

CITY COUNCIL WORKSHOP

June 3, 2014
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.
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Location: Justice & Municipal Center, 9002 Main Street East, Bonney Lake, Washington.

I. CALL TO ORDER – Mayor Neil Johnson, Jr. called the workshop to order at 5:33 p.m.

II. ROLL CALL:

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

Deputy Mayor Swatman moved to excuse Councilmember Watson. Councilmember Lewis seconded the motion.

Motion approved 5 – 0.

Deputy Mayor Swatman advised that Councilmember Minton-Davis will arrive late to the Workshop. Councilmember Minton-Davis arrived at 5:38 p.m.

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

III. AGENDA ITEMS:

A. Presentation: Certificates of Achievement to High School Students for sports and other academic achievements.

Mayor Johnson signed and presented the Certificates of Achievement to Bonney Lake High School students for their sport and other academic achievements. No action was taken, as this item was for presentation purposes only.

B. Council Open Discussion.

Greater Bonney Lake Historical Society Cemetery Ceremony: Councilmember Hamilton said the Greater Bonney Historical will be hosting a renaming ceremony for the "Lake Tapps Pioneer Cemetery" previously known as the Dieringer Cemetery, on June 4, 2014, at 10:30 a.m., at 22219 40th St E. He said in 1889 the cemetery was developed as a County cemetery on an acre of land donated by Daniel Orcutt. He said Roger Hunt, who is the great-great-great grandson of Daniel Orcutt, began a mission of

restoring the name to the cemetery that was donated to the County 125 years ago. He said those wishing to attend the ceremony may meet at the Public Works Center to travel to the site.

Get the 411: Councilmember Lewis provided a handout from “Get the 411” Presentation, a presentation to help kids talk about the use of drugs in the area. The presentation will be held at the Sumner High School Performing Arts Center on June 9th from 6-8:30 p.m.

Senior Center/Rummage Sale: Councilmember Minton-Davis said there will be a rummage sale on June 21st at the Bonney Lake Senior Center. She said donations are welcome for the rummage sale, but no clothes or shoe donations will be accepted.

Relay for Life: Mayor Johnson stated he sent out an “All Employee” e-mail which asked for volunteers to sign up for the Relay for Life walk on July 18th-19th. He said he will make sure Councilmembers are included in the request for volunteers.

C. Presentation/Discussion: WSU Commercial Property - Wally Costello.

Wally Costello, Senior Vice President of Quadrant Homes (Quadrant) and Mike Read with Transportation Engineering Northwest, provided a very detailed presentation with questions and answers to and from the Council regarding a proposed traffic signal at SR410 and 204thAve E. Mr. Costello asked the Council to focus on the summary of the Council’s list of their 28 questions and the outlined proposed next steps. Mr. Reed provided each Councilmember and staff member with a handout binder entitled, “Bonney Lake WSU Site-Commercial Zone Traffic Signal Presentation” for their review.

Mr. Read advised that an independent review analysis was conducted which provides for north and south traffic alternatives; he presented and discussed different models and options.

Mr. Costello spoke regarding the levels of service, which is addressed in the last page of the memo and the graph included in the presentation. He said without the proposed traffic signal at South Prairie Road, the level of service would be significantly dropped. Councilmember Rackley suggested that the Council have an opportunity to thoroughly review the handout on their own. Mr. Costello said the proposed traffic signal would create economic vitality with quality retailers, and the plan is not to create competition with existing retailers. Their goal with this proposal is to be timely and organized and provide answers to the Council’s questions.

Councilmember Hamilton asked if the analysis takes into account the eventual improvement costs the City would be liable for at the light at 214th Ave E and the level of service that those improvements would create. Mr. Read said this was considered in the analysis. Councilmember Hamilton asked why they did not consider aligning the new signal with 202nd Ave E instead of 204th Ave E. Mr. Read advised that aligning the proposed signal with 202nd Ave E would create a number of site development issues.

Deputy Mayor Swatman said he agrees with their proposal, however, he is concerned that in order to pursue this proposed intersection it involves a lot of time and money and there are no guarantees with WSDOT. Mr. Costello advised every cost incurred

would be covered by the developer to WSDOT. He said except for the request and processing of the permit(s) by City staff, there would not be costs to the City. Mayor Johnson said he believes it needs to be analyzed if significant staff time would be necessary and there was discussion regarding the traffic impact fees (TIF) and what the TIF rates may be and how this development would affect the City. Alison Moss, attorney for the property owners, said the TIF would be determined at the time of the development application and would be determined based on whatever fees apply at that time; she said a surcharge would also be paid at the time of the application. She advised that the only item fixed would be set by the formula set by the City. Deputy Mayor Swatman said he would like see an absolute minimum TIF set for such a development.

Council consensus was to review the presentation handout and bring the item back for continued discussion, tentatively set for the July 1, 2014 Workshop.

D. Review of Council Minutes: May 20, 2014 Workshop and May 27, 2014 Council Meeting.

Councilmembers noted some minor corrections which were made. The corrected minutes were forwarded to the June 10, 2014 Council Meeting for action.

E. Discussion: AB14-59 – Ordinance No. D14-59 – Amendments to the Land Use Matrix related to Assisted Living Facilities.

Senior Planner Jason Sullivan said the proposed amendment would separate Assisted Living Facilities from Continuing Care Communities and Nursing Homes on the Land Use Matrix and allow Assisted Living Facilities within the Downtown Commercial and Downtown Mixed Use zoning classifications. He advised that this amendment would ensure consistency between the City's development regulations codified in the Bonney Lake Municipal Code and the housing policies adopted in the Bonney Lake Comprehensive Plan, which directs the City to support the development of senior housing projects in the downtown. Councilmember Lewis said he would like to be the sponsor for this item.

Deputy Mayor Swatman addressed concerns about inconsistencies, and asked why the City wouldn't want to allow nursing homes and assisted living facilities in the Downtown Core. He asked about the difference between nursing homes and assisted living facilities. Mr. Sullivan advised that the difference is there is no 24 hour nursing care versus assisted living facilities. Community Development Director Vodopich said the City's downtown plan proposal is for apartments across from the Post Office property is Downtown Mixed zoning. Council discussed referring this matter to the Planning Commission to consider expanding the Downtown Core. Mr. Sullivan advised that at the June 4th Planning Commission meeting they will be reviewing the future land use map as a part of the Comprehensive Plan Update. This item was forward to the June 10, 2014 Meeting for action.

IV. EXECUTIVE SESSION: None.

V. ADJOURNMENT:

**At 7:12 p.m., Councilmember Rackley moved to adjourn the Council Workshop.
Councilmember Lewis seconded the motion.**

Motion to adjourn approved 6- 0.



Harwood Edvalson, MMC
City Clerk



Neil Johnson, Jr.
Mayor

Items presented to Council at the June 3, 2014 Workshop:

- Councilmember Donn Lewis, “*Get the 411 – Learn what your kids already know about Marijuana*” flyer.
- Mike Read, *Bonney Lake WSU Site-Commercial Zone Traffic Signal Presentation*, Transportation Engineering Northwest.

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.