

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

**May 29, 2007  
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"*

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

**I. CALL TO ORDER** – Deputy Mayor Swatman called the joint meeting to order at 5:33 p.m.

**A. Roll Call:** [A1.3]

Elected and Appointed Officials In Attendance: Deputy Mayor Dan Swatman, Councilmember David Bowen, Councilmember Mark Hamilton, and Councilmember Jim Rackley, Planning Commission Chairman Randy McKibbin, Vice Chairman Grant Sulham, Commissioner David Eck, Commissioner Winona Jacobsen, Commissioner Donn Lewis and Commissioner Katrina Minton-Davis. Councilmember Phil DeLeo arrived just following the roll call. Mayor Neil Johnson and Planning Commissioner Dennis Poulsen were absent.

Staff Members Present were: City Administrator Don Morrison, Public Works Director Dan Grigsby, Planning Manager Steve Ladd, Judge James Helbling, Administrative Services Director/City Clerk Harwood Edvalson and Executive Assistant Joel Thompson.

**Agenda Items:**

5:36:43

**A. Discussion:** Downtown Plan.

Planning Manager Ladd reported the Makers Planning and Architectural Firm are involved in last minute enhancements to the Downtown Plan. He said once their work is finished, staff will start on an interim, phased EIS process for the plan. He added the original concept to pursue a planned-action EIS would delay progress in the plan implementation.

Deputy Mayor Swatman asked about the Stormwater Plan for the Downtown. Director Grigsby replied with a description of the current efforts to test a site south of SR410 for use as a regional stormwater pond for the Downtown area below 184<sup>th</sup> Ave. E. Commissioner Jacobsen asked if more natural drainage features similar to Seattle's SEA-Street projects will be considered in the Downtown. Director Grigsby responded that those options will be reviewed during the Master Stormwater Plan and Design for the Downtown.

Councilmember DeLeo asked about the timing of building design verses stormwater design. Director Grigsby responded the City will need a regional stormwater pond to handle street runoff in the area, but each building will have to individually consider on-site treatment of water from roofs, downspouts, etc. He added each building site is unique.

5:48:48

B. Discussion: Non-Motorized Transportation Plan.

Planning Manager Ladd said the Plan has been approved by the Planning Commission and been through SEPA review. He said there are some minor changes to be made. This includes comments on the plan from other reviewing agencies. A prioritization matrix to allow for phased implementation will also be added, as well as the correlation of tables within the document. Chairman McKibbin indicated the Planning Commission is aware of these changes and doesn't see the need for further review before the Plan is presented to the City Council.

5:51:41

C. Discussion: Planning Commission Work Plan.

Planning Manager Ladd noted State law only allows the City's Comprehensive Plan to be amended once per year. He said this restriction requires the City to package the proposed amendments for consideration. He described the proposed amendments requiring Planning Commission action. These include the school districts' Capital Improvement Plans and associated impact fee rate increases, as well as changes to land use and zoning for the proposed Lowes site and the former City Hall site next to Target. He also described the site-specific proposals that will go to the Hearing Examiner before review by the Council. These involve the Tuggle, Greenwood and Simmons properties.

The Council and Commission discussed the need for additional R-3 zoned properties and development of multi-family housing. Councilmember Rackley asked that staff consider the rezone of the former City Hall site to a C-2 designation, allowing for mixed use development of that property. He also asked that the boundaries of the proposed zoning changes for the Greenwood Project be carefully considered for future impacts as the Downtown develops. Councilmember Bowen asked if the proposed Comprehensive Plan amendments need to include the pedestrian underpasses along SR410. Planning Manager Ladd responded that the Councilmember's continuing interest in these features is noted.

Planning Manager Ladd said the Commission will also consider setting limits for the site-plan approval process. He suggested a two-year limit be applied to dormant applications. The Council and Commission discussed this time frame, and suggested a more restrictive timeframe be considered. The concern was expressed that a site-plan may be proposed which may not be compatible with future existing conditions after a lengthy delay of years.

Planning Manager Ladd also described the need for the Commission to consider setbacks for trails within sensitive areas. He noted the Council had originally adopted a fairly strict standard based on Department of Ecology recommendations, which places trails 200 ft. from Fennel Creek. A less strict standard will be needed to implement the Fennel Creek Trail Plan. However, the City will still be required to mitigate the impacts of trail construction.

The final item discussed was a proposal to rectify the difference between the International Building Code and the City's Zoning Code regarding the calculation of heights for single-family homes on slopes. He said the proposal is to use the average lot grade to establish the baseline for building height.

6:27:50

D. Discussion: Review of Schematic Design for New City-owned Commercial Building and Interim City Offices.

Planning Manager Ladd introduced Eric Anderson, an architect with Makers. Mr. Anderson displayed some schematics for layout of the proposed two-story commercial building. He

noted a proposed interim municipal-use for a portion of the building. The Council and Commission discussed building design and the number of planned stories with the Consultant. Some expressed favor for a three-story building. Planning Manager Ladd reminded the group that recent economic studies indicate an independent developer would not find it economical to build a three-story structure in the Downtown. After further discussion, there appeared to be general consensus to stay with a two-story commercial building. The group noted the importance of this building as an example for future developers in the Downtown area.

**Councilmember Rackley motioned for a ten minute break. Councilmember Bowen seconded.**

**Motion approved unanimously.**

The meeting break started at 6:58 p.m. and concluded at 7:09 p.m. Councilmember DeLeo left the meeting at this time.

7:09:58

E. Discussion: Sign Code.

The Council and Planning Commission discussed the sign code, the introduction of new sign technology into the local business environment and concerns about enforcement of the sign code. Issuing from the discussion was a general consensus that the Council Public Safety Committee will address the topic of enforcement. The Planning Commission also agreed to consider City Attorney Dionne’s concerns for the regulation of electronic signs and portable signs.

7:35:31

F. Discussion: Council Concerns, Commission Concerns and Staff Concerns.

Councilmember King asked the Planning Commission to be cognizant of affordable housing needs as they pursue their work plan. He suggested the Commission consider the need for mixed levels of housing affordability as they address multi-family land uses and zoning.

Commissioner Jacobsen expressed concern that there were so few attendees at the Planning and Community Director Candidate’s open-house. Councilmember Rackley noted he and Chairman McKibbin participated in the interview process. He said there was a good cross section of personalities and abilities represented in the participating candidates.

Commissioner Jacobsen also noted the need for additional information from the Planning Department for the Commission’s work efforts. She asked if additional staffing is anticipated for the Department. City Administrator Morrison replied that another assistant planner position is in the biennial budget for 2008. He noted, however, consideration is being given to filling the position with a plans examiner.

Commissioner Lewis asked that as the Council purchases land for municipal uses, they keep in mind the need for a cemetery in Bonney Lake. Councilmember King noted recent comments by members of the Sumner Council regarding possible cemetery rate surcharges for non-Sumner residents were recanted.

G. Council Executive Session – the planned Executive Session was canceled.

I. Adjournment of Special Council Meeting.

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

**Motion approved unanimously.**

The meeting adjourned at 7:50 p.m.

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Harwood T. Edvalson, CMC  
City Clerk

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Neil Johnson, Mayor

Item submitted for the May 29, 2007 Special Joint Council/Planning Commission Meeting:

- Bonney Lake Citizen – *Email Regarding Chain Stores in Downtown* – Sandra Jeppson.
- Makers Architecture + Urban Design – *Memo Regarding Bonney Lake Spec Office Building Design Program* – Eric Anderson, Partner