

CITY COUNCIL WORKSHOP

**September 15, 2015
5:30 p.m.**

AGENDA



“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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*The City Council may act on items listed on this agenda, or by consensus give direction for future action.
The Council may also add and take action on other items not listed on this agenda.*

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

I. CALL TO ORDER: Mayor Neil Johnson

II. ROLL CALL:

Elected Officials: Mayor Neil Johnson, Jr., Deputy Mayor Dan Swatman, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin, Councilmember Katrina Minton-Davis, Councilmember James Rackley, and Councilmember Tom Watson.

III. AGENDA ITEMS:

A. Council Open Discussion.

p. 3 **B. Discussion:** Review of Minutes: September 1, 2015 Council Workshop, September 8, 2015 Finance Committee/Committee-of-the-Whole Special Meeting, and September 8, 2015 Council Meeting.

p. 13 **C. Discussion:** AB15-91 - Ordinance No. D15-91 - Removal of reference to the Community Character Element in the BLMC.

p. 27 **D. Discussion:** AB15-94 – Ordinance No. D15-94 - Concurrency Amendment – Level of Service Standards.

IV. EXECUTIVE/CLOSED SESSION:

Pursuant to RCW 42.30.110 and/or RCW 42.30.140, the City Council may hold an executive or closed session. The topic(s) and duration will be announced prior to the session.

V. ADJOURNMENT

For citizens with disabilities requesting translators or adaptive equipment for listening or other communication purposes, the City requests notification as soon as possible of the type of service or equipment needed.

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CITY COUNCIL WORKSHOP

**September 1, 2015
5:30 P.M.**

DRAFT MINUTES



“Where Dreams Can Soar”

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

- I. CALL TO ORDER** – Deputy Mayor Dan Swatman called the workshop to order at 5:31 p.m.
- II. ROLL CALL:** Administrative Services Director/City Clerk Harwood Edvalson called the roll. In addition to Deputy Mayor Swatman, elected officials attending were Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin, and Councilmember James Rackley. Mayor Neil Johnson, Jr., Councilmember Katrina Minton-Davis and Councilmember Tom Watson were not in attendance.

Councilmember Lewis moved to excuse Councilmember Minton-Davis and Councilmember Watson from the Council Workshop. Councilmember Hamilton seconded the motion.

Motion to excuse Councilmember Minton-Davis and Councilmember Watson approved 5 – 0.

Staff members in attendance were City Administrator Don Morrison, Assistant Public Works Director Charlie Simpson, Community Development Director John Vodopich, Chief Financial Officer Cherie Gibson, Assistant Police Chief James Keller, Human Resources Manager Jenna Richardson, Administrative Services Director/City Clerk Harwood Edvalson, City Attorney Kathleen Haggard, and Administrative Specialist II Renee Cameron.

III. AGENDA ITEMS:

A. Council Open Discussion:

Bonney Lake High School: Councilmember Lewis said he attended the District Opening Convocation Day at Bonney Lake High School, where he represented the City. He said the Sumner School District have hired 100 new teachers District wide, and are expecting an increase of 2,000 new students, mostly due to Tehaleh. He said the new traffic signal is installed which should make for safer school crossings.

White River Communities Families First Coalition: Councilmember Lewis said he attended the White River Communities Families First Coalition Meeting on August 24th at the Buckley Fire Station. He said the Coalition is collecting bicycles for the Wickersham School Program, which shows youth how to ride and maintain bikes and ride safely along SR410. He said donations can be delivered to the White River Youth Center in Buckley, and described the different options the program offers. He said there was also a presentation from ResCare (Respect and Care) Tacoma Pierce County Youth Program. He said people ages 16-24 can earn experience working and achieve \$1,000 grant toward college, or a vocational or trade school. He said seniors and recent

graduates can apply for the \$1,000 grant. He said the next Coalition meeting will be on September 28th.

Historical Markers Dedication Ceremony: Deputy Mayor Swatman said that Councilmember Lewis reminded everyone about the Historical Markers Dedication Ceremony for two new historical markers at Victor Falls and the historic site of Connell's cabin. The ceremony will be on Saturday, September 12, 2015 at 10:00 a.m. at the Victor Falls Park, located at 18212 Rhodes Lake Road East, Bonney Lake, WA 98391. These new markers will now make 13 total historical markers that have been installed in the area.

City Artwork for Council Chambers: City Administrator Morrison said he would like the City's Arts Commission to meet and design a City logo for a backdrop to be placed in Council Chambers. Council agreed that would be a nice addition to the Council Chambers.

- B. **Review of Draft Council Minutes:** August 18, 2015 Workshop, and August 25, 2015 Meeting.

The minutes were forwarded to the September 8, 2015 Council Meeting for action with minor corrections.

- C. **Discussion:** AB15-98 – Resolution 2478 – Real Estate Listing with Coldwell Banker Commercial/Offenbecher for former City Hall Annex.

City Administrator Morrison summarized the agenda bill for this item. Councilmember McKibbin questioned the amount of the listed price per square foot, and if it was too high. City Administrator said it is negotiable, and would be one of the factors in the negotiation of a lease. This item was forwarded to the September 8, 2015 Meeting for action on the Consent Agenda.

- D. **Presentation/Discussion:** AB15-99 – Ordinance D15-99 - Non-Represented Employees Salary and Benefits Schedule.

Councilmember Rackley said he has comments questions for Mayor Johnson before speaking regarding proposed Ordinance D15-99 and Ordinance D-15-100. He stated that he would like to postpone these two items until the Mayor was present and available to respond to Council's questions. Deputy Mayor Swatman agreed with Councilmember Rackley, but would like to allow Administration present actual data and the studies for them to consider before they have a discussion with Mayor Johnson. City Administrator Morrison advised that Mayor Johnson had asked that the presentation move forward tonight as staff were present and ready to proceed and were available for questions. Councilmember Lewis said he was fine with staff making their presentation. Councilmember Hamilton said he agrees with Councilmember Rackley, but wouldn't mind hearing the staff presentation.

Council consensus was to allow City Administrator Morrison and staff to present the Mayor's proposal, and to continue discussion when the Mayor is present. City Administrator Morrison summarized the agenda bill for this item, as well as the Memo from the Non-Represented Benefits Review Committee. He said Mayor Johnson advised he wanted to postpone any decisions regarding the medical costs associated with 2017, and

withdraw that section from the draft ordinance, and to discuss and propose any changes regarding the 2017 medical costs during the next biennial budget process.

Jenna Richardson, Human Resources Manager, explained the process and rationale that the Non-Represented Benefits Review Committee considered, per the Mayor's request. She summarized the Committee's August 25, 2015 Memo to the Mayor.

Councilmember Hamilton asked how other cities manage non-represented employees benefits, and Ms. Richardson responded to his question about cities and the competitiveness amongst the different agencies, comparables amongst other cities, and the non-representative employees not being represented by a union. City Administrator Morrison noted the detail about the high deductible health care savings account, which he stated is identical language from the new agreement with AFSCME.

City Administrator advised that the intended effective date for proposed Ordinances D15-100, would be January 2016, once it is published and passed.

Agenda Items III.D. and III.E. were continued for further discussion at a future meeting/workshop.

- E. **Discussion:** AB15-100 - AB15-100 – Ordinance D15-100 - Authorizing a Non-Represented Employee Paid Time Off (PTO) Bank.

This item was discussed in conjunction with Agenda Item III.D.

IV. EXECUTIVE/CLOSED SESSION: None.

V. ADJOURNMENT:

At 6:05 p.m., Councilmember Lewis moved to adjourn the Council Meeting. Councilmember Rackley seconded the motion.

Motion to adjourn approved 5 – 0.

Harwood Edvalson, MMC
City Clerk

Neil Johnson, Jr.
Mayor

Items presented to Council at the September 1, 2015 Workshop:

- Councilmember Lewis, ResCare (Respect and Care) Tacoma Pierce County Youth Program.
- Jenna Richardson, Non-Represented Benefits Review Committee, Human Resources Manager, 2015/2016 Non-Represented Benefit Change Projection

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**CITY COUNCIL
SPECIAL MEETING –
COMMITTEE-OF-THE-
WHOLE/FINANCE
COMMITTEE**

**September 8, 2015
5:30 P.M.**



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MINUTES

Location: Bonney Lake Justice & Municipal Center, Suite 200 Conference Room, 9002 Main Street East, Bonney Lake, Washington.

- I. CALL TO ORDER** – Deputy Mayor Dan Swatman called the special meeting to order at 5:32 p.m.
- II. ATTENDANCE:** Elected officials attending were Deputy Mayor Dan Swatman, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin, Councilmember Katrina Minton-Davis, Councilmember James Rackley, and Councilmember Tom Watson. Mayor Neil Johnson joined the meeting in progress.

Staff members participating in the meeting discussion were City Administrator Don Morrison, Police Chief Dana Powers, Administrative Services Director/City Clerk Harwood Edvalson, Chief Financial Officer Cherie Gibson, Information Services Manager Charles McEwen and Human Resources Manager Jenna Richardson.

III. AGENDA ITEMS:

A. Updates and/or Reports:

1. Personnel Updates and/or Issues. HR Manager Jenna Richardson reported on the recruitments for two vacancies in the Public Works Department. She informed the Council that many applications had been received for the two positions.

B. Old Business:

1. Minutes. Corrections to the draft minutes were submitted by Councilmembers Lewis and Watson.

**Councilmember Watson moved the approval of the minutes as corrected.
Councilmember Lewis seconded the motion.**

Motion approved 7 – 0.

C. New Business:

1. AB15-102 Renewing the Quickview Agreement with Pierce County. City Administrator Morrison explained that the proposed agreement was a renewal to allow the City to continue to use the software and data. Information Services Manager Charles McEwen added that the license includes authorization for 20 concurrent sessions. There

was general consensus of the Council to move the item forward to the consent agenda of the next Council meeting.

2. AB15-99 – FY 2015-2016 Salary & Benefits for Non-Represented Staff. Mayor Johnson explained how once the Police Guild and AFSCME Union employees had settled their contract negotiations he had invited an advisory committee of non-represented staff to make cost-of-living increase and other benefit proposals. He said his aim, in addition to providing for fair compensation for this group of employees, was to maintain the City's competitive position in retention and recruitment of well-qualified employees. He noted that the non-represented staff had accepted in their proposal a change in health benefits including a sizeable employee contribution, which will result in a savings to the City. He added that what he had finally proposed to the Council created additional savings to the adopted budget.

Councilmember Rackley stated that this group of employees had been used to help balance the budget shortfalls of previous years, and he felt it was time for the Council to show its appreciation by granting more in salary and benefits than the Mayor had requested. He also urged the administration to do a salary and benefits comparison every 2 – 3 years, suggesting with such a regular comparison that salary ranges and steps might be discontinued. Deputy Mayor Swatman and Councilmembers Watson, Lewis and McKibbin individually expressed the opinion that the Council had budgeted funds for cost-of-living and other benefit adjustments, that the budgeted funds are reasonable, and that it should be left to the Mayor's discretion on how they are applied to the wages and benefits of these employees. Councilmember Hamilton warned against the potential for abuse of performance systems if such a system is the basis for reward of employees. City Administrator Morrison suggested that a comprehensive salary and benefit survey might be included in the next biennium's budget.

After additional Council discussion, a majority consensus was expressed that subject to Council review and approval, the Administration is charged with development and implementation of an appropriate distribution of budgeted funds to its non-represented employees.

3. AB15-100 – FY 2015-2016 PTO for Non-Represented Staff. Mayor Johnson invited HR Manager Richardson to explain the non-represented committee's reasoning behind including a request for PTO (Paid-time-off) in their proposed benefits changes. He added that she would be explaining a comparison chart which had been prepared to show the use of PTO by other cities with their non-represented staff. Manager Richardson explained that PTO was proposed by the employee committee as an offset to the many hours overtime-exempt staff put in outside their normal work hours. She added that the PTO request was in lieu of a request for additional vacation, and was proposed neither to accrue nor carry-over into future years if not used by the employee. Manager Richardson also explained the data in the table of other cities using PTO for their overtime exempt employees.

Deputy Mayor Swatman observed that PTO is simply a formalization of the management's right to allow exempt employees flexibility in their hours as long as the work is done. The Council questioned the application of PTO to non-represented staff who are not overtime exempt, and wondered if there might not be a more appropriate name. The Council discussed the proposal further, but no consensus opinion was reached before adjournment of the meeting.

IV. ADJOURNMENT:

Councilmember Watson moved to adjourn the meeting at 6:41 p.m. Councilmember Hamilton seconded the motion. The meeting was adjourned without objection.

Harwood Edvalson, MMC
City Clerk

Neil Johnson, Jr.
Mayor

Items presented to Council at the September 8, 2015 Special Meeting:

- Jenna Richardson – Table of Polled and Reporting Cities/ PTO – HR Manager.

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CITY COUNCIL MEETING

**September 8, 2015
7:00 P.M.**



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DRAFT MINUTES

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 7:00 p.m.

- A. Flag Salute: Mayor Johnson led the audience in the Pledge of Allegiance.
- B. 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 James Rackley, and Councilmember Tom Watson.

Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Chief Financial Officer Cherie Gibson, Police Chief Dana Powers, Administrative Services Director/City Clerk Harwood Edvalson, City Attorney Kathleen Haggard, and Records & Information Specialist Susan Haigh.

C. Announcements, Appointments and Presentations:

- 1. Announcements: None.
- 2. Appointments: None.
- 3. Presentations:
 - a. **Proclamation:** Beautify Bonney Lake Day – September 19, 2015.

Mayor Johnson read the proclamation aloud for the 12th annual Beautify Bonney Lake (BBL) event and thanked Councilmembers, staff, and volunteers who participate each year. He invited BBL Board member Julie Bown to speak. She said they are excited for this year’s event, and volunteering is a great way for citizens to get involved and take ownership in their community. Councilmember Watson said many people and businesses generously give their time and funds for this community event.

D. Agenda Modifications: None.

II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE:

- A. Public Hearings: None.
- B. Citizen Comments:

Scott Jones, Tehaleh, presented a check and financial guarantee to the City as the first installment per the City's mitigation agreement with NASH Cascadia Verde (Tehaleh) for the SR410 and Veterans Memorial Drive intersection improvements. He said installation of a new traffic signal at Bonney Lake High School is complete and should be activated soon. He said completion of the 198th Avenue extension project has been delayed and they now expect it to be complete as early in 2016 as weather permits.

Grant Sulham, 10005 183rd Ave E, Bonney Lake, spoke in favor of a ban on fireworks in Bonney Lake. He spoke about fireworks regulations and difficulties in enforcing current fireworks laws. He said fireworks are set off weeks before and after July 4th each year, sometimes in the early morning hours. He said that something should be done.

Mayor Johnson noted that the City is holding an Open House on September 29th at 6:00 p.m. regarding fireworks laws. He said staff are currently researching enforcement issues and laws. He noted that if the City banned fireworks, the ban would not go into effect until one year after passage.

Richard Alexander, 10808 180th Ave E, Bonney Lake, spoke about the risks and injuries related to consumer fireworks. He presented a handout on fireworks risks. He spoke in favor of a ban on fireworks in Bonney Lake.

Mary Alexander, 10808 180th Ave E, Bonney Lake, said a number of residents asked her to speak on their behalf in favor of a ban on fireworks in Bonney Lake. She presented the Council with a handout on victims of fireworks accidents. She read an email aloud from Quinn Dahlstrom in favor of a fireworks ban. She spoke about victims of consumer fireworks from around the U.S. and the local area.

Winona Jacobsen, 9100 189th Ave Ct E, Bonney Lake, commended the City for winning a grant for two more historical markers. She invited all to attend the Historical Marker Dedication ceremony on Saturday, September 12, 2015 at 10:00 a.m. at Victor Falls Park. She said the Greater Bonney Lake Historical Society will be selling fundraising raffle tickets at the event, with a drawing on October 17th at the Milotte Film Festival. She also spoke in favor of a ban on fireworks in Bonney Lake.

Fred Jacobsen, 9100 189th Ave Ct E, Bonney Lake, invited all to attend the Greater Bonney Lake Historical Society's Milotte Film Festival on October 17, 2015.

C. Correspondence:

Public Works Director Grigsby reported that the City received a letter from Assistant Public Works Director Charlie Simpson about his plans to retire in November 2015. Councilmember Rackley said Mr. Simpson is a valued employee and will be missed.

III. COUNCIL COMMITTEE REPORTS:

- A. Finance Committee/Committee of the Whole: Deputy Mayor Swatman said the Council met as the Committee of the Whole at 5:30 p.m. earlier in the evening and

discussed personnel updates; a proposed GIS contract with Pierce County which was forwarded to the next Meeting's consent agenda; and salary, benefits, and paid time off for non-represented staff.

- B. Community Development Committee: Councilmember Lewis said the Committee has not met since the last Council Meeting.
- C. Economic Development Committee: Councilmember Minton-Davis said the Committee has not met since the last Council Meeting.
- D. Public Safety Committee: Councilmember Watson said the Committee has not met since the last Council Meeting.
- E. Other Reports:

Kiwanis Club: Councilmember Minton-Davis said the Bonney Lake Kiwanis Club will hold monthly lunch meetings in addition to their regular morning meetings. The first lunch meeting is on September 15, 2015 at Granny Sue's Pizza in Bonney Lake.

IV. **CONSENT AGENDA:**

- A. **Approval of Minutes:** August 18, 2015 Council Workshop and August 25, 2015 Council Meeting.
- B. **Approval of Accounts Payable and Utility Refund Checks/Vouchers:** Accounts Payable checks/vouchers #71873-71918 (including wire transfer #'s 20150805, 20150806) in the amount of \$664,227.24.
Accounts Payable checks/vouchers #71920-71923 in the amount of \$4,550.00.
Accounts Payable checks/vouchers #71924-71960 (including wire transfer #16218435) in the amount of \$1,700,361.09.
Accounts Payable wire transfer #2015081701 in the amount of \$43,627.00 for p-card purchases.
VOIDS: None.
CORRECTIONS: From the meeting on 8/25/2015: "Accounts Payable check/voucher 371872 in the amount of \$450.00." should have read "Accounts Payable check/voucher #71872 in the amount of \$450.00."
- C. **Approval of Payroll:** Payroll for August 16th-31st, 2015 for checks #32577-32601 including Direct Deposits and Electronic Transfers is \$ 679,751.33.
- D. **AB15-98 – Resolution 2478** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing A Professional Services Agreement With Coldwell Banker Commercial Offenbecher To Provide Real Estate Listing Services For The City Of Bonney Lake.

**Councilmember Watson moved to approve the Consent Agenda.
Councilmember Lewis seconded the motion.**

Consent Agenda approved 7 – 0.

- V. **FINANCE COMMITTEE ISSUES:** None.
- VI. **COMMUNITY DEVELOPMENT COMMITTEE ISSUES:** None.
- VII. **ECONOMIC DEVELOPMENT COMMITTEE ISSUES:** None.
- VIII. **PUBLIC SAFETY COMMITTEE ISSUES:** None.
- IX. **FULL COUNCIL ISSUES:** None.
- X. **EXECUTIVE/CLOSED SESSION:** None.
- XI. **ADJOURNMENT:**

**At 7:35 p.m., Councilmember Watson moved to adjourn the Council Meeting.
Councilmember Rackley seconded the motion.**

Motion to adjourn approved 7 – 0.

Harwood Edvalson, MMC
City Clerk

Neil Johnson, Jr.
Mayor

Items presented to Council at the September 8, 2015 Meeting:

- Scott Jones, NASH Cascadia Verde (Tehaleh) – *Road Mitigation – Financial Guarantee Bond No. 0684790.*
- Richard Alexander, Bonney Lake Resident – *Consumer Fireworks Related Injuries.*
- Mary Alexander, Bonney Lake Resident – *The Victims.*

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City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Department/Staff Contact: Community Development/ Jason Sullivan – Senior Planner	Meeting/Workshop Date: September 15, 2015	Agenda Bill Number: AB15-91
Agenda Item Type: Discussion	Ordinance/Resolution Number: D15-91	Councilmember Sponsor: Donn Lewis

Agenda Subject: Removal of reference to the Community Character Element in the BLMC

Full Title/Motion: An Ordinance of the City Council of the City Of Bonney Lake, Pierce County, Washington, amending portions of Titles 14, 15, 16, and 18 of the Bonney Lake Municipal Code to remove the reference to the Community Character Element.

Administrative Recommendation:

Background Summary: On June 30, 2015, the City Council adopted Ordinance 1522 adopting *Bonney Lake 2035* as the comprehensive plan for the City of Bonney. One of the changes made with the adoption of the City’s new comprehensive plan was the elimination of the Community Character Element. However, multiple sections of the Bonney Lake Municipal Code (BLMC) still refer to the no longer existing Community Character Element. The proposed amendments will correct these references to ensure consistency between the City’s development regulations and the City’s comprehensive plan

Attachments: Ordinance D15-44 and Planning Commission Recommendation Memo

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
Budget Explanation:			

COMMITTEE, BOARD & COMMISSION REVIEW											
Council Committee Review:	Date:	Approvals: Chair/Councilmember Councilmember Councilmember	<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <th style="padding: 2px;">Yes</th> <th style="padding: 2px;">No</th> </tr> <tr> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> </tr> <tr> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> </tr> <tr> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> </tr> </table>	Yes	No						
Yes	No										
	Forward to:	Consent Agenda: <input type="checkbox"/> Yes <input type="checkbox"/> No									
Commission/Board Review:	Planning Commission – September 2, 2015										
Hearing Examiner Review:											

COUNCIL ACTION	
Workshop Date(s):	Public Hearing Date(s):
Meeting Date(s):	Tabled to Date:

APPROVALS		
Director: <i>John P. Vodopich, AICP</i>	Mayor:	Date Reviewed by City Attorney: (if applicable):

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ORDINANCE NO. D15-91

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AMENDING PORTIONS OF TITLES 14, 15, 16, AND 18 OF THE BONNEY LAKE MUNICIPAL CODE TO REMOVE THE REFERENCE TO THE COMMUNITY CHARACTER ELEMENT.

WHEREAS, on June 30, 2015 the City Council adopted Ordinance 1522 adopting *Bonney Lake 2035* as the comprehensive plan for the City of Bonney Lake superseding all previous version of the comprehensive plan; and

WHEREAS, as *Bonney Lake 2035* does not contain a community character element; and

WHEREAS, the goals and policies of the previous community character element have been primarily included in the Community Development Element and Environmental Stewardship Elements of *Bonney Lake 2035*; and

WHEREAS, the City is required to ensure consistency between the adopted comprehensive plan and adopted development regulations;

NOW THEREFORE, the City Council of Bonney Lake, Washington, do ordain as follows:

Section 1. Findings of Fact and Conclusions. The City Council adopts the following findings of fact in support of its decision to adopt the amendments to the *Bonney Lake Municipal Code* (BLMC) contained in this Ordinance:

- 1) The City of Bonney Lake Planning Commission held a public hearing on September 2, 2015 to consider the amendments to the City's development regulations contained in this Ordinance as required by BLMC 14.140.080.
- 2) Pursuant to BLMC 14.140.090.B, the approval criterion for amendments to the City's development regulation is consistency with the comprehensive plan and the laws of the state of Washington
- 3) The City of Bonney Lake Planning Commission found that the amendments to the City's development regulations contained in this Ordinance ensures consistency between *Bonney Lake 2035* and the City's adopted development regulations in the BLMC.
- 4) The City of Bonney Lake Planning Commission found that the amendments to the City's development regulations contained in this Ordinance are consistent with the laws of the state of Washington.

- 5) The City published a notice of the public hearing on August 12, 2015 in the Bonney Lake Herald Courier as required by BLMC 14.140.040.D.
- 6) The notice for the public hearing was provided twenty days prior to the hearing consistent with the requirements of BLMC 14.140.040.D.
- 7) The City posted notice of the public hearing at the City's official posting locations on August 12, 2015.
- 8) The City maintains an email list of stakeholders and individuals that requested notification of hearings related to amendments to the City's development regulation and comprehensive plan consistent with *Bonney Lake 2035 - Implementation Element PI-Action-3*.
- 9) The Community Development Department provided notices of the public hearing to all stakeholders and parties identified on this list.
- 10) As provided in WAC 365-196-800(1), the City's development regulations must be consistent with and implement the City's comprehensive plan.
- 11) As provided in further in WAC 365-196-800(1), the term "implement" connotes not only a lack of conflict but also a sufficient scope to fully carry out the goals, policies, standards and directions contained in the comprehensive plan.
- 12) The adoption of this Ordinance is considered a non-project action as defined in WAC 197-11-704(2)(b) under the State Environmental Policy Act (SEPA).
- 13) The Community Development Director acting as the SEPA Responsible Official determined that the proposed amendment is categorically exempt from the SEPA pursuant to WAC197-11-800(19)(b).
- 14) As required by RCW 36.70A.106 and BLMC 14.140.070, the City provided this Ordinance to the Department of Commerce for review and comment by the Department and other State agencies.
- 15) As authorized by RCW 36.70.106(3)(b), the City requested that the Department of Commerce grant expedited review of the proposed amendments to the City's development regulation contained in this Ordinance.
- 16) The Department of Commerce granted expedited review and the review period concluded on August 20, 2015.

Section 2. Section 14.95.010, “Purpose” of the Bonney Lake Municipal Code and the corresponding portion of Ordinance Nos. 1025 § 10 is hereby amended to read as follows:

14.95.010 Purpose.

The purposes of these design review regulations ~~is~~ are to: ~~implement the community character element of the comprehensive plan.~~

- A. To promote the public health, safety, and general welfare of the citizens of Bonney Lake;
- B. To recognize that land use regulations aimed at the orderliness of community growth, the protection and enhancement of property values, the minimization of discordant and unsightly surroundings, the avoidance of inappropriateness and poor quality of design and other environmental and aesthetic objectives provide not only for the health, safety, and general welfare of the citizens, but also for their comfort and prosperity and the beauty and balance of the community, and as such, are the proper and necessary concerns of local government;
- C. Protect, preserve, and enhance the social, cultural, economic, environmental, aesthetic, and natural values that have established the desirable quality and unique character of Bonney Lake;
- D. Promote and enhance construction and maintenance practices that will tend to promote visual quality throughout Bonney Lake;
- E. Recognize environmental and aesthetic design as an integral part of the planning process; and
- F. Implement adopted land use policies and regulations, including the Downtown Design Guidelines and *Bonney Lake 2035*.

Section 3. Section 15.28.090, “Temporary permits” of the Bonney Lake Municipal Code and the corresponding portions of Ordinance Nos. 1351 § 1 is hereby amended to read as follows:

15.28.090 Temporary permits.

- A. Application may be made along with required permit fees to the department of planning and community development for a temporary permit for the following purposes:
 - 1. Special Event Signs. Temporary, special event sign(s) and decorations are allowed by the director of planning and community development for special events, grand openings, or holidays. Such signs and decorations may be used for a period of not exceeding 14 days and only two such permits shall be issued to any one

person/organization per calendar year. Such signs must be removed within 48 hours following completion of event or activity. Any such sign in violation of these requirements may be removed and may result in an assessment in the cost of their removal pursuant to Chapter 14.130 BLMC.

2. Outdoor Vendor Signs. A maximum of two movable sandwich board signs are allowed on the premises for temporary outdoor vendors, that is Christmas tree lots, fruit stands, and farmers' markets, in the DC, DM, C-2, C-3, Midtown, and Eastown, ~~C-2/C-3 combined and M-1 zone classifications~~. Such signs are limited to a maximum of six square feet in area per face and a maximum height of four feet. Such signs are permitted for a duration of 120 days within a one-year period. Such signs are not permitted in any public right-of-way. Such signs are prohibited on the roof of any temporary or permanent building, trailer, or vehicle used by the vendor. All outdoor vendor signs shall be ~~designed to fit with the community character and~~ be constructed of durable materials such as metal, wood, or plastic. Such signs must be removed within 48 hours of the completion of the event or activity. Any such sign in violation of these requirements may be removed and may result in an assessment in the cost of their removal pursuant to Chapter 14.130 BLMC.
- B. Permit Application. The applicant shall file an application for a temporary permit which shall include the following:
1. A completed permit application on a form provided by the ~~planning and community development department~~ Community Development Department including the name and address of the owner of the sign, street address or location of the property on which the sign(s) are to be located, and the name and address of the property owner.
 2. The identification and description of all proposed sign(s), as part of the temporary permit.
 3. A site plan or map of the proposed location(s) of the sign(s).
 4. In addition to items listed above, applicant will be required to pay all review fees (BLMC 3.68.010) and permit fees.
- C. Appeal. An individual or organization who is denied a temporary permit under this section may appeal such denial. Such appeal must be filed with the planning and community development department and must be in writing, explaining the reason for the appeal. Such appeal must be filed within two business days of the temporary permit decision. The city administrator will review the written appeal and issue a written determination within two business days. The individual or organization may appeal the

determination of the city administrator to a hearing examiner pursuant to the procedures and deadlines of BLMC 14.120.020.

Section 4. Section 16.12.020, “Purpose” of the Bonney Lake Municipal Code and the corresponding portions of Ordinance Nos. 1171 § 1 is hereby amended to read as follows:

16.12.020 Purpose.

The purpose of Chapters 16.12 through 16.14 BLMC is to implement Bonney Lake 2035~~the comprehensive plan~~ community character element and protect the environment, aesthetics, and privacy by:

- A. Ensuring that the community continues to benefit from a substantial canopy of trees by retaining some older trees and by encouraging sufficient tree planting to keep pace with urban growth and tree removal;
- B. Preventing unnecessary denuding of development sites;
- C. Buffering large parking areas and buildings;
- D. Attenuating visual and noise impacts where adjacent to sensitive land uses;
- E. Providing visual screens and barriers as a transition between differing land uses;
- F. Avoiding wasteful irrigation;
- G. Encouraging plant species diversity and prevalence of native plants;
- H. Reducing stormwater and erosion impacts on steep slopes;
- I. Avoiding excessive interference with the tree management decisions of individual homeowners; and
- J. Ensuring that the permit process is as convenient as possible.

Section 5. Section 16.13.050, “Decision criteria on residential development sites” of the Bonney Lake Municipal Code and the corresponding portions of Ordinance Nos. 1171 § 1 is hereby amended to read as follows:

16.13.050 Decision criteria on residential development sites.

On sites where new residential development is proposed or anticipated, whether short plat, subdivision, or multifamily development, the director(s) shall approve or deny clearing permits consistent with the following rules:

- A. Tree retention requirements shall not interfere with full development at the dwelling unit density permitted in the applicable zone; provided, that for tree retention purposes, slopes over 25 percent shall be excluded from the net acreage as defined in BLMC 18.04.140. Sufficient clearing shall be allowed to make room for required buildings, driveways, walkways, parking, vision clearance triangles (see definitions), utilities, stormwater facilities, and similar improvements. If the city requires that trees be retained, the city shall allow clustering of homes on other parts of the site as necessary to retain overall density.
- B. Within the parameters of subsection A of this section, the city shall control which nonexempt trees are retained in accordance with the Community Development Element and Environmental Stewardship Element of Bonney Lake 2035.~~community character element of the comprehensive plan.~~ The city may require the retention of perimeter trees, interior trees, or stands of trees. Retained trees may be located in individual lots or in open space tracts.
- C. In any area to be preserved as open space, in addition to requiring retention of nonexempt trees, the city may require plantings sufficient, upon maturity, to partly or wholly reforest the open space area.
- ~~D.~~ Within the parameters of subsection A of this section, the city may require that existing groundcover be retained or replaced in accordance with the Community Development Element and Environmental Stewardship Element of Bonney Lake 2035.~~community character element of the comprehensive plan.~~
- E. Where Chapter 16.14 BLMC requires landscape buffers, the city may require that trees or groundcover be retained in partial fulfillment of said requirement.
- F. The director(s) may consult an arborist on tree retention. The director(s) shall provide such guidelines and checklists as deemed proper to ensure development does not result in unnecessary cutting of trees.
- G. See also BLMC 16.13.090.

Section 6. Section 16.13.060, “Decision criteria on nonresidential development sites” of the Bonney Lake Municipal Code and the corresponding portions of Ordinance Nos. 1171 § 1 is hereby amended to read as follows:

16.13.060 Decision criteria on nonresidential development sites.

On commercial, industrial, public, and institutional development sites, the director(s) shall approve or deny clearing permits consistent with the following rules:

- A. Tree retention requirements shall not interfere with reasonable exercise of development rights conferred by the applicable zone. Sufficient clearing shall be allowed to make room for reasonable and required buildings, driveways, walkways, parking, vision clearance areas, utilities, stormwater facilities, and similar improvements. In this context, “reasonable” shall mean that the city will allow at least 75 percent of the lot coverage, impervious surface coverage, or other appropriate measure of site utilization that would be possible without the requirements imposed by this chapter on slopes under 25 percent and at least 25 percent of the lot coverage, impervious surface coverage, or other appropriate measure on slopes over 25 percent.
- B. Within the parameters of subsection A of this section, the city shall control which trees are retained, removed, or replaced in accordance with the Community Development Element and Environmental Stewardship Element of Bonney Lake 2035. ~~community character element of the comprehensive plan~~. The city may require the retention of perimeter trees, interior trees, or stands of trees. The city may require that nonexempt trees removed from the site be replaced in accordance with BLMC 16.13.120. Any trees retained or replaced in landscape buffers required by Chapter 16.14 BLMC shall count toward fulfillment of said buffer requirements.
- ~~C.~~ Within the parameters of subsection A of this section, the city may require that existing groundcover other than trees be retained or replaced in accordance with the Community Development Element and Environmental Stewardship Element of Bonney Lake 2035. ~~community character element of the comprehensive plan~~.
- D. See also BLMC 16.13.090.

Section 7. Section 18.33.010, “Purpose” of the Bonney Lake Municipal Code and the corresponding portions of Ordinance Nos. 1407 § 1 (Attachment A) is hereby amended to read as follows:

18.33.010 Purpose.

Land use and development standards provide for cohesive site development, which is a crucial element in the creation of an Eastown commercial district that has interconnected parking, complementary site design, and a logical infrastructure. The standards included in this chapter build upon the goals and policies established in the Eastown Center Plan and Bonney Lake 2035 ~~community character and Eastown elements of the Bonney Lake comprehensive plan~~.

Section 8. Section 18.36.010, “Purpose” of the Bonney Lake Municipal Code and the corresponding portions of Ordinance Nos. 1364 § 1 is hereby amended to read as follows:

18.36.010 Purpose.

The intent of this zone is to implement the commercial and retail core portion of the Downtown Center Plan ~~downtown plan which forms a part of the community character element of the comprehensive plan~~. Uses within this area should enhance the pedestrian scale of the downtown core and allow for a compact walking environment in which shopping, dining, and recreational opportunities are easily accessible.

Section 9. Section 18.37.010, “General intent” of the Bonney Lake Municipal Code and the corresponding portions of Ordinance Nos. 1250 § 7 is hereby amended to read as follows:

18.37.010 General intent.

The intent of this zone is to implement the mixed use portion of the Downtown Center Plan ~~downtown plan which forms a part of the community character element of the comprehensive plan~~. The intended land uses are a mix of high-density dwelling units, offices, cultural activities, and retail sales and services, with protections against retail sales and services becoming dominant. Mixing of uses on the same site is encouraged. This zone is also intended to provide a degree of buffering between downtown and the surrounding single-family residential neighborhoods.

Section 10. Section 18.39.010, “Purpose” of the Bonney Lake Municipal Code and the corresponding portions of Ordinance Nos. 1410 § 1 (Attachment A) is hereby amended to read as follows:

18.39.010 Purpose.

Land use and development standards provide for cohesive site development, which is a crucial element in the creation of a midtown commercial district that has interconnected parking, complementary site design, and a logical infrastructure. The standards included in this chapter build upon the goals and policies established in the ~~community character~~ Midtown Center Plan and Bonney Lake 2035. ~~design elements of the Bonney Lake comprehensive plan~~

Section 11. Severability. If any one or more section, subsection, or sentence of this ordinance is held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance and the same shall remain in full force effect.

Section 12. Effective Date. This ordinance shall take effect five (5) days after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL this _____ day of _____, 2015.

Neil Johnson, Jr., Mayor

AUTHENTICATED:

Harwood T. Edvalson, City Clerk, MMC

APPROVED AS TO FORM:

Kathleen Haggard, City Attorney



Memo

Date : September 2, 2015
To : Mayor and City Council
From : Grant Sulham, Planning Commission Chair
Re : **Ordinance D15-91.**

On June 30, 2015, the City Council adopted Ordinance 1522 adopting *Bonney Lake 2035* as the comprehensive plan for the City of Bonney Lake superseding all previous version of the comprehensive plan.

One of the changes made with the adoption of the City’s new comprehensive plan was the removal of the Community Character Element. The goals and policies of the previous Community Character Element have been primarily included in the Community Development Element and Environmental Stewardship Elements of *Bonney Lake 2035*.

However, multiple sections of the Bonney Lake Municipal Code (BLMC) still refer to the no longer existing Community Character Element. The proposed amendments in D15-91 will correct these references to ensure consistency between the City’s development regulations and the City’s comprehensive plan.

Planning Commission concludes that the amendments to the City’s development regulations contained in this Ordinance ensure consistency between *Bonney Lake 2035* and the City’s adopted development regulations in the BLMC.

The Planning Commission voted 4-0-0 to recommend that the City Council approve Ordinance D15-91.

As required by BLMC 14.40.100, the Planning Commission adopts the following findings of fact in support of its recommendation:

- 1) The City of Bonney Lake Planning Commission held a public hearing on September 2, 2015 to consider the amendments to the City's development regulations contained in this Ordinance as required by BLMC 14.140.080.
- 2) Pursuant to BLMC 14.140.090.B, the approval criterion for amendments to the City's development regulation is consistency with the comprehensive plan and the laws of the state of Washington
- 3) The City published a notice of the public hearing on August 12, 2015 in the Bonney Lake Herald Courier as required by BLMC 14.140.040.D.
- 4) The notice for the public hearing was provided twenty days prior to the hearing consistent with the requirements of BLMC 14.140.040.D.
- 5) The City posted notice of the public hearing at the City's official posting locations on August 12, 2015.
- 6) The City maintains an email list of stakeholders and individuals that requested notification of hearings related to amendments to the City's development regulation and comprehensive plan consistent with *Bonney Lake 2035 - Implementation Element PI-Action-3*.
- 7) The Community Development Department provided notices of the public hearing to all stakeholders and parties identified on this list.
- 8) As provided in WAC 365-196-800(1), the City's development regulations must be consistent with and implement the City's comprehensive plan.
- 9) As provided in further in WAC 365-196-800(1), the term "implement" connotes not only a lack of conflict but also a sufficient scope to fully carry out the goals, policies, standards and directions contained in the comprehensive plan.
- 10) The adoption of this Ordinance is considered a non-project action as defined in WAC 197-11-704(2)(b) under the State Environmental Policy Act (SEPA).
- 11) The Community Development Director acting as the SEPA Responsible Official determined that the proposed amendment is categorically exempt from the SEPA pursuant to WAC197-11-800(19)(b).

- 12) As required by RCW 36.70A.106 and BLMC 14.140.070, the City provided this Ordinance to the Department of Commerce for review and comment by the Department and other State agencies.
- 13) As authorized by RCW 36.70.106(3)(b), the City requested that the Department of Commerce grant expedited review of the proposed amendments to the City's development regulation contained in this Ordinance.
- 14) The Department of Commerce granted expedited review and the review period concluded on August 20, 2015.

City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Department/Staff Contact: Community Development/ Jason Sullivan – Senior Planner	Meeting/Workshop Date: September 15, 2015	Agenda Bill Number: AB15-94
Agenda Item Type: Discussion	Ordinance/Resolution Number: D15-94	Councilmember Sponsor: Donn Lewis

Agenda Subject: Concurrency Amendment – Level of Service Standards

Full Title/Motion: An Ordinance of the City Council of the City Of Bonney Lake, Pierce County, Washington, amending portions of Chapter 19.02 of the Bonney Lake Municipal Code to update the level of service standards.

Administrative Recommendation:

Background Summary: On June 30, 2015, the City Council adopted Ordinance 1522 adopting *Bonney Lake 2035* as the comprehensive plan for the City of Bonney. As part of the Community Mobility Element, the City Council adopted updated level of services standards for the City’s transportation system. The amendment proposed in Ordinance D15-94, will amend BLMC 19.20.060 to remove the standard adopted in 1998 and adopt the standards established in the Community Mobility Element of *Bonney Lake 2035*.

Additional details related to the background and need for this amendment are in the attached Planning Commission recommendation memo.

Attachments: Ordinance D15-94 and Planning Commission Recommendation Memo

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
Budget Explanation:			

COMMITTEE, BOARD & COMMISSION REVIEW									
Council Committee Review: Date:	<i>Approvals:</i> Chair/Councilmember Councilmember Councilmember	Yes No	<table border="1" style="width: 100%; height: 30px;"> <tr><td style="width: 50%;"></td><td style="width: 50%;"></td></tr> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> </table>						
Forward to:	Consent Agenda: <input type="checkbox"/> Yes <input type="checkbox"/> No								
Commission/Board Review: Planning Commission – September 2, 2015									
Hearing Examiner Review:									

COUNCIL ACTION	
Workshop Date(s):	Public Hearing Date(s):
Meeting Date(s):	Tabled to Date:

APPROVALS		
Director: <i>John P. Vodopich, AICP</i>	Mayor:	Date Reviewed by City Attorney: (if applicable):

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ORDINANCE NO. D15-94

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AMENDING PORTIONS OF CHAPTER 19.02 OF THE BONNEY LAKE MUNICIPAL CODE TO UPDATE THE LEVEL OF SERVICE STANDARDS.

WHEREAS, on June 30, 2015 the City Council adopted Ordinance 1522 adopting *Bonney Lake 2035* as the comprehensive plan for the City of Bonney Lake superseding all previous version of the comprehensive plan; and

WHEREAS, as *Bonney Lake 2035* included the Community Mobility Element which updated the transportation level of services for the City of Bonney Lake; and

WHEREAS, the City is required to ensure consistency between the adopted comprehensive plan and adopted development regulations;

NOW THEREFORE, the City Council of Bonney Lake, Washington, do ordain as follows:

Section 1. Findings of Fact and Conclusions. The City Council adopts the following findings of fact in support of its decision to adopt the amendments to the *Bonney Lake Municipal Code* (BLMC) contained in this Ordinance:

- 1) The City of Bonney Lake Planning Commission held a public hearing on September 2, 2015 to consider the amendments to the City's development regulations contained in this Ordinance as required by BLMC 14.140.080.
- 2) Pursuant to BLMC 14.140.090.B, the approval criterion for amendments to the City's development regulation is consistency with the comprehensive plan and the laws of the state of Washington
- 3) The City of Bonney Lake Planning Commission found that the amendments to the City's development regulations contained in this Ordinance ensures consistency between *Bonney Lake 2035* and the City's adopted development regulations in the BLMC.
- 4) The City of Bonney Lake Planning Commission found that the amendments to the City's development regulations contained in this Ordinance are consistent with the laws of the state of Washington.
- 5) The City published a notice of the public hearing on August 12, 2015 in the Bonney Lake Herald Courier as required by BLMC 14.140.040.D.
- 6) The notice for the public hearing was provided twenty days prior to the hearing consistent with the requirements of BLMC 14.140.040.D.

- 7) The City posted notice of the public hearing at the City's official posting locations on August 12, 2015.
- 8) The City maintains an email list of stakeholders and individuals that requested notification of hearings related to amendments to the City's development regulation and comprehensive plan consistent with *Bonney Lake 2035* - Implementation Element PI-Action-3.
- 9) The Community Development Department provided notices of the public hearing to all stakeholders and parties identified on this list.
- 10) The adoption of this Ordinance is considered a non-project action as defined in WAC 197-11-704(2)(b) under the State Environmental Policy Act (SEPA).
- 11) The Community Development Director acting as the SEPA Responsible Official determined that the proposed amendment is categorically exempt from the SEPA pursuant to WAC197-11-800(19)(b).
- 12) As required by RCW 36.70A.106 and BLMC 14.140.070, this the City provided this Ordinance to the Department of Commerce for review and comment by the Department and other State agencies.
- 13) As authorized by RCW 36.70.106(3)(b), the City requested that the Department of Commerce grant expedited review of the proposed amendments to the City's development regulation contained in this Ordinance.
- 14) The Department of Commerce granted expedited review and the review period concluded on August 24, 2015.

Section 2. Section 19.02.060, "Level of Service Standards" of the Bonney Lake Municipal Code and the corresponding portion of Ordinance Nos. 1025 § 10 is hereby amended to read as follows:

19.02.060 Level of service standards.

The level of service standards identified in Section 5.5 of the Community Mobility Element of *Bonney Lake 2035* ~~below~~ shall be enforced by the provisions of concurrency management.±

~~A. Roads and Transportation Facilities. The level of service shall be measured in terms of the peak hour volume to capacity ratios (V/C), averaged over the screenline segments identified in the transportation element of the comprehensive plan. The standard for road screenlines connecting to the SR-410 corridor average V/C shall be no more than 0.45; and the standard for all other roads average V/C shall be no more than 0.25. The~~

~~city does not provide concurrency management for State Highway 410. Level of service for the State Highway 410 is established by the Washington State Department of Transportation.~~

Section 3. Severability. If any one or more section, subsection, or sentence of this ordinance is held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance and the same shall remain in full force effect.

Section 4. Effective Date. This ordinance shall take effect five (5) days after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL this ____ day of _____, 2015.

Neil Johnson, Jr., Mayor

AUTHENTICATED:

Harwood T. Edvalson, City Clerk, MMC

APPROVED AS TO FORM:

Kathleen Haggard, City Attorney

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Memo

Date : September 2, 2015
To : Mayor and City Council
From : Grant Sulham, Planning Commission Chair
Re : **Ordinance D15-94 – Concurrency Amendment – Level of Service Standard.**

The City’s comprehensive plan adopted in 1998, first established the level of service (LOS) standards for the City’s transportation system. This level of service was expressed in the form of a ratio that divides the existing or projected traffic volume by the capacity of the roads crossing a given screenline. This ratio is commonly referred to as a V/C ratio. A screenline is an imaginary line that cuts through several parallel roads to evaluate the combined capability of roads in a given corridor or sector of the City. Screenlines were strategically located to ensure that the road system serving a specific area of the City would have sufficient capacity to accommodate the traffic generated by the forecasted population growth.

The transportation LOS standard established in the 1998 comprehensive plan was incorporated into the Concurrency Management Code as part of Ordinance 791 adopted by the City Council in 1998 and codified as Chapter 19.02 of the *Bonney Lake Municipal Code* (BLMC). The section of Chapter 19.02 BLMC that adopts the 1998 LOS standard has not been amended since its adoption seventeen years ago.

When the City update the transportation plan in 2006, neither the LOS standard adopted by the 1998 comprehensive plan nor the reference in the in the BLMC were updated or adjusted to reflect change to the City’s road network (e.g construction of Sky Island, construction of Main Street, etc), changes in the City’s incorporated boundaries, or existing traffic volumes.

In order to ensure that the City’s transportation system continues has sufficient capacity; the City recently updated its level of services standards. These new standards were included in the Community Mobility Element of *Bonney Lake 2035* adopted by the City Council on June 30, 2015 pursuant to Ordinance 1522.

The new LOS standards address both traffic at a given intersection and traffic along key traffic corridors. As explained in *Bonney Lake 2035* (p. 5-12), the intersection LOS includes a qualitative standard based on how drivers will experience a particular intersection measured the average delay at the intersection ranging from “A” (very little delay) to “F” (long delays and congestion). This standard is based on the overall functionality of the intersection as determined averaging the delay over all legs of the intersection. In order to prevent one failing leg of an intersection from benefiting from higher functioning legs, an additional standard was added to look at the V/C ratio for each leg of the intersection to ensure that none of the legs exceeds a V/C ratio of 1.0.

To evaluate the traffic along key corridors in the City, *Bonney Lake 2035* also adopts the screenline methodology originally established in the 1998 comprehensive plan. While the methodology is the same, the standard was updated to reflect the current and proposed future road network along with the planned growth over the next 20 years. Based on the project road improvements and future growth, there will be sufficient capacity within the City transportation system based updated LOS standard as provided in the Community Mobility Element.

The proposed amendment in Ordinance D15-94 will amend BLMC 19.20.060 to remove the standard adopted in 1998 and adopt the standards established in *Bonney Lake 2035* by reference.

The proposed amendment is required to ensure the City’s development regulations are consistent with and implement the City’s comprehensive plan. As provided in WAC 365-196-800(1), the term “implement” connotes not only a lack of conflict but also a sufficient scope to fully carry out the goals, policies, standards and directions contained in the comprehensive plan

The Planning Commission concluded that the amendments to the City’s development regulations contained in this Ordinance ensure consistency between *Bonney Lake 2035* and the City’s adopted development regulations in the BLMC. The Planning Commission voted 4-0-0 to recommend that the City Council adopt Ordinance D15-94.

As required by BLMC 14.40.100, the Planning Commission adopts the following findings of fact in support of its recommendation:

- 1) The City of Bonney Lake Planning Commission held a public hearing on September 2, 2015 to consider the amendments to the City’s development regulations contained in this Ordinance as required by BLMC 14.140.080.
- 2) Pursuant to BLMC 14.140.090.B, the approval criterion for amendments to the City’s development regulation is consistency with the comprehensive plan and the laws of the state of Washington

- 3) The City published a notice of the public hearing on August 12, 2015 in the Bonney Lake Herald Courier as required by BLMC 14.140.040.D.
- 4) The notice for the public hearing was provided twenty days prior to the hearing consistent with the requirements of BLMC 14.140.040.D.
- 5) The City posted notice of the public hearing at the City's official posting locations on August 12, 2015.
- 6) The City maintains an email list of stakeholders and individuals that requested notification of hearings related to amendments to the City's development regulation and comprehensive plan consistent with *Bonney Lake 2035 - Implementation Element PI-Action-3*.
- 7) The Community Development Department provided notices of the public hearing to all stakeholders and parties identified on this list.
- 8) As provided in WAC 365-196-800(1), the City's development regulations must be consistent with and implement the City's comprehensive plan.
- 9) As provided in further in WAC 365-196-800(1), the term "implement" connotes not only a lack of conflict but also a sufficient scope to fully carry out the goals, policies, standards and directions contained in the comprehensive plan.
- 10) The adoption of this Ordinance is considered a non-project action as defined in WAC 197-11-704(2)(b) under the State Environmental Policy Act (SEPA).
- 11) The Community Development Director acting as the SEPA Responsible Official determined that the proposed amendment is categorically exempt from the SEPA pursuant to WAC 197-11-800(19)(b).
- 12) As required by RCW 36.70A.106 and BLMC 14.140.070, the City provided this Ordinance to the Department of Commerce for review and comment by the Department and other State agencies.
- 13) As authorized by RCW 36.70.106(3)(b), the City requested that the Department of Commerce grant expedited review of the proposed amendments to the City's development regulation contained in this Ordinance.
- 14) The Department of Commerce granted expedited review and the review period concluded on August 20, 2015.