

CITY COUNCIL WORKSHOP

**September 17, 2013
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

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

I. CALL TO ORDER – Deputy Mayor Swatman called the workshop to order at 5:30 p.m.

II. ROLL CALL:

Administrative Services Director/City Clerk Harwood Edvalson called the roll. Elected officials attending were Deputy Mayor Dan Swatman, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Katrina Minton-Davis, Councilmember Rackley, and Councilmember Tom Watson. Mayor Johnson was not present.

Deputy Mayor Swatman moved to excuse Councilmember McKibbin. Councilmember Watson seconded.

Motion approved 6 – 0.

Staff members in attendance were City Administrator Don Morrison, Chief Financial Officer Al Juarez, Public Works Director Daniel Grigsby, Community Development Director John Vodopich, Chief of Police Dana Powers, Senior Planner Jason Sullivan, City Attorney Kathleen Haggard, Administrative Services Director/City Clerk Harwood Edvalson, and Administrative Specialist II Renee Cameron.

III. AGENDA ITEMS:

A. Council Open Discussion

Senior Center Back-up/Surplus Van: Councilmember Watson asked for an update regarding the old Senior Center van. Deputy Mayor Swatman advised that the Finance Committee has met to discuss the City's intentions for the van, and Administrative Services Director Edvalson advised that the Senior Center Advisory Board has met and the issue will be brought back to the full Council.

Kahne Development Agreement: Councilmember Hamilton asked about the Kahne Development Agreement and said the Finance Committee had discussed the feasibility of a development agreement. City Attorney Haggard said the basic concept of a development agreement is typically to determine a road map of the development and what regulations the development would be vested under. She said it can be a simple agreement setting out a timeframe for development. Councilmember Hamilton asked if there is public cost to creating a development agreement. City Attorney Haggard said it is fundamentally a contract and a developer is not likely to enter into such an agreement without some certainty. Councilmember Watson said his concern is that there is no guarantee from the developer without a development agreement. Deputy Mayor Swatman said he believes the utility latecomer agreement (ULA) has no relationship to the developer agreement. He cares about sewer development in the area to get development moving. Councilmember Lewis said his biggest concern is serving the future needs for sewer development in the area, instead of waiting for prices to increase.

Councilmember Minton-Davis said she believes the ULA and the development agreement are related. She wants the statement to show why the development is good for the City, and if condemnation is necessary, she wants the agreement to state why. Councilmembers Hamilton, Watson, and Rackley all said they agreed with Councilmember Minton-Davis. City Administrator Morrison said staff are working with the developer to obtain a development agreement. Councilmember Watson said he wants to see an agreement signed by the developer with a set timeline. A public hearing is scheduled for September 24, 2013, and staff will continue to talk with the developers regarding a developer agreement.

- B. Review of Council Minutes:** September 3, 2013 Workshop Minutes, September 10, 2013 Meeting Minutes.

The minutes were forwarded to the September 24, 2013 Meeting for action, with no corrections.

- C. Discussion:** AB13-97 – Ordinance D13-97 – An Ordinance Amending the Comprehensive Plan Amendment Re: Implementing Concurrent Rezone Process to comply with Growth Management Hearing Board’s Decision.

- D. Discussion:** AB13-98 – Ordinance D13-98 – An Ordinance Amending BLMC 17.16.010 to extend the timeframes for recording of final plats to seven years for preliminary plats approved between January 1, 2008 and December 31, 2014, and to ten years for preliminary plats approved on or before December 31, 2007.

Planning Commission Chair Grant Sulham spoke regarding Agenda Items III.C and III.D and said the City Attorney has recommended the amendment be processed to bring the City’s Comprehensive Plan into compliance with State law. Senior Planner Jason Sullivan confirmed this is the intent of the ordinances. Councilmember Hamilton asked Chair Sulham if the Planning Commission discussed any annexation expansion. Chair Sulham stated that if a city has a Urban Growth Area (UGA) that they no longer want/need, then the City could move to take it for the expansion. Councilmember Watson asked why a city would give up a UGA. Community Development Director Vodopich said there is an issue with the City of Gig Harbor UGA that they may be willing to turn over their UGA to the City of Bonney Lake as a joint application. Senior Planner Sullivan said that staff in the two cities are working toward a joint application. Councilmember Hamilton said he is concerned about the City attempting to go after the City of Gig Harbor’s UGA as he feels many other cities may have an interest.

Items III.C and III.D were forwarded to the September 24, 2013 Meeting for action.

- E. Discussion:** AB13-116 - Resolution 2328 – Economic Vitality Element Vision and Goals.

Councilmember Lewis asked Senior Planner Sullivan to describe the Economic Vitality Element Vision and Goals. Senior Planner said the visions and goals speaks to a global sense. Councilmember Minton-Davis said he did a great job and the Community Development Committee (CDC) basically threw out the old vision and goals and started

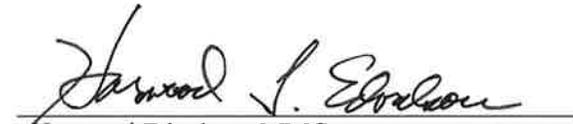
from scratch. Councilmember Watson said the CDC discussed doing a market analysis, which would also help see what the City is looking for and where the City wants to go. Senior Planner Sullivan said there are certain mandatory components that have to be considered for a market study. He said it would be a strategic plan as well as the mandatory work that needs to be completed. Council consensus was that a market study would be a great tool for businesses. Proposed Resolution 2328 was forwarded to the September 24, 2013 Meeting for action.

IV. EXECUTIVE SESSION: None.

V. ADJOURNMENT:

At 6:14 p.m., Councilmember Rackley moved to adjourn the Council Workshop. Councilmember Lewis seconded the motion.

Motion to adjourn approved 6 – 0.



Harwood Edvalson, MMC
City Clerk



Neil Johnson, Jr.
Mayor

Items presented to Council for the September 17, 2013 City Council Workshop:

- Jeremiah J. Lafranca, Government Affairs Manager – *Letter dated September 11, 2013 Regarding Timelines for Recording of Final Plats*, Master Builders Association of Pierce County

Note: Unless otherwise indicated, all documents submitted at City Council meetings and workshops are on file with the City Clerk. For detailed information on agenda items, please view the corresponding Agenda Packets, which are posted on the city website and on file with the City Clerk.