



Planning Commission Minutes
April 19, 2006 Regular Scheduled Meeting

APPROVED

City Hall Council Chambers

The meeting was called to order at 5:40P.M.

Planning Commission Present

Randy McKibbin, **Chair**
Grant Sulham, **Vice-Chair**
Quinn Dahlstrom
Dennis Poulsen
David Eck
Katrina Minton-Davis
L. Winona Jacobsen

City Staff Present

Stephen Ladd, Planning Manager
Christy McQuillen, P&CD Assistant/Clerk

Guests:

Dan Grigsby, Public Works Director
Geoff Dillard, Consultant RH2 Engineering

A poll determined that a majority of Commission members would be available for the next meeting scheduled for May 3, 2006 to be held at City Hall Council Chambers. Chair McKibbin announced that he would be absent for this meeting due to vacation plans.

I. APPROVAL OF MINUTES:

Minutes requiring review and approval were those of April 5, 2006.

MOTION WAS MADE BY COMMISSIONER ECK, SECONDED BY COMMISSIONER JACOBSEN TO APPROVE MINUTES FOR APRIL 5, 2006 AS PRESENTED. APPROVAL WAS UNANIMOUS.

II. PUBLIC COMMENTS/CONCERNS: None

III. OLD/CONTINUING BUSINESS:

Proposed revisions of the Critical Areas Ordinance regarding steep slopes- Mr. Ladd introduced Dave Williams, Geologic Scientist from the Seattle Region to the Commission in addition to referencing that the latest Draft Ordinance and staff report dated April 17, 2006 gives the cities review a set of code provisions from other jurisdictions. The 4/7/06 version of the ordinance differs from the previous one only in being a little more specific as to what must be included in a geo-tech report. The extra language is inspired by the requirements of the City of Seattle, which being much briefer as befits a smaller city that does not have a geologist on staff.

Dave Williams, Geologic Scientist, Seattle, WA- In response to the proposed revisions to the Critical Areas Ordinance regarding steep slopes, Mr. Williams a 9 year veteran as a consultant, had the opportunity to review Bonney Lakes proposed changes and finds that the latest draft is a workable document. Positive points are 1) Maps available so general public/developers have the opportunity to see if they are in a geo-hazard area; 2) Designators that slopes at 30% is actually on the low side that other cities (commonly the percentage is 40%) and that the 10 foot criteria is a standard (workable for Geotechs). It is suggested that under 16.28.040 contents of critical area reports, the reference to "Calculations of stability and bearing capacity shall explicitly assume a 100-year seismic event" simply reference local practice or influence seismic as a separate reference. (This reference would allow the city to change the administrative rules). And, under 16.28.050 Substantive Requirements, C. 2, 1.2 dynamic conditions- 1.1 is more typically used (small point). Overall, the draft appears acceptable and favorable to geologists.

During a lengthy discussion, Planning Commissioners, Staff and Mr. Williams worked through additional changes which included the following: 1) Opposed to local practice. Instead reference particular documents that address this subject; 2) Suitable contours on maps (commissioners felt 2 foot intervals would be acceptable); 3) to strike in the body of the Ordinance any references to "the Director(s) shall decide"; 4) Strike 100-year seismic event and instead reference local specific practice (reference documents).

With the group reaching a consensus on the additional changes, Chair McKibbin called for a consideration of the current DRAFT Ordinance dated April 17, 2006.

MOTION WAS MADE BY COMMISSIONER JACOBSEN, SECONDED BY COMMISSIONER ECK TO RECOMMEND THAT CITY COUNCIL APPROVE THE PROPOSED REVISIONS TO THE CRITICAL AREAS ORDINANCE REGARDING STEEP SLOPES DATED APRIL 17, 2006 WITH CHANGES. APPROVAL WAS UNANIMOUS.

Proposed revision to the R-2 Residential Zone to give a maximum density rather than a minimum lot size and revise the setback requirements- Mr. Ladd provided an overview of the proposed changes to the R-2 zoning designation and reminded the Commission and audience that most of the changes are being driven from the Growth Management Hearing Board decision and recommendations from 2005. The R-1 zoning changed the same year and now this same consideration is being given to the R-2 zoning.

Planning Commission held a Public Hearing on April 5, 2006. Staff is simply prepared to accept Planning Commissions Recommendation.

After a minor discussion and no further changes, Planning Commission was prepared to provide a Recommendation.

MOTION WAS MADE BY COMMISSIONER POULSEN, SECONDED BY VICE-CHAIR SULHAM TO RECOMMEND THAT CITY COUNCIL APPROVE THE PROPOSED REVISIONS TO THE R-2 RESIDENTIAL ZONE TO GIVE A MAXIMUM DENSITY RATHER THAN A MINIMUM LOT SIZE AND REVISE THE SETBACK REQUIREMENTS. APPROVAL WAS UNANIMOUS.

After a minor discussion, it was determined that Vice-Chair Sulham would present the recommendation on the Critical Areas Ordinance and the R-2 Residential Zone to City Council on May 9, 2006.

This item would be removed from future Agendas.

IV. PUBLIC HEARING- None

2006 Comprehensive Plan Amendments, Water, Sewer- Geoff Dillard, Consultant for RH2 Engineering presented to the Commission a comprehensive overview of the Water and Sewer Comprehensive Plan Amendments.

The PowerPoint Presentation highlighted the following:

COMPREHENSIVE WATER SYSTEM PLAN

- Growth- 30% to 40% in next 6 years
50% to 70% in next 20 years
- Supply- With Tacoma Water (through 2011)
With Peaking Storage (through 2020)
Both are based on average demands
- Supply Options- Tacoma, CWA, Lakewood or City Owned
- Storage- Peaking Storage Facility (15 MG)
Other Tanks (10 MG)
- Peaking Storage Facility- (online in near future)
- Tacoma Inertia
- Water Loss Reduction- Pro active
- Policies- Level of Service
Quality vs. Rates

COMPREHENSIVE SEWER SYSTEM PLAN

- Growth- 25% in next 6 years
75% in next 20 years
- Service Areas- Core Area
North Area
South Area
East Area
- WWTP Interceptor Replacement
- Infiltration and Inflow Reduction
- Policies- Who to Serve
Treatment Options
Redundancy

2006 Comprehensive Plan Amendments, Transportation Elements- Dan Grigsby, Public Works Director for the City of Bonney Lake presented to the Commission an overview of the Transportation Element of the Comprehensive Plan update.

The Presentation and handouts (as labeled) highlighted the following:

- Exhibit 1- Memo Dated April 17, 2006 with emphasis on new factors of the plan; takes into account the concentration of population in much smaller areas mandated under the Washington State Growth Management Act (GMA); to identify where growth is most likely to occur and to develop a system of roads that can meet those capacity needs; primary goal of transportation planning is to make travel safe.
- Exhibit 2- TOTAL Projects identified through 2025 in Planning Area; Traffic Impact Fee (TIF) Increase from \$2,701.00 to \$3,886.00 (per PM vehicle trip); other projects and funding requirements; recommended planning commission actions.
- Exhibit 3- Table 3-1 Population Trends and Projections
- Exhibit 4- 2006 Reclassification of Roads; 2004 roadway functional classifications; 2006 Transportation Plan changes to Roadway Functional Classifications.
- Exhibit 5- Memo Dated April 18, 2006 with emphasis on the Sky Island Drive Designation as a minor arterial street; background, minor arterial planning/classification impact on design standards; minor arterial roads
- MAPS- Current Transportation Figures subject to changes in 2006

Planning Commissioners received the Elements in hard copy (in binder form) at the April 5, 2006 Planning Commission meeting. Mr. Ladd said the schedule to date shows the Public Hearings tentatively set for May 3, 2006 and that all of the Elements are on a fast track for review and adoption because there isn't much the City & Public Works Department can do financially (grants and trust funds) until the Elements are adopted.

This item would remain on the Agenda under Old Business (and as a Public Hearing) for the Planning Commission meeting schedule for May 3, 2006.

V. NEW BUSINESS- None

VI. FOR THE GOOD OF THE ORDER:

Correspondence- None

Staff Concerns- Mr. Ladd briefly updated the Commission on the current work program which includes for 2006, ongoing work on the Water, Sewer and Transportation Comprehensive Plan Amendments, the Fennel Creek Trail Plan, and the School Impact Fee Ordinance (being re-adjusted)

Commissioner Concerns – None

VI. ADJOURNMENT:

MOTION WAS MADE BY COMMISSIONER POULSEN, SECONDED BY VICE-CHAIR SULHAM TO ADJOURN. APPROVAL WAS UNANIMOUS.

The meeting ended at 7:49P.M.

Christy McQuillen, Planning Commission Clerk
Approved on June 7, 2006