CALL TO ORDER – Mayor Neil Johnson called the meeting to order at 7:00 p.m. in the Bonney Lake Council Chambers at 19306 Bonney Lake Boulevard.

A. Flag Salute - Mayor Johnson led the audience in the Pledge of Allegiance.

B. Roll Call

City Clerk Edvalson called the roll. In addition to Mayor Johnson, elected officials attending were Deputy Mayor Dan Swatman, Councilmember David Bowen, Councilmember Phil DeLeo, Councilmember Mark Hamilton, Councilmember Dave King, Councilmember Cheryle Noble and Councilmember Jim Rackley.

Staff members present were City Administrator Don Morrison, Interim Police Chief ‘Buster’ McGehee, Planning and Community Development Director Bob Leedy, City Attorney Jim Dionne, Administrative Services Director / City Clerk Harwood Edvalson, Chief Financial Officer Beth Anne Wroe, City Engineer John Woodcock, Assistant City Engineer Doug Budzynski and Planning Manager Steve Ladd.

C. Announcements, Appointments and Presentations

1. Announcements: None.

2. Appointments: Mayor Johnson introduced Joel Thompson as the new Executive Assistant in the Executive Department.

3. Presentations: None.

D. Agenda Modifications: None.

PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE

A. Public Hearings

B. Citizen Comments:

Todd Olsen, 19803 103rd St. E., spoke to the Council about traffic and the proposed Lowe’s Development. He said he has no problem with Lowe’s in general, but is
concerned with the associated traffic and it being funneled onto 200th from such a
large store.

Margie Duggan, 10105 199th Ave. E., said she doesn’t blame Lowe’s for wanting to
locate in Bonney Lake, but is concerned about the traffic. She added she has
reviewed the initial traffic study from Lowe’s and is concerned about the decrease in
service level for some of the adjacent intersections and potential safety issues. Ms.
Duggan said 200th is an inappropriate entrance to a major facility. She said the initial
submittals for SEPA do not adequately address noise and light pollution from the
project. She added that the proposed development represents a major inconvenience
to the surrounding community. She noted the number of additional residential
developments planned in the general area and commented that a roundabout is not the
best solution for the Lowe’s development.

Cecil Sidwell, 10302 179th Ave. E., noted that traffic currently on 200th is at a
standstill from 2 – 3 p.m. when school is in session. He predicted the standstill will
reach well into the evening if Lowe’s is allowed to develop as now planned. He said
there is no apparent improvement in traffic from the proposed traffic improvements.
He suggested the residential property values will be negatively impacted from the
Lowe’s development.

Keith Stanley, 10900 193rd Ave. E., said Lowe’s is a bad idea for the proposed site.
He suggested it would be a more appropriate use in Eastown. He noted that any
proposed traffic relief from improvements to the Rhodes Lake Road corridor are
years into the future.

Councilmember Rackley noted the millions of dollars currently going into
improvements along SR410 and South Prairie Road. He said all intersections in the
City are currently designed to Level of Service D. He said the City’s growth
planning is impacted by the Growth Management Act. He added the County’s
development in the area outside the City limits is irresponsible. He concluded the
City can’t tell a property owner they can’t build, as long as the property is properly
zoned.

Mr. Stanley asked who will make the decision on the Lowe’s proposed traffic.
Director Grigsby said the City is waiting for the traffic analysis to be finalized. He
said the next step is for the City’s independent consultant to analyze the proposal and
analysis. He added Lowe’s has agreed to use 2010 as the traffic planning horizon,
even though they could have used 2008 as their event horizon.

Councilmember Hamilton noted the City originally encouraged Lowe’s to look at
alternative access to connect to 195th Ave. E. behind City Spas. Councilmember
King said the City needs to consider all the collective impacts of the proposed
development. He said the analysis of the project’s impacts requires juggling a lot of
data from multiple jurisdictions. He said the City must assure that due diligence is
done.

Michelle Cook, 19802 101st St. E., noted Lowe’s must gain access across Tract M if
it is to exit from the development as they’ve proposed. She said there has been no
contact with the Brookwater Homeowners Association from Lowe’s. She said she had been informed that Lowe’s is waiting for the City to condemn the needed access across Tract M. She urged the Council to refrain from condemnation of the land, forcing Lowe’s to consider other alternatives. She described safety issues anticipated for the school children of Brookwater if the proposed roundabout is installed.

David Ambrose, said he is a property owner in Eastown and would be more than willing to negotiate with Lowe’s.

Keola Pang-Ching, 20004 104th St. E., described the wait for traffic coming out of Albertson’s he experienced on his way to the meeting tonight. He said the Albertson’s parking lot is already a roundabout in the area. He asked the Council not to condemn Tract M. He urged the Council to look at the proposed Lowe’s project in light of the City’s mission statement. He asked what level of citizen input would be required to get the Council’s attention.

Director Leedy said citizen input is desirable and welcome. Deputy Mayor Swatman informed the audience of the Pierce County meeting regarding the development of the 198th Ave. E. corridor. He said the meeting will be at the high school on July 18th from 5 – 8 p.m. He encouraged the audience to participate and express their feelings about traffic in the area.

Mayor Johnson responded that the design for 192nd Ave. E. is in progress. City Engineer Woodcock said the corridor is in the 30% design stage and some of the needed right-of-way is being acquired. He said the project cost will be $8 to $14 million. He added the Lowe’s proposal is still being reviewed.

Laurie Martin, 19809 103rd St. E., asked the Council to do something to separate the residential neighborhood from large commercial. She said she does not want to have to look at Lowe’s from her front window.

Councilmember Rackley assured Ms. Martin that there will be screening and buffering required of the project. He said the Design Review Commission will also have input on the project.

Don Sangesand, 5616 195th Pl. E., asked why the new street signs are not marked clearly. He described situations where the design can lead to misunderstanding of the street numbers. He also referenced his ongoing comments about the Ball Park Well water quality. He asked how long they would be forced to put up with the conditions.

Mayor Johnson replied that the Community Development Committee has issued an RFP for a study of the issues involved at the Ball Park Well. Director Grigsby added that the selected consultant will look at things not readily visible before the water is treated and chlorinated. Mayor Johnson asked that Mr. Sangesand be kept informed of progress on the study and conditions. Councilmember Hamilton said the CDC is committed to resolving the issues.

Brian Duggan, 10105 199th Ave. E., said he is happy to hear the level of concern
expressed concerning the proposed Lowe’s development this evening. He said the initial submitted proposal is unacceptable and would cut off access to his new neighborhood. He asked Council to block the Lowe’s development at the currently proposed location.

Dan Schwartz, 20017 105th St. E., said the Lowe’s issue has only recently come to his attention. He said a company like Lowe’s will not present their bottom-line up front. He asked the Council to remember Lowe’s is not particularly interested in the community, but in profits.

Dave Morehouse, 11022 197th Ave. E., noted the City needs the revenues generated by a Lowe’s to help with its infrastructure needs. He said the City must, however, consider the impacts to the current residents. He added the impacts from school traffic will only worsen. He urged the City to work with the County to blend jurisdictional needs in the area.

Anthony Cochilla, 19807 103rd St. E., said he does not understand why the property is zoned commercial. He said Lowe’s does not fit into the neighborhood. He noted traffic is already failing in the area. He suggested a strip mall would be better than a Lowe’s.

Councilmember Rackley advised Mr. Cochilla the Lowe’s parcel was annexed into the City as a commercial property a number of years ago. Councilmember DeLeo urged Mr. Morehouse and audience members to speak to the County about the traffic issues. Councilmember Hamilton noted Lowe’s wants to build in the proposed location because of the potential for Cascadia customers.

Dan Decker, 20401 70th St. E., suggested the City lacks foresight in dealing with its traffic issues. He suggested zoning to allow buildings of 7 – 8 stories where underground parking could be accommodated. He asked why the Council would even consider condemnation of private property for a commercial entity.

Councilmember Noble asked why Lowe’s is limited in the timeframe for which it must plan for traffic. Directed Grigsby responded state law provides that an applicant only has to plan for the horizon year, which is the year the project is completed. He said Lowe’s voluntarily agreed to plan out to 2010.

Councilmember Bowen said the traffic and parking issues should have been mitigated years ago. He agreed that taller buildings should be considered by the City in certain areas. He urged the Council to look to the future when considering present actions.

Deputy Mayor Swatman asked for clarification on the question of eminent domain. City Attorney Dionne assured the Council it is a legislative decision to pursue eminent domain, not the developer’s.

Laura Brannon, 9910 198th Ave. Ct. E., said she is all for growth in Bonney Lake. She said, however, her family chose to locate in Bonney Lake to avoid the traffic problems of Puyallup. She said they wanted a safe community, and the discussion
tonight about the Lowe’s development has raised several issues of alarm for the safety of residents in the community.

Councilmember Rackley assured her the Design Commission will make sure the applicant complies with the City’s code. Councilmember Hamilton said the residents who own Tract M are in control because Lowe’s needs access across the tract to build the proposed roundabout. He said it is unlikely the City will condemn the property for Lowe’s use.

Robert Ceola, 9104 189th Ave. Ct. E., described the process he pursued to have a revaluation of his property after receiving a substantial increase in his property taxes.

Kathy Brown, 10103 199th Ave. E., said the current traffic is difficult. She predicted the traffic circle will effectively block exit from her neighborhood.

Leota Musgrave, 9308 202nd Ave. E., thanked the Council for the honorary bench and plaque at Cedarview Park.

Councilmember Rackley moved the Council take a ten minute break in their proceedings. Deputy Mayor Swatman seconded the motion.

Motion approved 7 – 0.

The break commenced at 8:32 p.m. The Council resumed their business at 8:49 p.m.

C. Correspondence: None.

III. COUNCIL COMMITTEE REPORTS:

A. Finance Committee

Deputy Mayor Swatman said the Finance Committee met this evening and discussed the following:

1. Proposed Resolution 1596 – Bank of America Treasury Services;
2. LID 05-13 – 95th St. and the need to go back and pursue some additional steps in the LID process; and
3. Discussion regarding the structure of permit fees.

B. Community Development Committee

Councilmember Rackley said the Community Development Committee did not meet last week.

C. Public Safety Committee

Councilmember DeLeo said the Public Safety Committee met last week and discussed:

1. Towing rotation and criteria for tow companies;
2. Congestion, use and night disturbances at Allan Yorke Park. He added the suggestion was made to close the street and reroute traffic; and
3. The 800 MGHZ radio system.

He said the Committee also received a tour of the buoy system on the lake. He added the Committee heard from Mr. Cantrell, a neighbor to Allan Yorke Park who described the noise of kids at night in the swim area and on the floating dock. He said the Committee will soon meet with the Police Chief to discuss department policies and changes implemented based on a survey last year.

D. Other Reports:

Mayor Johnson said the Citizen’s Advisory Council met on June 29th. He said the discussion was very good. He noted the minutes from the meeting were forwarded to the Council today.

Mayor Johnson reported his attendance at a meeting with other local Mayor’s and Congressman Dave Reichert. He listed a number of projects for which neighboring cities have received funding through the Congressman. He said he spoke to the Congressman about Cascadia and noted the Congressman was unaware Cascadia is not within Bonney Lake’s Urban Growth Area.

Councilmember DeLeo urged the Council to complete their NIMS 700 test as a follow-up to the training completed last weekend.

IV. CONSENT AGENDA: [A3.6]

Councilmember Rackley moved to approve the Consent Agenda as printed. Deputy Mayor Swatman seconded the motion.

A. Checks/Vouchers: Accounts payable checks/voucher #44350 thru #44461 in the amount of $449,878.87. Accounts payable checks/voucher #44298 thru #44349 for utility refunds in the amount of $3,765.68. [F4.9]

B. Payroll: Payroll for June 16-30, 2006 for checks 25045-25101, including Deposits and Electronic Transfers in the amount of $431,450.62. [F4.9]

C. AB06-105 - Resolution 1569 - A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing A Contract For A Canon C-5870u Copier, 60 Month Lease With 0 Down And A Fair Market Value Buyout. [A2.6]


Motion approved 7 – 0.
V. FINANCE COMMITTEE ISSUES: None.

VI. COMMUNITY DEVELOPMENT COMMITTEE ISSUES: None.

VII. PUBLIC SAFETY COMMITTEE ISSUES: None.

VIII. FULL COUNCIL ISSUES:

A. Discussion: **AB06-146 – Ordinance D06-146** – An Ordinance Of The City Council Of The City Of Bonney Lake Adopting, As Part Of The Comprehensive Plan, A New Utilities Element Incorporating A New Comprehensive Sewer Plan And Comprehensive Water Plan. [O3.5.1.5]

B. Discussion: **AB06-147 – Ordinance D06-147** – An Ordinance Of The City Council Of The City Of Bonney Lake Adopting, As Part Of The Comprehensive Plan, A New Transportation Element. [O3.5.1.4]

Councilmember Rackley moved to table Items A & B to the next Council workshop. Councilmember Hamilton seconded the motion.

**Motion approved 7 – 0.**

C. **AB06-154** – A Motion of the City Council Of The City of Bonney Lake Postponing The July 18, 2006 Council Workshop to the Night of July 19th. [A1.1.2]

Councilmember Rackley moved to postpone the July 18th Council Workshop to the night of July 19th. Councilmember Noble seconded the motion.

Deputy Mayor Swatman said the suggestion to move the Council meeting was to accommodate both the citizens and Council participation at the County’s meeting on the 198th Ave. He added the citizens should not have to choose between participation at the Council meeting and participation at this important meeting on transportation planning. Mayor Johnson confirmed that representatives of Quadrant affirmed their ability to make the presentation at the Wednesday night meeting.

A brief discussion followed about the delay of consideration of the proposed Comprehensive Plan Elements. Planning Manager Ladd advised the Council that the Comprehensive Plan could be amended only once per year by the City. Deputy Mayor Swatman said the Council’s focus should be on the Transportation Element first, although he acknowledged that both would have to be adopted at the same time.

Councilmember DeLeo moved to amend the motion to add that the meeting will be held at the Bonney Lake High School. Councilmember Noble seconded the amendment.

**Amendment approved 7 – 0.**
Amended Motion approved 7 – 0.

IX. EXECUTIVE SESSION: None.

X. ADJOURNMENT

At 9:08 p.m., Councilmember Noble moved to adjourn the meeting. Councilmember King seconded the motion.

Motion approved 7 – 0.

_____________________________________  _____________________________________
Harwood T. Edvalson, CMC  Mayor Neil Johnson, Jr.
City Clerk