

**SPECIAL JOINT
CITY COUNCIL, DESIGN
COMMISSION, AND
PLANNING COMMISSION
MEETING**

**November 18, 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: Deputy Mayor Dan Swatman called the meeting to order at 5:32 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 Donn Lewis, and Councilmember Randy McKibbin. Councilmembers Mark Hamilton and James Rackley were absent.

In attendance from the Planning Commission were Chairman Grant Sulham, Commissioner Brad Doll, Commissioner David Eck, Commissioner Brandon Frederick, Commissioner Winona Jacobsen, Commissioner Katrina Minton-Davis and Commissioner Richards Rawlings.

In attendance from the Design Commission were Chairwoman Debbie Strous-Boyd, Commissioner Jamie Bendon, Commissioner David Colbeth and Commissioner Tom Watson. Commissioners Raymond Bunk III, Tom Kennedy and Paul Webber were absent.

[Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Community Development Director John Vodopich, Planning Manager Heather Stinson and Administrative Services Director/City Clerk Harwood Edvalson.]

III. Agenda Items:

5:33:12

A. General Discussion between the Council and Commissions – Issues and Concerns

Communications. Various commissioners voiced a desire to have frequent communication between the Planning Commission and City Council. Concern was expressed the Council may not be aware of the amount of work and depth of discussion preceding Planning Commission recommendations to the Council, and that communications may be filtered by staff perspectives. Commissioner Jacobsen pointed out that the Council failed to invite the Park Board to participate in this meeting. She felt the Park Board should have been invited to give their perspective regarding the significant park resources in the midtown area. Deputy Mayor Swatman explained that legal counsel has suggested that frequent attendance by the Council at Board and Commission meetings may unduly influence the considerations and pre-dispose Councilmembers on deliberations they will have later at the Council level. He said Councilmembers will continue to periodically

attend the board and commission meetings. Councilmember Carter reminded board and commission members that the Council’s agendas and minutes are available on the City’s website and that Councilmembers know they can find the agendas and minutes from the boards and commissions there as well. The group discussed several instances where increased communication led to greater understanding of the actions taken by the individual boards, commissions and Council. Councilmember Lewis assured the commissioners their work is considered and appreciated, and is definitely not wasted.

Annexation. Deputy Mayor Swatman invited questions concerning the proposed annexation. Responding to individual questions, he explained the annexation will bring municipal services to the residents of the unincorporated area who currently shop and receive other services in Bonney Lake. He said the incorporation will include about 7,000 residents and anticipates the election will take place sometime in the spring. He added, if the area is annexed, the boards and commissions may have a future role in the planning and design for the area. Deputy Mayor Swatman said he met with homeowners groups, and they are mostly positive, but there are many people who are reluctant to face change.

6:25:12

B. AB10-183 – Discussion of Creation and Scope of a Midtown Development Plan.

Councilmembers and commissioners discussed elements they feel should be addressed in a midtown plan, such as, barriers to transportation, commercial impacts to residences, development of sewer and parks, and the boundaries assigned to the midtown. Councilmember Carter provided handouts including pictures of some of the elements she sees as desirable for inclusion in the plan.

The Council and commissioners discussed the concept of extending the Easttown development standards to the Midtown area. Subsequent discussion began to focus on the issues that make Midtown different from Easttown, particularly the impact of commercial on the residential areas located in Midtown. Needs for both Easttown and Midtown planning were discussed. There was general consensus that the next step for the Midtown plan was to define the area’s boundaries, which may include the schools and residential neighborhoods.

7:29:02

C. Design Commission Excused from Meeting.

The Design Commission was excused from the joint meeting to allow the Council and Planning Commission to discuss the Planning Commission Workplan for 2011-2012.

7:30:04

D. AB10-182 – Planning Commission Workplan 2011-2012.

Planning Manager Stinson reviewed the proposed plan with the Council and Commission. She explained that those items not addressed in 2010 would be moved forward. Discussion of the individual items ensued. With proposed Council action before the end of the year, there was consensus to remove the update of the energy code from the 2011 workplan. The Council suggested that incentives for green building may be largely Council driven and while input from the Planning or Design Commissions may be valuable, it is probably not a priority item for those commissions. There was also direction from the Council to drop an update to Title

18 – Provisions for Shared Housing from the workplan.

The next item discussed was the proposed update of the Comprehensive Plan to include land use elements for the annexation area. The conclusion was to plan for the adoption of land use and zoning as currently described by County ordinance.

The Council and Commission discussed the structure of the plan and agreed the priority column should be eliminated from the plan. The group touched briefly on the cultural resources element of the Comprehensive Plan and the inclusion of historic preservation in the element. Commissioners noted that this element would help build identity for the City and discussed the possibility of highlighting views of Mt. Rainier, Victor Falls, the use of trails, bird-watching and historical tourism.

Planning Manager Stinson noted the Planning Commission still plans to deal with an update of the transportation element, shoreline master plan and parks element of the Comprehensive plan. Another item identified for work is the allowed use matrix for the zoning code.

8:15:40

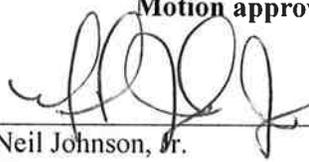
E. Adjournment

**At 8:15 p.m., Chairman Sulham moved to adjourn the special meeting.
Councilmember Lewis seconded the motion.**

Motion approved unanimously.



Harwood T. Edvalson, CMC
City Clerk



Neil Johnson, Jr.
Mayor

Items submitted to Council at the November 18, 2010 Special Meeting:

- City of Bonney Lake, *Pictures of Design and Development Standards* – Councilmember Laurie Carter.