

**SPECIAL MEETING  
COUNCIL WORKSHOP**

*January 13, 2004*

**MINUTES**



*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"*

**Roll Call**

Mayor Young called the workshop to order at 5:32 p.m.

Also in attendance were Councilmember Phil DeLeo, Councilmember Mark Hamilton; Councilmember Neil Johnson, Councilmember Dave King, Councilmember Cheryle Noble and Councilmember Jim Rackley.

Staff members attending were Administrative Services Coordinator Tom Reber, Finance Director John Weidenfeller, Planning & Community Development Director Bob Leedy, Asst. Public Works Director Gary Leaf, Police Chief Bryan Jeter, Judge Jim Helbling, Court Administrator Kathy Seymour, Senior Center Director JoAnne Barkley, Administrative Secretary Michelle Surdez and City Clerk Harwood Edvalson.

**Administration of Oath of Office**

Judge James Helbling administered the oath of office to re-elected Councilmember James Rackley.

**Agenda Items**

1. Park Impact Fees - Status.

Assistant Public Works Director Leaf informed the Council that the Park Board has been analyzing projected expenditures over the next twenty years. He said they were looking at a recommendation shortly that would include \$15 Million worth of improvements during that time frame. He added that approximately \$1 Million of the total was anticipated to be raised through park impact fees.

Deputy Mayor Swatman reported that he and Councilmember King attended a recent Park Board meeting. He said there was interest on the part of the Council to move the consideration of park fees along to avoid losing fees on current development. Director Leedy said the current schedule called for the Planning Commission to hold a hearing on the Park Plan in February and bring a recommendation to the Council in March. Councilmember Hamilton asked what the single family home fee would be. Assistant Director Leaf said the fee would be from three to five hundred dollars.

2. Water Supply Options 2004

Mayor Young introduced Geoff Dillard of RH2, the City's consultant on water issues. Mr. Dillard said that last summer's water situation was atypical. He said it was the coincidence of several circumstances, including the draining of Lake Tapps and the extended lack of rain, that caused the City's water concerns. He said the weather appears to be on a five to six year cycle, and that there appeared to be a low probability of two similar years in a row. He briefly explained a series of water usage charts and summarized the following six options identifying them as possible courses of action for

the City: demand management operations; purchase water from Tacoma Water Department; complete the Ball Park Well Filtration Plant Project; complete the peaking storage tank; obtain additional water rights; and purchase water from the City of Auburn. He projected that based on their best estimates for City growth, the City would need to purchase water from another purveyor by 2014.

The City Council discussed the various options and other issues impacting the City's water supply. Mayor Young concluded by saying that the best option appeared to be management of the system on a demand management basis. He noted that the filtration plant process for the Ball Park Well and the at-grade storage project are under way.

Responding to Deputy Mayor Swatman's request, Mayor Young said that the City newsletter could be used to help the City be proactive in its citizen education.

### 3. School Impact Fees – Process for Consideration and Adoption.

Director Leedy reported that the issue of school impact fees would be folded into the Phase 2 Major Comprehensive Plan Update process in 2004. He said that the school district was working with the City to review its capital facilities plans for potential fee calculations. He said the Planning Commission hearing was scheduled for June 1. Director Leedy explained that the impact fees could either be collected as a pass-through or the school district could directly collect them. Councilmember King said he sensed the Council wanted to move quickly on the park impact fees, but suggested that the timeline for consideration of the school impact fees may allow the city to see what the state will pass for assistance to schools.

### 4. AB03-291 – Phase 1 Major Comprehensive Plan Update

Director Leedy said that the agenda material addresses the issue regarding the difference in specificity between the Comprehensive Plan Land Use Map and the Zoning Map. Deputy Mayor Swatman said he opposed the 300± foot buffer zone on the land use map. Councilmember Johnson expressed concern that the buffer zone may disturb the proportions of the three 'town' plans. Councilmember Rackley asked about the potential for zone creep as properties on the margins of the buffer were given a firm designation. Councilmember King suggested the planning commission or hearing examiner review staff determinations within the buffer zone. Councilmember DeLeo offered that the current system of land use designation seems to have worked for eight years. He questioned the need for change now. Director Leedy said that the buffer system may quicken the process for commercial development. Mayor Young suggested that the buffer concept might best apply in undeveloped areas where the boundaries were not already clearly defined by existing uses. Director Leedy offered to bring the Council back some additional language to address the concerns.

Mayor Young suggested that the Council adjourn the meeting to prepare for the regular meeting to follow at 7:00 p.m. He suggested the remaining items be moved to the next workshop.

Councilmember Rackley distributed a handout reviewed by the Community Development Committee calling for a Water Resource Professional to assist the City with its water issues during the absence of a public works director. There was general consensus to place the item on the next workshop for discussion.

5. Adjournment

The Mayor adjourned the workshop with Council's common consent at 6:45 p.m.

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Harwood T. Edvalson, City Clerk

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Robert Young, Mayor