



Planning Commission Minutes

May 3, 2006 Regular Scheduled Meeting

APPROVED

City Hall Council Chambers

The meeting was called to order at 5:37P.M.

Planning Commission Present

Randy McKibbin, **Chair (Absent)**

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

MOTION WAS MADE BY COMMISSIONER POULSEN, SECONDED BY COMMISSIONER ECK TO APPROVE AN EXCUSED ABSENSE OF CHAIR MCKIBBIN. APPROVAL WAS UNANIMOUS.

A poll determined that a majority of Commission members would be available for the next meeting scheduled for May 17, 2006 to be held at City Hall Council Chambers.

MOTION WAS MADE BY COMMISSIONER DAHLSTROM, SECONDED BY COMMISSIONER ECK TO AMEND THE AGENDA BY MOVING ALL REGULAR AGENDA ITEMS BEFORE THE PUBLIC HEARING. APPROVAL WAS UNANIMOUS.

I. APPROVAL OF MINUTES:

Minutes requiring review and approval (April 19, 2006) were postponed until May 17, 2006 meeting.

II. PUBLIC COMMENTS/CONCERNS:

Audience members and Vice-Chair Sulham reserved any public comments for the Public Hearing.

III. OLD/CONTINUING BUSINESS:

Debriefing from the Short Course in Local Planning Sponsored by the City of Bonney Lake-- The Short Course which took place on April 26, 2006 in Bonney Lake, generated an audience of approximately 26. Ms. McQuillen said that several individuals present, representing cities within Pierce County, were hopeful that Bonney Lake would sponsor yet another course with emphasis on transportation and/or the

future Pierce County Employment Based Community of Cascadia or an emphasis in bringing neighboring cities into unison with Comprehensive Planning.

Commissioner Poulsen and Jacobsen echoed the same comments, that the course offered information in regards to legal issues (utilizing the City Attorney) and resources for Commissioners.

After a minor discussion, commission members elected to explore the possibility of hosting another Short Course. Commissioner Jacobsen volunteered to head up the effort.

IV. NEW BUSINESS-

There was no New Business to present.

Mr. Ladd noted for the record that the School Impact Fee Ordinance would be forwarded to the Planning Commission in the near future (Summer 2006).

V. FOR THE GOOD OF THE ORDER:

Correspondence- Ms. McQuillen noted for the record that the City of Bonney Lake received the following correspondence in response to the 2006 Comprehensive Plan Amendments, Water, Sewer and Transportation Elements:

Exhibit A- A letter dated April 26, 2006, from Pierce County (Exhibit 1)

Exhibit B- A letter dated May 2, 2006, from Pierce Transit (Exhibit 2)

Exhibit C- A letter dated May 2, 2006, Sky Island Homeowners Association (Exhibit 3)

Commissioner Dahlstrom noted for the record her receipt of an Email from Dan Grigsby, Public Works Director regarding truck routes within City limits. This has been added into the record as Exhibit D.

Staff Concerns- Mr. Ladd briefly advised the Commission that the Critical Areas Ordinance regarding Steep Slopes and the R-2 Zoning Amendments are scheduled before the City Council on May 9, 2006 at 7:00PM. Vice-Chair Sulham volunteered to present these items.

Mr. Ladd announced to the Commission that the City has hired a biologist to assess if two (2) local lakes within City Limits, Lake Bonney and Lake Debra Jane, are wetlands. A few recent inquiries have surfaced as to building setbacks on these two lakes and if wetland buffers should apply to residential development.

Mr. Ladd announced to the Commission that based on the Work Plan for the Planning Commission, it appears that little will move forward during the month of June 2006. New business items may come before Planning Commission in July 2006.

Commissioner Concerns – None.

MOTION WAS MADE BY COMMISSIONER POULSEN, SECONDED BY COMMISSIONER ECK TO TAKE A 10 MINUTE BREAK. APPROVAL WAS UNANIMOUS.

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VI. PUBLIC HEARING-

2006 Comprehensive Plan Amendments, Water & Sewer (Utilities)-

Vice-Chair Sulham Opened the Public Hearing at 6:03PM.

Elizabeth Chamberlain, Senior Planner, City of Auburn, 25 West Main Street, Auburn, WA 98001-4998- Submitted into the record, a letter dated May 2, 2006 regarding the Comprehensive Plan Amendments for water, sewer and transportation plan (Exhibit E). Ms. Chamberlain pointed out that for the most part, earlier comments submitted by the City of Auburn have been incorporated into the plan(s). The City of Auburn is in the process of drafting a Comprehensive Sewer Plan which includes extending the sewer service area south from the King/Pierce County line south around Lake Tapps.

With no other comments, Vice-Chair Sulham closed the Public Hearing at 6:07PM but stated that the record would remain open in order for the City of Bonney Lake to receive additional written comments until May 10, 2006.

2006 Comprehensive Plan Amendments, Transportation Element-

Vice-Chair Sulham Opened the Public Hearing at 6:07 PM.

Elizabeth Chamberlain, Senior Planner, City of Auburn, 25 West Main Street, Auburn, WA 98001-4998- Submitted into the record, a letter dated May 2, 2006 regarding the Comprehensive Plan Amendments for water, sewer and transportation plan (Exhibit E). Ms. Chamberlain asked that a few clarifications be made on the following: 1) Appendix C-1, shows peak hour projections for 2005 to 2025 decreasing. The City of Auburn finds this hard to believe with the volume of growth in the north areas surrounding Lake Tapps (such as Lakeland Hills, Quiet Waters and several other subdivisions) and; 2) Improvement Project, Figure 7. This figure focuses mostly on Bonney Lake and not on the north end of Lake Tapps. The City of Auburn feels that the entire plateau from the south borders of Bonney Lake to the north (King/Pierce County Line) should be shown as a whole Regional Transportation Segment. In addition, Ms. Chamberlain pointed out that the City of Auburn is moving forward in preparing a 2006 Comprehensive Plan Amendment/Urban Growth Area Amendment (to eventually annex) the north end of Lake Tapps from Forest Canyon Road and southeast to Snag Island.

Bill Fredrick, President of the Sky Island Homeowners Association, Bonney Lake, WA- Submitted into the record a photograph (Exhibit F) showing conditions on Sky Island Drive on Sunday April 30, 2006 at 3:00PM. The photo shows vehicles parking on the sidewalks and extending out onto the street with a 1 foot sloped curb which is suitable for trucks to straddle, but not for most sedans and non-compact cars to park. Sky Island Drive has been built with a 24 foot paved roadway which residents in the subdivision feel is too dangerous and oppose Sky Island Drive being designated as a Minor Arterial (45 mph) in the Comprehensive Plan (Road Classification category) and urges the City of Bonney Lake Planning Commission to re-designate Sky Island Drive as a Local Collector (25 mph).

Dan Grigsby, Public Works Director for the City of Bonney Lake- With emphasis on Sky Island Drive, Mr. Grigsby stated for the record that Sky Island Drive has been classified (since the 1995 Bonney Lake Comprehensive Plan) as a Minor Arterial. The road was designed and built, under Pierce County Standards, as a Minor Arterial not for speed but based on future growth. To keep the speed limit at 25 mph, this is enforced through Ordinance and adopted regulations. A road classification is based on the volume of traffic a road can handle, not on speed limits. Sky Island Drive was built to support the projected volume of cars, not speed. The Public Works Department supports maintaining a speed limit of 25 mph.

With no other comments, Vice-Chair Sulham closed the Public Hearing at 6:07PM but stated that the record would remain open in order for the City to receive additional written comments until May 10, 2006.

This item would remain on the Agenda under Old/Continuing Business for the Planning Commission meeting schedule for May 17, 2006.

VII. ADJOURNMENT:

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

The meeting ended at 6:20P.M.

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