

City of

COUNCIL WORKSHOP

May 3, 2005

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"

Call to Order:

Mayor Robert Young called the May 3rd Council Workshop to order at 5:35 p.m.

Roll Call:

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 Administrative Services Coordinator (ASC) Don Morrison, Finance Director John Weidenfeller, Public Works Director Dan Grigsby, Planning and Community Development Director Bob Leedy, Information Technology (IT) Coordinator Chuck McEwen, Assistant City Attorney Kathleen Haggard and City Clerk Harwood Edvalson.

Amended Agenda:

Mayor Young proposed that the agenda be amended to add motions to reimburse a Councilmember for expenditures on behalf of the City, to authorize applications for Public Works Trust Fund Loans and to donate a surplus stove to the Burien Senior Center.

Councilmember Rackley moved to add the proposed items to the agenda. Councilmember DeLeo seconded the motion.

Motion approved 7 – 0.

Agenda Items

1. Presentation: Wireless Networks – Representatives from Vivato.

IT Coordinator McEwen introduced Leanne Damiani with Vivato, and Paula Sherry and Randy Brown with ACT – Cascades. Ms. Damiani gave a brief PowerPoint presentation about the delivery of wireless broadband communications services. She said that Vivato is currently working with the cities of Federal Way, Kent, Auburn and Renton to provide WiFi coverage to their cities. She said the company's largest installation in Washington has been with the City of Spokane. She showed a video clip describing the installation and coverage provided in the downtown area of Spokane. Ms. Damiani and Mr. Brown discussed the plan for a proof of concept in Bonney Lake with the City Council.

There was general consensus from the Council to move forward with an agreement to do a proof

of concept for the City of Bonney Lake to include panels on the Police Station and a water tower. IT Coordinator McEwen explained that the initial installation will be of no cost to the City. He added, however, that the City will be obligated to pay for the installation if it meets the City's criteria and is acceptable to the City.

Funding for the potential purchase of the proof of concept equipment was discussed. It was concluded that approximately 50% of the major equipment installation could be covered by the City's Drug Fund. In addition, equipment specific to the police patrol vehicles will also be covered by the fund. The Council also discussed video monitoring of the Jack Kobelin Memorial Skate Park. However, no consensus was reached on timing and level of coverage to be provided.

2. Open Discussion

Animal Control. Mayor Young said that Chief McGehee is working with other cities on a solution to the animal control issue for replacement of services currently provided by the Humane Society. He added that a number of cities in the County are planning a summit of elected officials to discuss the topic. He said the hope is to be able to make service decisions by July 1. Councilmember Johnson asked that the Public Safety Committee be kept abreast of developments.

Code Enforcement Update. Mayor Young informed the Council that Code Enforcement activities have picked up in the last three weeks due to the hiring of a temporary employee in that division. He noted that illegal signs have been confiscated and realtors contacted to review with them the provisions of the Sign Code. He said there are 22 junk vehicles in the abatement process, and that final notices have been provided to four households for nuisance and health violations and they are being monitored weekly for compliance. He said that 198th and SR410 has been a primary target of the increased enforcement efforts.

Councilmember King asked about the old fire station property. Director Leedy confirmed that an extension had been granted to the owner to allow him to revise his plans. Councilmember King urged no further extensions be granted. He feared this may lead to an endless cycle of last minute plan changes and deadline extensions. Mayor Young said the concern is noted and that he agrees with the concern.

Moriarty House. Councilmember Hamilton asked why the Moriarty house on the extension to Allan Yorke Park is being slated for demolition without Council input. Mayor Young replied that it has been determined that the home is in such poor condition that salvaging the home for public use is not fiscally advisable. Councilmember Hamilton said that the Bonney Lake Historical Society would like the home for use as a museum. He said they are particularly interested in the home because the structure is 80 years old. Director Grigsby noted that the stairway to the second floor is particularly narrow and steep. He added that the home is located right in the middle of an area planned for major park development. The City Council discussed the issue and came to a general consensus to save the home for one year and allow the Historical Society access to evaluate its potential use.

Large Signs at 214th and Old Buckley Sumner Highway. Councilmember DeLeo noted the existence of large commercial signs located on the corner of 214th and Old Sumner Buckley Highway. He said the signs are sight-obstructing and pose a danger. Mayor Young agreed to ask staff to contact the County to discuss the concern.

Manufactured Housing in All Residential Zones. Councilmember DeLeo asked for additional

information on the new State Law allowing manufactured homes in all residential zoning districts. Director Leedy said he will provide the Councilmember with a bill number.

Information at Pancake Breakfast. Councilmember Johnson thanked the City staff for the abundant information available at the Pancake Breakfast. He also thanked the Kiwanis Club for their work to cook and serve the breakfast. He asked Mayor Young for a copy of the PowerPoint presentation displayed at the breakfast. He said it would be of use to the Council in their discussions with various neighborhoods. Mayor Young said he will be glad to provide a copy to the Council.

Bonney Lake Days Info. Councilmember Johnson noted that he had been told there was no reference on the home page for the City website about Bonney Lake Days. He asked who will be doing the breakfast for the event. ASC Morrison said he believes that the Kiwanis Club is doing the breakfast.

Finance Department Review. Councilmember Noble asked if the Mayor has received a draft copy of the Finance Department Review. Mayor Young replied, no. He added that the consultants were supposed to provide something by the end of April, but have not yet delivered. He expects a draft in the next few weeks, but currently has no projected date.

Ascent Gateway Improvements. Deputy Mayor Swatman asked about the completion of the stone work and the Gateway improvements. ASC Morrison said he believes the stone mason is holding up completion until the "Welcome to Bonney Lake" portion of the sign is completed.

Development Plan for Kelly Creek Farm. Deputy Mayor Swatman asked about the development plan that was displayed at the Pancake Breakfast. Mayor Young said it was brought by Scott Corliss, who requested that it be displayed. Deputy Mayor Swatman questioned the ability to develop such a plan and who would be providing sewers to the project. Director Leedy noted that the owner would have to go through the County Comprehensive Plan amendment process to develop the property.

Demonstration Forest Development Plans. Councilmember Noble displayed her copy of the proposal for a Comprehensive Plan amendment for the Weyerhaeuser Demonstration Forest Property. Mayor Young apologized that there were only a limited number of copies, but said he will get additional copies for the remainder of the Councilmembers. Deputy Mayor Swatman suggested that Weyerhaeuser/Quadrant should be involved in more of a public process to convince the public that this development is in the best interest of the community. He said he's not heard great reactions to their initial proposal. Councilmember Rackley suggested an invitation to Quadrant to address the Council and explain the plan. He added that a public hearing could follow to take public testimony. Deputy Mayor Swatman said he feels Quadrant should be responsible to hold open houses to explain their intentions for development of the forest. He added that the change in use of the 147 acre Demonstration Forest is one of the more significant changes to the community that many of the residents will experience. Mayor Young replied that Quadrant has asked him for input as to what the Council wants to see in the development. Councilmember Johnson said that three of the Councilmembers spoke to a Quadrant representative. He added that even though what they've presented is admittedly a baseline for further discussion, it isn't even close to what the three Councilmembers had communicated to them. Councilmember Hamilton concurred and said that he is not hearing that the community is excited about the current proposal. Mayor Young said he believes Quadrant did not feel they could do much until they had an official application. Deputy Mayor Swatman suggested that larger-than-usual signs on the property should be used to post the notice of

application.

Sidewalk Completion. Deputy Mayor Swatman asked why there are several developments where completion of sidewalks was not required. He cited the new Windermere Building and the Starbucks, new bank and new car wash on SR410. Director Leedy said that Planning and Public Works will follow up on the question.

Sewer Hookup Micro Fee. Deputy Mayor Swatman asked if the Public Works staff is working on the sewer hookup micro fee concept for small users of sewer services. He cited espresso stands as an example of a development that has little impact on sewers that perhaps should not be charged for a full equivalent service unit. Director Grigsby said his staff has not had time to work on the issue. Deputy Mayor Swatman said he would not normally bring up the issue during a workshop, but knows that a business owner has asked for help and none has yet been given. Mayor Young said he did receive an email that was passed on to Planning and Public Works. He said there are additional permit and access issues that should be dealt with through the permit and inspection process. Councilmember Johnson said he feels it is an example of how the large developer is more quickly accommodated than the small developer. He said the City should be solution driven. Mayor Young asked if the property owner has been in to talk to staff. Several Councilmembers assured him that the property owner has spoken with the City Engineer. Mayor Young said staff will look into this and report back, including the square footage of the proposed building.

Tree Replanting on Gunn Property. Deputy Mayor Swatman said that he has received an email from Winona Jacobsen asking if there is an answer to her question about whether or not the City is going to replant or require that trees be replanted on the Gunn property. Mayor Young asked for a forwarded copy of the email to further consider the request.

Growth Management Hearings Board Compliance. Councilmember King asked if the City has received confirmation from the Growth Management Hearings Board that the City has fully complied with its order. Mayor Young confirmed that the City has received formal notice and said that he has issued a press release with that information.

Responding to Councilmember Rackley's request, Mayor Young declared a ten minute recess at 7:20 p.m. The meeting was reconvened at 7:41 p.m.

3. Additional Agenda Items

a. Reimbursement of Councilmember DeLeo.

Deputy Mayor Swatman said that Councilmember DeLeo paid for the Health Department Permit for the Council Pancake Breakfast with a personal check.

Deputy Mayor Swatman moved to release a check for \$160.00 for reimbursement of Councilmember DeLeo's personal check, early, prior to the Voucher Review Committee meeting next week. Councilmember Noble seconded the motion.

**Motion approved 6 – 0 – 1.
Councilmember DeLeo abstained.**

b. Donation of Surplus Stove.

Councilmember DeLeo explained that the Burien Senior Center is in dire need of a working stove, and that the City of Bonney Lake has one on its list of items to surplus.

Deputy Mayor Swatman moved to donate the surplus stove valued at \$350.00 to the City of Burien. Councilmember Johnson seconded the motion.

Motion approved 7 - 0

c. Public Works Trust Fund Loan Applications

Mayor Young explained that the City staff is prepared to submit applications for the current round of Public Works Trust Fund Loans. Director Grigsby explained that the loans will be used for the 192nd Ave. Extension and various sidewalk projects throughout the City; and the widening of Old Sumner Buckley Highway from 184th Ave. to 182nd Ave.

Councilmember Rackley moved to authorize the Mayor to request up to a maximum of \$7,300,000 in P WTF loans for 2006. Deputy Mayor Swatman seconded the motion.

Motion approved 7 – 0.

ASC Morrison noted that the Council needs to set a public hearing on storm water rates and system development charges for the next Council meeting in order to meet the projected June 1 date for implementation. The City Council discussed the urgency and determined that the issue could wait until the May 10 meeting to set the public hearing to be held at the May 17 Council Workshop. Mayor Young directed that the relevant material prepared by staff be included with the packet for the workshop for Council review and discussion subsequent to the public hearing.

3. Review of Minutes: April 12, Council Meeting, April 19 Council Workshop, April 26 Council Meeting.

There were no corrections requested by the Council.

4. Presentation: 192nd Ave. Corridor Study.

Director Grigsby said the Council reviewed a transportation vision at their last retreat. He said the focus of the Transportation Improvement Program (TIP) needs to be making the intersections with SR410 operate efficiently by spreading the loading. He displayed a TIP map and identified north and south corridors in the City. He highlighted the 184th Ave. corridor to Rhodes Lake Road, the 192nd Ave. corridor, the 198th Ave. to 199th Ave. and South Prairie Road corridor, and the 214th Ave. corridor as the major north/south corridors on the south side of SR410. He introduced Susan Graham of Parametrix, Inc. Ms. Graham presented in some detail the potential alignments for the 192nd Ave. corridor. She displayed a large aerial photo superimposed with right-of-way owned by the City, access owned privately and potential alignments of 192nd Ave. She announced an open house at Mountain View Junior High School on May 18th from 4:30 p.m. to 7:30 p.m. to hear and answer questions from the public. She said a letter has been sent to property owners in the area, and a postcard will announce the meeting. Director Grigsby described the new connector road as a 25 mph road, and said they would consider traffic calming features in the design. He concluded that the goal would be to have north/south corridors bracketing the new high school to redirect urban traffic away from the high school area.

Mayor Young noted that the recently passed 9.5 cent gas tax by the State Legislature includes full

funding for improvement to SR410 between 214th and 234th. He said major credit goes to Shabro and Roach in the State House of Representatives.

5. Mayor's Report on Larios Property and Storm water Runoff.

Mayor Young read a report distributed during the meeting for the benefit of the Council and residents attending the meeting. He noted that the Council has determined that there is no "legislative" remedy to the Larios Short Plat and the 191st Ave. E. storm water runoff issues. He added that the Administration has, therefore, undertaken extensive studies with a qualified wetland specialist and by the City Engineering staff to arrive at its conclusions.

Mayor Young outlined the actions anticipated by both the owner and the City to complete the short plat process. He outlined the opportunities for appeal of the City's land use determinations on the Larios property, and identified the City Clerk as the person with which persons who feel the City has caused damage to their property may file a damage claim. He concluded this section of the report by stating that Larios has to be given the same rights to develop their property as neighboring properties enjoyed at an earlier time. The second portion of the report was the same as presented at the April 12, 2005 Council meeting. It lists some recommendations for property owners and actions that the City will take to monitor the storm water conditions in the 191st Ave. E. neighborhood.

Councilmember Noble distributed copies of the Residential and New Bas Plan Permit Application on the Larios property and said she would address it a little later in the discussion.

Councilmember Hamilton asked Director Leedy if the wetland on the Larios and surrounding properties would be recorded. Director Leedy said the wetlands have been delineated and will be taken into account with any future activities on those properties. Councilmember Noble asked if the City has wetlands staff as identified by the mitigation report on the Larios property. Director Leedy replied that to the extent needed, the City will contract with a specialist, probably the same one who prepared the report.

Deputy Mayor Swatman asked why the City continues to process various applications from the property owners while there is a stop work order in effect. He said the stop work order should arrest all activity related to the property until the problems are corrected. Director Leedy said an application was submitted and a fee paid. He said the work moves forward like any other application, except that no work will be allowed until the conditions are satisfied to remove the stop work order. Mayor Young said the stop work is intended only to force remediation of the immediate violation, not to stop the entire process.

Councilmember Rackley commented on the storm water issues. He encouraged an appropriate drainage improvement plan for the area. Director Grigsby said that a drainage study of the entire basin is one of the projects that will be part of the Capital Improvement Plan associated with the adoption of revised storm water fees and system development charges. Based on the copies of the permit distributed earlier by Councilmember Noble, Council asked questions about the amount of new impermeable surface to be created on the Larios property. Director Grigsby said he will ask City Engineer Woodcock to provide Council with feedback. Councilmember Hamilton asked if the City has ever had a storm water master plan. Director Grigsby replied, yes. Director Weidenfeller added that the City has completed all the projects contemplated under the old storm water master plan, and that is why a new plan is proposed. There was no further discussion of the Mayor's report.

6. Executive Session.

At the request of Deputy Mayor Swatman, Mayor Young declared that pursuant to RCW 42.30.110(1)(b)(i) the Council will meet in executive session for 15 minutes to consider property acquisition and potential litigation. The session commenced at 8:46 p.m. and concluded at 9:04 p.m.

16. Adjournment.

With Council's consent, Mayor Young adjourned the meeting at 9:04 p.m.

Documents submitted for/at the Council Workshop of May 3, 2005:

- Vivato, Inc. – *City of Auburn, Vivato Wireless Proof of Concept* – Leanne Damiani, Regional Director of Sales - West.
- City of Bonney Lake – *Motion to Reimburse Councilmember DeLeo* – John Weidenfeller, Finance Director.
- City of Bonney Lake – *Motion to Donate Surplused Stove* – John Weidenfeller, Finance Director.
- City of Bonney Lake – *Motion to Authorize Application for PWTF Loans* – Dan Grigsby, Public Works Director.
- City of Bonney Lake – *Report to Council – Larios Short Plat and 191st Ave E Storm Water* – Robert Young, Mayor.
- City of Bonney Lake – *Larios Residential and New Base Plan Permit Application* – Cheryle Noble, Councilmember.
- City of Bonney Lake – *Service Areas Map (May 3, 2005)* – Dan Grigsby, Public Works Director.

Harwood T. Edvalson, CMC
City Clerk

Robert Young, Mayor