

**COUNCIL WORKSHOP**

October 5, 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](http://www.ci.bonney-lake.wa.us)*

Audio Time  
Stamp ↓

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

**I. Call to Order:** Deputy Mayor Dan Swatman 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 Deputy Mayor Dan Swatman, elected officials attending were Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin and Councilmember James Rackley. Mayor Neil Johnson, Jr was absent.

[Staff members in attendance were City Administrator Don Morrison, Assistant Public Works Director Charlie Simpson, 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:**

5:32:12

**A. Council Open Discussion:**

Interim Justice Center: Councilmember Rackley asked when the first Council Meeting would be held in the new building. Director Vodopich stated the building shell would be complete by the end of October 2010. The tenant improvements are still in the architect phase, and are scheduled to go out to bid in late October. The building is expected to be ready for occupancy by spring 2011.

Cascadia: Councilmember Hamilton said there were no bidders for the development at the public auction for Cascadia and Home Street Bank now owns the entire property. He said he was concerned that if Cascadia did not develop as planned that it could be sold in smaller pieces and not become the employment based planned community that was promised when the property was purchased from Weyerhaeuser. Councilmember Hamilton shared a section of an article that said Home Street Bank hopes to continue with the current plan for Cascadia. He said it is important that the City convey their desire to have the property developed as planned.

East Pierce Fire & Rescue Open House: Councilmember Carter attended the open house over the weekend. She said the event was well attended and that East Pierce Fire and Rescue had several new exhibits. One exhibit was a trailer by the Home Fire Sprinkler Coalition that displayed how the sprinkler systems work, what the piping and sprinkler head looks like, and sprinkler systems for homes on wells. They had a demonstration of how a fire sprinkler system works with a small paper fire. Councilmember Rackley asked if Councilmember Carter had spoken with the Fire Department regarding the Council's decision to require fire

sprinklers in residential homes. Councilmember Carter said the fire department is supportive and appreciative of the new ordinance.

Lakeridge Middle School: Councilmember Lewis informed the Council that the ribbon cutting ceremony for the new school is at 4:30pm on Wednesday, October 13, 2010 and that the dedication is at 6:00pm. Activities are scheduled for the entire time and that people could come at any point during the event.

5:39:19

- B. **Review of Council Minutes:** September 19, 2010 Council Workshop; and September 26, 2010 Council Meeting.

The minutes were forwarded to the October 12, 2010 Meeting for action.

5:40:25

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

Director Vodopich said the ordinance has been revised with changes requested by both the Council and the City Attorney. Deputy Mayor Swatman said he is pleased with how the ordinance now reads. His desire is to stay out of the way of development and to be able to control undesirable effects. City Administrator Morrison clarified that the changes did not remove any of the Planning Commission's recommendations. The changes only clarified and added to the legislative intent. Deputy Mayor Swatman asked if the ordinance needed to be sent back to the Planning Commission. City Attorney Dionne said that the Council needs public input on the ordinance before voting, which is covered by the public comment time during the Council Meeting.

Councilmember Carter said she has met with residents in the downtown area. One of their complaints is the road noise from the area. Councilmember Carter suggested requiring all residences to have air-conditioning to reduce the road noise and make living in the area more enjoyable. Councilmember Rackley said trees and shrubs could reduce a lot of the noise. Councilmember Lewis stated without some kind of buffer or air-conditioning the residences in this area will always have road noise. Council consensus was to forward the proposed ordinance to the October 12, 2010 Meeting for action.

5:48:09

- D. **Discussion:** AB10-153 – Ordinance D10-153– Development Agreement for Bonney Lake Retail Center.

City Administrator Morrison explained that the proposed development agreement only relates to parking between the business and Hwy 410. Councilmember Carter voiced concerns about the placement of the driveway and loading dock in the proposed design. Director Vodopich explained that the example provided in the council packet is not the final submission from the developer. The developer will still be required to follow all the building and design requirements for this area. This agreement is only allowing the variance for the two rows of parking along Hwy 410. Councilmember Lewis suggested adding language clarifying that the attachment is for illustration purposes only. City Attorney Dionne stated language could be added to clarify that the agreement is only accepting a variance for the two rows of parking along Hwy 410 and that the exhibit is for illustrational purposes only. Council consensus was to forward the proposed ordinance with this additional language to the October 12, 2010 Meeting for action.

IV. Executive Session: None

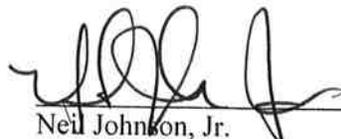
6:05:32

V. **Adjournment:**

**At 6:05 p.m. Councilmember Rackley moved to adjourn the Workshop. Councilmember Lewis seconded the motion.**

**Motion approved 7 – 0.**

  
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Harwood T. Edvalson, CMC  
City Clerk

  
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Neil Johnson, Jr.  
Mayor

Items submitted to Council at the October 5, 2010 Workshop: None