

City of

COUNCIL WORKSHOP

March 20, 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 March 20^h Council Workshop to order at 5:37 p.m.

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, Interim Planning and Community Development Director Marvin Vialle, 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, and Records & Information Specialist Virginia Phelan.]

Councilmember Rackley moved to excuse Councilmember King. Deputy Mayor Swatman seconded the motion.

Motion approved 6 – 0.

Agenda Items:

5:37:35

1. Presentation and Discussion: Alderton-McMillin Plan – Pierce County

Mayor Johnson introduced Chip Vincent from Pierce County Planning, who had been invited to speak on the Alderton-McMillin Plan. Mr. Vincent said this sub-area plan consists of approximately 90% valley land, with the additional piece being on the plateau. This section consists mainly of the Falling Waters Development and is the reason Bonney Lake may take interest in the Alderton-McMillin Plan. Mr. Vincent explained the Plan is primarily focused on preserving the agricultural lands in the valley, while giving the property owners the ability to reap similar financial benefits as if they were to sell their land for development. The way this will be accomplished, he continued, is by transfer of development rights. Areas outside the UGAs of the Cities of Sumner, Orting and Bonney Lake can potentially be pulled into those cities' UGAs and annexed if they buy the development rights to a portion of land in the valley equal to their land area.

Two things will need to be accomplished in order for the County to allow the transfer of development rights, Mr. Vincent explained. The City in question would have to demonstrate thorough planning for the area to be converted to urban use, including being able to provide all necessary services, compliance with the Growth Management Act, SEPA/environmental review, a comprehensive plan amendment, and capital facilities. Secondly, the property owner of the land requesting annexation into the City's UGA would need to buy the development rights from an agricultural property owner in the valley. In response to inquiry as to what the incentive is for the City, Mr. Vincent said this method would give the City control over the urbanization and growth of the areas annexed into the UGA. The incentive to the property owners trying to obtain annexation is the possibility they will be allowed to increase their density once within city limits. He said those property owners would prefer not to be included in this plan as it could be very costly for them. The drawing of the boundaries for the area were logical however, as the sub-area is surrounded on three sides by urban areas.

Mr. Vincent said the final decision on this plan rests with the County Council and encouraged the City Council to provide feedback to the County Planning Department and the County Council. Deputy Mayor Swatman suggested Council pass a resolution stating their position on the Plan and send it to the County Council. Mr. Vincent said the sooner the better. There was general discussion on urban growth areas, annexation laws, payment for farmers and the mistakes made by the County in years past. Mr. Vincent explained the best planning is done on a small scale, which is why the County is encouraging cities to take over the developments outside their UGAs. He said a City can plan to a level of detail which the County cannot.

Public Works Director Grigsby asked about Alderton-McMillin Community Planning Board's feelings on the potential Rhodes Lake Road corridor. Mr. Vincent said they would prefer no more roads off the plateau, but acknowledging the reality of the situation, were adamant any new major road coming off the plateau maintain a rural look. There was discussion on the Board's preferences for the road and the environmental reasons the valley should not be developed.

Mayor Johnson broached the topic of Mr. Vincent's opinion that Bonney Lake has the potential to be the next South Hill. He asked how the City could prevent this eventuality. Mr. Vincent described the similarities between the two areas and said the City will benefit from maintaining the level of good planning they have been exhibiting in recent years. He said growth will continue, but continued work on design standards, guidelines, and proper planning will be a great advantage to the City. Mayor Johnson asked how the City can plan for more open space. Mr. Vincent explained the County's method and suggested the City try something similar. Deputy Mayor Swatman thanked Mr. Vincent for opening the lines of communication with the Council and encouraged the same behavior in the future. Councilmember Rackley suggested having Mr. Vincent return in the future to discuss transportation issues.

A 10 minute break was called at 6:52 p.m. The meeting reconvened at 7:06 p.m.

7:06:45

2. Council Open Discussion

Retention Ponds.

Councilmember Hamilton said he had some complaints from homeowners behind the new project near Fred Meyer regarding increased flooding in their yards. He said there is also concern that the project's retention pond is not fenced. Director Grigsby relayed the new City guidelines which require a 4:1 slope in the retention ponds instead of a fence. He added that most cities only

require a 3:1 slope, but the City went an extra step in the interest of safety. Councilmember Hamilton said there are concerned parents, to which Director Grigsby responded the 4:1 grade of the retention pond is so gentle a child could crawl out. Councilmember Hamilton asked staff to investigate if the project in question falls under the previous rules requiring a fence.

Cattle Crossings.

Councilmember Bowen referenced an email from the State, which read that the old cattle crossings under Hwy 410 could not be used for pedestrian walkways because they do not meet code. The crossings would need to be deeper which would cause stormwater issues. The City must generate the money required for the cattle crossings to be compliant if pedestrian uses are desired. Councilmember Bowen said Hwy 410 will become an increasingly serious barrier to pedestrians as future expansions are realized. Director Grigsby said the State has not spent any money researching this topic, but they mentioned the requirements to meet code regulations. They also warned that underpasses of this nature are magnets for vandals and drug users. He said the State's main concern is the stormwater issue. Councilmember Hamilton asked if the State was going to use tax payer money to fill in the cattle crossings, to which Councilmember Bowen replied it would not cost much to fill them. Even if it is not done intentionally, when the highway is widened the ends will be sealed by the new edges of the road. Consequently, if nothing is done to make use of the cattle crossings now, the opportunity will be lost. Mayor Johnson directed the CDC to look into this topic more in-depth.

Bikini Baristas.

Councilmember Noble referenced a complaint she had received regarding the espresso stand at the 76 station on Old Sumner-Buckley Hwy. The baristas are wearing only bikinis in an effort to increase sales. She acknowledged the City could probably not do anything about it, but asked what Council can tell citizens who complain. City Attorney Dionne said he would have to look into it and report back.

Street Lighting.

Deputy Mayor Swatman noted he appreciates the new street lighting program. The lights are very noticeable, yet cost the City virtually nothing.

Cascadia Sewer.

Deputy Mayor Swatman expressed his concern with the sewer situation in Cascadia. Orting is supposed to provide sewer, but is having difficulty with the logistics. Now there are rumors that Pierce County is going to help Cascadia with sewer. Councilmember Rackley said the City could possibly service that area if they built a membrane plant. The increase in customers would make a membrane plant necessary due to Plateau 465 requiring City sewer more affordable. Councilmember Hamilton questioned the intent of Pierce County, who originally sold the City sewer because of the desire to be out of the sewer business on the plateau. He asked the City Attorney to investigate what rights they have to provide sewer. Deputy Mayor Swatman said the Sewer Comprehensive Plan was suitable at the time it was passed, but now the County has allowed multiple large developments in the City's sewer service area. The City does not have the capacity to serve these developments and cannot afford to build a new plant without having many more customers. Council discussed the costs and benefits of a membrane plant. Director Grigsby noted the SDCs currently being collected will not be sufficient to build a sewer plant and the City should encourage developers to build their own plants. Councilmember Hamilton said the City should have been collecting fees in anticipation of needing a membrane plant. The City can start small and augment the plant, although the initial cost would be high.

Councilmember Rackley suggested using Sumner's plant as a buffer while a new plant is built on the plateau. That particular plant can be expanded by approximately 40%. Mayor Johnson said Sumner is planning to build hotels and expand the sewer plant. He suggested weaning from the use of their plant while building a larger membrane plant on the plateau.

South Prairie Road Construction.

Deputy Mayor Swatman apologized, saying the project on South Prairie Road is major and hard on the citizens. Mayor Johnson said he has been sending updates on the project via email for Councilmembers to give citizens who complain or are seeking the status. Most citizens are concerned about the traffic and they need to be assured the contractors are adhering to the rules.

Angeline Road Speed Limit.

Councilmember Noble said she sometimes receives suggestions to increase the speed limit on Angeline Road to 30 mph from 25. She suggested it may be a good idea. Director Grigsby commented all the City streets are supposed to be 25mph according to the code, but it would be simple to change. Councilmember Noble noted the Myer's Road speed limit is 30 mph. Mayor Johnson asked the Public Safety Committee to look into it. Councilmember Hamilton requested there be an abundance of public involvement, as citizens tend to feel strongly about speed limits within their neighborhoods.

Sumner Water Tank.

Mayor Johnson asked Interim Planning & Community Development Director Vialle to follow up on former Director Leedy's work regarding the Water Tank being built on Elhi Hill. Director Leedy was ensuring the construction stayed within the parameters set by the Hearing Examiner. Council discussed possible painting of the tank, as well as other ways to mask it.

7:47:00

3. Review of Minutes: March 6th Council Workshop and March 13th Regular Council Meeting.

There were no corrections offered for the minutes.

7:47:25

4. Discussion: 2007 Boat Launch Fees.

Councilmember DeLeo said he is in favor of charging Citizens nothing but the recovery cost of the card they will use to access the launch and charging non-residents \$17, the cost of the North Lake Tapps Park Boat Launch. Council discussed the proper cost to charge for the card and concluded \$25 would be sufficient for a first card, but a replacement card would be up to \$100 to discourage people from selling their cards. There was debate on how to regulate the sale of the cards, what proof would be required from citizens and how many launches would be allowed per card per day. There were suggestions to allow only one launch per day or to track the cards to make sure they were not being used an unreasonable number of times. Chief Financial Officer Wroe said the code would need to be amended to accommodate the new boat launch system and fees. Mayor Johnson said the City needs a starting point for this program and then they will be able to learn what works and what does not. There are too many variables to guess at without the experience to determine what works. Council discussed parking, how to decide when to close the launch and whether the City's launch contributes a significant amount of traffic to the lake. Mayor Johnson said this topic would be moved to the Finance Committee.

8:06:45

5. Discussion: Bonney Lake Downtown Redevelopment.

Planning Manager Ladd said the design guidelines are underway as a result of the contract approved by Council at the March 13th Council Meeting. He distributed an estimated timeline and said the process should be completed by the end of August so the moratorium may be lifted. Deputy Mayor Swatman encouraged the Planning Agency to have additional meetings to accelerate the process. Planning Manager Ladd noted there are many meetings required in this process involving a number of different groups. The consultants will have a draft prepared by the last week of May and then the Planning Commission will be able to begin reviewing it. Planning Manager Ladd inquired as to the legislative priority of other Downtown projects, which staff could be working on at the same time as the design guidelines. Councilmember Rackley said Director Grigsby is working on the storm drainage and sewer plans for the area and asked if there were other things on which the Community Development Committee should focus. He added there is also a traffic study underway.

Deputy Mayor Swatman asked about the regulations being prepared for electronic reader board signs, to which Planning Manager Ladd replied he thinks it is being dealt with in the Legal Department and is not specifically a part of the Downtown Guidelines which Maker's is creating. City Attorney Dionne sought direction from Council on how the signs should be regulated. There was discussion on the flashing sign at Bonney Lake Fitness and whether the City may want different sign regulations for different areas of the City. Planning Manager Ladd said staff can create a good ordinance and recommended requiring design review for signs instead of using rigid guidelines as they leave more room for creativity. City Attorney Dionne said he preferred rigid guidelines as they are easier to enforce.

Mayor Johnson said the Chief is investigating the possibility of allowing the Code Enforcer to write tickets. There was discussion on some of the current sign code violations in the City, as well as those in the County on the edge of City Limits. Mayor Johnson suggested pursuing an interlocal agreement with the County for enforcement of sign codes. City Attorney Dionne said the more consistently these portable signs are prohibited, the better.

Planning Manager Ladd outlined the most recent meeting of the Downtown Developer's Group, citing that once again a new major property owner attended. He noted the moratorium is not particularly popular, but it should not have to be in place for long. Mayor Johnson said he and the City Administrator intend to go door-to-door Downtown to talk to people about their properties and the Downtown Plan.

6. Executive Session: None.

7. Adjournment

Councilmember Bowen moved to adjourn the workshop at 8:34 p.m. Deputy Mayor Swatman seconded the motion.

Motion approved 6 – 0.

Harwood T. Edvalson, CMC
City Clerk

Mayor Neil Johnson, Jr.

Items submitted to the Council Meeting of March 20, 2007:

- City of Bonney Lake – *Scope of Services: Bonney Lake Downtown Design Standards and Refined Zoning Provisions – Timeline* – Planning Manager Steve Ladd.