The meeting was called to order at 4:00 P.M.

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

**Guest:** Jeff Oliphant  
Brent Mounts, Chamber

**Attendees:**
Community Dev. Director, John Vodopich  
Senior Planner, Jason Sullivan  
Permit Coordinator, Jennifer Frances  
Administrative Assistant, Debbie McDonald

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**Economic Development Committee**

I. **Presentation:** NONE

II. **New Business/Action Items:**

*Approval of Notes December 9, 2014*

*Presented by Debbie McDonald*

Councilmember Watson moved to approve draft notes as written.

*Guest Speaker Jeff Oliphant*

*Presented by John Vodopich*

Community Development Director Vodopich introduced Jeff Oliphant the developer of Lowes.

Councilmember Watson asked about the storm pond on the site.

Mr. Oliphant showed where the storm pond is located. He then went into his presentation about commercial development and developing in Bonney Lake. His Lowe’s property is the only property that is not a success. At one point they had Walgreen’s ready to develop due to delays by the City and the economy tanking they backed out of developing. He pointed out that a retailer is going to come to Bonney Lake if they can reach a certain volume in sales. If that number is high enough they will spend more to build. Meaning if say Sumner had slightly cheaper land or permit fees but the volume in sales is lower, they will stay with the higher sales volume location. Suggestions he has for the City is to keep the rules the same for all developers and to not change the rules. Think through the full impact of the silent majority that doesn’t
speak out. Also suggested the sign codes are a little tough in the City, need to allow for adequate signage so businesses can capture people to get them in and out of the business. Easy access to a business also matters, if you can’t get people in an out a business they not going to build.

Community Development Director Vodopich asked if increasing sales retail with Tehaleh taking off will help to attract businesses.

Mr. Oliphant responded that Tehaleh will have a positive effect on attracting businesses and so will getting a Costco.

Councilmember Watson asked about Mr. Oliphant’s property and any upcoming development.

Mr. Oliphant responded is looking at alternative uses instead of retail. Maybe a multi-office medical development or Senior housing at the Lowe’s site. Would have enough room to build vertically.

Community Development Director Vodopich asked Mr. Oliphant his thoughts on the ICSC conference in Las Vegas.

Mr. Oliphant commented that a City is not going to come away with a retailer coming to their City. It is more of a benefit to what the City will learn at the conference programs especially the revenue side of things.

III. **2015 Actions Under Development by Staff:** NONE

IV. **Recurring Actions:**

*Electronic Plan Review*
*Presented by Jen Francis*

Permit Coordinator Francis distributed the submittal requirements for electronic plan reviews. Everything is up and will be ready to go tomorrow around noon.

*Chamber Luncheon*
*Presented by Jen Francis*

No update at this time.

*Monthly Permit Activity*
*Presented by Jen Francis*

Permit Coordinator Francis distributed the most recent Monthly Permit Activity report. Permit numbers were all up for 2014. There are new projects coming up, which could make 2015 another good year.
EDC Web Page
Presented by Tom Watson

Tabled till next meeting.

V. Discussion/For the Good of the Order:

ICSC Conference in May

Committee members had a brief discussion about attending the conference with nothing being finalized.

VI. Adjournment:

Councilmember Minton-Davis adjourned the meeting at 5:26 P.M.