

**CITY COUNCIL
PLANNING COMMISSION
WORKSHOP**

**October 29, 2002
5:30 P.M.**

MINUTES

City of



"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.

I. CALL TO ORDER

Deputy Mayor Swatman called the workshop to order at 5:33 p.m. In attendance with Deputy Mayor Swatman were Councilmembers Stephen Bricker, Phil DeLeo, Neil Johnson, Dave King and Planning Agency Commissioners Steve Burnham, Randy McKibbin, Robert Harding, Quinn Dahlstrom, and Julia Bowen. Mayor Young and Councilmembers Palecek and Rackley were absent. Planning Agency Chair Burnham announced that Planning Agency Commissioner Jim Shortt would be late (he arrived at 5:55 p.m.). Staff members in attendance were Finance Director John Weidenfeller, Planning and Community Development Director Bob Leedy, Police Lt. Strozyk, Deputy City Attorney Jeff Ganson, Associate Planner Shannon Mayfield, and City Clerk Gayle Butcher.

Motion by Councilmember King, second by Councilmember DeLeo, to excuse Councilmembers Palecek and Rackley.

Motion Carried Unanimously 5-0.

II. AGENDA

A. Year 2002 Comprehensive Plan Amendments Discussion

Planning and Community Development Director Bob Leedy briefly explained the process that begins with taking applications through the month of April, review by staff and Planning Agency, Council hearings and adoption, and implementation next year. He introduced Associate Planner Shannon Mayfield who presented on each Urban Growth Area (UGA) comprehensive plan amendment, explained the organization and contents of the comprehensive plan material and explained the review process by Pierce County.

In presenting the proposed comprehensive plan amendment known as UGA1, she pointed out the constraints of providing sewer. In presenting UGA 2A & 2B, she noted the importance of squaring up the city's boundaries and providing utility services, and that Pierce County has traditionally felt comfortable with Bonney Lake expanding their urban growth area to the north/south, but for east/west boundaries, the County has more concerns about rural vs. urban issues. The proposal known as UGA3, Falling Waters generated a lengthy discussion because of density near the City's water source, septic/sewer issues, traffic impacts, and

that the Falling Waters urban growth area is near the development known as Cascadia. Planning Agency Commissioners explained they had had extensive discussion related to sewer capacity, and that assurances had been given by public works that there was time to take care of capacity. Assistant Public Works Director Gary Leaf clarified that the capacity issue is a close call, but over a period of time, there could be other options for obtaining additional sewer capacity. As Councilmember Bricker has suggested in the past, he urged that the City look into its own treatment plant. Planning Associate Shannon Mayfield suggested all people review Planning Agency minutes. A discussion related to the possible harm to the City's water source was held. Using the site plan and wellhead protection maps, the recharge area was identified, and its proximity to the planned phases of development. The majority of development activity will take place outside the recharge area so there should be less adverse impact to water quality.

Deputy Mayor Swatman called for a 5-minute recess at 6:56 p.m. and Councilmember Bricker was excused. Deputy Mayor Swatman resumed the workshop at 7:08 p.m.

Associate Planner Shannon Mayfield reviewed the proposed UGA5, Fennel Creek proposal. On the display, she pointed out the sensitive areas and noted that this UGA amendment area was particularly problematic for Pierce County due in part to the prevalence of sensitive areas, and because over 300 acres of largely vacant/underdeveloped land would be added to the City's already excessive land capacity. The Pierce County 1995-2000 Buildable Lands Report indicated that Pierce County as a whole has 38% more land capacity than is needed to accommodate population projections. Consequently, when Pierce County reviews UGA boundary amendment applications for all jurisdictions next year, they will be taking into account the total amount of land being added to the existing supply. Ms. Mayfield also noted that due to concerns listed above, this proposed comprehensive plan amendment was the least likely to receive support by Pierce County. Pending Council's approval, the application submitted to Pierce Co. will point out that much of the 300+ acres in this area are not buildable due to the sensitive areas and therefore, not all 300 acres should be considered as additional land capacity. Planning Director Leedy pointed out that even land designated for Conservation/Open Space (ultimately zoned RC-5 Residential/Conservation) could provide the number of units in a clustered development to meet density needs, since there is a possibility that within the Fennel Creek proposal, there is talk of developing a future golf course.

Associate Planner Shannon Mayfield reviewed the UGA8, Sumner School District proposal. She explained there is a portion of the property that the District may want to surplus and sale. Years ago the property was purchased with the intent of building an elementary school, but the growth necessitating such a facility now lies to the south. Ms. Mayfield showed the proposed boundary line adjustment that should be in place by the time of adoption.

Associate Planner Shannon Mayfield presented the Capital Facility Plan (CFP), which is a text amendment only and does not require subsequent Pierce County approval. The CFP is a requirement of the Comprehensive Plan and the text amendments can be found on pages 37-53. Assistant Public Works Director Gary Leaf noted the transportation projects detailed in the CFP amendment are vastly different from what Council may have reviewed in the past. The current CFP/transportation projects are for the time period of 1996-2002; the proposed amendment includes projects for years 2003-2008.

Councilmember King asked about traffic impact fees for the recent Brookfield Development. It was explained that this development, like Willowbrook, is not subject to impact fees because the fees are not adopted yet. The importance of having traffic projects identified in the CFP and Transportation Elements was emphasized. Ms. Mayfield pointed out that a complete revision to the Transportation Element, as well as additional revisions to the CFP Element, will be made during the 2003/2004 GMA mandated comp plan update, thereby providing for greater consistency in policy statements.

Council and Planning Agency were most complimentary to Ms. Mayfield for her presentations.

B. Commercial/Residential Zoning of Buffer Issues Discussion

Planning Director Bob Leedy said the Design Commissioners welcomed the opportunity to draft guidelines for Planning Agency review related to landscaping and buffer requirements. Council and Planning Agency members were pleased, but made it clear they did not want the draft guidelines to remain in a holding pattern.

Council and Planning Agency members discussed landscaping and buffers for commercial developments that abut residential areas. They were concerned that minimum standards were being applied. Planning Director Leedy indicated that the department could only enforce what was required by code, but noted there is more attention to these details under the current planning staff. He further said that he understood the concern, and indicated that clear and precise codes needed to be developed and adopted.

III. ADJOURNMENT

Motion by Councilmember Neil Johnson, second by Planning Chair Steve Burnham, to adjourn at 8:09 p.m.

Dan Swatman, Deputy Mayor

Gayle Butcher, City Clerk