

CITY COUNCIL WORKSHOP

**July 6, 2010
5:30 p.m.**

MINUTES



"Where Dreams Can Soar"

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

Audio Time Stamp ↓

Location: City Hall Council Chambers, 19306 Bonney Lake Blvd., Bonney Lake.

I. Call to Order: Deputy Mayor Dan Swatman called the workshop to order at 5:30 p.m.

II. Roll Call: [A B]

Records & Information Specialist Susan Duis called the roll. In addition to Deputy Mayor Swatman, elected officials attending were Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Randy McKibbin, and Councilmember James Rackley. Mayor Neil Johnson, Jr. and Councilmember Donn Lewis were absent.

Councilmember Hamilton moved to excuse Councilmember Lewis from the workshop. Councilmember Carter seconded the motion.

Motion approved 6 – 0.

[Staff members in attendance were City Administrator Don Morrison, Chief Financial Officer Al Juarez, Community Development Director John Vodopich, Public Works Director Dan Grigsby, Police Chief Mike Mitchell, Community Services Director Gary Leaf, City Attorney Jim Dionne, and Records & Information Specialist Susan Duis.]

III. Agenda Items:

5:31:33

A. Council Open Discussion:

Upcoming Events: Councilmember Carter said the 2010 Relay for Life event is on July 30 and 31, 2010, and donations are welcome. National Night Out is on August 3rd with events at two local parks. She said volunteers are needed and she suggested the Council cancel its Workshop that night. Chief Mitchell said the event starts at Ken Simmons Park with root beer floats and activities, then a caravan of police and fire trucks will drive to Cedarview Park for a BBQ and more activities.

Lake Bonney Boat Launch: Councilmember Carter said the Lake Bonney Conservation Association told her that people are parking their vehicles at the end of the boat ramp. They asked if the City can post signs that parking is not allowed by the water to prevent harmful chemicals from running off into the lake. Director Leaf said the Lake Bonney boat launch is managed by the Department of Fish & Wildlife and he will ask them if they are willing to post signs.

AWC Conference: Councilmember Carter said the AWC Conference was a great event, and she particularly enjoyed the walking tours of Vancouver, Washington, and discussions on supermarkets and parks. Councilmember Rackley asked Director Grigsby to do research on ways to make the City more walkable, including zero-height curbs, using tiles or cobblestones instead of paint on roadways, etc., as was

demonstrated in Vancouver. Councilmember Carter said she and Councilmember Decker received Municipal Leaders certificates at the conference as well. Deputy Mayor Swatman said he attended discussions on Transportation Benefit Districts and Metropolitan Parks Districts. He encouraged Councilmembers to review the information Councilmember Carter provided about supermarkets.

Heritage Trees: Councilmember Carter asked about information she received about preserving historic trees. Director Leaf said the current Municipal Code does not include specific criteria for selecting heritage trees, and he is doing research on how other cities and agencies evaluate possible heritage trees. He said policies usually give a lot of leeway to determine the definition of historic trees. He said the Council may want to consider adding an environmental element to the existing code.

Building & Fire Code: Deputy Mayor Swatman said staff members are working on modifications to the recently approved building and fire codes (Ordinances 1353 and 1354) which will be on the July 13, 2010 Meeting agenda.

Midtown Plan: Deputy Mayor Swatman thanked Councilmembers Carter and McKibbin for working on a draft Midtown Plan, which he feels is very important.

Boat Launch: Councilmember Hamilton asked for updates on a recent incident at the Allan Yorke Park boat launch bollards. Director Leaf said the City replaced sensors in the asphalt last year after the bollards malfunctioned, but the bollards failed again in the last week of June causing injuries and damage to a boat trailer and vehicle. He said the bollards were disabled and will remain down while the situation is reviewed. He said the City is working with its insurance agent to review the incident and history of the bollard system repairs and issues.

Councilmembers discussed the reason for having boat launch fees and alternatives to the bollard system. Director Leaf said in the past, staff members were assigned to collect fees in cash at the boat launch. This led to concerns about costs, security issues, customer complaints, and issues raised by the State Auditor. He said the City would need to assign two full-time staff to work at the launch. Councilmember Hamilton said he has heard from residents who dislike the bollards and fees and believe it is a money-making venture for the City.

City Administrator Morrison said staff have discussed various options and are considering assigning a staff person to collect fees at the launch, either through credit card payments or invoices. Councilmember Rackley said launch fees help reduce over-use of the launch and crowding on the lake. Councilmember Carter suggested this issue be discussed at the next boating advisory committee meeting. Chief Financial Officer Juarez said he will provide information on boat launch revenues and expenses for review at the next Finance Committee meeting as well.

5:58:42

B. **Review of Council Minutes:** June 15, 2010 Workshop Draft Minutes and June 22, 2010 Meeting Draft Minutes.

Councilmember Carter noted a typographical error on the June 15, 2010 minutes, p. 6, correcting from 266th Ave E to 226th Ave E. The minutes were forwarded to the July 13, 2010 Meeting for action with this correction.

5:59:28

- C. **Discussion:** AB10-112 – Resolution 2050 – A Resolution Of The City Of Bonney Lake, Pierce County, Washington, Declaring A Proposed Annexation To Be In The Best Interest And General Welfare Of The City And Calling For An Election In The Territory Proposed For Annexation.

City Administrator Morrison summarized the proposed resolution. He noted that wording about assuming a bonded indebtedness may not be needed since this will not be an issue after 2011 when the Public Safety Building bond is paid off. Deputy Mayor Swatman supported removing this language from the proposed resolution. The City Administrator said if the annexation is approved by election, the City will submit a variety of documents to the County for review with more detailed information on utilities and other services. City Administrator Morrison said the draft resolution includes all three annexation sub-areas together.

Deputy Mayor Swatman spoke in favor of annexing all these sub-areas. He said the proposed annexation areas are already urbanized and residents expect the level of service the City can provide. He said he feels the City has quality staff who can provide these services after annexation, and the election process gives residents a chance to vote on whether or not to annex.

Councilmember Carter said annexation could increase the City's population by over 7,000 people, and a larger population could increase funding resources and give the City more influence in regional issues. Councilmember Hamilton expressed concern that annexation will negatively impact buildable lands statistics and the City's options to acquire the Corliss property in the middle of the City, outside the CUGA. Deputy Mayor Swatman said the City is working on options to acquire the property and he does not think annexation will have a negative impact on this process. Councilmember McKibbin said that although annexation may cause difficulties in the short-term, he feels it is worthwhile.

Councilmember Hamilton expressed concern that increasing the City's population will negatively affect staff and set back existing projects. He spoke in favor of moving forward with annexation of sub-area 1 only, and waiting to annex sub-areas 2 and 3 at a later date. Deputy Mayor Swatman said that until all these areas are annexed, the City cannot control development and does not receive revenues from any development. Councilmember Rackley said an annexation election would likely occur in February 2011, and afterwards the City will have nearly a year to prepare before the annexation goes into effect. City Administrator Morrison said in his past experience, it is easier to annex a complete area at one time rather than in stages. He said the proposed annexation areas are homogenous and he believes City staff will have adequate time to plan for providing services.

City Administrator Morrison next described the public process. He said the Council can hold a public hearing before acting on the proposed resolution, though it is not required. If the Council approves the annexation resolution, the City will submit a Notice of Intent to the County, which will then hold their own public hearing and decide whether to accept the annexation boundaries or reduce them. After that, the election will be scheduled and later held, and if the annexation measure is approved, the area would be annexed on a specific date.

Councilmember Hamilton said the City needs to provide complete information to residents in the proposed annexation areas, and recommended the Council hold a public hearing and informational meetings for residents. Councilmember Carter spoke in favor of moving forward with annexation of all three areas at the same time and holding a public hearing.

City Administrator Morrison recommended that the Council consider zoning in the annexation areas during the pre-annexation process, rather than waiting until after the annexation is complete. He said this allows residents to know how their property will be zoned before they vote on annexation. He said the Council can choose to adopt existing County zoning, hold a pre-zoning process, or annex all areas at the lowest zoning at first and determine zoning later on.

Council consensus was to set a public hearing regarding proposed Resolution 2050 on July 13, 2010 at 7:00 p.m., during the regularly scheduled City Council Meeting.

6:39:34

- D. **Discussion:** AB10-113 – Resolution 2051 – A Resolution Of The City Of Bonney Lake, Pierce County, Washington, Stating Its Intent To Plan For Public Safety And Other Staffing Needs In Anticipation Of The Annexation Of Certain Portions Of The CUGA, As Contained In Resolution No. 2050.

City Administrator Morrison provided an overview of the resolution, which includes rough estimates for minimum staffing needs, equipment costs, and revenues related to annexation. He said based on his research, the revenues gained in annexed areas should cover the costs of minimum staffing increases. Deputy Mayor Swatman said if the areas are not annexed and the economy does not improve, the City will need to make significant staff cuts in the future. He said annexation will actually benefit current staff by maintaining staff levels, providing new positions, and increasing revenues. Councilmember Rackley said the plans for annexation should not come as a surprise to department heads, who have known for years that the Council planned to expand the City's size. Councilmember Decker asked whether the Council should discuss staffing issues in executive session. City Attorney Dionne said as written, the proposed resolution is not subject to collective bargaining and therefore does not need to be discussed in executive session.

Councilmember Carter asked about police staffing increases in annexed areas. City Administrator Morrison said the proposed staffing rates are based on the current volume of service calls, which may increase slightly after annexation. Councilmember Hamilton said public safety is the main reason people want to annex into the City, and he feels it is important to maintain the same level of staffing based on population. City Administrator Morrison said that while many cities used total population to determine staffing levels, most have moved to basing staff levels on calls for service data, which is more accurate and takes into account other factors. He said the model used in this staffing plan sets aside about one-third of an officer's time for self-initiated activity after calls for service are handled. Chief Mitchell said he is comfortable with the draft staffing plan for the Police Department, and feels it offers a good starting point and outline for serving the annexed areas. City Administrator Morrison said if annexation moves forward, a detailed staffing plan would be incorporated with a mid-biennial budget amendment for 2012, which gives staff plenty of time to refine the plan.

Councilmember Hamilton asked how long it will take until the City receives tax revenues from annexed areas. City Administrator Morrison said it depends on the timing of the election, but if the process moves forward with a February 2011 election, the City might see revenues from the annexed areas by May 2012. He said there is not a large up-front cost to annexation and the City can set aside funds for the initial months after annexation to bridge the gap.

At 7:11 p.m. Councilmember Rackley moved for a ten-minute break. Councilmember Carter seconded the motion.

Motion approved 7 – 0.

Deputy Mayor Swatman reconvened the Workshop reconvened at 7:23 p.m.

7:23:36

- E. **Discussion:** AB10-111 - Ordinance 10-111 - An Ordinance of the City of Bonney Lake, Pierce County, Washington, Updating R-2 and R-3 Zoning.

Director Vodopich said R-3 zoning changes are based on recommendations from the Pierce County buildable lands report, and R-2 zoning changes were recommended by the Planning Commission. The Commission noticed that the code was not internally consistent, with R-2 zoning criteria based on lot size rather than density like other zones. He confirmed that the zoning changes would only apply to new developments.

Councilmember Rackley spoke in support of the proposed ordinance. Deputy Mayor Swatman said few areas in the City are zoned R-2 currently, and some of those do not currently have sewer service. He asked about the requirement to leave 40% of a lot with pervious surfaces, which Director Vodopich said is consistent with other portions of the zoning code. Councilmembers discussed the issues related to buildable lands, future development, and the need to increase densities in the urban center.

Deputy Mayor Swatman suggested removing the 40 foot minimum lot width in the R-2 zone, and removing the maximum density of 20 units per acre in the R-3 zone. He suggested that Section 18.18.050 (F) be revised to: “Minimum setback to a single-family residential zone: 10 feet ~~from~~ in addition to any required landscape buffer” to clarify the intent that the setback is in addition to, not including, the required landscape buffers. Councilmembers supported the amendments and the item was forwarded to the July 13, 2010 Meeting by Council consensus.

7:51:59

- F. **Discussion:** Transportation Impact Fee - A Disincentive to Economic Recovery?

Councilmember Rackley moved to table discussion to the next workshop. Councilmember McKibbin seconded the motion.

Motion approved 6 – 0.

IV. **Executive Session:** None.

7:52:02

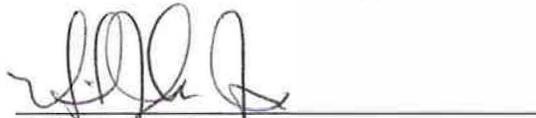
V. **Adjournment:**

At 7:52 p.m. Councilmember Rackley moved to adjourn the workshop. Councilmember Carter seconded the motion.

Motion approved 6 – 0.



Harwood T. Edvalson, CMC
City Clerk



Neil Johnson, Jr.
Mayor

Items presented to the Council at the July 6, 2010 Council Workshop: None.