

COUNCIL WORKSHOP

May 1, 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 May 1st Council Workshop to order at 5:31 p.m.

Roll Call:

Also in attendance were Deputy Mayor Dan Swatman, Councilmember Bowen, Councilmember Phil DeLeo, Councilmember Mark Hamilton, Councilmember Dave King, Councilmember Noble and Councilmember Jim Rackley. Mayor Johnson was absent.

[Staff members attending were City Administrator Don Morrison, Interim Planning and Community Development Director Marvin Vialle, Public Works Director Dan Grigsby, Community Services Director Gary Leaf, Administrative Services Director / City Clerk Harwood Edvalson, Chief Finance Officer Beth Anne Wroe, City Attorney Jim Dionne, Associate Planner Heather Stinson and Records & Information Specialist Virginia Phelan.]

Agenda Items:

5:31:31

1. Presentation: AB07-106 – Lowe's Frontage Road Options

Public Works Director Grigsby introduced Jeff Oliphant, the developer for the Lowe's project. Mr. Oliphant said he had come to present the options for a frontage road between Lowe's and the Market at Lake Tapps. There are three options to be presented, but none of them appear to be feasible. Option A is the shortest distance between the two points, but requires a 26% grade, which is 14-16% more than the City's standard and is far too dangerous to attempt. Option B is a longer road, but still an unacceptable 20% grade. Another part of Option B attempted to have a 10% graded road, but it resulted in a street which is too long and would extend past the Lowe's property. Option C would have a 10% grade, go behind Wal-Mart and destroy much of the hillside in the process. The location of the Option C road is not consumer friendly and would likely be rarely used.

Mr. Oliphant elaborated on the problems with each option, but assured Council he would prefer to be able to use a frontage road. Councilmember DeLeo suggested the engineers study installing a tunnel instead of a steep road. Council discussed the Traffic Impact Fees required by the State and County and debated how the mitigation work on South Prairie Road and Hwy 410 could impact those fees. They went on to discuss the City's Traffic Impact Fees; Deputy Mayor Swatman felt the current mitigation plans offered no real benefit to the City and consequently full Traffic Impact Fees should be required. There was general conversation on the improvements to

Hwy 410, the three left turn lanes off South Prairie Road and the benefits and downsides of having an additional lane on Hwy 410, which would end at 192nd.

Mr. Oliphant broached the topic of Cascadia, saying they like the plans for Hwy 410 improvements, but are opposed to the planned U-turn which would give people exiting Lowe's the opportunity to return to Hwy 410 during peak hours. Director Grigsby said they have appealed in the interest of having more time to study the U-turn and are not necessarily against it. Councilmember Hamilton asked about access to 200th and the concerns raised by citizens regarding the planned road through residential property. Mr. Oliphant described the properties, explaining he had purchase and sale agreements for two of the four homes in the area of question. He said he is trying to buy the other two homes, but has not had much luck. He elaborated on the need for the road and his opinions as to its legality. He added that he is waiting for an opinion from the City Attorney.

6:18:05

2. Council Open Discussion

Firewood.

Councilmember DeLeo said Terri Waltenburg, Senior Center Aide, had relayed a senior's invitation to distribute their firewood to other needy seniors. He said the season is getting late and it may be better for the City to offer to store the wood until the next winter, then distribute it. Director Grigsby said there are places at Allan Yorke Park and the Moriarty Property which would be suitable for firewood storage. He added that he would arrange for this. Councilmember DeLeo said the Kiwanis would transport the wood to the chosen location.

Water Tank.

Councilmember Rackley noted that on April 27th there was a presentation on the new water tank. Director Grigsby offered to email information to the Council. Councilmember King inquired as to the ceremony involved in the dedication of a new water tank; Director Grigsby said there would be a ribbon-cutting soon. Council discussed the timing of filling the tank and the need to complete construction at the Booster Pump Station. Director Grigsby said the contract for the Booster Pump Station requires a temporary booster to be installed in the event that the construction is not completed according to schedule.

Park Improvements.

Councilmember DeLeo thanked the Public Works staff for installing the cement blocks at Allan Yorke Park. He inquired as to the timing of installation on the same plan for the dike. Community Services Director Leaf said the City is still waiting for permission from Puget Sound Energy. Councilmember DeLeo also asked when the cable in the lake would be moved to attach to Mr. Cantrell's bulkhead. Director Leaf said the City is waiting for him to sign an agreement before proceeding. Councilmember King thanked the Public Works Department for installing park speed limit signs in the vicinity of Lake Jane Park.

Nuisance Building.

Councilmember King inquired about the dilapidated building at Bonney Lake Blvd and Locust Ave. Interim Planning & Community Development Director Vialle responded with a progress report and summarized the present options available to the City. City Attorney Dionne elaborated that the City is investigating the possibility of taking the problem to Superior Court and noted the Hearing Examiner's opinion is that the building should be renovated, not demolished.

Lake Tapps Noise Disturbances.

Councilmember Hamilton asked about enforcement of the noise ordinance on the Lake. Councilmember King said the Chief had informed the Public Safety Committee that the current ordinance is enforceable. The problem with enforcement is finding and proving the source of the noise.

Fiber Optic Cable. [*This discussion item was inserted later in the meeting. 7:06:43*]

Councilmember Rackley inquired about the possibility of the City tapping into a fiber optic cable running through the area. Councilmember Hamilton said he had been informed it is in Covington, not as close as previously thought.

6:34:29

3. Review of Minutes: April 17th Council Workshop and April 24th Regular Council Meeting.

There were no corrections offered for the minutes.

6:35:14

4. Discussion: AB07-101 – Resolution 1683 – Acquisition of Hopkins Property at 18416 89th St. E.

Deputy Mayor Swatman explained that this land is behind the Fire Station and is one of the properties for the Downtown Core. In addition to future benefit, the property will be useful immediately. Councilmember King noted there was some lead contamination and petroleum staining; fortunately the City had the soil analyzed. City Administrator Morrison recommended moving this forward to the upcoming Council Meeting, as the closing date is scheduled for May 15th. Councilmember Rackley inquired as to the funding for this property. Chief Financial Officer Wroe confirmed there is money available.

6:39:16

5. Discussion: AB07-102 – Resolution 1684 – Allan Yorke Park Concession Stand Agreement.

Director Leaf said the Council and Mayor had recommended making room at the concession stand for non-profit groups to do fundraisers. Consequently, he had worked out a possible agreement with Melvain Donyes of the Bonney Lake Food Bank, which may meet the City's needs. Mr. Donyes was in attendance and spoke to Council about his three-fold plan for the concession stand. One facet of the plan is to run a lunch program for low-income children. This program is funded through the State. The Food Bank would use the concession stand for food preparation, then transport the meals to a suitable, health department approved site for consumption. Council discussed the possible places to feed the children and the conflict this may cause with children who have to pay for their food. Mr. Donyes explained he would also be managing the stand, as expected and would make a point to separate lunch distribution from the regular sales. The final phase of his plan would be the incorporation of fundraising by non-profit groups and the allowance for them to retain a large percentage of the proceeds.

Council discussed the need to have the Park Board approve this proposal before it returns for passage by the Council. Mr. Donyes said he is preparing a presentation for their next meeting. Director Leaf said he would also be recommending the Food Bank not be required to pay rent at the Stand due to the service being provided to the City. Director Leaf said the Park Board's main concern is that the Concession Stand be open as much as possible. Mr. Donyes added that the Low-income lunch program would move forward regardless of whether or not the Concession agreement goes through.

6:58:02

6. Discussion: Downtown Redevelopment Update.

Councilmember Rackley asked if the City is continuing to work with property owners Downtown. Administrator Morrison said yes, adding there had been discussions with two additional property owners since the last Council Meeting. Director Vialle said there have not been any particular difficulties. Staff continues to investigate the best way to apply SEPA. A Planned Action Environmental Impact Statement will extend the timeline, so they are considering the possibility of a phased EIS.

Councilmember Hamilton inquired as to funding for the Public Works projects currently underway in the Downtown area. Director Grigsby said the Traffic Impact Analysis is moving forward as well as investigations into a regional stormwater system. He said the 184th Ave. extension is planned for next year and has sufficient funding. A portion of that money will be applied to stormwater concerns as that was considered in the original budget allotment for that project. He described some of the options for the stormwater systems and Council discussed the incentives being developed thus far in the Downtown area and the possibilities for more. Councilmember Hamilton promoted the idea of the City providing parking as an incentive.

7. Executive Session: Pursuant to RCW 42.30.110(1)(b) & RCW 42.30.110(1)(i), the City Council met in Executive Session at 7:07 p.m. for 15 Minutes. At 7:24 p.m. the Executive Session was extended 10 Minutes. The Meeting reconvened at 7:34 p.m.

8. Adjournment.

Councilmember King moved to adjourn the workshop at 7:34 p.m. Councilmember Noble seconded the motion.

Motion approved 7 – 0.

Harwood T. Edvalson, CMC
City Clerk

Mayor Neil Johnson, Jr.

Items submitted to the Council Meeting of May 1, 2007:

- Lowe's Development – *Maps of Frontage Road Options A, B, and C* – Jeff Oliphant, Developer.
- City of Bonney Lake – *Progress Report on the Old Bonney Lake Fire station* – Interim Planning & Community Development Director Vialle.