

COUNCIL WORKSHOP

**November 1, 2011
5:30 p.m.**

AGENDA

City of



“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*

*The City Council may act on items listed on this agenda, or by consensus give direction for future action.
The Council may also add and take action on other items not listed on this agenda.*

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

I. Call to Order: Mayor Neil Johnson

II. Roll Call:

Elected Officials: Mayor Neil Johnson, Jr., Deputy Mayor Dan Swatman, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin and Councilmember James Rackley.

III. Agenda Items:

- Page 3 A. **Public Hearing:** AB11-145 - Ordinance - CUGA Pre-Annexation Zoning.
- Page 21 B. **Action: AB11-140** – Motion to Set a Public Hearing on the Ad Valorem Tax Rate for Fiscal Year 2012.
- C. **Council Open Discussion.**
- Page 27 D. **Review of Council Minutes:** October 18, 2011 Council Workshop and October 25, 2011 Council Meeting.
- Page 43 E. **Discussion: Tabled from 9/27 – AB11-98 – Ordinance D11-98** – Updating BLMC regarding Land Use Fees.
- F. **Discussion:** Potential Uses for Reed Property.
No Advance Materials Available for this Item

IV. Executive Session: Pursuant to RCW 42.30.110(b), the City Council may hold an executive session. The topic(s) and the session duration will be announced prior to the executive session.

V. Adjournment

For citizens with disabilities requesting translators or adaptive equipment for listening or other communication purposes, the City requests notification as soon as possible of the type of service or equipment needed.

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City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Department/Staff Contact: CD / Heather Stinson	Meeting/Workshop Date: 1 November 2011	Agenda Bill Number: AB11-145
Agenda Item Type: Motion	Ordinance/Resolution Number: D11-132	Councilmember Sponsor:

Agenda Subject: Comp Plan Amendment and Zoning of CUGA public hearing

Full Title/Motion: A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, To Hold A Public Hearing On Pre-Annexation Planning And Zoning For The Comprehensive Urban Growth Area To The South Of The City Limits.

Administrative Recommendation:

Background Summary: This public hearing is required by RCW 35A.14.340 for pre-annexation zoning.

Attachments: Draft Ordinance D11-132

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
Budget Explanation:			

COMMITTEE, BOARD & COMMISSION REVIEW			
Council Committee Review:	<i>Approvals:</i>	Yes	No
Date:	Chair/Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
Forward to:	Consent Agenda: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Commission/Board Review: 9/21/11			
Hearing Examiner Review:			

COUNCIL ACTION	
Workshop Date(s):	Public Hearing Date(s): 11/1/11
Meeting Date(s):	Tabled to Date:

APPROVALS		
Director: JPV	Mayor:	Date Reviewed by City Attorney: 10/5/11 (if applicable):

ORDINANCE NO. D11-132

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, ESTABLISHING PRE-ANNEXATION PLANNING AND ZONING FOR THE COMPREHENSIVE URBAN GROWTH AREA TO THE SOUTH OF THE CITY LIMITS.

WHEREAS, RCW 35A.14.330 and .340 gives cities authority to establish pre-annexation land-use planning and zoning for areas that the city reasonably expects to annex in the future; and

WHEREAS, on August 10, 2010 the City Council passed Resolution 2065 declaring a proposed annexation of the southern CUGA area adjacent to the City, including an area known as “Plateau 465”; and

WHEREAS, the City Council has held two public hearings at least thirty days apart, on November 1, 2011 and December 6, 2011 respectively, and has published notice of the time and place of these hearings in the newspaper of general circulation within the City and the area intended to be annexed; ; and

WHEREAS, the Planning Commission has evaluated the appropriate pre-annexation planning and zoning for the area as part of its work plan; and

WHEREAS, at the September 7, 2011 Planning Commission meeting the Planning Commission recommended the following:

1. That the City Council add a Comprehensive Plan Land Use Designation titled “Planned Community District” and develop zoning regulations consistent with this designation; and
2. That the City Council pre-assign the Planned Community District land use designation and zoning to the property formerly known as Plateau 465; and
3. That the City Council pre-assign the Public Facilities land use designation and zoning to the property known as the Proposed Regional Park; and
4. That the City Council pre-assign that portion of tax parcel 0519032003 currently in Pierce County with the Midtown Core Land Use Designation and Zoning.
5. That the City Council pre-assign the remainder of the proposed annexation area with the Land Use Designation and Zoning of Medium Density Residential (R-2); and

WHEREAS, SEPA has been complied with via a Determination of Non-Significance issued on September 7, 2011; and

WHEREAS, RCW 36.70A.106 requiring a 60 day review by the Washington State Department of Commerce has been complied with.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Figure 3-5 of the Land Use Element of the City’s Comprehensive Plan is amended as follows:

FUTURE LAND USE

The Future Land Use Plan (Figure 3-4) depicts the future land uses. Designations are based largely on existing land use and zoning, former comprehensive plan designation, and physical constraints. The maps in the Natural Environment Element depict areas with physical constraints. Following are Bonney Lake’s land use designations together with their intended purposes, densities, implementing zones, and acreages.

Figure 3-5 Future Land Uses				
Designations	Intent and density at build-out	Implementing zone	Acres So Designated on Figure 3-4	% of Area of City
Single-family Residential	Single-family neighborhoods. Undeveloped lands will be platted at 4-5 units per net acre (critical areas, streets, stormwater ponds, etc. netted out).	R-1	2,586	52%
Medium-Density Residential	Neighborhoods of various housing types, with overall single-family character, five to nine units per acre.	R-2	613	12%
High-Density Residential	Apartments or condominiums, up to 20 units per acre.	R-3	86	2%
Neighborhood Commercial	Commercial and service uses compatible with neighborhoods and principally oriented to serve adjacent residential	C-1	2.91	.06%

	areas and neighborhoods			
Commercial	Sales and services, serving a large market area, with optional residential units. Pedestrian-oriented Downtown.	C, Commercial	260	5%
Commercial & Light Industrial	Highway-oriented commerce, warehousing, and light industry serving a large market area.	C-2/C-3, Combined retail commercial, warehousing and light manufacturing	286	6%
Mixed Use	Mixed commercial, multi-family residential, and office. Pedestrian-oriented.	Downtown Mixed	15	.3%
Retail Mixed Use	Commercial on the ground floor, multi-family residential and office on all other floors. Pedestrian oriented.	Downtown Core	9	.2%
Conservation/ Open Space	Open space, natural resource production lands, and environmentally sensitive areas.	RC-5, residential/ conservation and other zones	729	15%
Fennel Creek Corridor	Preservation of this environmentally sensitive corridor in its natural state.	RC-5, residential/ conservation and other zones	278	6%
Public Facilities	Public and quasi-public facilities that provide educational, governmental, and cultural services.	PF Public Facilities	146	3%
<u>Planned Community</u>	<u>Mixed commercial and residential planned community.</u>	<u>PCD Planned Community District</u>	<u>560</u>	<u>—</u> %

Section 2. The City Comprehensive Plan’s Future Land Use Map (Figure 3-4) is hereby revised to show Tax parcel No. 0519151011, also known as “Plateau 465” as identified in attachment “A” designated “Planned Community District” and “Proposed UGA.”

Section 3. Upon annexation, new zoning regulations shall govern the Plateau 465 area referenced in Section 2 of this Ordinance, as follows:

Chapter 18.27

PCD - PLANNED COMMUNITY DISTRICT

Sections:

- 18.27.010 General intent.
- 18.27.020 Use Requirements
- 18.27.030 Development Plan Required
- 18.27.040 Residential Regulations
- 18.27.050 Commercial Regulations
- 18.27.060 Landscaping and Pedestrian Connection
- 18.27.070 Project Approval

18.27.010 General intent.

The PCD, Planned Community District, is designed to accommodate master-planned, mixed-use developments that make economical and efficient use of the land, while providing a harmonious variety of housing choices, easy access to urban amenities, and the preservation of natural and scenic qualities of open spaces.

18.27.020 Use Requirements

The use table in BLMC 18.10 designates all permitted, limited, and prohibited uses in the districts listed. Use classifications not listed in the Use Table and not deemed similar to a listed use by the Director are prohibited. Uses shall be planned and mixed in a manner that promotes efficient use of land, walkable neighborhoods with commercial and retail amenities serving residential uses, and a harmonious mix of housing choices.

18.27.030 Development Plan Required

As part of any development in the PCD, the applicant shall submit as part of the application packet a Development Plan that shall at a minimum include:

- A. A drawing and narrative plan for the development, establishing that the development incorporates a mix of uses and is at least twenty (20) acres in total size;
- B. The location, type, and density of residential development;
- C. The location and type of non-residential development;
- D. The location and type of open space, recreational facilities, stormwater facilities, public facilities such as schools and libraries, and transportation systems including auto, pedestrian, bicycle;
- E. A phasing plan and the expected build-out period for the project and its phases;
- F. The acreage and range of uses authorized for any non-residential development within the development; and

G. The minimum and maximum number of residential units for the overall development.

18.27.040 Residential regulations

The following regulations shall apply to all residential development within the PCD zone:

A. Minimum lot area shall be determined by yard setbacks, parking, landscaping and open space requirements.

B. Residential density shall be a minimum of 4 and a maximum of 20 units per net acre for residential uses, exclusive of public rights-of-way. "Net acre" is defined in BLMC 18.04.140.

C. Minimum lot width: 30 feet for detached single-family uses, and 20 feet for all other residential uses.

D. Minimum residential front setback: 10 feet from right-of-way or private road without a garage entry in front of the residence, and 20 feet with a garage entry in front of the residence.

E. Minimum side yard setback: consistent with building codes.

F. Minimum residential rear setback is 15 feet; provided, that a separated garage may be built within 10 feet of the rear property line or edge of private roadway.

G. Minimum setback between a detached single-family residential development and a multi-family or non-residential structure: 30 feet. Exception: With residential and non-residential buildings taller than 35 feet, the setback shall increase by one foot from any detached single-family residential development for every one foot of building height increase over 35 feet. For example, a proposed building of 50 feet shall have a setback of at least 45 feet from any detached single-family residential development (30 feet plus 15 extra feet for the height increase over 35 feet).

H. Maximum height: 35 feet; provided, that structures up to 50 feet may be approved by the Community Development Director with the concurrence of the fire chief of Pierce County Fire Protection District No. 22 if adequate provision is made for fire protection and emergency response.

I. Maximum impervious surface: 80 percent.

J. For off-street parking and loading requirements, see Residential Development Standards, Chapter 18.22.100 BLMC.

K. Single-family detached residential development shall be located off arterials.

18.27.050 Commercial Regulations

The following regulations shall apply to all non-residential development within the PDC zone:

A. Commercial uses allowed in the C-1 (neighborhood commercial) zone under Chapter 18.24 BLMC may be located off arterials if adequate provision is made to protect residential development from parking and noise impacts. All other commercial uses allowed by BLMC shall be located on arterials.

B. Minimum Front Setback.

1. Service station pump islands: 15 feet from street property line;

2. Other structures may be built to the edge of the right-of-way, subject to utility easements, landscaping requirements and sight distance for streets or driveways; and provided that the public works director may require a greater setback from streets with rights-of-way narrower than 51 feet.

C. Minimum side and rear setback for structures shall be 30 feet from a residential development from the building to the property line.

D. Minimum rear setback for structures on lots adjacent to other than residential zones shall be consistent with building code requirements.

E. Maximum height of buildings: 35 feet. Structures which are 35 to 50 feet may be approved by the director of planning and community development, with concurrence of the fire marshal of Pierce County Fire Protection District No. 22 regarding provisions for fire protection and emergency rescue, and provided that the structure allows for an additional one foot of setback from residential uses for every foot of additional height.

F. Any non-residential development in a PCD zone shall make adequate provision for landscaping or public open space, excluding parking and driving surfaces.

G. For off-street parking and loading requirements, see Commercial Development Standards, Chapter 18.31 BLMC.

18.27.060 Landscaping and Pedestrian Connection

A Type 1 landscaping buffer as defined in BLMC 16.14 shall be installed between commercial and residential development and landscaping in parking lots shall be designed and installed pursuant to BLMC 16.14.100, provided that bicycle and pedestrian connections are allowed and encouraged to flow through required landscape buffers.

18.27.070 Project Approval

A. Development proposals in the PCD zone shall be reviewed in accordance with BLMC Title 14.

B. Criteria:

Approval of the project shall include findings that demonstrate:

1. The proposal is consistent with the Bonney Lake Comprehensive Plan
2. The Development Plan incorporates a mix of harmonious uses
3. The system of ownership and means of developing, preserving, and maintaining open space is suitable.
4. SEPA has been complied with.
5. Proven ability to finance the needed capital facilities.
6. There are adequate provisions for the preservation of open space. The preservation of open space should be consistent with the Comprehensive Plan policies.
7. School impacts should be addressed, if applicable.
8. Landscape buffers will be provided between the project and adjacent urban development.
9. The applicant has included Low Impact Development methods of stormwater management in the overall design of the project.

Section 4. Upon annexation, a new column shall be added to the zoning matrix in BLMC Chapter 18.08 as follows:

Zone Use	PCD
Residential Uses	
Accessory Dwelling Unit	
Adult Family Home	P
Apartments / Condominiums	P
Boarding Homes	
Duplexes (two-family residences);	P
Family day cares	A
Group homes	
Home occupations; provided the criteria in BLMC 18.22.010 are met.	A
Mobile / manufactured homes subject to BLMC 15.08	
Mobile/manufactured home parks in existence as of annexation into the city	
Nursing homes and Assisted Living	C

Private docks, mooring facilities and boathouses; provided the project complies with shoreline management regulations and the provisions of BLMC 18.22.070;	
Residences in connection with a business establishment.	P
Residential Care Facilities	P
Single family residences, detached	P
Townhouses	P

Educational Uses

Colleges and universities or extension classrooms	P
Dancing, music, art, drama and instructional / vocational schools	P
Elementary school	P
Junior high, high schools and junior colleges, public or private	P
Preschool	P

Cultural, Religious, Recreational, and Entertainment Uses

Adult entertainment facilities subject to the provisions of Chapter 18.32 BLMC;	P
Amphitheater	
Campgrounds	C
Essential public facilities	C
Galleries	P
Golf courses	C
Golf driving range	
Government buildings and facilities	P
Gymnasiums and fitness centers, public or commercial	P
Libraries	P
Municipal offices	P
Museums	P
Parks, opens space and trails;	P
Pocket Park	P
Private meeting halls	P
Public meeting halls	P
Recreation Facilities, outdoor	C
Recreational Vehicle Parks	C
Religious Institutions	P
Swimming pools, public or private	P
Theaters	P

Industrial Uses

Assembly or processing of previously prepared materials in a fully enclosed building	
Junk, salvage or wrecking yard; provided a solid fence and/or solid screening hedge at least eight feet high is built and maintained to screen from view the open storage use	
On-site treatment and storage facility as an accessory use to a permitted use which generates a hazardous waste subject to compliance with the state siting criteria adopted pursuant to the requirements of Chapter 17.105 RCW and issuance of State Hazardous Waste Management Facility Permit.	
Storage or distribution of sand, gravel, top soil, or bark; provided a solid fence and/or solid screening hedge at least eight feet high is built and maintained to screen from view the storage area	

Storage or processing of any hazardous waste as defined in Chapter 70.105 RCW is not permitted as a principal use.	
Trailer-mix concrete plant; provided a solid fence and/or solid screening hedge at least eight feet high is built and maintained to screen from view the concrete plant and storage yard	
Retail and Wholesale warehousing and distribution of goods within a fully enclosed building.	

Resource Management Uses

Agriculture and orchards	P
Forestry and tree farms	P
Raising of livestock, small animals and fowl; provided the requirements of BLMC 18.22.060 are met.	A

Transportation, Communication, Utilities

Parking garages	P
Public utility facility; provided, the requirements of BLMC 18.22.050 are met;	P

Commercial Uses

Ambulance service	
Antique shops	P
Arcade	P
Automatic teller machines (ATM's)	P
Automatic teller machines (ATMs) with no drive-thru	P
Automobile fuel and recharging stations and car washes	P
Automobile, boat and trailer sales	
Automobile repair, boat and trailer repair	C
Bakery, retail	P
Bakery, wholesale	
Banks, savings and loan associations	P
Banks, savings and loan associations with no drive-thru	P
Barber shops and beauty shops	P
Bars	P
Bed and breakfast houses; provided the criteria in BLMC 18.22.030 are met;	P
Beer and wine specialty shops	P
Bookstores	P
Brewpubs and microbreweries	P
Cabinet and carpenter shop	P
Candy shop	P
Cart Vendors	P
Coffee shops, cafes, no drive-thru	P
Coffee stand, drive-thru	P
Commercial, professional and service uses associated with a residential complex, including banks, savings and loan associations, barber and beauty shops, business and professional offices, medical and dental clinics and neighborhood grocery, coffee shops, or restaurants; provided, such uses occupy no more than 10 percent of the land area of the parcel or parcels within the residential complex and no individual commercial, professional or service use exceeds 5,000 square feet of floor area.	A
Commercial uses associated with a permitted use, such as a snack bar or gift shop; provided the commercial activity is open for business no more than 150 days per year or is within the same building as the permitted use.	A
Contractor yards; provided a solid fence and/or solid screening hedge at least eight feet high is built and maintained to screen from view the open storage use	

Day care centers	P
Department Store	
Dry Cleaning	P
Food markets, delicatessen and meat markets (beer and wine may be sold);	P
Furniture and small household appliance repair shops	P
Furniture building, repair and upholstering	
Hardware Stores	P
Horticultural nursery and garden supply, indoor or outdoor	P
Hospitals	
Hotels, motels	
Kennels	
Laundromats	P
Liquor stores	
Locksmiths and security alarm shops	P
Machine shops	
Massage therapy/spas	P
Medical-dental clinics;	P
Medical offices	P
Mini day care center	P
Mini-storage facilities	
Nail Salons	P
Nightclub	
Open storage yards, including storage and sale of building materials and heavy equipment; provided a solid fence and/or solid screening hedge at least eight feet high is built and maintained to screen from view the open storage use;	
Outdoor storage and sale of building materials and nursery stock; provided such use is accessory to a permitted use and enclosed within a sight-obscuring fence.	
Pet shop, grooming and supplies	P
Pharmacies	P
Photographic processing and supply	P
Photography studios	P
Plumbing shops, electricians, heating, air conditioning sales or repair	P
Pool hall	P
Printing, copying and mailing services	P
Professional offices	P
Restaurants, including drive-in restaurants	
Restaurants, no drive thru	P
Retail shops	P
Roadside Produce Stands	P
Shoe Repair	P
Shopping center	P
Stables and riding schools	P
Tailor shops	P
Tanning salon	P
Tavern	
Veterinary clinics, animal hospitals	P
Veterinary clinics with no outdoor kennel space or dog runs	P

Wireless communications facilities are permitted as principal or accessory uses provided the requirements of Chapter 18.50 BLMC are met.

P

Section 5. In a subsequent Ordinance providing for the annexation, the City shall adopt the Planned Community Zone regulations referenced in Sections 3 and 4 of this ordinance as part of the Bonney Lake Municipal Code, and apply them to the Plateau 465 area.

Section 6. The City Comprehensive Plan’s Future Land Use Map is hereby revised to show tax parcel No. 0519151012, also known as the Proposed Regional Park as identified in attachment “B” designated “Public Facilities” and “Proposed UGA.” In a subsequent Ordinance providing for the annexation, the City shall apply the Public Facilities zone, Chapter 18.34 BLMC, to the area referenced in this Section.

Section 7. The City Comprehensive Plan’s Future Land Use Map is hereby revised to show the remainder of the CUGA annexation area, except for tax parcel 0519032003, as identified in attachment “C” designated “Medium Density Residential” and “Proposed UGA.” In a subsequent Ordinance providing for the annexation, the City shall apply the Medium Density Residential (R-2) zone, Chapter 18.16 BLMC, to the area referenced in this Section.

Section 8. The City Comprehensive Plan’s Future Land Use Map is hereby revised to show that portion of tax parcel 0519032003 currently within Pierce County, as identified in attachment “D” designated “Midtown Core” and “Proposed UGA.”

Section 9. This Ordinance concerns powers vested solely in the Council, it is not subject to referendum, and shall take effect five (5) days after its passage, approval and publication as required by law

PASSED by the City Council and approved by the Mayor this _____ day of _____, 2011.

Neil Johnson,
Mayor

ATTEST:

Harwood Edvalson
City Clerk

APPROVED AS TO FORM:

James Dionne
City Attorney

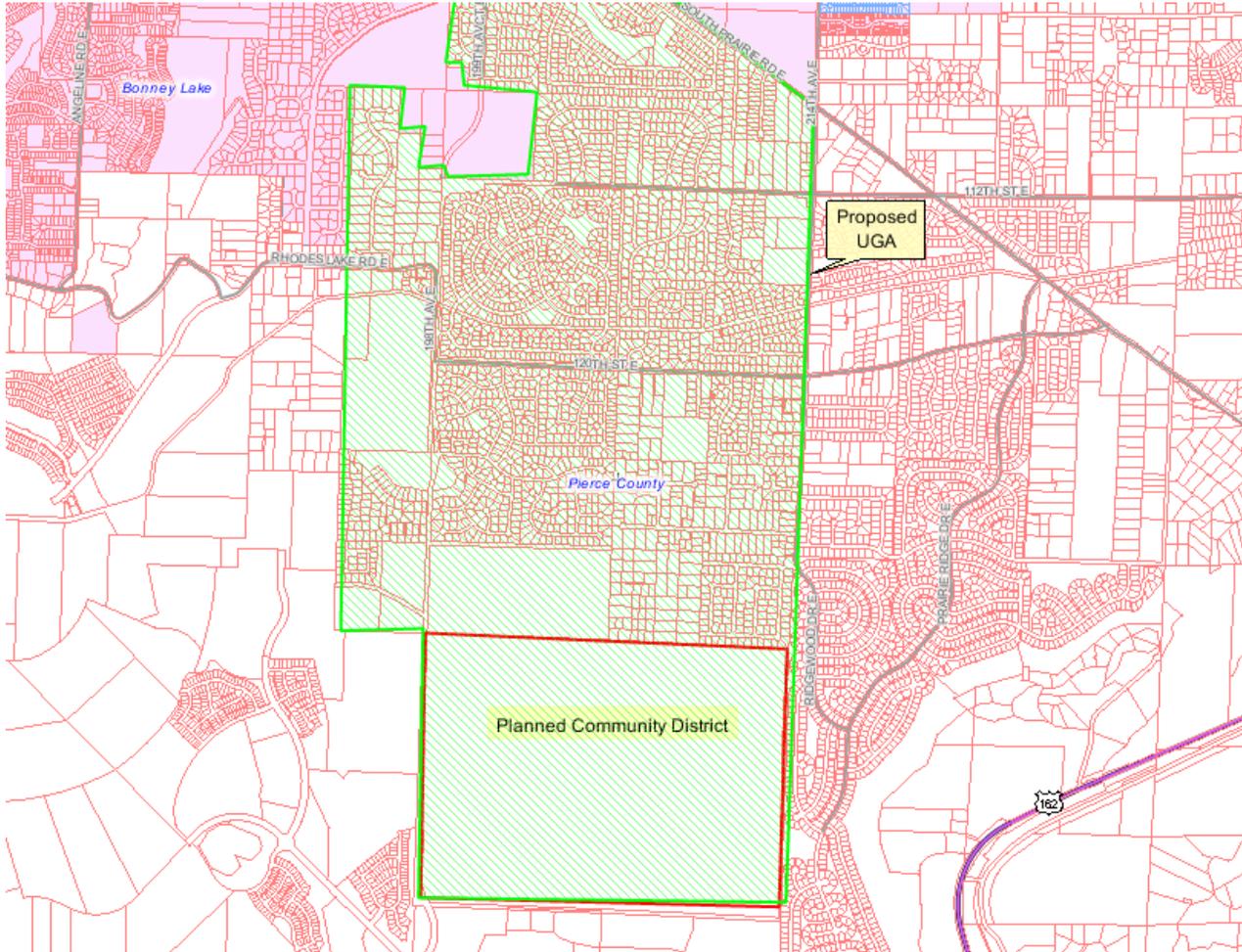
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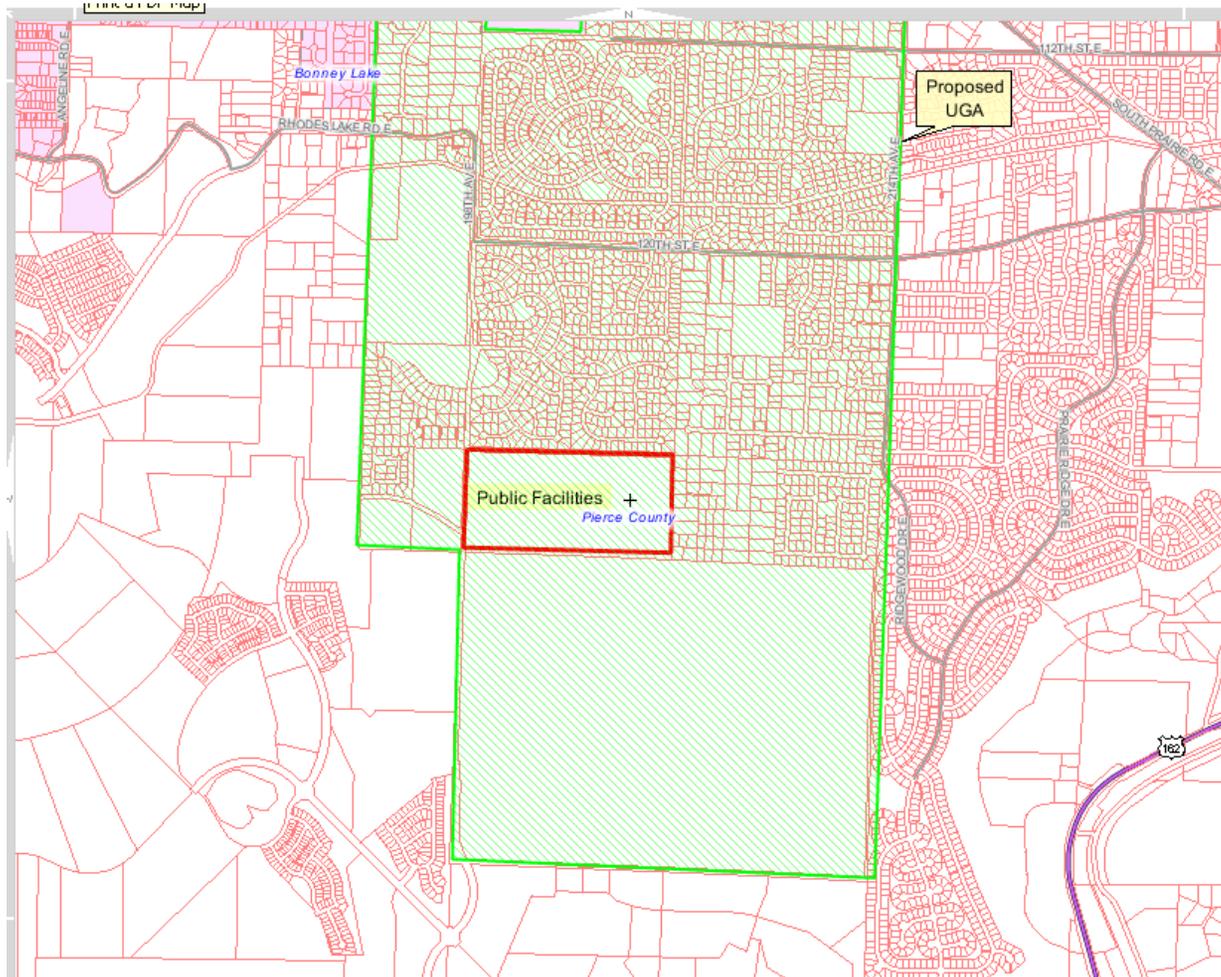
Published:

Effective Date:

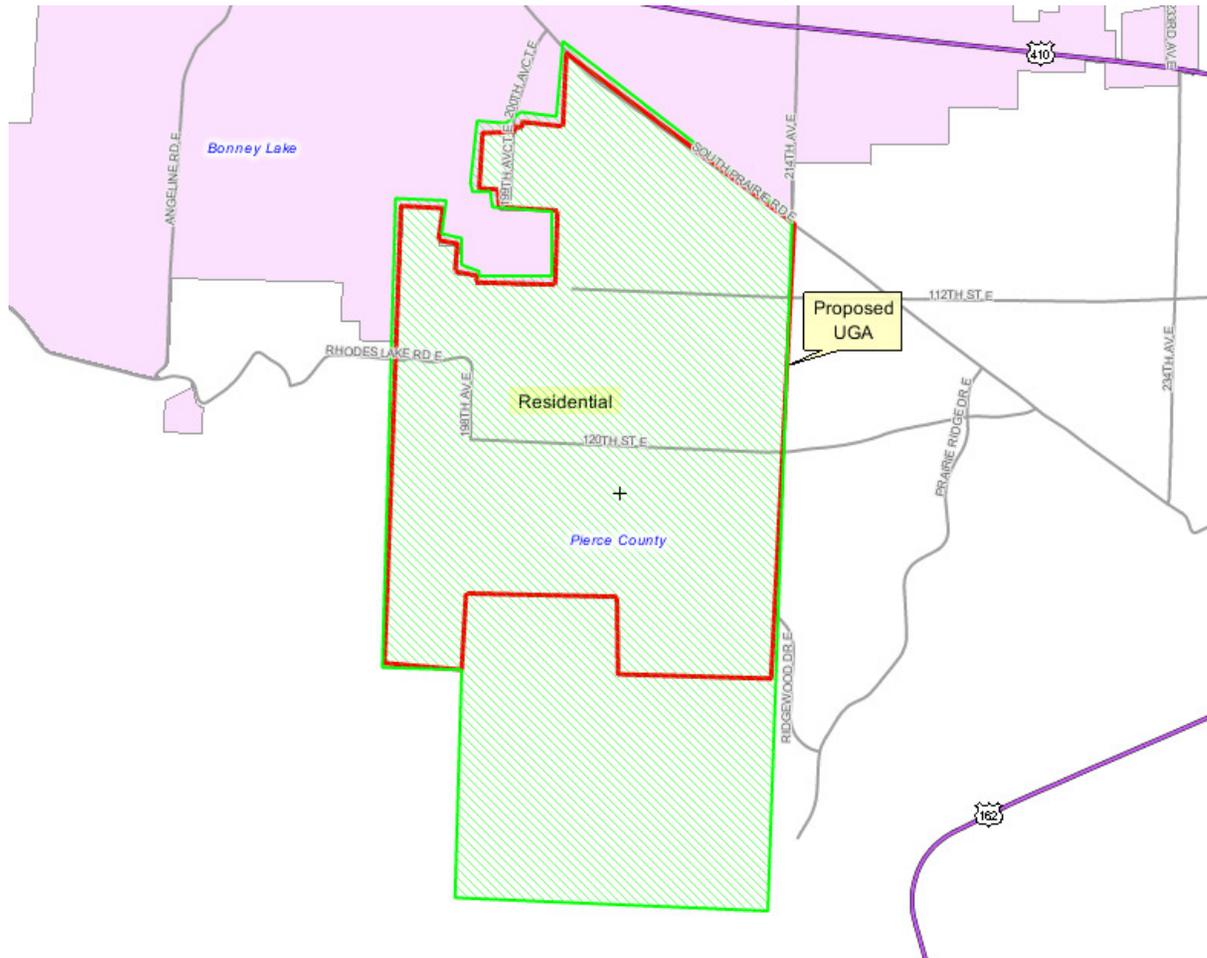
Attachment "A"



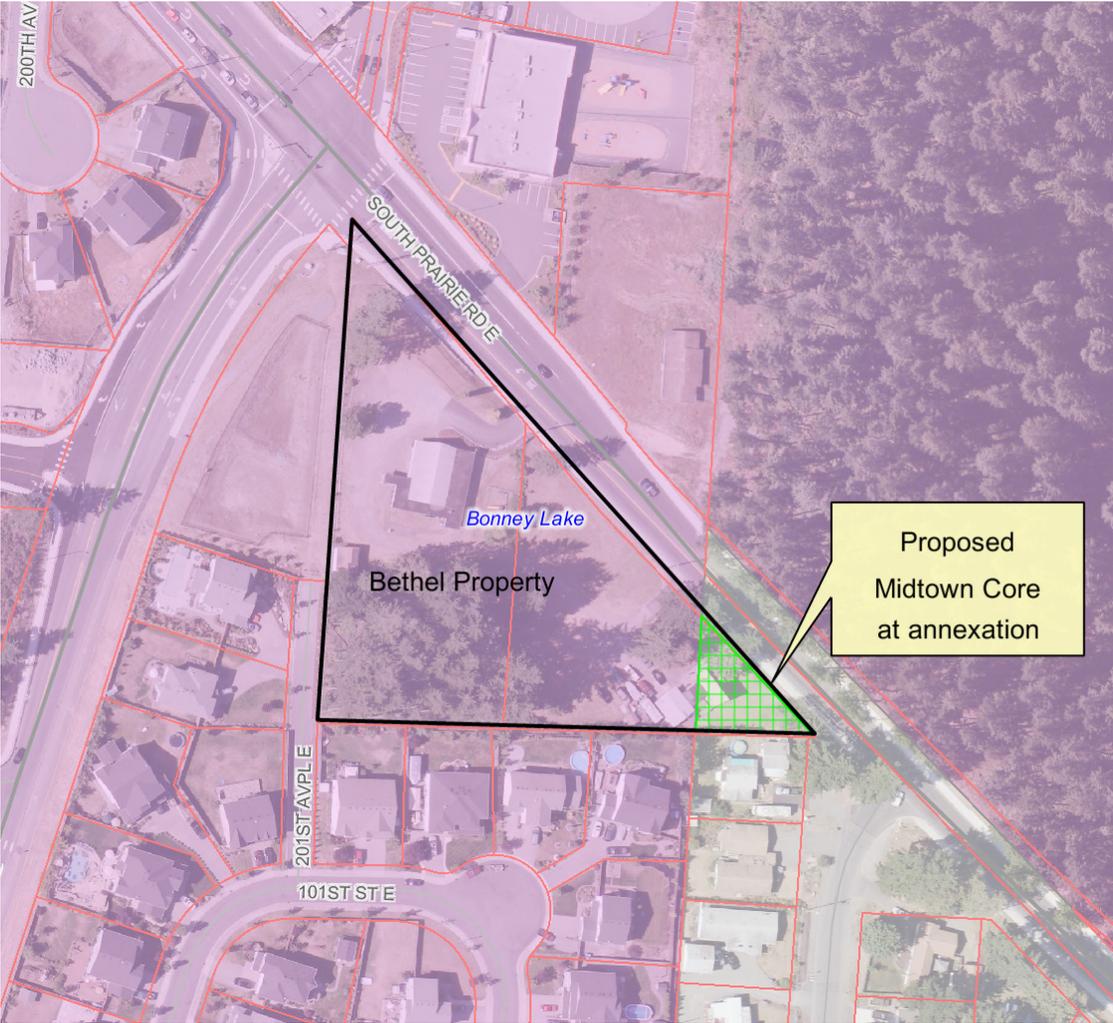
Attachment "B"



Attachment "C"



Attachment "D"



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City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Department/Staff Contact: Fin / Al Juarez	Meeting/Workshop Date: 1 November 2011	Agenda Bill Number: AB11-140
Agenda Item Type: Motion	Ordinance/Resolution Number:	Councilmember Sponsor:

Agenda Subject: Set a Public Hearing - Possible Increases in Property Tax Revenues To Be Collected During Fiscal Year 2012.

Full Title/Motion: A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Setting A Public Hearing At 7:00 P.M., Or As Soon Thereafter As Possible, During The Regular Council Meeting Of November 8, 2011 To Consider Revenue Sources And Possible Property Tax Increases Before Setting The Ad Valorem Property Tax Rate For 2012. .

Administrative Recommendation: Set November 8, 2011 as the public hearing date.

Background Summary: A public hearing on the revenue sources and possible tax rate increase is part of the biennial budget review process and necessary for adoption of the ad valorem property tax rate to be collected during fiscal year 2012. It is proposed that a hearing on the revenue sources for the coming fiscal year including consideration of possible increases in property tax revenues be held during the Council Meeting of November 8, 2011.

Attachments: None

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
Budget Explanation: Not Applicable			

COMMITTEE, BOARD & COMMISSION REVIEW			
Council Committee Review:	Finance Committee Date: 25 October 2011	<i>Approvals:</i> Chair/Councilmember Deputy Mayor Swatman Councilmember Mark Hamilton Councilmember James Rackley	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
Forward to: 11/8/2011 Council Meeting		Consent Agenda: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Commission/Board Review:			
Hearing Examiner Review:			

COUNCIL ACTION	
Workshop Date(s):	Public Hearing Date(s):
Meeting Date(s):	Tabled to Date:

APPROVALS		
Director: <i>Al Juarez</i>	Mayor:	Date Reviewed by City Attorney: standard (if applicable):



Pierce County

Office of the Assessor-Treasurer

2401 South 35th Street, Room 142
Tacoma, Washington 98409-7498
(253) 798-6111 • FAX (253) 798-3142
ATLAS (253) 798-3333
www.piercecountywa.org/atr

Preliminary
Assessed 2011
Collect 2012

DALE WASHAM
Assessor-Treasurer

MEMORANDUM

DATE: September 15, 2011
TO: Pierce County Taxing Districts
FROM: Dale Washam, Assessor-Treasurer
RE: **Preliminary Certification of Assessed Values/Levy Limit Factor**

Enclosed is the Preliminary Certification of Assessed Values for your taxing district. These values include last year's State Assessed Property Values.

For budget preparation assistance to applicable districts, Levy limit factor worksheets, court ordered refund information, and sample ordinance/resolutions are included.

Submit original ad valorem Budget / Levy Certifications & an approved Ordinance or Resolution no later than November 30th:

Pierce County Council
Attention: Clerk, Rm. 1046
County City Building
930 Tacoma Ave. S
Tacoma, WA 98402

And a copy to:
Pierce County Assessor-Treasurer
Attention: Levy Dept.
2401 S. 35th St. Rm. 142
Tacoma, WA 98409

(Failure to submit a budget request & the district's Resolution/Ordinance may adversely affect next year's Levy collection)

Preliminary Values Are Subject to Change.

Districts will receive **Final** values in December.

Deliver Amended Levy Certifications to the Pierce County Assessor-Treasurer by Friday, December 30, 2011.

Changes to the sample Ordinance/Resolution, comply with recent notification from the Department of Revenue. Submit your documents with these changes.

- The dollar amount from the previous year's levy equals the actual levy received, including refunds.
- The dollar amount of increase reflects the difference between the previous year's actual levy and this year's highest lawful levy the district can receive.
- The percent of increase equals the change over the prior year's actual levy plus the dollar amount of increase equal to the district's highest lawful levy for this year.

The manner of reporting the amount of increase is the only change. The district's calculation of the highest lawful levy remains the same.

See reverse for answers to frequently asked questions.

Contact Kim Fleshman for questions (253) 798-7114, kfleshm@co.pierce.wa.us

WE WORK FOR YOU, THE TAXPAYER.



Pierce County

Dale Washam, Assessor-Treasurer

2401 South 35th Street
Tacoma, WA 98409-7498
(253) 798-6111 FAX (253) 798-3142
ATLAS (253) 798-3333
www.piercecountywa.org/atr

September 15, 2011

OFFICIAL NOTIFICATION TO: **BONNEY LAKE**

RE: 2011 PRELIMINARY ASSESSED VALUES

FOR REGULAR LEVY

Total Taxable Regular Value	1,854,274,916
Highest lawful regular levy amount since 1985	2,514,952.61
Last year's actual levy amount	2,516,515.66
Additional revenue from current year's NC&I	34,748.66
Additional revenue from annexations (RCW 84.55)	0.00
Additional revenue from administrative refunds (RCW 84.69)	5,334.31
<i>No additional revenue from administrative refunds will be allowed if you are limited by your statutory rate limit.</i>	
Last year's additional revenue from increase in state-assessed property	4,115.27

FOR EXCESS LEVY

Taxable Value	1,844,835,812
Timber Assessed Value	not available
Total Taxable Excess Value	1,844,835,812

2011 New Construction and Improvement Value 27,470,053

*If you need assistance or have any questions regarding this information, please contact Kim Fleshman
253.798.7114 kfleshm@co.pierce.wa.us.*



Pierce County

Dale Washam, Assessor-Treasurer

2401 South 35th Street
Tacoma, WA 98409-7498
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ATLAS (253) 798-3333
www.piercecounvwa.org/atr

PRELIMINARY TAX LEVY LIMIT 2011 FOR 2012

BONNEY LAKE
> 10,000

REGULAR TAX LEVY LIMIT:

	2010
A. <u>Highest regular tax which could have been lawfully levied beginning with the 1985 levy</u> [refund levy not included] times limit factor (as defined in RCW 84.55.005).	2,514,952.61 1.01 2,540,102.14 ①
B. Current year's assessed value of <u>new construction</u> , improvements and wind turbines in original districts before annexation occurred times last year's levy rate (if an error occurred or an error correction was made in the previous year, use the rate that would have been levied had no error occurred).	27,470,053.00 1.264965097445 + 34,748.66 ②
C. Current year's state assessed property value in original district if annexed less last year's state assessed property value. The remainder to be multiplied by last year's regular levy rate (or the rate that should have been levied).	22,311,656 = 22,311,656 0.00 1.264965097445 0.00
D. REGULAR PROPERTY TAX LIMIT (A + B + C)	2,574,850.79 ③

ADDITIONAL LEVY LIMIT DUE TO ANNEXATIONS:

E. To find rate to be used in F, take the levy limit as shown in Line D above and divide it by the current assessed value of the district, excluding the annexed area.	2,574,850.79 1,854,274,916.00 1.388602505568
F. Annexed area's current assessed value including new construction and improvements times rate found in E above.	0.00 1.388602505568 + 0.00
G. NEW LEVY LIMIT FOR ANNEXATION (D + F)	2,574,850.79

LEVY FOR REFUNDS:

H. RCW 84.55.070 provides that the levy limit will not apply to the levy for taxes refunded or to be refunded pursuant to Chapters 84.68 or 84.69 RCW. (D or G + refund if any)	2,574,850.79 5,334.31 ④ 2,580,185.10
I. TOTAL ALLOWABLE LEVY AS CONTROLLED BY THE LEVY LIMIT (D,G, or H)	2,580,185.10
J. Amount of levy under statutory rate limitation.	1,854,274,916.00 = 1.600000000000 2,966,839.87
K. LESSER OF I OR J	2,580,185.10 ⑤

**EXAMPLE OF ORDINANCE/RESOLUTION
REQUESTING HIGHEST LAWFUL LEVY**

**Ordinance/Resolution No. _____
RCW 84.55.120**

WHEREAS, the _____ of BONNEY LAKE has met and considered
(Governing body of the taxing district) (Name of the taxing district)
its budget for the calendar year _____ ; and,

WHEREAS, the districts actual levy amount from the previous year was \$ 2,516,515.66 and, ①
(Previous Year's Levy Amount)

WHEREAS, the population of this district is more than or less than 10,000; and now, therefore,
(Check One)

BE IT RESOLVED by the governing body of the taxing district that an increase in the regular property tax levy
is hereby authorized for the levy to be collected in the 2012 tax year.
(Year of Collection)

The dollar amount of the increase over the actual levy amount from the previous year shall be \$ 23,586.48 ②
which is a percentage increase of 0.937 % from the previous year. This increase is exclusive of
(Percentage Increase)

additional revenue resulting from new construction, improvements to property, newly constructed wind turbines,
any increase in the value of state assessed property, any annexations that have occurred and refunds made.

\$ 2,540,102.14

Adopted this _____ day of _____,

If additional signatures are necessary, please attach additional page.

This form or its equivalent must be submitted to your county assessor prior to their calculation of the property tax levies. A certified budget/levy request, separate from this form is to be filed with the County Legislative Authority no later than November 30th. As required by RCW 84.52.020, that filing certifies the total amount to be levied by the regular property tax levy. The Department of Revenue provides the "Levy Certification" form (REV 64 0100) for this purpose. The form can be found at: <http://dor.wa.gov/docs/forms/PropTx/Forms/LevyCertf.doc>.

For tax assistance, visit <http://dor.wa.gov/content/taxes/property/default.aspx> or call (360) 570-5900. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call 1-800-451-7985.

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COUNCIL WORKSHOP

October 18, 2011
5:30 p.m.

DRAFT 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 Center, 9002 Main Street East, Bonney Lake, Washington.

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. 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. Director Edvalson noted that Mayor Neil Johnson, Jr. was not in attendance.

Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Community Development Director John Vodopich, Interim Police Chief Dana Powers, City Attorney Jim Dionne, Administrative Services Director/City Clerk Harwood Edvalson, and Administrative Specialist Shawn Campbell.

III. Agenda Items:

A. Council Open Discussion:

Cultural Resources Plan: Councilmember Carter asked if the Cultural Resources Plan would be completed by the end of 2011. City Administrator Morrison said the Planning Commission created a subcommittee to work on the plan. He said the plan will come before the full Planning Commission at their next regularly scheduled meeting, then it will come forward to the City Council with the Planning Commission's recommendation. He said his understanding is the Planning Commission will continue to work on the Cultural Resources Plan for an additional amendment in 2012. Director Vodopich said the Planning Commission has a Public Hearing scheduled for November 2, 2011. Planning Commission Chair Grant Sulham said there has been a miscommunication at the Planning Commission level that will be discussed at the next meeting but the intent of the Planning Commission is to bring a Comprehensive Plan amendment forward for the Cultural Resources Plan in 2011, and then to refine the plan further in 2012 for an additional amendment.

Property Acquisition: Councilmember Carter asked for an update on the purchase of the Crossley Building (18585 Sumner Buckley Hwy E). City Administrator Morrison said the attorneys have been working on this item but it has not yet closed. He said the underlying note holder is blocking the closing. He added that the City has talked about starting the friendly condemnation process, but that would slow down the process.

WSU Storm Water Pond: Councilmember Hamilton asked if the clean out of the WSU storm water pond was part of the regularly scheduled maintenance. Director Vodopich said it was part of the Pierce County regularly scheduled maintenance.

Pierce County 911 Upgrade: Councilmember Carter said she read an editorial in the Tacoma News Tribune regarding the proposed County-wide upgrade of the 911 system. She said the article had a lot of inaccurate information. She asked Interim Chief Powers what radios the Police Department is currently using. Interim Chief Powers said the department is using the 800 MHz radios. She said the Bonney Lake Police department is not in favor of this tax. She said the campaign in favor of the 911 tax has presented a lot of misinformation.

Alarm Permit Fees: Councilmember Lewis said he has been contacted from citizens who have been billed for the \$24 per-year alarm permits for non-active alarms. He said his understanding is the fee was only to be for active alarms.

Councilmember Decker moved to table item “F” to the next workshop. Councilmember Carter seconded the motion.

**Motion failed 3 – 4.
Deputy Mayor Swatman, Councilmember Hamilton, Councilmember McKibbin, and Councilmember Lewis voted no.**

Model Lighting: Deputy Mayor Swatman said the Dark Sky Association is holding a workshop for Model Lighting in Seattle; he asked the Council to let him know if they are interested in attending.

- B. Discussion / Action:** AB11-124 – Resolution 2159 – A Resolution Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Sign The Franciscan Voluntary Transportation Mitigation Agreement.

Councilmember Lewis moved to approve Resolution 2159. Councilmember Rackley seconded the motion.

Councilmember Lewis said the funds can only be held for five years, and after that time, they would no longer be available to the City. He added the Community Development Committee is working on a design study for the area that will detail the total costs for improvements. Director Grigsby said the City has been working to have sidewalks through the length of the City, and this agreement would help with this goal. Councilmember Hamilton asked why the funds would only be available for five years. Director Vodopich said it is part of State Law. Director Grigsby said the City will need to revise the current 30% design plans to incorporate the Franciscan property and street lighting, and then complete the plans. Deputy Mayor Swatman explained that the reason for allowing Franciscan to pay only a portion of the costs for the improvements is that they are the last occupant in the area. He said the other businesses are also part of the traffic concerns and it would not be fair to expect Franciscan to pay for all the upgrades. He added the medical office will provide a significant economic benefit to the City over time. Director Vodopich said the payment in the proposed mitigation agreement is over \$300,000 more than the Traffic Impact Fees for the property. He said Franciscan is also providing the City with a 30-foot Right-of-Way dedication. He said the building plans are currently in review and Franciscan hopes to start building in the first quarter of 2012. Director Grigsby said the intersection improvements should be completed by 2013.

Resolution 2159 approved 7 – 0.

C. Review of Council Minutes: October 4, 2011 Council Workshop and October 11, 2011 Council Meeting.

Councilmember Carter asked that the October 4, 2011 Workshop minutes be amended on p. 3 to, "~~Cater Carter~~", and on p.4 to "~~Rainer Rainier~~."

Councilmember Carter asked that the October 11, 2011 Meeting minutes be amended on p.3 to "~~Buckly Buckley~~", and on p. 6 to remove the following sentence: "City Clerk/Administrative Services Director confirmed that an older version of the ordinance was inserted in the packet by staff in error, and the current version had been provided to the Council for the Meeting."

The corrected minutes were forwarded to the October 25, 2011 Meeting for action.

D. Discussion / Action: Tabled from October 11, 2011-- AB11-112 – Ordinance 1399 [D11-112] – An Ordinance of the City of Bonney Lake, Pierce County, Washington Amending Chapter 2.08 of the BLMC Relating to the Departments and Offices of the City.

Councilmember Decker moved to approve Ordinance 1399 [D11-112]. Councilmember Lewis seconded the motion.

Councilmember Rackley moved to amend the Ordinance to add the City Prosecutor position to the list of positions that are confirmed by Council. Councilmember Decker seconded the motion.

Councilmember Hamilton said the Council should confirm the position. Councilmember Decker said he would like the position to be more independent from the administration and from the legislative branch. He said the position needs more latitude than they can have if the position is controlled by the administration.

Councilmember Rackley moved to amend the motion to amend Chapter 2.08.010 of the Bonney Lake Municipal Code subsection "A" to include Prosecuting Attorney. Councilmember Decker seconded the motion.

Motion to amend Ordinance D11-112 passed 7 – 0.

Councilmember Carter asked who the City's liaison is for homeowner's associations and citizens that previously would have contacted the Community Services Director. City Administrator Morrison said those duties are still under the Facilities and Special Projects Manager's job duties. He said the position was reclassified with a reduction in duties. He said the Senior Center was moved under Administrative Services partly due to proximity and the parks maintenance was moved back under Public Works partly due to shared workload and equipment. Councilmember Decker said if the problem was interdepartmental cooperation that issue needed to be considered citywide. Councilmember Lewis called for the question. Councilmember Rackley seconded.

**Motion to call for the Question approved 5 – 2.
Deputy Mayor Swatman and
Councilmember Decker voted no.**

**Ordinance 1399 as amended approved 6 – 1.
Deputy Mayor Swatman voted no.**

- E. Discussion / Action:** Tabled from October 11, 2011: AB11-113 – Ordinance 1400 – An Ordinance of the City of Bonney Lake, Pierce County, Washington Updating the Position, Classification and Grade Table of Non-Represented Employees.

Councilmember Decker moved to approve Ordinance 1400. Councilmember Lewis seconded the motion.

Councilmember Lewis said all the requested updates have been made.

Ordinance 1400 approved 7 – 0.

- F. Discussion / Action:** Tabled from October 11, 2011 – AB11-99 – Resolution 2146 – A Resolution of the City of Bonney Lake, Pierce County, Washington Authorizing the Mayor to Sign a Contract Amendment with Dionne and Rorick for Legal Services.

Councilmember Decker moved to approve Resolution 2146. Councilmember Lewis seconded the motion.

Councilmember Hamilton asked City Attorney Dionne if he was comfortable with the agreement. City Attorney Dionne said the agreement is acceptable. Councilmember Decker said the agreement is what was expected. Councilmember Decker called for the question. Councilmember Lewis seconded.

Motion to call for the question approved 7 – 0.

**Resolution 2146 approved 6 – 1.
Deputy Mayor Swatman voted no.**

- G. Discussion:** AB11-138 – Resolution 2165 – Eastown Sewer Memorandum of Understanding.

Councilmember Rackley asked if the Eastown LLC group has approved the Memorandum of Understanding (MOU). Deputy Mayor Swatman said they have signed the agreement and are waiting for Council approval to move forward to the next stage. Councilmember Hamilton stated the contributions from the Eastown property owners are slightly less than what the Mayor reported they would be previously. Mr. Watt, an Eastown property owner, said the City prepared the MOU, the property owners have reviewed it and are satisfied with the terms. He said he would like to have the MOU brought forward as soon as possible.

Deputy Mayor Swatman said his understanding is the Eastown Property Owners have 30 days to provide the 5% contribution. Director Grigsby said this is not an actual latecomer's agreement. He said the 30-day window does not start until both parties have signed a latecomer's agreement. He said the property owners asked for an MOU to show the City Council is willing to accept the 5% contribution. Deputy Mayor Swatman said he is concerned about the City spending any more money before the Eastown property owners provide their contribution. City Attorney Dionne said the MOU is only intended to clarify for the property owners what the Council is willing to accept as a meaningful contribution. He said this agreement is not binding on either party. Councilmember Decker asked Mr. Watt if the money is available. Mr. Watt said he has spoken with over 80% of the property owners and they have

indicated they will participate if they have a clear understanding for what the City intends. He said he must first have something from the Council to go back to the property owners to ensure he is able to raise the funds. Councilmember Lewis confirmed the level of participation is 5%.

Councilmember Rackley moved to suspend Council rules and take action on AB11-138 – Resolution 2165. Councilmember Decker seconded the motion.

**Motion to suspend Council rules approved 5 – 2.
Councilmember McKibbin and
Councilmember Hamilton voted no.**

Councilmember Rackley moved to approve Resolution 2165. Councilmember Lewis seconded the motion.

Councilmember Hamilton suggested that the agreement is redundant as the City has an ordinance requiring a minimum 5% contribution. He said he does not think the Council is ready to approve the agreement. He said he wants to know where the City's funds will come from and is concerned the City does not know the total costs of the project. Director Grigsby said the current plan is to implement a revenue bond to finance the City's portion of the project. He said in the long run, the project will not cost the City any money. Councilmember Carter stated this MOU is an outline for the property owners to use to procure funds.

Councilmember Rackley made a motion to strike the words on p. 49, Subsection 2, "of not less than". Councilmember Lewis seconded the motion.

Motion to amend Resolution 2165 approved 7 – 0.

**Motion to approve Resolution 2165 as amended approved 5 – 2.
Councilmember Hamilton and
Councilmember McKibbin voted no.**

At 6:41 p.m., Councilmember Rackley moved to take a five-minute recess. Councilmember Lewis seconded the motion. Deputy Mayor Swatman called the meeting back to order at 6:49 p.m.

H. Discussion: 2011 Comp Plan amendments (minus the Cultural Resources Element).

Planning Commission Chair Grant Sulham and Planning Commissioner Katrina Minton-Davis shared the Planning Commission's thoughts on each Comprehensive Plan amendment. Planning Commissioner Winona Jacobsen was also in attendance. Council thanked the Planning Commission for the hard work in bringing the comprehensive plan amendments forward.

- **AB11-130 – Ordinance D11-130** – Eastown Subarea Comp. Plan Amendment.

Councilmember Carter suggested updates to the Ordinance to show completed projects. She asked about signage to help traffic congestion. She confirmed the medians would be consistent throughout the City. Councilmember Hamilton asked for clarification on the language regarding adverse traffic impacts. He asked to add language regarding the Urban Growth Area. He asked if the reference to residential zoning should be removed since the plan for the area is mostly commercial. He asked for clarification on the different size roads. He asked about the implication that the City would set aside sewer

capacity in the Sumner Sewer Treatment Plant. He also asked about creative solutions for retention ponds. Director Grigsby explained the WAC requirements for connecting to the frontage road, road sizes and zoning. He said the City is discussing Sewer Capacity with the City of Sumner. He said the sidewalk requirements vary due to the different options. He added that roundabouts require more land than traditional intersections.

- **AB11-131 – Ordinance D11-131** – Eastown Design Standards.

Councilmembers questioned the need for pedestrian plazas in the Eastown area at this time. Councilmember Lewis suggested that pedestrian plazas could be a part of a development standard. He said having a pedestrian plaza requirement could deter development. Councilmember Carter said there are many businesses that would need a pedestrian plaza. She confirmed the headlights and noise from drive-through businesses would be mitigated so as not to disturb residential properties.

- **AB11-132 – Ordinance D11-132** – CUGA Comprehensive Plan Amendment and Zoning.

Councilmember Rackley said this amendment is to show that the City has been planning for the County Urban Growth Area (CUGA). Councilmember Hamilton clarified this ordinance is a tool, but it does not limit the City in the future.

- **AB11-133 – Ordinance D11-133** – Midtown Plan Comprehensive Plan Amendment.

Councilmember Carter asked about areas that need to be added to the Midtown area. She said the Bonney Lake Municipal Code has a street naming ordinance. She requested adding the street naming criteria to the BLMC. Director Grigsby said according to the Washington Administrative Code there would not be any additional stoplights in the Midtown area.

Councilmember Rackley moved to take a five-minute recess at 7:53 p.m. Councilmember Decker seconded the motion. Deputy Mayor Swatman called the meeting back to order at 7:58 p.m.

- **AB11-134 – Ordinance D11-134** – Midtown Design Standards.

Councilmember Hamilton asked that language be included that the developers are required to work together. Councilmember Lewis asked if the requirement for pedestrian plazas should be reduced from 5 acres to 2 acres.

- **AB11-135 – Ordinance D11-135** – Midtown Land Use Comprehensive Plan Amendment.

Councilmember Carter asked if areas that are not zoned commercial were to be rezoned if they would fall under the Midtown Land Use requirements. Director Vodopich said the areas are currently zoned high-density residential, but if they are rezoned, they will fall under the adjacent land use zone. Commissioner Minton-Davis said the zoning matrix has not been completed, but the goal is to ensure that all existing commercial properties be allowed. Councilmember Carter asked to have language added about mitigating noise in Midtown.

- **AB11-136 – Ordinance D11-136 – Park Element Comprehensive Plan Amendment.**

Council recognized the hard work of the Park Board on this document. Councilmember Carter noted there are no dog parks in the recommendations. Councilmembers reviewed the charts and maps in the document to show where the City is lacking parks and the need for future parks and facilities. Councilmember Carter discussed the national guidelines for city parks. Councilmember Hamilton said it is important to have the cost of operations in the plan. Planning Commissioner Winona Jacobsen said more emphasis needs to be put on trails.

IV. Adjournment:

At 8:25 p.m., Councilmember Rackley moved to adjourn the Workshop. Councilmember Lewis seconded the motion.

Motion to adjourn approved 7 – 0.

Harwood T. Edvalson, CMC
City Clerk

Neil Johnson, Jr.
Mayor

Items Submitted to the October 18, 2011 Council Workshop: none

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CITY COUNCIL MEETING

**October 25, 2011
7:00 P.M.**

DRAFT MINUTES

City of



"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 Center, 9002 Main Street East, Bonney Lake, Washington.

I. CALL TO ORDER – Mayor Neil Johnson, Jr. called the meeting to order at 7:00 p.m.

- A. Flag Salute: Mayor Johnson led the audience in the Pledge of Allegiance.
- B. Roll Call: 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 Jim Rackley.

Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Community Development Director John Vodopich, Chief Financial Officer Al Juarez, Interim Police Chief Dana Powers, Administrative Services Director/City Clerk Harwood Edvalson, City Attorney Jim Dionne, and Records & Information Specialist Susan Duis.

C. Announcements, Appointments and Presentations:

1. Announcements:

Mayor Johnson reminded the Council of a fundraising event on Saturday, October 29th, called "Take the Plunge Against Domestic Violence," at Allan Yorke Park. He encouraged everyone to participate or at least attend the event. He said Interim Chief Dana Powers challenged staff to participate as well. He said the City is also hosting a community blood drive on Wednesday, October 26th.

2. Appointments: None.

3. Presentations: None.

D. Agenda Modifications: None.

II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE:

A. Public Hearings: None.

B. Citizen Comments:

David Colbeth, 21816 113th St E, Bonney Lake, spoke as a representative of the Greater Bonney Lake Veteran's Memorial Committee (GBLVMC). He said he also serves in the Lions Club and on the City Design Commission, and is a local business owner. He described the GBLVMC's five-year history, including various ideas and plans for a

memorial in the City. He said the group now has 501(c)3 status and they would like to identify a site so they can finalize a design and to boost fundraising efforts. He said over the years the City and Committee have discussed various potential sites for a memorial, but nothing has been decided yet. The City suggested a small memorial could be installed on a triangular piece of property at the northwest corner of SR 410 and Main Street East, which is currently used as a stormwater retention pond. However, the pond has not yet been decommissioned. He said the GBLVMC has raised over \$10,000 so far, and asked the Council to help them take the next steps. He suggested that even if it is too soon to install a memorial, the City could allow them to post a sign on the triangular parcel to let people know about the plans for a future memorial.

Public Works Director Grigsby said the stormwater pond on this site will be decommissioned as part of intersection improvements. He said at that time it would be slightly improved, which could be done with the planned memorial in mind. He said the intersection improvements should be completed by March 2013, but the schedule is dependent on the final design and construction timelines.

Mayor Johnson said he is not comfortable putting up a sign on this site until the City has an agreement with the Committee. Director Vodopich said freestanding signs are not allowed in the Downtown zone except for real estate signs. Councilmember Hamilton said the committee needs some permanency in knowing where the future site is so they can work on fundraising efforts, and the City could provide that. Mayor Johnson said Director Grigsby is the City's liaison for the GBLVMC, and once they have confirmed where they want the site to be located, the City can move forward with drafting an agreement.

Mr. Colbeth said the GBLVMC listed the parcel at Main Street and SR 410 on their list of preferred sites in August 2010. He said this parcel is their preferred location, but added that they are willing to be flexible on the location. He said even if the proposed intersection does not work out, they could still place a sign there to let people know about the project. Councilmember Decker suggested the subject be discussed at a future Workshop. Mayor Johnson said based on the information provided by Mr. Colbeth, staff can begin working on details and come back to the Council with a draft agreement.

Robin Wittenberg, 19103 77th St E, Bonney Lake, said she has been a Bonney Lake resident for almost 30 years, works as a nurse, and has many connections with those in military service. She is involved with the GBLVMC and said people in the community are committed to this project. She said the group has actually raised over \$12,000 to date, and she has spoken with many residents who support the memorial project. She said she hopes Bonney Lake will join cities like Enumclaw & Buckley who have constructed memorials. She said the committee needs land to move forward, and will continue to come to the Council with designs and information.

George Brown, 8410 Locust Ave E and 18315 Sumner-Buckley Hwy E, said he owns a business on Sumner-Buckley Hwy and suggested the road name be changed in the past, since it has no connection with Bonney Lake. He said he knows others who oppose renaming the street, but he supports the name change. He said if nothing else, it would be helpful to have a shorter name, and he supports renaming it as a memorial drive.

C. Correspondence: None.

III. COUNCIL COMMITTEE REPORTS

- A. Finance Committee: Deputy Mayor Swatman said the committee met at 5:30 p.m. earlier in the evening and discussed personnel updates, and forwarded a resolution to surplus property and a motion to set public hearings for ad valorem taxes to a Council Meeting. The committee reviewed its meeting notes, and discussed utility billing updates and plans to provide more past usage data on customer bills. They discussed potential uses of the Reed Property on Barkubein Rd, which will be discussed at a future Workshop. He said they also reviewed the City's financial models and said the administration is doing a good job to cut down on the amount of fund reserves needed in the current year's budget. He thanked staff and management for working hard to keep costs down.
- B. Community Development Committee: Councilmember Rackley said the committee met on October 18, 2011. Assistant Public Works Director Charlie Simpson provided a review of unaccounted for water, and possible changes to determine actual water loss. They also discussed grinder pump charges and intersection improvements near Bonney Lake High School on 200th Ave Ct E. He said the committee did not forward a resolution for speed calming devices. The committee forwarded Resolutions 2156, 2158, 2160, and 2162 to the current agenda for action.
- C. Public Safety Committee: Councilmember Hamilton said the committee has not met since the last regular Council meeting.
- D. Other Reports:

AWC 2011 Regional Meeting: Councilmember Hamilton attended the Association of Washington Cities regional meeting, which was hosted by AWC CEO Mike McCarty. He said AWC lobbyist Victoria Lincoln provided information and said cities can contact her with issues they want to see brought to the legislature. The group also discussed pending State budget cuts and resources for cities, and he received a summary of funds that would be in jeopardy that could affect Bonney Lake. He said the City's funds for justice and liquor sales may be cut. AWC provided more information on proposition I-1183, related to liquor sales, and although they did not support or oppose the measure, they did note it is failing in recent polls.

Pierce County Regional Council: Councilmember Hamilton said he attended the Oct 20th PCRC meeting. He noted that Bonney Lake is the fifth highest contributor to the PCRC fund, although almost 50% of their funding comes from Pierce County. The meeting included review of a 'wish list' of transportation projects recently submitted by the Puget Sound Regional Council. He said several projects in Bonney Lake made this regional list, including the Sumner-Buckley Myers Rd Phase II project, which was ranked 16th of 63 total projects. Director Grigsby said this is an intersection reconstruction project that includes sidewalks from the Fred Meyer area to Wendy's restaurant along SR 410.

Families First Coalition: Councilmember Lewis attended the White River FFC meeting earlier in the month. The group asked for input from churches and ministries on services they can provide on the plateau, and especially asked for volunteers to provide transportation to residents, now that bus services have been cut. He said Lindquist Dentist offers free dental service for children, and are trying to expand and identify other dentists who will help provide free dental care. He noted that Molen Orthodontics is again holding a candy 'buy-back' event on Tuesday, November 1st from 3:00 p.m. to 6:30 p.m. They will pay \$2.00 per pound for up to 10 pounds of candy, and provide free samples

and additional dollars for canned food donations and costumes. He said this is a great program, and all the food and candy donations go back out to charitable organizations.

IV. CONSENT AGENDA:

- A. **Approval of Corrected Minutes:** October 4, 2011 Council Workshop and October 11, 2011 Council Meeting.
- B. **Approval of Accounts Payable and Utility Refund Checks/Vouchers:** Accounts Payable checks/vouchers #62162 thru 62197 (Including Wire Transfer #s 20110912, 20111003, 20111004) in the amount of \$456,800.84; Accounts Payable checks/vouchers #62198 thru 62198 in the amount of \$186.32; Accounts Payable Wire Transfer #20110916 in the amount of \$38,402.86 Accounts Payable checks/vouchers #62199 thru 62260 (Including Wire Transfer #s 10162011, 10172011) in the amount of \$231,275.46; for a grand total of \$726,665.48.
- Corrections to 09/13/11: Accounts Payable checks/vouchers #61834 thru 61878 (Including Wire Transfer #s 7932127, 8082011) in the amount of \$460,925.39. Should have been Accounts Payable checks/vouchers #61834 thru 61878 (Including Wire Transfer #s 7932127, 8082011, 20110815) in the amount of \$460,925.39. Accounts Payable checks/vouchers #61882 thru 61833 in the amount of \$212.88. Should have been Accounts Payable checks/vouchers #61882 thru 61883 in the amount of \$212.88.
- C. **Approval of Payroll:** Payroll for October 1-15th 2011 for checks **30060-30082** including Direct Deposits and Electronic Transfers in the amount of \$ **411,288.09**

Councilmember Rackley moved to approve the Consent Agenda. Councilmember Decker seconded the motion.

Consent Agenda approved 7 – 0.

V. FINANCE COMMITTEE ISSUES: None.

VI. COMMUNITY DEVELOPMENT ISSUES:

- A. **AB11-121 – Resolution 2156** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Awarding A Professional Services Agreement To Whitney Equipment Company Inc For Repairs And Maintenance On The Flygt Pumps At Lift Stations 11, 12, 13, 14, and 18.

Councilmember Rackley moved to approve Resolution 2156. Councilmember Decker seconded the motion.

Deputy Mayor Swatman asked about the process for sole-sourcing the vendor for this project. City Administrator Morrison said the Municipal Code provides for sole-source procurement, requiring the contractor to submit documentation and justification showing why they are the only one who can provide the service. He said sole-sourcing is done once or twice per year, and he has reviewed and is satisfied with this item.

Resolution 2156 approved 7 – 0.

- B. **AB123 – Resolution 2158** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Awarding A Professional Services Agreement To Correct Equipment For The Purchase And Installation Of Wastewater Conditioning & Cleaning Systems For Lift Stations 12, 14 & 18.

Councilmember Rackley moved to approve Resolution 2158. Councilmember Lewis seconded the motion.

Councilmember Rackley said these items were unanimously forwarded by the Committee but he placed them under committee issues in case Councilmembers have questions. Deputy Mayor Swatman asked whether the City is using these devices currently. Public Works Director Grigsby said they used one on a trial basis and it worked very well.

Resolution 2158 approved 7 – 0.

- C. **AB11-125 – Resolution 2160** – A Resolution Of The City Of Bonney Lake, Pierce County, Washington, Authorizing Awarding The Professional Services Agreement With H2O Solutions, LLC For The 2011 Tank Cleaning And Videoing.

Councilmember Rackley moved to approve Resolution 2160. Councilmember Lewis seconded the motion.

Councilmember Carter said per the information the Council received, tanks should be cleaned every five years. She asked why this contract will clean tanks that have been cleaned earlier than 5 years. Councilmember Rackley noted that cleaning has not been done on a regular cycle in the past, but starting with this project the maintenance will occur on a schedule. Director Grigsby said two of the tanks were worked on more recently, including the Peaking tank, which was completed in 2007, and the Lakeridge tank, which was renovated three years ago. He said the AWA recommends tanks be cleaned every 5 years, and during a State inspection they found that one tank (Tacoma Point) had no records of an inspection in over 20 years.

Director Grigsby explained how the cleaning process works, and said this project will set a new baseline to ensure all tanks are cleaned every 5 years. Director Grigsby noted that while Ponderosa Tank was worked on in 2008, that project did not include a full inspection and cleaning. Councilmember Carter asked why all the tanks are being cleaned at the same time if some are not yet due to be cleaned. Director Grigsby said they want to address the State's findings right away. He also noted that the item is included in the budget for 2011, but this budget line will be reduced in 2012. City Administrator Morrison added that staff have seen higher than normal leakage in the Peaking Tank, which is another reason it was included for inspection this year rather than waiting.

Councilmember Carter asked how the new water tank the City of Auburn is constructing will affect Bonney Lake water services. Director Grigsby said the two water systems are totally separate and it will not affect Bonney Lake's service or water supply.

Director Grigsby said the funds for the proposed inspections come from the Water Operations and Management budget. Councilmember Hamilton asked whether it is less expensive to mobilize and inspect all the tanks at one time, rather than stagger the inspections. Director Grigsby said since 4 of the 5 tanks were identified by the State as

needing inspection, they decided to have all the tanks inspected and create a baseline, and it could be less expensive than having to mobilize for multiple cleanings.

Councilmember Lewis noted that the agenda bill attached to this item has an error in the budget considerations (p. 7).

Director Grigsby confirmed for Councilmember Decker that the cleaning project will improve water quality. Councilmember Decker asked whether the City tests for certain cold water parasites that have been found in Lake Tapps and other water sources. Director Grigsby said he will check and provide the Council with details on the specific tests that are done to test water quality.

Deputy Mayor Swatman asked why this project went out to bid rather than using the State contract. Director Grigsby said he was not sure whether staff reviewed the State contract pricing. Deputy Mayor Swatman asked about the value of the Tacoma Point and Peaking Storage tanks. Director Grigsby noted the Tacoma Point tank needs to be replaced for seismic reasons. He added that the Peaking Storage Tank is used every summer for several weeks, and without this tank the City would have to buy water from Tacoma Public Utilities, which is more expensive than maintaining the Peaking Tank.

**Resolution 2160 approved 4 – 1 – 2.
Councilmember Decker abstained.
Deputy Mayor Swatman and
Councilmember Carter voted no.**

Councilmember Decker said he abstained from voting because he does not feel the City needs to spend this money all at once, and should stagger the cleaning project instead.

- D. **AB11-127 – Resolution 2162** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing A Contract With Shea, Carr & Jewel Inc For The Design Effort Of The Main Street And SR410 Intersection Improvements And The Pedestrian Pathway From Main Street To 192nd Avenue.

Councilmember Rackley moved to approve Resolution 2162. Councilmember Decker seconded the motion.

Director Grigsby said he and City Engineer John Woodcock continued negotiations on the contract pricing, after reviewing the projected costs and concerns from Councilmembers that the project costs were too high. He said earlier in the day the consultant called and offered to reduce the project cost by 5%, to \$326,464 total. He said he spoke with the consultants on the phone and has two email confirmations to this effect.

Deputy Mayor Swatman said this is a fantastic project that will design sidewalks from Main Street to the Target / Junction 192 area, helping the City provide sidewalks all the way through the City. Director Grigsby said a large portion of the project is being designed from scratch, and they will begin the design starting at Main Street and moving east down SR 410. The design will at least include frontage to the west end of the bridge; if funding is available the design will continue across the bridge to 192nd Av E. He said once the 30% design is complete, the Council may review whether to stop there, or to allocate additional funds and continue with the full design.

Deputy Mayor Swatman said design plans are an important factor in requesting grant funds. He said the scope of work for this project provides great details for citizens to see exactly what work is being done. Director Grigsby said the City had good experiences with Shea, Carr & Jewel on past projects.

Resolution 2162 approved 7 – 0.

VII. PUBLIC SAFETY COMMITTEE ISSUES: None.

VIII. FULL COUNCIL ISSUES: None.

IX. EXECUTIVE SESSION:

Pursuant to RCW 42.30.140(4)(b), the Council adjourned to a closed meeting at 8:10 p.m. to discuss labor negotiations. The Council returned to chambers at 8:40 p.m.

X. ADJOURNMENT:

At 8:40 p.m., Councilmember Rackley moved to adjourn the Council Meeting. Councilmember Lewis seconded the motion.

Motion to adjourn approved 7 – 0.

Harwood Edvalson, CMC
City Clerk

Neil Johnson, Jr.
Mayor

Items submitted to the Council at the October 25, 2011 Meeting: *None.*

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City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Department/Staff Contact: Executive / Don Morrison	Meeting/Workshop Date: 1 November 2011	Agenda Bill Number: AB11-98
Agenda Item Type: Ordinance	Ordinance/Resolution Number: D11-98	Councilmember Sponsor:

Agenda Subject: Setting SEPA Appeal Fee

Full Title/Motion: A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending Chapter 3.68 Of The Bonney Lake And Section One Of Ordinance No. 1325 Relating To Land Use Fees.

Administrative Recommendation: Approve as written

Background Summary: The Bonney Lake Municipal Code does not specifically list a fee for appeals of State Environmental Policy Act (SEPA) threshold determinations, leading to confusion as to whether a SEPA appeal is an appeal of an administrative decision or not. While we received relatively few SEPA appeals, an appeal may require extensive staff, legal, and/or consulting work in the preparation of notices, staff reports, briefs, responses, hearings, legal review, etc. It is recommended that the City Council set a reasonable fee to cover the City costs of hearing a SEPA appeal. The suggested fee is \$2,000 (reduced from original proposal of \$3000).

Attachments: Ordinance, Cost Estimation, Survey

BUDGET INFORMATION

Budget Amount	Current Balance	Required Expenditure	Budget Balance
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Budget Explanation: NA

COMMITTEE, BOARD & COMMISSION REVIEW

Council Committee Review:	Finance Committee	<i>Approvals:</i>	Yes	No
	Date: 13 September 2011	Chair/Councilmember Dan Swatman	<input type="checkbox"/>	<input type="checkbox"/>
		Councilmember Jim Rackley	<input type="checkbox"/>	<input type="checkbox"/>
		Councilmember Mark Hamilton	<input type="checkbox"/>	<input type="checkbox"/>

Forward to: **Consent** Yes No
Agenda:

Commission/Board Review:

Hearing Examiner Review:

COUNCIL ACTION

Workshop Date(s): 9/27/11 Deferred	Public Hearing Date(s):
Meeting Date(s):	Tabled to Date:

APPROVALS

Director:	Mayor:	Date Reviewed by City Attorney: (if applicable):
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ORDINANCE NO. D11-98

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AMENDING CHAPTER 3.68 OF THE BONNEY LAKE AND SECTION ONE OF ORDINANCE NO. 1325 RELATING TO LAND USE FEES.

WHEREAS, The Bonney Lake Municipal Code does not specifically list a fee for appeals of State Environmental Policy Act (SEPA) threshold determinations, leading to confusion as to whether a SEPA appeal is an appeal of an administrative decision or not; and

WHEREAS, SEPA appeals require extensive staff, legal, and/or consulting work in the preparation of notices, staff reports, briefs, responses, hearings, legal review, etc.; and

WHEREAS, the City Council finds it desirable to set a reasonable fee to cover the City costs of hearing a SEPA appeal;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. BLMC Section 3.68 and Section One of Ordinance 1325 is hereby amended to read as follows:

3.68.010 Land use fees.

D. APPEALS

1. Appeal of Administrative Decision - \$750.00
2. Appeal of Hearing Examiner's Decision - \$1,500
3. Appeal of SEPA Threshold Determination - \$2,000

Section 2. This Ordinance shall take effect and be in force thirty (30) days from and after its passage, approval and publication, as required by law.

PASSED by the City Council and approved by the Mayor this ____th day of _____, 2011.

Neil Johnson, Jr.
Mayor

ATTEST:

Harwood T. Edvalson
City Clerk, CMC

APPROVED AS TO FORM:

James Dionne
City Attorney

Passed:
Valid:
Published:
Effective Date:

SEPA THRESHOLD DETERMINATION APPEAL COSTS

Task	Estimated Cost	
	Min	Max
Appeal Intake and Routing	30.00	50.00
Public Notices and Mailings	80.00	120.00
Review of Appellant Memo/Brief	90.00	180.00
Administrative and Legal Review	210.00	350.00
Staff Report	110.00	220.00
Appellant Response Review	150.00	225.00
Hearing Examiner Costs	900.00	1200.00
Ave. Est. Cost	\$1,570.00	\$2,345.00

Labor and direct costs only. Does not include overhead.

From: John Vodopich

Sent: Wednesday, September 28, 2011 1:09 PM

To: Don Morrison

Subject: SEPA Appeal Fees

Don - I've done a quick web search and found the following regarding SEPA appeal fees:

Everett - \$100

Kent - \$215

King County - \$250 filing fee

* Puyallup - \$650

Vancouver - SEPA procedural appeal - \$75.74; substantive appeal - \$1,165.17

* Pierce County (6/10 document) - Appeal of an Environmental Officials decision - \$2,200

Tukwila - \$515 + hours over 5

Bellingham - \$550

This is what I got from MRSC:

City	SEPA Appeal Fee
SeaTac -	\$100
Black Diamond -	\$250
Tumwater -	\$175
Puyallup -	\$650
Vancouver -	\$1,145.10
Mill Creek --	DS - \$250, DNS or MDNS - \$500
Stanwood -	\$500
Battle Ground -	\$2,440
Bellingham -	\$500-\$550
Shelton -	\$250
University Place -	\$1,375
Kirkland -	\$207
Gig Harbor -	\$275
Woodway -	\$500 + costs
Redmond -	\$0
Bothell -	\$500
Fircrest -	\$100 intake + \$350 deposit

JPV

John P. Vodopich, AICP
Community Development Director

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