I. CALL TO ORDER – Mayor Johnson called the meeting to order at 7:00 p.m.

A. Flag Salute – Matthew Wilson from Boy Scout Troop 172 led the audience in the Pledge of Allegiance.

B. Roll Call [A1.3]
City Clerk Edvalson called the roll. Elected officials attending were Deputy Mayor Dan Swatman, Councilmember David Bowen, Councilmember Phil DeLeo, Councilmember Mark Hamilton, Councilmember Dave King, Councilmember Cheryle Noble and Councilmember James Rackley.

[Staff members present were Administrative Services Director/ City Clerk Harwood Edvalson, Planning & Community Development Director John Vodopich, Community Services Director Gary Leaf, Public Works Director Dan Grigsby, City Attorney James Dionne and Records & Information Specialist Virginia Phelan.]

C. Announcements, Appointments and Presentations [A3.6.9]

1. Announcements: None.
2. Appointments: None.

Mayor Johnson read the Proclamation and announced the importance of taking an active role by supporting organizations and events which seek to eliminate the problem of domestic violence in our community. Councilmember Noble thanked the Mayor on behalf of the families in the community.

D. Agenda Modifications: None.

II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE

A. Public Hearings: None.

B. Citizen Comments:
Michael Judkins, Troop 172 Leader, said the Boy Scouts in attendance are working on their Communications merit badge and are here to see how the City and Council communicates in general. Mayor Johnson said this troop has done a lot of volunteer work for the City.

Gary Roth, 8506 182nd Ave. E., said the area of the proposed rezone on this evening’s agenda has always been R-1 and his neighbors, including the Kerrs, initially agreed it should continue to be. He said he doesn’t fault the Kerrs for wanting increased property value, but he is against having townhomes installed in his back yard. The Hearing Examiner was opposed to this rezone and the increased density really only equates to about five additional residences. This would not have much of a positive effect on the Downtown, but would have a bad effect on his neighborhood.

Tina Fite, 8410 182nd Ave. E., spoke on behalf of many of her neighbors who could not be in attendance. She said she is a property manager for the largest property management group in the world and she is aware of the impact high density housing creates on neighborhoods. She said she is also a mother and homeowner and her family and neighbors oppose the rezone being addressed this evening. The rezone would have a negative effect on people’s lives and will reduce their standard of living, as well as their property values.

Ms. Fite went on to read from the Hearing Examiner’s report on the proposed rezone, noting in particular that he was opposed to the rezone and said it would extend the Downtown beyond its natural edge. Additionally, his opinion was that the rezone is not consistent with the Bonney Lake Municipal Code or the Comprehensive Plan. Ms. Fite read next from a letter written by the Mayor where he stated his belief that it was unlikely the Council would vote against the Hearing Examiner’s report and his concern about high density housing. Ms. Fite also exhibited the Future Land Use Map and discussed land use designation. She went on to say she suspects the height restriction is actually for the benefit of the developers because the buffer must be extended with increased height.

Ms. Fite concluded by reminding Council their job is to support and foster what is best for the Citizens. Additionally, they are obliged to protect views of trees and mountains. She said she is concerned that if this passes the developers will submit a new plan for the property, as referenced in a prior workshop, and citizens will not be given an opportunity to comment as they have on the rezone.

Councilmember Rackley said the rezone is part of the Downtown Plan, there is a 20 foot buffer and the City needs starter homes for young families. He added that these will not be junk houses and this rezone will benefit the City as a whole. Ms. Fite agreed affordable housing is necessary, but as the Hearing Examiner explained, it does not make sense in this location.

Marguerite Youngvoice, 43 Mt. Rainier Loop E., spoke out against the high water rates. She detailed her history of water bills, noting the consumption has gone down while the overall bill has gone up. She said she has only a two-person household, yet her bill is over $250. Ms. Youngvoice went on to describe her history as an employee of utility companies and that in her opinion the rates are far too high and
the customer service is lacking. Public Works Director Grigsby explained the rate structure and services provided by the Public Works staff. Mayor Johnson requested he work with Ms. Youngvoice. Community Services Director Leaf offered to help as well.

Dan Decker, 20401 70th St. E., said the citizens rent their water meters from the City and it is the City’s responsibility to maintain them. It is horrid that the City charges people to test their meter. Mr. Decker went on to discuss his petition to change the City’s form of government, noting he exceeded the required signatures and believes a City constitution is in the best interest of the City.

Annette Tower, 8416 182nd Ave. E, said she moved to Bonney Lake from a small town in Tennessee where there was a recent tragedy at a Council meeting. A man shot himself after denial of a rezone. Council meetings can be emotionally charged as serious decisions are being made. The City should install metal detectors to protect Council, staff and citizens at the Council Meetings.

Councilmember Noble said it is important for people to know the Council takes their decisions very seriously and have many sleepless nights over contentious issues. They understand the impact their decisions have and do not take them lightly. She added it is not easy and her decision not to run for another term as a Councilmember is a testament to this.

Mike Kerr, 8413 183rd Ave. E., said he and his wife want the rezone to be approved so they do not lose property value, like his neighbors. If Greenwood is rezoned he wants his parcel rezoned too, if nothing is rezoned, that will also be suitable.

Seth Wagner, 8405 182nd Ave. E., said he is opposed to the rezone, as well as the re-routing of Myers Rd. traffic down his road. People speed on his road and he heard a dog get hit. He does not allow the neighborhood children near the street because it is already dangerous. The additional density will make safety more of a problem. Councilmember Rackley explained the new traffic patterns which may be expected as a result of the Right-out-only planned for the Myers Rd/Hwy 410 and 182nd/Sumner-Buckley intersections. Councilmember King explained the planned improvements to Bonney Lake Blvd and how that will relieve some of the potential problems.

Marcella Bateman, 8409 182nd Ave. E., said she supports the statements of Ms. Tina Fite.

C. Correspondence: None.

III. COUNCIL COMMITTEE REPORTS: [A3.6.4]

A. Finance Committee
   Deputy Mayor Swatman said the Finance Committee did not meet this evening.

B. Community Development Committee
Councilmember Rackley said the Community Development Committee met on October 1 and forwarded Resolution 1754, the Lakeridge Tank Recoat contract and Resolution 1755 – Continuing Leak Detection Services.

C. Public Safety Committee
Councilmember DeLeo said the Public Safety Committee met on October 1st and had no items to forward to the Meeting this evening.

D. Other Reports:

School Leadership Conference
Councilmember King inquired as to the recent Conference with the new Sumner School District Superintendent. Councilmember Rackley responded, saying it was an hour breakfast where the new Superintendent introduced himself and discussed his priorities and various issues facing the School District. On a related note, he went on to say he spoke to the Mayor of Sumner regarding Sumner’s current stance on School Impact Fees.

Bonney Lake High School Open House
Mayor Johnson noted the High School had an open house on October 8th. He thanked The City Clerk, Executive Assistant, and Community Services Director for their help with the City’s booth. There was a lot of interest expressed from attendees regarding the Downtown Plan, Eastown Plan and city trails, among other things.

IV. CONSENT AGENDA: [A3.6]

A. Approval of Minutes: September 18, 2007 Council Workshop and September 25, 2007 Council Meeting. [A3.6.2]

B. Checks/Vouchers: Accounts Payable checks/vouchers #48807 thru #48937 (and wire transfer #3088991 and voiding check number 48929) in the amount of $731,721.42; Accounts Payable checks/voucher #48938 in the amount of $1,445.90 for Accounts Receivable deposit refunds; and Accounts Payable checks/voucher #48939 in the amount of $53.50 for utility refunds. [F4.9]


D. AB07-212 – Resolution 1754 – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing An Agreement With Western Industrial For The Lakeridge Tank Cleaning And Recoating Project. [O 4.10.1]

F.  **AB07-178** – A Motion of The Bonney Lake City Council Setting A Public Hearing At 7:00 P.M. During The October 23, 2007 Regular City Council Meeting For The Surplus And Disposal Of Utilities Property. [A 3.6.12] [F 4.6.3]

Councilmember Rackley moved to approve the consent agenda. Deputy Mayor Swatman seconded the motion.

Councilmember DeLeo requested Item D be pulled from the Consent Agenda and moved to Full Council Issues, item B.

Motion approved 7 – 0.

V.  **FINANCE COMMITTEE ISSUES:** None.

VI.  **COMMUNITY DEVELOPMENT COMMITTEE ISSUES:** None.

VII.  **PUBLIC SAFETY COMMITTEE ISSUES:** None.

VIII.  **FULL COUNCIL ISSUES:**


Councilmember Rackley moved to approve Ordinance 1257. Councilmember Hamilton seconded the motion.

Gary Roth, 8506 182nd Ave. E., said he already stated his opinion that he does not think this rezone should be approved.

Mike Kerr, 8413 183rd Ave. E., said he stands by what he stated during citizen comments.

Annette Tower, 8416 182nd Ave. E., said she thought the rezoning was proposed because the Planning Commission felt the Downtown Shops need sufficient local density to support them. She said the shops will be high end shops and residents of high density housing are not the target market for those shops. Ms. Tower went on to say she is confused as to why this rezone seems desirable to the City, as it will only result in disappointed citizens.

Larry Ingraham, Greenwood Properties, said he wanted to address some misconceptions. There is no interrelationship between this rezone and the installation of 184th Ave. Extension, as the latter was planned a long time ago. Additionally, the restrictions placed on the property will result in townhomes with a
maximum height of 35 feet. They will be fee-simple and owner occupied. He noted that not everyone wants to live in detached single family homes and he would appreciate approval of this rezone. In response to Council inquiry, Mr. Ingraham said the townhomes would probably cost around $250,000 at a minimum at not likely more than $350,000.

Ray Frey, Greenwood LLC, said the Downtown Plan and Downtown Design Guidelines play a large role in what is going on in the area of his property. Staff told him early on his property would not be in compliance with the Downtown Plan if it were to remain R-1. He said he does not believe this constitutes affordable housing.

Council debated the definition of affordable housing and the need for cheaper homes for young families and “empty nesters”. They went on to discuss how the Kerr property would access 184th and the problems which may be incurred if the Kerr and Greenwood parcels are developed independently. In response to Councilmember Bowen’s question, Mr. Frey said he was unable to make a presentation to the Hearing Examiner because he was unaware the hearing was taking place.

Councilmember King reiterated his position that this rezone is not in accordance with the GMA and goes outside the original concept of the Downtown Plan. He recommended the current zoning be retained. Councilmember Rackley disagreed. Councilmember Hamilton detailed his feelings on the subject, concluding he would be supporting this rezone. Councilmember Noble said she agrees housing of this type is needed in the City, but she does not feel it belongs in this location.

Motion approved 4 – 3. Deputy Mayor Swatman, Councilmember King and Councilmember Noble voted No.

B. AB07-212 – Resolution 1754 – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing An Agreement With Western Industrial For The Lakeridge Tank Cleaning And Recoating Project. [O 4.10.1]

Councilmember Rackley moved to approve Resolution 1754. Councilmember DeLeo seconded the motion.

Councilmember DeLeo said he pulled this resolution because it was supposed to go to Finance Committee. Director Grigsby said Finance Committee was cancelled so they moved it to Council. There was some confusion about the bidding process and the amendment to the bidding packet requiring PQ1 or PQ2. Director Grigsby said it was done on the advice of the consultant, but it limited the bidding to one qualified bidder.

Deputy Mayor Swatman moved to table this resolution to the next workshop for discussion and possible action. Councilmember Noble seconded the motion.

Motion approved 7 – 0.
IX. **EXECUTIVE SESSION:** Pursuant to RCW 42.30.110(1)(i) Council adjourned to an executive session at 8:32 p.m. for 15 minutes. At 8:50 p.m. the Executive Session was extended another 5 minutes. The meeting reconvened at 8:56 p.m.

X. **ADJOURNMENT**

At 8:56 p.m., Councilmember Noble moved to adjourn the meeting. Councilmember King seconded the motion.

Motion approved 7 – 0.

_____________________________________ _____________ ________________________
Harwood Edvalson, CMC                      Mayor Neil Johnson
City Clerk

Items submitted to the Council meeting of October 9, 2007:

➢ Citizen of Bonney Lake – *Packet of Information Regarding opposition to D07-171 Rezone Ordinance* – Tina Fite