

CITY COUNCIL WORKSHOP

December 3, 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 & Municipal Center, 9002 Main Street East, Bonney Lake, Washington.

I. CALL TO ORDER – Mayor Neil Johnson, Jr. called the Workshop to order at 5:30 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 Mark Hamilton, Councilmember Donn Lewis, Councilmember Katrina Minton-Davis, Councilmember Randy McKibbin, Councilmember James Rackley, and Councilmember Tom Watson.

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

III. AGENDA ITEMS:

A. Council Open Discussion:

Update to Council Policies & Procedures: Deputy Mayor Swatman said he would like to have a full Council discussion before Council takes action on the Update of Council Policies and Procedures. Councilmember Rackley suggested discussing it at the upcoming retreat and Deputy Mayor Swatman said he just wants to make sure the entire Council have an input in the proposed updates.

Tehaleh: Deputy Mayor Swatman said after the November 19th Council Workshop he feels that the Tehaleh development will have significant traffic impact to the City and that the Tehaleh development creates competition to the City. Councilmember Hamilton spoke regarding the urban growth areas of the County and how the Tehaleh development could affect the City's intentions for future urban growth.

B. Discussion: AB13-152 – Ordinance D13-152 – Update Council Policies and Procedures.

Deputy Mayor Swatman said there were no advanced materials provided for this item but he wanted to make sure the Council have time to consider the proposals. One update they discussed was creating a new Committee of the Whole (COW) and he would like to have the new committees ready to go for the new year. There was discussion about the procedure for Councilmembers to add an item and to take an item to Committee, or a workshop or meeting. Mayor Johnson asked Council to keep in mind the times of the established meetings for the convenience of the public and staff and that the times are reasonable. They discussed keeping the Finance Committee or the COW at 5:30 on the 2nd and 4th Tuesdays of the month, and paralleling the Community Development Committee (CDC) and the Economic Development Committee (EDC) on Tuesdays at 4:00. EDC would be the 1st and third Tuesday of the month,

and CDC would be the 2nd and 4th Tuesdays of the month. The Public Safety Committee was proposed to be kept on the 1st Monday at 5:00 p.m. Council consensus was that Deputy Mayor Swatman prepare a proposal and send it to the Councilmembers for their review and suggestions. This item was forwarded to the December 10, 2013 Council Meeting for action.

C. Review of Council Minutes: November 19, 2013 Council Workshop and November 26, 2013 Council Meeting.

The November 19, 2013 Council Workshop and November 26, 2013 Council Meeting minutes were forwarded to the December 10, 2013 Meeting for action, with one minor correction to the November 26th minutes.

D. Discussion: AB13-55 – Resolution 2297 – Stating City’s Intent to Adopt the Shoreline Master Plan.

Planning Commissioner Chair Grant Sulham described the Planning Commission’s review and recommendations regarding the Shoreline Master Plan (SMP). Senior Planner Sullivan advised that the Department of Ecology (DOE) will review the City’s Notice of Intent before it is sent for final adoption. Planning Commissioner Sulham said that the Planning Commission’s recommendation is to adopt the SMP. Councilmember Hamilton asked about the public comments received during the public hearings which were held regarding the SMP. Senior Planner Sullivan said the major concerns from the public, were mostly regarding setbacks, docks and bulkheads. Deputy Mayor Swatman said he is concerned with submitting the City’s Notice of Intent to DOE without the Council having more time to review and the challenges the County faces regarding the new DOE regulations. Senior Planner Sullivan said the County’s challenges are quite different than the City’s, as they are more restrictive. He said if there is a significant amendment needed, the City would have the ability to make that amendment. He provided a presentation and said staff have worked with DOE and Cascade Water Alliance regarding the flume and its maintenance. He then discussed the 60 foot setbacks associated with the SMP and the Master Building Association letter that Council received regarding the SMP setbacks and protecting and maintaining views of lakefront property owners. Deputy Mayor Swatman asked questions regarding the setbacks and questions raised by property owners at the open house to develop their property to the maximum benefit. Councilmember Hamilton said his concern is the un-developed or under-developed property, and he believes that’s where the future setbacks will cause issues for property owners due to DOE’s “no net loss policy.” Senior Planner Sullivan then spoke regarding the streamlined setback that staff added to the SMP update to diminish the setback from 60’ to 40’.

Councilmember Minton-Davis left the Workshop at 6:30 p.m.

Mayor Johnson asked Council if they wished to continue to review the proposed SMP Update, or if they are confident with moving it forward to submit to DOE. Councilmember Hamilton said the City will need to work with the County for consideration of future annexations. There was discussion about the streams and creeks and how the SMP update would affect those. . Deputy Mayor Swatman said he understands that the Planning Commission has conducted a public meeting, but, asked whether the Council should have a separate public meeting before taking action, especially after the meeting with Senator Roach and the significant regulations that will affect the properties around the lake. Senior Planner Sullivan provided the Mayor and Council with the notification given to the property owners.

Council consensus was to bring the SMP Update back to Council for further review. Senior Planner Sullivan said that if Council has specific questions regarding the SMP update to please provide those to him as soon as possible so he can be prepare a thorough response. This item was tabled for further discussion.

E. Discussion: AB13-137 – Ordinance D13-137 – 2013 Comprehensive Plan Amendments.

Planning Commission Chair Sulham provided a summary of the 2013 Comprehensive Plan Amendments and responded to questioned raised by the Council. Councilmember Rackley asked staff to provide information as to how much high density buildable land the City now has. Director Vodopich said staff will check and provide the requested information. Senior Planner Sullivan provided information regarding how the City meets its capacity for the different types of zoning and the different options the Council has for property. City Administrator Morrison inquired if R-3 zoning could still be used for Commercial property. The 2013 Comprehensive Plan Amendments were tabled for further review and to be included with the 2014 Comprehensive Plan Amendments.

F. Discussion: AB13-143 – Ordinance D13-143 – Re-state the Existing Cluster Requirement in the RC-5 Zone.

Planning Commissioner Chair Sulham provided a summary of the ordinance and said the Planning Commission recommends approval. Senior Planner Sullivan said this ordinance simply restates the requirements. City Attorney Haggard said the code was difficult to interpret, so these revisions clarifies it. She advised that tracts are required to be recorded. Senior Planner Sullivan spoke regarding how the area is calculated in a tract and about steep slopes and critical areas. Deputy Mayor Swatman asked Chair Sulham whether the Commission addressed setbacks. Chair Sulham stated they discussed the issue of clustering. Senior Planner Sullivan advised that should Council want to review setbacks then SEPA will be required and staff and Council will need to look at a thorough review of the RC-5 Zone. This item was forwarded to the December 10, 2013 Council Meeting for action, with removal of substantive changes in the clustering provision established by BLMC 18.20.050.A; this issue was tabled for further review.

G. Discussion: AB13-140 – 2013-2014 Mid-Biennial Budget Proposed Budget Amendments.

City Administrator Morrison summarized the proposed amendments and advised that Special Events Coordinator David Wells was present should Council have questions regarding the proposed amendment for a covered stage at Allan Yorke Park. Councilmember Watson said he would like to see money spent at all of the parks, including Mid-Town Park, and has concerns regarding the budget for the fields. Mayor Johnson said Council needs to make a plan for what they do want and he wants to see the City spend the money to maintain the parks before they break down. Councilmember McKibbin said his concern is having a plan and he does not want to see improvements done "piece-meal." City Administrator Morrison said Council should take the money and put it into a park plan. Councilmember Rackley said he would like to see improvements at Mid-Town Park. Mayor Johnson said he thinks this may be a good topic for the Council retreat. He said it is important to have a park plan for Council to work from. Councilmember Lewis said during his campaign for re-election, voters asked when the City is going to start working on parks, they gave their opinion during the MPD vote, but voters want the City to have a plan. Mayor Johnson said there are needs for trails and parks and the City has the land and the ability to provide them. Council consensus was to develop a city-wide

park plan. Deputy Mayor Swatman said to keep in mind that current councilmembers will not always be here to see the current plan through. Council asked how the covered stage got put into the budget amendments and asked about the need for it. Special Events Coordinator David Wells spoke regarding the need and the cost of the roof. Councilmember Hamilton spoke regarding the WSU forest and the needs of the City and all of the parks, especially the safety at the WSU forest. Council consensus was to leave \$75,000 in the budget amendments for parks.

Councilmember Watson asked about the increase in costs for the purchase of City vehicles and City Administrator Morrison and Public Works Director Grigsby responded regarding the City's fleet replacement practices.

Councilmember Watson asked where in the general fund the increased sales tax goes. City Administrator Morrison said it all goes into the general fund. Chief Finance Officer advised there has been a 3% increase in sales tax. Councilmember McKibbin asked what the total costs of the amendments are. Chief Financial Officer Juarez provided a breakdown from the agenda packet information on pages 247 and 248 for revenues and page 249 for expenditures. Councilmember Lewis asked about the expenditures for the Compass Pointe property purchase. Chief Financial Officer Juarez referred Council to pages 250 and 251 of the agenda packet. This item was forwarded to the December 10, 2013 Council Meeting for action.

H. Discussion: AB13-147 – Resolution 2348 – Interlocal Agreement for a Pierce County Auto Theft Task Force (ACE).

Chief of Police Powers provided a brief summary of the need for the interlocal agreement as it was outlined in the agenda bill and it was forwarded to the December 10, 2013 Meeting for action.

I. Discussion: AB13-151 – Resolution 2351 – Okanogan County Jail Fee Increase.

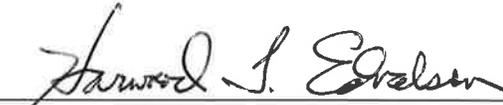
Chief of Police Powers provided a brief summary of the jail fee increase as was outlined in the agenda bill and it was forwarded to the December 10, 2013 Meeting for action.

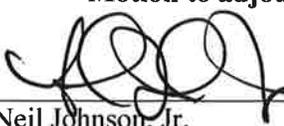
IV. Executive Session: None.

V. ADJOURNMENT:

At 8:06 p.m., Councilmember Watson moved to adjourn the Council Workshop. Councilmember McKibbin seconded the motion.

Motion to adjourn approved 7 – 0.


 Harwood Edvalson, MMC
 City Clerk


 Neil Johnson, Jr.
 Mayor

Items presented to Council for the December 3, 2013 City Council Workshop.

- Jeremiah Lafranca, Government Affairs Manager, *Letter dated December 2, 2013 Re: Resolution 2297 (Adoption of Shoreline Master Plan)*, Master Builders Association of Pierce County.

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.