



Planning Commission Minutes
March 15, 2006 Regular Scheduled Meeting

APPROVED

City Hall Council Chambers

The meeting was called to order at 5:32P.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

A poll determined that a majority of Commission members would be available for the next meeting scheduled for April 5, 2006 to be held at City Hall Council Chambers. This meeting includes a Public Hearing scheduled at 6:00PM on the proposed changes to the R-2 Zoning.

I. APPROVAL OF MINUTES:

Minutes requiring review and approval were those of March 1, 2006.

MOTION WAS MADE BY VICE-CHAIR SULHAM, SECONDED BY COMMISSIONER ECK TO APPROVE MINUTES AS PRESENTED FOR FEBRUARY 15, 2006. FAILED.

Commissioner Dahlstrom requested that the approval of minutes be postponed, requesting that paragraph on Page 3 of 3 under Staff Concerns related to the Master Shoreline Plan discussion include more expanded language of the conversation between Commissioners and staff on private lakes.

Ms. McQuillen to revise the DRAFT March 1, 2006 minutes and circulate new draft at the April 5, 2006 meeting.

II. PUBLIC COMMENTS/CONCERNS:

Brian Cebe, 9409 206th Avenue E, Bonney Lake, WA 98391- Speaking on behalf of the Fennel Creek Trail Committee, Mr. Cebe requested that Planning Commission support and approve a Park Plan this year so that grants can proceed further with the development of the Fennel Creek Trail.

Ray Frey, Halsan Frey LLC, Bellevue, WA 98033- In response to the revisions to the Critical Area Ordinance regarding steep slopes, Mr. Frey said that the current proposed ordinance will have alarming consequences for several properties, not only on the west edge of the city but city-wide including the newly

zoned Downtown District and city owned properties. Reconsideration is asked to reduce the 25% slope grade or create an ordinance with geographic exclusions.

III. OLD/CONTINUING BUSINESS:

Proposed revisions of the Critical Areas Ordinance regarding steep slopes- Mr. Ladd explained that the commission and staff have absorbed as much time and work into this draft ordinance as possible. Staff at this time is simply looking for a recommendation.

After a few minor questions from commissioners, ultimately the discussion ended in a consensus that no further work would be done to the current draft Ordinance. The Chair called for a motion.

MOTION WAS MADE BY COMMISSIONER JACOBSEN, SECONDED BY COMMISSIONER ECK TO RECOMMEND THAT CITY COUNCIL APPROVE THE PROPOSED REVISIONS OF THE CRITICAL AREAS ORDINANCE REGARDING STEEP SLOPES. 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- Commissioners were simply reminded of the Public Hearing on Wednesday, April 6, 2006 at 6:00PM in City Hall Council Chambers.

This item would remain on the Agenda under Old Business for the Planning Commission meeting schedule for April 6, 2006.

IV. PUBLIC HEARING- None

V. NEW BUSINESS- None

VI. FOR THE GOOD OF THE ORDER:

Correspondence- None

Staff Concerns- Mr. Ladd briefly advised the Commission that work is still underway in house for the Group 2 Comprehensive Plan Amendments and is hopeful that the Transportation and Utilities Elements would be ready by April.

Mr. Ladd informed the commissioners of temporary staff changes within the Department of Planning and Community Development. With the department currently understaffed due to recent resignations, temporary employees are filling this void.

Commissioner Concerns – None.

VI. ADJOURNMENT:

MOTION WAS MADE BY COMMISSIONER ECK, SECONDED BY COMMISSIONER DAHLSTROM TO ADJOURN. APPROVAL WAS UNANIMOUS.

The meeting ended at 6:46P.M.

Christy McQuillen, Planning Commission Clerk
Approved on April 5, 2006