

## COUNCIL WORKSHOP

March 15, 2011  
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 Swatman called the Workshop to order at 5:32 p.m.

**II. Roll Call:** [A1.3]

Administrative Services Director/City Clerk Harwood Edvalson called the roll. 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. Mayor Johnson was absent.

[Staff members in attendance were Chief Financial Officer Al Juarez, Police Chief Mike Mitchell, Community Development Director John Vodopich, Planning Manager Heather Stinson, Public Works Engineer John Woodcock, Community Services Director Gary Leaf, Administrative Services Director/City Clerk Harwood Edvalson, and Administrative Specialist Shawn Campbell.]

**III. Agenda Items:**

5:32:48

**A. Council Open Discussion:**

Pierce County Regional Council: Councilmember Hamilton said the PCRC is working on amendments to the Countywide Planning Policies. He said they are considering a special designation for a Comprehensive Urban Growth Area (CUGA) so that municipalities could not annex without first getting permission from the County. Planning Manager Stinson explained the first vote is from the Growth Management Committee they will send their recommendation to the PCRC. The County Council considers the recommendations when they vote on amendments to the Planning Policies. She said the County then sends the County Wide Planning Policies out to the individual jurisdictions to ratify. She said the County Council does not have to use the recommendation of the Growth Management Committee. Councilmember Rackley said last year the PCRC recommended an amendment to require the County to negotiate with cities to incorporate the CUGA into their UGA's. Councilmember Lewis asked if this amendment would allow the County to block a City from annexing a part of the CUGA. Planning Manager Stinson said they could not completely block it, but can make it harder by invoking jurisdiction and requiring the City to go through the Boundary Review Board. Councilmember Lewis said the CUGA is unique to Pierce County. Deputy Mayor Swatman stated there is only one type of urban growth area under the Growth Management Act. Councilmember Hamilton said the Growth Management Act states the City can choose to annex any UGA area that connects to the City. He said the Growth Management Act states that urban growth belongs to the City. Director Vodopich said the City can file a notice of intent and go through the Boundary Review Board,

similar to the process used with the current annexation. He said if the Pierce County Council approves the amendment it is an appealable action under the State Growth Management Act, and the City could appeal a decision from the Boundary Review Board to the Central Puget Sound Growth Management Hearings Board. Councilmember McKibbin asked if the County has to have contiguous areas designated as UGA. Councilmember Hamilton said he will vote against the amendment as the City of Bonney Lake representative to the PCRC.

Dog Park: Councilmember Hamilton said the trial dog park at Viking Park is a wonderful success. He said the park is always busy, and he is concerned about the parking in the area. He said the City may need to find a larger space with more parking and a larger area for the dogs. Deputy Mayor Swatman said it is very expensive to fence a park and there will be 15 additional parking slots added soon. Councilmember Rackley suggested moving the Dog Park to the WSU forest area.

Shoreline Management Citizens Advisory Committee: Councilmember Carter said the committee has met for the last time and they will submit their recommendations by March 31, 2011.

5:56:15

- B. **Review of Council Minutes:** : March 1, 2011 Council Workshop, March 5, 2011 Special Meeting and March 8, 2011 Council Meeting

Councilmember Hamilton asked that the March 1, 2011 Workshop minutes be amended on p. 2 to say "Alfred". The corrected minutes were forward to the March 22, 2011 Meeting for Council action.

5:57:19

- C. **Discussion:** (Tabled from 3/8/11) AB11-33 – Resolution 2107 – Purchase Eastown Sewer Easements from West & Caldwell Families.

Councilmember Rackley said he tabled this resolution at the March 8, 2011 Council Meeting due to an incorrect agenda bill. He said the agenda bill indicated that Councilmember McKibbin supported the resolution. He said this resolution completes two key parcels for the sewer extension to Eastown. Councilmember Decker asked Councilmember McKibbin to explain his reason for voting no. Councilmember McKibbin replied he has voted no on Eastown sewers and wanted to remain consistent. Councilmember Decker asked that the resolution be in the Full Council section of the next meeting. Councilmember Hamilton asked if the City was purchasing the easements because the homeowners do not benefit from the sewer line. Councilmember Lewis said that the homeowners could benefit sometime in the future. By consensus, Council moved this item forward to the Full Council section of the March 22, 2011 Council Meeting for action.

6:04:09

- D. **Discussion/Action:** Resolution 2113 – Creating a Steering Committee for the Eastown Subarea Plan Update.

Councilmember McKibbin said he would volunteer to be the chairman of the committee but he would prefer it be called a subcommittee instead of a steering committee. He said he can run the meeting but does not want to steer any decisions. Councilmember Lewis said the meeting would need a strong chairman to keep the meetings productive. Councilmember Hamilton said the committee would report to the full Council in June. Councilmember McKibbin said the committee is looking to

have an open house to keep the forum open to the public. By consensus, Council moved this item forward to the Full Council section of the March 22, 2011 Council Meeting for action.

6:08:45

E. **Discussion/Action:** Eastown ULA Partnership.

Deputy Mayor Swatman said he would like the Council to consider the best direction for Council to go in the future with the Eastown Sewer System. He said he would like to work with one entity instead of individual homeowners, and homeowners could do that by forming an LLC or some other entity. He said it is up to Council to decide what a substantial partnership is. City Engineer Woodcock said the engineering design for the Eastown Lift Station is 30% complete. He said the plan takes the sewer to SR 410, and adds a lift station and a tunnel underneath SR 410. He said the current cost estimate is \$3.5 million. Councilmember Rackley said donated property is not considered an investment. He asked for the City Attorney to explain "substantial" in monetary terms and why donated property is not an investment.

Councilmember Hamilton said the City needs to consider how much money it can put toward the project. He asked if the City is looking for a big developer to come in to be the substantial partner. He said property owners may not have the funds to be a substantial partner. He asked how the City plans to repay the bond. He said he does not want to raise rates for utility customers. Deputy Mayor Swatman said the City needs to come up with a number that constitutes substantial investment. City Engineer Woodcock said the project will be at 100% design in June if the City purchases the easements. He said with 100% design the city would have a hard cost in the engineer's estimate. He said the project could be completed within a year once the City has completed the Utility Latecomers Agreement. Councilmember Carter said at the Council retreat Mr. Watt provided numbers for investments from Eastown homeowners. She said the City's current investment is \$1.5 million and the homeowner's investment has been approximately \$100,000. She said the City could use that ratio to come up with what is considered substantial investment. Deputy Mayor Swatman said he will get more legal advice for discussion in Finance Committee.

7:11:13

F. **Discussion:** Potential for Metropolitan Park District and Park Board Future.

Councilmembers Rackley and Lewis asked for more time to consider this item. Councilmember Lewis said he would like to know what a Metropolitan Park District would cost and save the City. Councilmember McKibbin said it would have to go before the citizens for a vote. Councilmember Hamilton said it might be a stretch for the current population. He said the City could set it up like a utility and have parks and recreation under one entity. He said the City would still need a Park Board to advise the Council. He added the current Park Board did a yeoman's amount of work this last year. Community Services Director Leaf said the Mayor asked to bring this item forward and it should be tabled until the next Council workshop. He said the Park Board currently does not have enough members for a quorum, and there have been no new applicants for the vacant positions. Councilmember Lewis said he believes it is important to have a Park Board. He said the City may need to investigate ways to compensate the board members. By consensus, Council agreed to table the discussion to the April 5, 2011 Council Workshop.

G. **Executive Session:** None.

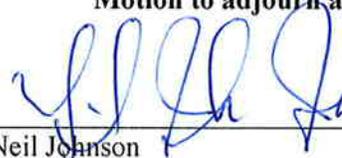
6:43:09

H. **Adjournment:**

**At 6:43 p.m. Councilmember Lewis moved to adjourn the Workshop.  
Councilmember McKibbin seconded the motion.**

**Motion to adjourn approved 7 – 0.**

  
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Harwood T. Edvalson, CMC  
City Clerk

  
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Neil Johnson  
Mayor

Items submitted to Council at the March 15, 2011 Workshop:

- City of Bonney Lake - "*Eastown Substantial Partners*" - Mayor Johnson.