

**CITY COUNCIL
WORKSHOP**

**July 19, 2016
6:00 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: Bonney Lake Justice & Municipal Center, 9002 Main Street East, Bonney Lake, Washington.

- I. Call to Order** –Mayor Neil Johnson, Jr. called the meeting to order at 6:00 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 Randy McKibbin, Councilmember Justin Evans, Councilmember Donn Lewis, Councilmember Katrina Minton-Davis, Councilmember James Rackley, Councilmember Dan Swatman, and Councilmember Tom Watson.

Staff members in attendance were City Administrator Don Morrison, Assistant Chief of Police James Keller, Chief Financial Officer Cherie Gibson, Public Services Director John Vodopich, Permit Center Lead Jenn Francis, Senior Planner Jason Sullivan, City Attorney Kathleen Haggard, Administrative Services Director/City Clerk Harwood Edvalson, and Administrative Specialist II Renee Cameron.

Mayor Johnson asked Council if they approve moving Item III. B. Presentation to be Item A, and Item III.A to Item III.B. Council concurred.

III. Agenda Items:

A. Presentation: Bonney Lake Mid-year Development Activity Report

Permit Center Lead Jenn Francis presented to the Council the Bonney Lake Mid-year Development Activity Report summarizing the presentation contained in the Workshop agenda packet. The presentation addressed construction statistics, business licenses, electronic permits & plan review, pre-applications for 2016, commercial projects, multi-family projects, the relocation of homes by Lowes, current projects map, 2015 Code changes, lot availability report (which Ms. Francis said has changed significantly since the last report), vacant lots/underutilized lots, and business outreach. Councilmember Rackley asked about the improvements seen by allowing electronic plan review and Ms. Francis spoke regarding numerous improvements in processing permits and in savings to both the applicants and staff, in both costs and time. This item was for presentation purposes only, and no action was taken.

B. Presentation: Allan Yorke Park Master Plan – Bruce Dees

Facilities & Special Projects Manager Gary Leaf introduced Bruce Dees and Rachel Lingard from Bruce Dees & Associates, who provided a presentation summarizing the updated plan, the majority of which was included in the Workshop agenda packet, regarding the Allan Yorke Park Master Plan. He advised that he and his

staff have worked with Council, Mayor Johnson, the Parks Ad Hoc Committee, and staff in preparing this Master Plan. He discussed the Proposed Program Element, which as updated also includes a Performing Arts Center and a Community Center, and the relocation of the little league softball fields. He summarized the overall Master Plan, to include North Park, Central Park which would include a field for adult softball, South Park which would include a BMX area and mountain bike trail and a loop trail which would connect to the Fennel Creek Trail and East Park with a multi-use field and a children's play area, and boat trailer parking. Rachel Lingard discussed the possible phasing plan for the Master Plan. She said the areas in blue would be done in Phase 1 and listed as the priority items, the areas in yellow in Phase 2 in East Park, the areas in green in North Park for Phase 3, and the pink area in Central Park would be in Phase 4; and provided and summarized a Phase Cost Estimate to the Council.

Councilmember Evans asked about adequate sun for the location of the community garden, proper trailer parking for the BMX area, and savings on field lighting. Councilmember Rackley said he appreciates the entire concept design plan for the park. Mayor Johnson said the next step is to determine how the City wishes to move forward with the plan. He said the Parks Ad Hoc Committee feels that the Phase 1 improvements are possible to move forward now, which he believes will encourage the voters to pass a future bond for the other phases to be completed. Councilmember Lewis asked about possible sponsorships to help with the costs. Councilmember Evans asked about the costs of grass versus turf and Ms. Lingard explained the costs. Councilmember Swatman agreed with Mayor Johnson that Phase 1 is doable, with an emphasis to remove the dirty yard area, and Councilmember Lewis agreed. Mayor Johnson said he would like to see Council approve moving forward with Phase 1 and then prepare and review a plan for the other phases to be completed, as they can be funded and accomplished. He said he would like to have a proposal to Council in the next month or two. Councilmember Minton-Davis said she would like to see the City begin moving forward with Phase 2. This item was for presentation purposes only, and no action was taken.

C. Council Open Discussion.

Blue Tape: Councilmember Watson said he has the blue tape to share for others to show support to the police by placing a blue line on the back of their vehicle windows.

Bear sightings/Fennel Creek Trail closure: Councilmember Swatman asked about the bear sightings by or along the Fennel Creek Trail. Assistant Chief of Police Keller said he will confirm whether the bear sighting signs need to stay up, as he does not believe the bears have recently been spotted in the area.

August 2nd Council Workshop and Community Development Committee Cancellation: Council consensus was to cancel the August 2nd Council Workshop, and the August 2nd Community Development Committee Meeting so Councilmembers could attend National Night Out. They advised that they will

discuss the Fennel Creek Assessment Reimbursement Area Formation at the August 9th Council Meeting.

These items were for discussion purposes only, and no action was taken.

D. Review of Draft Minutes: July 5, 2016 Workshop and July 12, 2016 Meeting.

The minutes were forwarded to the July 26, 2016 Meeting for action with no corrections.

E. Discussion: AB16-79 – Ordinance D16-79 – Establishing Process for Development Agreements

Senior Planner Jason Sullivan summarized the agenda bill and the proposed ordinance establishing the process for development agreements, stating this issue developed out of the Economic Development Committee. He stated this amendment gives the Council more flexibility to deal with impact fees as it lays out the process of development on a project-by-project basis. Councilmember Rackley asked if the proposed ordinance would take away any of the flexibility already provided, and Mr. Sullivan advised that this will increase the level of flexibility. He provided examples regarding sewer development charges. City Attorney Haggard advised she is still reviewing the proposed ordinance and will be working with Mr. Sullivan regarding the proposed final draft. Councilmember Swatman asked whether this amendment would allow multifamily projects to get reduced traffic impact fees and Sullivan advised that the zoning in any of the centers would require multifamily, so this portion of the amendment would be redundant and really does not need to be included in the amendment. He advised that no matter what type of development agreement, all development agreements will require Council approval. Deputy Mayor McKibbin reminded everyone that a development agreement has to be agreed upon by the parties.

Councilmember Minton-Davis said she noticed that Pierce County also has a planned unit development (PUD) code, which allows for modification of zoning. She asked for clarification of the PUD codes and whether it can or cannot change the zoning regulations. Mr. Sullivan advised that this amendment provides the City and Council with flexibility and would allow zoning revisions.

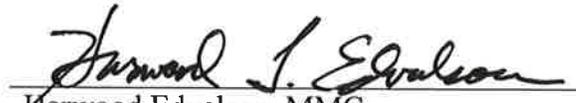
Councilmember Minton-Davis then asked about the process of development agreements per this amendment and Mr. Sullivan advised that it would proceed via a quasi-judicial process bring it forward through a public hearing. Mayor Johnson said this amendment is proposed to give the Council better guidance. He said there are no developments waiting to move forward under this amendment.

Mr. Sullivan said he will work on revisions with legal counsel and will bring the updated draft ordinance back to Council for further review and discussion.

IV. EXECUTIVE SESSION: None

V. ADJOURNMENT:

Mayor Johnson adjourned the Workshop at 7:29 p.m.


Harwood Edvalson, MMC
City Clerk


Neil Johnson, Jr.
Mayor

Items presented to Council for the July 19, 2016 Workshop:

- Bruce Dees, Bruce Dees & Associates, *Allan Yorke Park Master Plan Phased Cost Estimate for Phase 1, Phase 2, Phase 3, and Phase 4, dated July 19, 2016.*

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.