Call to Order:
Mayor Neil Johnson called the August 15th Council Workshop to order at 5:31 p.m. The meeting was held at Bonney Lake Council Chambers at 19306 Bonney Lake Blvd.

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

[Staff members attending were City Administrator Don Morrison, Planning and Community Development Director Bob Leedy, Chief Financial Officer Beth Anne Wroe, Planning Manager Steve Ladd, Associate Planner Heather Stinson, Assistant Planner Ellen Talbo, City Attorney Jim Dionne and Administrative Services Director / City Clerk Harwood Edvalson.]

AGENDA ITEMS:

1. Action: Motion Of The Bonney Lake City Council To Immediately Adjourn The Regular Council Workshop To A Joint Special Meeting Of The City Council And Planning Commission. (It is anticipated the Council will reconvene their regular workshop after completion of the Special Joint Meeting.)

   Councilmember Rackley moved to adjourn to the Special Joint Meeting of the City Council and Planning Commission.

   Motion approved 6 – 0.
Planning Commissioners in attendance: Planning Commission Chairman Randy McKibbin, Vice-Chairman Grant Sulham, Commissioner Quinn Dahlstrom, Commissioner David Eck, Commissioner Winona Jacobsen, Commissioner Katrina Minton-Davis and Commissioner Dennis Poulsen.

Agenda Items:

A. Joint Public Hearing Of The Planning Commission And City Council To Hear Testimony On The Proposed Annexation Of Area 1-A And The Proposed R-1 Zoning.

Mayor Johnson opened the public hearing at 5:34 p.m. Deputy Mayor Swatman noted the presence of a property owner in the proposed annexation area and asked if he would like to address the Council.

Mike Sajjadi, 7509 West Tapps Highway E., addressed the Council and Planning Commission. He said he was concerned that his property would be less valuable with the proposed R-1 zoning than it would be with the current residential zoning in the County. He said many developers have indicated the property would be less valuable if annexed because the allowed density is lower in the City than in the County. He described his understanding of the differences in the density calculations and the perceived monetary impacts to his property. He said he favored annexation, but was concerned for the potential economic loss. He asked that the City work with him to mitigate his potential loss.

City Consultant Shannon Mayfield-Porter said it was her experience in conversations with developers that a property’s value goes down if it is determined the property is not soon going to be in a City and have appropriate utilities available to it.

Mayor Johnson asked Mr. Sajjadi if he is willing to meet with City staff to discuss his concerns. Mr. Sajjadi responded, yes.

There were no other members of the public wishing to address the City Council and Planning Commission. At 5:48 p.m., Mayor Johnson closed the public hearing on behalf of the City Council and Planning Commission.

B. Presentation: AB06-175 – Recap of Downtown Centers Tour.

Associate Planner Stinson and Economic Consultant Kevin Grossman gave a PowerPoint summary of the recent tour of the town center developments of Kent Station, Redmond Town Center and Mill Creek Town Center. The various styles and methods of development were described. Audience members were allowed to comment and ask questions. Councilmembers and Planning Commissioners discussed the tour and information presented. Councilmembers Rackley and Hamilton expressed a preference for the more natural surroundings of the Mill Creek Town Center.

It was Mr. Grossman’s opinion that Mill Creek was most like Bonney Lake. He explained many of his findings regarding the economic viability of a downtown area for Bonney Lake. He concluded there is sufficient land to create a unique destination which will draw
people to the area. He suggested the City would need to jump start the process through land acquisition and that flexibility on zoning and parking requirements would be necessary. He added that infrastructure improvements would help increase the desirability of the land for developers. He summarized by saying the creation of a downtown for Bonney Lake is realistic-- perhaps not easy, but realistic.

C. Discussion: AB06-173 – 2007 Pierce County Comprehensive Plan Amendment Applications.

Director Leedy explained that staff proposes the Council support straightening out the line of properties along 96th St. which would be in the City. He said the parcel of land for the Peaking Storage Tank should also be included.

Some of the Planning Commissioners noted they did not receive the materials before the meeting. Director Leedy apologized that only some had received the materials. In addition to 96th Street, the Council and Commission also discussed the Fennel Creek/Kelly Creek Farm area and the County Urban Growth Area to the south of the City as potential candidates for application for inclusion in the City’s urban growth area. There was a consensus to have staff develop some proposals for review by the Planning Commission and then by the City Council. Director Leedy noted the Council would need to complete their deliberations by early October for the staff to be able to submit the applications to the County by December 1st.

D. Adjournment of Special Meeting

At 7:10 p.m., Councilmember Rackley moved to adjourn the special joint meeting back to the regular Council workshop. Councilmember DeLeo seconded the motion.

Motion approved unanimously by both Council and Commission.

Regular Council Workshop - Resumed

At 7:10 p.m., Mayor Johnson reconvened the regular Council workshop.

Councilmember Rackley moved the Council take a break. Deputy Mayor Swatman seconded the motion.

Motion approved 6 – 0.

Mayor Johnson called the meeting back to order at 7:32 p.m.

2. Discussion and Action: AB06-179 – A Motion of the Bonney Lake City Council Confirming the Mayor’s Appointment of Michael L. Mitchell as Police Chief.

Mayor Johnson said his initial intent was to give the Council an opportunity to meet Michael Mitchell. He noted, however, that he and Councilmembers Noble and King will be absent from next week’s meeting and suggested the Council may wish to take action this evening to confirm his appointment of Mr. Mitchell. Mayor Johnson noted that Councilmembers DeLeo and Hamilton participated in the interview process for the chief’s position. He asked the Council if they had questions for Mr. Mitchell.
Mr. Mitchell introduced his wife, Sue, and responded to questions. He voiced his support for community-oriented policing, block watch programs, the citizen academy, reserve officers and the use of volunteers.

**Councilmember Rackley moved to confirm Michael L. Mitchell’s appointment as Chief of Police. Councilmember Noble seconded the motion.**

Motion approved 6 – 0.


City Administrator Morrison took the opportunity to remind Councilmembers to help staff the City’s booth at Bonney Lake Days. He also asked the Council if they would support an interim use of the City’s house on 184th by the Lion’s Club for their clothing drive for underprivileged children. City Attorney Dionne advised he look at the arrangement to make sure it does not violate state law. There was general consensus of the Council to support the interim use subject to the City Attorney’s review.


Councilmember DeLeo asked about the time stamps in the margins of the minutes. City Clerk Edvalson explained the marks reference the meeting recordings to allow listeners to go to a specific point on the recording. He added that the two different recording systems the City uses, one for meetings in the Council Chambers and the other for off-site meetings, have different time references. One is the amount of time elapsed in the meeting, and the other refers to the time of day.

Councilmember Noble asked that a comment by Councilmember Hamilton be included in the July 19th meeting minutes related to his observation that development of the WSU Demonstration Forest has not been factored into the City’s projections for sewer needs. She also handed the City Clerk her copy of the minutes highlighting some typographical errors in the minutes for August 8th.


Planning Manager Ladd explained the origin of the documents. Deputy Mayor Swatman observed the Impact Fee Ordinance lists a lot of business categories not previously included. Director Grigsby explained the staff uses the ITE Manual to determine impacts for businesses not listed in the ordinance. Councilmember Hamilton asked if the Comprehensive Plan Amendments need to refer to these ordinances. Director Grigsby responded the Comprehensive Plan is a guideline. He said these ordinances are the implementation of those guidelines.

City Administrator Morrison distributed a substitute ordinance modifying the impact fees in the downtown corridor to promote redevelopment and the retention of small business. The City Council discussed this proposal and the philosophy behind assessment of transportation impact fees. The majority consensus was to hold the City Administrator’s substitute ordinance for future study and discussion, and proceed with the previously proposed ordinances. The Council referred
the philosophical discussion about the assessment of traffic impact fees to the Community Development Committee for further study and recommendation. Director Grigsby informed the Council the ordinances coming forward in next week’s agenda packet will be based on the adjusted fees for 2006. He said the Municipal Code provides for annual adjustment of the fees based on the change in the Construction Cost Index. He noted the fee increase calculation has not yet been implemented for 2006.


Planning Manager Ladd said the ordinance was created to deal with new streets and frontage roads in the City. He said it requires developers to place streets where they’re shown in the transportation element. Director Grigsby said this ordinance will encourage the creation of frontage roads along SR410. He said the ordinance refers to sections of the Municipal Code which refer to the Community Design Manual. Deputy Mayor Swatman asked that flexibility for private roads in Eastown developments be preserved in the ordinance. Planning Manager Ladd suggested a specific reference in 12.30.01 to the Transportation Element be removed to make it applicable to Eastown. Councilmember Rackley expressed concern for the enforcement of maintenance of private roads. Director Leedy said maintenance of private road facilities will be built into the approval process. He added that common usage of private frontage roads between signalized intersections will be required. There was general Council consensus to move the ordinance forward for Council action at the next Council meeting.

7. Council Open Discussion

Relay for Life. Councilmember Noble said the Relay had exceeded its goal by raising $167,000.

Ball Park Well Water Issue. Deputy Mayor Swatman asked about the need to continue the expenditure of funds on the Ball Park Well. Councilmember Rackley said the Community Development Committee wants to know if there is a problem as reported by some citizens. Director Grigsby said the two issues appear to be the initial milky appearance of the water due to the presence of nitrogen and the changing residual chlorine content. He said the maximum allowed by the State is 4 parts per million. He said the treated water from Ball Park Well averages between .3 and .6 ppm. He added the maximum level has been .9 ppm.

Councilmember DeLeo suggested the water from the tap at two residences be tested specifically for manganese and iron to see if there are residual deposits affecting the water in the home. Director Grigsby said his staff will pursue these tests.

Citizen Comment Period. Deputy Mayor Swatman cautioned the Councilmembers about providing responses to the public during the Citizen Comment Period of the meeting agendas. City Attorney Dionne said the Council needs to be careful not to make real or implied special promises for individuals. There was a general consensus of the Council to have the Mayor explain at the start of Citizen Comments that the Council will not generally act immediately on issues raised at the meeting.

9. Adjournment

At 9:09 p.m., Councilmember Rackley moved to adjourn the meeting. Councilmember Noble seconded the motion.

Motion approved 6 – 0.