18, 2010 to discuss the planning process and the proposed work plan for the next biennium; and

Whereas, the City Council desires to update the format and the workplan to facilitate the comprehensive planning and land use regulation of the City pursuant to RCW 35.63;

Now, therefore, be it resolved;

Section 1. Planning Commission Workplan – Formulation and Consideration. It is the intent of the City Council that the City Council and the Planning Commission conduct a joint meeting during either the last or first two months of the year/biennium to review and update a Planning Commission Workplan for the upcoming fiscal year or biennium. Said workplan shall take into account any statutory planning updates required by law, the priorities of the City Council, desires of the Planning Commission, available planning staff or consultant work hours, and the planning related projects or assignments contemplated by the Community Development Director or Mayor's Office.

Section 2. Adoption of Workplan. It is the goal of the City Council that the Planning Commission Workplan be adopted prior to the end of the fiscal year, but no later than March 1st of the new year. The Planning Commission Workplan for the new year/biennium shall be adopted by the City Council by either motion or resolution.

Section 3. Workplan Contents. The Planning Commission Workplan shall contain, at a minimum, the following elements:

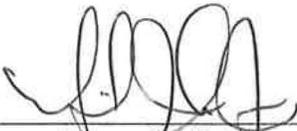
- A. A description of the project or work element;
- B. An indication of the department(s) and/or staff who will take the lead in undertaking or managing the scope of work;
- C. A general time frame indicating when the work product is intended to be completed;
- D. A note indicating the origin of the work item, such as a legal requirement, request of Council, request of Mayor, request of Planning Commission, etc.

Section 4. Changes to the Workplan. As authorized by RCW 35A.63.020,

the Planning Commission may serve in an advisory capacity to the Mayor, the City Council, or both. Accordingly, the adopted Workplan may be amended by either motion of the City Council recorded in the minutes of the Council meeting, or by written request of the Mayor. No change in the Workplan shall be made official until the Planning Commission has had an opportunity to review and comment on the proposed change to the Workplan.

Section 5. 2011-2012 Biennial Workplan Adopted. The Planning Commission Workplan for the 2011-2012 biennium, attached hereto as Exhibit "A", is hereby adopted.

PASSED by the City Council this 14th day of December, 2010.



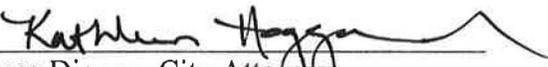
Mayor Neil Johnson, Jr.

ATTEST:



Harwood T. Edvalson, CMC
City Clerk

APPROVED AS TO FORM:



James Dionne, City Attorney

THIS PAGE INTENTIONALLY LEFT BLANK

City of Bonney Lake 2011-2013 Planning Commission Workplan

	Description	Department	Tentative <u>PC Review</u> Completion Date	Note	Initiated By	Date Added
2011	Update Title 14	CD	1st Quarter	Modify the definition / procedures for updating the Development Code	Staff	5/25/2010
	Design Standards for Nightclubs	CD	1st Quarter	Addressing noise and accoustics between nightclubs and residential areas	CC	5/25/2010
	<u>Noise Control Standards for New Construction or Redevelopment</u>	CD	3rd Quarter	<u>Develop standards and options for controlling noise, in mixed use zones or on commercial/residential borders</u>	CC	
	<u>Incentives for Green building</u>	CD	1st Quarter		CC	5/25/2010
	<u>Update Title 18</u>	CD	1st Quarter	<u>Provisions for shared housing</u>	CC	5/25/2010
	<u>Adopt provisions for Stormwater Permits</u>	PW / CD	3rd Quarter	<u>Required to be consistent with State law</u>	Staff	
	<u>Adopt provisions for Civil Permits</u>	CD	3rd Quarter	<u>Administrative provisions for Civil Permits</u>	Staff	
	Update Comp Plan Land Use Element to include CUGA subareas 1, 2, and 3		4th Quarter		Staff	5/25/2010
	Pre-zone CUGA subareas 1, 2, and 3		4th Quarter		Staff	5/25/2010
	Cultural Resources Plan	CD, CS, Exec.	3rd 4th Quarter	Update Comp Plan with Cultural Resource Plan including Historically significant items	CC, Exec	5/25/2010
Midtown Plan	CD	4th Quarter		CC	5/25/2010	

Exhibit "A" to Resolution No. 2089

	Description	Department	Tentative <u>PC Review</u> Completion Date	Note	Initiated By	Date Added
2011	Year Three -Shoreline Master Plan Update	CD	6/30/12		Staff	5/12/2009
	Update Title 18	CD	<u>2nd 4th</u> Quarter	Use Matrix, allowed uses in C-2/C-3	CC	5/25/2010
	Update Transportation Plan	<u>CD</u>	<u>4th</u> Quarter	<u>Update Transportation Plan / Transportation element of the Comprehensive Plan to be consistent with the Land Use element and certifiable by PSRC</u>	<u>Exec/PW</u>	
	Complete update of Parks Element of Comprehensive Plan	CD, CS	<u>3rd 4th</u> Quarter	General update of Parks Element, revisit Moriarty Plan	Staff / Exec	5/25/2010
2012	Complete Shoreline Master Plan Update	CD	2nd Quarter		Staff	5/12/2009
	Update Economic Development Element of Comp Plan	CD	4th Quarter	Update with new Census population numbers	Staff / Exec	
	Begin work on 2014 major Comp Plan update	CD	4th Quarter 2014			
2013	Continue work on 2014 major Comp Plan update including update of Transportation Element	CD	4th Quarter 2014			

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 BIENNIUM.

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; and

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; and

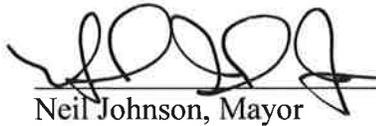
WHEREAS, the City Council and Planning Commission met in joint session on January 7, 2014 to review and discuss the proposed work plan for the current biennium.

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

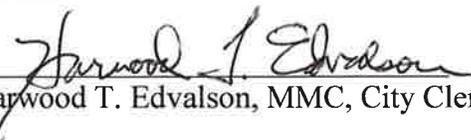
Section 1. 2014-2015 Biennial Workplan Adopted. The Planning Commission Workplan for the 2014-2015 biennium, attached hereto as Attachment "A", is hereby adopted.

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

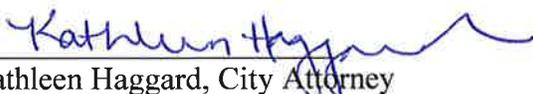
PASSED by the City Council and approved by the Mayor this 14th day of January, 2014.


Neil Johnson, Mayor

ATTEST:


Harwood T. Edvalson, MMC, City Clerk

APPROVED AS TO FORM:


Kathleen Haggard, City Attorney

THIS PAGE INTENTIONALLY LEFT BLANK

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 has 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 add a portion of the Comprehensive Urban Growth Area (CUGA) to the Bonney Lake Urban Growth Area (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 Easttown (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 Easttown 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 the setbacks are too 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 Comprehensive Urban Growth Area (CUGA) proposed to be annexed into the City. However, the R-2 does not allow single family residential 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 Future Land Use Map.	CD	2015 Q1	The areas were once part of the Bonney Lake Urban Growth Area (BLUGA), but were moved in 2004 due to a hearings board decision and were never added back as proposed urban growth area 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	

THIS PAGE INTENTIONALLY LEFT BLANK

RESOLUTION NO. 2385

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON AMENDING 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 Work Plan 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 Work Plan 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 passed Resolution 2347 on January 14, 2014 adopting the 2014 – 2015 Planning Commission Work Plan; and

WHEREAS, since the adoption of the 2014 – 2015 Planning Commission Work Plan additional items have been assigned to the Planning Commission; and

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

Section 1. 2014-2015 Biennial Work Plan Amended. The Planning Commission Work Plan for the 2014-2015 biennium, attached hereto as Attachment “A”, is hereby adopted and supersedes the Work Plan attached to Resolution 2347.

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

THIS PAGE INTENTIONALLY LEFT BLANK

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	Comprehensive Plan Periodic Update Phase 2.	CD	2014 Q1	The Consistency 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	2/5/2014
	Update Planning Commission By-Laws	CD	2014 Q1	The Planning Commission By-Laws were updated to reflect changes in the City Council Rules, add public hearing procedures, voting rules, and to bring the by-laws into compliance with the adopted rules of order.	Staff	2/3/2014	3/19/2014
	Amendment to the Land Use Matrix to separate Assisted Living Facilities and Nursing Homes into two lines instead of grouped together.	CD	2014 Q2	These uses are not the same and should not be included on the same line in the Land Use Matrix. The primary difference is that nursing facilities provide care for an extended period of time to individuals requiring nursing care by a permanent core staff of nurses who, along with other staff, provide nursing and continuous personal care services; whereas, assisted living facilities provide meals, housekeeping, social, leisure, and other services available to assist residents in daily living for the elderly who are unable to fully care for themselves or do not desire to live independently.	Staff	4/18/2014	
	Amendments to Title 14 BLMC - Development Code and Chapter 16.04 BLMC - State Environmental Policy Act (SEPA)	CD	2014 Q2	On April 9, 2014, the Department of Ecology issued the final rule changes related to the State Environmental Policy Act (SEPA) – Chapter 197-11 WAC as a result City will need to make some modifications to Title 14 BLMC (Development Code Administration) and Chapter 16.04 BLMC (SEPA) in order to comply with some of the changes made by DOE during the rulemaking process.	Staff	4/22/2014	
	Comprehensive Plan Periodic Update Phase 3.	CD	2014 Q2	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	
	Update the BLUGA on the Future Land Use Map	CD	2014 Q3	The City's request to add 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)	Staff	11/13/2013	
	Regulations related to Recreational Marijuana	CD	2014 Q3	The Planning Commission will study and propose development regulations to the Council on or before the expiration of the moratorium. The Planning Commission was directed to study a range of approaches to regulation, including zoning, development regulations, and a complete or partial prohibition in all zones.	Council	4/8/2014	
	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	
	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	
	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	

ATTACHMENT A

Description

Department PC Review
Completion
Date

Note

Initiated
By

Date
Added

Date
Completed

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	
Review the side yard setbacks in the RC-5	CD	2015 Q1	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	
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	
Add "proposed UGA" to Zoning Map	CD	2015 Q3	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	



Memo

Date : May 7, 2014
To : Mayor and City Council
From : Grant Sulham, Planning Commission Chair
Re : **Planning Commission Work Plan Amendments**

On January 7, 2014, the City Council and the Planning Commission held a joint meeting as required by BLMC 02.04.1040 to discuss the Work Plan for the Planning Commission for the 2014 – 2015 Biennium. Subsequently on January 14, 2014 the City Council approved Resolution 2347 officially adopting the Planning Commission's 2014 – 2015 Work Plan. Since the adoption of the work plan in January a number of items have been added to the work plan including:

1. Recreational Marijuana
2. Senior Housing Zoning
3. Amending Title 14 BLMC – Development Code Administration
4. Amending BLMC 16.04 BLMC – State Environmental Policy Act

As required by Resolution 2089, the Planning Commission considered the proposed amendments to the 2014 – 2015 Work Plan at the May 7, 2014 Planning Commission and voted **X-X-X** to recommend that the City Council approve Resolution 2385 amending 2014 – 2015 Planning Commission Work Plan

THIS PAGE INTENTIONALLY LEFT BLANK



Memo

Date : May 2, 2014
To : Bonney Lake Planning Commissioners
From : Jason Sullivan – Senior Planner
Re : **Planning Commission Work Plan**

PURPOSE:

The purpose of this memo is to facilitate the Planning Commission's discussion of Ordinance D14-59 which amends the portion of the Land Use Matrix related to assisted living facilities and nursing facilities.

ATTACHMENTS

1. Ordinance D14-59

BACKGROUND:

The current land use matrix codified in *Bonney Lake Municipal Code* (BLMC) 18.08.020 currently combines nursing homes and assisted living facilities as one use. While the uses have similarities, the uses also have some differences related to the type of care and the amount of nursing care provided within the facility as described below:

Nursing Facilities are defined, in the *North American Industry Classification System* (NAICS) Industry classification 623110 as establishments primarily engaged in providing inpatient nursing, personal care, and rehabilitative services for an extended period of time to individuals requiring nursing care by a permanent core staff of registered or licensed practical nurses; and

Continuing Care Communities are defined, in NAICS Industry classification 623311, as establishments primarily engaged in providing a range of residential settings with meals, housekeeping, social, leisure, and other services available to assist residents in daily living with on-site nursing care facilities; and

ORDINANCE D14-59

**AN ORDINANCE OF THE CITY OF BONNEY LAKE, PIERCE COUNTY,
WASHINGTON, AMENDING SECTION 18.08.020 OF THE BONNEY LAKE
MUNICIPAL CODE AND THE CORRESPONDING PORTION OF ORDINANCE NO.
1416, RELATED TO LAND USE MATRIX**

WHEREAS, the City Council desires to amend the Land Use Matrix to establish separate rows for Nursing Facilities, Continuing Care Communities, and Assisted Living Facilities, as these are different uses as defined by the *North American Industry Classification System* (NAICS) but are current contained on the same row in the Land Use Matrix; and

WHEREAS, Nursing Facilities are defined in NAICS 623110 as establishments primarily engaged in providing inpatient nursing, personal care, and rehabilitative services for an extended period of time to individuals requiring nursing care by a permanent core staff of registered or licensed practical nurses; and

WHEREAS, Continuing Care Communities are defined in NAICS 623311 as establishments primarily engaged in providing a range of residential settings with meals, housekeeping, social, leisure, and other services available to assist residents in daily living with on-site nursing care facilities; and

WHEREAS, Assisted Living Facilities are defined in 623312 as establishments primarily engaged in providing residential and personal care services that include supervision, and assistance in daily living without on-site nursing care facilities; and

WHEREAS, allowing assisted senior housing in the Downtown furthers BLCP – Housing Element Policy 4-3g which directs the City to, “[s]upport the development of a Downtown senior housing project to meet the unmet housing needs of Bonney Lake seniors;” and

WHEREAS, the textual code amendments proposed by this Ordinance have been processed in according with the requirements of Chapter 43.21C RCW, the State Environmental Policy Act (SEPA); and

WHEREAS, a determination of nonsignificance was issued on April 24, 2014 by the Community Development Director acting as the City SEPA Responsible Official, and the applicable SEPA comment and appeal periods concluded on May 15, 2014 and May 25, 2014 respectively; and

WHEREAS, the a copy of the this Ordinance was provided on April 22, 2014 to the Washington State Department of Commerce as required by RCW 36.70.A.106 and the Department’s review and comment period concluded on _____;

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 May 21, 2014, and all persons wishing to be heard were heard.

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

Section 1. Section 18.08.020 of the Bonney Lake Municipal Code and the corresponding portions of Ordinance No. 1416 are hereby amended to read as follows:

18.08.020 Land Use Matrix

Zone Use	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Residential Uses											
Accessory dwelling unit			P ¹	P ¹							
Adult family home	P	P	P	P	P						
Apartments/condominiums				P		P ²	P ²		P ³	P	
Boarding homes			P	P							P
Duplexes (two-family residences)			P	P							
Family day cares	A	A	A	A	A				A	A	
Group homes				C							C
Home occupations; provided the criteria in BLMC 18.22.010 are met	A	A	A	A	A				A	A	
Mobile/manufactured homes subject to Chapter 15.08 BLMC	P	P	P								
Mobile/manufactured home parks in existence as of annexation into the city							P				
Nursing homes and assisted living Continuing care communities (NAICS 623110 and NAICS 623311)			P	P		C	P	C			C
<u>Senior assisted living facilities (NAICS 623312)</u>			<u>P</u>	<u>P</u>		<u>C</u>	<u>P</u>	<u>C</u>	<u>P³</u>	<u>P</u>	
Private docks, mooring facilities and boathouses; provided the project complies with shoreline management regulations and the provisions of BLMC 18.22.070	A	A	A	A							P
Residences in connection with a business establishment					P	C	A	C	P ³	P	
Residential care facilities				P							
Single-family residences, detached	P	P			P						

Townhouses			P	P	C	C	P	C			
Educational Uses											
Colleges and universities or extension classrooms						P	P	P	P ³	P	P
Dancing, music, art, drama and instructional/vocational schools					P	P	P	P	P ³	P	P
Elementary school		C	P	P	P	C		C			P
Junior high, high schools and junior colleges, public or private		C	C	C	C	C		C			P
Preschool		C	P	P	P	P		P			
Cultural, Religious, Recreational, and Entertainment Uses											
Adult entertainment facilities subject to the provisions of Chapter 18.32 BLMC							P				
Amphitheater						P	P	P			
Campgrounds							P	C			C
Essential public facilities							P				C
Galleries					P	P		P	P	P	
Golf courses	C										C
Golf driving range							P				C
Government buildings and facilities		C	C	C	P	P	P	P	P	P	P
Gymnasiums and fitness centers, public or commercial						P	P	P			P
Libraries				P	P	P	P	P	P	P	P
Museums	C	C			P	P	P	P	P	P	P
Parks, open space and trails	P	P	P	P	P	P	P	P	P	P	P
Pocket park	P	P	P	P	P	P	P	P	P	P	P
Private meeting halls	A	A	C	P	P	P	P	P			P
Public meeting halls			C	P	P	P	P	P			P
Recreation facilities, outdoor	C						P				P
Recreational vehicle parks							P				
Religious institutions	P ⁴	P ⁴	P ⁴	P ⁴	P	P		P	P ³	P	C
Swimming pools, public or private	A	A	A	A	A	P	P	P			P
Theaters						P	P	P	P	P	
Industrial Uses											
Assembly or processing of previously prepared materials in a fully enclosed building							C ¹				

Junk, salvage or wrecking yard; provided a solid fence and/or solid screening hedge at least eight feet high is built and maintained to screen from view the open storage use.							C					
On-site treatment and storage facility as an accessory use to a permitted use which generates a hazardous waste subject to compliance with the state siting criteria adopted pursuant to the requirements of Chapter 17.105 RCW and issuance of state hazardous waste management facility permit						A	A					
Storage or distribution of sand, gravel, top soil, or bark; provided a solid fence and/or solid screening hedge at least eight feet high is built and maintained to screen from view the storage area							P					
Storage or processing of any hazardous waste as defined in Chapter 70.105 RCW is not permitted as a principal use							C					
Trailer-mix concrete plant; provided a solid fence and/or solid screening hedge at least eight feet high is built and maintained to screen from view the concrete plant and storage yard							C					
Retail and wholesale warehousing and distribution of goods within a fully enclosed building						P	P	P				
Resource Management Uses												
Agriculture and orchards	P											
Forestry and tree farms	P											
Raising of livestock, small animals and fowl; provided the requirements of BLMC 18.22.060 are met	P											
Transportation, Communication, Utilities												
Parking garages						C	P	C	C			

Public utility facility; provided the requirements of BLMC 18.22.050 are met	P		P	P	P	P	P	P			
Commercial Uses											
Ambulance service						C	P	C			
Antique shops					C	P	P	P	P	P	
Arcade							P	P			
Automatic teller machines (ATMs)						P	P	P		P	
Automatic teller machines (ATMs) with no drive-through					P	P	P	P	P	P	
Automobile fuel and recharging stations and car washes						P	P	P			
Automobile, boat and trailer sales							P	C			
Automobile, boat and trailer repair						P	P	P			
Bakery, retail					P	P	P	P	P	P	
Bakery, wholesale							P				
Banks, savings and loan associations						P	P	P			
Banks, savings and loan associations with no drive-through					P	P	P	P	P	P	
Barber shops and beauty shops					P	P	P	P	P	P	
Bars					C	P	P	P	P	P	
Bed and breakfast houses; provided the criteria in BLMC 18.22.030 are met	A	C	C	C	P						
Beer and wine specialty shops					P	P	P	P	P	P	
Bookstores				A	P	P	P	P	P	P	
Bowling alley											
Brewpubs and microbreweries					C	P	P	P	P	P	
Cabinet and carpenter shop						C	P	C			
Candy shop					P	P	P	P			
Cart vendors					P	P	P	P			
Cinema						P	P	P			
Coffee shops, cafes, no drive-through					P	P	P	P	P	P	A
Coffee stand, drive-through						P	P	P			

Commercial, professional and service uses associated with a residential complex, including banks, savings and loan associations, barber and beauty shops, business and professional offices, medical and dental clinics and neighborhood grocery, coffee shops, or restaurants, provided such uses occupy no more than 10 percent of the land area of the parcel or parcels within the residential complex and no individual commercial, professional or service use exceeds 5,000 square feet of floor area				A			P				
Commercial uses associated with a permitted use, such as a snack bar or gift shop, provided the commercial activity is open for business no more than 150 days per year or is within the same building as the permitted use							P				A
Contractor yards, provided a solid fence and/or solid screening hedge at least eight feet high is built and maintained to screen from view the open storage use							P				
Day care centers				C	P	P	P	P			P
Department store						P	P	P			
Dry cleaning						P	P	P	P	P	
Food markets, delicatessen and meat markets (beer and wine may be sold)					P	P	P	P	P	P	
Furniture and small household appliance repair shops					C	P	P	C			
Furniture building, repair and upholstery							P				
Hardware stores						P	P	P	P	P	
Horticultural nursery and garden supply, indoor or outdoor						P	P	P	P	P	
Hospitals		C	C	C		P	P	P			C
Hotels, motels						C	P	C	P	P	

Kennels	C		C	C	A	A	P	A			
Laundromats					P	P	P	P			
Liquor stores					C	P	P	P			
Locksmiths and security alarm shops					P	P	P	P			
Machine shops						C	P	C			
Massage therapy/spas					P	P	P	P	P	P	
Medical-dental clinics						P	P	P	P ³	P	
Medical offices					P	P	P	P	P ³	P	
Mini day care center				C	P	A	P	A	P	P	
Mini-storage facilities						C	C	C			
Nail salons					P	P	P	P	P	P	
Nightclub							P				
Open storage yards, including storage and sale of building materials and heavy equipment, provided a solid fence and/or solid screening hedge at least eight feet high is built and maintained to screen from view the open storage use							P				
Outdoor storage and sale of building materials and nursery stock, provided such use is accessory to a permitted use and enclosed within a sight-obscuring fence						A	A	A			
Pet shop, grooming and supplies					P	P	P	P	P	P	
Pharmacies						P	P	P	P	P	
Photographic processing and supply						P	P	P	P	P	
Photography studios					P	P	P	P	P	P	
Plumbing shops, electricians, heating, air conditioning sales or repair						C	P	C			
Pool hall						P	P	P			
Printing, copying and mailing services					P	P	P	P	P	P	
Professional offices					P	P	P	P	P ³	P	
Restaurants, including drive-in restaurants					C	P	P	P			
Restaurants, no drive-through					C	P	P	P	P	P	

Retail shops					C	P	P	P	P	P	
Roadside produce stands	P				P	P	P	P			P
Shoe repair					P	P	P	P	P	P	
Shopping center						P	P	P			
Skating rink						P	P	P			
Stables and riding schools	P										P
Tailor shops					P	P	P	P	P	P	
Tanning salon					P	P	P	P	P	P	
Tavern					C	P	P	P	P	P	
Veterinary clinics, animal hospitals						P	P	P			
Veterinary clinics with no outdoor kennel space or dog runs						P	P	P	P ³	P	
Wireless communications facilities are permitted as principal or accessory uses provided the requirements of Chapter 18.50 BLMC are met	P		P	P	A	A	P	A			
P = Permitted C = Conditional use A = Accessory use P ¹ = No accessory dwelling units are allowed in conjunction with a duplex P ² = Subject to the commercial design standards of Chapter 18.31 BLMC P ³ = Allowed outright on second floor, requires a CUP if on the first floor P ⁴ = Subject to the provisions of BLMC 18.22.040 C ¹ = Exclusions are listed in BLMC 18.29.040											

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 _____, 2014.

Neil Johnson, Mayor

ATTEST:

Harwood T. Edvalson, CMC, City Clerk

APPROVED AS TO FORM:

Kathleen Haggard, City Attorney

Passed:

Valid:

Published:

Effective Date:

THIS PAGE INTENTIONALLY LEFT BLANK



Memo

Date : May 2, 2014
To : Bonney Lake Planning Commissioners
From : Jason Sullivan – Senior Planner
Re : **Planning Commission Future Agendas**

PURPOSE:

The purpose of this memo to provide the Planning Commission with a list of items that will be placed on future Planning Commission Agendas.

ATTACHMENT:

1. Bonney Lake Future Agenda Topics

DISCUSSION:

The purpose of the Planning Commission futures is to complement the Planning Commission's work plan by identifying the dates that specific topics are planned to be presented to the Planning Commission. The document is significantly more fluid as the dates move further into the future and does not guarantee that a topic will be presented on the date identified on the futures. The goal is to provide a general game plan as to how the Planning Commission will complete the items on the work plan. Staff will present an update copy of the futures each month.

THIS PAGE INTENTIONALLY LEFT BLANK

Bonney Lake Planning Commission

Future Agendas

2014 – Q2

April 16, 2014

- Marijuana Regulations

May 7, 2014

- Planning Commission Work Plan
- Amendments to Land Use Matrix Related to Assisted Living Facilities and Nursery Homes

May 21, 2014

- ***Public Hearing: Amendments to Land Use Matrix (BLMC 18.08.020) related to Assisted Living Facilities and Nursery Homes***
- ***Public Hearing: Amendments to Title 14 BLMC – Development Code Administration***
- ***Public Hearing: Amendments to Chapter 16.08 BLMC – SEPA***
- Bonney Lake 2035 – DRAFT Introduction, Overview, and Community Character Element

June 4, 2014

- Bonney Lake 2035 – DRAFT Land Use and Housing Elements

June 18, 2014

- Bonney Lake 2035 – Public Open House #1 (Community Character, Housing, and Land Use)

2014 – Q3

July 2, 2014

- Bonney Lake 2035 – DRAFT Cultural and Heritage Element

July 16, 2014

- Bonney Lake 2035 – DRAFT Environment Conservation Element

August 6, 2014 – Cancelled

August 20, 2014

- Bonney Lake 2035 – DRAFT Community Health Element

May 2, 2014

September 3, 2014

- **Public Hearing:** Adding the Proposed Bonney Lake Urban Growth Area (BLUGA) and the approved BLUGA to the Zoning Map and the Future Land Use Map.
- Recreational Marijuana – Review of Options

September 17, 2014

- Bonney Lake 2035 – Public Open House #2 (Culture/Heritage, Environmental Conservation, and Community Health)

2014 – Q4

October 1, 2014

- Review of R-2 to add Single Family Residence as a Permitted Use

October 15, 2014

- Bonney Lake 2035 – DRAFT Public Service and Facilities Element

November 5, 2014

- Bonney Lake 2035 – DRAFT Economic Vitality Element

November 19, 2014

- Bonney Lake 2035 – DRAFT Transportation Element

December 3, 2014

- Bonney Lake 2035 – Public Open House #3 (Public Services/Facilities, Economic Development, and Transportation)

December 17, 2014 – Cancelled