

North Bonneville Planning Commission

Meeting Minutes of Tuesday, April 2, 2013

Chair Greg Hartnell called the meeting to order at 6:00 p.m.

Roll Call:

Present: Greg Hartnell, Ron Winter, Patrick Taylor, Melissa Hodson,

Absent:

Staff: Tom Jermann

Council: Mike Baker

Guest: Jake Meyer, Katie Califf, Matt Califf, Elaine Califf, John Spencer

Public Comment:

None.

Approval of Minutes:

Ron moved - 2nd Patrick to approve the minutes for March 5, 2013.

Passed: all in favor.

Staff / Council / Commission Reports:

Tom reported:

- Had been working on site and building plan proposal on agenda for tonight.
- Working on various enforcement issues.

John Spencer reported on ideas for CBD directory signage with possible Bigfoot theme.

Consensus was to have a plan to give to Ken the woodcarver for design.

Mike Baker reported that the council had appointed Bob Bianchi to the city council.

Bigfoot Discovery Trails:

Budget Report

- No report

2012 Hotel/Motel Tax Evaluation Form

- Form done except budget. Jake and Tom to finish up form for next meeting

Hamilton Creek Trail Signs

- Reviewed color sample chip for sign. Greg moved – 2nd Patrick to approve sample

Passed: all in favor.

Old Business:

Trails Plan Update

- Reviewed revised Bigfoot Discovery Trail Plan. Made changes to Trails To Town section.

Public Hearing: 7:00 pm

Site & Building Plan – Silver Star North, LLC.

- Public hearing opened at 7:00 pm. Jake Meyer commented on need for landscaping in that area and need that it be part of the plan. No other public comment was given. Hearing closed at 7:05 pm.

New Business:

Site & Building Plan – Silver Star North, LLC.

- The Commission reviewed and discussed the Site & Building Plan application, staff report, documentation and input from the proponent and public.
- Ron moved – 2nd by Melissa that the Planning Commission approve the application subject to the conditions listed below and adopt the following findings:
 1. There is no evidence that the project is likely to cause adverse effects on the environment or other uses in the area.

2. Project conformity with the conditions of approval (listed below) will assure consistency of the project with applicable laws.
3. The project is consistent with the Comprehensive Plan and requirements of the North Bonneville Municipal Code.
4. The development is not detrimental to the public health, safety, or welfare.
5. The development adequately mitigates impacts identified under the city's SEPA and critical areas provisions with the noted conditions.
6. The notice of public hearing, SEPA determination, and site plan review application were advertised and posted as required.

Subject to the following conditions:

1. Pursuant to Section 17.20.080 NBMC, the building shall not be used or occupied until the Building Official has issued a certificate of occupancy.
2. Pursuant to Section 17.20.100 NBMC, the approval of the site and building plan shall be revoked and nullified if within two (2) years of the date the City approved the plan; construction has not been started or is not substantially complete.
3. Pursuant to Section 17.20.110 NBMC, any development or use which fails to conform to the approved plan shall be a violation of Chapter 17.20 NBMC, and subject to enforcement action and penalty.
4. The developer shall deposit with the Clerk/Treasurer a certified or cashier's check for 150% of the estimated cost of landscaping for one year to assure survivorship of the landscaping.
5. All mitigation measures of the SEPA mitigated determination shall be met.
6. The stormwater control plan described in the application, using infiltration trenches and water-quality inlets, shall be fully operational prior to occupancy of the building.

Passed: all in favor.

New Planning Commission appointment

- An application and bio was read from Katie Califf to be appointed to the commission. Ron moved to recommend council appoint Katie to Planning Commission position #5 – 2nd by Greg.

Passed: all in favor.

Election of Vice Chairman

- Ron was only nomination. **Vote: all in favor**

Election of Trails Committee Treasurer

- Patrick and Melissa nominated. **Vote: Patrick 3 votes, Melissa 0, abstain 1**

Miscellaneous:

Public Input on Bigfoot Discovery Trails Plan

- Discussed public input process. Set May 7 as "open house" date with public display of information, etc. for two weeks prior at city hall. Comment cards, public notice and media ideas assigned and to be worked out and presented at next planning meeting.

Adjournment:

Ron moved to adjourn - 2nd by Patrick.

Passed: adjourned at 8:15 p.m.