

COUNCIL WORKSHOP

**November 19, 2002
5:30 p.m.**



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.

MINUTES

"Where Dreams Can Soar"

Call to Order

Mayor Robert Young called the workshop to order at 5:33 p.m. In attendance with Mayor Young were Deputy Mayor Dan Swatman, Council Member Stephen Bricker, Council Member Phil DeLeo, Council Member Neil Johnson, Council Member Dave King, Council Member Maureen Palecek and Council Member Jim Rackley. Staff members attending were Finance Director John Weidenfeller, Planning & Community Development Director Bob Leedy, Associate Planner Shannon Mayfield, Public Works Director Seth Boettcher, Assistant Public Works Director Gary Leaf, Judge James Helbling, Court Administrator Kathy Seymour (arrived after roll call), City Attorney Jim Dionne, and City Clerk Gayle Butcher.

Agenda Items

Deputy Mayor Swatman asked Mayor Young and Council if Michelle Gunn could speak regarding her concerns on her building permit. Mayor Young and Council concurred. Ms. Gunn said she had placed several phone calls regarding the timelines of her 2nd dance studio permit and the delay with returned phone calls. She also explained that the certificate of occupancy was not issued due to landscaping and commercial door requirements. Ms. Gunn confirmed she had personally spoken with Mayor Young about her concerns. She ended her comments by advising the City that the fire extinguishers at the Public Safety Building were out of date. Planning and Community Development Director Bob Leedy said he would prepare a response.

Council Member DeLeo asked Ms. Gunn if she would take the lead, as she has done in years past, to work on Bonney Lake Days. Ms. Gunn agreed.

1. Discuss Year 2002 Comprehensive Plan Public Hearing Testimony

Deputy Mayor Swatman asked what the due date was for filing the City's Comprehensive Plan amendments with Pierce County. Associate Planner Shannon Mayfield said December 2, 2002. Proposed amendments were: text amendment to the City of Bonney Lake Comprehensive Plan Capital Facilities Element, Urban Growth Boundary Amendment, commonly referred to as UGA1-214; Urban Growth Boundary amendment, commonly referred to as UGA2(A)-410NW, Urban Growth Boundary amendment, commonly referred to as UGA2(B)-410NE, Urban Growth Boundary amendment, commonly referred to as UGA3-Falling Water, Urban Growth Boundary amendment, commonly referred to as UGA5-Fennel Corridor, and Urban Growth Boundary amendment, commonly referred to as UGA8-Summer School District

Council and Associate Planner Mayfield conducted lengthy discussions on the SR 410 amendments, the Falling Waters amendment, the Fennel Creek Corridor amendment and the School District amendment. Specific discussion items are described below:

CFP Element Text Amendment: No discussion

UGA1-214th: No discussion

UGA2(A)-410NW: Associate Planner Mayfield reminded Council that the property owner who lives behind Shuck's Auto Parts, Dean Waggoner, requested a higher commercial use designation than C-1 Neighborhood Commercial. Both Staff and the Planning Agency recommended a

Neighborhood Commercial designation for the two parcels that front 214th (northern border is 96th St. E.) in an attempt to provide a buffer between the heavier commercial area along SR 410 and the large rural parcels on the north side of 96th St. E. Mr. Waggoner would like the City to apply a full commercial designation, rather than neighborhood commercial, due to the fact that the property is surrounded on two sides by commercial zoning (C-2 on the west side of 214th Ave. E. and C-2/C-3 south of the area along SR 410). The property owner would like more flexibility for developing his parcel. Ms. Mayfield noted that the City has not heard from the property owner to the north. After discussing the allowed uses in both proposed land use designations (commercial and neighborhood commercial), the majority of the Council requested a commercial land use designation (C-2 zoning) instead of Neighborhood Commercial (C-1 zoning) (Council Members dissenting were Johnson, Palecek and King.) Staff will revise the ordinance, map and proposed land use designation to indicate a full commercial land use designation rather than neighborhood commercial.

UGA2(B)-410NE: No discussion.

UGA3-Falling Water: The discussion centered on several different topics. Ms. Mayfield reminded Council about the concern by neighbors in Creekridge Glen Phase I that Phase II base zoned Low-Density rather than Medium-Density. Their concerns related more to housing type than density. Specifically, the residents indicated that manufactured homes and duplexes would reduce their property value. The preliminary plat for the development was approved by Pierce County for Single Family development. The applicant/developer states their intention to build houses in the same price range or higher than those built in Phase I. The difference in allowed density/# of lots between R1 vs. R2 would be approximately 208 vs. 240 (based on the assumption they'll achieve 20% PUD density incentive).

On ongoing issue of concern related to the city's obligation/capacity to provide sewer to the area, water quality issues if the subdivision develops on septic vs. sewer, and additional control the City would have over future mitigation should the subdivision be annexed and replatted in the city. A lengthy and complex discussion on the protection of the recharge areas was conducted. Discussion also centered on benefits to the city should the area be approved (i.e. trail corridor extension along Fennel Creek, more control over future development, greater protection for water quality).

UGA5-Fennel Corridor: No discussion.

UGA8-Sumner School District: In discussing the School District amendment, Deputy Mayor Swatman said it was his hope that City Council support for school impact fees was resolved. Council discussed sewer capacity for this area as well as sewer issues for the Pierce County area on the west side of Lake Tapps. Specifically, discussion about sewer capacity centered around the Pierce Co. sewer acquisition agreement and the City of Sumner sewer treatment plant expansion agreement. Discussion related to whether the City was obligated to service a sewer area on the west side of Lake Tapps as part of any of the agreements, and an original 1984 agreement with Pierce Co. and the City of Sumner to do the same. Council and staff discussed whether the inclusion of the service area in recent agreement(s) equated to the City having *capacity* to service the entire west Lake Tapps area. Pierce County's requirement for urban growth boundary amendments is that a jurisdiction prove the ability to service an area *with capacity*. Council inquired about the benefits to the City in approving this amendment. Ms. Mayfield reminded Council that Lakeridge Junior High services Bonney Lake residents. Council Member Bricker also expressed his interest in seeing City police respond to emergencies and service the school district site, rather than Pierce Co. Sheriff's Department.

Mayor Young called for a recess at 7:05 p.m. Mayor reconvened the workshop at 7:23 p.m.

Motion by Council Member Rackley, second by Council Member Bricker, to cancel Agenda Item "Open Discussion."

Motion Carried Unanimously 7-0.

2. Draft Minutes: October 29, 2002 and November 5, 2002

Council Member Bricker asked the City Clerk to verify the discussion regarding the certificate of occupancy discussion on November 5, 2002 and make any correction as necessary.

Old Business

Mayor Young announced the first week of each month, street sweeping would occur for those streets with curb and gutters and that twice a year, garbage pick up from the rights of way is scheduled Ward by Ward.

Mayor Young noted that in addition to members of the Council, Public Works staff and the contractor would attend the Skate Park Groundbreaking Ceremony. Council Member King said that Council Member DeLeo and Council Member Palecek should have places of honor.

City Attorney Jim Dionne was excused at 7:34 p.m.

1.) Budget Presentations:

Public Works Director Seth Boettcher presented the water/sewer rate study, the Public Works Department budget, Capital Improvement Projects, Enterprise and Equipment Rental Funds. During the presentation, Mayor Young called for a recess at 9:20 p.m. and reconvened the meeting at 9:21 p.m. The presentation material is attached to these minutes.

At about 10:15 p.m. Council confirmed that at the December 3, 2002 workshop, an updated budget would be presented and that the rate ordinances, non-union salary and non-union benefits would be discussed. Finance Director John Weidenfeller confirmed. Deputy Mayor Swatman wanted to make sure that Finance Director John Weidenfeller would incorporate some type of payment for health care by the exempt employees, and Finance Director John Weidenfeller responded in the affirmative.

Mayor Young adjourned the workshop at 10:20 p.m

Bob Young, Mayor

Gayle Butcher, City Clerk