

**JOINT COUNCIL
WORKSHOP/PLANNING
AGENCY**

**January 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.

Call to Order

Mayor Young called the workshop to order at 5:30 p.m. In attendance with Mayor Young were Councilmembers Bricker, Johnson, King, Palecek, Rackely, and Swatman; Planning Agency Members McKibbin, Dahlstrom Bowen, Harding and Shortt. Staff members attending were Finance Director John Weidenfeller, Public Works Director Seth Boettcher (arrived after roll call), Interim Planning & Community Development Director Bob Leedy, Deputy City Attorney Jeff Ganson, Planning Assistant David Renaud, City Clerk Gayle Butcher and Department Assistant Christy McQuillen. Councilmember King was excused and Planning Agency Chair Burnham was expected to arrive late .

Agenda Items

1. Discussion related to the Design Commission

Interim Planning and Community Development Director Bob Leedy noted that 6 applications had been received and that he interprets Ordinance No. 893 having the Design Commission making recommendations to the Planning Agency. Council confirmed that the Design Commission would operate according to approved procedures and Council-authorized policy.

2. Discussion related to the Planned Unit Development (PUD)

A brief discussion was held on the limitations of the Planned Unit Development. Interim Planning and Community Development Director Leedy noted that there was no incentive for developers as the R2/R3 standards provide. He further pointed out that a PUD is an attractive tool to develop open space and possible trail systems. He used the safeguarding of Fennel Creek as an example. Interim Planning and Community Development Director Leedy will clarify 20% density bonus impacts at a later date.

3. Review and Discuss 2002 Planning Agency Work Plan

Interim Planning and Community Development Director Leedy presented highlights of the Planning Agency's Work Plan, noting during this year, 2002, the City must review its Comprehensive Plan as a 5-year review requirement.

4. Review and Discuss Strategic Commercial Business District Plan

Interim Planning and Community Development Director Leedy presented a brief staff report related to the Commercial Business District Plan (CBD). He recommends those key areas of commerce and activity are designated with banners, works of art, or architectural styles so that persons understand there is some type of sequence or progression of the City's business district along SR 410.

A brief discussion on the desire for pedestrian-friendly sites since sidewalks paralleling SR 410 is not an option. It was further noted the CBD would be a big emphasis for the Design Commission.

Council consensus reached that design standards would play a crucial role in the SR 410 development, as would the development code, and that the SR 410 area is the City's commercial strip that needs some type of prominence to acknowledge the business centers.

5. Discuss Possible 184th revamp

A brief discussion was held to include a revamp of 184th as part of the Transportation Improvement Plan. The Planning Agency is also looking at South Prairie Road and 200th, Lakeland Hills Parkway tie-in, 192nd connection and Angeline Road/Old Buckley Highway connection to SR 410.

6. Discuss Sign Code

A brief discussion was held on the effectiveness of the Sign Code.

Consensus reached that the Code Enforcement Officer would explain the enforcement process at an upcoming workshop.

7. Discuss Buffer Requirements Between Zones

Discussion centered on the types of buffers used in development, with particular discussion emphasis on the buffers between commercial and residential areas.

Mayor Young called for a recess at 6:54 p.m. Mayor Young reconvened the workshop at 7:02 p.m.

8. Urban Growth Boundary Amendments

A brief discussion was held related to septic systems in the Falling Water Area of the County Urban Growth Area (CUGA) as well as sewer service area.

9. Discuss Resolution No. 957, Findings & conclusions relative to the January 22 action to not approve the rezone of property located at 9708 210th Avenue East.

Deputy City Attorney Jeff Ganson noted that the Council would need to adopt Findings of Fact related to the rezone known as Perky's as a result of Ordinance No. 899 not passing last week. He explained the Findings of Fact affirms the Council's vote with the recitals, or Council has the option of re-consideration.

Councilmember King expressed concern that Council was considering taking action at a workshop. Deputy City Attorney Ganson noted the importance of either affirming Council's decision by adopting Resolution No. 957 or re-considering Council's action on Ordinance No. 899.

Motion by Councilmember Swatman, second by Councilmember Palecek, to adopt Resolution No. 957.

Motion Carried Unanimously 6-0.

Mayor Young announced there would be no executive session this evening.

There being no further business to discuss, Mayor Young adjourned the meeting at 7:45 p.m.

Bob Young, Mayor

Gayle Butcher, City Clerk