Call to Order:
Mayor Johnson called the September 18th Council Workshop to order at 5:33 p.m.

Roll Call:
Elected Officials in attendance were Deputy Mayor Dan Swatman, Councilmember David Bowen, Councilmember Dave King, Councilmember Mark Hamilton, and Councilmember Phil DeLeo. Councilmember Cheryle Noble and Councilmember Jim Rackley were absent.

[Staff members attending were City Administrator Don Morrison, Planning and Community Development Director John Vodopich, Public Works Director Dan Grigsby, Community Services Director Gary Leaf, Administrative Services Director / City Clerk Harwood Edvalson, Assistant Police Chief Dana Hubbard, City Attorney Jim Dionne, Planning Manager Steve Ladd and Records & Information Specialist Virginia Phelan.]

Councilmember King moved to excuse Councilmembers Noble and Rackley. Councilmember DeLeo seconded the motion.

Motion approved 5 – 0.

Agenda Items:

1. **Discussion & Possible Action:** (Tabled from 09/12/07 Council Meeting) AB07-171 – Ordinance D07-171 – Comprehensive Plan Amendments/Rezones in Greenwood Vicinity.

   Planning & Community Development Director Vodopich explained that approval of this Comprehensive Plan amendment would rezone the Northern part of the Greenwood Parcel to R-3 with the Transit Authority Overlay. It would not impact the Kerr parcel and would have a 30 foot buffer on the North and West sides as recommended by the Community Development Committee. In response to inquiry from Deputy Mayor Swatman, Director Vodopich explained the reason for the additional ten feet on the buffer is due to a desire to protect residential neighbors in R-1 zoning. Additionally, the Arborist reported root rot in the trees currently there, so they will need to be removed. Councilmember King opposed the amendment, noting freshly planted trees will not provide the same protection as the current trees do and in his opinion the proposed use is inconsistent with the three surrounding properties.

   Raymond Frey, Greenwood LLC, described his planned use for the property and showed pictures of similar townhomes. He said the 30’ buffer would prohibit him from building townhomes.
because he would not be able to meet the required density. Additionally, the 30’ buffer would misalign the road as neighboring properties have a 20’ buffer. Mr. Frey said the neighbors would have a view of the freshly planted trees and roofs of the townhomes as the parcel is sloped. The homes would typically be two to two and a half stories tall and they would be fee-simple, intended for single families who would own the units.

Gary Roth, Neighboring Home Owner, said he speaks for all his neighbors when he says they do not want this amendment to pass. The new zoning would allow units five stories high to be built and would have a detrimental effect on the neighborhood.

Councilmember Hamilton said he felt this amendment would be a good thing, as density is required to make Downtown a success. He said he would also support the 20’ buffer. He noted the need for affordable homes for young and elderly citizens and suggested using the Design Commission to ensure the City gets high quality development in the area. City Administrator Morrison suggested asking the neighbors if they would prefer the buffer with townhomes or a driveway by their backyards to the five single family homes Mr. Frey will build if the zoning remains R-1. He added they may be more amenable to the idea if the ordinance includes a height restriction and other controls on the types of buildings to be built. Planning Manager Ladd agreed, saying the 30’ buffer is not the key issue, rather it is the height and use conditions. The proposed ordinance could restrict these things.

In reference to the proposed amendment, Councilmember King asked where Downtown would be limited if there are already fingers of it branching out into residential neighborhoods. Mayor Johnson noted the Downtown Plan shows this area as mixed use. Planning Manager Ladd agreed this area is within the Downtown Plan. The land use map is inconsistent however, and this is what the amendment proposes to fix. In response to inquiry, he explained the topic had already been approved by the Planning Commission and Council recently adopted the Downtown Plan. Adoption of this amendment would be consistent with the Plan.

Councilmember Bowen said he would support 20’ buffers. Councilmember DeLeo was also in agreement. He added high density is important to establishing a walkable Downtown. He supported single family height restriction for the area. Planning Manager Ladd said townhomes are considered single family attached, so with the addition of the R-1 height restriction the desire of the Council should be met. Director Vodopich said staff would revise the ordinance and bring it forward to the next Meeting.

2. Discussion: Rezone of Inlet Island from R2 to R1.

Special Projects Consultant Shannon Mayfield-Porter described the history of Inlet Island’s prior application for downzone. It was retracted, she explained, because there was not enough support on the Island. Special Projects Consultant Mayfield-Porter explained the previous attempt was a response to the locals’ distaste for duplexes which were built there. She went on to describe the current land use on Inlet Island. According to her calculations, using all parcels with duplexes as an allowed use (i.e. lots at least 10,000 square feet) and with an improvement value of $150,000 or less, she determined the Island has a potential for the building of 324 additional units. Assuming, of course, that all potential parcels are cleared then built up to their maximum density. Special Projects Consultant Mayfield-Porter and Planning Manager Ladd explained the differences between duplexes and duplex-condos, the latter being fee-simple and consequently worth more. They went on to discuss the methods by which the Buildable Lands inventory is determined and why a downzone would essentially be removing buildable lands from the City.
Councilmember DeLeo explained the interest in downzoning is due to concern about the Inlet Island Park becoming too crowded as additional non-waterfront residences are built. Councilmember Hamilton said the loss of buildable land would be acceptable to him as long as the City balances it out with increased density elsewhere. He added it is his belief that Inlet Island should be more exclusive, like the other local islands. Special Projects Consultant Mayfield-Porter noted Maple Point was also included in the prior application for rezone. The first step, she said, will be to pursue a Comprehensive Plan Amendment.

3. **Action: AB07-205** – A Motion confirming the Mayor’s appointment of Al Juarez as Chief Financial Officer. [A 3.6.10] [A 3.8.5] [Council chose to move this item up in the agenda]

Councilmember Bowen moved to confirm the appointment of Al Juarez. Councilmember Hamilton seconded the motion.

Mr. Juarez introduced himself and his wife Deanna. He expressed his excitement for the opportunity to work for Bonney Lake. He admitted he was impressed with the recruiting process, but would miss his prior place of employment. He said he would be able to attend the Saturday portion of the upcoming Management Retreat.

**Motion approved 5 – 0.**

4 **Discussion & Possible Action: AB07-208 – Resolution 1753** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing the Mayor to Sign an Interlocal Agreement between the Cities of Auburn, Bonney Lake and Sumner, a Purchase and Sale Agreement with Puget Sound Energy for holdings on Lake Tapps, and a Joint Representation Agreement.

City Attorney Jim Dionne explained there are three agreements which need to be adopted simultaneously. The interlocal agreement between Bonney Lake, Auburn and Sumner is still in negotiation and he hopes it will be formalized by the next Council Meeting. Attorney Dionne went on to explain the other two agreements. One is the Real Estate Purchase and Sale Agreement and the other is the Joint Representation Agreement. The J.R.A. is essentially necessary to allow the different cities and their respective attorneys to share a mutual attorney-client privilege.

Council discussed the agreements, the money involved and the ability for a city to back out or join in at a later date. They went on to consider the impact this agreement may have on their pending agreements with Tacoma and Lakewood Water Districts. Attorney Dionne noted the process of obtaining water rights for the Lake could be a very long one, so dismissing these prior interests may not be necessary at this time. Council went on to discuss the 180 day time frame designated in the agreement to allow the City to do a feasibility study, as well as the possible scope of work for that study.

5. **Council Open Discussion.**

**Healthcare Summit**

Councilmember DeLeo said he had recently attended a healthcare summit in Buckley, where he learned the City of Buckley received a grant from HUD to be used towards low-income housing
for seniors. Additionally, they received a grant for a Youth Center. Mayor Johnson said he would have the City’s Executive Assistant look into applying for a similar grant.

**Beautify Bonney Lake**
Councilmember King expressed appreciation for the City staff, Chamber of Commerce members, local businesses and many volunteers who organized, funded and participated in the annual Beautify Bonney Lake event. He noted his opinion that this event brings the community closer together.

**Peaking Storage Tank**
Councilmember King inquired as to the status of the new pumps at the storage tank. Public Works Director Grigsby said the City has two of the required three pumps and is waiting on approval from the Department of Health before finalizing the project.

**Abbey Road Appeal**
Deputy Mayor Swatman noted the Abbey Road appeal was recently decided upon. The City’s Hearing Examiner’s decision was upheld and Abbey Road will not be allowed to build their many condos on the slope of Elhi Hill. City Attorney Dionne noted the Attorney’s Office had been confident the City would prevail.

**800mhz**
Deputy Mayor Swatman said the 800mhz issue is a concern to him. There are many aspects which need to be further investigated. Mayor Johnson suggested creating an ad hoc committee to pursue this topic. Councilmember Hamilton said 2.2 million dollars is a lot to spend to upgrade the Police Department’s radios. He is going to need some statistics to sell him on the fact that this would really be an improvement. Councilmember King said he is in favor of the individual councilmembers studying this topic in more detail. He suggested making it a regular discussion at Council Workshops. City Administrator Morrison said this issue is tied in with the extension of the agreement with Sumner Dispatch, which is a topic to be addressed later in this workshop. The extension of the contract gives the City a nine month due diligence period to investigate all the issues related to the 800mhz system. Councilmember King suggested nine months may not be long enough.

Assistant Police Chief Dana Hubbard said there is a regional trend to have two different PSAPS, instead of the many which exist currently. There would be one dispatch for Pierce County East and one for Pierce County West. She described the local systems and further plans for their improvement. Deputy Mayor Swatman said he would also like to see more detail on how this new system will make the citizens safer.

**Judicial Center**
Deputy Mayor Swatman said Planning & Community Development Director Vodopich is now the Project Manager for the new Judicial Center being planned for Downtown. He asked that a timeline be provided when possible and that there be dutiful planning to ensure all things are considered in the design so there are no problems when it comes to the implementation.

**Sewer Expansion**
Deputy Mayor Swatman said there was a meeting in Sumner recently to discuss future expansion of the Sewer Treatment Plant. Two additional tanks are needed to process the sewage. Treatment should be at 6.3 million gallons a day, but it is only around 4 million gallons. Deputy Mayor Swatman added this is an immediate concern and the City needs to figure out how to pay for their portion. Director Grigsby said design is planned for 2009 with construction in 2010. The cost should be about seven million dollars, but this cost is planned for in the current SDCs. The City
just needs to ensure the money is available when it is needed. Councilmember King said this
decision should not be delayed. Protecting the Puget Sound is a serious concern, which will
cause sewage outflow to continue to be subject to more and more stringent regulations.

Panorama Stop Sign Request
Deputy Mayor Swatman initiated the topic of a citizen request for four way stop at the
intersection of Sky Island Drive and 176th Ave. E. The road in question has no houses at that
intersection and is 25 miles per hour. City Administrator Morrison suggested cities should use
federal regulations when choosing where to install stop signs, rather than putting them in
haphazardly in reaction to citizen complaints. Director Grigsby said improper stop sign
placement is a problem in many jurisdictions. The City has been studying policies of other cities
and is attempting to draft one of their own to ensure stop signs are installed in the proper
locations. Council discussed the danger of excessive stop signs and the tendency for people to
not stop for them or drastically accelerate between them.

Assistant Police Chief Hubbard agreed they should only be where they are necessary. She added
her experience is that accidents occur mostly at busy intersections, including those with stop signs
and traffic lights. She also noted quiet residential intersections with no signs tend to slow people
down because they have to make a conscious effort look out for traffic. Mayor Johnson
suggested setting the traffic trailer out at the intersection in question to see if the concern of the
residents is actually related to speeding in the area.

Diamond Lounge
In response to inquiry from Councilmember Hamilton, Assistant Police Chief Hubbard described
the recent emphasis the Police Department has placed on illegal activity at local bars. There have
been detectives stationed within the bars and additional patrol officers placed on duty. Tuesday
nights seem to be the busiest at the Diamond Lounge. There have been DUI arrests and more, but
the management at the Lounge appears to be trying to work out the problems. The noise
complaints are decreasing and tend to occur when the door to the side patio is opened. Customers
use that exit to go outside for a cigarette, but the Detectives report the Bouncers make a point to
immediately close the door. The Detectives also reported the volume of the music is reasonable
within the building. The location of the Lounge and the side patio are the main problems now.

184th Construction
Councilmember Hamilton asked that staff make sure businesses in the area of the 184th
construction are informed of the construction and the timeline in order to mitigate the loss of
business. Director Grigsby offered to get the construction schedule from the developer and noted
construction should begin this week or next.

Construction Noise
Councilmember Hamilton asked about the progress of writing an ordinance to restrict commercial
construction noise at night. He said the ordinance should be flexible to allow the City to control
the noise when it is adjacent to residential neighborhoods. Mayor Johnson noted the City also
needs to ensure private homeowner’s are allowed to work on their properties after work. Director
Grigsby said the City would need two standards, one for commercial and another for private
homeowner construction. He said he would work with Director Vodopich to create a draft
ordinance.

Public Safety Building
Councilmember DeLeo said the Public Safety Committee recently discussed maintenance issues
at the Public Safety Building which need attention soon. One concerns the South side of the roof
and the other the heating. He asked if the Administration has talked to the Fire Department about
sharing costs. Mayor Johnson said there have been discussions and the Fire Department is willing to participate in the cost, but it has not been fully negotiated yet.

**Beautify Bonney Lake Organization**

Mayor Johnson thanked Laurie Carter for all her hard work as the chair of the committee implementing Beautify Bonney Lake. He also thanked Community Services Director Leaf, and all his staff.


There were no corrections offered for the minutes.


Deputy Mayor Swatman asked what the effect would be of not using a daily newspaper. He said the money would be better spent in the community on a local weekly paper. He suggested trying a weekly paper for a year and seeing how much of a difference it actually makes. Administrative Services Director Edvalson said Council must consider how responsive they want staff to be to changes in plans when they make a decision about the publication frequency they desire. A daily paper allows for greater flexibility.

Councilmember King said the City may as well retain the daily paper, though he believes the RCW is out of date and should be revised to allow online notices. Director Edvalson said the effective date of ordinances would be pushed out about a week if the local paper were used to publish ordinance summaries. Deputy Mayor Swatman expressed his feeling that the timing is not a great issue and supporting the local paper is the right thing to do. City Administrator Morrison said the City tries to support the local paper in other ways, for example having the Bonney Lake Reporter printed in the paper instead of mailed out with the utility bills.

Councilmember Bowen supported trying a weekly paper for a year. Council discussed the need to go out to bid if the City is to open up “Official Newspaper” status to weekly papers. Director Edvalson noted the local paper may not win the bid and the News Tribune may end up as the City’s paper anyway. Councilmember DeLeo expressed dismay at the need to have this debate every year. He said he would support the daily paper. Councilmember Hamilton agreed. Mayor Johnson said he would move the topic forward to the Council meeting.


Councilmember King asked that this topic be moved forward. Councilmember DeLeo noted the year of the contract end date needs to be changed to 2008.

Administrative Services Director Edvalson discussed some of the problems with the Chambers’ microphone system and offered some ideas for alternatives. Councilmember King said he finds his microphone distracting and would prefer gooseneck microphones. He recommended a system which can be transferred to the new chambers when they are built and asked also that they have a mute button to allow for sidebar conversations. Council discussed solutions to the problem of citizen comments made from the audience, but were unable to come up with a solution besides encouraging citizens to step up to the microphone.

Administrative Services Director Edvalson then inquired about Council’s feelings towards the seating arrangements. Most councilmembers expressed a preference for retaining the workshop layout, concluding the room does not offer a lot of flexibility. Director Edvalson went on to seek input on Municipal Code book updates. He noted the online version of the code is updated very frequently and the City may save money if they do not have to order and insert supplements to code books which are not being used. Councilmember King requested the Code be provided on CDROM. Additionally, he expressed hope that Council would one day have laptops and electronic agendas. Councilmembers DeLeo and Hamilton asked to continue getting supplements for their hard copies. Director Edvalson said he would periodically contact Council through email to see if they want supplements, rather than ordering enough for all the books.

10. Discussion: Downtown Redevelopment Update.

City Administrator Morrison said there is a meeting of the Downtown Property Owners planned for Thursday at Windermere.

Director Grigsby noted there is a ribbon cutting ceremony planned in the morning to celebrate the completion of the South Prairie Road project. It will be held at 10:00 a.m. at the intersection of South Prairie Road and 200th Court.

11. Executive Session: None.

12. Adjournment

Councilmember King moved to adjourn the workshop at 8:48 p.m. Councilmember Hamilton seconded the motion.

Motion approved 5 – 0.

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Harwood T. Edvalson, CMC
City Clerk

Mayor Neil Johnson, Jr.
Items Submitted to September 18, 2007 Council Workshop include:

- City of Bonney Lake – *Cities of Auburn, Bonney Lake & Sumner Interlocal Agreement for Property Purchase (Preliminary Draft)* – City Attorney Jim Dionne
- City of Bonney Lake – *Panorama Heights HOA Re: Sky Island Drive & 176th Ave Intersection* – Public Works Director Dan Grigsby.
- City of Bonney Lake – *Microphone Options* – Administrative Services Director Harwood Edvalson.