

COUNCIL WORKSHOP

September 21, 2010
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

Audio Time Stamp ↓

Location: City Hall Council Chambers, 19306 Bonney Lake Blvd, Bonney Lake.

I. Call to Order: Mayor Neil Johnson, Jr. called the Workshop to order at 5:31 p.m.

II. Roll Call: [A1.3]

Administrative Services Director/City Clerk Harwood Edvalson called the roll. In addition to Mayor Johnson, elected officials attending were Deputy Mayor Dan Swatman, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin and Councilmember James Rackley.

[Staff members in attendance were City Administrator Don Morrison, Chief Financial Officer Al Juarez, Public Works Director Dan Grigsby, Police Chief Mike Mitchell, Community Development Director John Vodopich, Community Services Director Gary Leaf, Administrative Services Director/City Clerk Harwood Edvalson, City Attorney Jim Dionne and Administrative Specialist Shawn Campbell.]

III. Agenda Items:

5:32:04

A. Council Open Discussion:

Dedication Plaque for Interim Justice Center: City Administrator Morrison submitted to Council several options for a dedication plaque for the Interim Justice Center. He said these plaques are usually bronze and would be placed in the lobby of the Interim Justice Center. Councilmember Rackley stated he wanted to ensure both present and past Councilmembers who have been involved with the Interim Justice Center will be listed on the plaque. Councilmember Decker suggested the past councilmembers return the plaques given them when they completed their terms so the City could place them on the walls around the dedication plaque. Councilmember Hamilton asked about the cost of the plaques. He also said that the font would need to be large enough to read. Councilmember Lewis said he likes having dots between names instead of commas. Council consensus was to get costs and designs for the Gig Harbor and the Hammonton Town Hall sample plaques and return the information to council for a decision.

Midtown Map: Councilmember Carter asked about the progress in the creation of a Midtown map that shows the sewer, roads, sidewalks, easements, and right-of-ways. Director Vodopich said they are working on the map.

Family First Coalition: Councilmember Carter said the Family First Coalition has a meeting on September 27, 2010 at 4:00pm. They also have a fundraiser on November 20, 2010 at the Buckley Eagles Lodge.

Councilmember Carter reported that a dentist at the Rainier School is offering free or at a reduced fee dental care to children that cannot afford to pay.

Bonney Lake YMCA: Councilmember Carter asked for an update on the progress of the YMCA. Mayor Johnson stated that staff is working on a date for a meeting. He said no progress could be made until after the annexation election is complete. Councilmember Carter asked if the projected completion date is still 2017. Mayor Johnson said it is, but added the YMCA would consider moving it forward if the annexation is approved.

National League of Cities Newspaper: Councilmember Carter noted the National Cities newspaper has an article about cities offering citizens prescription drug coverage at a discounted rate. City Administrator Morrison said the city is not currently paying the subscription cost for NLC membership, which is between \$1,500 to \$2,000 a year. Councilmember Carter suggested the other councilmembers read the article and consider joining so that the citizens of Bonney Lake could receive discounts on prescriptions. Councilmember McKibbin asked which budget line the membership would come from. City Administrator Morrison said it would come out of the Council's Budget. Councilmember Carter said in the Kaboom section of the paper several cities received NLC awards for similar services and activities which are currently being offered in the City of Bonney Lake.

5:51:06

- B. **Review of Council Minutes:** September 7, 2010 Council Workshop; and September 14, 2010 Council Meeting.

Councilmember Lewis noted that on the September 14, 2010 minutes, p.1, Chas Rawlings' name was misspelled. The minutes were forwarded to the September 28, 2010 Meeting for action with this correction.

5:52:05

- C. **Discussion:** AB10-149 – Ordinance D10-149 - Updates to Downtown Zoning.

Mayor Johnson said that Chas Rawlings gave the recommendation of the Planning Commission at the September 14, 2010 Council Meeting. City Administrator Morrison stated he submitted a draft ordinance to the Planning Commission, and feels the citizens have a lot of interest in the downtown core zoning. He said he looked at several other cities that use a different approach than what the Planning Commission has recommended. Deputy Mayor Swatman provided City Administrator Morrison's draft ordinance to Council. Deputy Mayor Swatman said if Council has a list of businesses they want in the downtown area, a list should be created. He said he is not confident he knows all the businesses that the City will want in the Downtown in the future, but he does know of uses that would be incompatible with the look and feel wanted for the Downtown area. He asked the City Attorney if there is a way to combine the list and the descriptive language approach to the ordinance. Deputy Mayor Swatman feels the ordinance needs to be easy for developers to use. Director Vodopich said if the Council had a list of business they felt were incompatible with the Downtown area, a list could be created that prohibits those particular types of businesses. City Attorney Dionne stated he recommends using the combination of the list and the proposed language. He said if the City creates a classification system, then it must allow every business that fits within that classification. He feels as long as the zoning does not hinder first amendment rights then the City's approach would be defensible. He advised the language "must be pedestrian friendly" should not be taken out. He said the Council should also create the list of approved and prohibited businesses so Director Vodopich has the criteria to make decisions about businesses in the future. City Attorney Dionne said design standards can be put in place and if a business fits those standards then it would have to be allowed. Councilmember Hamilton asked if the design standards could specify that no

vehicles be allowed in an area. Director Vodopich said the standards could require a parking area, so people have to walk to the businesses.

Councilmember Carter questioned the section on parking garages. She asked whether a business with an elevator must share the elevator with other businesses. Director Vodopich stated that the business would need cross walks within their garage to the elevator.

Councilmember Carter asked about the section requiring a percentage of businesses to be retail. She asked what kind of business would not meet the retail requirements. Deputy Mayor Swatman said they would be considered non-retail, and could go on the second floor. City Attorney Dionne added retail encourages window-shopping. Councilmember Carter said when the Council toured the Greenwood apartments the residents stated it was important to them that the downtown remain a place they could walk to. Residents who live in the downtown area want to be able to continue getting everything they need in this area. Council consensus was to forward the ordinance to the next workshop with the changes that City Attorney Dionne suggested.

6:18:04

D. Discussion: AB10-152 – Ordinance D10-152 – Amendment of Downtown Design Standards.

Director Vodopich said the Police Department requested an exception to be allowed to build a carport for the police boat. The Planning Commission did not allow for the request but decided to allow for accessory dwelling units in the downtown area for existing single-family residences. Deputy Mayor Swatman asked why the council would want to add more accessory buildings in this area. Director Vodopich said the Planning Commission’s thinking is that most of these homes are on the fringe of the downtown core. Councilmember Lewis stated that he is against adding to the downtown core. Council consensus was to take no action on this item.

At 6:21pm Mayor Johnson called a recess until 6:35pm. Mayor Johnson called the meeting to order at 6:38pm

5:33:11

IV. Executive Session: Pursuant to RCW 42.30.110(c), the Council recessed to an executive session with the City Attorney at 6:39 p.m. for 15 minutes to consider the minimum price at which real estate will be offered for lease. The Executive Session was extended at 6:54 p.m. for 10 minutes; was extended at 7:04 p.m. for 5 minutes; was further extended at 7:10 p.m. for 5 minutes; and was extended again at 7:16 p.m. for 5 minutes. The Council returned to Chambers at 7:20 p.m. No action was taken.

6:52:46

V. Adjournment:

At 7:20 p.m. Councilmember Rackley moved to adjourn the Workshop. Councilmember Lewis seconded the motion.

Motion approved 7 – 0.


Harwood T. Edvalson, CMC
City Clerk


Neil Johnson, Jr.
Mayor

Items submitted to Council at the September 7, 2010 Workshop:

- Justice Center – *Dedication Plaque Options* – Don Morrison