

**JOINT CITY  
COUNCIL/PLANNING  
COMMISSION SPECIAL  
MEETING**

**July 29, 2003  
7:00 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** - Mayor Young called the meeting to order at 5:3 p.m.
- II. Roll Call** [A1.3] - Pro Tem City Clerk Edvalson called the role.

Attending were Mayor Bob Young and Deputy Mayor Dan Swatman, Councilmember Phil DeLeo, Councilmember Neil Johnson, Councilmember David King and Councilmember James Rackley. Councilmember Stephen Bricker and Councilmember Cheryle Noble were absent.

Present from the Planning Commission: Chairman Steve Burnham, Vice Chairman Randy McKibbin, Commissioner Quinn Dahlstrom, Commissioner Robert Harding, and Commissioner Don Weber. Absent were Commissioners Julia Bowen and Timothy Jacobson.

In attendance from the Design Commission: Chairwoman Debbie Strous-Boyd, Vice Chairman Arthur Smith, Commissioner Jamie Bendon, Commissioner Judi Felton, Commissioner Kelle Price and Commissioner Bill Sweatman.

Staff present were Administrative Services Coordinator Tom Reber, Planning & Community Development Director Bob Leedy, Senior Center Director JoAnne Barkley, Associate Planner Shannon Mayfield-Porter, Special Projects Planner Stephen Ladd and Pro Tem City Clerk Harwood Edvalson.

**Councilmember Rackley moved to excuse Councilmember Noble. Councilmember DeLeo seconded the motion.**

**Motion approved 3 – 2. Deputy Mayor Swatman and Councilmember Johnson voted no.**

- III. Phase 1, Year 2004 – Major Comprehensive Plan Update**

Planning and Community Development Director Leedy introduced the discussion by giving an overview of the components of the Comprehensive Plan update. He said that Associate Planner Mayfield-Porter and Special Projects Planner Ladd were the lead staff on the current phase of the update. He said if work continues according to the projected time line, then the update would be

completed before the mandatory date of December 2004. Director Leedy introduced Special Projects Planner Ladd to make a PowerPoint presentation.

Special Projects Planner Ladd gave an overview of the Phase 1 Comprehensive Plan Update process and defined the elements included in Phase 1 as the Community Character Element, the Natural Environment Element, the Land Use Element and the Housing Element. As a part of the update process, he said that staff research had identified 65 inconsistencies between the land use and the zoning maps to address. He added that another element of the current update is the Summer School District Application dealing with Bonney Lake Elementary School. Planner Ladd said that overall the update would provide more concise language, update facts and figures, updated goals and policies and reworked and better maps. He said the update would incorporate the best available science.

Deputy Mayor Swatman asked questions about senior housing and the R-3 zone. Councilmember DeLeo asked about the downtown area. The Council, Planning Commission and members of the Design Commission discussed the downtown area and the possible mix of housing and services that would be provided there. Planning Commissioner Weber said that he had always felt Bonney Lake was fragmented, and that most people considered the downtown core as the true Bonney Lake.

Councilmember Johnson asked about an economic development plan. Mayor Young responded that the Comprehensive Plan would provide a basis for an economic development plan. There was further discussion about development in the East-town and Mid-town areas. Councilmember Rackley asked if the large development in the Mid-town area was redefining the center of town. Planning Commission Chairman Burnham said that the Comprehensive Plan should have more detail about the East-town and Mid-town areas. Councilmember King asked that the Design Commission provide more information about the dimensions of human scale that are envisioned in the downtown area.

Deputy Mayor Swatman stated that the Design Commission needs to be part of the process. Director Leedy explained the history of the Design Commission, and the need to educate them on the issues and their role. He said they were now prepared to take an active part. Councilmember DeLeo suggested that the Design Commission meet with representatives of Target to see what is currently feasible for big-box design to meet community needs. There was general consensus from all present that this would be a good idea. Director Leedy said he would coordinate the necessary arrangements.

Chairman Burnham thanked the Council for their input. He said the Commission did not want to make recommendations that were clearly at variance with Council desires. Mayor Young expressed appreciation for the participation of all the Council and Commission members.

#### IV. Real Estate Acquisition

Mayor Young said that the attorney had recommended some changes to the proposed real estate agreement. He said that Councilmembers should replace Page 2 of the agreement with the one just provided by Director Boettcher. Pro Tem City Clerk Edvalson read the title of the resolution, "Resolution 1158 - A Resolution Of The City Council Of The City Of Bonney Lake, Pierce

County, Washington, Authorizing A Purchase And Sale Agreement Between The City Of Bonney Lake And Louise R. & Irving L. Cope, Ina J. & Ronald A. Smoke, And Evelyn & E.M. Mothershead; And Helen M. Thieman For Real Property Identified As Assessor's Property Tax Parcel Or Account # 05-20-35-3-062; And Authorizing A Lease Agreement With Helen M. Thieman For Same.

**Councilmember Rackley moved to adopt Resolution 1158, with the substitute page for Page 2 of the agreement. Councilmember Johnson seconded the motion.**

Councilmember Rackley asked if some agreement had been reached on the price. Public Works Director Boettcher replied, yes. He said the price was \$345,000 plus some other obligations as part of the agreement. Since Ms. Thiemann is going to lease the property for her remaining years rather than own it, Director Boettcher said that the City will inspect the home for life-safety issues and make necessary repairs up to \$5,000. He added that City will reimburse the family for the cost of the appraisal, connect the house to City water, and pay the closing costs and the real estate excise tax all for a total estimated cost of \$367, 675.

Councilmember DeLeo asked if there was a potential park use for the property and if it would have to wait until after the tenant vacated the property. Director Boettcher said that the tenant would have the use of approximately an acre of the property, but that she was aware park uses could be developed on the remainder of the property. Councilmember King pointed out that she was certainly aware that an at-grade storage facility was going to be installed, which would create a fair amount of construction disturbance. Mayor Young said that she was aware of this planned use of the property. Director Boettcher explained that the parcel of property is 17± acres in size.

Councilmember DeLeo said that he had previously mentioned the possibility of contacting neighbors in this area about the potential for a regional park site. He asked at what point it would be appropriate for him to start making contacts. Director Boettcher recommended consulting with the rest of the Council. Administrative Services Coordinator suggested that Councilmember DeLeo certainly wait until after the purchase closes escrow. Mayor Young said that then Councilmember DeLeo could bring it to Council for discussion and go from there.

**Motion approved 5 – 0.**

## **XI. ADJOURNMENT**

Having no further business to conduct, Mayor Young adjourned the meeting at 7:33 p.m.

---

Harwood T. Edvalson, Pro Tem City Clerk

---

Robert Young, Mayor