

**SPECIAL TOWN HALL CITY  
COUNCIL MEETING**

City of

*January 23, 2006  
6:00 P.M.*



*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.*

**MINUTES**

*"Where Dreams Can Soar"*

Audio Time  
Stamp ↓

**I. CALL TO ORDER** – Mayor Neil Johnson called the meeting to order at 6:10 p.m. in the Lakeridge Middle School Commons, 5909 Myers Rd. E., Bonney Lake.

**II. INTRODUCTIONS** - Mayor Johnson introduced the Councilmembers and City staff in attendance.

Councilmembers: Deputy Mayor Dan Swatman, Councilmember David Bowen, Councilmember Phil DeLeo, Councilmember Mark Hamilton, Councilmember Dave King, and Councilmember Cheryle Noble.

Staff: Administrative Services Coordinator Don Morrison, Director of Planning and Community Development Bob Leedy, Public Works Director Dan Grigsby, Assistant Public Works Director Gary Leaf, Interim Police Chief "Buster" McGehee, Police Lieutenant Tom Jenkins and City Clerk Harwood Edvalson.

3:37

**III. DISCUSSION TOPICS:**

A. What are the three biggest concerns you have about Bonney Lake as it is today? The audience gave the following responses:

1. Too much commercial growth in the area
2. Need more sidewalks
3. High utility rates
4. Need for better city planning and design for traffic, growth, etc.
5. Traffic
6. Insufficient infrastructure to sustain growth
7. Schools
8. Need a pedestrian friendly city
9. Too much duplication of services in the area
10. City leaders that work to get citizen trust
11. Too many drugs, mail theft and ID theft
12. Need for parks and recreation
13. Lack of citizen communication on the WSU Forest
14. City involvement in the Fennel Creek Corridor

Councilmember DeLeo spoke in favor of keeping the current land use designation for the WSU Forest. Councilmember Hamilton said the City is still looking at the property, but said it might be used for public facilities purposes. Councilmember Noble said the citizens want to know the decision process for the WSU Forest property. Director Leedy said that an application for a change in land use and

resultant Comprehensive Plan Amendment has been filed. He said a draft environmental impact statement is required. He said the statement will be published for public review and comment before a final EIS is issued. He said the process is a long one, and that the City Council will make the final decision.

Asked to explain the Growth Management Act, Director Leedy said the GMA was adopted by the legislature in 1990 as a reaction to a citizen's initiative to put controls on growth. He said it is a two-edged sword for Bonney Lake. It provides tools for the City to control growth and make sure it is concurrent with the ability to serve that population, but it also establishes urban growth areas allowing the County to determine what areas outside the cities will be allowed to grow. He said it has allowed the County to establish special areas such as Cascadia. He concluded by saying that this act has created a fairly substantial bureaucracy at the state level that pretty much dictates what cities can and can't do. Councilmember DeLeo said the WSU Forest is his most passionate issue. He gave a brief history of the property and summarized its historical uses and the more limited uses now allowed by WSU.

25:36

B. What would you like to see done with the WSU Forest property?

1. Keep it the same
2. Protect it like the Fennel Creek Corridor
3. Make it a huge park
4. Need balance; show some respect for Weyerhaeuser; adds to identity of area
5. Use for medical facility
6. Boys/Girls club uses to promote nature
7. Have developers help pay for preservation
8. Make the forest safe for all users; couches and junk behind the theaters
9. Publicize uses and availability of forest for public use

36:28

C. What are the three biggest fears for Bonney Lake?

1. Unregulated growth
2. Blatant disregard for speed limits; growth of crime in general
3. Police speeding on Myers Road
4. Stop giving a pass for commercial development; side with trees & air
5. Require maintenance of landscaping in commercial developments
6. Bonney Lake becoming one big square of pavement
7. Want to see smaller businesses for a pedestrian-friendly city center
8. The soul of Bonney Lake will be paved over
9. Need for limits on allowed square footages of commercial developments

Property owners outside the City limits, but adjacent to Home Depot expressed strong dissatisfaction with the approval process for this project. They noted that they had hoped for annexation to the City, but that the process had been derailed. Deputy Mayor Swatman suggested that he and other Councilmembers would speak with these residents about their specific issues after the meeting. He also said that limiting the size of commercial developments has its pros and cons. A suggestion was made from the audience that boards could be posted at the library or elsewhere to allow

straw votes on various issues.

53:40

- D. What do you want to see in the Downtown, Midtown and Eastown?
1. A YMCA in Midtown or Eastown
  2. Civic Campus for the Downtown
  3. Preservation of views along SR410
  4. Components should be those of which the public would be proud
  5. Limit apartment complexes; pride in ownership – concern for crime
  6. Motels and upgraded family restaurants
  7. Don't want high density in Eastown
  8. High-end condos acceptable
  9. Pedestrian oriented, multi-use Downtown; civic corridor
  10. Create a Mainstreet USA; consult other cities
  11. Use a strict architectural committee; give density breaks for senior housing
  12. Need multi-generational housing
  13. Pedestrian friendly – walkability for Downtown
  14. Get people off of SR410 – reduce traffic; provide for better access

Councilmember DeLeo said he envisions the Downtown being more like downtown Puyallup. Councilmember King held up the NW Landing in Dupont as an example of a vision for Bonney Lake. He suggested condos and town homes that have different architectural details, but allow for private ownership. He said access and parking is in the back along alleys.

1:16:30

- E. How important is it to you to have a trail/sidewalk system that connects all areas of the City?
1. Very important
  2. Preference for extended asphalt with bike lane; easier for street sweeper
  3. Need for sidewalks on Myers Rd.

Mayor Johnson said that the City has already been working on a trails and sidewalk plan. He said that the Non-motorized Transportation Plan will be up for review at a workshop in February.

Marilee Hill-Anderson spoke on behalf of the students participating in the recent Youth Forums. She said the most identified needs are for sidewalks, street lighting and street safety. She added that curbs are needed to help with pedestrian safety. She encouraged the Council to review the documents from the Youth Forum before their retreat.

Councilmember King pointed out that the Police Department has a street of the week for added traffic enforcement and that the City has a Traffic Calming Program. He said the City may need more police and more court staff to really impact the speeding concerns

1:32:45

F. Open questions from the audience.

Will the Council vote on the WSU Forest be public? Mayor Johnson responded that it will be a public vote. He encouraged attendees to provide their email addresses to receive future meeting agendas.

Is there further work being done on the polo grounds at the Kelly Creek Farm? Director Leedy said that polo is only a temporary use of the property.

What happened to the proposed annexation of the Fennel Creek area? Director Leedy explained that the County and City had agreed that it made sense to have this area included in the City's Urban Growth Area. He said the 1000 Friends of Washington filed with the Growth Management Hearings Board to block the action. He added that the County Council reversed themselves and removed the area from the City's UGA. He said this impacted not only the Fennel Creek area, but other areas that would have served to square off the City's boundaries, like the properties adjacent to the Home Depot.

What's being done with the Old Fire Station along Locust Avenue. Councilmember King explained that the property was bought at auction from the previous owner who had done nothing with the property. He said the current owners have announced their intention to short-plat the property, which has been approved in concept by the Lake Debra Jane Homeowners Association. He said that everyone is now waiting for the property owners to move forward. He noted that the owners have secured the property which is an attractive nuisance. He added that the City continues to monitor the property's condition as a public nuisance.

What is going on with the old cement structure along Old Sumner Buckley Highway across from the Public Safety Building? Councilmember King said the present owners of the property have submitted a preliminary plan to turn that building into what it was intended to be. He said they own several adjacent properties and appear willing to work with the City to conform to the Downtown plan, or implement it on the properties that they own.

Why doesn't Bonney Lake get a Trader Joe's or some of the other specialty stores. Deputy Mayor Swatman said the City will be trying to market itself. Mayor Johnson said that many of these types of stores follow specific markets. He said, however, that circumstances often require a City to market its demographics and market strengths in order to get the City on the radar screen. He said the Downtown economic analysis that is planned will help with this effort.

What is being done about the property at 7605 Myers Rd? There is a problem with junk and garbage that's starting to smell. The residents have no refuse service and are accumulating garbage in the back yard. Mayor Johnson said he will have Code Enforcement look at it.

When will the traffic issues at SR410 and South Prairie Road be fixed? Director Grigsby said that construction of improvements there have been delayed over attempts to negotiate the acquisition of right-of-way. He said the needed access has

now been acquired, and that construction should begin later this year. He said he hopes it will be complete before the start of school in the fall. He said the project will include sidewalks and street lighting.

Comment was made from the audience about the need for sidewalks and street lighting at the intersection of Angeline and Old Sumner Buckley Highway. Additional comment was made about the need for more entertainment-based business in Bonney Lake.

What's happening with the cleared and vacant area across from Target? Director Leedy said that there has been discussion of putting in apartments behind Target. He said there is no application yet for the cleared property closer to SR410.

What's happening with the Moriarty property? Assistant Public Works Director Leaf said the long term plan is to put a sports field in there. He said the short term plan is to investigate the use of the house as a museum. Additional public concern was expressed for pedestrian access across the road to Lake Tapps. Councilmember DeLeo said the City is investigating the possible expansion of the dike area out to the roadway to increase the useable area near the lake and control access across the road.

Councilmember Noble thanked the audience for their attendance and participation. Councilmember King said that Councilmembers would be around for a few minutes to speak with individuals. Mayor Johnson brought the meeting to a close.

#### **IV. ADJOURNMENT**

By common consent, the Council adjourned the meeting at approximately 8:00 p.m.

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Harwood T. Edvalson, CMC  
City Clerk

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Mayor Neil Johnson, Jr.