Call to Order:
Mayor Neil Johnson, Jr. called the July 19th Council Workshop to order at 5:30 p.m. The meeting was advertised and held at the Bonney Lake High School Commons located at 10920 199th Ave Ct. E.

Roll Call:
Also in attendance were Deputy Mayor Dan Swatman, Councilmember David Bowen, Councilmember Mark Hamilton, Councilmember Dave King, Councilmember Cheryle Noble and Councilmember Jim Rackley. Councilmember Phil DeLeo joined the meeting in progress.

[Staff members attending were City Administrator Don Morrison, Planning and Community Development Director Bob Leedy, Chief Financial Officer Beth Anne Wroe, Community Services Director Gary Leaf, Interim Police Chief Buster McGehee, City Attorney Jim Dionne and Administrative Services Director / City Clerk Harwood Edvalson.]

Agenda Items:

1. Presentation and Discussion: Quadrant Plans for WSU Demonstration Forest – Wally Costello, Quadrant Homes.

Mayor Johnson introduced Wally Costello, Senior Vice President, Quadrant Homes. Mr. Costello presented two poster-board displays showing the most recent proposal for use of the WSU Demonstration Forest. He summarized a letter provided earlier to the Mayor and Council. He described how the latest proposal includes the granting of 45 contiguous acres of forest to the City of Bonney Lake. He valued the land at between $15 and $20 million dollars. He described how the remainder of the site is proposed for development of over 500 single family homes. He said there will be additional neighborhood parks, and the street access points to the development will be located along SR410, 214th Ave. E and South Prairie Road.

Mr. Costello advised the Council this would be their preferred plan for their current application and Environmental Impact Statement review. He explained a pre-development timeline which would give the City control of the 45-acre parcel by the 3rd or 4th Quarter of 2007.

Councilmembers questioned Mr. Costello about some of the perceived shortcomings in the proposal. Their comments included a concern the proposed housing will generate greater traffic volumes during peak traffic hours than commercial uses would generate. Also expressed was a concern for the proposed density of 5 to 7.7 units per acre for the single family homes. Security for the homes abutting the commercial areas was mentioned, and the proposed addition to an already abundant housing stock in the City. Councilmember Hamilton noted the development of the WSU Demonstration Forest has not been included in the City’s sewer capacity planning.
A discussion followed about the timeline for amendments to the City’s General Comprehensive Plan. Mayor Johnson thanked Mr. Costello for his presentation and response to Council’s questions.

2. Presentation and Discussion: Eastown ULID Update.

Director Grigsby explained the staff’s current understanding of Council’s intent for the Eastown ULID. He said it is his understanding that water system development for those within the City’s service area will be done by developer initiative. He said he also understands the sewer system development will include not only the backbone lift station and pressure system, but the gravity lines as well. He said he believes there is no further plan at this time to include intersection or transportation improvements in the ULID. There was general council consensus on this approach to the Eastown ULID.

Councilmember DeLeo noted the presence of Bonney Lake High School Principal Linda Mastellar and asked if the Council would allow her to address them. Mayor Johnson invited Ms. Mastellar to address the Council. Ms. Mastellar welcomed the City and expressed pleasure the high school is able to serve as a useful community facility. She said when she heard about the Quadrant Homes proposal for the WSU property and the desire to add value to the community, she was impressed that a portion of the property could be used for a performing arts center. She described how the Sumner performing arts facility at Sumner High is used a great deal by the local community. She noted the high school property also has space to build a facility. Ms. Mastellar introduced Brenda Williams who is the Drama Director for Bonney Lake. Ms. Williams encouraged consideration and support for a performing arts center for Bonney Lake. She noted the community clearly benefits from a performing arts center to provide cultural opportunities.

3. Council Open Discussion.

Agenda Modification. Deputy Mayor Swatman proposed to amend the current agenda with the addition of discussion on proposed ordinances to assist with the implementation of the Nestor Traffic Enforcement Systems. He proposed they be added between Agenda Items 4 and 5.

Councilmember DeLeo moved to add discussion of the proposed ordinances to the meeting agenda. Deputy Mayor Swatman seconded the motion.

Motion approved 7 – 0.

Fuel Conservation Plans. Councilmember Hamilton asked if the City has considered plans for fuel conservation in light of projected increases in fuel costs. City Administrator Morrison replied that some thought has been given the issue. Councilmember advocated a specific plan for the Public Works and Police Departments on fuel conservation. Director Leaf noted the City has currently budgeted for fuel costs of $3.00/gal.

Fireworks Violations. Councilmember Hamilton said he has received several comments about the discharge of fireworks before and after the City’s allowed time period. Chief McGehee responded his officers seized 25 lbs of fireworks, but were also working 3 major incidents on July 4th. He cited a possible conflict between the City’s noise and fireworks ordinances. Mayor Johnson asked if the Public Safety Committee would look into and make recommendations on the enforcement issues. He noted the City of Auburn spent $12,000 in overtime to provide additional enforcement.
Allan Yorke Park Restrooms. Councilmember Hamilton said he received some comments from visitors to Allan Yorke Park who generally enjoyed the park very much. He said they commented on the lack of doors on the stalls in the women’s restroom. Director Leaf said he would check into it. Park Commissioner Leota Musgrave said the doors were removed long ago due to continued vandalism. Deputy Mayor Swatman said the issue appears to be the stalls are not shielded when the outside door is opened. Mayor Johnson said the staff will address the issue.


There were no suggested corrections from the City Council.

At 6:37 p.m., Councilmember Rackley moved the Council take a ten-minute break in their meeting. Deputy Mayor Swatman seconded the motion.

Motion approved 7 – 0.

Mayor Johnson brought the meeting to order again at approximately 7:00 p.m.

5. Discussion: Proposed Ordinances to Facilitate the Nestor Traffic Enforcement Systems.

The City Council discussed the proposed ordinances. One is to update the penalty for violation of any vehicle code provision relating to stopping, standing or parking. The Council agreed by majority consensus to increase this penalty to $41 plus court costs and statutory assessments, if any. The second ordinance allows for the implementation of the Nestor automated traffic safety program and the use of cameras to detect violations of WAC Sections 308-330-421 and 423. The City Council had a majority consensus to set this fine at $101.00.


After a brief Council discussion, Councilmember DeLeo suggested the City explore the possibility of transferring some of the capacity from the 198th Ave. E. corridor to the 192nd Ave. E. corridor. He stressed the benefit of relieving some of the pressure on South Prairie Road and its intersection with SR410. Director Grigsby discussed with the Council the possibility of talking to the County about the transferring or some their planned capacity for the second phase of Cascadia to the City’s 192nd Ave. E. corridor. There was general Council consensus to change 192nd Ave. E. from a collector street to a minor arterial in the Transportation Element. A brief discussion followed about method and timelines for adoption of the Transportation and Utilities Elements.


As part of the discussion of the Utilities Element, the City Council discussed the use of MBR sewage treatment facilities to meet future demand for treatment capacity south of the City. Use of treated discharge was also mentioned for use to recharge aquifers. Sewer connection to King County Metro through Auburn to the north was also mentioned.
Water service boundaries in the north Lake Tapps area with respect to Auburn were discussed. Opposition was expressed to any action which would increase the rates to “in-city” rate payers.


The City Council again discussed the pros and cons to this proposed zoning text amendment. Opposition was expressed because of the potential impacts of the proposed ordinance on older established neighborhoods. Support was expressed over the potential for encouragement of “entry-level” homes and townhouses permitted by the proposed ordinance. There was a majority consensus to not move forward with the proposed ordinance, but to look at the issues again in about one year when the City will have completed its Buildable Lands Inventory.

9. Adjournment

At 8:10 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.