

CITY COUNCIL MEETING

**November 12, 2002
7:00 P.M.**

MINUTES

City of



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.

"Where Dreams Can Soar"

I. CALL TO ORDER

A. Flag Salute

Deputy Mayor Swatman called the meeting to order at 7:00 p.m. and led those in attendance in the Flag Salute.

B. Roll Call (A1.3)

In attendance with Deputy Mayor Dan Swatman, Council Members Stephen Bricker, Phil DeLeo, Neil Johnson, Dave King, Maureen Palecek, and Jim Rackley. Mayor Robert L. Young was absent.

Staff members attending were: Finance Director John Weidenfeller, Public Works Director Seth Boettcher, Planning & Community Development Director Bob Leedy, Associate Planner Shannon Mayfield, Police Lt. Mike Strozyk, Deputy City Attorney Rachel Miller, and City Clerk Gayle Butcher, and Labor Counsel Bruce Disend.

C. Agenda Modifications, Announcements, Appointments and Presentations

1. Agenda Modifications (A3.6.6)

Deputy Mayor Swatman read into the record claims corrections and requested an executive session after the public hearings to discuss labor negotiations.

Motion by Council Member Bricker, second by Council Member Rackley, to conduct an executive session this evening under Agenda Item II.D. and modify claims as read into the record by Deputy Mayor Swatman.

Motion Carried Unanimously 7-0.

2. Announcements - None

3. Appointments - None (A3.8.3)

4. Presentations (**O3.2, O3.5.2**)

Deputy Mayor Swatman Proclaimed November 14, 2002 as “Tacoma/Pierce County DUI Task Force Day.”

II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE (A3.6.12, F4.3, F3.6)

A. Public Hearing

1. To receive citizen comments on the Year 2002 Comprehensive Plan Amendments known as: Capital Facilities Plan Element Text Amendment, UGA-1 214th Land Use Map Amendment, UGA-2 410 NE & NW Land Use Map Amendment, UGA-3 Falling Water Land Use Map Amendment, UGA-5 Fennel Corridor Land Use Map Amendment, UGA-8 Sumner School District (Lakeridge J.H.) Land Use Map Amendment.

Deputy Mayor Swatman opened the public hearing at 7:06 p.m., and asked for comments on the Capital Facilities Element. Associate Planner Shannon Mayfield briefly reviewed the text amendment. No one requested to speak.

At about 7:10 p.m. Deputy Mayor Swatman requested comments on the UGA-1 214th Land Use Map amendment. Associate Planner Shannon Mayfield presented an overview, noting that Pierce County must consider the request during Year 2003.

David Graves, 9508 210th Avenue E.

Mr. Graves expressed concern that this property is most probably all wetland.

No one else requested to speak on this amendment.

At about 7:14 p.m. Deputy Mayor Swatman requested comments on UGA-2 410 NE & NW Land Use Map Amendment. Associate Planner Shannon Mayfield noted the proposal is 2 separate amendments because the parcels are not contiguous. She noted that Pierce County must review this annexation during Year 2003, and if approved, the parcels would not

become part of the City until annexation. The zoning would also be accomplished through the annexation processes.

Chris Hanson, 22414 96th Street E., Buckley, WA

Mr. Hanson is strongly opposed to being part of the City.

There were no other requests to speak on this proposed annexation.

At about 7:19 p.m. Deputy Mayor Swatman requested comments on the UGA-3 Falling Water Land Use Amendment. Associate Planner Shannon Mayfield presented an overview on this applicant-initiated application. As with the other amendments, Ms. Mayfield noted Pierce County must review the application next year.

Cynthia Stephenson, 11513 170th Avenue East

Ms. Stephenson requests the City recommend an R-1 zoning designation rather than recommending medium density.

Dorhn Docker, 11522 173rd Avenue Court East

Mr. Docker was concerned that the medium density designation would allow mobile homes, which would result in lower property values. He also requested clarification on the differences between private and public roads.

Staff responded to his questions and explained the Comprehensive Plan processes.

Marlene Hall, 11315 Angeline Road

Ms. Hall expressed concern that her farm is being subject to surrounding development. Ms. Hall will meet with Associate Planner Shannon Mayfield to discuss buffers.

Dianne Bechtold, 17425 119th Street Court E.

Ms. Bechtold is opposed to the R-2 density and prefers the City consider R-1.

Bill Diamond, Larson & Associates, 4401 South 66th Street, Tacoma

Mr. Diamond pointed out and explained the wellhead protection area, specifically the recharge area and the drainfield area that take into account concerns with the aquifer. He also explained the proposed roadway

improvements and that should this area annex to the City, an interlocal agreement with Pierce County for the 2 arterial lane improvements would need to be worked out.

Dan Decker, 20401 70th Street E.

Mr. Decker expressed his concern that the septic systems in the development would still cause water quality problems and that Rhodes Lake Road will not support the amount of traffic generated by development coming into the area.

In response, Council Member King and Council Member Bricker and Associate Planner Shannon Mayfield referred persons to the Hearing Examiner's reports related to water protections.

There were no further requests to speak on this amendment.

At about 7:50 p.m. Deputy Mayor Swatman requested comments on UGA-5, Fennel Corridor land use amendment.

Leah Soule, 8424 207th Avenue Court E.

Ms. Soule is opposed to this amendment because of development impacts. She is concerned with the habitat.

The Comprehensive Plan process was explained and it was pointed out that property owners, not the City, make development requests.

Harvey Schalt, 20404 Kelly Lake Road E.

Mr. Schalt expressed his opposition to the application.

A brief discussion was held regarding the process of urbanization.

There were no further requests to speak on UGA-5.

At about 8:15 p.m. Deputy Mayor Swatman requested comments on the UGA-8 Amendment for the Sumner School District.

Colleen Chester, 18206 59th Street Court E.

Ms. Chester spoke of the forested area and expressed concern for the habitat. She wanted to know who decides and who designates that this

forested parcel does not contain environmental constraints. Associate Planner Shannon Mayfield explained the development process.

Scott Reem, 18516 59th Street Court E.

Mr. Reem expressed concern with the proposed density. Associate Planner Shannon Mayfield reviewed square footage lot sizes for R-1, R-2, Planned Units, and RC-5 zone designations.

Mike Stifel, 5525 Myers Road

Mr. Stifel noted his concern with adequate water pressure and service when the added development occurs.

William Nolan, 1202 Wood Avenue, Sumner

Mr. Nolan is representing the Sumner School District. He addressed the needed flexibility to market the property in order to build schools in the areas with significant growth, such as Falling Waters, Panorama Heights, Creek Ridge Glenn, etc.

Mary Urback, 1202 Wood Avenue, Sumner

Ms. Urback is representing the Sumner School District. Her comments related to the infrastructure concerns.

Dan Decker, 20401 70th Street E.

Mr. Decker's comments were in favor of the School District, with a land swap between the School District and Falling Waters.

There were no further requests to speak on the School District application.

During discussion of the above Amendments, numerous questions and staff explanations were discussed relating to the Comprehensive Plan process, Pierce County review, Annexation Process and Zoning designations.

Deputy Mayor Swatman closed the public hearing at 8:50 p.m.

Motion by Council Member Bricker, second by Council Member King, to recess the meeting for about 10 minutes.

Motion Carried Unanimously 7-0.

Deputy Mayor Swatman reconvened the meeting at 8:59 p.m.

2. To receive citizen comments on fixing the Year 2003 budget, revenue sources/property taxes.

Deputy Mayor Swatman opened the hearing at 8:59 p.m.

Dan Decker, 20401 70th Street E.

Mr. Decker said he was not sure about the taxes or garbage rate being proposed.

There were no further requests to speak on the budget hearing. Deputy Mayor Swatman closed the hearing at 9:06 p.m.

B. Citizen Comments

Dan Decker, 20401 70th Street E.

Mr. Decker said he had started a petition in Ward 5 regarding R-1/R-2 zoning.

Louisa Smith, 20112 Church Lake Road

Ms. Smith is representing the Chamber of Commerce this evening and she noted in the Pierce County Business Examiner, an article sheds good light on the City of Bonney Lake. She also said the Chamber, Kiwanis, and East Pierce Fire & Rescue are working on a Christmas Tree Lighting Ceremony December 7, 2002.

C. Correspondence – None

D. Executive Session

Deputy Mayor Swatman called for an executive session at 9:15 p.m. for about 20 minutes to discuss labor negotiations. At 9:35 p.m. it was announced executive session needed another 10 minutes. At 9:45 p.m. it was announced executive session needed another 5 minutes. Deputy Mayor Swatman reconvened the meeting at 9:55 p.m.

**III. COUNCIL COMMITTEE REPORTS
(A3.6.4)**

A. Finance Committee

Deputy Mayor Swatman said the Committee met earlier this evening and reviewed the Yakima County Jail Contract, 9-1-1 Agreement, and discussed the ordinance related to Planning Commissioner's pay.

B. Community Development Committee

Council Member Rackley said the Committee met and did not forward any discussion item.

C. Public Safety Committee

Council Member Bricker said the Committee met November 4 and conducted a lengthy discussion on traffic enforcement (that included mitigation and speeding issues), and motorcycle officer. He noted there is a vacancy for the Community Service Officer at this time and that there is Council support for a School Resource Officer, which can be partially funded through a grant. The Committee also discussed Nextel phones and determined it was not economically viable to consider a change at this time.

D. Other Reports - None

IV. MINUTES (A3.6.2)

A. October 15, 2002

B. October 22, 2002

Motion by Council Member King, second by Council Member Bricker, to adopt as presented.

Motion Carried Unanimously 7-0.

V. VOUCHERS AND PAYROLL (F4.9)

A. Vouchers

1. Claims (as corrected under agenda modifications):

Accounts payable checks #032707-032828 in the amount of \$625,553.43. Note: Checks 032707-032711 were approved for payment by Council at the October 22, 2002 meeting. Check 032712 is a pre-write to the Department of Labor and Industries in the amount of \$170.79 as to avoid late fees or other penalties. Voucher 32722 is voided and PO 18778 and PO 18779 are approved as pre-writes.

2. Payroll:
Payroll for October 16 through October 31, 2002 for checks 20133-20196 including Direct Deposits and Electronic Transfers in the amount of \$256,173.54.

Motion by Council Member King, second by Council Member Rackley, to authorize claims and payroll as amended.

Motion Carried Unanimously 7-0.

VI. UNFINISHED BUSINESS – None

VII. NEW BUSINESS - None

VIII. ORDINANCES

- A. Ordinance No. 942. An ordinance of the City of Bonney Lake, Washington amending the amount of the annual Ad Valorem tax levy necessary for the fiscal year 2003. (Discussed Council Workshop 10/15/02 and 11/5/02) **[F4.6]**

Motion by Council Member Palecek, second by Council Member King, to adopt as presented.

Deputy Mayor Swatman and Council Member King clarified that the assessed valuation was retained at the \$1.60 per thousand rate as adopted in past years and that this assessed rate is not an increase.

Motion Carried Unanimously 7-0.

- B. Ordinance No. 956. An ordinance of The City Of Bonney Lake, Pierce County, Washington, amending Chapter 15.04 of the Bonney Lake Municipal Code and Ordinance Nos. 885 § 1; 788 § 1, and 700 § 1, relating to the adoption of revised Uniform Codes of Technical Building Regulations, and adding a new Section 15.04.076. (Discussed Community Development Committee 17 /15/02) **[F4.6]**

Motion by Council Member Rackley, second by Council Member Johnson, to adopt the ordinance as presented.

Council Member DeLeo noted he had not received the cost analysis as requested. Motion by Council Member Bricker, second by Council Member Rackley, to table.

Motion Carried Unanimously 7-0.

- C. Ordinance No. 964. An Ordinance of The City Council of the City Of Bonney Lake, Pierce County, Washington, applying R-1(A) very low density zoning to approximately 454 parcels through an area-wide rezone (BLMC 18.56) (Reviewed Council Workshop 11/5/02). **[O3.8.2]**

Motion by Council Member King, second by Council Member Rackley, to adopt as presented.

Motion Carried Unanimously 7-0.

- D. Ordinance No. 968. An Ordinance of the City of Bonney Lake Washington, Pierce County, Washington, amending Chapters 13.04 and 13.12 of the Bonney Lake Code and Ordinance Nos. 561, 571C, 588, 692, 692A, 763, 787, 828, and 919, relating to water and sewer connection charges applicable to accessory dwelling units. **[O3.8.2]**

Motion by Council Member Palecek, second by Council Member DeLeo, to adopt the ordinance as presented.

Motion Carried 6-1 with Council Member Bricker dissenting

IX. RESOLUTIONS

- A. Resolution No. 1001. A resolution of the City Council of the City of Bonney Lake, Pierce County, Washington, authorizing a developers extension agreement for sewer with Pacific Resources Development for the Mountain Creek Development. (Discussed Community Development Committee 10/14/02 & 11/05/02) **[A3.13.7]**

Motion by Council Member Rackley, second by Council Member Bricker, to adopt the resolution as presented.

Motion Carried Unanimously 7-0.

- B. Resolution No. 1044. A resolution of the City Council of The City of Bonney Lake, Pierce County, Washington, amending Appendix “A” of the Labor Agreement (adopted by Resolution No. 877) between the City of Bonney Lake and AFSCME Local #120 for the purpose of establishing wages for the period of January 1, 2002 through December 31, 2003. (Discussed 11/5/02 Workshop.) [A3.9]

Motion by Council Member DeLeo, second by Council Member Palecek, to adopt the resolution as presented.

Motion Carried Unanimously 7-0.

X. ADJOURNMENT

Motion by Council Member King, second by Council Member Bricker, to adjourn at 10:03 p.m.

Dan Swatman, Deputy Mayor

Gayle Butcher, City Clerk