

COUNCIL WORKSHOP

January 20, 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 5:36 p.m.

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

Staff members attending were Finance Director John Weidenfeller, Planning and Community Development Director Bob Leedy, Assistant Public Works Director Gary Leaf, Judge Jim Helbling, Building Official Jerry Hight, Associate Planner Shannon Mayfield-Porter and City Clerk Harwood Edvalson.

Agenda Items

1. Expedited Permit System – Fast-Track

Mayor Young introduced Building Official Hight. Building Official Hight reviewed with Council the handouts developed by the Building Department to describe the Fast Track Program. He said the program is designed to speed the approval and permitting process for simple projects not requiring extensive plan review, and that are submitted with all the required documentation. He gave as examples decks over 30" above grade, residential additions under 750 sq. ft. and commercial permits for simple tenant improvements. He said the program has been in place for two months and expects the applications approved through the Fast-Track Program to pickup as the weather improves in the spring. Mayor Young described how his son had applied for a permit in the County for a new garage and the permitting process took three months; his friend applied for one in the City under the Fast-Track Program and had his permit in 30 minutes. Councilmember Rackley thanked the department for their work to simplify the process.

2. Bohemian Estates 33-Acre Annexation 10% Notice Of Intention To Commence Annexation Proceedings.

Director Leedy said the purpose of the meeting is to fulfill the Council's statutory obligation to meet with the petitioner within 60-days of submitting the petition. He introduced Associate Planner Mayfield-Porter who reviewed with Council the petition procedure and the following possible actions: 1) accept, reject or geographically modify proposed annexation area boundaries; 2) require assumption of current City indebtedness; 3) approve or modify proposed zoning of annexation area; and 4) authorize circulation of the 50% petition. She further described the proposed annexation, showing a very preliminary site plan of the future proposed development. In addition, Planner Mayfield-Porter distributed a revised legal description and annexation project timeline. The City Council discussed the merits and concerns of this annexation. Questions were raised about the management of wetlands on the property, the state of the City's water supply and potential impacts to the system from continued annexation, as well as safety concerns for additional traffic on 64th

Ave. Director Leedy reminded Council that they had given staff direction in mid-2003 to proceed with preparations for possible annexation of this area. Council discussed the possibility of delaying action until they've concluded their retreat in February. City Attorney Dionne advised that the delay would place them beyond the 60-day period. After additional discussion and a failed motion to continue the discussion to the next Council meeting, the following motion was made:

Councilmember King moved to accept the proposed annexation area boundaries as modified by the legal description approved by the County; require assumption of current City indebtedness; approve the proposed zoning of the annexation area and authorize circulation of the 50% petition. Councilmember Hamilton seconded the motion.

Motion failed 2 – 5. Deputy Mayor Swatman and Councilmembers DeLeo, Hamilton, Johnson and Noble voted no.

At 6:35 p.m. and with Council consent, Mayor Young announced a ten minute break. The meeting reconvened at 7:11 p.m.

3. Status Of The "Skystone" Archeological Artifact In Naches Terrace Development.

Noting members of the Historical Society in the audience, Deputy Mayor Swatman asked for the Mayor and Council's concurrence to move this item up on the Council's agenda. Deputy Mayor Swatman asked for a report on the status of the two permits for homes being constructed in Naches Terrace that may interfere with the functions of the "Skystone." Director Leedy reported that one of the houses had received a final inspection and the other was in the framing stage. Mayor Young explained that the "Skystone" is apparently a historic artifact that pre-dates the local tribes. He said that during the hearing on development before the Hearing Examiner, the Indian Tribe's suggestion for preservation was to fence the artifact.

Jennifer Whipkey, Bonney Lake Historical Society, shared some additional background on the artifact based on an article in The News Tribune. She said the Historical Society hoped the City would put up a directional sign and marker at the site. Deputy Mayor Swatman added that he had done some research on the stone and distributed information to the Council. He expressed regret that the City and others had not acted to preserve the sight lines from the stone. Councilmember King asked if the Historical Society would be willing to do the research necessary to suggest wording for the marker and sign. Ms. Whipkey said the Historical Society would make contact with the Tribe and ask them about wording, verify that the site is on the Washington State Historical Register and return to the City with a request for a sign and plaque. Councilmember Hamilton suggested the artifact may have value for the City in an economic development sense.

4. Open Discussion

House on Wheels. Councilmember DeLeo asked Director Leedy for information regarding the house on wheels he had referenced in several previous meetings. Director Leedy said

the matter has been turned over to the prosecuting attorney and that research is being done to see if there is a valid performance bond.

North Vista Drive. Councilmember DeLeo complained about the burned-out residence at 4911 North Vista. He said several different people are living in camp trailers on the site far in excess of the allowed time per the municipal code. He also complained about the property at 4931 North Vista where construction has been in progress for more than 3 - 4 years, and still not completed. His final complaint was about 4921 North Vista. He said there is a garbage dump on the property with rats, and that the owner has piled construction debris against Councilmember DeLeo's fence, ruining it. He concluded by noting that he's gone through the process of filing complaints with no results. He asked that the City enforce the municipal code regarding these nuisance issues.

Post Office Parking Lot. Councilmember DeLeo reported that Bonney Lake Senior Center Steering Committee passed on a complaint about the Post Office. The Steering Committee requested that the City help with a solution to the congested parking lot and entrance. He suggested the City resurrect a previous plan for improvements and use the money from the sale of the property at Old Sumner Buckley Highway and Locust to fund the solution.

Letter to Fire Department. Councilmember DeLeo referenced the Mayor's letter to the fire district. He said the letter says the City is ready to kick the fire department out. He asked where that decision came from. He objected to the wording used and felt the Council should have discussed the issue before sending such a letter. Mayor Young responded that he was trying to preserve the City's options by delivering notice of the need to renegotiate within the specified time line. He said he accompanied the letter with a personal visit with the fire chief explaining that he was just serving notice as required by the agreement to start the renegotiation process. He apologized if his reading of the agreement was incorrect. City Attorney Dionne concurred that the Mayor had an obligation to act and protect the City's options where an ambiguity exists in the agreement. He said the Mayor's actions had preserved the City's right to negotiate, and that now the Council had the opportunity to dictate the terms of a new agreement.

Spa City sign. Councilmember Rackley asked about the status of the Spa City sign. Councilmember King said that he understood the issue had been forwarded to the prosecuting attorney. Director Leedy said the owner was given until January 20 to move the sign or face a date in court. He noted that on January 21 there is the potential to levy a fine of up to \$1000 per day for the continued violation.

Senior Center Improvements. Deputy Mayor Swatman asked for an update on the Senior Center improvements. Mayor Young said the flooring had been ordered and the improvements are proceeding. Assistant Director Leaf said that three bids had been received for replacement of the door and that a recommendation would be forthcoming. Deputy Mayor Swatman asked when the results of the grant application would be seen. Mayor Young said the grant application has been submitted and that the City makes a verbal presentation to the Community Action Board in early February. He added that the Committee then makes its decisions on the grant applications in March or April.

Allan Yorke Park Improvements. Councilmember Johnson asked about the status and timeline of a plan for the field improvements. Asst. Director Leaf said that the scope of work was concluded and would be brought forward to the Council. Councilmember Rackley noted that the Community Development Committee had reviewed proposed design

authorization for improvements to the wetlands portions of the park. Assistant Director Leaf said he anticipated the need for further budget considerations because the ball field improvements will be much more expensive than originally thought. He added that the scope of work included study of the whole park, including the parking lot. The Council expressed a preference for taking the proposed improvements one at a time, feeling that some improvements had greater priority than others. Councilmember King informed the Council that Fife had experienced sticker-shock over their ball field improvements. Deputy Mayor Swatman suggested reducing the scope of work on the fields. Councilmember Johnson noted that Puyallup was replacing some of their infields and suggested contacting them for input on basic costs for field improvements.

Park Board Appointments. Deputy Mayor Swatman asked about the status of appointments to the Park Board vacancies. Mayor Young said that he had one person to appoint. He added that another possible candidate had indicated a lack of personal time to serve on the Board.

Street Sweeping. Deputy Mayor Swatman asked if street-sweeping would now follow the heavy use of sand during the last snow storm. Mayor Young responded that the City was using a new piece of equipment to sweep the sidewalks, and that the contracted street-sweeping service was in progress. Councilmember King applauded the sweeping around the Lake Debra Jane area. Councilmember Johnson reported that the broad shoulder around Lake Bonney had been filled with the remnants of the street-sweeping on that road. Deputy Mayor Swatman advocated the purchase of a vacuum-style street sweeper.

Sumner Meadow Golf Course. Councilmember Johnson mentioned the potential sale of the Sumner golf course, and that there may be up to 1200 additional homes permitted on the property. He suggested the Council consider talking to Sumner about a joint recreation field complex. He noted that Sumner and Bonney Lake currently share a recreation department.

Allan Yorke Park Trails. Councilmember DeLeo referenced the Council and community effort to cleanup the woods in Allan Yorke Park. He asked about the possibility of making a trail system and exercise path in the woods. He added that the Kiwanis Club expressed interest in participating in such a project and would provide volunteers to assist once the plans are complete. Councilmember King suggested there may be other community groups that would also participate. Mayor Young asked if the Kiwanis Club was still interested in taking over the little triangle by the Bank of America. Councilmember DeLeo said the club was still interested, and that he would look into it.

Joint-Use Center. Councilmember DeLeo noted that he and Councilmembers Johnson and Noble, as well as Mayor Young and Director Leedy had toured five different community centers to get ideas for a community center in Bonney Lake. He said the Park Board had suggested approaching WSU about a joint-youth center on the WSU Forest property. He added that they favored a provision for buy-out of the City's share if the property was ever sold. He said he felt the concept had merit. He said that it may allow the City to build a community center elsewhere with more options to serve other sectors of the community if the youth needs are met on the WSU property.

Interim Public Works Director. Councilmember Rackley asked about the status of an interim public works director. Mayor Young said there had not been great success with an interim director. He added that the recruitment for a permanent replacement is underway and will hopefully allow for the position to soon be filled. He concluded that if there is

difficulty filling the position, then the administration will be back with proposals for an interim director and for recruitment of the permanent position.

Sumner Citizens Academy. Councilmember DeLeo noted that the City of Sumner is offering its first Citizens Academy.

Administrative Services Coordinator. Deputy Mayor Swatman asked about the recruitment for the administrative services coordinator. Mayor Young responded that he was encouraged by the quality of the applications received thus far.

Pierce County Regional Council. Councilmember King reported that he had recently attended a PCRC meeting where a section of the County-wide Planning Policy was discussed. He noted that the Council reviewed the proposed policies over a year ago, but had not taken action. He suggested that the Council look at the proposed policies for Municipal and Manufacturing Centers. There was Council concurrence to have Councilmember King work with Director Leedy to prepare the information for Council discussion at their next workshop.

Park Impact Fees. Councilmember Hamilton asked about the timeframe for Council consideration of park fees. Director Leedy said he thought the timeline called for Council consideration of proposed fees in March. Assistant Director Leaf said the Park Board was concerned about the availability of land to fulfill the plan's goals. He said they had discussed revising their plan to reflect the practicalities of land acquisition. Deputy Mayor Swatman and Councilmember Johnson encouraged the Park Board to bring forward the vision and allow the Council to worry about the land acquisition.

School Impact Fees. Deputy Mayor Swatman asked about the timeline for school impact fees. Director Leedy indicated that the consideration of school impact fees was scheduled for a few months later. Councilmember Noble asked why this consideration was lagging behind the park impact fees. Director Leedy answered that it was a matter of working all the involved parties through the process and that the Council consideration was scheduled for June.

5. Review of Minutes: November 25, December 2, December 9, January 13 Special and January 13 Regular Meeting.

Councilmember Noble noted that the December 2 minutes, page two, Spa City Sign topic should read Deputy Mayor Swatman, not Rackley. She also noted the December 9 minutes, page 12, and asked that her comments be clarified to refer to the Councilmembers' accomplishments specifically, replacing 'city' with Council and concluding with Council highlights. Councilmember Johnson asked that the December 9 minutes reflect the Mayor's "no" vote to break the tie on the motion to reject the Hearing Examiner's findings. He also requested that the minutes of January 13 include the full text of the Mayor's State of the City address.

6. AB03-291 – Phase I Major Comprehensive Plan Update.

Director Leedy said that the material before the City Council incorporates revisions based on the Council discussion at the January 13 Special meeting. He said the document includes language to clarify the notation on the proposed future land use map, language to be inserted in the text of the plan's policy statements and to the adoptive ordinance, and review criteria to

be administered by the Director of Planning in applications for zone changes in those situations. Mayor Young suggested that the language describing the proposed zoning line between commercial and residential should be worded such that existing residential and commercial properties be exempt from the buffer concept. Deputy Mayor Swatman favored the identification of specific areas to which the buffer would apply.

City Attorney Dionne suggested that Roman numeral IV under Policy 4-14c be removed. He said that a citizen always has the right to bring the issue forward and it cannot be stopped by the Director's finding in this instance. The City Council discussed the proposed language and a hypothetical situation where the buffer concept may be useful.

Mayor Young said the proposed language is an attempt to ease comp plan lines more quickly than may be allowed in an every year or every other year process. He said there are times for the benefit of the City that action should be allowed more quickly. He polled the Councilmembers to determine if there was consensus to move the issue forward for their formal consideration at the next Council meeting. There was a majority consensus to move the proposal forward as revised by the City Attorney.

7. AB04-07 – Resolution 1214 – Authorizing A Professional Services Contract For A Water Resources Professional.

Mayor Young said that the possibility of authorizing a professional services agreement with a water resource manager to help move the City's water issues forward was presented to the Community Development Committee. Councilmember Rackley, Chairman of the Committee, said that the issue was not discussed at the Committee meeting because he was uncomfortable with the Committee making such a decision without the full-Council input. Deputy Mayor Swatman said that the Council was interested in the details of the contract, e.g. length of the contract, total contract cost, etc. Director Weidenfeller suggested contract caps of 1000 hours and a \$70/hr. Councilmember Johnson suggested that the City use its existing consultants at RH2 for this role as needed. Councilmember King expressed support for the concept citing the loss of the City's public works director of 8 years as reason to bring in someone to bridge the gap until a new director is hired. After further Council discussion, Mayor Young said he would bring forward a specific contract when he has a proposed contractor.

8. Continued Or Evening Hearings For Hearings Examiner Issues.

Mayor Young said the Council had been presented the minutes of a previous meeting where this topic had been discussed by the Council. Deputy Mayor Swatman asked if the new provisions of the municipal code allow for the final decision to be made by the Council. He suggested the Council hold a hearing before its decision rather than requiring the Hearing Examiner to have an evening hearing. Councilmember Noble asked if the Hearing Examiner would be making a recommendation or a determination. City Attorney Dionne responded that an area-wide rezone comes to the Council. A site-specific rezone comes as a recommendation from the Hearing Examiner with findings and conclusions. He said those findings and conclusions insulate the Council if they follow his recommendations. Councilmember Hamilton said the issue is that many of those interested in commenting at the upcoming hearing are working at the time the Hearing Examiner has set for the hearing. Director Leedy said that his experience is that the Hearing Examiner gives as much weight and consideration to written statements as to personal testimony. The Council discussed

having the staff contact the Hearing Examiner and request a continuation of the upcoming hearing to an evening time. Mayor Young asked Director Leedy to follow-up on that request.

9. AB03-290 – Ordinance 1010 – Accepting The Donation Of A Bike Rack/Bench At Allan Yorke Park.

Council indicated that this item should be brought forward for action.

10. AB04-10 – Resolution 1217 – Contract With Berk & Associates For Council Retreat.

Council indicated that this item should be brought forward as well. Director Weidenfeller added that there will be minor changes to the scope of work in the final document.

11. AB04-11 – Ordinance 1013 – Amendment Of 2004 Budget.

Director Weidenfeller explained that the Deputy City Attorney had indicated a budget amendment would be necessary to appropriate the funds for expenditure on the purchase of the “Bonney Lake Parcel No. 125.” Council discussion followed on the need for an ordinance. The Council determined that a motion would provide sufficient authorization to Director Weidenfeller for the proposed expenditure.

Deputy Mayor Swatman moved to authorize the use of the Municipal Capital Improvement Fund for the purchase of the “Bonney Lake Parcel No. 125.” Councilmember Rackley seconded the motion.

Motion approved 7 – 0.

13. Adjournment

By common consent, Mayor Young adjourned the meeting at 9:33 p.m.

Harwood T. Edvalson, City Clerk

Robert Young, Mayor