

CITY COUNCIL WORKSHOP

September 15, 2009
5:30 p.m.



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.

Website: www.ci.bonney-lake.wa.us

MINUTES

"Where Dreams Can Soar"

Audio Time Stamp ↓

I. Call to Order:

Deputy Mayor Dan Swatman called the Workshop to order at 5:35 p.m. The Workshop location was moved to the Bonney Lake Public Works Shops modular located building behind City Hall, due to a jury trial that was in progress in the City Council Chambers.

II. Roll Call: [A.L.S.]

Administrative Services Director/City Clerk Edvalson called the roll. In addition to Deputy Mayor Dan Swatman, elected officials attending were Councilmember David Bowen, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton and Councilmember James Rackley. Councilmember David King arrived at 5:37 p.m. and Mayor Neil Johnson, Jr. arrived at 5:39 p.m.

[Staff Members in attendance were City Administrator Don Morrison, Community Development Director John Vodopich, Assistant Police Chief Dana Powers, Public Works Director Dan Grigsby, Community Services Director Gary Leaf, City Attorney James Dionne, Administrative Services Director/City Clerk Harwood Edvalson and Records & Information Specialist Susan Duis.]

III. Agenda Items:

Deputy Mayor Swatman asked the Council to move Open Discussion to the last item, as Mayor Johnson would arrive late to the Workshop.

A. ~~Council Open Discussion:~~ Moved to the end of the agenda; see below.

5:36 p.m.

B. Review of Council Minutes: September 1, 2009 Workshop and September 8 2009 Meeting.

Councilmember Carter asked the September 1, 2009 minutes, p. 2, be revised to read "the entire Puyallup River, not just the ~~Southern~~ lower end." The minutes were forwarded with corrections to the September 22, 2009 Meeting.

5:37 p.m.

C. Discussion: AB09-120 – Ordinance D09-120 – Multi-Family Sewer SDC Rates.

City Administrator Don Morrison said he provided materials for the Council to consider how to set the multi-family sewer System Development Charges (SDCs). He presented several options to determine what percent of the single-family rate (\$9,099) to charge per multi-family unit. Options include using the number of bedrooms, unit size (square footage) or a certain dollar amount per square foot to calculate rates. Another option would be to base the rate on the number of fixtures in the unit. The agenda materials included estimates of charges for each option and correspondence from area developers on the draft ordinance. The proposed ordinance clarifies that SDC charges are due at the time of building permit

application and would be retroactive to begin June 1, 2009, to begin at the same time other incentive ordinances went into effect, and sunset in December 2011, the same as other recently approved incentive ordinances.

Councilmembers discussed the options and which would be easier for staff to implement and track. They also discussed how the ordinance can offer incentives for increased development of higher density residential areas in the City, and specifically along SR 410. Mayor Johnson said area 3-bedroom multi-family units are already viable for developers, but smaller units are less marketable and should be a target for incentives. Council consensus was to move an ordinance forward using the number of bedrooms to determine SDC rates (Option 1). The proposed SDC rate for each multi-family unit moved forward was:

- A) 50% of \$9,099 per dwelling unit for studio units;
- B) 60% of \$9,099 per dwelling unit for 1 bed/bonus room units;
- C) 70% of \$9,099 per dwelling unit for 2 bed/bonus room units;
- D) 80% of \$9,099 per dwelling unit for 3 or more bed/bonus room units.

Council consensus was to make SDC charges due at the time of building permit application, which is in line with other aspects of the permitting process and fees. The proposed ordinance was forwarded to the September 22, 2009 Meeting for consideration.

6:01 p.m.

A. **Open Discussion:** (*Moved from the start the of the Workshop; see above.*)

Beautify Bonney Lake: Deputy Mayor Swatman said Beautify Bonney Lake's annual event is Saturday, September 19, 2009 at various locations around the City. Mayor Johnson encouraged participation, and said Deputy Mayor Swatman and Councilmembers Carter, King and Rackley planned to take part, but he and Councilmembers Hamilton and Decker were unable to attend.

Eastown Sewer: Councilmember Bowen said some Eastown residents have told him he has not pushed hard enough to get an option for development on septic systems for Eastown properties. He said the discussions had been postponed while staff works on a timeline for sewer development, and the Council would continue discussions in October once more information was available. Mayor Johnson confirmed that Public Works Director Dan Grigsby and his staff are setting up meetings and working on a tentative timeline and discussions would continue.

Local Businesses: Councilmember Carter reminded everyone to shop Bonney Lake first, and said local restaurants Hop Jacks, Andre's Bar & Grill and CJ's Deli all had write-ups in local newspapers recently.

Tree Cutting Training: Councilmember Carter asked if training on proper tree-cutting could be made available to residents. Councilmember Hamilton suggested the City contact tree-cutting services to make sure they are aware of City ordinances.

Teleconferencing Options: Councilmember Carter asked if teleconferencing technology could be used for boards and commissions to let Commissioners and Board members who are unable to attend meetings to still take part and vote. City Attorney Dionne said the City Council rules say this alternative should only be

used in extraordinary circumstances. He said the Planning Commission is not subject to the Council rules & procedures, so it is not clear whether they should or should not consider allowing members to attend meetings via teleconference. He said his preference is that this option should never be used unless there are special circumstances, and it should not be considered until such a situation arises.

IV. Executive Session: None.

6:07 p.m.

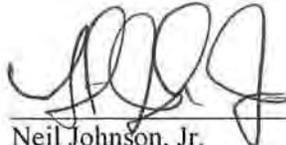
V. Adjournment:

At 6:07 p.m., Councilmember Rackley moved to adjourn the workshop. Deputy Mayor Swatman seconded the motion.

Motion approved 7 – 0.



Harwood T. Edvalson, CMC
City Clerk



Neil Johnson, Jr.
Mayor

Items submitted to the Council Workshop of September 15, 2009: None.