

City of

**COUNCIL WORKSHOP**

**February 6, 2007**

**MINUTES**



*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"*

Audio  
Time  
Stamp ↓

**Call to Order:**

Mayor Johnson called the February 6<sup>th</sup> 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, Public Works Director Dan Grigsby, Police Chief Mike Mitchell, Community Services Director Gary Leaf, Administrative Services Director / City Clerk Harwood Edvalson, Chief Finance Officer Wroe, City Attorney Jim Dionne, Planning Manager Steve Ladd, Associate Planner Heather Stinson, Executive Assistant Joel Thompson, and Records & Information Specialist Virginia Phelan.]

Mayor Johnson announced there is new information pertaining to items 1 and 2 and requested those items be moved to follow the Executive Session.

**Deputy Mayor Swatman moved to amend the agenda to relocate items 1 and 2 to the end of the workshop. Councilmember Rackley seconded the motion.**

**Motion approved 7 – 0.**

**Agenda Items:**

5:35:50

1. Presentation: AB07-36 – Update on Downtown Plan Process.

Planning Manager Steve Ladd addressed the Council with the background and purpose of the evening's presentation. He said the Downtown Developers Group has been working on reassessing the Downtown Plan, which was initially prepared in 2000 and adopted in 2004. The group consists of local property owners, developers, staff and other interested persons. Awareness and support, he said, is essential to the success of the Downtown redevelopment. Planning Manager Ladd further explained the zoning for Downtown had been adopted in 2005 on an interim basis pending this reassessment. With a grant from the State and some monies from the general fund, the City was able to hire consultants to assist with rendering the economic

feasibility and the actual urban design options. He introduced the consultants, Kevin Grossman, President of Grossman Services, and Bob Bengford, a Partner for The Makers.

Mr. Grossman explained his role was to evaluate the economic feasibility of the Downtown Plan. His conclusion, he said, is that the time is right to implement the Plan. Demographics, traffic, high average income, high growth and more are all in line to make this a success. The major setback is that most of the City's retail is already taken care of in Eastown. He said in order to make Downtown work well the City will need to create a sense of place, a demand for housing and commercial uses. He said the City currently has few options for young people and elderly looking for smaller homes or apartments. The Downtown will be a great opportunity to meet this demand and keep these people in the City.

Planning Manager Ladd said the Downtown Plan has not been to the Planning Commission yet, but is on track for a 2007 Comprehensive Plan amendment. He said they wanted to be sure Council had a chance to review the plan before their retreat. He then gave the floor to Mr. Bengford who showed a PowerPoint presentation with 3D models of possible downtown layouts. The strip of 184<sup>th</sup> between Hwy 410 and Old Sumner-Buckley Hwy is going to be the spine of Downtown, Mr. Bengford explained, and the heart will be the Central Plaza. The Central Plaza will be a gathering place and the center of retail activity, which will work best if it has active uses on the fringe. He suggested the Central Plaza would be a good place for tree lighting ceremonies and other seasonal events which would bring the community together. Additionally, Downtown will have a retail core, which is planned to be within the triangle formed by 184<sup>th</sup>, Old Sumner-Buckley Hwy and Hwy 410.

Mr. Bengford went into detail on the various parts of Downtown, describing the North Downtown area as being north of Old Sumner-Buckley Hwy, the Civic Campus as being in the Central Plaza in the middle of main street or in Southern Downtown, and Southern Downtown as providing minor infill development and possible large scale apartment buildings. Planning Manager Ladd described the steps which will have to occur to bring this Downtown Plan to fruition: land assembly, a Civic Center, parking, the 184<sup>th</sup> Ave. extension, and a regional stormwater facility, also a SEPA environmental review for the entire Downtown so fast track permitting could be done on individual development projects as they arise, and reduced impact fees. Council discussed the value and possible implementation of these steps in detail. Planning Manager Ladd then introduced members of the Downtown Developers Group, who had requested to speak.

Ken Freed, owner of Windermere Realty, warned Council that it will be difficult to get property owners to buy into this vision. He said many of the properties are ready to be developed, but the threat is that they will sell to new businesses coming in before the Plan is official. He said there needs to be a proactive approach to convincing the property owners to wait for the Downtown Plan before redeveloping and a business atmosphere needs to be created, which will make them want to participate. There was some discussion on the difficulties Bonney Lake will have developing Downtown compared with the experiences of other cities.

Angela Wingate, Governmental Affairs Manager for Investco Financial Corporation, stressed the need for the City to identify and plant the crucial seed which will give the Downtown something from which to grow. She said a lot of the success of the Plan relies on pedestrian activities and finding a way to bring the people together into a community.

Winona Jacobsen, Planning Commissioner, encouraged maintaining an environmentally conscious community and taking advantage of the natural scenery. Bonney Lake deserves an identity, she said, and this vision should not be sacrificed. She asked Council to consider a public

survey of what businesses and services people want Downtown, in order to get the citizens excited and involved in development.

Michelle Gunn, owner of Michelle's Studio of Dance, said the timeline on the Downtown project needs to be shortened. She stressed the importance of community parking, citing the parking problems which exist in that area already. She encouraged the placement of a light on 184<sup>th</sup> and asked the City not to consider punching through 186<sup>th</sup>, but rather direct traffic over to 188<sup>th</sup>. Ms. Gunn also said the City needs to lower the impact fees and give people an incentive to develop in that area. It would be best if the City did the road improvements, sidewalks, and street trees all at once, she added.

Dave Enslow, Jr., landowner, said this Plan would require a great deal of political will on the part of the Mayor and Council. He said the developers will not come in and do this on their own. Another land owner, Roland Jankelson, said this redevelopment would be very difficult to accomplish. He reminded Council that most of the land in Downtown is already developed and making money for the landowners. He went on to say structured parking is important, despite the initial cost and residential density will be key to the success of businesses coming in to the Downtown. Mr. Jankelson reiterated the point of Planning Manager Ladd, Mr. Grossman, and Ms. Gunn who stressed the need for reduced impact fees. He elaborated that Downtown needs to be competitive, because otherwise, developers will build elsewhere.

Deputy Mayor Swatman said there are a lot of things the City can do to make this plan work, 184<sup>th</sup> extension for example, but the proposed retail core will be difficult in which to get control. Councilmember DeLeo suggested developing the triangle, then encouraging businesses to the East of 184<sup>th</sup> to move into the triangle, freeing up land they had been occupying, which would then allow the City to develop that portion. Deputy Mayor Swatman said the parking is going to be expensive to implement, but the time is right and Council is going to have to make many significant decisions about this area so as not to waste this opportunity.

Mr. Grossman offered two last items of advice. He said the City needs to be vocal about this plan and they need to start redeveloping the Downtown right away to improve the tax base so there will be money to pay for the parking lots and other things the City wishes to install. He explained it will be much cheaper to do the roads, sidewalks, and other major pieces simultaneously than little by little. Mr. Bengford encouraged Council to consider the two options for the Civic Center he had shown earlier, as well as creating alternatives. He said the land the City owns in southern Downtown will be a tremendous asset.

**Councilmember Bowen moved for a ten minute break at 7:10 p.m. Councilmember Rackley seconded the motion.**

**Motion approved 7 – 0.**

The meeting reconvened at 7:28 p.m.

7:28:30

2. Presentation: AB07-39 – Future Water Supply Options

Public Works Director Grigsby introduced Jeff Taylor and Gene Peterson from RH2 who had prepared a report on future water supply options for the City. Mr. Taylor said one of the best things which came out of this process is increased competition between Tacoma and Lakewood to provide water for the City of Bonney Lake. He said the problem is the suppliers are all looking to

sell as much water as possible year round, whereas Bonney Lake only wants a little at certain times. The advantage of Tacoma Water, he explained, is the simplicity. There is not much infrastructure needed to be built. The downside is the fluoride and the fact that it is surface water. Lakewood Water, on the other hand, is cheaper, but will require a costly transmission main from Lakewood to Bonney Lake. Membership in the Cascade Water Alliance is a large expense with little benefit, Mr. Taylor explained, and they do not seem interested in having Bonney Lake join.

Councilmember DeLeo asked if there are water providers between Lakewood and Bonney Lake who may be willing to buy into the line. Mr. Taylor affirmed that it would be a possibility. Councilmember Rackley asked the time period the current water supply should last and about the effects of global warming on water supplies. Mr. Peterson said assuming average use it should be good until 2015, but the comprehensive plan requires additional supplies be located. In regards to potential global warming, he said experts predict the Puget Sound area will get increased precipitation.

Mr. Taylor said Tacoma is ready to commit to selling water, but they cite an unusual circumstance which must be addressed. In the event committed capacities are reached at the 214<sup>th</sup> facility, the City would have to get water from their McMillan facility. He said this is a very rare circumstance and unworthy of worry. Mr. Taylor explained the costs of getting Tacoma Water now are marginal, but getting Lakewood water now will be expensive. Council discussed the possibility of sharing lines with other local cities to avoid the various obstacles, train tracks, rivers, etc, in the path of Lakewood to Bonney Lake. Of particular interest was the option of using Tacoma's line to transmit Lakewood water. Mr. Peterson discussed with Council additional downsides of membership with CWA, the right of way costs between Lakewood and Bonney Lake and the Peaking Storage Facility.

Noting the late hour, Mayor Johnson said items 7 and 8 needed to be moved to the Council Retreat and item 9 needed to be tabled.

8:10:25

3. Council Open Discussion:

Retreat.

Councilmember DeLeo asked that the agenda for the retreat be made available to the members of the Downtown Developers Group so they can attend the portion of the meeting where Council discusses the Downtown Plan.

Robert Ceola.

Councilmember Rackley announced Robert Ceola is in St. Joseph's hospital with cancer and will be released tomorrow.

Nuisance Building.

Councilmember King said there was a hearing on the 5<sup>th</sup> of February regarding the distressed building on the corner of Locust and Bonney Lake Blvd. He expressed hope that a decision would soon be reached by the Hearing Examiner and thanked staff for pursuing abatement of the property for so long.

Recent Annexation.

Deputy Mayor Swatman asked the Public Works Department to look into the problem with the intersection at Kelly Lake and Rhodes Lake Road. He said the intersection is very dark and needs a street light. Director Grigsby responded he has previously been discussing the new annexation

areas with Puget Sound Energy and is waiting for information from them before moving forward with addressing the lighting problems. He has also received questions pertaining to installation of sidewalks.

Michelle's Studio of Dance.

Mayor Johnson announced the Better Business Bureau had recently found Michelle's Studio of Dance to be a top business within the states of Washington, Alaska, and Oregon. He said it was judged on outstanding customer service, community involvement and innovative technology. He congratulated Michelle Gunn and said it is nice when a local business gets recognition and hopes this award will promote friendly competition among other local businesses.

WiFi Workshop.

Councilmember Rackley said there is a WiFi workshop on February 7<sup>th</sup> sponsored by the Rainier Cable Commission. He said he and the City Administrator will be attending.

AWC

Councilmember King reminded the others to get their RSVP in for the AWC conference. Mayor Johnson confirmed everyone had their invitations.

PCRC

City Clerk Edvalson said he had been contacted by the Pierce County Regional Council who wanted confirmation on the City's representatives. He said the primary representative is Councilmember King, but there is no secondary representative. Councilmember Rackley volunteered. Councilmember King said the PCRC is a wonderful opportunity to work with other local Mayors and Councilmembers on topics which usually end up before the Puget Sound Regional Council.

8:18:30

4. Review of Minutes: January 16, 2007 Council Workshop, January 23, 2007 Council Meeting.

Councilmember DeLeo asked that the first paragraph on page 6, item b include the words "pertaining to water rates" in the title of Ordinance 1220. Councilmember King pointed out the related action is written as if he had both made and seconded the same motion.

- ~~5. Discussion: AB07-07—Ord. D07-07—Housekeeping Ordinance To Fix Problems With Development Regulations~~

- ~~6. Discussion: AB07-25—Transportation Impact Fee Issues~~

- ~~7. Discussion: AB07-33—Citizen Input to Cultural Arts Programming~~

8. Executive Session: Pursuant to RCW 42.30.110(1)(b) & RCW 42.30.110(1)(i) Mayor Johnson called an executive session at 8:20 p.m. to discuss property acquisition for 20 minutes and litigation for 10 minutes.

The meeting reconvened at 8:41 p.m. City Clerk Edvalson announced for the record that he had alerted everyone in attendance that the meeting would reconvene early.

9. **Action:** [Tabled from 01/16/07] **AB07-34** (AB06-384) – A Motion Of The Bonney Lake City Council Approving The Revised Preliminary Plat For Orchard Grove II Subject To The Recommended Conditions Of The Hearings Examiner. [A3.6.10] [O 3.7.1]

**Councilmember Rackley moved to approve the preliminary plat for Orchard Grove II, Deputy Mayor Swatman seconded the motion.**

Planning & Community Development Director Leedy explained that this item and the one following it were put on the agenda at the request of the owner. He said modifications were made to the Preliminary Plat to conform to the resolution passed by Council. The Staff recommends approval of the plat as resubmitted.

Raymond Frey, Developer of Orchard Grove, said he has resubmitted Orchard Grove II which is a completely separate plat from the Final Plat for Orchard Grove I. He said to the best of his knowledge it is now in compliance. Councilmember King noted that the only change to the agenda materials was a revised map. Director Leedy said the lines were redrawn on the map so only those lots which are part of the plat would be included. He said the density is now exactly 5 units to the acre.

**Motion approved 7 – 0.**

7:18:25

10. **Action:** **AB07-35** - A Motion Of The Bonney Lake City Council Granting Approval Of The Final Plat For Orchard Grove I Located At 84<sup>th</sup> St. E And 183<sup>rd</sup> Ave. E. [A3.6.10] [O 3.7.2]

**Councilmember Rackley moved to approve the final plat for Orchard Grove I, Deputy Mayor Swatman seconded the motion.**

**Motion approved 7 – 0.**

11. Adjournment

**Deputy Mayor Swatman moved to adjourn the workshop at 8:47 p.m. Councilmember Noble seconded the motion.**

**Motion approved 7 – 0.**

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Harwood T. Edvalson, CMC  
City Clerk

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Mayor Neil Johnson, Jr.

Items submitted to the Council Meeting of February 6, 2007:

- City of Bonney Lake – *Downtown Plan element of Comprehensive Plan* – Planning Manager Steve Ladd.