Call to Order:
Deputy Mayor Dan Swatman called the June 6th Council Workshop to order at 5:34 p.m.

Roll Call:
Also in attendance 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 attending were City Administrator Don Morrison, Planning and Community Development Director Bob Leedy, Judge James Helbling, City Engineer John Woodcock, Chief Financial Officer Beth Anne Wroe, Court Administrator Kathy Seymour, Planning Manager Steve Ladd, Interim Police Chief Buster McGehee, City Attorney Jim Dionne and Administrative Services Director / City Clerk Harwood Edvalson.]

Agenda Items:

   Deputy Mayor Swatman read a proclamation from Mayor Johnson proclaiming the week of June 6th through June 13th as Hunger Awareness Week. Melvain Donyes, Food Bank Manager, accepted the proclamation.

2. Presentation: AB06-123 – Nestor Photo Traffic Enforcement System.
   Deputy Mayor Swatman introduced the representatives from Nestor Traffic Systems. Rick Ledford, National Sales Director, introduced Eliot Zajac and Janine Keblish, NW Regional Vice Presidents for Sales. He explained how Nestor Traffic Systems has photo red light and automated photo speed enforcement programs. He made a PowerPoint presentation on the company’s systems and responded to Council questions. The City Council expressed particular interest in the red light and stop sign enforcement, as well as school zone speed enforcement systems. They noted approval from WSDOT for implementation on state highways will be needed for the major traffic signals in Bonney Lake. Responding to questions about the Nestor call center located in Rhode Island, Mr. Ledford offered to have the center open from 7:30 am to 8:00 pm Eastern Standard Time. Deputy Mayor Swatman confirmed that the Public Safety Committee is working with the vendor and the City Attorney to make sure the City is offered a contract which addresses all the appropriate legal issues.

Deputy Mayor Swatman called for a fifteen minute break starting at 7:06 p.m. The meeting was brought back-to-order by Mayor Johnson at 7:29 p.m. [Mayor Johnson, City Administrator Morrison and City Attorney Dionne arrived near the conclusion of the Nestor Systems discussion.]
Johnson explained that he, the City Administrator and City Attorney had been golfing in the Bonney Lake Kiwanis Tournament to benefit Bonney Lake High School Scholarship Fund.


Steep Slopess. Director Leedy acknowledged the great amount of work by the Planning Commission, Steve Ladd and others to bring these recommended ordinances to this point. Planning Manager Ladd reviewed with Council the development history of the proposed steep slopes ordinance. He discussed the major changes from the initial drafts to the final proposed draft from the Planning Commission. A key element is the use of a 30% or greater slope as an indicator that a geotechnical report may be necessary. Planning Manager Ladd explained there are 10 other indicators which would be used to determine the need for a geotechnical report on a property. He introduced Dave Williams, a geologist with Zipper Zeman who has been consulting with the City on the development of the proposed ordinance.

Councilmember Rackley expressed concern that properties developed with geotechnical reports have experienced settling and cracking of patios and other support structures on steep slopes in his neighborhood. Mr. Williams replied the situation sounds like a settling issue which most often occurs when continued monitoring of geotechnical conditions is not required during and at the conclusion of the property development. He said the geotechnical report allows the City to evaluate conditions at the development site for appropriate land use review.

Councilmember Hamilton asked if a geotechnical report considers the worst case scenarios for impacts to the property. Mr. Williams responded that ground on steep slopes is analyzed, and includes ground-shaking associated with an earthquake, for example. He added that very few potential homeowners are aware of the problems of being on a steep slope. Councilmember Hamilton asked why professionals allow development on steep slopes. Mr. Williams responded it is not up to the professional to allow or disallow. He said it is the City’s law and responsibility. He said it is the professional’s responsibility to tell if development is feasible or not, and if so, under what conditions. He suggested the City convey certain expectations during the plan review process and require regular reports from the developer’s engineering professional on the adequacy of soil compaction and other geotechnical issues identified with the site.

Councilmember King advised Councilmembers to consider how much latitude to give the planning staff to interpret and carryout the details not written into the ordinance. Deputy Mayor Swatman brought up the provision in the ordinance about selective tree cutting. There was a majority consensus to change the wording of the ordinance to require the retention of at least 75% of the tree canopy at all times and in all areas of a given property. There was also a majority consensus to include a requirement for a report to the City verifying compliance with the development conditions. Councilmember DeLeo asked that reference to wetlands and buffers be retained on page 5 of the ordinance.

Mayor Johnson observed there appears to be interest on the part of the Council to bring this item forward to the next Council meeting. Deputy Mayor Swatman expressed appreciation on behalf of the Council for Mr. Williams’ participation in the discussion.
or rental uses. Planning Manager Ladd noted that the proposed zero lot line amendment will not result in any more density than what is currently possible with the R-2 zoning on Inlet Island. He offered to demonstrate the mathematics behind the position. Councilmember Hamilton said the older residential neighborhoods should not bear the burden of the City’s need to increase density to meet Growth Management Act requirements. He advocated the allowance of townhouse development in R-1 and R-2 zones. Councilmember Noble spoke in support of Director Leedy’s suggestion for a new zone for townhouses in the Downtown and possibly Eastown areas. There was a majority consensus to bring the proposed ordinance back for further discussion at the next Council workshop.


Due to the lateness of the hour, Councilmember Noble proposed this ordinance be moved forward for Council action at the next Council meeting. There was a majority consensus to do so.


Mayor Johnson noted there was consensus to move this item on to the regular Council meeting to be held at the Bonney Lake High School on June 27th.


New Buildings behind Schuck’s Auto Parts. Councilmember DeLeo expressed safety concerns for the closed off access from 214th to the new buildings being built behind Schuck’s. He recommended some kind of City action to open up that access. Director Leedy says the City has been working with the developer east of Schuck’s who believes he will have a solution for this issue by the time the new building is open. Mayor Johnson asked for follow-up and a report to the Council on the issue.

June 27th Council Meeting at Bonney Lake High School. Deputy Mayor Swatman noted that the summer-time June 27th meeting at the high school may be somewhat inconvenient for citizens, but he believes it will be very informative, particularly to the residents in the area. He asked Mayor Johnson if there will be an additional advertising effort for the meeting. Mayor Johnson said he has been working with the newspaper to provide more information to the public. He said he anticipates using the newspaper to bring further attention to this meeting. Councilmember Rackley suggested contacting the high school about dissemination of meeting information.

Annexation of Wilderness Ridge. Deputy Mayor Swatman suggested that the City may have more influence in the design and development of the 198th corridor in that area if Wilderness Ridge were annexed into the City. Director Leedy said annexation information had been previously distributed to the neighborhood, but no one from the community has pursued the issue. He agreed to have more research done for the next Council workshop.

Ropes Course at WSU Forest. Deputy Mayor Swatman asked the administration to look into operation of the ropes course at the WSU Forest so the forest might remain open to the public. Mayor Johnson said he can make the call.

Separation of Powers. Deputy Mayor Swatman noted with the close working relationship between the Council and administration there may be a greater need for the Council to make sure it is not giving direction to the City staff. Councilmembers King and Rackley said they rely on
the City Administrator and staff to let them know when they have crossed the line.

**Seniors Trip to Montana.** Councilmember DeLeo said the Seniors at the Senior Center are talking about another trip to Montana. There was a majority consensus of the Council to support this activity.

**Change in Payroll Cycle.** Councilmember King asked if the City was going to follow through with the change in payroll cycle which had been proposed. City Administrator Morrison said the determination has been made that the impacts are negotiable. He said there has been no formal response from the bargaining unit on the proposal.

**Removal of Nuisance Home.** Councilmember King thanked the Planning Department staff on the anticipated destruction and removal of the nuisance home on Old Sumner Buckley Highway behind the auto parts store. Director Leedy said the project should be completed this week.

**Additional Input on Cascadia during Five-Year Review.** Councilmember Hamilton suggested the City provide additional input on Cascadia’s employment goals for consideration during the Five-Year Impact Review Hearing Examiner process. City Attorney Dionne said he believes the City’s recent agreement precludes further comment during the current process. He added that he believes it will all balance out over time. If they don’t meet their goals, then they won’t get the approvals they seek in future phases of development.

**PSRC 2020 Plan.** Councilmember Hamilton noted that the PSRC’s 2020 Plan has no mention of Bonney Lake or the impacts of Cascadia. Councilmember King noted the former Mayor had been the City’s representative to the PSRC. He said the comment period is still open. Mayor Johnson said some information and comments will be provided for Council review and submitted before the July 31st deadline.

**Blind Retail Store.** Councilmember Hamilton expressed concern that the proposed lessee of this retail space is being squeezed between the City and the property owner. He said apparently the City is not allowing additional occupancy permits until the property owner restores a landscape strip which was removed to provide additional parking. Director Leedy said this is the only tool the City has to enforce the conditions on the property owner. He said there has been no permit applications submitted other than a sign permit. Mayor Johnson said additional information will be provided in the morning, but urged the Council to consider what tools are at the City’s disposal and which ones should be used to enforce its codes.

**Pedestrian Underpass for SR410.** Councilmember Bowen said he continues to work with Representatives Roach and Shabro on restoring the pedestrian underpasses under SR410. Mayor Johnson said he will provide Councilmember Bowen with notice of the upcoming meeting with the Department of Transportation if he would like to attend.


There was a majority consensus to Councilmember King’s suggestion that the minutes be forwarded to the Council meeting for approval.

8. Adjournment
At 10:02 p.m., Councilmember Rackley moved to adjourn the meeting. Deputy Mayor Swatman seconded the motion.

Motion approved 7 – 0.

Harwood T. Edvalson, CMC
City Clerk

Mayor Neil Johnson, Jr.

Documents submitted for/at the Council Workshop of June 6, 2006:

- City of Bonney Lake, *Slopes – SGL 2/10/06* – Steve Ladd, Planning Manager