

**PLANNING COMMISSION  
MEETING**

**November 18, 2015  
6:30 p.m.**

**AGENDA**



*"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.*

[www.ci.bonney-lake.wa.us](http://www.ci.bonney-lake.wa.us)

---

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

**Planning Commission Members:**

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

**City Staff:**

Jason Sullivan, Senior Planner  
Debbie McDonald, Planning Commission Clerk

- I. Call to Order**
- II. Roll Call & Next Meeting Poll** *(January 6, 2016)*
- III. Approval of Minutes**
- IV. Public Comments and Concerns**
- V. Public Hearing**
- VI. New Business**
- VII. Old / Continuing Business**
  - A. Planning Commission Work Plan
- VIII. For the Good of the Order**
  - A. Correspondence
  - B. Staff Comments
  - C. Commissioner Comments
- IX. Adjournment**

**Next Meeting:** January 6, 2016

*THIS PAGE INTENTIONALLY LEFT BLANK*

PLANNING  
COMMISSION MEETING

NOVEMBER 4, 2015  
6:30 p.m.

DRAFTED 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.*

[www.ci.bonney-lake.wa.us](http://www.ci.bonney-lake.wa.us)

**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, Dave Baus – Vice Chair, Dennis Poulsen, Debbie Strous-Boyd, Brad Doll, Winona Jacobsen and Craig Sarver

Staff members in attendance were Associate Planner Ryan Harriman and Planning Commission Clerk Debbie McDonald

- III. Approval of Minutes:**

**Motion was made by Commissioner Sarver and seconded by Commissioner Doll to approve the minutes from the October 21, 2015 meeting.**

**Motion approved 7-0**

- IV. Public Hearing:**

A. Ordinance D15-104: Telecommunication Code Amendments

Chair Sulham opened Public Hearing at 6:31

Associate Planner Harriman presented the ordinance on Telecommunication Code Amendments. This is just housekeeping to clean-up the ordinance.

Chair Sulham closed the Public Hearing with no public comments at 6:32.

**Motion was made by Commissioner Jacobsen and seconded by Commissioner Strous-Boyd to recommend that the City Council adopt Ordinance D15-104 amending the wireless communication section of the Bonney Lake Municipal Code and associated sections as required.**

**Motion approved 7-0**

- V. Public Comment and Concerns:** NONE

- VI. New Business:** NONE

- VII. Old/Continuing Business:** NONE

**VIII. For the Good of the Order:**

- A. Correspondence: NONE
- B. Staff Comments: NONE
- C. Commissioner Comments:

Chair Sulham reminded Commissioners of what the upcoming items are on the work plan and to let Senior Planner Sullivan know of any agenda items for the upcoming joint meeting with City Council.

**IX. Adjournment:**

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

**Motion approved 7-0**

**Meeting adjourned at 6:49**

---

Debbie McDonald Planning Commission Clerk

**City of Bonney Lake**

**DRAFT 2016 - 2018 Planning Commission Work Plan**

	<b>Description</b>	<b>Department</b>	<b>Project Initiation Date</b>	<b>PC Review Completion Date</b>	<b>Note</b>	<b>Initiated By</b>
<b>2016</b>	Review the side yard setbacks in the RC-5	CD	2015 Q4	2016 Q1	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
	Transition of Land Use Matrix to NAICS	CD	2015 Q4	2016 Q1	Identify the NAICS code for all of the permitted uses in the current Land Use Matrix.	EV-Action-3
	Protection of Commercial Zones	CD	2015 Q4	2016 Q1	The City Council directed staff to look for ways to protect the City's commercial zones for commercial development.	City Council (5/26/2015)
	SEPA Code Amendments	CD	2016 Q1	2016 Q3	Changes to Chapter 197-11 WAC, which governs the implementation of the State Environmental Policy Act as, necessitated some modifications to the City's SEPA rules.	C-Action-2
	Midtown Parking Lot Buffering Standards	CD	2016 Q1	2016 Q1	The proposed amendments would focus on reducing the visual impact of parking lots in the Midtown Zoning Classification	Council (3/17/15)
	Sewer System Plan Update	PW	2016 Q1	2016 Q4		Staff
	Stormwater System Basin Plan	CD/PW	2016 Q1	2017 Q4	This work is being completed as part of the NEP Grant that the City received from the Department of Ecology and the Department of Commerce.	ES-Action-3
	Bonney Lake Center's Plan	CD	2016 Q1	2018 Q1	<p>The City will prepare the Bonney Lake Centers Plan which include the following activities:</p> <ol style="list-style-type: none"> <li>1. Update the existing sub-area plans for Downtown, Midtown, and Eastown Centers;</li> <li>2. Prepare a sub-area plan for the Lake Tapps Center; and</li> <li>3. Review the development regulations related to these areas to determine if the regulations support the objectives of these centers.</li> </ol> <p>This work is being completed as part of the NEP Grant that the City received from the Department of Ecology and the Department of Commerce.</p>	CD-Action-2, EV-Action-1, EV-Action-6, EV-Action-7, and EV-Action-8
	Impact Deferral Ordinance	CD/PW	2016 Q2	2016 Q3	In 2015, the Legislature enacted changes to how impact fees are to be collected by Washington counties, cities, and towns. ESB 5923 requires counties, cities, and towns must adopt a deferral system by September 1, 2016 for the collection of impact fees for new single-family detached and attached residential construction.	C-Action-1

**City of Bonney Lake**

**DRAFT 2016 - 2018 Planning Commission Work Plan**

	Description	Department	Project Initiation Date	PC Review Completion Date	Note	Initiated By
<b>2016</b>	Sign Code Update	CD	2016 Q2	2016 Q4	As result of the U.S. Supreme Court's decision in the case Reed v. Town of Gilbert the City will need to amend the sign code.	C-Action-1 and C-Action-2
	Subdivision Code Review	CD	2016 Q3	2016 Q4	The purpose of this work item is to review the subdivision code and recommend changes to improve the code and ensure consistency with any changes in state law.	C-Action-2
	2016 Comprehensive Plan Update	CD	2016 Q3	2016 Q4	This is the annual update to the City's Comprehensive Plan. Some items that may be include: <ol style="list-style-type: none"> <li>1. Update Community Services and Facilities Element to reflect the adoption of: <ol style="list-style-type: none"> <li>a. The new Water System Plan;</li> <li>b. The new Sumner School District Capital Facilities Plan;</li> <li>c. The new White River School District Capital Facilities Plan;</li> <li>d. The Master Plan for Allan Yorke Park and Midtown Park, if adopted</li> </ol> </li> <li>2. Review modifications to the land use designation of properties along Vandermark (requested by a City Councilmember).</li> <li>3. Any updates required to comply with changes in State Law, CPPs, MPPs, or Growth Management Hearings Board Decisions.</li> </ol>	C-Action-1
	Accessory Dwelling Unit (ADU) Amendments	PW	2016 Q4	2017 Q1	Currently the City does not allow ADUs in the R-1 zoning classification. However, once the City's population reaches 20,000 the City is required to allow ADU's in all zones that allow single-family residential uses pursuant to RCW 43.63A.215 and RCW 36.70A.400. The City's official 2015 population was 19,490.	C-Action-1
<b>2017</b>	Landscaping Code Review	CD	2017 Q1	2017 Q3	The purpose of this work item is to review the subdivision code and recommend changes to improve the code and ensure consistency with any changes in state law.	C-Action-2
	Environmental Health Trends Report	CD	2017 Q3	2017 Q4	Prepare an environmental health report to understand what environmental factors may be having a negative impact on the health of Bonney Lake residents. This report will look at land uses, nitrate levels in the City's water sources, water quality, air quality, solid waste.	ES-Action-9
	Clearing and Grading Code Review	CD	2017 Q3	2017 Q4	The purpose of this work item is to review the subdivision code and recommend changes to improve the code and ensure consistency with any changes in state law.	C-Action-2

**City of Bonney Lake**

**DRAFT 2016 - 2018 Planning Commission Work Plan**

	<b>Description</b>	<b>Department</b>	<b>Project Initiation Date</b>	<b>PC Review Completion Date</b>	<b>Note</b>	<b>Initiated By</b>
<b>2018</b>	Environmental Stewardship Element Update	CD	2018 Q1	2018 Q2	Completion of the Environmental Health Trends Report, may necessitate changes to the Environmental Stewardship Element	C-Action-3
	SMP Periodic Update	CD	2018 Q1	2018 Q4	RCW 90.58.080(3)(b)(i) requires that cities in Pierce County complete a periodic update of their SMP on or before June 30, 2019, and every eight years thereafter. Additionally, when the new SMP was prepared Utilities were prohibited in the Aquatic Shoreline Designation; however, the City has a number of utility lines that cross under Lake Tapps.	C-Action-2 and C-Action-3
	Critical Areas Code Update	CD	2018 Q2	2018 Q3	This review and update is being completed as part of the required SMP Periodic Update	C-Action-2