Economic Development Committee  
October 14, 2014  
4:00 p.m.

AGENDA  
"Where Dreams Can Soar"

Location: Justice & Municipal Center, 9002 Main Street East, Third Floor Conference Room, Bonney Lake

Roll Call:  
Councilmember Katrina Minton-Davis (Chair)  
Councilmember Randy McKibbin  
Councilmember Tom Watson

Attendees:  
Community Development Director, John Vodopich  
Permit Coordinator, Jennifer Francis  
Senior Planner, Jason Sullivan  
Plans Examiner, Scott Fielding  
Administrative Assistant, Debbie McDonald

I. Introductions

II. Presentations:

III. New Business/ Action Items:
1. Approval of Draft Notes from September 23, 2014  
Presented By: Debbie McDonald
2. Development Activity Report for the Third Quarter  
Presented By: Jen Francis
3. Bluebeam Demonstration  
Presented By: Scott Fielding

IV. 2014 Actions Under Development by Staff:

V. Recurring Actions:
1. Electronic Plan Review  
Presented By: Jennifer Francis
2. Chamber Luncheon (2nd EDC Meeting)  
Presented By: Jennifer Francis
3. Monthly Permit Activity (1st EDC Meeting)  
Presented By: Jennifer Francis
4. EDC Web Page  
Presented By: Tom Watson

VI. Discussion/For the Good of the Order
1. WSDOT Service Sign Advertising Program  
Presented By: Randy McKibbin
2. Sign Complaint in Eastown  
Presented By: Randy McKibbin
3. Tehaleh Commercial  
Presented By: Randy McKibbin

VII. Adjournment

Next Meeting Date: October 28, 2014

City of Bonney Lake  
253.862.8602  Fax: 253.862.8538  
P.O. Box 7380  9002 Main Street E  
Bonney Lake, WA 98391-0944
The meeting was called to order at 4:00 P.M.

Roll Call:
Councilmember Katrina Minton-Davis
Councilmember Randy McKibbin
Councilmember Tom Watson

Attendees:
Community Dev. Director, John Vodopich
Administrative Assistant, Debbie McDonald

Guest:
Christy Fuller (Bonney Lake Chamber)
Brent Mounts (Prime Fitness)

Economic Development Committee

I. Presentation: NONE

II. New Business/Action Items:

Approval of Notes September 9, 2014
Presented by Debbie McDonald

Councilmember Watson moved to approve draft notes as written.

Focus Group for Economic Development Committee (EDC) Webpage
Presented by Randy McKibbin

Community Development Director Vodopich updated the Committee on the need for updating the Economic Development webpage. When discussed back in Spring, there was talk of creating a focus group to revamp the webpage.

Councilmember Watson would be glad to head-up the focus group to revise the Economic Development webpage.

Councilmember Minton-Davis would like to see the Committee members work on the webpage amongst themselves. Would like to set a completion date for the end of the first quarter of 2015.
Bi-Annual Presentation for City Council  
Presented by Katrina Minton-Davis

Community Development Director Vodopich will wait until the end of the third quarter to present the Development Activity Report to the EDC.

Councilmember McKibbin would like to see it presented at a City Council workshop.

Councilmember Watson asked if it can be brought to the EDC at the October 14th meeting.

Community Development Director Vodopich will present to the EDC at the October 14th meeting and then to the City Council on October 21. He will ask Deputy Mayor Swatman to place it on the agenda.

III. 2014 Actions Under Development by Staff: NONE

IV. Recurring Actions:

Electronic Plan Review  
Presented by John Vodopich

Community Development Director Vodopich updated the Committee that the City has purchased Bluebeam from the company in California. The demonstration went well and they were able to answer all the questions staff had for them. The staff using Bluebeam will have 27 inch monitors which will be paid with the new Technology Fee that has already accumulated $5700.00.

Councilmember Watson would like to have a demonstration for the Committee and City Council.

Community Development Director Vodopich will have Plans Examiner, Scott Fielding demonstrate for the committee at his office computer and for City Council there is a You Tube video demonstration that can be played on the overhead screen at the meeting.

V. Discussion/For the Good of the Order:

Chamber Luncheon  
Presented by John Vodopich

Community Development Director Vodopich would like to get feedback from the Chamber on what topics would be beneficial to their members to hear from the City.

Ms. Fuller will distribute a survey to the Chamber members to learn what topics they are interested in learning about.
Mr. Mounts would be interested in hearing about what the City is doing with permit fees, growth and Eastown industrial area.

Councilmember Watson suggested showing the Bi-Annual Permit Activity report at a Chamber luncheon.

Open Discussion

Community Development Director Vodopich updated the Committee on what BERK is looking at for their market analysis. They will also look to see if the City is limiting businesses from coming to the City and what can be done to promote businesses from opening in Bonney Lake. They will be finalizing the list on Monday for the BERK interviews. They will be submitting a SEPA for the Skystone multi-family for 287 units. Renwood is moving along with their 180 multi-family and the 50-unit memory care ownership changed hands. City Council has approved the light at 204th Ave E and Hwy 410.

VI. Adjournment:

Councilmember Minton-Davis adjourned the meeting at 4:53 P.M.
TEHALEH PROJECT UPDATE  
September 2014

1. Residential  
   • Sales  
   • Builder Team

2. Employment  
   • Tehaleh Employment Vision Statement  
   • Coordination with County and EDB  
   • Neighborhood Center  
   • Commercial / Industrial Brokerage  
   • FTZ Renewal

3. Infrastructure  
   • WWTP & Inceptor Sewers

4. Planning  
   • Phase 1 Major Amendment  
   • Phase 2  
     o 2015 Comp Plan Coordination  
     o Scoping Meeting – September 30, 2014

5. Transportation  
   • 198th Ave East Construction  
   • SR410 Improvements  
   • Rhodes Lake Road Corridor  
   • SR167 / SR162

6. Tehaleh Harvest Festival – September 27, 2014
Tehaleh Project Update
September 2014

As autumn begins, construction activity at Tehaleh is in full swing as homebuilders bring new product on-line and Newland proceeds with major road, utility, and plat improvements. The Phase 1 Major Amendment is completed and approved and we are working with County staff on finalizing the updated Development Agreement. Along with everyone else, Tehaleh is hoping the regional economy will continue to strengthen and expand.

Newland’s 2014 priorities include: 1) Completing the Phase 1 Major Amendment and starting Phase 2 planning and environmental review; 2) completing infrastructure and plat improvements for the next 364 homes and securing preliminary plat approval for 134 lots; 3) selecting a Commercial/Industrial Realtor team to assist in marketing the Tehaleh employment properties; and, 4) continuing construction of the 198th Avenue ‘missing link’ to improve access to the community.

Summary of current project activities and highlights.

**Residential Sales & Development**
- 324 single-family homes sold including 241 occupied homes as of September 29, 2014.
- Tehaleh’s successful builder team includes Lennar, Pulte, Quadrant, Richmond American, and Shea. Builder interest has been strong with up to four additional builders coming in the next 12 months.
- One-third of all homes sales have been in Trilogy, the neighborhood restricted to those 55+.
- Submitted the first annual Housing Affordability Report to County Staff. During the reporting period from January 2012 – March 2014, 154 homes were sold; 85% of those homes were sold with prices that met the moderate and median income pricing guidelines for Pierce Co., far exceeding the 20% requirement outlined in the Tehaleh Development Agreement. This initial success was the result, in part, of the recent recession, competitive construction costs, and a sophisticated approach to market segmentation.

**Employment**
- Drafted the Tehaleh Employment Vision Statement for County review (see attached)
- Met with Pierce County Economic Development and EDB staff to review an initial employment study analyzing employment cores within the Puget Sound region.
- Working with a developer and County staff on a site plan for the Neighborhood Center next to the Tehaleh Welcome Center.
- Drafted a Request for Proposals for a 4.2 acre RV Storage Facility in Phase I
- Interviewed Commercial/Industrial Realtor firms to assist with marketing the employment center properties.
- Renewed the Foreign Trade Zone (FTZ) designation for Tehaleh employment properties.

**Infrastructure**
- Wastewater Treatment Plant and Interceptor Sewers - $20 million budget ($16 million construction/ $4 million engineering & permitting)
  - 40% design and Long-Range Facility Planning completed and approved by Pierce County.
  - Final Design process underway; anticipated construction start date of 4/1/2015
Planning

- Phase 1 Major Amendment
  - Hearings Examiner issued approvals following public hearing and appeal period
  - Updated Development Agreement and Exhibits being finalized by PALS

- Phase 2 Major Amendment
  - Submitted application; scoping meeting scheduled for 9/30/14
  - Working with County staff to coordinate with County’s 2015 Comp Plan update.

Transportation

- 198th Ave. East Improvements - $6 million ($4.5 million construction / $1.5 million design & ROW)
  - The two northerly segments, County Road Projects 5676 & 5674 are located between 120th St. E and 104th St. E.
    - Right-of-Way (ROW) acquisition, design, and permits have been completed.
    - Construction contract awarded to Tucci and construction is underway.
    - Road completion: Fall 2015.
  - Southerly segment, south of 120th St E (estimated $9 - $10 million)
    - ROW maps are completed, final design is underway, and Tehaleh has requested that Pierce Co. begin ROW acquisition (all acquisition costs are Tehaleh’s responsibility for this segment). Construction is tentatively scheduled for 2016 or 2017, depending on permit issuance.
    - Closely following Joint Planning Agreement between Pierce Co. and Bonney Lake and potential impacts on this segment of 198th.

- SR410 Improvements
  - SR 410/So. Prairie Road – project completed.
  - SR 410/Veterans Memorial Highway project is on the Bonney Lake TIP and Bonney Lake Council approved an agreement with Tehaleh re. cost, timing, and process to meet obligated improvements. Bonney Lake has submitted several grant proposals to secure funding for the City’s share needed to begin construction.

- Rhodes Lake Road (RLR) Corridor
  - Met with Pierce Co. Public Works to discuss RLR project.

- SR167 / SR162
  - Continue to support RAMP and SR157 funding efforts
  - SR162 access study added to Tacoma-Pierce Co. Chamber’s legislative agenda
  - Met with state and federal legislators Spring 2014 seeking funding to update 1997 SR162 Route Development Plan.

Tehaleh Community Event

September 27, 2014 – Harvest Day Celebration

Trail Run: 7:45 a.m. Start  Food & Entertainment 11-4 p.m.
Vision Statement: Tehaleh Phase I Employment

Tehaleh is an Employment Based PUD with a focus on employment, economic development, and residential housing that supports and accelerates employment uses.

Employment will be diverse in ownership, size, services provided and products produced. Employers will serve local, regional, national and international markets and will include private firms, public agencies, and non-profit organizations. Employment will range from in-home businesses to large corporations with multiple facilities. Tehaleh’s Phase I employment is divided into four categories and may be characterized as follows:

- **Employment Center (EC)**
  Manufacturing, light industrial and assembly, warehouse distribution, import/export operations in a Foreign Trade Zone, wholesale, big-box and larger-scale retail trade, natural resources, transportation and utilities, office, flex space, information and internet services, professional and business services, construction, educational institutions, health services including hospitals, clinics, laboratories, nursing homes and assisted living facilities, recreation, leisure and hospitality, stand alone fast-food restaurants, large scale places of worship, and other businesses as appropriate.

- **Neighborhood Center (NC)**
  Smaller scale commercial, office, health services, and retail uses including financial, insurance, real estate, accounting services, medical and dental offices, restaurant, bakery, deli, coffee shop, fast-food restaurants integrated into a building, daycare facilities, recreation, and other businesses as appropriate.

- **Public / Civic Facilities**
  Fire and law enforcement facilities, schools, library, wastewater treatment facilities, public recreation, telecommunication towers, other public or municipal services, etc.

- **In-Home Businesses**
  Financial, insurance, real estate, accounting, retail and internet services, small scale manufacturing and assembly, day care, personal care such as counseling, massage, physical therapy, and personal trainers, and other businesses that meet the intent and parameters of the Development Agreement.

The evolution of employment uses is a natural progression in planned communities. In Tehaleh’s business park, sand and gravel extraction will produce initial jobs and prepare the land for sale to end users with a permanent employee base. Because retailers are dependent on the number of rooftops and employees within a given geographic market, retail is generally the last employment use to be fully developed and may replace ground floor commercial and offices uses that were established in earlier phases of the community.

Competitive advantage for Tehaleh’s employment uses is validated by the construction of major roads, utilities and telecommunication infrastructure, desirable soil type and seismic qualities, size of available parcels, approved zoning, completed SEPA review, Foreign Trade Zone (FTZ) designation through the Port of Tacoma, availability and quality of housing to serve employees and executives, amenities such as open space, parks and trails, and the overall look and feel of the community.

2/07/2014