

CITY COUNCIL WORKSHOP

**February 5, 2013
5:30 p.m.**

AGENDA



“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 Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin, Councilmember Katrina Minton-Davis, Councilmember James Rackley, and Councilmember Tom Watson.

III. Agenda Items:

A. **Council Open Discussion.**

B. **Presentation:** Refinancing Municipal Debt – Jim Nelson, Davidson. (No advance materials)

Pg. 3 C. **Review of Council Minutes:** January 15, 2013 Workshop and January 22, 2013 Meeting.

Pg. 15 D. **Discussion:** AB13-20 – Council appointments to MPD Pro and Con Committees.

Pg. 19 E. **Discussion:** AB13-15 – Resolution 2270 – Orchard Grove II Final Plat.

Pg. 57 F. **Discussion:** AB13-16 – Ordinance D13-16 – Amend the BLMC to allow home occupations to attach a sign to their fence and to allow temporary businesses to have signage.

G. **Discussion:** Council retreat topics, location, facilitators, etc. (No advance materials)

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 COUNCIL WORKSHOP

**January 15, 2013
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 – Mayor Neil Johnson, Jr. called the workshop to order at 5:32 p.m.

II. ROLL CALL:

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

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

Councilmember Rackley moved to excuse Councilmember Minton-Davis from the January 15, 2013 Council Workshop. Councilmember Lewis seconded the motion.

**Motion to excuse
Councilmember Minton-Davis
approved 6-0.**

III. AGENDA ITEMS:

A. Presentation: Concession Stand / Community Garden Updates - Stew Bowen

Stew Bowen with the Bonney Lake Food Bank / Bread for Life provided a presentation regarding the community garden and the purpose that a community garden gives to bring the community together, including generations of families. He said there were numerous donations made for the community garden and there are currently 61 garden beds, some of which specifically provide for the Bonney Lake Food Bank. There are ADA beds as well which allows all of the community to participate. He provided a breakdown of how many vegetables and herbs have already come to the Food Bank directly from the garden. He asked for the City to continue to assist and partner with the Food Bank so they can continue with the efforts to provide for the community in need.

Mr. Bowen also provided an update regarding the Snack Shack at Allan Yorke Park. He said the Snack Shack has not been as productive as in the past. There was a drop off in business, partially due to weather, some staffing issues, and an electrical outage which caused a large amount of frozen food to spoil. He said their positive presence at the park benefits the kids. He spoke specifically of one young man who came to the skate park and the positive reinforcement he received from the City and staff. Mr. Bowen said he hopes that the City will continue to support the Snack Shack. Mayor Johnson said every time he has been there the Snack Shack has been well attended to and has been very pleased with the progress.

Councilmember Rackley asked if the Food Bank planned to continue the summer lunch program. Mr. Bowen said there were, despite the fact that there may be some challenges. He said the summer lunch program feeds over 100 kids a day during the summer months. Councilmember Lewis said he knows that students throughout the Bonney Lake School District appreciate knowing that the Snack Shack is there to assist them and help to provide a meal to them during the summer months and the students appreciate it very much. He said that if the students are aware and learning of the benefits provided by the Snack Shack then they may be more likely to contribute back to the community because of the benefits they personally received.

B. Council Open Discussions:

Public Works Expenditures. Councilmember Watson asked about the Public Works Department use of purchasing cards (p-card) and asked if the department is diligent in buying locally or economically. Public Works Director Grigsby said most of the small purchases are purchased using the p-card and Assistant Public Works Director Charlie Simpson and his staff have put together a standard operating procedure for the program. He said a lead or supervisor must authorize every purchase before the employee is provided the p-card. Part of the policy is to spread the wealth of spending amongst the local businesses in the City that sell materials, as long as it is not more than a 10% increase in price. Director Grigsby said the staff use pre-expended bins to stock up on commonly used supplies, and then they order when these supplies are diminishing.

Councilmember Watson also had questions regarding phone bills that he reviewed during the budget process. Director Grigsby said he believes Councilmember Watson was looking at line items charged for the different funds, however, the lower priced ones would have been just one or two phones to that fund, versus other funds which may have multiple phones on one specific fund, such as the sewer fund. Councilmember Watson thanked Director Grigsby for his explanation.

Street Access. Councilmember Hamilton asked about the request from a citizen he heard from last week regarding parking along her street and the access required for the fire department. He said Fire Chief John McDonald said at the Public Safety Committee meeting that it is a fire code to have at least 20' for clearance and wanted to find out about the required signage to enforce the parking regulations for parking or traffic infringement and a possible fine. He asked the Council if the Public Safety Committee should review the issue. Public Works Director Grigsby said none of the design standards provide for a parking lane as part of the design. Director Grigsby said when a City requires a parking lane, it takes property away from developers. Councilmember Hamilton said big vehicles, especially garbage and fire trucks, have a difficult time navigating their way through streets. Councilmember Lewis said it also makes it extremely difficult for the snow plow trucks to clear the streets. He said that if the City can remind residents about the safety issues for public safety vehicles to have proper access then maybe the residents and citizens will start thinking about it. Councilmember Watson said he was concerned about the cost of the signs. Council consensus was that it is an issue of educating the residents rather than amending the code, ticketing, or taking it to Public Safety Committee.

Mandatory Garbage Collection. Councilmember Watson asked what code enforcement staff may be doing for residents who are not having their trash picked up. Deputy Mayor Swatman said there is a current issue that will be going to the Public Safety Committee regarding mandatory garbage collection. Mayor Johnson said that at one time approximately 180 homes were not signed up for the mandatory garbage service, and now there are approximately 500 homes. He said it is a health and sanitation issue that needs to be addressed.

Clean Up Around Lake Bonney. Councilmember Watson said there are the two houses around Lake Bonney that have been getting cleaned up and he appreciates all of the efforts by everyone involved in the clean up to help beautify Bonney Lake.

- C. Review of Draft Minutes:** December 4, 2012 Workshop, December 11, 2012 Special Meeting, December 11, 2012 Meeting, January 8, 2013 Meeting.

The December 4, 2012 Workshop, December 11, 2012 Special Meeting, December 11, 2012 Meeting, January 8, 2013 Meeting Council Meeting minutes were forwarded to the January 22, 2013 Council Meeting for action, with one minor correction noted by Councilmember Lewis.

- D. Discussion:** AB13-05 – Ordinance D13-05 – Non-Represented Employee Salaries

City Administrator Morrison said that that the 2013-14 budget provided for a 1.5% cost of living adjustment (COLA) for non-represented employees. This resolution formalizes what was proposed in the budget for these employees. He said there are a number of options available as to how to calculate the increase. Councilmember Watson asked what other raises the non-represented employees receive in a year. City Administrator Morrison said for those who have not reached their top level they received a 3% step increase. City Administrator Morrison also noted that payroll taxes will be going up 2%, so employees will see a net decrease on their next paycheck. He explained how the salary ranges are calculated. Councilmember Hamilton asked how the City of Bonney Lake compares to other cities. City Administrator Morrison said the City compares fairly well and in the past few years, when other cities have put a cap on COLA, Bonney Lake is beginning to become more comparable.

Deputy Mayor Swatman asked how the 1.5% amount was determined. City Administrator Morrison said that with the Police Guild receiving 2.88% COLA, administration felt it was appropriate that the non-represented employees, and AFSCME, should be entitled to receive at least half of what the Police Guild received. Councilmember Rackley asked what COLA amount increase was budgeted and City Administrator Morrison said it was 1.5% for both the non-represented employees, and as well AFSCME employees.

Finance Director Juarez gave a breakdown on the percentage of the budget for both non-represented employees and AFSCME receiving a 1.5% COLA.

Deputy Mayor Swatman asked about the health care insurance negotiations with AFSCME. City Administrator Morrison said non-represented employees will follow whatever is negotiated with AFSCME. Mayor Johnson said if Council wants to wait until the health care insurance has been negotiated with AFSCME to act on the COLA, that was understandable.

The item was tabled to a future Council Workshop and Council Meeting.

- E. Discussion:** AB13-08 – Resolution 2266 – Setting the ballot language for the Metropolitan Park District April 23, 2013 Special Election.

Deputy Mayor Swatman said this resolution proposes the ballot language prepared by the City Attorney Haggard for the ballot language to be used for the April 23, 2013 Special Election. City Attorney Haggard said the concise description of the ballot language is limited to 75 words and that since she wrote the language she will have to certify it to the Elections Division. She said

that per State law the City is allowed 200 words to summarize the explanatory statement for the voter's pamphlet to explain to the voters what this ballot measure is about, and that too will need to be certified by her since she wrote the language. She said she is still researching and working on the ballot language and the summary for the explanatory statement to have it submitted to the to the Pierce County Elections Division.

This item was forwarded to the January 22, 2013 Council Meeting for action, with any revised language by the City Attorney.

F. Discussion: Process to select MPD Ballot Proposition Pro – Con Committees.

City Administrator Morrison discussed the process to select applicants for the Metropolitan Park Districts Pro and Con Committees. To date, ten applications have been received by the City Clerk. The City Administrator said he will provide copies of the applications to the Council next week for review and per State law three applicants will be selected for each Committee. The Council said they will review and discuss the applications at the February 5th Council Workshop, and appoint the Committee members at the February 12th Council Meeting.

Councilmember Watson said some of the Councilmembers have received emails asking Council to change their stance regarding the Metropolitan Park District. City Attorney Haggard advised the Council how to respond, or not respond to questions, and their individual rights as to how they stand on an issue.

G. Discussion: Proposed Council Planning Retreat.

City Administrator Morrison reviewed the calendar with the Council who were present and suggested Saturday, February 23, 2013 as the date for a Council Retreat. Mayor Johnson said he would like to find a facilitator for the retreat so that City Administrator Morrison can also participate.

H. Discussion: AB13-10 – Resolution 2261 – Maintenance Agreement with Sound Transit for the Bonney Lake Park & Ride

This item was tabled for continued discussion at a future Council Workshop/Meeting.

I. Discussion: AB13-12 – Resolution 2267 – Approval of CDBG Grant Application.

City Administrator Morrison said that the proposed resolution would authorize the Mayor to apply for a State Community Development Block Grant (CDBG) to build a new Food Bank in Bonney Lake. The State requires a resolution. City Administrator Morrison said for some time, the City has been trying to find a better location and facility in which to house the food bank. The current facility is crowded, and the building is in very poor condition. He said this is an opportunity to apply for a 100% grant from the state administered Housing and Urban Development (HUD) CDBG program to construct a new food bank on a new site and to demolish the existing building. The State grant requires passage of a resolution authorizing the application and stating that if the grant is awarded, the City will abide by all state and federal grant requirements. Councilmember Lewis said that Section 3 of the grant application gives the City the authorization that is needed. City Administrator Morrison said there may need to be some revisions to the resolution and they will bring that back to the Council next week. Councilmember McKibbin asked about any City costs associated with applying for the grant.

City Administrator Morrison said any incurred costs will mainly be his staff time. City Administrator Morrison said there are some planning grants that will be coming available soon, and he hopes the City will be able to apply for those as well to help with the project. Councilmember Lewis asked when the City would be notified if they received the grant; and City Administrator Morrison said the grant is to be awarded in May. Councilmember Hamilton asked what the City's plan is for the Food Bank, whether the City is awarded a grant or not. Mayor Johnson said this is the first plan and the City will wait to see how it progresses before considering other options. Councilmember Hamilton said the services the Food Bank provides are offered to County residents too, not just City of Bonney Lake residents, and he is hopeful that the County will assist in sharing the funding for the services that are provided to citizens throughout the County.

J. Discussion: AB13-13 – Resolution 2268 – Contract renewal with South Sound 911 (formerly LESA)

Councilmember Lewis said he sponsored this contract at the Public Safety Committee and it is a very simple contract which just changes the name from Law Enforcement Support Agency (LESA) to South Sound 911 (SS911). Due to the change SS911 has sent out updated service agreements. Police Chief Powers said she wanted to be clear that this is not a dispatch contract and that the language in this contract is consistent with the LESA contract that has previously been in place.

IV. ADJOURNMENT:

At 6:57 p.m., Councilmember Lewis moved to adjourn the Council Workshop. Councilmember Watson seconded the motion.

Motion to adjourn approved 6-0.

Harwood Edvalson, MMC
City Clerk

Neil Johnson, Jr.
Mayor

Items presented to Council for the January 15th Workshop: None

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CITY COUNCIL MEETING

January 22, 2013
7:00 P.M.

DRAFT MINUTES

City of



“Where Dreams Can Soar”

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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 7:01 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 Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin, Councilmember Katrina Minton-Davis, Councilmember Jim Rackley, and Councilmember Tom Watson.

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

C. Announcements, Appointments and Presentations:

1. Announcements: None.

2. Appointments: None.

3. Presentations:

a. Recognition of Adopt-A-Street Volunteer Jason Cline.

Public Works Administrative Specialist Christy McQuillen told the Council that Mr. Cline has adopted approximately four miles of roadway including Sky Island Blvd. He was unable to attend the presentation and recognition of volunteers in December. She said new groups recently ‘adopted’ new sections of 190th St E, and filled nineteen bags of trash in their first weekend. Councilmembers and Mayor Johnson thanked Mr. Cline for his service. Mr. Cline thanked Ms. McQuillen for her hard work to expand the program. He said he enjoys community service and encouraged others to volunteer.

D. Agenda Modifications:

Mayor Johnson said staff members have requested that proposed Resolution 2271 be pulled from the current agenda, as additional work needs to be done.

Deputy Mayor Swatman moved to remove Finance Committee Item A., Resolution 2271, from the current agenda. Councilmember Watson seconded the motion.

Motion approved 7 – 0.

II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE:

A. Public Hearings:

1. **AB13-03** – A Public Hearing Regarding Proposed Resolution 2265, To Establish The Eastown Sewer Utility Latecomer Agreement.

Mayor Johnson opened the public hearing at 7:06 p.m.

Joe Moyer, 96th St E, Bonney Lake, said he lives along the proposed route for the sewer line. He said Ordinance 1446 adjusted the requirements to hook up to sewer. He said he lives outside the Urban Growth Area (UGA) and outside the City limits, but he is concerned that this action will affect him and others who wish to sell their property in the future. He asked whether the proposed latecomer agreement conforms to Pierce County Ordinance 2011-89, establishing the rights of cities to establish sewer service. He said it appears that his property is included in the assessment area on the proposed ULA map. He asked the Council to vote against the proposed ULA.

Roger Watt, 22719 SR410, Bonney Lake, represented the eighteen members of the Eastown Sewer Development LLC. He said the group still has unanimous support for the proposed ULA and they hope the Council will move forward and vote in favor of the proposed resolution.

Seeing no additional speakers, Mayor Johnson closed the hearing at 7:10 p.m.

B. Citizen Comments:

Barbara Volin, 17206 111th St E, Bonney Lake, said she bought property in Bonney Lake five years ago and is currently building a house on it. She said at first she delayed due to the high costs of permits. She recently found out that the permit fee rates were lowered two months after she got the permits to build. She asked the Council to consider giving her a rebate on her permit fees. Community Development Director Vodopich told Ms. Volin that she could cancel her existing permits and re-apply to get the lower fees, but she would have to pay a new application fee so it may not be worthwhile. Mayor Johnson said he would speak with the City's legal counsel about the options. Deputy Mayor Swatman said he appreciates Ms. Volin's situation but it is difficult for the Council to consider exceptions, as they must treat everyone the same. Director Vodopich noted that Ms. Volin did receive the benefit of reduced Transportation Impact Fees when she applied for permits previously.

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 the hiring of a maintenance worker, amendments to the Justice Center contract, and review of meeting notes. The committee discussed the vacant position in the Finance Department, which will be 'under-filled' as a

Senior Accountant (previously Accounting Manager). The committee is looking for dates for a workshop with the City's bond advisor, Jim Nelson, regarding refinancing. The committee got input from the CDC on the City's work to monitor and upgrade water meters; the Finance Committee feels the City has a good program in place. The committee also discussed options to convert street lighting to LED lights, which requires a large up-front cost but realizes savings in the future. He said this could be a good candidate for a future grant program.

- B. Community Development Committee: Councilmember McKibbin said the committee met on January 15, 2013 and forwarded six items to the current Consent Agenda.
- C. Public Safety Committee: Councilmember Hamilton said the committee has not met since the last Council Meeting.
- D. Other Reports:

Pierce County Regional Council: Councilmember Hamilton said the PCRC met on January 17, 2013 and set its yearly agenda and made committee appointments. He said he is an alternate for the Economic Development board. The PCRC reviewed transportation issues and priorities, including completion of SR167. The PCRC is considering raising annual rates for members; for Bonney Lake the rate would change from about \$300 per year to \$544 per year. He said Bonney Lake's project for improvements at SR410 and Veterans Memorial Drive are on the PCRC project priority list. The Growth Management committee reported that revisions to the annexation policies will likely not come forward this year. He said last year the outgoing council proposed setting aside funds for smaller cities and placing a cap of 35% of funds for any agency; Councilmember Hamilton said he will keep monitoring this issue in the coming year. The PCRC annual dinner will be held on February 7, 2013 at the Emerald Queen Hotel and Casino in Fife.

Park Board: Councilmember Watson said he attended the Park Board meeting on January 14, 2013. The Board discussed projects, tobacco policy and signage, and elected Jim Bouchard as chair and Chauntelle Hellner as vice-chair. The Board also discussed possible traffic revisions for the boat launch; this discussion will continue at the Public Safety Committee.

Senator Roach Town Hall Meeting: Councilmember Watson said he and Councilmember Rackley attended Pam Roach's public meeting on January 19th at the Bonney Lake Public Safety Building. Senator Roach discussed the SR167 extension project, focusing on foreign language education in schools, and support for the Rainier School.

Community Events: Councilmember Lewis said a free 'Bricks for Kids' Lego workshop is available on Fridays from February 15th through March 1st at the Prairie Ridge Community Center. He said students from Mountainview Middle School participated in their first robotics competition over the previous weekend and placed sixth. He said this program helps get kids interested in math and engineering.

IV. **CONSENT AGENDA:**

- A. **Approval of Minutes**: December 4, 2012 Workshop, December 11, 2012 Special Meeting, December 11, 2012 Meeting, January 8, 2013 Meeting.

- B. **Approval of Accounts Payable and Utility Refund Checks/Vouchers:** Accounts Payable checks/vouchers #65264 thru 65316 (and wire transfer #'s 20121220, 20130103, 2013011101) in the amount of \$552,183.70 out of the 2012 budget; Accounts Payable checks/vouchers #65317 thru 65331 in the amount of \$22,429.47 out of the 2013 budget; Accounts Payable checks/vouchers #65332 thru 65536 in the amount of \$1,866.07 for AR Refunds out of the 2013 budget; Accounts Payable checks/vouchers #65337 thru 65343 in the amount of \$41,416.01 out of the 2012 budget; Accounts Payable checks/vouchers #65344 thru 65345 in the amount of \$400.00 out of the 2013 budget; Accounts Payable checks/vouchers #65346 thru 65358 (and wire transfer # 2013011501) out of the 2012 budget in the amount of \$169,081.15; Accounts Payable checks/vouchers #65359 thru 65363 in the amount of \$4,747.37 out of the 2013 budget for a grand total of \$792,123.77.
- C. **AB13-01 – Resolution 2262** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Approving The Interlocal Agreement Between The City Of Bonney Lake And Pierce County For Two Shared Stormwater Control Facilities.
- D. **AB13-09 – Resolution 2263** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Approving The Acquisition Of Right Of Way For The 192nd Avenue Corridor.
- E. **AB13-02 – Resolution 2264** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Approving The Transportation Improvement Board Fuel Tax Grant Distribution Agreement And Project Funding Status Forms.
- F. **AB13-08 – Resolution 2266** – A Resolution Of The City Of Bonney Lake, Pierce County, Washington, Providing For The Submission Of A Proposition To The Qualified Voters Of The City Of Bonney Lake At A Special Election To Be Held On April 23, 2013, For Their Approval Or Rejection Of The Creation Of A Metropolitan Park District Pursuant To Chapter 35.61 RCW.
- G. **AB13-12 – Resolution 2267** – A Resolution Of The City Of Bonney Lake, Pierce County, Washington, Authorizing Submission Of A HUD Community Development Block Grant Application To The WA Department Of Commerce For The Development Of A New Food Bank
- H. **AB13-13 – Resolution 2268** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Sign A Service Agreement Between The City Of Bonney Lake, Washington And South Sound 911 For The Continued Services Formerly Provided By Law Enforcement Support Agency (LESA).
- I. **AB13-14 – Resolution 2269** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Awarding The Ponderosa Estates Waterline Replacement Project To Pape & Sons.
- J. **AB13-06** – A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, To Accept As Complete The Purchase And Installation Of Flygt Pumps At Lift Stations 3, 4, 6, 7, 8, 13 And Spare Contract With Whitney Equipment Company As Complete.
- K. **AB13-11** – A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, To Accept As Complete The 97th Street E Sidewalk Improvements Project With Jennings NW, LLC.

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

Consent Agenda approved 7 – 0.

V. FINANCE COMMITTEE ISSUES:

- A. ~~AB13-17 – Resolution 2271 – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Increasing The City Of Bonney Lake Justice Center Tenant Improvement Phase 2 Project Contract To JB Construction Consulting, Inc. To Remedy Previous Defects.~~
This item was removed from the agenda during agenda modifications.

VI. COMMUNITY DEVELOPMENT ISSUES: None.

VII. PUBLIC SAFETY COMMITTEE ISSUES: None.

VIII. FULL COUNCIL ISSUES: None.

IX. EXECUTIVE SESSION:

Pursuant to RCW 42.30.110(1)(b) the Council adjourned to an Executive Session at 7:44 p.m. for 15 minutes to discuss property acquisition. Councilmember Rackley returned to Chambers at 7:51 p.m. The Council returned to Chambers at 7:54 p.m.

Deputy Mayor Swatman moved to suspend the Council rules to add AB13-19, proposed Resolution 2273, as an action item to the current agenda. Councilmember Rackley seconded the motion.

Motion to add Resolution 2273 to the agenda approved 7 – 0.

Councilmember Rackley moved to approve AB13-19 – Resolution 2273 – A Resolution Of The City Council Of the City Of Bonney Lake, Washington, Ratifying A Purchase And Sale Agreement To Acquire The Tidball Property At 18422 90th Street East. Councilmember Lewis seconded the motion.

Mayor Johnson thanked Connie Swarhout and the Council for their work to make this a reality. He said he hopes it will help the Food Bank.

Resolution 2273 approved 7 – 0.

X. ADJOURNMENT:

At 7:57 p.m., Councilmember Rackley moved to adjourn the Council Meeting. Councilmember Watson seconded the motion.

Motion to adjourn approved 7 – 0.

Harwood Edvalson, MMC
City Clerk

Neil Johnson, Jr.
Mayor

Items presented to Council at the January 22, 2013 Meeting: None.

DRAFT

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

Department/Staff Contact: Admin Srvc / Edvalson	Meeting/Workshop Date: 5 February 2013	Agenda Bill Number: AB13-20
Agenda Item Type: Discussion	Ordinance/Resolution Number:	Councilmember Sponsor:

Agenda Subject: Discussion regarding Council appointments to the MPD Pro and Con Committees

Full Title/Motion: n/a .

Administrative Recommendation: Discuss and determine process for Pro and Con Committee appointments anticipated to be made at the Council meeting of 2/12/13.

Background Summary: The City Council has determined to place a ballot question regarding formation of a metropolitan park district (MPD) on the ballot of a special election to be held on April 23, 2013. The City has received the following applications for the two committees which will write positions for the voters pamphlet associated with the election. Applicants for the Pro Committee are Scott Anderson, Laurie Carter, Fred Jacobsen, Winona Jacobsen and Dave Schulte. Applicants for the Con Committee are James McClimans, John Millan, Shawnta Mulligan, Grant Sulham and Jaime Trejo. The Council can only appoint three names per committee. If the City fails to appoint representatives to the committees the opportunity to appoint passes to the County. It is anticipated the Council will take action to appoint the committees at the February 12, 2013 regular Council meeting.

Attachments: none

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
n/a			

Budget Explanation: There is no budget impact associated with this action.

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

COUNCIL ACTION	
Workshop Date(s): 2/5/13	Public Hearing Date(s):
Meeting Date(s):	Tabled to Date:

APPROVALS		
Director: <i>HTE</i>	Mayor: <i>NHJ</i>	Date Reviewed by City Attorney: NA (if applicable):

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Explanatory Statements RCW 29A.32.040

Explanatory statements are prepared by the jurisdiction or the jurisdiction's attorney stating the effect of a ballot measure if passed into law. If prepared by the jurisdiction, proof of approval by the jurisdictions attorney must be received by the Elections Division either by cover letter or an email from the attorney stating approval.

In the event that a jurisdiction does not have a letter of review from their attorney concerning the explanatory statement, or if a jurisdiction does not retain legal council, the statement shall be submitted to the Prosecuting Attorney's Office for review or preparation.

Length and other specifications

Explanatory statements must be 200 words or less, in block paragraph form. Use italics only to emphasize specific words or statements. Any other formatting submitted will be changed to appear in italics.

How to submit the explanatory statement

Email to: pcvoterpamphlet@co.pierce.wa.us

Statements must be submitted by email and are due on the prescribed deadline. See page 11.

Establishing For and Against Committees RCW 29A.32.280

The jurisdiction is responsible for appointing committees to prepare statements for and against a ballot measure. Each committee shall consist of not more than three members; however, a committee may seek the advice of any person or persons. The For and Against Committee Member Form must be submitted by the deadline to appoint committees. (see page 8)

If such persons are not immediately known, the jurisdiction should employ some formal means of notifying the public that members for the for and against committee are being sought.

Jurisdictions are responsible for providing committee members with copies of instructions, specifications, and deadlines for all statements.

The committees are solely responsible for submitting their argument statements in accordance with the specified time line for that election. (see page 11)

No titles for committee member names will be published in the pamphlet.

If an interested party comes forward, and the jurisdiction's appointment deadline has passed, the Auditor shall, whenever possible, make the appointment. The interested party must contact the Auditor in writing or email no later than 4:30 p.m. the business day following the resolution deadline. The appointed committee must abide by the specified time lines for submitting statements for that election.

For and Against Statements

Length and Other Specifications

Statements must be 150 words or less, in block paragraph form. Use italics only to emphasize specific words or statements. Any other formatting submitted will be changed to appear in italics.

Up to four headings may be used to summarize and identify major arguments or portions of the statement for the convenience of the reader. Headings may not exceed 15 words each and will be printed in bold type. Headings shall not be included in the computation of the number of words in the statement.

The Auditor reserves the right to eliminate excessive paragraph returns if the statement doesn't fit in space provided.

Committee member names, contact phone number, email, and/or website address will be printed in the pamphlet but aren't included in the 150 word count. At least one method of contact (phone, email, website address) must be provided for print in the voters' pamphlet.

Rebuttal statements

If both for and against statements are submitted, the Voters' Pamphlet Coordinator will email the text of the opposing committee's statement to the spokesperson listed on the committee appointment form. An email address is required for the spokesperson.

Rebuttal statements are not required, however, it gives each committee an opportunity to write a few more words supporting their point of view.

Length and other specifications

Statements must be 75 words or less, in block paragraph form. Use italics only to emphasize specific words or statements. Any other formatting submitted will be changed to appear in italics. No headings may be used in rebuttal statements. Rebuttals may not interject new points. You are limited to addressing issues raised in the op-

posing argument only. The Elections Division reserves the right to eliminate excessive paragraph returns if statement doesn't fit in space provided.

How to submit statements

Email to: pcvoterpamphlet@co.pierce.wa.us

Statements must be submitted by email and are due on the prescribed deadline. See page 11.

General provisions for all statements

Arguments and statements prepared by committees for or against measures are the responsibility of the authors and are not considered to represent the position of the County regarding the measure, or of any material contained therein; nor is the County responsible for the validity or accuracy of the statements, arguments or rebuttals.

Edit and prepare your statement as carefully as you would your resume. Spelling, grammar and punctuation errors will not be corrected. Statement content will be printed exactly as received, as long as it complies with specifications.

Be sure your campaign contact email, web address and phone number are final and functional when you submit your statement. You will not be permitted to change or add new information after your statement has been submitted.

If your statement exceeds the applicable word limit you will be notified by email and asked to delete paragraphs or sentences. Only deletions are allowed. No changes or additions will be allowed. The shortened statement must be received by the deadline.

If the deadline has passed and the statement still exceeds the applicable word limit, it will be shortened by deleting full sentences from the end until the limit is reached.

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

Department/Staff Contact: Community Development / John P. Vodopich, AICP	Meeting/Workshop Date: 5 February 2013	Agenda Bill Number: AB12-15
Agenda Item Type: Resolution	Ordinance/Resolution Number: 2270	Councilmember Sponsor:

Agenda Subject: Approval of the Orchard Grove II final plat.

Full Title/Motion: A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Approving The Orchard Grove II Final Plat.

Administrative Recommendation: Approve

Background Summary: Benjamin Ryan Communities is seeking final plat approval the "Orchard Grove II" 18-lot single-family residential subdivision which received preliminary plat approval from the City November 27, 2006. The Applicant has obtained the necessary/required bonds and/or assignments of funds for maintenance of the infrastructure, streetlights and landscaping. The Bonney Lake Municipal Code 17.16.040 requires the City Council to make written findings that the criteria for final plat approval have been met.
Attachments: Resolution 2270 & Staff Report.

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	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember	<input type="checkbox"/>	<input type="checkbox"/>
Forward to:	Consent		
	Agenda:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Commission/Board Review:			
Hearing Examiner Review:			

COUNCIL ACTION	
Workshop Date(s): February 5, 2013	Public Hearing Date(s):
Meeting Date(s):	Tabled to Date:

APPROVALS		
Director: <i>John P. Vodopich, AICP</i>	Mayor:	Date Reviewed by City Attorney: January 15, 2013 (if applicable):

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RESOLUTION NO. 2270

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BONNEY LAKE, PIERCE COUNTY, WASHINGTON,
APPROVING THE ORCHARD GROVE II FINAL PLAT.**

WHEREAS, Applicant Benjamin Ryan Communities seek final plat approval for a 18-lot single-family residential subdivision entitled the "Orchard Grove II Plat"; and

WHEREAS, the Orchard Grove II Plat received preliminary plat approval from the City of Bonney Lake on November 27, 2006; and

WHEREAS, the Applicant has obtained the necessary/required bonds and/or assignments of funds for maintenance of the infrastructure, streetlights and landscaping; and

WHEREAS, Bonney Lake Municipal Code § 17.16.040 requires the City Council to make written findings that the criteria for final plat approval have been met; and

WHEREAS, the City Council finds that the Orchard Grove II Plat is properly before the City Council for consideration, and that: (1) the Plat satisfies the subdivision criteria set forth in Chapter 17.16 BLMC; (2) the Final Plat addresses all conditions of preliminary plat approval; (3) the Plat makes appropriate provision for the public health, safety, and welfare for open spaces, drainage ways, streets, roads, other public ways, transit stops, potable water supplies, sanitary waste, parks and recreation, playgrounds, schools and school grounds, and safe walking conditions for school children; (4) as-built CAD drawings and the placement of street signs have been approved by the Public Works department; and (5) approval of the Plat would serve the public interest.

NOW, THEREFORE, the Bonney Lake City Council does hereby resolve that the Orchard Grove II Plat is approved and the Mayor is authorized to sign the mylar.

PASSED by the City Council this _____ day of February, 2013.

Neil Johnson, Jr., Mayor

ATTEST:

Harwood T. Edvalson, MMC, City Clerk

APPROVED AS TO FORM:

Kathleen Haggard, City Attorney

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ORCHARD GROVE II – FINAL PLAT APPROVAL

Date: February 5, 2013
To: City Council
From: Ryan Harriman, Associate Planner
RE: Orchard Grove II – Final Plat Approval, PLN-2012-01563

STAFF REPORT

PROJECT DESCRIPTION:

The applicant seeks final plat approval for the Orchard Grove II Plat. The original proposal was modified and now contains 18 single-family residential lots in an R-1 zone.

The plat was preliminarily approved by City of Bonney Lake Hearing Examiner on November 27, 2006, and contained 42 conditions of approval. The original proposal contained 25 single family residential lots, but was reduced to 18 lots.

OWNER:	CONTACT:	APPLICANT:
Benjamin Ryan Communities 10011 Bridgeport Way SW Suite 1500-212 Lakewood, WA 98499	James Kerby Benjamin Ryan Communities 10011 Bridgeport Way SW Suite 1500-212 Lakewood, WA 98499	Benjamin Ryan Communities 10011 Bridgeport Way SW Suite 1500-212 Lakewood, WA 98499

SITE LOCATION: The project is located at 18404 84th Street East, Bonney Lake, WA, located within the NW 1/4 of Section 33, Township 20 North, Range 5 East, Willamette Meridian, Bonney Lake, Washington.

STAFF FINDINGS:

1. The proposed final plat of Orchard Grove II satisfies the subdivision criteria set forth in Section 17.16 BLMC. The proposed plat makes appropriate provision for the public health, safety, and welfare for open spaces, drainage ways, streets, roads, other public ways, transit stops, potable water supplies, sanitary waste, parks and recreation, playgrounds, schools and school grounds, and safe walking conditions.
2. The final plat submittal was as a Type 2 permit, which was declared complete on October 23, 2012.
3. As-built CAD drawings were approved by Public Works on November 5, 2012.
4. Street signs were determined to be correctly created and adequately placed January 18, 2013



Community Development Department

5. The final plat is properly before the City Council for consideration and a decision.

ADHERENCE WITH CONDITIONS OF APPROVAL

The following is from the conditions of approval of the hearing examiner report dated November 27, 2006:

1. The proposal shall conform to all City of Bonney Lake regulations and standards.

Finding: The Orchard Grove II plat conforms to all City of Bonney Lake regulations and standards.

2. Requirements of BLMC Chapter 16.13 and 16.14 Clearing and Landscaping are applicable to the site. The applicant will be required to obtain Landclearing and Grading permits from the City of Bonney Lake prior to any site development.

Finding: The applicant received authorization to remove vegetation prior to any site development.

3. Utility easements shall be provided on the face of the final plat, which are necessary to the provision of water, power, sewer, natural gas, and mail delivery to the lots within the subdivision.

Finding: The utility easements are illustrated on the face of the final plat.

4. The maintenance of street trees and street lights shall be the responsibility of the Homeowners Association.

Finding: Landscaping and street lights have been approved and bonded for.

5. A landscape plan shall be required showing street trees and a type III landscaping buffer fronting all lots as outlined in BLMC Chapter 16.12. A final landscape plan shall be approved prior to installation of landscape materials and final plat approval.

Finding: The landscaping plan was approved by the City of Bonney Lake on July 31, 2012.

6. All landscape areas shall be fully installed prior to final plat approval unless approved for bonding by the City of Bonney Lake.

Finding: Landscaping and street lights have been approved and bonded for.

7. Buildings constructed within the plat shall meet applicable City of Bonney Lake building code requirements. This includes the payment of any utility connection charges and impact fees.



Community Development Department

Finding: Subject properties are required to follow all required building codes, including payment of connection charges and impact fees.

8. To mitigate noise impacts associate with the proposal, all construction shall occur between the hours of 7:00 a.m. to 9:00 p.m., unless otherwise authorized by the Department of Planning and Community Development.

Finding: Developer shall implement building time restrictions at the time of building permit.

9. All plat roads shall be public and dedicated to and maintained by the City of Bonney Lake.

Finding: The road is dedicated to the public per the bill of sale and on the face of the plat.

10. The tract containing the public storm drainage shall be dedicated to and maintained by the City of Bonney Lake.

Finding: The stormwater swale/tract is dedicated to the City of Bonney Lake on the face of the plat.

11. Pursuant to Chapter 15.13 BLMC and the City of Bonney Lake Development Policies and Public Works Standards, a storm drainage plan and subsequent installation of an approved stormwater management system on the site is required.

Finding: The stormwater pond and drainage system was designed to meet Bonney Lake standards and is capable of handling storm events. The slope of the pond wall is so insignificant that normal fencing requirements are unwarranted. Future use of the site may require alternate infrastructure.

12. All storm drains within the development shall be stenciled "Dump NO Waste, Drains to _____" (groundwater, wetlands, or lake, etc. as appropriate).

Finding: The storm drains located within the development have been stenciled per the oversight of the City of Bonney Lake Development Review Engineer.

13. The applicant shall submit an Erosion and Sedimentation Control Plan to the City Engineer for approval. All erosion control facilities shall be properly maintained during all phases of site development to prevent debris, dust, and mud from accumulating on the city right-of-way and/or adjacent properties.

Finding: Completed and approved prior to site development.



Community Development Department

14. Pursuant to Chapter 12.20 BLMC, the applicant shall be required to secure a Road Approach Permit from the City of Bonney Lake.

Finding: Completed and approved prior to site development.

15. Pursuant to Chapter 12.08.010 BLMC, the applicant shall be required to secure a right-of-way permit for any work done in the right-of-way.

Finding: Completed and approved prior to site development.

16. The operation of heavy equipment and associated materials in the construction of this project has the potential to result in fugitive dust being generated from the site. Impacts to neighboring properties shall be controlled by the use of watering trucks to water frequently used roads and associated areas as necessary to prevent the travel of dust.

Finding: Completed during site development. Site was then covered with natural vegetation to control dust.

17. If cleared, the City right-of-way shall be seeded, mulched, and stabilized as required by the City.

Finding: Complete.

18. The project shall adhere to the recommendations of the geotechnical report, prepared by GeoResources, LLC dated May 2, 2006.

Finding: Subsequent development is consistent with the provisions of the geotechnical report, prepared by GeoResources, LLC dated May 2, 2006.

19. The intent of the erosion control facilities is to protect downstream property owners from landslides, sediment buildup, and downstream channel scouring. If the intent of the requirement is not met, then all building and construction activity on site shall be discontinued and construction activity shall be directed to meeting the intent of the requirement.

Finding: The development followed a sediment and erosion control plan to ensure stormwater and sediment laden waters were contained, controlled and treated on-site. Adjacent property owners were not impacted by stormwater runoff.

20. All clearing, grading, and other site development on the project shall be performed in accordance with approved site development plans. The construction of the project shall comply with applicable City and State regulations.



Community Development Department

Finding: The development followed the approved plat design with minimal alterations. The clearing and grading followed the GeoResources report closely. The site complies with City and State subdivision regulations.

21. Prior to approval of the water supply for this development, a Certificate of Water Availability shall be required as per WAC 246-290 and the Public Works Design Standards. The final plat portion of the Certification of Water Availability shall be signed by the water purveyor prior to final subdivision approval.

Finding: Preliminary approval was issued on December 28, 2012. City policy indicates that the final Certificate of Water Availability will be signed once the plat is recorded.

22. All water lines will be designed and constructed in accordance with Bonney Lake Development Policies and Public Works Standards.

Finding: The water lines were designed and constructed to meet City of Bonney Lake standards.

23. All sewer lines will be designed and constructed in accordance with Bonney Lake Development Policies and Public Works Standards.

Finding: The sewer lines were designed and constructed to meet City of Bonney Lake standards.

24. All roads will be designed and constructed in accordance with Bonney Lake Development Policies and Public Works Standards.

Finding: The Street were designed and constructed to meet City of Bonney Lake standards.

25. All grading and filling of land must utilize only clean fill, i.e., dirt and gravel. All other materials, including waste concrete and asphalt, are considered solid waste and permit approval shall be obtained through the Tacoma-Pierce County Health Department (TPCHD) prior to filling.

Finding: The applicant didn't import fill material to the subject property. The applicant graded the site and removed excess materials.

26. Asbestos containing material shall be removed prior to demolition and disposed in accordance with the requirements of the Puget Sound Clean Air Agency, Washington State Department of Labor and Industries, and the Tacoma-Pierce County Health Department (TPCHD).

Finding: Three single family residences were removed from the subject property. Nothing containing asbestos was found on the subject property.



Community Development Department

27. All demolition material, including but not limited to, wood waste, sheet rock, roofing material, and concrete, shall go to a licensed solid waste handling or disposal facility.

Finding: Property owner shall ensure that subsequent development of single family residences will comply with the environmental quality provisions contained within the conditions of approval.

28. All wells that will not be included in the public water system for this project must be properly "Decommissioned" per WAC (173-160) prior to final application approval. The TPCHD must be contacted 48 hours prior to any decommissioning activity at the site. Contact Rich Dickerson at 253-798-2885, TPCHD for further information regarding decommissioning wells.

Finding: The subject property does not contain a well.

29. Prior to final plat approval fire hydrants and mains capable of providing the required fire flow shall be provided in accordance with IFC and the City of Bonney Lake, Public Works Design Standards. Fire hydrant location shall be approved by the Fire Marshal.

Finding: Fire hydrants have been installed, tested, and found to meet IFC and City of Bonney Lake Design Standards. The hydrant locations have been approved by the Fire Marshal.

30. Hydrant flow test results and water "As Built" plans shall be submitted to and approved by the Fire Marshal prior to final plat/plan approval.

Finding: Fire hydrants have been installed, tested, and found to meet IFC and City of Bonney Lake Design Standards. The hydrant locations have been approved by the Fire Marshal.

31. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Finding: The development followed a sediment and erosion control plan to ensure stormwater and sediment laden waters were contained, controlled and treated on-site. Adjacent property owners were not impacted by stormwater runoff.

32. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soils and other pollutants into surface water or storm drains



Community Development Department

that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Finding: The development followed a sediment and erosion control plan to ensure stormwater and sediment laden waters were contained, controlled and treated on-site. Adjacent property owners were not impacted by stormwater runoff.

33. Proper disposal of construction debris must be on land in such a manner that debris cannot enter the natural stormwater drainage systems, Church Lake or cause water quality degradation of state waters.

Finding: Property owner shall ensure that subsequent development of single family residences will comply with the environmental quality provisions contained within the conditions of approval.

34. During construction, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills should take precedence over other work on the site.

The applicant followed an erosion control plan and a spill prevention plan to ensure stormwater and potentially polluted waters were contained, controlled and treated on-site. Adjacent properties were not impacted.

35. Soil in stockpiles should be stabilized or protected with sediment-trapping measures to prevent soil loss. All exposed areas of final grade or areas that are not scheduled for work, whether at final grade or otherwise, shall not remain exposed and un-worked for more than two days, between October 1 and April 30. Between May 1 and September 30, no soils shall remain exposed and un-worked for more than 7 days.

Finding: The development followed a sediment and erosion control plan to ensure stormwater and sediment laden waters were contained, controlled and treated on-site. Adjacent property owners were not impacted by stormwater runoff.

36. Clearing limits and / or any easements or required buffers should be identified and marked in the field, prior to the start of any clearing, grading, or construction. Some suggested methods are staking and flagging or high visibility fencing.

Finding: The applicant clearly marked all property lines and buffers prior to site development.



Community Development Department

37. Properties adjacent to the site of a land disturbance should be protected from sediment deposition through the use of buffers or other perimeter controls, such as filter fence or sediment basins.

Finding: The development followed a sediment and erosion control plan to ensure stormwater and sediment laden waters were contained, controlled and treated on-site. Adjacent property owners were not impacted by stormwater runoff.

38. Provision should be made to minimize the tracking of sediment by construction vehicles onto paved public roads. If sediment is deposited, it should be cleaned every day by shoveling or sweeping. Water cleaning should only be done after the area has been shoveled out or swept.

Finding: The development followed a sediment and erosion control plan to ensure stormwater and sediment laden waters were contained, controlled and treated on-site. Adjacent property owners were not impacted by stormwater runoff.

39. Wash water from paint and wall finishing equipment should be disposed of in a way which will not adversely impact waters of the state. Untreated disposal of this wastewater is a violation of State Water Quality laws and statutes and as such, would be subject to enforcement action.

Finding: The applicant followed a spill prevention plan to ensure wash waters and potentially polluted waters were contained, controlled and treated on-site, consistent with state and local regulations. Adjacent properties were not impacted.

40. Timber harvested from the site will be subject to a Forest Practice Permit from the Department of Natural Resources. Forest Practices approval shall be obtained prior to site clearing, grading, or logging the site.

Finding: Property was cleared and developed consistent with City and State guidelines.

41. Under the Capital Facilities Plan, the District has determined that single-family residential units produce .419 students per unit. Therefore, twenty-five (25) new homes will generate approximately seven (10) students. The District requests that the developer mitigate the impact of new students by paying a mitigation fee consistent with the City of Bonney Lake School Impact Fee Ordinance.

Finding: Mitigation fees shall be paid to the Sumner School District upon permitting the construction of each single family residence.



Community Development Department

42. If required, the applicant shall process a plat alteration to the Enchanted Estates Phase 2 subdivision to remove lots 21-25 and Tract A from said subdivision and add said lots and parcel to Orchard Grove II.

Finding: This condition is not required, as no part of Enchanted Estates - Phase 2 was used in this subdivision.

RECOMMENDATION:

Based on the aforementioned criteria, conditions of approval, application and diagrams, the City of Bonney Lake Community Development Department recommends the Bonney Lake City Council authorize the plat recording of Orchard Grove II, PLN 2012-01563.

Responsible official	Ryan Harriman
Position/title	Associate Planner
Phone	253 447-4350
Address	P.O. Box 7380, Bonney Lake, WA 98391-0944

1/25/13
Date

Signature

ATTACHMENTS:

1. Final Plat Map;
2. Bill of Sale;
3. Hearing Examiner Decision and Conditions of Approval dated;
4. Approved Addressing;
5. Approved Landscaping Plan.

ORCHARD GROVE II

A PORTION OF THE NW1/4, NW1/4 OF SEC. 33, TWP. 20 N., RNG. 5 E., W.M.
CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON

DEDICATION:

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED PROPERTY DEDICATE THESE LOTS TO THE PURCHASERS THEREOF. TRACT "A" IS A STORM DETENTION POND TRACT DEDICATED TO THE PUBLIC.

WE DEDICATE THE EASEMENTS TO THE USE OF THE PUBLIC FOREVER AND HEREBY GRANT TO THE PUBLIC THE RIGHT OF WAY SHOWN AND THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THESE LOTS IN THE ORIGINAL REASONABLE GRADING OF THE STREETS.

THIS SUBDIVISION HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR OWNERS

BENJAMIN RYAN COMMUNITIES LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____
IT S: _____

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____ 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE _____ OF BENJAMIN RYAN COMMUNITIES, LLC THE COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES THE PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED, IF ANY, IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING IN _____ MY COMMISSION EXPIRES _____

PRINT NOTARY NAME

STATE OF WASHINGTON }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____ 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE _____ OF _____ THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES THE PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED, IF ANY, IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING IN _____ MY COMMISSION EXPIRES _____

PRINT NOTARY NAME

AUDITOR'S CERTIFICATE:

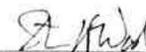
FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ MINUTES PAST _____ M RECORDS OF THE PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON RECORDING NUMBER _____

PIERCE COUNTY AUDITOR FEE: _____

BY: _____

LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF ORCHARD GROVE II IS BASED ON AN ACTUAL SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE BEARINGS AND DISTANCES ARE SHOWN CORRECTLY; THAT THE PERIMETER MONUMENTS HAVE BEEN SET AND THAT ALL OTHER MONUMENTS AND LOT CORNERS HAVE BEEN SET OR BOUND WITH THE CITY AND WILL BE SET PRIOR TO THE RELEASE OF THE BOND; THAT I HAVE FULLY COMPLIED WITH ALL STATE, COUNTY AND CITY REGULATIONS GOVERNING PLATTING AND THAT IT CONFORMS TO THE APPROVED PRELIMINARY PLAT AND THE CONDITIONS OF APPROVAL THEREOF.


STEPHEN H. WOODS, P.L.S. 38965 DATE 1-21-13

APPROVALS:

CITY ENGINEER

ALL CONSTRUCTION OF PUBLIC FACILITIES INCLUDING WATER, SEWER, STREETS, SIDEWALKS AND STORMWATER SYSTEMS HAVE BEEN COMPLETED OR BONDED TO ENSURE COMPLETION IN CONFORMANCE WITH CITY OF BONNEY LAKE STANDARDS AND REQUIREMENTS. BONDS IN THE PROPER AMOUNTS HAVE BEEN POSTED TO COVER MAINTENANCE OF THE PUBLIC IMPROVEMENTS FOR ONE YEAR, AND ALL CONDITIONS OF PRELIMINARY PLAT HAVE BEEN COMPLIED WITH.

CITY ENGINEER _____ DATE _____

COMMUNITY DEVELOPMENT DEPARTMENT:

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY OF BONNEY LAKE COMPREHENSIVE PLAN ZONING CODE AND ENVIRONMENTAL REGULATIONS.

COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR _____ DATE _____

CITY COUNCIL:

I HEREBY CERTIFY THE WITHIN PLAT OF ORCHARD GROVE II IS DULY APPROVED BY THE CITY OF BONNEY LAKE, WASHINGTON CITY COUNCIL.

MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

HEALTH DEPARTMENT:

DEPARTMENT REPRESENTATIVE _____ DATE _____

FIRE DEPARTMENT:

FIRE MARSHAL _____ DATE _____

ASSESSOR - TREASURER:

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES AND DELINQUENT ASSESSMENTS HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE HAVE BEEN FULLY PAID AND DISCHARGED.

ASSESSOR-TREASURER, PIERCE COUNTY, WASHINGTON DATE _____

LEGAL DESCRIPTION:

LOTS 1, 2, 3 AND 4, PIERCE COUNTY SHORT PLAT NO. 80-42, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 40 OF SHORT PLAT, PAGE 6, BEING A RE-RECORD OF PIERCE COUNTY SHORT PLAT NO. 78-645, IN PIERCE COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF 184TH AVENUE EAST VACATED BY ORDINANCE NO. 628 AND RECORDED UNDER RECORDING NO. 9103080206.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Basis of Bearing:

TRUE NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE SOUTH ZONE COORDINATES. A CONVERGENCE ANGLE OF 01°13'31" COUNTERCLOCKWISE WAS APPLIED AT A "X" IN 3" BRASS DISC MARKING THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN. THE MONUMENT IS LOCATED AT THE INTERSECTION OF 182ND AVE EAST AND VETERANS DRIVE. THE NORTH AMERICAN DATUM OF 1983 / 1991 (NAD 83 / 91) GRID COORDINATES WERE FOUND TO BE 676917.438 / 1221002.292 AT THAT POINT. BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.9999680331 AND THE GRID SCALE FACTOR OF 0.9999764101 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

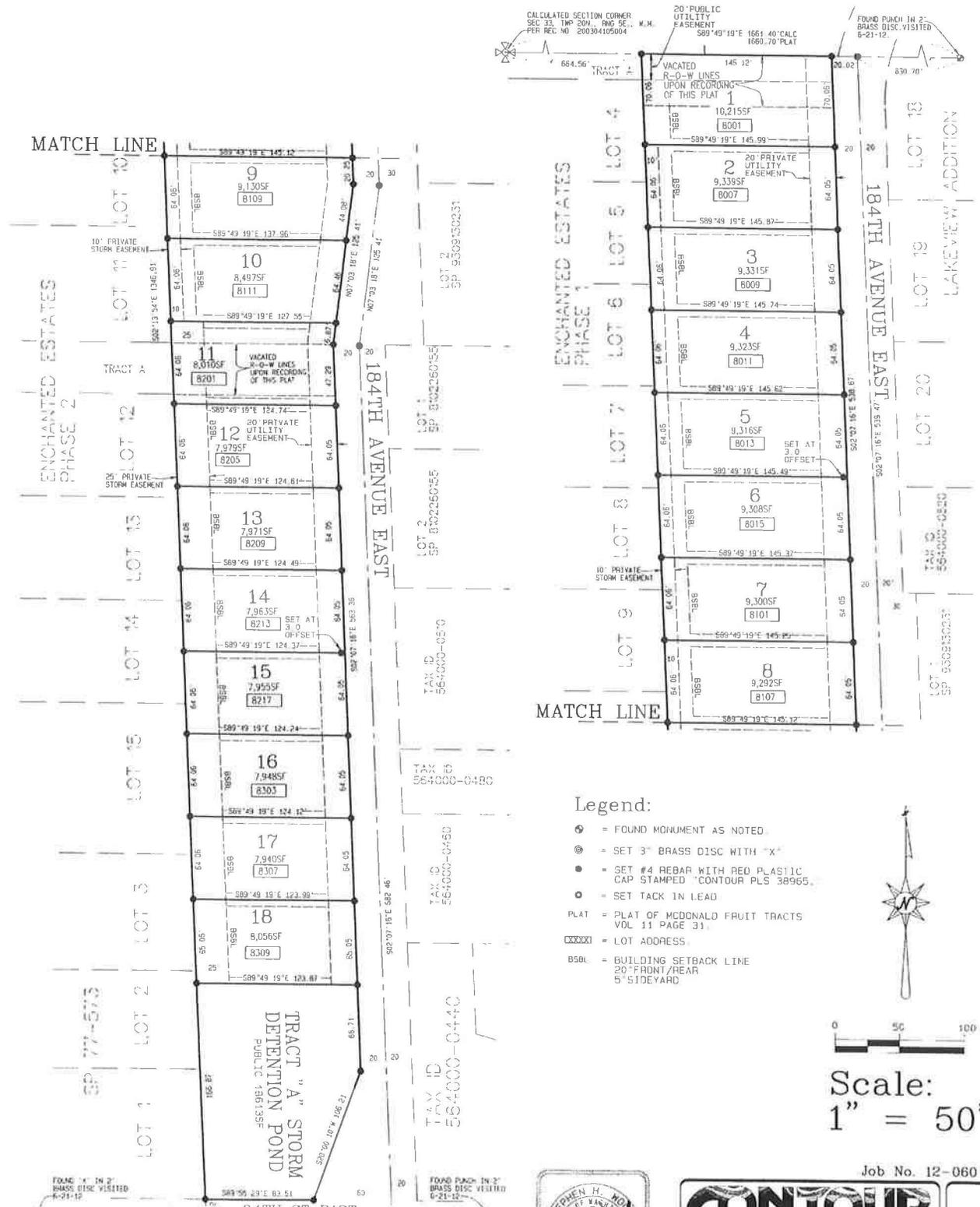
Notes:

- 1) THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A ONE (1) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (GOODMETER 600) AND REAL TIME KINEMATIC (RTK) / STATIC GLOBAL POSITIONING SYSTEM (GPS) LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF WAC 332-130-090.
- 2) FULL RELIANCE FOR LEGAL DESCRIPTIONS AND RECORDED EASEMENTS HAVE BEEN PLACED ON THE TITLE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 4269-1913172, DATED JUNE 21, 2012. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- 3) OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.



ORCHARD GROVE II

A PORTION OF THE NW1/4, NW1/4 OF SEC. 33, TWP. 20 N., RNG. 5 E., W.M.
CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON



Legend:

- ⊙ = FOUND MONUMENT AS NOTED
- ⊗ = SET 3" BRASS DISC WITH "X"
- = SET #4 REBAR WITH RED PLASTIC CAP STAMPED "CONTOUR PLS 38965"
- ⦿ = SET TACK IN LEAD
- PLAT = PLAT OF McDONALD FRUIT TRACTS VOL 11 PAGE 31
- XXXXX = LOT ADDRESS
- B50L = BUILDING SETBACK LINE 20' FRONT/REAR 5'SIDEYARD



Scale:
1" = 50'

Job No. 12-060



CONTOUR
ENGINEERING, LLC
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
3309 52nd Street NW Suite 106 Gig Harbor WA 98330
Phone: 253-867-5424 Fax: 253-869-9644 info@contourllc.com
NW-NW 33-20N-5E
SHEET 2 OF 2

ENCL 12-7-06

RETURN TO:

**City of Bonney Lake
Public Works Department
8720 184th Avenue East
P.O. Box 7380
Boney Lake, Washington 98391-0944**

**Phone: 253-447-4336
Fax: 253-826-1921**

BILL OF SALE

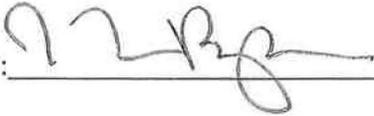
KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of One Dollar (\$1.00) and other good and sufficient consideration, receipt whereof is hereby acknowledged, the undersigned grantor(s) BENJAMIN RYAN COMMUNITIES, LLC do(es) by these presents hereby convey, set over, assign, transfer and sell to the City of Bonney Lake, Pierce County, Washington, a municipal corporation, the following described utility or other improvements and all appurtenances thereto, situated in Pierce County, Washington:

TYPE OF DOCUMENT:	<u>Bill of Sale</u>
GRANTOR(S):	<u>BENJAMIN RYAN COMMUNITIES, LLC</u>
GRANTEE:	<u>City of Bonney Lake, a Municipal Corporation</u>
ABBREVIATED LEGAL DESCRIPTION:	<u>LOTS 1,2,3 AND 4, PIERCE COUNTY SHORT PLAT NO. 80-42</u>
ASSESSOR TAX PARCEL I.D. NUMBERS:	<u>5640000434, 5640000435, 5640000413, 5640000414</u>
NAME OF PROJECT:	<u>PLAT OF ORCHARD GROVE II</u>
ADDRESS OF PROJECT:	<u>8311 184TH AVE E BONNEY LAKE, WA 98391</u>
PROJECT NUMBER:	<u></u>
LEGAL DESCRIPTION:	<u>Located here or on Exhibit A of this document ON EXHIBIT A</u>
PERSONAL PROPERTY DESCRIPTION;	<u>Located here or on Exhibit B of this document SEE EXHIBIT B</u>

the said grantor(s) hereby warrants that he, they, it, is/are the sole owner(s) of all the property above described; that they have full power to convey all rights herein conveyed and agree to hold the City of Bonney Lake harmless from any and all claims which might result from execution of this document. IN WITNESS WHEREOF the grantor(s) has/have executed these presents this 29 day of Jan., 2013

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

Grantor (DEVELOPER) SIGNATURE:

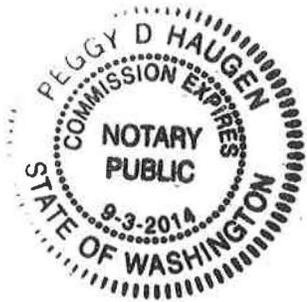
By:  By: _____

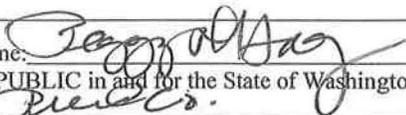
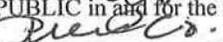
Its: MANAGING MEMBER Its: _____

STATE OF WASHINGTON)
)SS
COUNTY OF PIERCE)

On this 28 day of January, 2013, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John Bayo of Benjamin Ryan Comm LLC, to me proven to be the individual described in and who executed the foregoing instrument for himself and acknowledged that he signed the same as his free and voluntary act and deed for himself and also as his free and voluntary act and deed on behalf of said Benjamin Ryan for uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Printed Name: 
NOTARY PUBLIC in and for the State of Washington,
residing at 
My Commission Expires: _____

BILL OF SALE

EXHIBIT A

Legal Description

LOTS 1, 2, 3 AND 4, PIERCE COUNTY SHORT PLAT NO. 80-42, ACCORDING TO THE PLAT THERE OF RECORDED IN VOLUME 40 OF SHORT PLAT, PAGE 6, BEING A RE-RECORD OF PIERCE COUNTY SHORT PLAT NO. 78-645, IN PIERCE COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF 184TH AVENUE EAST VACATED BY ORDINANCE NO 628 AND RECORDED UNDER RECORDING NO. 9103080206.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

EXHIBIT B - FINAL COST DATA AND INVENTORY

Page 1 of 2

Permit No. _____

Name of Project PLAT OF ORCHARD GROVE II

Per the request of the City of Bonney Lake the following information is furnished concerning final costs for improvements installed and turned over to the City for the above referenced project.

WATER SYSTEM CONSTRUCTION/CONSTRUCTION COSTS

Amount	Unit	Size	Type	Item	Cost
1450	L.F. of	8"	= CI52	Water Main	\$ 56,912.50
20	L.F. of	6"	= CI52	Water Main	\$ 590.00
270	L.F. of	1"	= POLY	Water Main	\$ 20,452.00
	L.F. of		=	Water Main	\$
3	EACH of	8"	=	Gate Valves	\$ 3,600.00
5	EACH of	6"	=	Gate Valves	\$ 5,750.00
1	EACH of		= AIR VAC	Gate Valves	\$ 3,805.00
2	EACH of		=	Fire Hydrant Assemblies	\$ 6,400.00
	Cost of Fire Hydrants must be listed separately				\$
	Includes Engineering and Sales Tax if applicable				\$
TOTAL COST FOR WATER SYSTEM					\$ 97,509.50

SANITARY SEWER SYSTEM

Amount	Unit	Size	Type	Item	Cost
1390	L.F. of	8"	= SDR35	Sewer Main	\$ 39,962.50
450	L.F. of	6"	= SDR35	Sewer Main	\$ 12,330.00
	L.F. of		=	Sewer Main	\$
6	EACH of	48"	=	Diameter Manholes	\$ 21,660.00
	EACH of		=	Diameter Manholes	\$
	Includes Engineering and Sales Tax if applicable				\$
TOTAL COST FOR SANITARY SEWER SYSTEM					\$ 73,952.50

EXHIBIT B – FINAL COST DATA AND INVENTORY

Page 2 of 2

STORM DRAINAGE SYSTEM

Amount	Unit	Size	Type	Item	Cost
1300	L.F. of	12"	= ADS	Storm Lines	\$ 31,395.00
190	L.F. of	15"	= ADS	Storm Lines	\$ 5,073.00
14.50	EACH of	6"	= SDR35	Storm Inlet Outlet	\$ 20,300.00
15	EACH of		= TYPE 1	Storm Catch Basin	\$ 12,525.00
1	EACH of		= 54"	Storm Catch Basin	\$ 4,250.00
1	Includes Engineering and Sales Tax if applicable			48" STORM CATCH BASIN	\$ 3,315.00
176	LF of	8"	ADS	Storm Lines @ 17"	\$ 2,992.00

TOTAL COST FOR STORM DRAINAGE SYSTEM \$79,850.00

STREET IMPROVEMENT

Item	Amount	Unit	Cost
Curb, Gutter, Sidewalk	C&G 2772	L.F. SIDWALK 1525 LF	\$ 66,675.00
Asphalt Pavement	3600	S.Y./L.F. of 24' width	\$ 62,244.00
Sign Installation Complete	RET. WALL	EACH 640 SF	\$ 8,960.00

Total: \$137,879.00

SIGNALIZATION

(Including Engineering Design Costs, City Permit Fees, WA State Sales Tax) \$

STREET LIGHTING

(Including Engineering Design Costs, City Permit Fees, WA State Sales Tax)

Number of Poles 2 \$ 14,480.00

Phone 253-537-3732

JOHN BAYS
Print Signatory Name

E-mail INFO@BENJAMIN-RYAN.COM

FAX NA



Signature by authorized agent or owner of subject development



Planning & Community Development Department

RECEIVED

November 27, 2006

CITY OF BONNEY LAKE
PERMIT CENTER

Milestone Homes
P.O. Box 1376
Sumner, WA 98390

RE: PRELIMINARY PLAT OF ORCHARD GROVE II

Dear Applicant:

Transmitted herewith is the Report and Decision of the City of Bonney Lake Hearing Examiner relating to the above-entitled matter.

Very truly yours,

STEPHEN K. CAUSSEAU, JR.
Hearing Examiner

SKC/cka

cc: Parties of Record
City of Bonney Lake

OFFICE OF THE HEARING EXAMINER

CITY OF BONNEY LAKE

REPORT AND DECISION

CASE NO.: PRELIMINARY PLAT OF ORCHARD GROVE II

APPLICANT: Milestone Homes
P.O. Box 1376
Sumner, WA 98390

AGENT: Raymond Frey
12356 Northup Way, Ste. 119
Bellevue, WA 98005

OWNERS:

Ronald and Pam Newman P.O. Box 1376 Sumner, WA 98390	Robert Cline 8202 183 rd Ave. E. Bonney Lake, WA 98390
George Hollenbeck 7925 N. Oracle Road, Ste. A Tucson, AZ 85704	Daniel and Angela Anacker 8108 183 rd Ave. E. Bonney Lake, WA 98390
Douglas McCoy 18218 84 th St. E. Bonney Lake, WA 98391	Paul Reich, Reich Construction 29409 39 th Avenue South Roy, WA 98580
Andrew and Kate Gallagher 18216 84 th St. E. Bonney Lake, WA 98391	Michele Johnson 18214 84 th St. E. Bonney Lake, WA 98391

SUMMARY OF REQUEST:

The applicant is proposing the development of a residential subdivision consisting of 25 single family residential lots on approximately 5.65 acres. The site is currently zoned R-1 Low-Density Residential District (BLMC Chapter 18.14). The project is located at 18404 84th Street East, Bonney Lake, WA., located within the NW 1/4 of Section 33, Township 20 North, Range 5 East, Willamette Meridian, Pierce County, Washington.

SUMMARY OF DECISION:

Request granted, subject to conditions.

PUBLIC HEARING:

After reviewing Planning and Community Development Staff Report and examining available information on file with the application, the Examiner conducted a public hearing on the request as follows:

The hearing was opened on November 6, 2006, at 10:18 a.m.

Parties wishing to testify were sworn in by the Examiner.

The following exhibits were submitted and made a part of the record as follows:

EXHIBIT "1" - Planning and Community Development Staff Report and Attachments

EXHIBIT "2" - Power Point Presentation

HEATHER STINSON appeared, presented the Planning and Community Development Department Staff Report, and testified that the plat parcel includes portions of two vacated City streets. The plat abuts the approved preliminary plat of Orchard Grove I and the City Council has approved the road vacations, but has not signed the ordinance. A resident expressed concerns about additional flooding on her parcel which is presently caused by the damming of a drainage ditch by downstream neighbors. The City storm drainage requirements will ensure no flooding of off-site properties. The preliminary plat includes already platted lots (lots 21 through 25) and Tract A. The project proposes a density of 4.95 dwelling units per acre which meets the R1 classification. At present 184th consists of a dirt road, but runs from 84th St. on the south to 80th St. on the north. From 80th, 184th continues north as a paved road to Lake Bonney. The applicant will improve 184th from 84th to 80th to City standards. The applicant will extend sewer and water to the site as well as other utilities. Neighbor's comments focus on the impacts of stormwater runoff. Lots 21-25 are in the Enchanted Estates subdivision.

RAYMOND FREY appeared on behalf of the request and testified that he had reviewed the staff report and is aware of the vacation. He was unaware of Tract A until late, and they will include it within the plat. They will collect all stormwater from impervious surfaces and drain it to the retention pond to the south. They added the five lots and the tract to meet the density requirements.

GARY MATHEWS appeared and testified that he resides on the east side of the plat at the lowest point and has concerns about water in his building.

ROBY DORMAN, CARNELL SHINAUL, and JOE MAGRUM appeared and also expressed concerns regarding additional stormwater runoff.

No one spoke further in this matter and so the Examiner took the request under advisement and the hearing was concluded at 10:30 a.m.

NOTE: A complete record of this hearing is available in the City of Bonney Lake Planning and Community Development.

FINDINGS, CONCLUSIONS AND DECISION:

FINDINGS:

1. The Hearing Examiner has admitted documentary evidence into the record, heard testimony, and taken this matter under advisement.
2. Pursuant to the State Environmental Policy Act (SEPA) and City of Bonney Lake Environmental Regulations, as codified in BLMC Title 16-Environmental Protection, the SEPA Responsible Official has reviewed this project and issued a Determination of Nonsignificance on October 19, 2006. The comment period ended on November 3, 2006. No appeals were filed.
3. Appropriate notice was provided pursuant to the Bonney Lake Municipal Code.
4. The applicant has a possessory ownership interest in a generally rectangular, 5.65 acre parcel of property extending from the north side of 84th St. E. north to the south side of 80th St. E. within the City of Bonney Lake. The parcel abuts 84th St. for approximately 125 feet and 80th St. E. for 146 feet. The parcel measures approximately 1,320 feet in depth. Included within the parcel are the vacated rights-of-way of 82nd St. E. and 80th St. E., lots 21-25 of the Enchanted Estates Phase 2 subdivision, and Tract A of said subdivision. The applicant requests preliminary plat approval to allow subdivision of the site into 20 new single family residential lots and the addition of the five lots and Tract A from Enchanted Estates Phase 2.
5. Improvements on the site include single family residential homes on lots 21-25, all of which will remain. The three single family residential homes located on the unplatted parcel will be removed. Thus, the plat will provide 17 additional single family residential building sites.
6. The preliminary plat map shows that lots 21-25 will retain their present access onto the roads of Enchanted Estates Phase 2. The map shows that the applicant will improve 184th Avenue E. to City standards from 84th St. E. to 80th St. E., and that all

newly created plat lots will abut the west side of said road and will access directly thereon. Approval of Lots 1 and 13 are conditioned upon the Bonney Lake City Council's final decision approving the vacation of the 80th St. E. and 82nd St. E. rights-of-way. A storm drainage retention facility abuts 84th St. E. on the south portion of the plat parcel. The plat proposes a minimum lot size of 6,822 square feet, an average lot size of 8,799 square feet, and a density of 4.95 dwelling units per acre. Removal of the five lots from the Enchanted Estates Phase 2 subdivision may require a plat alteration, and a condition of approval requires said process as a condition of final plat approval should the City determine it necessary.

7. The site is located within the Low Density Residential designation of the Bonney Lake Comprehensive Plan which encourages residential development to take place in an orderly and cost efficient manner to best utilize available land and reduce sprawl. The applicant's unique proposal to increase density within an Urban Growth Area by adding five lots and an open space tract from an adjoining subdivision, satisfies said goal.
8. The parcel is located within the Low Density Residential (R1) zone classification of the Bonney Lake Municipal Code (BLMC). Section 18.14.020(A) BLMC authorizes detached single family residential dwellings as outright permitted uses. Section 18.14.060 BLMC requires no minimum lot size, but requires a density of four to five dwelling units per acre and a minimum lot width of 55 feet. All proposed lots meet the required lot width and the density does not exceed five dwelling units per acre. The rectangular lot shapes provide reasonably sized building envelopes which meet the required yard setbacks and the maximum lot coverage limitation of 60%. The proposed plat satisfies the bulk regulations of the R1 zone classification.
9. Abutting parcels to the north, south, and east are also located within the R1 classification and improved with single family residential dwellings. Parcels to the west are located within the Medium Density Residential classification (R2) and likewise improved with single family residential homes. The applicant's proposal for a single family residential subdivision is consistent and compatible with existing and future uses of the area.
10. The preliminary plat map shows no open space areas or areas dedicated for outdoor recreational opportunities. However, the stormwater retention pond will provide a non-developed area, and taxes generated by the single family homes will support City parks. The applicant will also satisfy the City's park impact fee ordinance. The plat makes appropriate provision for open spaces, parks and recreation, and playgrounds.
11. Residents of the area east of the plat express concerns regarding additional flooding from impervious surfaces. The plat road will extend along the plat's east property

line and will have a public storm drainage system constructed to City standards. Said system will collect all stormwater runoff and direct it through pipes to the storm drainage tract along the south property line where it will infiltrate into the ground following treatment in a bioswale. Construction of the storm drainage facilities to City standards and maintenance thereof by the City will ensure that runoff from impervious surfaces will not impact adjoining parcels. The plat makes appropriate provision for drainage ways.

12. The applicant will construct 184th Avenue E. between 84th St. E. and 80th St. E. to City standards, thereby providing a connection between said roads for the general public and a convenient access for all lots. Adequate entering and stopping sight distance either exists or must exist prior to final plat approval at the intersections of the internal plat road. The plat makes appropriate provision for streets, roads, alleys, and other public ways.
13. The City of Bonney Lake will provide both domestic water and fire flow to the site as well as sanitary sewer service to each lot. Pierce Transit has requested no improvements and therefore the plat makes appropriate provision for potable water supplies, sanitary waste, and transit stops.
14. The applicant must comply with the City School Impact Fee Ordinance and make a per lot payment to the Sumner School District to offset the impacts on the district of school aged children residing in the plat. Compliance with said ordinance will ensure that the plat makes appropriate provision for schools and school grounds.
15. Construction of the street to City standards will include a sidewalk, and therefore the plat makes appropriate provision for safe walking conditions.

CONCLUSIONS:

1. The Hearing Examiner has jurisdiction to consider and decide the issues presented by this request.
2. The proposed preliminary plat of Orchard Grove II is consistent with the R1 designation of the Bonney Lake Comprehensive Plan and meets all bulk regulations of the R1 zone classification of the Bonney Lake Municipal Code.
3. The proposed preliminary plat makes appropriate provision for the public health, safety, and general welfare for open spaces, drainage ways, streets, roads, alleys, other public ways, transit stops, potable water supplies, sanitary waste, schools and school grounds, parks and recreation, playgrounds, and safe walking conditions.
4. The proposed preliminary plat will serve the public use and interest by providing an

attractive location for a single family residential subdivision consistent with existing and future development in the area and therefore should be approved subject to the following conditions:

1. The proposal shall conform to all City of Bonney Lake regulations and standards.
2. Requirements of BLMC Chapter 16.13 and 16.14 Clearing and Landscaping are applicable to the site. The applicant will be required to obtain Landclearing and Grading permits from the City of Bonney Lake prior to any site development.
3. Utility easements shall be provided on the face of the final plat, which are necessary to the provision of water, power, sewer, natural gas, and mail delivery to the lots within the subdivision.
4. The maintenance of street trees and street lights shall be the responsibility of the Homeowners Association.
5. A landscape plan shall be required showing street trees and a type III landscaping buffer fronting all lots as outlined in BLMC Chapter 16.12. A final landscape plan shall be approved prior to installation of landscape materials and final plat approval.
6. All landscape areas shall be fully installed prior to final plat approval unless approved for bonding by the City of Bonney Lake.
7. Buildings constructed within the plat shall meet applicable City of Bonney Lake building code requirements. This includes the payment of any utility connection charges and impact fees.
8. To mitigate noise impacts associate with the proposal, all construction shall occur between the hours of 7:00 a.m. to 9:00 p.m., unless otherwise authorized by the Department of Planning and Community Development.
9. All plat roads shall be public and dedicated to and maintained by the City of Bonney Lake.
10. The tract containing the public storm drainage shall be dedicated to and maintained by the City of Bonney Lake.
11. Pursuant to Chapter 15.13 BLMC and the City of Bonney Lake Development Policies and Public Works Standards, a storm drainage plan

and subsequent installation of an approved stormwater management system on the site is required.

12. All storm drains within the development shall be stenciled "Dump NO Waste, Drains to _____" (groundwater, wetlands, or lake, etc. as appropriate)..
13. The applicant shall submit an Erosion and Sedimentation Control Plan to the City Engineer for approval. All erosion control facilities shall be properly maintained during all phases of site development to prevent debris, dust, and mud from accumulating on the city right-of-way and/or adjacent properties.
14. Pursuant to Chapter 12.20 BLMC, the applicant shall be required to secure a Road Approach Permit from the City of Bonney Lake.
15. Pursuant to Chapter 12.08.010 BLMC, the applicant shall be required to secure a right-of-way permit for any work done in the right-of-way.
16. The operation of heavy equipment and associated materials in the construction of this project has the potential to result in fugitive dust being generated from the site. Impacts to neighboring properties shall be controlled by the use of watering trucks to water frequently used roads and associated areas as necessary to prevent the travel of dust.
17. If cleared, the City right-of-way shall be seeded, mulched, and stabilized as required by the City.
18. The project shall adhere to the recommendations of the geotechnical report, prepared by GeoResources, LLC dated May 2, 2006.
19. The intent of the erosion control facilities is to protect downstream property owners from landslides, sediment buildup, and downstream channel scouring. If the intent of the requirement is not met, then all building and construction activity on site shall be discontinued and construction activity shall be directed to meeting the intent of the requirement.
20. All clearing, grading, and other site development on the project shall be performed in accordance with approved site development plans. The construction of the project shall comply with applicable City and State regulations.

21. Prior to approval of the water supply for this development, a Certificate of Water Availability shall be required as per WAC 246-290 and the Public Works Design Standards. The final plat portion of the Certification of Water Availability shall be signed by the water purveyor prior to final subdivision approval.
22. All water lines will be designed and constructed in accordance with Bonney Lake Development Policies and Public Works Standards.
23. All sewer lines will be designed and constructed in accordance with Bonney Lake Development Policies and Public Works Standards.
24. All roads will be designed and constructed in accordance with Bonney Lake Development Policies and Public Works Standards.
25. All grading and filling of land must utilize only clean fill, i.e., dirt and gravel. All other materials, including waste concrete and asphalt, are considered solid waste and permit approval shall be obtained through the Tacoma-Pierce County Health Department (TPCHD) prior to filling.
26. Asbestos containing material shall be removed prior to demolition and disposed in accordance with the requirements of the Puget Sound Clean Air Agency, Washington State Department of Labor and Industries, and the Tacoma-Pierce County Health Department (TPCHD).
27. All demolition material, including but not limited to, wood waste, sheet rock, roofing material, and concrete, shall go to a licensed solid waste handling or disposal facility.
28. All wells that will not be included in the public water system for this project must be properly "Decommissioned" per WAC (173-160) prior to final application approval. The TPCHD must be contacted 48 hours prior to any decommissioning activity at the site. Contact Rich Dickerson at 253-798-2885, TPCHD for further information regarding decommissioning wells.
29. Prior to final plat approval fire hydrants and mains capable of providing the required fire flow shall be provided in accordance with IFC and the City of Bonney Lake, Public Works Design Standards. Fire hydrant location shall be approved by the Fire Marshal.
30. Hydrant flow test results and water "As Built" plans shall be submitted to and approved by the Fire Marshal prior to final plat/plan approval.

31. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.
32. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soils and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.
33. Proper disposal of construction debris must be on land in such a manner that debris cannot enter the natural stormwater drainage systems, Church Lake or cause water quality degradation of state waters.
34. During construction, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills should take precedence over other work on the site.
35. Soil in stockpiles should be stabilized or protected with sediment-trapping measures to prevent soil loss. All exposed areas of final grade or areas that are not scheduled for work, whether at final grade or otherwise, shall not remain exposed and un-worked for more than two days, between October 1 and April 30. Between May 1 and September 30, no soils shall remain exposed and un-worked for more than 7 days.
36. Clearing limits and / or any easements or required buffers should be identified and marked in the field, prior to the start of any clearing, grading, or construction. Some suggested methods are staking and flagging or high visibility fencing.
37. Properties adjacent to the site of a land disturbance should be protected from sediment deposition through the use of buffers or other perimeter controls, such as filter fence or sediment basins.
38. Provision should be made to minimize the tracking of sediment by construction vehicles onto paved public roads. If sediment is deposited, it should be cleaned every day by shoveling or sweeping. Water cleaning should only be done after the area has been shoveled out or swept.

39. Wash water from paint and wall finishing equipment should be disposed of in a way which will not adversely impact waters of the state. Untreated disposal of this wastewater is a violation of State Water Quality laws and statutes and as such, would be subject to enforcement action.
40. Timber harvested from the site will be subject to a Forest Practice Permit from the Department of Natural Resources. Forest Practices approval shall be obtained prior to site clearing, grading, or logging the site.
41. Under the Capital Facilities Plan, the District has determined that single-family residential units produce .419 students per unit. Therefore, twenty-five (25) new homes will generate approximately seven (10) students. The District requests that the developer mitigate the impact of new students by paying a mitigation fee consistent with the City of Bonney Lake School Impact Fee Ordinance.
42. If required, the applicant shall process a plat alteration to the Enchanted Estates Phase 2 subdivision to remove lots 21-25 and Tract A from said subdivision and add said lots and parcel to Orchard Grove II.

DECISION:

The request for preliminary plat approval of Orchard Grove II is hereby granted subject to the conditions contained in the conclusions above.

ORDERED this 27th day of November, 2006.



STEPHEN K. CAUSSEAU, JR.
Hearing Examiner

TRANSMITTED this 27th day of November, 2006, to the following:

APPLICANT: Milestone Homes
P.O. Box 1376
Sumner, WA 98390

AGENT: Raymond Frey
12356 Northup Way, Ste. 119
Bellevue, WA 98005

OWNERS:

Ronald and Pam Newman
P.O. Box 1376
Sumner, WA 98390

Robert Cline
8202 183rd Ave. E.
Bonney Lake, WA 98390

George Hollenbeck
7925 N. Oracle Road, Ste. A
Tucson, AZ 85704

Daniel and Angela Anacker
8108 183rd Ave. E.
Bonney Lake, WA 98390

Douglas McCoy
18218 84th St. E.
Bonney Lake, WA 98391

Paul Reich, Reich Construction
29409 39th Avenue South
Roy, WA 98580

Andrew and Kate Gallagher
18216 84th St. E.
Bonney Lake, WA 98391

Michele Johnson
18214 84th St. E.
Bonney Lake, WA 98391

OTHERS:

Carnell Shinaul
8207 185th Ave. E.
Bonney Lake, WA 98391

Joe Magrum
18408 84th St. E.
Bonney Lake, WA 98391

Gary Mathews
8209 185th Ave. E.
Bonney Lake, WA 98391

Joseph Munro
8001 185th Ave. E.
Bonney Lake, WA 98391

Debra Hefford
8308 185th Ave. E.
Bonney Lake, WA 98391

Gigi and Roby Dorman
8307 185th Ave. E.
Bonney Lake, WA 98391

CITY OF BONNEY LAKE
Planning and Community Development Department
P.O. BOX 7380
19306 BONNEY LAKE BLVD.
BONNEY LAKE, WA 98390-0944

CASE NO. PRELIMINARY PLAT OF ORCHARD GROVE
II

NOTICE

Pursuant to City of Bonney Lake, this decision becomes final and conclusive on **December 15, 2006**, unless:

1. **RECONSIDERATION**: Any aggrieved person feeling that the decision of the Examiner is based on errors of procedure or errors of misinterpretation of fact may make a written request for review by the Examiner in writing and filed not later than 5:00 p.m. on **December 6, 2006**, with the Planning and Community Development Department. This request shall set forth the alleged errors or misinterpretations, and the Examiner may, after review of the record, take such further action as he deems proper and may render a revised decision.

2. **APPEAL OF EXAMINER'S DECISION**: The final decision by the Examiner on any land use matter within his jurisdiction may be appealed to the City Council by any aggrieved person directly affected by the Examiner's decision. Said appeal procedure is as follows:

(a) The appellant must file written notice of appeal with the Planning Department in writing with an appeal fee as required by the Department not later than 5:00 p.m. on **December 15, 2006**.

(b) Provided that if the Examiner was requested to reconsider the decision, then the appeal must be filed within fourteen (14) days of the mailing of the Examiner's final order or decision on the reconsideration report. The notice of appeal shall concisely specify such

error and/or issue which the City Council is asked to consider an appeal.

NOTE: In an effort to avoid confusion at the time of filing a request for reconsideration or an appeal, please attach this page to the request or appeal.

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

Department/Staff Contact: Community Development / Jason Sullivan - Senior Planner	Meeting/Workshop Date: 5 February 2013	Agenda Bill Number: AB13-16
Agenda Item Type: Presentation	Ordinance/Resolution Number: D13-16	Councilmember Sponsor: Tom Watson

Agenda Subject: Amending Sign Regulations for Home Occupations and Temporary Use Permits

Full Title/Motion: An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending Chapter 14.100 And 15.08 Of The Bonney Lake Municipal Code Relating To Home Occupation Signage And Temporary Signage In Conjunction With Temporary Permits.

Administrative Recommendation:

Background Summary: In October 2012, an item was added to the Planning Commission work plan that involved amendments to the City’s development regulations that would allow home occupations to attach a sign to their fence and allow temporary businesses to have signage.

This ordinance was drafted by Planning Staff and reviewed by the Planning Commission

Attachments: Draft Ordinance D13-16, Planning Commission recommendation memorandum, and November 21, 2012 Planning Commission minutes

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
n/a			
Budget Explanation:			

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

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

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

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ORDINANCE NO. D13-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AMENDING CHAPTER 14.100 AND 15.08 OF THE BONNEY LAKE MUNICIPAL CODE RELATING TO HOME OCCUPATION SIGNAGE AND TEMPORARY SIGNAGE IN CONJUNCTION WITH TEMPORARY PERMITS.

WHEREAS, on October 16, 2012 the City Council referred the matter of Home Occupation signage and signage associated with temporary use permits to the Planning Commission for consideration; and

WHEREAS, the proposal is exempt from SEPA pursuant to WAC 197-11-800; and

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

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

Section 1. BLMC Section 15.28.100 A. 4 and Ordinance No. 1351 § 1, 2010 is hereby amended to read as follows:

4. Home occupations (see BLMC 18.22.010) may, unless restricted by any applicable protective covenants, have the following signage:
 - a. ~~one~~One unlighted sandwich board sign not over eight square feet in area counting both sign faces, with permanent letters. The sign shall be placed on the ground and on the premises.; The sign shall not be located within the ~~on~~ public right-of-way nor attached to any structure, and shall be removed from sight during non-business hours.
 - b. In-lieu of the sandwich board, one unlighted sign attached to a fence not over four square feet. The sign shall not extend above the maximum height allowed for the fence. The sign shall be made of high-quality materials and shall not be made of fabric or banner material.

Section 2. BLMC Section 14.100.020 and Ordinance No. 988 § 2, 2003 is hereby amended to read as follows:

- A. The application form shall establish the submittal requirements, which shall include a site plan.
- B. The director(s) may issue a temporary permit if he or she finds that, based on the duration of the permit and conditions imposed, the temporary use or construction activity:

1. Conforms to the goals of the comprehensive plan and this development code;
2. Conforms with all other applicable development regulations; and
3. Will not adversely affect the public health, safety, and general welfare.

C. In no case shall the duration of a temporary permit exceed one year. The director(s) may renew a temporary permit, provided its total duration does not exceed two years. Any temporary structure shall be removed from the premises not more than 30 days after the permit expires or the reason for the temporary permit ceases.

D. Temporary signage shall be authorized in conjunction with a temporary permit. Business establishments, except home occupations, are allowed one sign that shall not to exceed one and one-half square feet in combined sign area for each linear foot of building frontage, up to a maximum of 150 square feet. Temporary signage shall be removed from the premises not more than seven (7) days after the permit expires or the reason for the temporary permit ceases.

~~D~~ E. A construction office for which a temporary permit has been granted shall not also require a building permit provided it has the Washington State Department of Labor and Industries label. (Black label construction offices are not intended for visitation by the general public.)

~~E~~ F. BLMC 15.08.040, 15.28.090, and 16.20.070 govern specific instances of temporary uses.

Section 3. 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 ___ day of _____, 2013.

Neil Johnson, Mayor

ATTEST:

Harwood T. Edvalson, MMC, City Clerk

APPROVED AS TO FORM:

Kathleen Haggard, City Attorney



Memo

Date : January 2, 2013
To : Mayor and City Council
From : Grant Sulham, Planning Commission Chair
Re : **Revision to Home Occupation and Temporary Use Permit Signage**

In October 2012, an item was added to the Planning Commission work plan that involved amendments to the City’s development regulations that would allow home occupations to attach a sign to their fence and allow temporary businesses to have signage.

This ordinance was drafted by Planning Staff and reviewed by the Planning Commission.

Recommendation:

At the November 21, 2012 meeting, the Planning Commission voted 5-0-0 to recommend that the City Council adopt the attached draft ordinance which amends the City’s development regulations related to home occupation and temporary use permit signage.



Community Development Department

Planning Commission Minutes

November 21, 2012 Regular Scheduled Meeting
City of Bonney Lake Council Chambers

DRAFTED

The meeting was called to order at 5:30 P.M.

Planning Commission Present

Grant Sulham, **Chair**
L. Winona Jacobsen, **Vice-Chair**
Brandon Frederick
Richards Rawlings (absent)
Brad Doll
Dennis Poulsen
Dave Baus

City Staff Present

John Vodopich, Community Development Director
Jason Sullivan, Senior Planner
Debbie McDonald, Commission Clerk

A poll determined that a majority of Commissioners would be available for the regular scheduled meeting on December 5, 2012.

I. APPROVAL OF MINUTES:

MOTION WAS MADE BY COMMISSIONER DOLL AND SECONDED BY COMMISSIONER BAUS TO APPROVE THE MINUTES FROM THE NOVEMBER 7, 2012 MEETING.

MOTION APPROVED 5-0

II. PUBLIC HEARING:

An Ordinance related to Home Occupation and Temporary Use Permit signage

Chair Sulham opened the Public Hearing at 5:31

Having no public comments Chair Sulham closed the Public Hearing at 5:32

III. PUBLIC COMMENT AND CONCERNS: NONE

IV. NEW BUSINESS: NONE

V. OLD/CONTINUING BUSINESS:

An Ordinance related to Home Occupation and Temporary Use Permit signage

Mr. Sullivan discussed the corrections to the ordinance that were requested at the last Planning Commission meeting.

MOTION WAS MADE BY VICE-CHAIR JACOBSEN AND SECONDED BY COMMISSIONER DOLL TO APPROVE THE ORDINANCE RELATED TO HOME OCCUPATION AND TEMPORARY USE PERMIT SIGNAGE AS WRITTEN.

MOTION APPROVED 5-0

VI. FOR THE GOOD OF THE ORDER:

Correspondence – NONE

Staff Comments – NONE

Commissioner Comments – Vice-Chair Jacobsen commented that the Historical Society moved their items from the Justice Center to the old Council Chambers. Their meeting is on Monday at 7 P.M., books and calendars will be available for purchase.

VI. ADJOURNMENT:

MOTION WAS MADE BY COMMISSIONER DOLL AND SECONDED BY COMMISSIONER RAWLINGS TO ADJOURN.

MOTION APPROVED 5-0

The meeting ended at 5:36 P.M.

Debbie McDonald, Planning Commission Clerk