

City of

**COUNCIL WORKSHOP**

*April 17, 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:**

Deputy Mayor Swatman called the April 17<sup>th</sup> Council Workshop to order at 5:32 p.m.

**Roll Call:**

Also in attendance were Deputy Mayor Dan Swatman, Councilmember Phil DeLeo, Councilmember Mark Hamilton, Councilmember Dave King, and Councilmember Jim Rackley. Councilmember Bowen arrived at 5:32 p.m. Councilmember Noble was absent. Mayor Johnson arrived at 7:29 p.m.

[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 Beth Anne Wroe, City Attorney Jim Dionne, and Records & Information Specialist Virginia Phelan.]

**Councilmember King moved to excuse Councilmember Noble. Councilmember Rackley seconded the motion.**

**Motion approved 5 – 0.**

**Agenda Items:**

5:31:40

1. Presentation: Good Samaritan Hospital Capital Program

Deputy Mayor Swatman introduced John Long, president of Good Samaritan Hospital. Mr. Long described the History of Good Samaritan and the vision for the future. He showed a presentation on the architectural plans for upgrades to the hospital over the next 10 years and explained the process of completing the project. Currently the plan is being discussed by the Puyallup City Council; Mr. Long expects to see it approved, as thus far there has been no resistance. The hospital recently partnered with MultiCare Health System and created a vision statement. They hope to eventually be the trusted regional medical center of choice for every person in Pierce County.

Councilmember Hamilton inquired as to plans for the Plateau. Mr. Long responded that discussion has been had on expanding, but the hospital desires to wait to do it until it can be done right. He added there are physicians in Puyallup who have expressed interest in moving onto the Plateau when a facility is built. They have investigated property options and are keeping these in

mind as they consider building in the area. There is presently a clinic in Bonney Lake and it will remain until a hospital can be built. Mr. Long added that he expects Good Samaritan will be returning to Council in a year or so with a proposal. Council discussed demographics and the need for more medical care facilities on the plateau.

Deputy Mayor Swatman announced Open Discussion would be skipped until arrival of the Mayor.

5:57:30

2. Discussion: AB07-96 – D07-96 – Revisions to BLMC 5.14 Related to Fireworks

City Administrator Morrison said two options have been presented to Council for alternative language on Ordinance D07-96. He said Option 1 would give the Mayor authority to prohibit fireworks in emergency situations with Council override and Option 2 would have Council take the initiative on fireworks bans. Councilmember Bowen said he supports Option 2 and cannot foresee any need which would arise so rapidly that Council would not have time to meet prior to enacting a ban. Council discussed the language of the options and their preferences on who should be given the authority, the role of the Fire Marshal and the ability of the State laws to preempt those of the City. Debate continued on the cost and possible futility associated with enforcement of fireworks bans.

Deputy Mayor Swatman expressed concern that fireworks stands may be allowed in Downtown by State regulations. Council debated the role of the City and that of the State in determining which zones can have fireworks stands, as well as how close the stands may be to each other. City Attorney Dionne offered to have his office write an opinion letter on the topic. Council consented to move the Ordinance forward with the language of Option 2.

6:23:15

3. Discussion: AB07-95 – Resolution 1681 – Rhodes Lake Road Corridor Alternatives.

Public Works Director Grigsby explained there is a need to make this resolution an action item and pass it this evening. The Rhodes Lake Road Corridor Study Project Leadership Team (PLT) wants to make a recommendation for the upcoming Friday meeting. There are two options which would benefit the City of Bonney Lake. The one known as Option “B” is to connect to Military Road align with 116<sup>th</sup> St and cross McCutcheon Rd. The other is Option “D”, which involves crossing the Puyallup River at the 128<sup>th</sup> St. Bridge and going through the middle of Alderton. He explained Option “B” is more desirable because it offers more flexibility and is further north. Councilmember Hamilton noted it also offers an excuse to petition the State for funding to improve SR 162.

Council discussed the plausibility of the two favored options, as well as their personal preferences. They decided Option “B” would be more expensive and would take longer to implement, but appeared to be the better choice overall.

**Councilmember Rackley moved to amend the agenda to make Resolution 1681 an action item. Councilmember DeLeo seconded the motion.**

**Motion approved 6 – 0.**

Deputy Mayor Swatman invited the audience to comment on the resolution.

Patrick Healy, 10 Mare Vista Terrace, Tacoma, introduced himself as the developer of Falling Water and Creekridge Glen. He said he is a founding member of the PTP and wanted to emphasize a few things. The PTP, which is made up of Weyerhaeuser, Investco, Tucci, Cascadia and others, has the ability to build Option "D". The land is all owned or can be bought by members of the PTP. Option "B" however, is out of their control. He added the PTP is serious and ready to begin work on this immediately if approval can be obtained by the County.

**Councilmember Rackley moved to approve Resolution 1681. Councilmember DeLeo seconded the motion.**

Councilmember Rackley noted the benefits of showing solidarity with the PTP and the practical reasons Option "D" would be better to support. Director Grigsby said his impression is that the County will offer no resources to this project.

**Councilmember Rackley moved to amend Resolution 1681 by deleting the 5<sup>th</sup> – 9<sup>th</sup> whereas clauses and changing Option "B" in the last paragraph to Option "D". Councilmember Bowen seconded the motion.**

Council discussed the extent of the proposed improvements and Mr. Healy described the various groups working with the PTP to solve the complex problems involved. He reminded Council the PTP's commitment is not only to gain support on the Rhodes Lake Road Corridor, but also to partner with the City to help resolve the other issues involved.

**Motion to amend Resolution 1681 approved 6 – 0.**

Councilmember King reminded Council of his distaste for workshop action items and the lack of preparation and foresight implied by last minute decisions such as this. He said he would abstain from voting on this resolution. Council discussed the reasons for the last minute action item. City Administrator Morrison said it behooves the City to be proactive and take a strong position so the Pierce County Planning Commission hearing record will reflect Bonney Lake's needs and desires.

**Motion to approve Resolution 1681 approved 5 – 0 – 1 with Councilmember King abstaining.**

**At 7:07 Councilmember Rackley moved for a ten minute recess. Deputy Mayor Swatman seconded the motion.**

**Motion approved 6 – 0.**

The Meeting reconvened at 7:28 p.m. with the Mayor in attendance.

7:29:50

4. Downtown Redevelopment Update

Deputy Mayor Swatman noted Council had been concerned about tenant improvement permits, which are prohibited due to the moratorium. He questioned the possibility of allowing electrical and plumbing permits. Interim Planning and Community Development Director Vialle confirmed

electrical permits are done through the state and said the City has not yet received any requests for tenant improvement related permits in the Moratorium area. Councilmember Rackley said the City should change the ordinance to allow internal work. City Attorney Dionne noted the lack of Public Comment at the public hearing and suggested the implication that the Citizens are not concerned about tenant improvement permits. Councilmember Rackley suggested Director Vialle bring any future permit applications for tenant improvements in the Moratorium area to Council for consideration.

Councilmember King inquired about the sign code revisions being studied. Director Vialle said the design standards are being developed and the Planning Commission is reviewing the sign code. Mayor Johnson said Downtown, Midtown and Eastown are being developed independent of each other. City Attorney Dionne said his office is coordinating with the administration to compile all the parts together so they can be simultaneously reviewed by the Planning Commission and enacted. Council discussed their wishes for the format of the signs. Director Vialle reminded everyone there would be a Downtown Developers Group Meeting on Thursday at 4:00 p.m. and encouraged Councilmembers to attend. Deputy Mayor Swatman said he was planning to be present.

7:37:25

5. Review of Minutes: April 3<sup>rd</sup> Council Workshop and April 10<sup>th</sup> Regular Council Meeting.

City Clerk Edvalson said the Clerk's Department found an error in the April 10<sup>th</sup> meeting minutes. The motion to excuse Councilmember Noble's absence was inadvertently omitted.

7:38:10

6. Open Discussion

Bonney Lake UGA Expansion.

Councilmember Rackley said he had received a resolution from Falling Waters supporting urban designation of land within the Alderton-McMillin Community Plan area on the Plateau. He asked Mr. Healy to explain. Mr. Healy said the resolution is intended to indicate to the Alderton-McMillin Planning Board the City's possible intent to eventually annex Falling Waters and Creekridge Glen. The resolution states the City will allow these developments into their UGA if and when they are completely satisfied with the developers' action to resolve the problems of infrastructure and sewer. He stated the sole opportunity to challenge the Plan will be at the Pierce County Council level, but the record needs to reflect the City's intent at the Planning Commission level.

Councilmember Rackley mentioned the letter sent for the record in regards to this topic. Mr. Healy said the Commission found the letter did not clarify the City's intent and, in fact, raised more questions. Council discussed the area sewer needs and the transfer of development rights, as well as the variety of issues raised by the developed nature of the Plateau. Mr. Healy voiced his opinion that Falling Water and Creekridge Glen should not have been included in the Alderton-McMillin Plan and admitted his motivations were also economic. He would rather put money into the City's infrastructure than into valley farmland, as the City is essentially where his customers would be living.

Mayor Johnson said the Attorney would review the resolution and have comments for the Council. Councilmember King requested additional feedback from the Director of Planning & Community Development on the process and timeline of expanding the Urban Growth Area. He

added that he is uncomfortable with the vague language of the last paragraph and asked for qualification. Councilmember Rackley requested details on when the record will be closed.

#### Panorama West Slopes.

Deputy Mayor Swatman asked if the hills in Panorama West with sloping and shoring issues would end up in the City's hands. He said his original understanding was that it would be privately owned. Director Grigsby said the City owns the roads and the right of ways, but he is uncertain as to the slopes and would need to view a map of the individual parcels and report to Council.

#### Orting Sewer.

Councilmember Rackley said he and the Deputy Mayor had attended a recent Orting City Council meeting to discuss the Cascadia sewer issue to start a dialogue. Mayor Johnson said he has been playing "phone tag" with the Mayor of Orting who thinks there is still time to discuss the issue, but things have been progressing. Calvin Goings has also contacted the City, expressing concern and a feeling the County may be further along in the process than anticipated. The County may also desire to return to the sewer business. Councilmember Rackley questioned the County's motives. The Mayor said his desire is to open the lines of communication and to proceed thenceforth.

#### Public Art.

Councilmember Bowen suggested creating a place for public art in the City. He recommended a Stonehenge-esque structure for people to paint on similar to the cement which lines the Puyallup River adjacent to River Road. Councilmember Bowen discussed his concept for this possible structure and how it could benefit the community. Councilmember King suggested it would be a good addition to an area set aside for other art purposes, such as an amphitheater. Mayor Johnson said there has been discussion on creating an arts commission and this would be an excellent topic with which to start.

#### Graffiti.

Deputy Mayor Swatman noted the illegal graffiti problem on businesses in the City appears to be growing. He asked that something be done. Councilmember King said there is a graffiti-related ordinance which merely needs enforcing. Mayor Johnson promised to alert the Code Enforcer.

#### Mayor's Weekly Report.

Mayor Johnson asked for feedback on his weekly reports. Councilmember Rackley asked only that the header banner be reduced in size.

#### Grand Openings.

Mayor Johnson said the Wal-mart Grand Re-opening is scheduled for 7:30 a.m. tomorrow and the Cedar Ridge Grand Opening will be on the coming Thursday at 4:30 p.m.

#### Sumner Water Tank.

Council discussed the new Sumner water tank and how it should be painted. Councilmember King said the idea of the high school logo being painted on it is nice, but he would prefer it blend into the background. Mayor Johnson said he will be meeting with the Mayor of the City of Sumner to confer about options for possible murals. He added that he will make it clear that the City of Bonney Lake does not want the tank to be used for advertising, but that the City has no legitimate rights regarding it. The City will pursue any options made available by the Hearing Examiner.

Storm Debris.

Director Grigsby related that the company chipping the storm debris will leave what is needed for the parks and haul away the rest. Community Services Director Leaf it will be transported without charge. Director Grigsby added that the chipped bark is difficult to purge and not suitable for beauty bark.

Orting Water.

Mayor Johnson said he spoke with the Public Works Director regarding the security of the water system. Some employees are having their offices moved to various stations around town because of space needs. This is coincidentally advantageous for security purposes. Director Grigsby said Public Works staff checked the water system this morning. The system is surrounded by fence and difficult in which to enter. The IT department is investigating the possibility of having video monitoring on site.

## 7. Adjournment

**Councilmember Rackley moved to adjourn the workshop at 8:25 p.m. Councilmember DeLeo seconded the motion.**

**Motion approved 6 – 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 April 17, 2007:

- City of Bonney Lake – *Draft Resolution Supporting Urban Designation of Land within the Alderton-McMillin Community Planning Area Located on the Bonney Lake Plateau* – Councilmember Rackley.
- Good Samaritan Hospital – *Proposed Campus Master Plan* – John Long, President.
- City of Bonney Lake – *WAC 212-17-21505 Retailers of Fireworks – General Provisions* – Councilmember King.
- City of Bonney Lake – *Design for Public Art Structure* – Councilmember Bowen.