

City of

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



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.

June 29, 2004

"Where Dreams Can Soar"

MINUTES

Roll Call

Mayor Robert Young called the workshop to order at 5:34 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.

Attending from the Planning Commission were Chairman Steve Burnham, Vice Chairman Randy McKibbin, Commissioner Quinn Dahlstrom, Commissioner Robert Harding and Commissioner Dennis Poulsen.

Staff members attending were Finance Director John Weidenfeller, Planning Director Bob Leedy, Associate Planner Elizabeth Chamberlain, Special Projects Planner Steve Ladd, City Attorney Jim Dionne and City Clerk Harwood Edvalson.

Agenda Modification

Vice Chairman McKibbin moved to amend the agenda making the Reasonable Measures presentation first and adding an executive session for the City Council at the end of the meeting. Chairman Burnham seconded the motion.

Motion approved by Council 7 – 0.

Motion approved by Commission 5 – 0.

Agenda Items

1. Discussion: "Reasonable measures" to attain residential density in compliance with the Growth Management Act.

Chairman Burnham introduced the topic and Special Projects Planner Steve Ladd. Planner Ladd gave a PowerPoint presentation with assistance from AHBL Planners Mike Kattermann and Wayne Carlson. He noted that these planners are paid through Pierce County.

The presentation was introduced as "Reasonable Measures: Making Bonney Lake a Life-long Community." In terms of housing, the recommendation was to look at Bonney Lake as a City, not a suburb. By doing so, there should be a variety of housing stock to meet the needs of residents at various stages of life, such as rentals, starter homes, larger and smaller homes and assisted living. The Council and

Planning Commission discussed these concepts and several photos showing a variety of designs that create a home-like feeling for higher-density developments. Retail-mixed use housing was also discussed for a central business core. The Planning Commission identified the following elements for a “life-long community”:

- Walkable neighborhoods;
- More commercial/residential integration to reduce automobile trips;
- Public areas;
- Compact “24-hour” downtown – critical mass of employment, retail, entertainment and density population;
- Better design to increase social interaction and deter crime.

Planner Ladd presented a “buildable lands” map of Bonney Lake. While interested in copies of the map, Councilmembers pointed out that the map was conceptual in nature and did not accurately reflect current conditions.

The Planning Commission put forward the following discussion points designed to help achieve a “life-long community”:

- Lower minimum lot size in the R-1 zone;
- Allow high-density downtown housing;
- Design narrower streets;
- Give density bonus for affordable housing;
- Prohibit PUDs and base the R-1 zone on density rather than minimum lot size;
- Geographically target alternatives.

The City Council expressed appreciation for the work of the Planning Commission and general support for the “life-long community” concepts. They proposed the use of the Council’s Community Development Commission as a sounding-board for further work of the Planning Commission. Councilmember King asked the Planning Commission to look at the County’s urban growth areas and the potential for their future redevelopment for incorporation into a “life-long community” concept.

2. Discussion: Status of the Community Character Element/Downtown Plan now that City Hall and the Civic Center are to be located in Midtown.

Planning Commission Chairman Burnham introduced the discussion on this topic. He said the Commission is seeking direction on the further long-range planning for the Downtown and Mid-Town areas of Bonney Lake now that the City Hall and Community Recreation Center are planned for construction in the Mid-Town area. The Council and Commission discussed these issues. There was general consensus from the Council that the Downtown area will still contain a substantial public use component. Planning and Community Development Director Leedy said that the Design Review Board will be looking at a proposed two story office building in the Downtown area and applying the guidelines for that area found in the Comprehensive Plan.

As discussion continued, the need for more detailed planning of the Mid-town area was identified. Mayor Young said that one of the tasks included in the contract for development of the City Hall/Community Recreation Center site will include a

planning element for that area. There was general consensus that planned connections between the Mid-Town and Downtown areas are important. Councilmember Johnson encouraged a process where stake-holders sit down and collaborate in the creation of a snap-shot of what the areas should look like. He said this would help facilitate the planning for these areas.

3. Discussion: Other issues as needed.

At the invitation of Councilmember King, Director Leedy shared with those in attendance the current status of the large flag on the Cingular Wireless flag pole/antenna. Director Leedy said that the company had agreed to be more sensitive to flag etiquette. Because of the size of the flag and potential obstructions when flown at half-staff, they have decided to not fly the flag at all until the July 10 end of the public period of mourning for the death of former President Reagan.

Councilmember Rackley called attention to a property on Myers Road with a number of cars for sale. He asked that the Planning Department if such a use is legal on the property.

4. Executive Session.

Mayor Young announced that pursuant to RCW 42.30.110(1)(b)(f) the City Council will hold an executive session to discuss issues dealing with property acquisition and potential litigation. He said the session would last 10 minutes. The session started at 7:59 p.m. and was concluded at 8:08 p.m.

5. Adjournment

By common consent, Mayor Young adjourned the special joint workshop at 8:08 p.m.

Harwood T. Edvalson, City Clerk

Robert Young, Mayor