

**SPECIAL JOINT CITY
COUNCIL AND PLANNING
COMMISSION MEETING**

**December 6, 2006
6:30 p.m.**

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"

Location: Bonney Lake City Council Chambers – 19306 Bonney Lake Blvd.

I. CALL TO ORDER – Mayor Neil Johnson called the joint meeting to order at 6:32 p.m.

A. Roll Call: [A1.3]

Elected and Appointed Officials In Attendance: Mayor Neil Johnson, Deputy Mayor Dan Swatman, Councilmember Phil DeLeo, Councilmember Mark Hamilton, Councilmember Dave King, Councilmember Cheryle Noble, Councilmember Jim Rackley, Planning Commission Chairman Randy McKibbin, Planning Commission Vice Chairman Grant Sulham, Planning Commissioner Quinn Dahlstrom, Planning Commissioner David Eck, Planning Commissioner Dennis Poulsen, Planning Commissioner Winona Jacobsen and Planning Commissioner Katrina Minton-Davis.

Staff Members Present were: City Administrator Don Morrison, Planning & Community Development Director Bob Leedy, Public Works Director Dan Grigsby, Community Services Director Gary Leaf, Administrative Services Director/City Clerk Harwood Edvalson, Planning Manager Steve Ladd, and Permit Technician Christy McQuillen.

Councilmember Rackley made a motion to excuse Councilmember Bowen. Deputy Mayor Swatman seconded.

Motion approved 6 – 0.

Agenda Items:

A. Joint Special Council/Planning Commission Meeting – Storm Water Symposium

Planning Manager Ladd thanked Fred Jacobsen for suggesting the event and Planning Commission Secretary Christy McQuillen for inviting neighboring jurisdictions, from which many officials were in attendance. He went on to explain the symposium as being the result of a desire to have storm water facilities serve aesthetic purposes while maintaining high levels of functionality. Planning Manager Ladd introduced the speakers. Dan Wrye, Director of Pierce County Water Programs was to be first, followed by Timothy Lowry, a Pierce County Low-Impact Development Design Engineer, and then Public Works Director Dan Grigsby.

Mr. Wrye started with an overview of his agency's projects and spoke about multiple use of stormwater facilities. In addition to treating and detaining or infiltrating runoff, he explained, such areas can also provide open space, recreation, wildlife habitat, beautification, flood control, etc. "Low-Impact Development" (LID) has a high benefit-to-cost ratio when the value of the multiple uses are considered.

Timothy Lowry followed with further benefits of LID, explaining it as essentially using natural or naturalistic systems to treat stormwater, rather than industrial-appearing, single-purpose stormwater ponds and piping. Typical LID components include pervious pavement, rain gardens, rain barrels, etc. He said Pierce County has regulatory guidance for LID, but only requires it in certain communities. It then allows the developer to choose which components to use. Mr. Lowry said there are seven LIDs currently pending in Pierce County, and LID concepts are incorporated in Seattle's SEA (Seattle Edge Alternative) street projects, where homes have been found to be worth more due to the amenities. Not every site or project is suited for LID, he explained. Thus, while LID is catching on, it is important to remember to begin designing the development with LID in mind to avoid expensive re-designing.

Public Works Director Dan Grigsby went over stormwater management regulations at the federal and state level, saying new regulations will soon be imposed on cities such as Bonney Lake. He explained Best Management Practices and Bonney Lakes stormwater regulations. He considers permeable pavement to be mainly suitable in sidewalks because it has certain disadvantages. None of the speakers knew of a drowning in a stormwater pond in Washington, but Mr. Grigsby knew of one in Utah. A 1-to-3 slope around a stormwater pond is considered safe and does not require a fence. That particular slope is gentle enough for anyone to walk out of the pond should they fall in.

Tiffany Speir of the Pierce County Master Builders Association said her members are increasingly building "green homes" (energy-efficient, etc.). In 2006, over 1,500 new homes will be LEED certified (a "green home" certification). She and others agreed LID should be optional, not mandatory.

Several Councilmembers and audience members urged all involved to bring these low-impact stormwater management concepts to Bonney Lake, noting it is largely a matter of educating home-buyers, developers, and City staff.

B. Adjournment

Councilmember King made a motion to adjourn. Deputy Mayor Swatman seconded the motion.

Motion approved 14 – 0.

The meeting adjourned at 7:28 p.m.

Harwood T. Edvalson, CMC
City Clerk

Neil Johnson, Mayor