

**COUNCIL/ PLANNING
COMMISSION JOINT
SPECIAL WORKSHOP**

August 31, 2004

MINUTES

City of



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 Robert Young called the workshop to order at 5:34 p.m. Also in attendance were Deputy Mayor Dan Swatman, Councilmember Mark Hamilton, Councilmember Neil Johnson, Councilmember Dave King, and Councilmember Cheryle Noble. Councilmember Phil DeLeo arrived at 6:17 p.m. Councilmember Jim Rackley was absent on vacation.

In attendance from the Planning Commission were Chairman Steve Burnham, Vice Chairman Randy McKibbin, Commissioner Quinn Dahlstrom, Commissioner Dennis Poulsen, and Commissioner Grant Sulham. Commissioner Robert Harding was absent due to illness.

Staff members attending were Administrative Services Coordinator Don Morrison, Finance Director John Weidenfeller, Planning & Community Development Director Bob Leedy, Public Works Director Daniel Grigsby and City Clerk Harwood Edvalson.

Agenda Items

1. Presentation: AB04-193 – Cascadia Planned Community by Cascadia Development Corporation.

Mayor Young introduced Patrick Kuo of the Cascadia Development Corporation. In turn, Mr. Kuo introduced Tom Ballard, Deputy Director of the Pierce County Public Works Department, Bill Lynn, Attorney for Cascadia, Chuck Lappenbush also with Cascadia. Mr. Kuo gave a brief overview of the Cascadia development. He emphasized the unique plan for a 626-acre Foreign Trade Zone established through the Port of Tacoma. He added that there will be an associated Computing Campus & Life Science Park, a world-class conference center and hotel, a golf academy, equestrian center, gardening center and wellness center. He said there will eventually be 9,600 jobs associated with the facilities in Cascadia.

Mr. Kuo said that Cascadia would be developed in three phases over a twenty year period. He said there are 183 acres dedicated to schools and 1,200 acres for parks and open space including 20 miles of trails. Mr. Kuo emphasized the good neighbor approach that the Cascadia Development has taken and invited continued cooperation between Bonney Lake, Pierce County and Cascadia to resolve areas of concern. He then introduced Chuck Lappenbush of Cascadia Development Corporation.

Mr. Lappenbush made some brief remarks and introduced Tom Ballard. Mr. Ballard said that, until recently and for the previous 15 years, he has been the Pierce County Engineer.

He said that the County, Cascadia and Bonney Lake have a good working relationship, and he pledged the County's continuing support in that partnership. He said they have been working with City Staff to preserve the 198th/199th corridor as a major sub-regional route to serve the Cascadia plateau and provide connection to SR410. He said there is an agreement in place with the City to have the County act as the agent in helping develop the improvements at the intersection with SR410 and on South Prairie Road. He said the County has been working to take all the Hearing Examiner conditions and package them to do the improvements the right way from the beginning. He introduced Bill Lynn with Cascadia Development Corporation.

Mr. Lynn explained that the owners of Cascadia are somewhat different than many other developers in that they have committed to living in the Cascadia community for the twenty years it is under development. He explained that the City and Cascadia have a development agreement that resulted from the City's challenge of a Hearing Examiner decision. He said Cascadia and the County will also enter into a negotiated agreement to mitigate the development's impacts. Mr. Lynn said that Cascadia funded a regional transportation modeling study that rivals anything the County has ever done. He said the County has elected to focus transportation mitigation into several significant projects rather than diluting the funds into many smaller projects. He distributed copies of a letter previously sent to Planner Mayfield in April 2004. He reprised the letter's contents outlining Cascadia's efforts toward impact mitigation.

Mr. Ballard and Mr. Lynn responded to questions posed by the City Council and Planning Commission. The Council and Commission expressed concern with the County's plan to funnel additional traffic from future growth, in the area north and east of Cascadia, away from 214th and into the 198th/199th Ave. corridor. Mr. Ballard said this will be their primary connection to SR410 for exit off the plateau. The Council urged the development of a Rhodes Lake Road east-west corridor and the further development of a southern corridor out of Cascadia to reduce the impacts to the 198th/199th Ave. corridor, South Prairie and SR410. Mr. Ballard urged the City to participate in continued regional discussions to resolve these transportation concerns. Mr. Lynn pointed out that the County could divert some of the funds from the 198th/199th Ave. corridor improvements to the Rhodes Lake Road corridor. He suggested more active participation by Bonney Lake representatives at the planning meetings. Mr. Kuo summarized the benefits to the region from the Cascadia Development. Mayor Young thanked Mr. Kuo, Mr. Ballard and the Cascadia representatives for their participation in the workshop.

At 7:08 p.m., Mayor Young called for a 10 minute break in the meeting. The meeting resumed at 7:25 p.m.

2. Presentation: AB04-198 – GMA Amendments and AB04-194 – Draft Critical Areas Ordinance and by Steve Ladd, Special Projects Planner.

Special Projects Planner Ladd reviewed with the Council and Commission the process remaining for major update of the Comprehensive Plan. He said the Council has already acted on the Land Use, Community Character and Parks Elements. He said what remains for adoption by Dec. 1, 2004 are the Transportation, Capital Facilities and Utilities Elements. Planner Ladd informed the Council that the Water and Waste Water Plans are being updated, but will not be finalized in time to be folded into the Comprehensive Plan for consideration before the GMA deadline of December 1, 2004. He hoped there would be little repercussion from the delay, noting that many cities are behind in submitting

their updates. He expressed hope the City would be able to finalize its process by the end of the 1st quarter of 2005.

Planner Ladd explained the need for the Planning Commission and Council to consider the new wetlands and stream setbacks and “best available” science proposed by the State for incorporation into its Critical Areas Ordinance. Several Councilmembers expressed interest in having the maximum buffers in the ordinance. Planner Ladd added that the Council will also have to consider removing the requirement for a conditional use permit in the R-3 zone for assisted living facilities and other facilities for the elderly and handicapped. He said the current requirement allowing for their use by conditional use might be considered discriminatory.

As additional items for Council consideration, he mentioned the need to correct the zoning correlation between the Comprehensive Plan Land Use and Zoning Maps. He said there are 18 properties whose zoning should be changed to conform to the appropriate land use. He also discussed the need to address the Downtown Plan of the Comprehensive Plan. In closing, he mentioned that the City’s current interest in an urban forestry ordinance could be folded into the Comprehensive Plan update process.

4. Discussion: Issues of Common Interest to the City Council and Planning Commission.

Planning Commission Chairman Burnham asked that a comprehensive summary of the Cascadia development obligations be prepared for use by the Planning Commission and Council. Mayor Young said he will have staff review the information and provide an overview to the group.

5. Executive Session

Under authority of RCW 42.30.110(1)(b), Mayor Young announced the City Council would hold a ten-minute executive session to discuss issues dealing with property acquisition. The executive session started at 8:15 p.m. and concluded at 8:24 p.m.

6. Adjournment

Mayor Young declared the meeting adjourned at 8:24 p.m.