

CITY COUNCIL WORKSHOP

April 2 2013
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

Location: Bonney Lake Justice Center, 9002 Main Street East, Bonney Lake, Washington.

I. CALL TO ORDER – Mayor Neil Johnson, Jr. called the workshop to order at 5:34 p.m.

II. ROLL CALL:

Administrative Services Director/City Clerk Harwood Edvalson called the roll. Elected officials attending were Mayor Neil Johnson, Jr., Deputy Mayor Dan Swatman, Councilmember Randy McKibbin, Councilmember Mark Hamilton, Councilmember Katrina Minton-Davis, Councilmember Jim Rackley, Councilmember Donn Lewis, and Councilmember Tom Watson.

Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Community Development Director John Vodopich, Chief of Police Dana Powers, City Attorney Kathleen Haggard, Senior Planner Jason Sullivan, Facilities and Special Projects Manager Gary Leaf, Administrative Services Director/City Clerk Harwood Edvalson, and Administrative Specialist II Renee Cameron.

III. AGENDA ITEMS:

A. Council Open Discussion.

Gnome in Bonney Lake. Councilmember Watson said he had learned that gnomes are coming to our City parks and trails. Council were shown pictures proving the existence of “gnome homes” within City parks. Mayor Johnson encouraged getting kids involved by searching for the gnomes and welcome them to our community. Councilmember Watson said he hoped the gnomes’ existence within the City’s parks and trails may provide the opportunity for citizens to enjoy the City’s parks. He suggested that people notes for either the gnomes or others searching for them.

Absence from Dinner Retreat. Councilmember Rackley apologized for having to miss the dinner following the retreat on Saturday.

Road Hazard Concern. Councilmember Watson said one of his neighbors noticed that the roadbed was sinking on 183rd and he was concerned that they may be a leak there, but no leak was detected by Public Works. His neighbor updated him that he is concerned about damage that may occur to his or others vehicles from the sinkage of the road and he asked that the hole be filled to prevent any damage. Mayor Johnson asked that Public Works look at the site and determine whether fill needs to be added.

Fennel Creek Trail Groundbreaking Ceremony. Councilmember Hamilton asked about the parking situation for the groundbreaking ceremony that is scheduled for the Fennel Creek Trail on April 13th at 10:00 a.m. He also wanted to know if it would be considered a “Special Meeting” since most of the Council will be in attendance. City Administrator Morrison said Administrative Services Director/City Clerk Edvalson is having an agenda prepared for the Fennel Creek Trail “Safe Routes” Groundbreaking Ceremony. Councilmember Minton-

Davis suggested they use the Senior Center bus to transport Council and staff to the groundbreaking to help with parking.

Senator Patty Murray's Office Meeting. Mayor Johnson said he had provided Councilmembers with his update from his meeting with Senator Patty Murray's office.

Council Committee / Board Meetings Secretary. Mayor Johnson advised the Council that the Community Development Departments' Administrative Specialist II Debbie McDonald will be sitting in attendance at every Council Committee, Commission and Board meeting to take meeting notes.

B. Review of Council Minutes: March 19, 2013 Workshop and March 26, 2013 Council Meeting.

The March 19, 2013 Workshop, and March 26, 2013 Meeting minutes were forwarded to the April 9, 2013 Council Meeting for action, with no corrections.

C. Presentation: AB12-149 – Ordinance D12-149 – Landscaping Code

Senior Planner Jason Sullivan provided a brief summary of the agenda item which was recommended for approval by the Planning Commission. He said In June 2012, the Planning Commission held a public hearing and recommended that the City Council adopt Ordinance D12-149 which established a new Landscaping Code (Chapter 16.14 BLMC) enhancing the landscape buffering between incompatible uses. Following the action of the Planning Commission, the Ordinance was scheduled to be presented to the City Council at the November 6, 2012 City Council Work Session. The item was pulled from the agenda the day of the work session at the request of staff due to concerns regarding ambiguity. He said over the last 4 months, the Planning Commission have worked with staff to prepare this ordinance.

Councilmember Lewis said staff did a great job on this issue. Councilmember Watson asked whether staff discouraged the use of turf as a ground cover, and what staff would recommend instead. Senior Planner Sullivan said for landscaping islands more drought resistant plants should be used. He said using native ground cover can avoid a lot of issues.

This item was forwarded to the April 9, 2013 Council Meeting for action.

D. Presentation: AB13-40 – Ordinance D13-40 – Eastown Zoning

Senior Planner Jason Sullivan provided a brief summary of the agenda item which was recommended for approval by the Planning Commission. He said following the adoption of the 2012 Comprehensive Plan Amendments, the GIS Division began modifying the existing Future Land Use Map (FLUM) to reflect the modifications adopted by the City Council pursuant to Ordinance 1445. During the review of the revised FLUM, staff determined that when the City Council adopted the Eastown Subarea Plan and modified the Bonney Lake Municipal Code to delete the C2/C3 zone and add the Eastown zone, the City Council did not adopt an ordinance amending the land use designation on the FLUM to "Eastown" or change the zoning classification to "Eastown" on the Zoning Map. He said The Community Development Department has prepared an Ordinance that would officially amend the zoning map to change the zoning classification from C2/C3 to Eastown. He said staff will also prepare an ordinance to change the Land Use Map to reflect the change to Eastown, as part of the 2013 Comprehensive Plan Amendments.

Councilmember Lewis asked Senior Planner Sullivan to clarify that each parcel in Eastown will reflect this change in zoning. Senior Planner Sullivan confirmed it would. He explained that there was no ordinance that actually rezoned Eastown as this proposed ordinance does. Councilmember Hamilton asked if the Eastown properties' current zoning has allowed them to use the preexisting zoning that they have. Senior Planner Sullivan said staff have been applying this new zoning classification to the Eastown properties, so the zoning map reflects Eastown zoning and that is what has been being applied to these properties. This ordinance is a technical requirement to apply the zoning.

Councilmember Rackley asked if this technicality will affect the Eastown properties' taxes. City Attorney Haggard advised that it would not. She asked that the final ordinance reflect an effective date of five days after passage, approval and publication.

This item was forwarded to the April 9, 2013 Council Meeting for action, as amended by the City Attorney

E. Presentation: AB 13-41 – Ordinance D13-41 – Adoption of the Official Zoning Map

Senior Planner Sullivan provided a brief summary of the agenda item which was recommended for approval by the Planning Commission. He said this ordinance is an outgrowth of the work down on the Eastown Zoning Reclassification and he said that in order to find out what the official zoning map was the previously had to redraw the map. He said historically, zoning maps were paper documents prepared using ink, tape, and patterns. However, with the invention of geographic information system technology (GIS), zoning information is now stored in a digital electronic format that is not based on a single tangible document adopted by the City Council. The proposed ordinance would ensure that a true and correct copy of the official Zoning Map for the City can be easily identified without having to search through each of the individual ordinances that have amended the Zoning Map over time.

This item was forwarded to the April 9, 2013 Council Meeting for action.

F. Presentation: AB13-51 – Update regarding work on CUGA designations.

Senior Planner Sullivan provided a brief summary of the agenda item. He said the City has completed their application to the County to affiliate the County Urban Growth Area (CUGA) as part of the City of Bonney Lake Urban Growth Area (BLUGA) to allow it to be annexed. He said it cost the City approximately \$3,000 to file for the amendment. He said the City mailed approximately 2,500 notices to all properties within the area affected by the proposed Comprehensive Plan Amendment prior to submitting the application to the County. He said at the February 26, 2013 County Council meeting, the County Council voted to initiate the City's requested Comprehensive Plan Amendment. This decision means that the County staff will now begin the review of the amendment for compliance with the County's criteria to amend the County's Comprehensive Plan and complete a review of the amendment under the State Environmental Policy Act (SEPA). He said staff have talked with a number of individuals and homeowners associations affected by the proposed amendment and the possible annexation, and their biggest concerns were that the proposed amendment and/or the possible annexation would require them to hook up to sewers now, or that the City plans to form an Local Improvement District (LID) to assess each property owner for the construction of the sewer system. He said staff have been working to provide information to residents in the area in an effort to alleviate these concerns. He said he has also attending two homeowners' association meetings to answer any questions these property owners may have.

Senior Planner Sullivan said that as part of amendment process the City must also develop a joint planning agreement with the County to address transportation, infrastructure, and planning issues for the area to be included in the BLUGA which will be presented to the Community Development Committee some time in June. He said the County staff have indicated that its two main concerns with annexation are related to the how the mitigation agreement between the County and Tehaleh master planned community is impacted and ensuring that the conditions of approval established as part of the Plateau 465 zoning reclassification. He said he is working on addressing these concerns.

Senior Planner Sullivan said if the requested amendment is approved by the County, the City will be required to complete a door-to-door census of the area within 30 days of the annexation being approved by the voters and accepted by the City Council, and the City should expect the cost of the required census to be approximately \$30,000.

Senior Planner Sullivan said if the amendment is approved staff would recommend that an update be done to the City's 2008 annexation study, paying specific attention to the pavement mapping of the streets. He said this type of assessment will allow the City to determine how long the roads will last and the approximate cost the City can expect to incur to maintain the roads within the annexation area. The annexation study completed by AHBL in 2008 assigned either a "Good" or "Fair" condition to the roadways. This type of classification system does not provide quantitative information regarding the cost the City may incur if the area is annexed, and the City assumes responsibility for the road.

Councilmember Hamilton said as he remembers, one of the main stumbling blocks for Plateau 465 was the cost for mitigation, including County TIF, Parks, and Conservation Funds costs. He asked how the City will deal with the County and the money due the City. Senior Planner Sullivan said that would be the developer's responsibility due to their conditions of approval, however, the County will want to know how the City will deal with enforcement of the conditions of approval. Senior Planner Sullivan said all the details will be figured out through an Interlocal Agreement/Joint Planning Agreement between the City and the County. City Attorney Haggard said the Tehaleh project is vested like a subdivision, and payments are dependent on what the payments are for. If it is a payment toward roads that are located in the County, then those roads would always be in the County and those payments would not come to the City.

Councilmember Rackley asked about the status of annexing the Falling Waters and Prairie Ridge areas. City Administrator Morrison said there has not been any recent discussion. Senior Planner Sullivan said they have mentioned to the County that they would like to discuss all of those areas, however, the Joint Planning Agreement needs to get done first so the County can approve the amendment and then eventually work toward an agreement for the other areas.

Senior Planner Sullivan said the next step is to draft a Joint Planning Agreement and meet with the County. The item will then go to the Community Development Committee and then on to the full Council in hopes to have it wrapped up by June 2013.

G. Discussion: AB13-31 – Ordinance D13-31 – Boat Launch Fees.

Facilities and Special Projects Manager Gary Leaf said the Finance Committee asked to review and reconsider the City's boat launch fees at Allan Yorke Park. The proposed ordinance would increase fees by \$5.00 for residents and add a nonresident annual pass for \$200 a year. The nonresident annual pass is proposed as a pilot program.

Councilmember Rackley said he likes everything except the annual fee for non-residents. He said the City fees are only \$2.00 above what the County charges and he believes we will defeat the purpose of benefitting City residents. Deputy Mayor Swatman said he shares Councilmember Rackley's concerns. He said he was pushing for a higher amount for the non-resident pass, to limit use of the boat launch. He said City residents should get a benefit and saving \$100 is not a huge benefit. Councilmember Rackley said during the nice days in the summer the boat launch park is packed and if the City does this pilot programs for non-residents it will create more issues at the park.

Councilmember Minton-Davis asked how many passes we currently issued for City residents. Facilities and Special Projects Manager Leaf said he thought it was approximately 200 passes. Councilmember Hamilton said the Public Safety Committee looked at this issue and since it will be a test program he believes there will be a way to track the usage of the passes to see if it should continue. Councilmember Watson said the City needs to start somewhere and thinks this would be a good place to start.

Mayor Johnson asked how the passes are tracked and how many times the pass is used. Chief Financial Officer Juarez said the Finance Department has the means to track the usage.

This item was forwarded to the April 9, 2013 Council Meeting for action.

H. Discussion: AB13-53 – Ordinance D13-53 – Amending Section 2.08.010 of the Bonney Lake Municipal Code Relating to Appointive Officers.

I. Discussion: AB13-54 – Resolution 2296 – Establishing Policies Regarding the Recruitment and Selection of the Appointed Officers of the City.

Deputy Mayor Swatman said this proposed Ordinance and Resolution go together, and would authorize the City Council to establish policies and procedures for the recruitment of Appointive Officers of the City. He said the Administration has practiced what is being proposed for many years. However, when the Mayor proposes to promote an existing employee to an appointive position, and the Council concurs, the taxpayers, staff and potential applicants should be spared the expense of going through a recruitment. The resolution should be amended to reflect that. He said the proposed resolution is intended to implement Ordinance D13-53, which would authorize the City Council to establish policies and procedures for the recruitment of Appointive Officers of the City. He said it just makes sure that there is an open process. Councilmember Lewis said he noticed that this has not been reviewed since 1995 and he is glad to see these issues are being reviewed.

Mayor Johnson said the City's past recruitment process has been very stable but he doesn't think a unanimous vote is feasible and he thinks if there needs to be a vote it should be a majority vote and not unanimous. Councilmember Minton-Davis said she did not understand how the process would work if a recruitment is brought internally before it would be open to the public. She said if there is an internal qualified candidate that the Mayor has the right to do that, however, it will require Council approval. Councilmember Hamilton asked for clarification if Council does not choose an in-house candidate for approval do they have to provide an explanation for the decision. City Attorney Haggard said they do not. Deputy Mayor Swatman said as the author of the resolution, he is willing to change the language from unanimous to majority vote. Councilmember Hamilton said he believes it should be a majority vote and not unanimous, and understands the reasoning of the ordinance and

resolution before the Council. Councilmember Minton-Davis said she doesn't understand the process for internal candidates to apply for an open appointive officer position. Deputy Mayor Swatman said there would likely not be a big enough qualified pool for an appointive officer position within the current City employees. Councilmember Minton-Davis asked if the Council should interfere with the administrative process. Deputy Mayor Swatman said it is a public organization and he believes that everyone should be able to apply for the position, including the public and current employees. Mayor Johnson said he likes the purpose of the proposed ordinance and resolution. City Administrator Morrison said he personally went through a recruitment process at another city which cost that city over \$30,000, as well as the time that the applicants put into it, when the City already had a foregone conclusion of who they would hire. He said he hopes this ordinance and resolution would prevent that from occurring in Bonney Lake. Deputy Mayor Swatman and Councilmember Lewis spoke in favor of revising the language from "unanimous" to "majority."

Ordinance D13-53 and Resolution 2295 were forwarded to the April 9, 2013 Council meeting for action, as amended.

IV. Executive Session: None

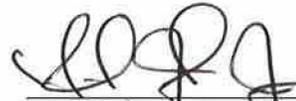
V. ADJOURNMENT:

At 6:30 p.m., Councilmember Rackley moved to adjourn the Council Workshop. Councilmember Lewis seconded the motion.

Motion to adjourn approved 7-0.



Harwood Edvalson, MMC
City Clerk



Neil Johnson, Jr.
Mayor

Items presented to Council for the April 2nd Workshop: *None*

Note: Unless otherwise indicated, all documents submitted at City Council meetings and workshops are on file with the City Clerk. For detailed information on agenda items, please view the corresponding Agenda Packets, which are posted on the city website and on file with the City Clerk.