Call to Order:
Deputy Mayor Swatman called the October 2nd Council Workshop to order at 5:33 p.m.

Roll Call:
Elected Officials in attendance were Deputy Mayor Dan Swatman, Councilmember David Bowen, Councilmember Phil DeLeo, Councilmember Mark Hamilton, and Councilmember Jim Rackley. Councilmember Cheryle Noble arrived at 5:33 p.m., Councilmember Dave King arrived at 5:41 p.m., and Mayor Neil Johnson arrived at 6:13 p.m.

[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, Judge Jim Helbling, Court Administrator Kathy Seymour, Planning Manager Steve Ladd and Records & Information Specialist Virginia Phelan.]

Agenda Items:

1. **Discussion & Possible Action:** AB07-171 – Ordinance D07-171 - Comprehensive Plan Amendments/Rezones in Greenwood Vicinity. Includes Ordinances to include or exclude the Kerr Property.

   Councilmember Rackley noted the plan is to build condos, not apartment buildings. There is a perceivable difference between the two as far as the levels of traffic and noise. He went on to say he will support this rezone. Council discussed access from the property onto 184th as well as the impact rezoning of the Kerr property would have on the Greenwood Development. Planning & Community Development Director Vodopich noted he was previously mistaken and the Kerr property is in the Downtown Plan. He also confirmed the Kerr property would be subject to the same height restriction as the Northern portion of the Greenwood parcel. Deputy Mayor Swatman invited Developer Ray Frey to speak to his project.

   Ray Frey, Greenwood, LLC, Bellevue, handed out a site plan attached to his developer agreement to show the planned design for residences on his property. He described possible changes in plan if he is able to negotiate an agreement to purchase the Kerr property and noted he has not yet applied for permits.

   Councilmember Hamilton said it makes sense to include the Kerr property, but the reason for tabling this ordinance was due to a desire to seek additional public input now that the
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Comprehensive Plan Amendment will be including the Kerr parcel again. Councilmember Noble requested a public hearing. City Attorney Dionne said the City would not have to hold an official public hearing, since the one before the Hearing Examiner included the Kerr Parcel, but should certainly allow for public comment before adopting this ordinance. Council discussed time constraints with Mr. Frey and decided to bring the ordinance forward to the upcoming meeting for public comment and attempt to make a final decision at that time.

2. Discussion & Possible Action: (Tabled from 09/25/07 Council Meeting) AB07-211 – D07-211 – Zoning Restrictions for Nightclubs.

Planning & Community Development Director Vodopich said the City’s GIS Department created two maps showing a zoning restriction of a 500 foot buffer or 100 foot buffer between residences and potential nightclubs. He noted this topic needs to go to the Planning Commission. The 500 foot buffer would limit nightclubs essentially to Eastown, but some councilmembers felt the 100 foot buffer was not enough to protect residences. Council discussed possible alternatives to the zoning restriction, such as stricter noise regulations. Deputy Mayor Swatman requested input to give to the Planning Commission. The councilmembers generally agreed 500 feet would be too much of a buffer and 100 feet could work in places, but would probably not be sufficient everywhere. Councilmember Bowen recommended physical building location be included in the definition instead of parcel lines as parking lot locations should be taken into consideration. The topic was forwarded to the Planning Commission.

3. Review of Minutes: September 18th Council Workshop and September 25th Regular Council Meeting. [Council moved Open Discussion down in the agenda pending arrival of the Mayor]

There were no corrections offered for the minutes.

4. Discussion: Photo Traffic Infraction Enforcement.

Councilmember DeLeo noted this has been a topic at recent Public Safety Committee meetings. A suitable replacement for Nestor has not yet been found so the Police Department has been patrolling school zones to compensate. Assistant Police Chief Hubbard said the new lighted signs at the school zones have helped tremendously and ticketing has gone down. Average speeds are 18-20 mph. Assistant Chief Hubbard described the patrolling schedules in the school zones, indicating there are 2-3 officers required to be in the school zones when not on a call. She also noted the regular traffic officer is currently out of commission, due to a recent injury.

Councilmember Hamilton inquired about working with other local cities to do joint enforcements. Assistant Chief Hubbard described the many multi-jurisdictional task forces the City participates in and how they are funded, explaining there is no state pool for community policing like there is in some other states.

City Administrator Morrison said the Mayor has a recommendation to bring to Council at the end of the month regarding the photo enforcement program. In the meantime, the Police Department is handling the situation well. Council discussed the cost effectiveness of automated enforcement programs. Community Services Director Leaf noted the Safe Routes to School Grant he recently acquired is dependent upon the City having an automated enforcement program for the school zones. Council further discussed speed statistics, enforcement issues and the impact of automated enforcement on the overall declining respect for traffic laws being observed currently.
5. Council Open Discussion. [This item was moved down in the agenda]

Public Safety Building Maintenance
Councilmember DeLeo said the Public Safety Committee has been discussing repairs needed to the Public Safety Building. Director Leaf explained that a new forty year roof will cost about $85,000 and the repairs to the HVAC system will be between $6,500 and $10,000. Many of the leaks in the roof are dripping down near expensive electronic equipment. Additionally, the gutters are full and the generator is inadequate. Council discussed the many problems with the building which have occurred in the short period of time since it was built and the problem of financing all the needed repairs.

Council went on to consider the role of the Fire District, who rents half the building, in funding the repairs. Mayor Johnson said they seem willing to pay some, but they want to relocate to a larger piece of land where they can have a training area and possibly a lecture hall. They want to have their corporate office in Bonney Lake.

UGA Expansion Applications
City Administrator Morrison detailed the proceedings at the County Community Development Committee meeting he and Councilmember Rackley recently attended. He explained the City’s application for UGA expansion known as U1 has not been recommended for approval by the Pierce County Regional Council or the Pierce County Planning Commission. The expansion would allow the City to annex the Peaking Storage Property for municipal purposes, but the County feels it is not contiguous and they are suspicious that the City may do something else with the property once annexed. Administrator Morrison said they pled with the CDC and even suggested a stipulation which would prevent the City from doing anything else with the property. If the UGA amendment fails the City will have to spend about $250,000 in fees to permit through the County. Additionally, building on the property will be delayed by about a year.
Councilmember King asked about the previous distinction of UGA U1a and U1b, the former of which does not include the Peaking Storage Site, but was approved unanimously by the Pierce County Planning Commission. Administrator Morrison said U1 is designated by the County as one amendment at this time.

800 MHz System
Councilmember King asked for additional discussion on the 800 MHz system. Deputy Mayor Swatman said the coverage issue is of concern to him. If the City builds this system they need to reconsider placement of the towers to ensure coverage for larger portions of the plateau. This way the City will be better prepared to provide service in the event of future annexations. In response to inquiry, Assistant Chief Hubbard described recent occurrences where the City’s current radio system failed to meet the Officers’ needs.

Councilmember Rackley asked why the City is pursing the 800 MHz system with Puyallup over the 700 MHz system the County uses. Assistant Chief Hubbard explained there is a push towards splitting the County into East and West, so the City of Bonney Lake would be partnering with Puyallup and other East Pierce Cities. She went on to explain that the two systems are compatible with each other and the federal government is mandating a change, though the deadline keeps being pushed out. Failure to conform to the federal requirements means an inability to receive many federal grants.

Councilmember King said he would like a presentation from the Chief when he is available, but he does not want to wait too long to move forward with the new system. Mayor Johnson
mentioned Senators Murray and Cantwell spoke of potential grant money for cities to use to implement the 800 MHz system. He said he will be pursuing more information on this.

Roadside Memorials
Councilmember DeLeo said the Public Safety Committee approved the policy on roadside memorials. It will not need to go to full council, but a copy may be emailed to them.

Beautify Bonney Lake
Councilmember DeLeo asked that Beautify Bonney Lake consider taking on the Public Safety Building’s lawn as a project next year because it needs a sprinkler system. Councilmember King said the turf needs to be replaced because it cannot sustain growth.

Sumner Water Tank
Mayor Johnson said the City of Sumner requested Bonney Lake’s input on the tank. Administrator Morrison said he had requested the tank be painted and fast growing trees be planted around it. He has yet to hear back about the trees.

Building Improvements on Locust
Councilmember King thanked the City Attorney, Building Official and all the Planning and Community Development staff for causing the nuisance building on Locust and Bonney Lake Blvd to finally be improved. Director Vodopich said the building will become an eight bedroom single family residence.

Domestic Violence Awareness
Councilmember Noble said October is Domestic Violence Awareness month. She requested the City have a resolution or proclamation to that effect. Mayor Johnson agreed and asked her to bring forward materials.

Bonney Lake High School
Mayor Johnson said he recently attended a meeting at Bonney Lake High School with the Senior Decca class. There will be an open house on October 8th and the City will have a booth. One student will be doing a project, which is a survey on behalf of the City. Mayor Johnson invited councilmembers to attend or submit questions to the student for her project.

6. Discussion: Lake Tapps Interlocal Agreement.

City Attorney Dionne said the City received a response from Puget Sound Energy regarding the offer made by Auburn, Bonney Lake and Sumner. PSE will not consider the offer at this time until they have finished negotiations with Cascade Water Alliance. Mayor Johnson said his impression is it will be about 6-10 weeks before they consider the offer. Council discussed the agreement CWA has with PSE, possible politics involved, and the meaning of CWA’s non-profit status. Mayor Johnson said there may be a meeting with CWA and the cities to see what other options may be available. Discussion ensued on the current related lawsuit.

7. Discussion: Downtown Redevelopment Update [Council chose to skip this item]

8. Executive Session: None.
9. Adjournment

Councilmember Rackley moved to adjourn the workshop at 7:48 p.m. Councilmember Bowen seconded the motion.

Motion approved 6 – 1. Councilmember Noble voted no.

Harwood T. Edvalson, CMC
City Clerk

Mayor Neil Johnson, Jr.

Items submitted to the October 2nd, 2007 Council Workshop include:

- Greenwood, LLC – Site Plan for Development – Ray Frey
- City of Bonney Lake – Two Maps: Nightclub Locations with 500 foot buffer and 100 foot buffer – John Vodopich, Director of Planning & Community Development