

CITY COUNCIL WORKSHOP

November 19, 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 & Municipal 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. **Presentation:** Tehaleh Update – Newland
- B. **Council Open Discussion.**
- p. 3 C. **Review of Council Minutes:** November 5, 2013 Workshop and November 12, 2013 Council Meeting.
- p. 11 D. **Discussion:** AB13-127 – Public Comments from Public Hearing Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, To Consider Revenue Sources And Possible Property Tax Increases Before Setting The Ad Valorem Property Tax Rate For 2014.
- p. 19 E. **Discussion:** AB13-135 – Public Comments from Public Hearing Of The City Of Bonney Lake, Pierce County, Washington, Regarding Ordinance 1468, Declaring A Moratorium Prohibiting The Production, Processing, And Retail Sales Of Recreational Marijuana And Prohibiting Granting Of Any City License Or Permit Related To Such Activities.
- p. 21 F. **Continued Discussion:** AB13-105 – Resolution 2322 – A Sewer Development Financing Contract and Utility Latecomer Agreement with Kahne Properties, LLC Re: Eastown Southern Sewer Development.
- p. 47 G. **Discussion:** AB13-140 – Mid-Biennial Budget Amendments.
- p. 67 H. **Discussion:** AB13-128 – Resolution 2337 – Requesting the WA Secretary of Transportation reduce the speed limit on SR410 to 35mph in Downtown Bonney Lake.
- p. 73 I. **Discussion:** AB13-146 – Pierce County Wide Planning Policy Amendment and Comprehensive Amendment T-1 relating to methodology for expanding Urban Growth Areas within the County.

IV. Executive Session: Pursuant to RCW 42.30.110, 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

**November 5, 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 & Municipal 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.

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

Deputy Mayor Swatman moved to excuse Councilmember Rackley. Councilmember Watson seconded the motion.

Motion approved 6 – 0.

Staff members in attendance were City Administrator Don Morrison, Chief Financial Officer Al Juarez, Assistant Public Works Director Charlie Simpson, Chief of Police Dana Powers, City Attorney Kathleen Haggard, Administrative Services Director/City Clerk Harwood Edvalson, and Administrative Specialist II Renee Cameron.

II. AGENDA ITEMS:

A. Council Open Discussion

Safety Crosswalks: Councilmember Lewis said the Public Safety Committee met and discussed safety crosswalks. He said there is a resident in Bonney Lake who lives by Bonney Lake High School who has a self-made safety crossing and flags to assist the students crossing the street. He said the Public Safety Committee would like to find a permanent solution to all crosswalks for pedestrian safety. He said he would like to have Council and the Mayor set aside approximately \$14,000 in the budget to cover the expenses for the safety crosswalks and the Committee discussed different options that may be available at a reasonable expense, and plans to work with the County and the State to address these concerns.

System Development Charges Reductions Expiration: Councilmember Watson asked about the upcoming expiration of the sewer development charges (SDCs) reductions that were implemented last year and whether Council will have further discussion before the scheduled expiration. Mayor Johnson said he thinks it would be best to let the system development charges reduction program expire, especially since the transportation impact fees (TIF) incentive is still in effect and will continue to bring development. Councilmember McKibbin said he is concerned why the City has not heard from the Master Builders Association and why they are not expressing any concerns if the City does not extend the system development charges reduction. Mayor Johnson said a possibility could be to extend the SDCs to expire when the TIF’s expire. Councilmember

Hamilton said he would oppose extending the SDC's reduction. Councilmember Minton-Davis said that the current SDC rates are based on the study that was done over five years ago and inquired if the City has the budget to review the rates. City Administrator Morrison said the previous study was based on current growth assumptions, and that has obviously changed. Councilmember Minton-Davis said she would agree to expend monies to review the rates. Councilmember Lewis said he is aware of banks and mortgage companies offering more loans as the economy is getting better. He then asked whether there is any competition between the City with Tehaleh and the County. Councilmember Watson said he would be concerned with extending the SDCs reduction to August. It was Council's consensus to let the SDC's reduction incentive expire.

Youth Forum: Deputy Mayor Swatman said he attended the Youth Forum at Mountain View Middle School and he said there was discussion about concerns with the kids walking to school now, and the over-crowding of the buses. He said another reoccurring issue discussed was the use of drugs and alcohol and there was a huge concern with the adults in attendance and in the community regarding the upcoming marijuana laws. He said the forums are always enjoyable to attend and it is very interesting to hear the different perspectives from the students and the parents.

- B. Review of Council Minute:** October 15, 2013 Council Workshop, October 22, 2013 Council Meeting, and October 26, 2013 Council Special Meeting

The minutes were forwarded to the November 12, 2013 Meeting for action.

- C. Presentation:** Mayor's Proposed Mid-Biennial Budget Amendment Ordinance and attachments are presented to the City Council at Workshop.

City Administrator Morrison presented a Power Point Presentation regarding the 2013-2014 Mid-Biennial Budget Amendments and discussed the highlights of the Operating Budget Amendments as outlined in the presentation. Councilmember Hamilton asked about the facilities budget and the need of a new boiler at the Public Works Center. City Administrator Morrison then discussed the Principal Capital Projects as laid out in the presentation, and the possible grants the City has or will apply for to assist with the costs. Council had various questions regarding the proposed expenses and costs associated with the Victor Falls Park. Councilmember Lewis asked about money for a future food bank and Mayor Johnson and City Administrator Morrison said that it would most likely be included in the 2015 budget. Councilmember Watson inquired about whether any actions for the Victor Falls Park property, as well as the food bank, would come to Council for discussion and Mayor Johnson advised that yes it would. Mayor Johnson advised that all leases for City buildings are scheduled to be reviewed annually. Councilmember Watson said he just wants to make sure that all leases are treated equally. Councilmember Lewis asked about the current lease agreement with East Pierce Fire & Rescue (EPFR) and City Administrator Morrison said the lease is set to expire but believes EPFR will possibly ask for another extension.

III. EXECUTIVE SESSION: None.

IV. ADJOURNMENT:

At 6:30 p.m., Councilmember McKibbin moved to adjourn the Council Workshop. Councilmember Lewis seconded the motion.

Motion to adjourn approved 6 – 0.

Harwood Edvalson, MMC
City Clerk

Neil Johnson, Jr.
Mayor

Items presented to Council for the November 5, 2013 City Council Workshop:

- City Administrator Don Morrison, *PowerPoint Presentation Re: 2013-2014 Mid-Biennium Budget Amendments.*

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

CITY COUNCIL MEETING

November 12, 2013
7:00 P.M.

DRAFT MINUTES



“Where Dreams Can Soar”

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Website: www.ci.bonney-lake.wa.us

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

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

- A. Flag Salute: Mayor Johnson led the audience in the Pledge of Allegiance.
- B. Roll Call: Administrative Services Director/City Clerk Harwood Edvalson called the roll. In addition to Mayor Johnson, elected officials attending were Deputy Mayor Dan Swatman, Councilmember 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 Haigh.

C. Announcements, Appointments and Presentations:

- 1. Announcements: None.
- 2. Appointments: None.
- 3. Presentations: None.

D. Agenda Modifications: None.

II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE:

A. Public Hearings:

- 1. **AB13-127** – A Public Hearing Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, To Consider Revenue Sources And Possible Property Tax Increases Before Setting The Ad Valorem Property Tax Rate For 2014.

Mayor Johnson opened the public hearing at 7:01 p.m.

Dan Decker, 20401 70th St E, Bonney Lake, said city, county, or state tax increases harm people and he spoke against property tax increases in Bonney Lake.

James Kelly McClimans, 19025 68th St E, Bonney Lake, said the City’s public notice for this hearing should better explain what impact a property tax increase would have on property owners, including the percentage increase per \$1,000 of property value.

Seeing no additional speakers, the public hearing was closed at 7:04 p.m. and continued to the November 26, 2013 City Council Meeting at 7:00 p.m.

2. **AB13-135** – A Public Hearing Of The City Of Bonney Lake, Pierce County, Washington, Regarding Ordinance 1468, Declaring A Moratorium Prohibiting The Production, Processing, And Retail Sales Of Recreational Marijuana And Prohibiting Granting Of Any City License Or Permit Related To Such Activities.

Mayor Johnson opened the public hearing at 7:04 p.m.

Marilee Hill-Anderson, Sumner School District, is the STARR Project Director for the school district, and provided the Council with information to consider related to the moratorium, including the results of a 2012 survey of students in the Sumner School District regarding marijuana use and perceptions among local youth. She said parents and the community can have a big impact on youth drug use.

Kim Nygard, Sumner School District, said she works with the grant-funded STARR Project promoting the prevention of drug and alcohol use by youth. She provided information and data about drug and alcohol use, including marijuana, and asked the Council to consider this information in its deliberations.

James Kelly McClimans, 19025 68th St E, Bonney Lake, said the U.S. military does not accept people who use illegal drugs. He said the State of Washington does not yet have a good plan and the City is best-served by continuing the moratorium.

Dan Decker, 20401 70th St E, Bonney Lake, said Initiative 502 was a bad initiative and is a bad result for the State, and that drug use is bad for children. He spoke in favor of continuing the moratorium and said the City of Bonney Lake should not have any marijuana stores.

Seeing no further speakers, Mayor Johnson closed the public hearing at 7:21 p.m.

B. Citizen Comments:

Laurie Carter, 9418 184th St E, Bonney Lake, challenged the Council and Mayor to match, by a food or cash donation, her donation of 8 meals-worth of food to the Bonney Lake Food Bank. She also challenged Mayor Johnson to match her cash donation. She said the citywide holiday food drive runs from November 25, 2013 to December 9, 2013, and encouraged all to participate and support the Food Bank.

Mayor Johnson said the Police Department will be placing collection bins at various locations and City buildings soon.

James Kelly McClimans, 19025 68th St E, Bonney Lake, congratulated the Councilmembers and Mayor for their recent re-elections. He said his purpose in running for a Council seat was to push against urban sprawl in Bonney Lake. He said he favors small government, and it is important that the City grows to serve the citizens, not the City. He spoke about the importance of the Council in making decisions that affect people who live in Bonney Lake.

Marilee Hill-Anderson, Sumner School District, introduced Kim Nygard to the Council. She said Ms. Nygard managed a federal grant in Puyallup previously, and Sumner

recently learned it has received a 5-year grant to help reduce drug and alcohol use by youth. She said the project is a partnership between several groups. She thanked members of the City, in particular Police Chief Powers, Mayor Johnson, City Administrator Morrison, and Special Events Coordinator David Wells for their support. She said she and Ms. Nygard will report regularly about activities and campaigns, and will hold coalition meetings on the third Monday each month in Sumner at 1:30 p.m.

Dan Decker, 20401 70th Ave E, Bonney Lake, spoke about the recent general election and his disappointment in the results of Initiative 517 and Initiative 522. He congratulated Mayor Johnson, Councilmember Lewis, Councilmember McKibbin, and Deputy Mayor Swatman on their re-elections. He spoke about living in Bonney Lake since 1958 and the issues of urban sprawl.

- 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, forwarded a proposed wholesale water supply purchase agreement with Cascade Water Alliance to a future meeting for consideration, and reviewed the Committee meeting notes.
- B. Community Development Committee / Economic Development Focus Group: Councilmember Watson said the Economic Development Focus Group (EDFG) met on November 5, 2013. He said City Administrator Morrison gave a presentation on potential areas for growth and retail opportunities in the City, and the results of a survey to residents showing which businesses they want in Bonney Lake.
- C. Public Safety Committee: Councilmember Hamilton said the Committee met on November 4, 2013, and discussed crosswalk safety. The Committee recommends that \$14,000 be allocated to install one illuminated crosswalk in the City, as well as a manual flag system at the Allen Yorke Park crosswalk. The Committee also discussed the Police Department's crime statistics report, potential jail services and management options.
- D. Other Reports:

Community Updates: Councilmember Watson said he and Deputy Mayor Swatman attended the Communities for Families meeting in Sumner on November 7th, and heard a presentation from Sumner School District Superintendent Dr. Sarah Johnson. He said the annual 'Community Big Give' event is on November 23, 2013 in Bonney Lake and Sumner. He said the group was introduced to Kim Nygard, who is working with the School District on a grant-funded program to reduce youth drug and alcohol use.

Councilmember Watson said he attended a flag-raising ceremony for Veterans Day on November 11, 2013. He thanked all who served in the military and he is excited to see a monument on the site in the future.

Councilmember Watson thanked Councilmember Lewis for helping him clean up his Adopt-A-Street route recently.

Councilmember Watson reminded the Council that Senator Pam Roach and County Councilmember Dan Roach are hosting a meeting on November 14, 2013 at 7:00 p.m. at

Dieringer Heights Elementary School about the possible adverse action by the Department of Ecology related to the Lake Tapps shoreline.

Councilmember Lewis said he attended the White River Communities for Families coalition on October 28, 2013 at the Buckley Fire Station. The group discussed programs for needy families including a bicycle safety and repair workshop. The first meeting for the bicycle program is scheduled on November 14th.

Councilmember Lewis said he plans to attend the Fennel Creek Habitat Team meeting at 6:30 p.m. on November 14, 2013 at the Bonney Lake Library. He said members of the community seem very excited about the opening of the Fennel Creek Trail and a lot of people are using the trail.

IV. CONSENT AGENDA:

- A. **Approval of Minutes:** October 15, 2013 Workshop, October 22, 2013 Meeting and October 26, 2013 Special Meeting.
- B. **Approval of Accounts Payable and Utility Refund Checks/Vouchers:** Accounts Payable checks/vouchers #67284-67305 (including wire transfer #'s 20131015, and 20131016) in the amount of \$32,871.06.
Accounts Payable checks/vouchers #67306-67308 in the amount of \$4,785.16 for Accounts Receivable deposit refunds.
Accounts Payable checks/vouchers #67309-67333 in the amount of \$3,301.09 for utility refunds.
Accounts Payable checks/vouchers #67334-67372 in the amount of \$897,339.06.
Accounts Payable checks/vouchers #67373-67406 in the amount of \$65,134.08.
Accounts Payable checks/vouchers #67407-67429 in the amount of \$1,826.86 for utility refunds.

VOIDS:

Check #56625 – unclaimed property; Check #56756 – unclaimed property; Check #57427 – unclaimed property; Check #57437 – unclaimed property; Check #58803 – unclaimed property; Check #59190 – unclaimed property; Check #59546 – unclaimed property; Check #59833 – unclaimed property; Check #59835 – unclaimed property; Check #60070 – unclaimed property; Check #60189 – unclaimed property; Check #61769 – unclaimed property; Check #61785 – unclaimed property; Check #61789 – unclaimed property; Check #62312 – unclaimed property; Check #62320 – unclaimed property; Check #62328 – unclaimed property; Check #62342 – unclaimed property; Check #62343 – unclaimed property; Check #62346 – unclaimed property; Check #62517 – unclaimed property; Check #62723 – unclaimed property; Check #62732 – unclaimed property; Check #63501 – unclaimed property; Check #63517 – unclaimed property; Check #63539 – unclaimed property; Check #63547 – unclaimed property; Check #63561 – unclaimed property; Check #63566 – unclaimed property; Check #63585 – unclaimed property; Check #63895 – unclaimed property; Check #63911 – unclaimed property; Check #64064 – wrong vendor paid; Check #64067 – unclaimed property; Check #64077 – unclaimed property; Check #64087 – unclaimed property; Check #67319 – replaced with checks #67410, and #67411; Check #67329 – replaced with checks #67424, and #67425; Check #67330 – replaced with checks #67426, and #67428.

- C. **Approval of Payroll:** Payroll for October 1-15, 2013 for checks #31385-#31410 including Direct Deposits and Electronic Transfers is \$ 438,931.85.

Payroll for October 16-31, 2013 for checks #31411-31442 including Direct Deposits and Electronic Transfers is \$ 652,348.54.

- D. **AB13-138** – A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Setting A Public Hearing At 7:00 P.M., Or As Soon Thereafter As Possible, During The Regular Council Meeting Of November 26, 2013 To Consider Amendments To The 2013 - 2014 Biennial Budget That Was Adopted On December 11, 2012 Via Ordinance 1447.

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

Consent Agenda approved 7 – 0.

V. **FINANCE COMMITTEE ISSUES:** None.

VI. **COMMUNITY DEVELOPMENT ISSUES:** None.

VII. **PUBLIC SAFETY COMMITTEE ISSUES:** None.

VIII. **FULL COUNCIL ISSUES:** None.

IX. **CLOSED SESSION:**

Pursuant to RCW 42.30.140(4)(a), the Council adjourned to a Closed Session with the City Attorney at 7:50 p.m. for 10 minutes to discuss interpretation and application of a collective bargaining agreement. The Session was extended for 5 minutes at 8:02. The Council returned to Chambers at 8:08 p.m. No action was taken.

X. **ADJOURNMENT:**

At 8:08 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 November 12, 2013 Meeting:

- John, Sandra, and Katie Teter – *Letter to City Council (Public Hearing AB13-135)*.
- Marilee Hill-Anderson, Sumner School District – *Healthy Youth Survey Fact Sheet: Current Marijuana Use for Sumner School District, and Youth Marijuana Use in Sumner School District in 2012.*

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

Department/Staff Contact: Fin / Al Juarez	Meeting/Workshop Date: 19 November 2013	Agenda Bill Number: AB13-127
Agenda Item Type: Public Hearing	Ordinance/Resolution Number: D13-139	Councilmember Sponsor:

Agenda Subject: Public Hearing To Set The Amount Of The Annual Ad Valorem (Property Tax) Levy To Be Collected In 2014.

Full Title/Motion: n/a A Public Hearing Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, To Receive Citizen Comment In Reference To Ordinance D13-139, Which Sets The Amount Of The Annual Ad Valorem Tax Levy For Fiscal Year 2014..

Administrative Recommendation:

Background Summary: Pursuant to Revised Code of WA (RCW) 84.52.020 the Mayor of the City of Bonney Lake must certify to the Pierce County Assessor-Treasurer and the Pierce County Council that the Bonney Lake City Council requests the following levy amounts be collected in year 2014 as provided in the City's budget and said property taxes will be adopted following a public hearing held on November 12, 2013.

As illustrated in the attached Pierce County "Preliminary Tax Levy Limit" worksheet, the regular levy limit is \$2,722,006.32, which consists of the lawful regular tax levy multiplied by the 1% limit factor (RCW 84.55.005) plus the current years assessed value of new construction and improvements.

As defined in the attachment title "Example of Ordinance" prepared by the Pierce County Assessor-Treasurer, the districts actual levy amount from the previous year was \$2,639,650.47 and the population of the district is more than 10,000. Now, therefore the governing body of the taxing district is authorized for the levy to be collected in the 2014 tax year. The dollar amount of the increase over the actual levy amount from the previous year shall be \$19,937.23, which is a percentage increase of .7553% from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed proeprty, any annexationss that have occurred and refunds made.

Key elements outlined in the 2014 proposed levy are: (a) the tax levy rate in 2013 per \$1,000 of property value was \$1.5595853 (rounded); the tax levy rate proposed for 2014 is \$1.5316089 per \$1,000 of property value. (b) The total City assessed value in 2013 was \$1,688,432,963 and in 2014 \$1,777,220,232, which is an increase of \$88,787,269 or 5.26%. (c) The total tax levy collected in 2013 was \$2,639,650.47. To derive the the proposed 2014 levy to be collected start with the previous year of \$2,639,650.47, add new construction and improvements over the year = \$62,418.62; add the allowed increase pursuant to RCW = \$19,937.23; and the net result for 2014 collection = \$2,722,006.32. The percentage of New Construction and Improvements compared to total assessed value = .0035%.

Attachments: Yes

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
Budget Explanation: Adopt Annual Ad Valorem tax to be collected in 2014.			

COMMITTEE, BOARD & COMMISSION REVIEW

Council Committee Review: Finance Committee *Approvals:* _____ Yes No

Date: 8 October 2013	Chair/Councilmember	Deputy Mayor Swatman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Councilmember	Mark Hamilton	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Councilmember	Randy McKibbin	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Forward to: 10/22/13 Council Meeting	Consent Agenda:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Commission/Board Review:				
Hearing Examiner Review:				

COUNCIL ACTION	
Workshop Date(s): 11/19/2013	Public Hearing Date(s): 11/12/2013
Meeting Date(s):	Tabled to Date:

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



Pierce County

Mike Lonergan, Assessor-Treasurer

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

September 13, 2013

OFFICIAL NOTIFICATION TO: **BONNEY LAKE**

RE: 2013 PRELIMINARY ASSESSED VALUES

FOR REGULAR LEVY

Total Taxable Regular Value	1,777,220,232
Highest lawful regular levy amount since 1985	2,633,255.15
Last year's actual levy amount	2,639,650.47
Additional revenue from current year's NC&I	62,418.62
Additional revenue from annexations (RCW 84.55)	0.00
Additional revenue from administrative refunds (RCW 84.69)	0.00
<i>No additional revenue from administrative refunds will be allowed if you are limited by your statutory rate limit.</i>	
Last year's additional revenue from increase in state-assessed property	2,608.38

FOR EXCESS LEVY

Taxable Value	1,767,500,117
Timber Assessed Value	not available
Total Taxable Excess Value	1,767,500,117

2013 New Construction and Improvement Value 39,925,612

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



Pierce County

Mike Lonergan, Assessor-Treasurer

2401 South 35th Street
Tacoma, WA 98409-7498
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ATLAS (253) 798-3333
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TAX LEVY LIMIT 2013 FOR 2014

BONNEY LAKE
> 10,000

REGULAR TAX LEVY LIMIT:		2012
A. <u>Highest regular tax which could have been lawfully levied beginning with the 1985 levy</u> (refund levy not included) times limit factor (as defined in RCW 84.55.005).		2,633,255.15 1.01 2,659,587.70
B. Current year's assessed value of new construction, improvements and wind turbines in original districts before annexation occurred times last year's levy rate (if an error occurred or an error correction was made in the previous year, use the rate that would have been levied had no error occurred).		39,925,612 1.563372978285 62,418.62
C. Current year's state assessed property value in original district if annexed less last year's state assessed property value. The remainder to be multiplied by last year's regular levy rate (or the rate that should have been levied).		24,037,284 24,037,284 0.00 1.563372978285 0.00
D. REGULAR PROPERTY TAX LIMIT (A + B + C)	<i>2,722,006.32</i>	2,722,006.32
ADDITIONAL LEVY LIMIT DUE TO ANNEXATIONS:		
E. To find rate to be used in F, take the levy limit as shown in Line D above and divide it by the current assessed value of the district, excluding the annexed area.		2,722,006.32 1,777,220,232 1.531608899916
F. Annexed area's current assessed value including new construction and improvements times rate found in E above.	<i>long time</i>	0.00 1.531608899916 0.00
G. NEW LEVY LIMIT FOR ANNEXATION (D + F)	<i>2,722,006.32</i>	2,722,006.32
LEVY FOR REFUNDS:		
H. RCW 84.55.070 provides that the levy limit will not apply to the levy for taxes refunded or to be refunded pursuant to Chapters 84.68 or 84.69 RCW. (D or G + refund if any)		2,722,006.32 0.00 2,722,006.32
I. TOTAL ALLOWABLE LEVY AS CONTROLLED BY THE LEVY LIMIT (D,G, or H)	<i>2,722,006.32</i>	2,722,006.32
J. Amount of levy under statutory rate limitation.		1,777,220,232 1.600000000000 2,843,552.37
K. LESSER OF I OR J		2,722,006.32

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

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

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

WHEREAS, the districts actual levy amount from the previous year was \$ 2,639,650.47 and,
(Previous Year's Levy Amount)

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

BE IT RESOLVED by the governing body of the taxing district that an increase in the regular property tax levy
is hereby authorized for the levy to be collected in the 2014 tax year.
(Year of Collection)

The dollar amount of the increase over the actual levy amount from the previous year shall be \$19,937.23
which is a percentage increase of 0.7553% from the previous year. This increase is exclusive of
(Percentage Increase)

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

Adopted this _____ day of _____, _____.

SAMPLE

If additional signatures are necessary, please attach additional page.

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

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

ORDINANCE NO. D13-139

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, SETTING THE AMOUNT OF THE ANNUAL AD VALOREM TAX LEVY NECESSARY FOR THE FISCAL YEAR 2014 FOR THE PURPOSES SET FORTH BELOW

WHEREAS, the City Council of the City of Bonney Lake is meeting and discussing the biennial budget for the fiscal years 2013 and 2014; and

WHEREAS, the City Council held a public hearing on November 12, 2013 to discuss the feasibility of an increase in property tax revenues for collection in year 2014; and

WHEREAS, the City Council of the City of Bonney Lake after hearing and after duly considering all relevant evidence and testimony presented, determined that the City of Bonney Lake requires a regular levy in the amount of \$2,722,006.32, which includes an increase in property tax revenue from the previous year, and amounts resulting from the addition of new construction and improvements to property and any increase in the value of state-assessed property, and amounts authorized by law as a result of any annexations that have occurred and refunds made, in order to discharge the expected expenses and obligations of the City and in its best interest;

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

SECTION 1: The City Council of the City of Bonney Lake, Washington, does hereby resolve the city's actual levy amount from the previous year was \$2,639,650.47; and, the population is more than 10,000; and now therefore, that an increase in the regular property tax levy is authorized for the levy to be collected in the 2014 tax year. The dollar amount of the increase over the actual levy amount from the previous year shall be \$19,937.23, which is a percentage increase of .7553% from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and refunds made.

SECTION 2: That the taxes to be collected from the levies hereby fixed and made, together with the estimated revenues from sources other than taxation, which constitutes the appropriation of the City of Bonney Lake for the fiscal year 2014, are hereby approved.

SECTION 3: A certified copy of this Ordinance and original Ad Valorem Levy Certification shall be transmitted on or before November 30th of the year preceding the year in which the levy amounts are to be collected to the Pierce County Assessor-Treasurer (Attn: Levy Department; 2401 S. 35th St. Rm. 142; Tacoma, WA 98409); and,

the Pierce County Council (Attn: Clerk, Rm. 1046; County City Building; 930 Tacoma Ave. S.; Tacoma, WA 98402); and, any other governmental office as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF BONNEY LAKE
and approved by the Mayor this 26th day of November, 2013.

Mayor Neil Johnson, Jr.

AUTHENTICATED:

Harwood T. Edvalson, MMC, City Clerk

APPROVED AS TO FORM:

Kathleen Haggard, City Attorney



Levy Certification

Submit this document to the county legislative authority on or before November 30 of the year preceding the year in which the levy amounts are to be collected and forward a copy to the assessor.

In accordance with RCW 84.52.020, I, Al Juarez,
(Name)

Chief Financial Officer, for City of Bonney Lake, do hereby certify to
(Title) (District Name)

the Pierce County legislative authority that the City Council
(Name of County) (Commissioners, Council, Board, etc.)

of said district requests that the following levy amounts be collected in 2014 as provided in the district's
(Year of Collection)

budget, which was adopted following a public hearing held on 11/12/13:
(Date of Public Hearing)

Regular Levy: \$2,722,006.32
(State the total dollar amount to be levied)

Excess Levy: _____
(State the total dollar amount to be levied)

Refund Levy: _____
(State the total dollar amount to be levied)

Signature: _____

Date: 11/26/13

To ask about the availability of this publication in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users, please call (360) 705-6718. For tax assistance, call (360) 534-1400.

REV 64 0100e (w) (2/21/12)

ORDINANCE NO. 1468

AN ORDINANCE OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, DECLARING A MORATORIUM PROHIBITING THE PRODUCTION, PROCESSING, AND RETAIL SALES OF RECREATIONAL MARIJUANA AND PROHIBITING GRANTING OF ANY CITY LICENSE OR PERMIT RELATED TO SUCH ACTIVITIES.

WHEREAS, in November 2012 the voters of the State of Washington approved Initiative 502, providing a framework whereby individuals and business entities may be granted a state license authorizing them to produce, process, or sell marijuana and marijuana-infused products for recreational use; and

WHEREAS, pursuant to Initiative 502, the Washington State Liquor Control Board has developed and implemented regulations governing the licensing and operation of recreational marijuana producers, processors, and retailers; and

WHEREAS, the Washington State Liquor Control Board will begin accepting applications for licenses authorizing the production, processing, and retail sale of recreational marijuana and marijuana-infused products on November 18, 2013; and

WHEREAS, the Washington State Liquor Control Board may begin issuing licenses authorizing individuals and businesses to produce, process, and sell recreational marijuana and marijuana-infused products as early as December 1, 2013; and

WHEREAS, marijuana remains a Schedule 1 drug under the federal Controlled Substances Act, and the production, possession, and use of marijuana for any purpose, including medical use, remains illegal under federal law; and

WHEREAS, the City maintains a ban on medical cannabis collective gardens and dispensaries in Bonney Lake Municipal Code section 18.08.030; and

WHEREAS, unless the City acts immediately to address the production, processing, and retail sales of recreational marijuana and marijuana-infused products, such uses may be able to locate in the City without regulation, creating the potential for adverse impacts on the City and its citizens; and

WHEREAS, the City intends to develop appropriate zoning, land use regulations, business license regulations, and other appropriate regulations to address the production, processing, and retail sales of recreational marijuana and marijuana-infused products; and

WHEREAS, RCW 35A.63.220 authorizes the City to adopt a moratorium of up to six (6) months, without first holding a public hearing on the moratorium, as long as it holds a public hearing on the moratorium within sixty (60) days of its adoption; and

WHEREAS, the City Council has determined that it is in the best interest of the City and its citizens that a moratorium be established to study appropriate regulations to address the production, processing, and retail sale of recreational marijuana and marijuana-infused products and to develop a work plan for the implementation of such regulations.

NOW THEREFORE, the City Council of Bonney Lake, Washington, do ordain as follows:

Section 1. Findings of Fact. The City Council adopts the above recitations as findings of fact justifying this moratorium, and may supplement these findings of fact before or immediately after the public hearing on this moratorium.

Section 2. Moratorium Established.

A. A moratorium is imposed prohibiting the production, processing, and/or retail sale of recreational marijuana and marijuana-infused substances by state-licensed individuals or businesses within all zoning districts in the City of Bonney Lake.

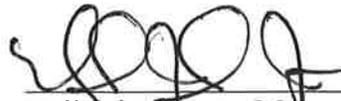
B. A moratorium is imposed on the issuance of any City building permit, development permit, business license, or any other permit or license to any state-licensed individual or business that seeks to produce, process, and/or sell recreational marijuana or marijuana-infused products in the City of Bonney Lake.

Section 3. Term of Moratorium. The moratorium established by this ordinance shall be in effect for an initial period of six (6) months, unless repealed, extended, or modified by the City Council after a public hearing and the entry of appropriate findings of fact as required by RCW 35A.63.220.

Section 4. Public Hearing. A public hearing on the moratorium established by this ordinance shall be held on November 12, 2013.

Section 5. Effective Date. The moratorium established by this ordinance shall become effective five (5) days after it is passed by the City Council, and five (5) days after publication.

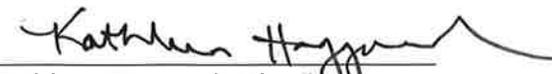
PASSED BY THE CITY COUNCIL this 22nd day of October, 2013.


Neil Johnson, Jr., Mayor

ATTEST:


Harwood T. Edvalson, MMC, City Clerk

APPROVED AS TO FORM:


Kathleen Haggard, City Attorney

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

Department/Staff Contact: PW / Dan Grigsby	Meeting/Workshop Date: 19 November 2013	Agenda Bill Number: AB13-105
Agenda Item Type: Resolution	Ordinance/Resolution Number: 2322	Councilmember Sponsor: Deputy Mayor Swatman

Agenda Subject: A Sewer Development Financing Contract and Utility Latecomer Agreement with Kahne Properties, LLC Re: Eastown Southern Sewer Development

Full Title/Motion: A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Regarding Proposed Resolution 2322, To Establish The Eastown Southern Sewer Development Contract And Utility Latecomer Agreement.

Administrative Recommendation: Recommend Approval

Background Summary: Kahne Properties, LLC (KAHNE) has three properties on the South side of SR410 that require connection to the City sewer system to allow development to occur. KAHNE has requested establishment of a ULA in order to obtain reimbursement from other property owners that will benefit from his extension of this sewer line. A total of eleven parcels would pay Latecomer Fees as a result of this ULA. Negotiations with KAHNE and discussion with City Finance Committee has resulted in a resolution that provides a KAHNE/City 75/25 cost sharing agreement to fund this ULA. Based on Preliminary Cost Estimates, KAHNE would contribute \$271,671 and the City \$90,557 of the ULA eligible costs. Also, KAHNE would pay 100% of the cost for the section of sewer line crossing his parcel.

Attachments: Resolution 2322, PW Director Point Paper, Morris Written Concerns with Staff Response, LANDMARK Development letter, Eastown Southern Sewer Utility Latecomer Agreement with KAHNE

BUDGET INFORMATION											
Budget Amount	Current Balance	Required Expenditure	Budget Balance								
N/A											
Budget Explanation:											
COMMITTEE, BOARD & COMMISSION REVIEW											
Council Committee Review:	Finance Committee Date: 9 July 2013, 12 Nov 2013	<i>Approvals:</i> Chair/Councilmember Dan Swatman Councilmember Randy McKibbin Councilmember Mark Hamilton	<table style="border: none;"> <tr> <td style="padding: 0 10px;">Yes</td> <td style="padding: 0 10px;">No</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	Yes	No	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Forward to: City Council Workshop		Consent Agenda: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Commission/Board Review:											
Hearing Examiner Review:											
COUNCIL ACTION											
Workshop Date(s):	8/20/13, 9/3/13; 10/1/13; 11/19/13	Public Hearing Date(s):	24 September 2013								
Meeting Date(s):	TBD	Tabled to Date:									
APPROVALS											
Director: <i>Dan Grigsby, P.E.</i>	Mayor: <i>Neil Johnson Jr.</i>	Date Reviewed by City Attorney: (if applicable):									

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RESOLUTION NO. 2322

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AUTHORIZING ESTABLISHMENT OF A SEWER DEVELOPMENT FINANCING CONTRACT AND UTILITY LATECOMER AGREEMENT FOR EASTOWN SEWERS WITH KAHNE PROPERTIES, LLC/ LANDMARK DEVELOPMENT.

WHEREAS, Kahne Properties, LLC (KAHNE) has three properties on the South side of SR410 in the Eastown area of the City that require connection to the City sewer system to allow development of those parcels to occur; and,

WHEREAS, KAHNE has requested establishment of a ULA in order to obtain proportional reimbursement from other property owners that will benefit from his extension of this sewer line; and,

WHEREAS, the City and KAHNE now desire to enter into a Sewer Development Financing Contract and Utility Latecomer Agreement for the purpose of building an extension of the City sewer system into Eastown; and,

WHEREAS, the terms of this agreement are as set forth in the attached Sewer Development Financing Contract and Utility Latecomer Agreement;

NOW THEREFORE, BE IT RESOLVED; that the City Council of the City of Bonney Lake, Washington, does hereby authorize the Mayor to sign this SEWER DEVELOPMENT FINANCING CONTRACT AND UTILITY LATECOMER AGREEMENT.

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

Neil Johnson Jr., Mayor

ATTEST:

Harwood T. Edvalson, MMC, City Clerk

APPROVED AS TO FORM:

Kathleen Haggard, City Attorney



Memorandum From
Daniel L. Grigsby, P.E.
Director, Public Works Department

October 15, 2013

To: Mayor and City Council

Subj: Easttown Southern Sewer ULA

- Encl: (1) Preliminary Latecomer Fee Assessment Roll with Swift Parcel Latecomer Fee Credit
(2) SCJ profile map of sewer easement crossing the Shepard-Morris parcel
(3) Shepard-Morris Parcel - Sewer Easement Location Plan
(4) Easttown Parcels with No Sewer Service - Map

During the 1 October City Council Workshop, several questions were asked about this project. The answers are provided below:

1. Swift Parcel ULA Latecomer Fee Assessment. There are two ways to look at this issue:
 - a. **Pay Reduced ULA Latecomer Assessment**, with a credit from the LID assessment.
 - i. The Swift family paid a LID assessment (\$25,994) to Pierce County when the sewer line was extended south on 214th Ave. This was to build new infrastructure; it was not a fee to connect to the sewer system (Sewer SDC).
 - ii. Since the City purchased the Pierce County sewer rights and obligations, the City may want to pay this \$25,994 instead of the Swift family. The Swift family would only be assessed for the cost increase for the new sewer line in this ULA. The Swift Latecomer Fee Assessment (\$33,817), for their parcel in this ULA (**Enclosure (1)**), would be reduced to \$7,823. This \$25,994 would not be included in the Latecomer Fees assessed to other parcels in this ULA. It would not affect the 75/25 Kahne/City cost sharing calculation.
 - b. **Pay Full ULA Latecomer Assessment**. (Recommended by City Staff)
 - i. The parcel in this ULA is actually a “flag lot” with a 730 foot long, 20-foot wide “flag stick” (14,600 s.f. = 0.34 Ac) that is part of this 4.02 Acre (175,111 s.f.) parcel. This is one route where their future sewer line could connect to the City sewer system.
 - ii. If the Swift parcel connects to the new ULA sewer line, it would reduce their cost of building a sewer line (to 214th Ave.) approximately 1,050 feet long (to the mid-point of flag lot). Also, since 214th Ave is at a higher elevation than this parcel, a grinder pump would need to be paid for (ignoring the O&M costs).

- iii. The cost to build a sewer line to the middle of this parcel is approximately = 1,050 ft. x \$80/l.f. = \$84,000. By participating in this ULA and paying the \$33,817 Latecomer Fee, they would actually be reducing development costs of this parcel by approximately \$50,183.
 - iv. Additionally, by connecting to the new ULA sewer line, the Swifts could remove the “flag stick” from their eastern parcel and add it to their western parcel adjacent to 214th Avenue with a boundary line adjustment; thus, increasing the size and value of that parcel by 14,600 s.f.
- 2. Shepard-Morris Parcel - Stormwater Impact from Construction of the Sewer Line.
 - a. During design, the flow of stormwater onto this parcel will be addressed such that runoff onto this parcel will be no greater than it already is.
- 3. Shepard-Morris Parcel – Negative Impact on Ability to Develop this Parcel. As shown by the SCJ (Shea-Carr-Jewel) preliminary sewer profile plan, **Enclosure (2)**:
 - a. Permanent Sewer easement is 20 feet wide.
 - b. Temporary Construction Easement is 10 feet on each side (North and South) of the sewer easement.
 - c. The combined sewer utility and Southern temporary construction easements total 30 feet wide and extends along the southern parcel line. (**Enclosure (2)**)
 - d. Buffer/Setback/Fire Lane:
 - i. Varies by type of development on the adjacent parcels (multi-family housing versus commercial retail)
 - ii. Minimum of 7-foot buffer is required from the southern property line.
 - iii. Commercial Retail development on this parcel would require a fire lane around any buildings (20 feet wide).
 - iv. Minimum total buffer/set back/fire lane = 27 feet wide
 - e. During design of the contract to build this sewer line, the sewer temporary construction easement can all be on the north side of the permanent sewer easement.
 - f. **Conclusion:** There is no reduction in the property owner’s ability to develop this parcel.
- 4. Shepard-Morris Parcel - Connection to the City Sewer System.
 - a. When the sewer connection occurs, the developer must concurrently extend the City sewer line across that parcel in the location shown on **Enclosure (3)**.
 - b. **Conclusion:** Whether the Shepard-Morris or this ULA constructs the sewer line, the location and impact would be the same ... There is no adverse impact on the development potential for the Shepard-Morris parcel.

5. ULA Modified (with Kahne approval).
 - a. Added Latecomer Fee payment first to the City if development is not completed within 36 months of the ULA establishment.

6. Why is this sewer line not shown in the Comprehensive Plan?
 - a. The Easttown future sewer system has developed over time. As more analysis and details became available, the location of future city sewer lines has become clearer.

 - b. The Easttown **Northern** Sewer ULA design (2012) has determined the location of the sewer line serving future development for all parcels except for those eleven parcels included in the service area of this, the Easttown **Southern** Sewer ULA as shown by **Enclosure (4)**.

 - c. The current comprehensive plan was drafted in 2006, updated in 2008, and adopted in 2009. The next update to this comprehensive plan (~2015) will reflect the location of all of these sewer lines.

I look forward to answering any further questions on these or other issues.

Respectfully submitted,
DAN

Here are so initial and preliminary problems that need to be address before we can determine the impact on our property of the sewage line.

As we continuing to develop our ideas for the highest and best use of our property other concerns (e.g. setbacks from wetlands, location of stubouts and possible mitigating wetlands)as they arise will need to be address.

PW DIR (14 October 2013): When they purchased this property, these were all factors that should have been considered, nothing that the City will do should impact their ability to develop their parcel as explained below.

Concerns:

Sewer Main Construction: In order to install a sewer main, a significant amount of fill will be required. As the design indicates, there will be a significant amount of fill material required to cover the sewer line, creating a slope of approximately 50% on both the north and south sides of the easement.

PW DIR: There is no design done yet. We do have a preliminary drawing prepared for Kahne by SCJ. This drawing shows a plan view of where the sewer construction work would be. It does not show the finished product including the finish slopes.

Critical area regulations classify any slope over 30% as steep slopes and therefore subject to mitigation and restrictions.

PW DIR: When the design is done there will be no harm created to the adjacent properties.

Placing the easement approximately 10 feet from the south property line appears to be so fill materials could be placed without encroaching into the Swift property. This narrow strip of property becomes unusable to us.

PW DIR: SCJ showed a 10-foot temporary construction easement on both the North and South sides of the sewer easement. So, there is a 10-foot strip on the south side of the 20-foot sewer easement that would be unuseable after construction is over. This was done to keep all the construction work on the Shepard-Morris property. During design, we can determine whether this 10-foot temporary construction easement is needed on both sides of the sewer utility easement or just on the north side.

City standards do not allow the planting of trees and shrubs in the easement area but only grass or some form of groundcover, limiting the ability to use significant landscaping to help stabilize the slopes. Potential problems that might arise:

- The fill material may erode, exposing the sewer line;
- The fill material may slide further onto the Morris and/or Swift properties;
- The we may be held liable for any fill materials coming into the Swift property;

PW DIR: As determined during the design, slope stability will be addressed. During design, the “No Harm Done” philosophy will be applied. Talking about what might happen is purely speculative and subjective at this point. Use of groundcover and some bushes is not precluded.

Current area regulations impose building setbacks from the slopes, further restricting the use of the property.

PW DIR: This issue has been addressed with the Community Development Department staff. The minimum setback is 7-feet. Depending on how adjacent properties are developed, there may be an additional buffer requirement.

We don't want the construction of the sewer line extension to create any site conditions that would restrict our right to develop this property.

PW DIR: When this property is developed, the sewer line must be extended across this property. The location of this sewer line would be the same whether the property owner builds it at some future date or this ULA builds it. There is no less ability to develop this property.

Surface Water: .

When this sewer line is constructed, it will block that natural flow, creating a "ponding" of surface water at the Morris/Swift property line. Should this condition occur, we would be liable for that condition occurring and would be required to resolve the problem at our expense. The construction of the sewer main line should not create any adverse conditions that would harm the property.

PW DIR: During design, this issue will be addressed. The construction of this sewer line will not cause any greater stormwater impact on the Shepard-Morris or Swift parcels than already exists.

Potential Wetlands:

If required, the process for determining and mitigating wetlands can be expensive and time consuming. While we should not be responsible for the cost of undertaking the wetland studies, we should have the right to review any and all findings prior to submittal to the City. In addition, any mitigation measures proposed on our property that is not included in the easement should be approved us. We are requesting that if the City, undertakes a wetland study for the sewer project that it include the entire plot rather than just the easement area. Additional compensation should be considered should if anymore mitigation/restrictions are placed on the property.

PW DIR: During design, any impact on wetlands will be addressed. At this time, there does not appear to be any wetland in the area where the sewer line would be built.

Utilities Connectivity Requirements: The easement agreement should set a completion date for the actual construction of the sewer main extension. Should the any group not complete the work, the easement should revert back to us.

PW DIR: Once the Utility Latecomer Agreement is signed, it becomes the City's responsibility to construct this sewer line. It will be built as quickly as possible after the City Council approves the ULA.

Right to Connect: The easement agreement should include the provision that the Morris family have full rights to "hook-up" to the sewer main extension without incurring any latecomer's fee and assessments.

PW DIR: This property has always had the right to hook up to the City Sewer System. When the Shepard-Morris parcel develops, that development would be required to pay for construction of the sewer line across the entire width of their parcel. This parcel cannot connect to the City sewer system without extending the sewer line to the next parcel.

It would be unfair to other property owners paying for this sewer line for the Shepard-Morris families not to pay their fair share of the sewer line extension cost.

In addition, a sewer stubout(s) suitable for commercial use should be installed at the time of the sewer main construction, for use by the Morris property. It is important that the stubout be readily accessible and not impacted by critical area regulations and restrictions. It should be noted that at the time of hookup, we will be responsible for any city connection fees (not latecomer's fees).

PW DIR: Stub outs are normally added if a sewer line crosses along the frontage of the property in the street. This is not the situation here. Since the sewer line crosses the Shepard-Morris parcel, no stub out is needed. When their property develops, it would tap the sewer line at the point where it makes the most sense to do so. Without development plans for this property, it would be impossible to say where the best place for a stubout would be.

received

9-24-13

B. Morkit

September 18, 2013

John P. Vodopich, AICP
Community Development Director/Building Official
City of Bonney Lake
8720 Main Street East
P.O. Box 7380
Bonney Lake, WA 98391-0944

RE: Easttown -Kahne Multifamily

Dear Mr. Vodopich:

I am writing to confirm that Landmark Development is committed to moving forward on the multifamily portion of the Kahne Easttown project with the Kahne Family, subject to the satisfactory resolution of the permanent sanitary sewer. The finalization of the partnership has been held in abeyance until there is certainty for permanent sewer service so that long term financing can be assured subject to market conditions.

We have had pre-application meetings with the City, vetted through several development issues with your staff that might have otherwise inhibited our potential development of the property. Anticipating the resolution of the condemnation for the permanent sanitary sewer, we have continued forward with architectural and engineering drawings for the property.

We look forward to the timely resolution of the sewer condemnation issue. If you have any questions or would like to discuss this further, please call me at (253) 333-7007.

Sincerely,

LANDMARK DEVELOPMENT GROUP, LLC

Brett M. Jacobsen

When recorded please return to:
Don Morrison
City of Bonney Lake
PO Box 7380
Bonney Lake, WA 98391

DOCUMENT TITLE:
Sewer Development Financing Contract and Latecomer Agreement

REFERENCE NUMBERS OF DOCUMENTS RELEASED:
N/A

GRANTOR/GRANTEE:
Kahne Properties LLC/City of Bonney Lake

ABBREVIATED LEGAL DESCRIPTION:

TAX PARCEL/RECORDING NUMBER:

**SEWER DEVELOPMENT
FINANCING CONTRACT AND
UTILITY LATECOMER AGREEMENT**

WHEREAS, Kahne owns three parcels of commercially-zoned property at 21916 SR 410 E (Parcel ID 0519022054, Parcel 0519026035, and Parcel 0519026036), located in the western portion of the City neighborhood known as Easttown; and

WHEREAS, Kahne desires to develop one parcel with multi-family housing and the other two for commercial use, which will require public utility services including water and sewer; and

WHEREAS, the City is currently contracting for construction of the public sewer system extension on the North side of SR 410 in Easttown, which currently lacks public sewer service; and

WHEREAS, the absence of public sewer service in commercially-zoned Easttown has impeded development of the business community that has been envisioned for years; and

WHEREAS, installation of sewer service will cross one parcel to get to Kahne's first parcel and then continue through three parcels to get to Kahne's third parcel. All parcels have easements in place except the one parcel prior to Kahne. This will eliminate another "missing link" in the public sewer system on the South side of SR410 in Easttown; and

WHEREAS, Kahne and City staff have been unable to reach a successful agreement to acquire a sewer easement with either the Shepard-Morris or the Swift parcel owners to accommodate the sewer main construction across their properties, even though they would be compensated for the sale and installation of the sewer main and would benefit their properties by providing utilities without impairing the developable area of their parcels; and

WHEREAS, installing sewer service in Eastown will augment the city's utility rate base, implement the comprehensive plan of the city by extending utility infrastructure and stimulating commercial development in Eastown, benefit the sewer utility's efficiency and economy of scale, and further the public health and welfare by providing sewer service to areas that presently must rely upon less desirable on-site sewer systems for both existing development as well as any future development; and

WHEREAS, the City has determined that the extension of the City's public sewer system within, under and through the properties identified in Exhibit A is for a public use and is reasonably necessary for the betterment of its public sewer system; and

WHEREAS, Chapter 35.91.020 RCW gives cities the authority to contract with private property owners for construction of utility infrastructure, to assess benefitted properties for pro rata share of construction costs, and to collect reimbursements from property owners who connect to the system within twenty (20) years; and

WHEREAS, the RCW and Bonney Lake Municipal Code ("BLMC") Chapter 13.16 authorize the City to partner with interested parties in financing development of utilities, and to receive latecomer reimbursements for City expenditures on same;

NOW THEREFORE, the City and Kahne, in recognition of the individual and public benefit to be served by installing a sanitary sewer system in the area of Bonney Lake known as Eastown, hereby execute this Sewer Development Financing Contract and Latecomer Agreement ("Agreement") on the following terms and conditions:

1. Construction Project. The City shall be responsible for extension of a 12" PVC gravity sewer main from the Mazatlan property to the Northern property line of Kahne parcel 0519022054 crossing parcel numbers 0519022007, 0519026035, 0519022059, 0519022060, 0519022061, and 0519022062 from the sewer system's current termination at the Mazatlan property to the Kahne property, as shown on **Exhibit A** (hereinafter referred to the Kahne Sewer Development Project, or "**Project**"). The City shall have sole discretion and authority to manage the Project and direct the work, including the granting of change orders or alteration of designs where appropriate. The City shall be owner and operator of this extension of its public sewer system.

2. Public works laws. The City shall manage the Project as a public works project, abiding by all applicable requirements of Title 39 RCW, including competitive bidding, bonding, retainage, and the payment of prevailing wages.
3. Easement acquisition. Easements for ingress/egress and utilities currently allow installation of a public sewer main across all properties except for Pierce County Parcel Number 0519022007, owned by Shepard/Morris. The City shall acquire public easement(s) necessary for extension of the sewer main across the Shepard/Morris property by negotiation if possible and eminent domain if necessary. The City shall arrange for and direct any court filings and litigation that may be required to acquire the easement(s), and shall have sole authority to settle or resolve any court action.
4. Kahne's contribution. The City's obligation to construct the Project shall be contingent upon Kahne's upfront payment to the City of seventy-five percent (75%) of the total estimated Project costs within thirty (30) days of both parties' execution of this Agreement. Kahne's payment shall be made in cash to the City's Finance Director. Failure to make the payment within thirty (30) days shall render this Agreement void and of no further effect, and shall nullify the City's obligation to construct the Project. Kahne's contribution, payable within thirty (30) days of execution of this Agreement, shall be three hundred forty-six thousand forty-one dollars (\$346,041.00), the amount calculated as 75% of the Engineer's Estimate for construction and design (for parcels other than Kahne parcel 0519026035), complete cost of sewer line crossing Kahne parcel 0519026035, combined with 75% of the estimated easement acquisition costs (hereinafter "the Estimate"), pursuant to BLMC § 13.60.030E. Should actual costs be less than the Estimate, Kahne's contribution amount shall be reduced a proportional amount. A refund of any reduced amount shall be provided to Kahne at project closeout. Should the actual costs exceed the Estimate, the City shall cover cost overruns.
5. Assessments recorded. Upon Final Completion of the Project, the City shall record latecomer assessments ("Latecomer Fees") against all benefiting properties in the assessment reimbursement area (other than Kahne parcel 0519026035). The total costs for the Project, including all costs eligible for reimbursement under this agreement, shall be as itemized in **Exhibit B**, including the proportionate share of the total project costs paid by the City and Kahne respectively. The assessment reimbursement area, showing the benefiting properties to be served by this new sewer line, is depicted on the map attached as **Exhibit C** to this Agreement. **Exhibit D** to this agreement summarizes the initial amount of the Latecomer Fee for each benefitting property based on the Estimate that will be adjusted with actual costs at project closeout; however, effective 1 January each year, these fees shall be adjusted by the Engineering News Record Construction Cost Index (CCI) for the Seattle Area. The latecomer assessments shall require the property owners to contribute their pro-rata share of the Project costs, payable at the time the property owner is issued a building permit on his or her property or at other such time as allowed by the BLMC. The City shall not allow any owner of a parcel within the assessment reimbursement area to connect to the city sewer system or otherwise utilize the system improvements as described herein without such owner or owners having first paid to the City the latecomer assessment due for that parcel or parcels.

Kahne shall complete construction of the multi-family residential project within thirty-six (36) months of the date construction of the sewer extension is accepted for final completion. Should Kahne fail to complete construction within this time limit, the City shall be entitled to keep 100% of the latecomer assessments collected from property owners in the assessment reimbursement area until such time as the City's financial contribution to the costs of the extension has been fully reimbursed. Thereafter, Kahne would receive 100% of the remaining Latecomer Fee payments.

6. Connection costs. Each property owner in the assessment area shall be required to pay all costs and fees applicable for connecting their properties to the sewer system, including the costs of designing and constructing the connection, the Latecomer Fee, system development charges, and any other fees established by the BLMC in effect at the time of connection.
7. Assessment calculation. The pro-rata shares included in the latecomer assessments shall be calculated according to the square footage of the property seeking connection to the system, as follows:

Latecomer Fee = Parcel Square Footage X Total Project Cost per square foot

- Parcel Square Footage = Pierce County Assessor parcel square footage
 - Total Project Cost includes design, easement acquisition, and construction costs (currently estimated at \$362,227).
 - Total Project Cost per square foot = Total Project Cost / Total Square Footage of parcels in the assessment reimbursement area
 - Square footage conversion to acres will be used for the Assessment Rolls
8. Form of assessment. Latecomer assessments recorded against the properties shall substantially take the form of **Exhibit E** to this Agreement, provided, however, that the City has sole discretion to alter the form of assessments as necessary.
 9. Allocation of latecomer reimbursements. The City shall be entitled to all reimbursement received from Latecomer Fees less the amount owed to Kahne. At time of receipt of each Latecomer Fee, the City shall remit to Kahne the amount calculated in Exhibit F, provided that the preliminary amounts calculated shall be adjusted to utilize actual costs. The City shall issue to Kahne the amount due within sixty (60) days after receipt of each Latecomer Fee payment. Payment shall be made to Kahne at the address set forth hereinafter, or at such other address as Kahne shall notify the City. If such payments are returned to the City unclaimed, and if through reasonable efforts the City is unable to locate Kahne, or if Kahne dissolves or otherwise becomes defunct within the 20 year reimbursement period, the City shall retain all sums then received in a separate fund for two years, and shall release the funds when contacted by any individual or entity with standing to claim the funds. After expiration of the two-year period, Kahne's right to the collected latecomer fee shall expire and the City shall be deemed owner of the funds. Kahne shall keep the City continually updated with information regarding the current

contact information. If Kahne fails in this duty and the City is not able through reasonable efforts to determine the rightful recipient of latecomer assessments, the City may collect any reimbursement and deposit those funds into an appropriate capital fund of the City. The City will record a certificate of payment and release of assessment for the entire reimbursement area when all the property owners have paid their assessments or upon expiration of the twenty-year reimbursement period.

10. Dedication of Sewer Easement. Kahne will dedicate to the City a twenty-foot utility easement across Pierce County Tax Parcel 0519026035, as needed to construct the sewer line built by this agreement. This utility easement dedication will be at no cost to the City and shall be provided and recorded prior to advertisement of the contract to build this sewer line.
11. Assignment. Kahne may at any time assign its right to receive latecomer reimbursements to the individual or entity of its choosing, provided that it immediately notifies the City in writing of such assignment, and complies with the notification requirements of Section 9 above. Under no circumstances will the City be responsible for deciding or settling any disputes with regard to the proper recipient of latecomer reimbursements, or have any liability for transfer of funds to a recipient. In the event of a dispute, the City may transfer the funds into an escrow account designated by the parties to the dispute. The City may also, at its option, commence an interpleader action joining any party claiming rights under this Agreement, or other parties which the City believes to be necessary or proper parties, and the City shall be discharged from further liability upon paying the person or persons whom any court having jurisdiction of such interpleader action shall determine, and in such action the City shall be entitled to withhold its reasonable attorney's fees and costs from such payment.
12. Joint defense. The City and Kahne jointly agree to defend, or pay the cost of such defense, and indemnify the City against any lawsuits attacking the validity of this Agreement. Costs shall be apportioned based on the pro rata contribution of each party to the Project. Notwithstanding the foregoing, at any time after it becomes apparent that litigation may ensue, either party may inform the other in writing that it intends terminate this Agreement, at which time its obligation to defend or pay the cost of defense shall cease. Kahne's termination of this Agreement shall not relieve any of the benefitted properties of the obligation to pay any latecomer assessments due. Excepted from the joint defense obligation are eminent domain proceedings necessary to acquire sewer easements across the Shepard/Morris parcel, which shall be the sole responsibility of the City.
13. Administrative fee. The City shall charge, in addition to its usual and ordinary charges made against persons applying for service from said facility, and in addition to the amount agreed to be collected by the City in this Agreement, a sum equal to five percent (5%) of the Latecomer Fee to be collected from the owner or owners of said properties connecting to or using said facility, which sum shall be used by the City to defray the cost of contract administration, labor, bookkeeping, and accounting, pursuant to the terms of this Agreement.

14. Costs. The Parties shall bear their own costs and expenses including, without limitation, attorneys' fees and costs related to this Agreement, the latecomer assessments, and the agreements contemplated herein.
15. Preliminary assessment notices. The City shall send a map of the Assessment Reimbursement Area (**Exhibit C**), a preliminary calculation of the assessments due (**Exhibit D**), and a description of the property owners' rights and options, by certified mail to the property owners of record within the assessment reimbursement area pursuant to BLMC 13.16.050(J)(2). Appeals of the assessment shall be made in accordance with this Code section.
16. City's right to terminate. The City shall have the right, in its sole and absolute discretion, to terminate this Agreement based upon testimony received during City Council appeal hearings held in accordance with Section 14 above. Upon termination of the Agreement, Kahne's contribution shall be refunded.
17. Term of Agreement. This Agreement shall be effective for a period of twenty (20) years following the issuance of the Certificate of Final Completion to the construction contractor, or until every benefited property owner in the assessment reimbursement area has paid the latecomer assessment, whichever is sooner.
18. Timing. The parties agree to use their best efforts to move forward with the Project in anticipation of construction beginning in the first half of 2014.
19. Governing law and venue. Disputes arising under this Agreement shall be brought in Pierce County Superior Court and adjudicated under the laws of the State of Washington.
20. Modification or Amendment. No amendment, change, or modification of this Agreement shall be valid unless in writing and signed by all of the parties hereto.
21. Agreement runs with the land. The terms of this Agreement shall run with the land and bind subsequent owners of the properties affected.
22. Entire Agreement. This Agreement constitutes the entire understanding and agreement of the parties with respect to its subject matter and any and all prior agreements, understandings or representations with respect to its subject matter are hereby canceled in their entirety and are of no further force or effect.
23. Attorneys' Fees. Should either party bring suit to enforce this Agreement, the prevailing party in such lawsuit shall be entitled to an award of its reasonable attorneys' fees and costs incurred in connection with such lawsuit.
24. Headings. The captions and paragraph headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the interpretation or construction of any term or provision hereof.

25. Exhibits. All exhibits attached hereto are incorporated by reference.
26. Counterparts. This Agreement may be executed in counterparts, and each set of duly delivered identical counterparts which includes all signatories shall be deemed to be one original document.
27. Agreement date. For purposes of calculation of all time periods described in this Agreement, all phrases such as “the date of this Agreement” or “the date of execution of this Agreement” or any other like phrase referring to the date of the Agreement, shall mean and refer to the date the Bonney Lake City Council approves this Agreement.

Recording. This Agreement shall be recorded with the Pierce County Auditor within thirty (30) days of execution by the City. The City shall pay the costs of recording. IN WITNESS THEREOF, this Agreement has been approved by the City Council of the City of Bonney Lake as of the _____ day of _____, 2013.

CITY OF BONNEY LAKE

By: Neil Johnson, Jr., Mayor

SUMMARY OF EXHIBITS

Exhibit A

Map indicating the preliminary location of the construction work.

Exhibit B

The total costs for the Project, including all costs eligible for reimbursement under this agreement, including the proportionate share of the total project costs paid by the City and Kahne respectively.

Exhibit C

Map showing location of benefiting parcels/Assessment Reimbursement Area.

Exhibit D

Summary showing initial amount of the Latecomer Fee for each benefitting property, to be paid by each latecomer.

Exhibit E

(Latecomer assessment standard form.)

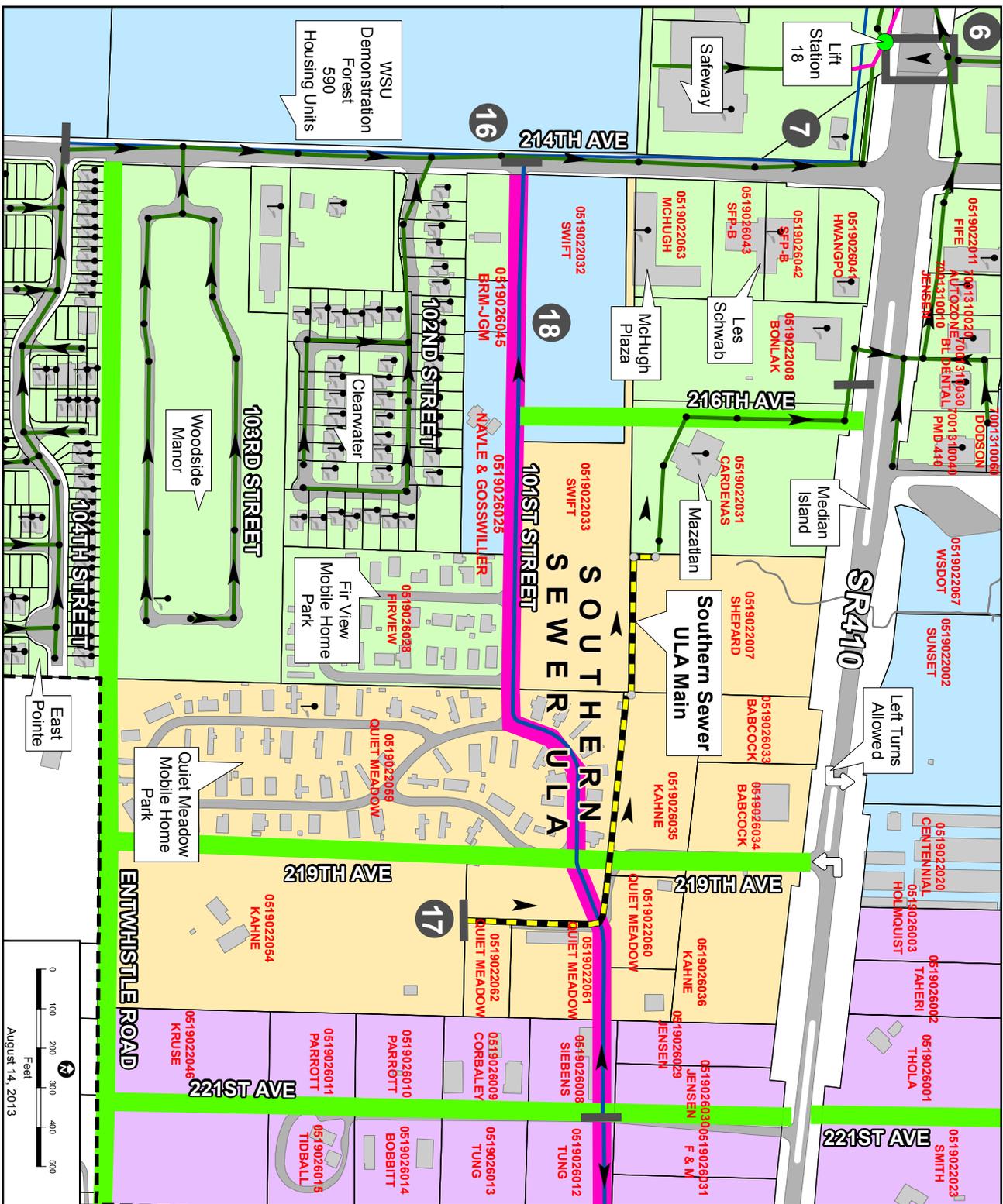
NOTICE OF ADDITIONAL SEWER CONNECTION CHARGES

Exhibit F

Pro-rata share of received Latecomer Fees to be distributed to Kahne.

EASTOWN SOUTHERN UTILITY LATECOMERS AGREEMENT (ULA) PROPERTIES

Overlaid on Eastown Future Sewer Projects and Roads Base Map



EXISTING SEWER SERVICE

- 1. Existing Bonney Lake Sewer Customer
- Manhole
- Lift Station
- Sewer Force Main
- Sewer Gravity Main
- Tax Parcel

Bonney Lake Sewer Service Currently Provided to Existing Lift Station 18

Eastown Southern Sewer ULA (Utility Latecomers Agreement) No Bonney Lake Sewer Service Currently Available: Future Existing Lift Station 18 Service

Eastown Northern Sewer ULA (Utility Latecomers Agreement) No Bonney Lake Sewer Service Currently Available: Future Lift Station 26 Service

No Bonney Lake Sewer Service Currently Available: Future Rebuild/Expanded Lift Station 18 Service

No Development Planned: Existing Septic System will be used in the Future

FUTURE SEWER PROJECTS

- Eastown Sewer ULA Main
- Future Sewer Project Number
- SR410 Highway Crossing
- Project Start/Stop
- Manhole
- Flow Direction
- Gravity Main
- Force Main

FUTURE ROADS BASE MAP

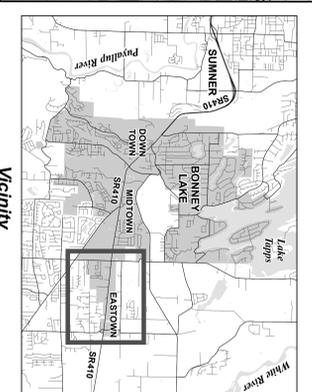
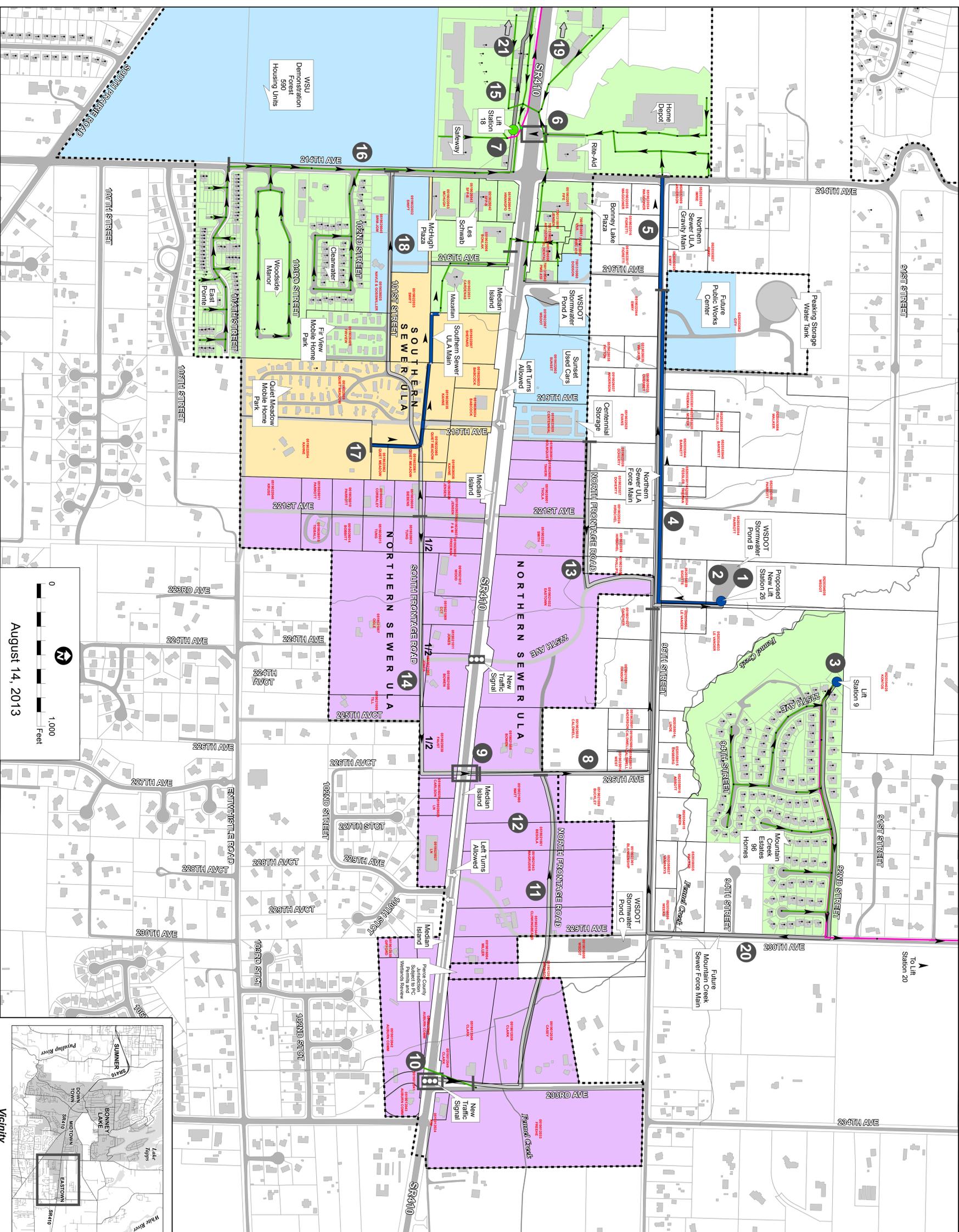
- Future Public Road
- Future Private Road
- Paved Road
- Building
- Bonney Lake City Limits

EASTOWN - SOUTHERN SEWER ULA - ULA & Latecomer Fee Cost Basis

	Pipe Length		ULA Preliminary Cost Estimate	ULA Actual Cost
Easement Acquisition				
			\$150,000	TBD
Design				
Design - Consultant TBD (15% of Engineers Estimate)				
Gravity sewer line - Shepard/Morris Parcel	424	29%	\$37,353	TBD
Gravity sewer lines - Kahne Parcel	385	26%	\$9,691	TBD
Gravity sewer line - Chan Parcels (x4)	675	45%	\$16,990	TBD
Total Engineer's Estimate for Construction	1,484			
Construction				
Gravity sewer line - Shepard/Morris Parcel	424	29%	\$71,232	TBD
Gravity sewer lines - Kahne Parcel	385	26%	\$64,680	TBD
Gravity sewer line - Chan Parcels (x4)	675	45%	\$113,333	TBD
	1,484			
Total ULA Project Cost			\$436,598	TBD
Minus Kahne Parcel Design & Construction			\$74,371	
NET ULA COST =			\$362,227	TBD
Developer/City Cost Share of NET ULA COST:				
KAHNE Cost Sharing Contribution to ULA (75%)			\$271,671	
City Cost Sharing Contribution to ULA (25%)			\$90,557	
			\$362,227	
Kahne Parcel Cost (No Cost Sharing)			\$74,371	
Kahne Total Contribution to ULA =			\$346,041	

EASTOWN PROPERTIES CURRENTLY WITHOUT BONNEY LAKE SEWER SERVICE

Overlaid on Eastown Future Sewer Projects and Roads Base Map



- EXISTING SEWER SERVICE**
- 1 Existing Bonney Lake Sewer Customer
 - Manhole
 - Lift Station
 - Sewer Force Main
 - Sewer Gravity Main
 - Eastown Tax Parcels
 - Bonney Lake Sewer Service Currently Provided to Existing Lift Station 18
 - Eastown Northern Sewer ULA (Utility Latecomers Agreement) No Bonney Lake Sewer Service Currently Available; Future Lift Station 26 Service
 - Eastown Southern Sewer ULA (Utility Latecomers Agreement) No Bonney Lake Sewer Service Currently Available; Future Existing Lift Station 18 Service
 - No Bonney Lake Sewer Service Currently Available; Future Rebuild/Expanded Lift Station 18 Service
 - No Development Planned; Existing Septic System will be used in the Future
- FUTURE SEWER PROJECTS**
- Eastown Sewer ULA Main
 - Lift Station
 - Future Sewer Project Number
 - SR410 Highway Crossing
 - Project Start/Stop
 - Manhole
 - ▶ Flow Direction
 - Gravity Main
 - Force Main
- FUTURE ROADS BASE MAP**
- Future Public Roads
 - Future Private Roads
 - Tax Parcels
 - Building
 - Paved Road
 - Bonney Lake City Limits
 - Fennel Creek & Tributaries

EASTOWN SOUTHERN SEWER UTILITY LATECOMER AGREEMENT (ULA)

Latecomer Fee - Preliminary Assessment Roll

Number of Properties	Map ID	TAX PARCEL	Parcel Size Acres	Preliminary Latecomer Fee \$	Preliminary Latecomer Fee Paid (+ 5%)	Parcel Owner
Benefiting Service Area Parcels						
1	34	0519022007	4.73	\$39,790	\$41,779	SHEPARD JAMES H & OLIVA I TTEE ET AL
2	35	0519022033	4.02	\$33,817	\$35,508	SWIFT WARREN G & PATRICIA E
3	37	0519026033	1.58	\$13,291	\$13,956	BABCOCK AARON L & ARDIS E
4	38	0519026034	1.35	\$11,356	\$11,924	BABCOCK AARON L & ARDIS E
5	39	0519026036	2.89	\$24,310	\$25,526	KAHNE & KAHNE PROPERTIES LLC (Note 4)
6	41	0519022060	1.15	\$9,674	\$10,158	CHAN BILL & SANDY
7	42	0519022059	14.06	\$118,275	\$124,188	CHAN BILL L & SANDY
8	43	0519022061	1.86	\$15,647	\$16,429	CHAN BILL & SANDY
9	44	0519022062	0.65	\$5,468	\$5,741	CHAN BILL & SANDY
10	45	0519022054	9.00	\$75,710	\$79,495	KAHNE & KAHNE PROPERTIES LLC (Note 4)
11	40	0519026035	1.77	\$14,889	\$15,633	KAHNE & KAHNE PROPERTIES LLC (Note 4)
				43.06	\$362,227	\$380,338
Notes 1 and 2						
Notes 1 and 2						
Notes 3						
				Total ULA COST =	\$362,227	
					\$8,412	Preliminary Assessment Rate = \$/Acre
				\$0.193		Preliminary Assessment Rate = \$/square foot

43,560
s.f. per acre

NOTE:

1. Preliminary costs are based on estimates and will be adjusted with actual costs. When all actual costs are determined, the Initial Latecomer Fee amount will be set. Costs depend on scope of work and actual design/construction costs... To Be Determined (TBD) !

2. Initial Latecomer Fee Assessment amount will be updated each January with a CCI adjustment = Current Latecomer Fee

3. Latecomer Fee Paid = Current Latecomer Fee + 5% City Administrative Fee (BLMC 13.16.050 F)

4. KAHNE Latecomer Fee Summary:

Total Latecomer Fees due from all parcels =

Total Latecomer Fee Due from KAHNE parcels =

Net Latecomer Fee Payments due from other property owners =

Preliminary Amount contributed by KAHNE to establish ULA (75%) =

Preliminary Amount contributed by CITY to establish ULA (25%) =

Total ULA Cost =

	\$362,227	
	\$114,909	
	\$247,318	
	\$271,671	(Includes KAHNE Latecomer Fee Payments)
	\$90,557	
	\$362,228	

Exhibit E
Latecomer Assessment standard form.

NOTICE OF ADDITIONAL SEWER CONNECTION CHARGES

WHEREAS, the owner of the property located at [address], Bonney Lake, Washington, having the Tax Parcel Number _____, is subject to the terms of a Sewer Development Financing Contract and Utility Latecomer Agreement (“Agreement”) executed between the City of Bonney Lake and the Kahne Properties, LLC ; and,

WHEREAS, pursuant to Chapter 35.91 RCW and Chapter 13.16 of the Bonney Lake Municipal Code, and the Agreement, a “latecomer” assessment shall be due, equivalent to the pro rata share of Project costs, in the following amount:

[insert \$\$]

Said sum shall be payable at the time of building permitting, connection to the public sewer system, or at other such time as the City may determine. Said sum shall be due in addition to other fees and charges due pursuant to the Bonney Lake Municipal Code.

Signed this ____ day of _____, 20??

Don Morrison, Bonney Lake City Administrator

EASTOWN SOUTHERN SEWER UTILITY LATECOMER AGREEMENT (ULA)

Latecomer Fee - Preliminary ULA Reimbursement Roll Paid to KAHNE

Number of Properties	Map ID	TAX PARCEL	Parcel Size Acres	Preliminary Latecomer Fee (LF) \$	Preliminary Latecomer Fee Paid to City (SLF + 5%)	Parcel Owner	Latecomer Fee Paid to Kahne by City \$	Latecomer Fee Paid by KAHNE to City \$
Assessment Reimbursement Area Parcels								
1	34	0519022007	4.73	\$39,790	\$41,779	SHERARD JAMES H & OLIVIA ITTEE ET AL	\$25,221	
2	35	0519022033	4.02	\$33,817	\$35,508	SWIFT WARREN G & PATRICIA E	\$21,435	
3	37	0519026033	1.58	\$13,291	\$13,956	BARCOCK AARON L & ARDIS E	\$8,425	
4	38	0519026034	1.35	\$11,356	\$11,924	BARCOCK AARON L & ARDIS E	\$7,198	
5	39	0519026036	2.89	\$24,310	\$25,526	KAHNE & KAHNE PROPERTIES LLC (Note 4)	\$0	\$1,216
6	41	0519022060	1.15	\$9,674	\$10,158	CHAN BILL & SANDY	\$6,132	
7	42	0519022059	14.06	\$118,274	\$124,188	CHAN BILL L & SANDY	\$74,968	
8	43	0519022061	1.86	\$15,647	\$16,429	CHAN BILL & SANDY	\$9,918	
9	44	0519022062	0.65	\$5,468	\$5,741	KAHNE & KAHNE PROPERTIES LLC (Note 4)	\$3,466	
10	45	0519022054	9.00	\$75,710	\$79,495	KAHNE & KAHNE PROPERTIES LLC (Note 4)	\$0	\$3,785
11	40	0519026035	1.77	\$14,890	\$15,634	KAHNE & KAHNE PROPERTIES LLC (Note 4)	\$0	\$744
			43.06	\$392,227	\$390,338		\$156,761	\$5,745
					Notes 1 and 2		Notes 5	Notes 6
				ULA COST =	\$362,227			
					\$8,412			
					\$0.193			
						Preliminary Assessment Rate = \$/Acre		
						Preliminary Assessment Rate = \$/square foot		

43.560
s.f. per acre

NOTES:

1. Preliminary costs are based on estimates and will be adjusted with actual costs. When all actual costs are determined, the Initial Latecomer Fee amount will be set. Costs depend on scope of work and actual design/construction costs... To Be Determined (TBD) !

2. Initial Latecomer Fee Assessment amount will be updated each January with a CCI adjustment = Current Latecomer Fee

3. Latecomer Fee Paid = Current Latecomer Fee + 5% City Administrative Fee (BLMC 13.16.050 F)

4. KAHNE Latecomer Fee Summary:

Total Latecomer Fees due from all parcels = \$362,227
 Total Latecomer Fee Due from KAHNE parcels = \$114,910
 Net Latecomer Fee Payments due from other property owners = \$247,317
 Preliminary Amount contributed by KAHNE to establish ULA (75%) = \$271,671
 Preliminary Amount contributed by CITY to establish ULA (25%) = \$90,557
 Total ULA Cost = \$362,228

5. KAHNE Reimbursement when LF paid by other property owners:

Preliminary Amount contributed by KAHNE to establish ULA (75%) = \$271,671
 Less Preliminary Latecomer Fee Due from KAHNE parcels = \$114,910
 Total LF to be paid to Kahne = \$156,761

ULA Acres less KAHNE parcels = 29.40

\$5,332 Preliminary KAHNE Reimbursement Rate = \$/Acre
\$0.122 Preliminary KAHNE Reimbursement Rate = \$/square foot

6. 5% City administrative charge for Latecomer Fee payment is to be paid by all benefiting parcels including KAHNE parcels

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

Department/Staff Contact: Executive / Don Morrison	Meeting/Workshop Date: 19 November 2013	Agenda Bill Number: AB13-140
Agenda Item Type: Ordinance	Ordinance/Resolution Number: D13-140	Councilmember Sponsor:

Agenda Subject: Mid-Biennial Budget Amendment

Full Title/Motion: An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Adopting The Mid-Biennial Budget Amendment For Budget Years 2013 And 2014.

Administrative Recommendation: Approve

Background Summary: In December of last year the City Council approved Ordinance No. 1447 which adopted a biennial budget for fiscal years 2013-2014. RCW 35A.34.130 requires that the adopted biennial budget be subject to a mid-biennial review and modification as needed. This ordinance and attached exhibits constitutes the Mayor's proposed mid-biennial amendments to the adopted budget. A public hearing has been set for November 26, 2013 to consider the proposed mid-biennial modifications to the budget. It is anticipated any budget amendments will be adopted at the December 17th regular Council meeting.

Attachments: Ordinance D12-140 and Exhibits A-F.

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

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

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

APPROVALS		
Director:	Mayor:	Date Reviewed by City Attorney: (if applicable):



November 5, 2013

P.O. Box 7380 • Bonney Lake, WA 98391
(253) 862-8602

Dear Council Members:

I am excited about the things we have been able to accomplish this past year, and am looking forward to 2014. The recent ribbon-cutting for the Fennel Creek/Safe Routes trail made us all proud of the completion of that long-awaited project. Likewise, we have received a lot of positive comments about the improvements to the Allen Yorke Park dike expansion. It put a classy face to our principal park. Being able to successfully negotiate the acquisition of the Victor Falls property was a real coup, which will benefit the community for generations to come. In addition, we were able to improve streets, install additional sidewalks, and generally make our community much more livable, as well as improve other aspects of our infrastructure.

State law (RCW 35A.34.130) requires cities that have adopted a biennial budget to conduct a mid-biennial review, and make any modifications deemed appropriate. Consistent with our past practice, I limit the proposed budget amendment to minor modifications necessitated by changing conditions. The mid-biennial review is not intended to be a major rewrite of the budget.

Accordingly, the proposed amendments to the adopted 2013-2014 biennial budget are those which deal primarily with projected changes to estimated revenues and expenditures, and carry-over of unfinished 2013 projects. A few new capital projects have been proposed, but most are the result of 2013 grant awards or Council actions requiring a budget amendment.

The attached budget ordinance adopts revised revenue estimates and corresponding revisions and reductions to adopted expenditures, including revisions to the various capital budgets.

All departments and divisions have again done well at keeping their expenditures within budget. General Fund expenditure savings from 2013 have been carried forward to the 2014 operating budget. We may need some modest expenditure savings in 2014 to likewise balance the biennial budget. None of the proceeds from the Renwood land sale is proposed to be used to fund 2014 general fund maintenance and operations.

We had anticipated refinancing the 8000MHz and JMC bonds to lessen the impact of the debt service on the general fund budget. However, current interest rates are such that this is not cost-effective at this time. This has put a continuing strain on the City's General Fund. However, the 2013-2014 biennial budget remains balanced without any use of prior fund balance.

Modifications of Operating Budgets

Within the amounts currently appropriated, we have or will make some minor modifications to selected departmental budgets for supplies and services to better reflect actual experience and projected need. There are few substantial amendments to the adopted operating budget, but most are on the capital side, and many of those are simply to carry forward a 2013 unfinished project.

Justice & Municipal Center:
9002 Main Street East
Bonney Lake, WA 98391
Fax (253) 862-8538
Agenda Packet p. 48 of 109

Public Safety Building:
18421 Veterans Memorial Dr E
Bonney Lake, WA 98391
Fax (253) 863-2661

Public Works Center:
19306 Bonney Lake Blvd.
Bonney Lake, WA 98391
Fax (253) 826-1921

Senior Center:
19304 Bonney Lake Blvd.
Bonney Lake, WA 98391
Fax (253) 862-8538

Any changes to the bottom line have been incorporated into Exhibits A and B of the budget ordinance, and include the following:

1. We have added funds to the Community Development salary budget to cover the return of an additional building inspector (approved by Resolution No. 2318);
2. We have increased the Community Development budget by \$40,000 for professional planning services related to the update of the various comprehensive plan elements.
3. During the past few years, we have provided custodial services through a combination of contracting and force account. We have issued an RFP for janitorial services and are proposing to eliminate the City janitorial position and contract-out all janitorial services. This is reflected in the position authorization schedule attached to the budget ordinance. The salary and benefit costs associated with the position have been transferred to professional services (janitorial contract).
4. An additional \$20,000 has been added to the facilities budget for building repairs/improvements (this has been under-budgeted the past few years)
5. An additional \$30,000 has been added to the professional services budget in Water Fund 401 for our contracted water rights attorney (Tom Pors) to help us perfect our water rights. This is something that needs to be done with DOE in order to guarantee our continued use of our water supply rights.
6. An additional \$30,000 (from \$70K to \$100K) has been added to Water Fund 401 for higher than anticipated costs of using TPU water from the So. Prairie intertie.
7. \$5,000 has been added to the stormwater fund 415 for Lake Bonney water quality monitoring.

Modification to the Capital Budgets

In the capital funds, projects are progressing as planned for those projects which have been funded. Many of these are grant or loan funded. Some projects have been complete and closed out, but there are several 2013 projects in progress and are being carried over into 2014.

Normally we do not entertain departmental requests for new capital projects mid-stream. However, there are a few new projects to be initiated in 2014 that were not part of the original biennial budget but have since been proposed to be included in the budget amendment. These are primarily projects resulting from new grant awards or specific Council actions.

Changes to the capital budgets are noted on Exhibits "C" of the budget ordinance, and have been incorporated into the revised budget totals of the respective funds.

As we begin work next year in preparing the 2015-2016 biennial budget, the Administration will be taking into account the many (11) public works trust fund loans outstanding, as well as our water supply debt obligations to Tacoma and the Cascade Waster Alliance. Our outstanding water utility debt from these loans exceed \$12M. Until increased growth in system development charges can replenish our capital accounts, we will likely plan for a reduced level of water capital spending over the next few years unless grants are obtained, or the Council chooses to increase water rates substantially in order to fund an ambitious capital investment program.

Personnel - Salaries and Benefits

The mid-biennial amendment includes a 2.0% Cost-of-Living-Adjustment (COLA) for AFSCME covered employees, and a 2.88% adjustment for the police guild. These are both previously negotiated adjustments contained in the respective collective bargaining agreements. I am proposing a 2.0% COLA for non-represented employees. Both the AFSCME and Police contracts will expire at the end of 2014.

Summary

I am excited about the prospects of being able to design and hopefully secure grant funding for another segment of the Fennel Creek Trail. I have proposed initial funds to make safety and access improvements to our new Victor Falls Park while we work towards developing an overall master plan for the property.

Additional resources have been devoted to comprehensive planning, as the next two years will features state mandated updates to almost all of our comprehensive plan elements.

I hope to further improve the downtown through intersection improvements and the installation of the last major missing link of sidewalk along SR410.

2014 may also come to be known as the year for Easttown, with the long planned completion of key sewer system components for both north and south Easttown.

Thanks to all of you for your support these past four (4) years. I am looking forward to another four, and appreciate our council, staff, boards, commissions, and volunteers who step forward to work together in making Bonney Lake a great place to live, work, and play.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Johnson Jr.", written in a cursive style.

Neil Johnson Jr.
Mayor

ORDINANCE NO. D13-140

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, ADOPTING THE MID-BIENNIAL BUDGET AMENDMENT FOR BUDGET YEARS 2013 AND 2014

WHEREAS, the City Council approved Ordinance No. 1447 which adopted a biennial budget for fiscal years 2013-2014; and

WHEREAS, Ch. 35A.34 RCW provides procedures for adopting, managing, and amending a biennial budget; and

WHEREAS, RCW 35A.34.130 requires that the adopted biennial budget be subject to a mid-biennial review and modification as needed; and

WHEREAS, on November 26, 2013 the City Council held a public hearing upon notice for the purpose of considering mid-biennial modifications and amendments to the adopted 2013-2014 biennial budget;

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

Section 1. The biennial budget for the City of Bonney Lake for the period January 1, 2013 through December 31, 2014 as contained in the adopted 2013-2014 Biennial Budget for total revenues/sources and expenditures/uses as approved by the City Council, is hereby amended by Total Revenues and Expenditures for each fund as shown on the attached Exhibit "A" (City of Bonney Lake Mid-Biennial Budget Amendment).

Section 2. The changes to biennial operating expenditures, capital expenditures, transfers and debt service schedules as shown on the attached Exhibit "B" (B-1 and B-2) are hereby adopted.

Section 3. The changes to the park, street, water, sewer, and stormwater capital budgets as shown on the attached Exhibit "C" are hereby adopted.

Section 4. The changes to the Equipment Replacement Schedule of the Equipment Rental & Replacement Fund, as shown on the attached Exhibit "D," are hereby adopted.

Section 4. The changes to the Position Summary (p3-30 of adopted budget), as shown on the attached Exhibit "E," are hereby adopted.

Section. 5. The changes to the pre-approved out-of-state travel list (p 3-34 adopted budget) is hereby replaced with Exhibit "F" and adopted.

Section 6. The City Clerk is directed to transmit a certified copy of the City of Bonney Lake adopted 2013-2014 Mid-Biennial Budget Amendment (Ordinance No. D13-140 and

Exhibits “A”, and “B”) to the Office of the State Auditor and to the Association of Washington Cities.

Section 7. This ordinance concerning matters set out in RCW 35A.11.090, it is not subject to referendum, and shall take effect January 1, 2014 after its passage, approval and publication as required by law.

PASSED by the City Council of the City of Bonney Lake this 17^h day of December, 2013.

Neil Johnson, Jr. Mayor

ATTESTED:

Harwood T. Edvalson, CMC, City Clerk

APPROVED AS TO FORM:

Kathleen Haggard, City Attorney

Passed:
Valid:
Published:
Effective Date:

2013 - 2014 Mid Biennial Budget Amendment
 Prepared October, 2013

Number	Name	2013-2014 Biennial Budget			
		Revenue Adopted Biennial	Revenue Revised Biennial	Expenditure Adopted Biennial	Expenditure Revised Biennial
001	General	27,743,843	28,399,558	27,611,835	28,399,558
301	Street CIP	1,464,193	6,664,193	3,403,844	10,984,844
302	Parks CIP	1,263,724	1,438,724	1,697,326	2,404,326
401	Water	19,130,187	19,130,187	19,554,688	20,314,688
402	Wastewater (Sewer)	18,738,805	19,178,805	20,291,384	20,731,384
415	Stormwater	3,555,870	3,725,870	4,283,137	4,283,137
501	Equipment Rental & Replacement	2,309,770	2,309,770	2,194,838	2,212,986
Total		74,206,392	80,847,107	79,037,052	89,330,923

Footnotes:

- 1 General Fund - See "Exhibits B1" and "B2" for details of mid-biennial Adjustments - Revenue and Expenditures
- 2 Expenditures in excess of revenues are funded through the use of reserves (fund balance)

2013 - 2014 Mid Biennial Budget Amendment
 General Fund Revenues
 Prepared October, 2013

	GENERAL FUND		Biennial Total	Amendments	Revised Biennial
	Adopted Budget 2013	Adopted Budget 2014			
General Revenues					
Property Taxes (311)	2,637,042	2,663,412	5,300,454	93,191	5,393,645
Sales Tax (312 + 313)	3,514,182	4,114,890	7,629,072		7,629,072
Utility Tax (314, 316, -316.20)	2,477,699	2,552,030	5,029,729		5,029,729
Excise Taxes (317,348,35)	88,590	88,590	177,180		177,180
Other taxes (316.20, 319)(317 -317,348,35)	170,431	175,544	345,975		345,975
Total Taxes (310)	8,887,944	9,594,466	18,482,410	93,191	18,575,601
Licenses & Permits (320)	694,149	745,762	1,439,911		1,439,911
Intergovernmental (330)	631,973	757,882	1,389,855		1,389,855
Charges for Goods & Service (341 - 348)	585,294	666,769	1,252,063		1,252,063
Administrative Transfers In (349)	1,409,067	1,423,158	2,832,225		2,832,225
Total Chgs for Goods & Services (340)	1,994,361	2,089,927	4,084,288	0	4,084,288
Fines & Forfeits (350)	725,976	755,016	1,480,992	(108,896)	1,372,096
Investment Interest (361)	82,628	25,000	107,628		107,628
Other Revenues (362, -362.50, 366, 367, 369)	180,427	185,000	365,427		365,427
Other Revenues: Fac Rentals (362.50)	261,537	131,795	393,332		393,332
Total Misc. Revenue (360)	524,592	341,795	866,387	0	866,387
Other Fin. Sources (390)	0	0	0	0	0
**Sub-Total General Revenue	13,458,995	14,284,848	27,743,843	(15,705)	27,728,138
Renwood Agreement	0	0	0	671,420	671,420
**Sub-Total Additional Revenue	0	0	0	671,420	671,420
Total Revenues	13,458,995	14,284,848	27,743,843	655,715	28,399,558
Total Expenditures - O & M (From Schedule B)	13,625,257	13,986,578	27,611,835	787,723	28,399,558
Results of Operations (Revenue less Expenditure)	-166,262	298,270	132,008	(132,008)	(0)

Footnotes - Budget Amendment Details

- 1 Revise Prop Tx Projection based on P. C. prelim assess. (2014 orig budget=2,663,412; revised=2,756,603) 93,191
- 2 Revise Fines/Forfeits based on actuals: (original budget=725,976; revised=617,080) (108,896)
- 3 Renwood Agreement: Additional building permits, etc: not originally budgeted 671,420

2013 - 2014 Mid Biennial Budget Amendment
 General Fund Expenditures
 Prepared October, 2013

Department	General Fund		Biennial Total	Amendments	Revised Total
	Adopted Budget 2013	Adopted Budget 2014			
11 Legislative	109,497	78,316	187,813		187,813
12 Judicial	699,982	712,500	1,412,482		1,412,482
13 Executive	642,846	735,024	1,377,870		1,377,870
14 Financial Services	1,094,025	1,126,227	2,220,252		2,220,252
15 Legal	395,120	396,223	791,343		791,343
16 Information Technology	520,453	477,291	997,744		997,744
18 Administrative Services	508,970	538,333	1,047,303		1,047,303
21 Law Enforcement	5,728,224	5,966,822	11,695,046		11,695,046
32 Engineering and Public Works Administration	75,621	75,621	151,242		151,242
42 Road & Streets Maint. (2013 salary & benefit)	1,032,806	1,055,355	2,088,161		2,088,161
50 Senior Center	329,708	320,322	650,030		650,030
57 Community Forestry	39,345	39,998	79,343		79,343
58 Comm Develop (2013 salary & bene budget=\$1,087,584)	1,207,292	1,253,118	2,460,410	177,241	2,637,651
59 Comm Develop - Bldg. (In 2011 Dept 58 & 59 are combined)	0	0	0		0
60 Facilities	516,549	477,327	993,876	20,000	1,013,876
76 Parks and Recreation	307,752	305,085	612,837		612,837
90 Non-Departmental	417,067	429,016	846,083		846,083
90 Debt Service - Motorola (annual prin + int = \$231,000)	0	0	0	346,000	346,000
90 Debt Service - J & MC (annual prin + int = \$661,443)	0	0	0	992,443	992,443
** Anticipated Savings - 2013				(476,884)	(476,884)
*** Anticipated Savings - 2014				(271,077)	(271,077)
TOTAL EXPENDITURES	13,625,257	13,986,578	27,611,835	787,723	28,399,558
			27,611,835		28,399,558

Footnotes - Budget Amendment Details

- Dept
- 58 Professional Planning service -update comp. plan elements
- 58 Blding Inspect salary & benefits moved from P.W. to Comm. Develop. (2013=36,173; 2014=101,068)
- 60 Building Repairs & Improvements
- 90 Motorola Debt Svc. 2013 = 115,000; 2014 = 231,000.
- 90 J&MC Debt Svc. 2013 = 331,000; 2014 = 661,443.

New budget request

** Anticipated 2013 Savings: (a) 3.5% of 2013 total expenditures

*** Anticipated 2014 Savings: (a) Total expenditures=202,284; (b) G.F. portion of medical savings=68,793

Total anticipated savings
 Net new budget request

(476,884)
(271,077)
(747,961)
787,723

**Exhibit "C" to Ordinance No. D13-140
City of Bonney Lake
2013-2014 Mid-Biennial Capital Improvement Budget Modifications**

Fund Number	Fund Name	Description of CIP Project Amendment	Amount	Adopted Budget Page Ref.
302	Park CIP	Install a permanent roof over the stage at Allan Yorke Park	\$55,000	5-50
302	Park CIP	Initial safety and access improvement to Victor Falls Park	\$75,000	5-50
302	Park CIP	FC trail design segment (1.5 miles anticipated state design grant – will not be undertake is grant is not awarded).	\$175,000	5-50
302	Park CIP	FC trail ROW acquisition (in anticipation of future trail construction grant)	\$100,000	5-50
302	Park CIP	\$20,000 for misc. improvements to various AYP ball fields.	\$20,000	5-50
302	Park CIP	Ken Love property acquisition for Victor Falls Park	\$282,000	5-50
301	Street CIP	Install sidewalks along a segment of Angeline Road (citizen petition)	\$65,000	5-47
301	Street CIP	Acquire ROW on SR410 in Downtown to facilitate the SR410/VMD intersection improvement	\$80,000	5-47
301	Street CIP	Increase the overlay program budget from \$164,000 to \$516,000 for Church Lake Rd overlay project (TIB grant funds \$406,193 of project costs).	\$516,000	5-47
301	Street CIP	Carried forward from 2013 to complete Transportation Plan update.	\$145,000	5-47
301	Street CIP	Install sidewalks on SR410 (missing link over Angeline – (TIB grant funds \$500,000 of project costs).	\$920,000	5-47
301	Street CIP	“Place holder” for improvements to the 186/88/188th street corridor.	\$1,000,000	5-47
301	Street CIP	“Place holder” SR410/Veterans Memorial Drive intersection improvement project (\$4.1M funded by Tehaleh mitigation)	\$5,000,000	5-47
401	Water Fund	Grainger Springs Building Upgrade (carried forward from 2013)	\$200,000	5-6

Fund Number	Fund Name	Description of CIP Project Amendment	Amount	Adopted Budget Page Ref.
401	Water Fund	Lakeridge 810 zone water main upgrade (revised scope carried forward from 2013 - broken into phases)	\$2,030,000	5-6
401	Water Fund	Lakeridge 810 zone booster pump station design	\$700,000	5-6
401	Water Fund	Reed property improvements (carried forward from 2013 - minimal repairs needed to place residence on market, and improvements to revised access; fencing and gate at storage yard)	\$50,000	5-6
401	Water Fund	24th St E water main replacement.	\$60,000	5-6
401	Water Fund	Victor Falls watershed fencing (Includes amount carried forward from 2013)	\$200,000	5-6
401	Water Fund	SCADA telemetry system upgrade – water share (carried forward from 2013 - \$210,000)	\$210,000	5-6
415	Storm Water	Regional Storm Pond at Locust & 82nd (carried forward from 2013)	\$75,000	5-22
415	Storm Water	Church Lake Rd replacement culvert. Design contract issued in 2013.	\$250,000	5-22
415	Storm Water	Recently announced DOE grant award to the City. Most of the funds are to be used for capital; some may be used for NPDES maintenance activities.	\$170,000	5-22
415	Storm Water	Placeholder to complete stormwater comp plan, including Eastown storm sewers. Note: This may be accomplished through a temporary force-account project engineer.	\$172,000	5-22
415	Storm Water	Placeholder for potential stormwater SDC study upon completion of comp plan.	\$40,000	5-22
415	Storm Water	Compact street sweeper for pervious surfaces, sidewalks, trials, parking lots and narrow street sections to remove debris from getting into storm drains per NPDES Permit requirements.	\$75,000	5-22
402	Sewer	Eastown Lift Station/Force Main (Carry forward from 2013)	\$712,460	5-16
402	Sewer	Eastown Gravity Sewer Main (Carry forward from 2013)	\$25,000	5-16

Fund Number	Fund Name	Description of CIP Project Amendment	Amount	Adopted Budget Page Ref.
402	Sewer	Eastown Lift Station Upgrade/SR410 crossing (Carried forward from 2013)	\$160,000	5-16
402	Sewer	SCADA system telemetry upgrade (sewer share carried forward from 2013)	\$423,000	5-16
402	Sewer	Septic System Reduction Project (carried forward from 2013)	\$300,000	5-16
402	Sewer	Eastown "Southern" sewer ROW acquisition, design, and construction (Kahne et al ULA – City to be reimbursed)	\$440,000	5-16
402	Sewer	Sumner WWTP Upgrade (carried forward from 2013 - PWTFL)	\$5,000,000	5-16

Fund 501: Equipment Rental & Replacement

Equipment Replacement Schedule							
Asset #	Department	Existing Equipment Description	2013		2014		Notes
			Adopted	Revised	Adopted	Revised	
RS133	Community Development	Dodge Stratus 2004	9,500.00	17,936.00			1
RS222	ER&R	Ford F250	30,000.00	-			2
RS135	Admin/Information Services	Dodge Stratus 2004	9,800.00	21,564.00			3
RS221	Facilities	Ford F150	9,000.00	-		30,000.00	4
RS291	Park Facilities	Ford Ranger	-	-			5
RS463	Park Facilities	Paint Stripper	4,000.00	4,320.00			
RS601	Park Facilities	Mower - Grasshopper	14,500.00	15,641.00			
PD202	Police	Ford Crown Victoria 2000	40,706.00	33,285.00			
PD052	Police	Ford Crown Victoria 2004	37,622.00	33,285.00			
PD053	Police	Ford Crown Victoria 2004	37,622.00	42,199.00			
PD057	Police	Mercury Mountaineer 2000	11,000.00	-		27,000.00	6
PD059	Police	Ford Crown Victoria 2005	38,270.00	40,752.00			
PD061	Police	Dodge Charger 2006	40,177.00	42,952.00			
PD023	Police	Ford Crown Victoria 2002			44,616.00	44,616.00	
PD055	Police	Dodge Intrepid 2005			16,261.00	20,500.00	
PD511	Police	Ford Crown Victoria 2005			39,020.00	39,020.00	
PD062	Police	Ford Crown Victoria 2006			39,680.00	39,680.00	
RS297	Street	Chevrolet C2500 1995			19,000.00	27,586.00	
RS225	Street	Ford F250 1995			19,000.00	27,586.00	
RS283	Water	Ford Ranger 1999	4,000.00				bed only
RS284	Water	Chevrolet Silverado	26,000.00				7
Subtotal			\$ 312,197	\$ 251,934	\$ 177,577	\$ 255,988	

- 1 Two surplus dept. vehicles replaced with 1 new one
- 2 Still in good condition; defer until 2015
- 3 Replace with small SUV - Replacement cost underbudgeted
- 4 RS221 Replacement deferred to 2014 - Additional funding from surplus Janitor Van
- 5 Replaced internally with RS284
- 6 Deferred to 2014 and replace with Ford Escape; replacement cost underbudgeted
- 7 Will be transferred to parks to replace RS291

City of Bonney Lake POSITION SUMMARY	2008		2009		2010		2011		2011		2012		2012		2013		2014	
	Authorized F.T.E.		Adopted F.T.E.		Adopted F.T.E.		Adopted F.T.E.		Revised F.T.E.		Adopted F.T.E.		Revised F.T.E.		Revised F.T.E.		Revised F.T.E.	

CITY COUNCIL	Year	2008	2009	2010	2011	2011	2012	2012	2013	2014
Councilmember (Part-Time)		7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
TOTAL CITY COUNCIL		7,000								

EXECUTIVE	Year	2008	2009	2010	2011	2011	2012	2012	2013	2014
Mayor		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
City Administrator		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Community Services Director		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Executive Assistant		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Facilities & Special Projects Manager										
Special Events Coordinator										
Facilities Maintenance Worker II										
Custodian										
TOTAL EXECUTIVE		4,000	6,000							

LEGAL	Year	2008	2009	2010	2011	2011	2012	2012	2013	2014
City Prosecutor					1,000	1,000	1,000	1,000	1,000	1,000
TOTAL LEGAL					1,000	1,000	1,000	1,000	1,000	1,000

COURT	Year	2008	2009	2010	2011	2011	2012	2012	2013	2014
Municipal Judge		0.750	0.800	0.850	0.850	0.850	0.850	0.850	0.850	0.850
Court Administrator		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Probation Officer										
Court Clerk I		3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Court Clerk II		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
TOTAL COURT		5,750	5,800	5,850	5,850	5,850	5,850	5,850	6,850	6,850

FINANCE	Year	2008	2009	2010	2011	2011	2012	2012	2013	2014
Chief Financial Officer		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Accounting Manager			1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Financial Operations Supervisor			1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Senior Accountant		1,000								
Accountant		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Utility Billing Supervisor		1,000								
Accounting Specialist I/II		4,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Accounting Specialist III		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Payroll Officer		1,000								
TOTAL FINANCE		10,000								

City of Bonney Lake
POSITION SUMMARY

Year	2008		2009		2010		2011		2011		2012		2012		2013		2014	
	Authorized F.T.E.		Adopted F.T.E.		Adopted F.T.E.		Adopted F.T.E.		Revised F.T.E.		Adopted F.T.E.		Revised F.T.E.		Revised F.T.E.		Revised F.T.E.	

CITY CLERK & ADMINISTRATIVE SERVICES

Administrative Services Director/City Clerk	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Records/Information Specialist	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Administrative Specialist I/II	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Human Resources Manager																	
Human Resources Officer	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Information Services Manager																	
Information Services Coordinator	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
PC/Network Technician	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Senior Center Manager																	
Senior Services Assistant																	
Cook																	
Kitchen Aide																	
Senior Center Aide/Van Driver																	
TOTAL CITY CLERK & ADMINISTRATIVE SERVICES	7,000	11,900	11,900	7,000	11,900	11,900	11,900	11,900	11,900								

COMMUNITY SERVICES

Community Services Director	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Special Events Coordinator	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Community Services Specialist	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Facilities Maintenance Worker II	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Custodian	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Parks Lead Worker	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Maintenance Worker II (Parks/Forestry)	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Senior Center Manager	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Senior Services Assistant	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Cook	0.800	0.800	0.800	0.800	0.800	0.800	0.800	0.800	0.800	0.800	0.800	0.800	0.800	0.800	0.800	0.800
Kitchen Aide	0.300	0.300	0.300	0.300	0.300	0.300	0.300	0.300	0.300	0.300	0.300	0.300	0.300	0.300	0.300	0.300
Senior Center Aide/Van Driver	1.800	1.800	1.800	1.800	1.800	1.800	1.800	1.800	1.800	1.800	1.800	1.800	1.800	1.800	1.800	1.800
TOTAL COMMUNITY SERVICES	11,900	10,900														

POLICE

Police Chief	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Assistant Police Chief	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Police Lieutenant	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Department Assistant	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Records Clerk	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Police Sergeant	4,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Patrol Officers	21,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	21,000	21,000	21,000
School Resource Officer	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Community Services Officer	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200
TOTAL POLICE	36,200	37,200	37,200	37,200	37,200	37,200	37,200	37,600								

2013/2014 Mid Biennial Budget Amendment
Exhibit "E" Authorized Position Summary

City of Bonney Lake
POSITION SUMMARY

	2008		2009		2010		2011		2011		2012		2012		2013		2014	
	Authorized F.T.E.	Adopted F.T.E.	Authorized F.T.E.	Adopted F.T.E.	Authorized F.T.E.	Adopted F.T.E.	Authorized F.T.E.	Adopted F.T.E.	Revised F.T.E.	Adopted F.T.E.	Revised F.T.E.	Authorized F.T.E.	Adopted F.T.E.	Revised F.T.E.	Authorized F.T.E.	Adopted F.T.E.	Revised F.T.E.	
COMMUNITY DEVELOPMENT																		
Community Development Director	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
GIS Analyst	1,000	1,000	1,000	1,000					1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
GIS Assistant									1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Senior Planner	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Associate Planner	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Assistant Planner	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Planning Technician	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Code Enforcement Officer	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Development Services Engineer	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Construction Inspector									1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Administrative Specialist I/II/III	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Building Official	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Permit Coordinator	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Permit Technician I/II	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Plans Examiner/Sr. Inspector									1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Building Inspector I/II	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
TOTAL COMMUNITY DEVELOPMENT	15,000	15,000	15,000	15,000	15,000	15,000	13,000	13,000	14,000	14,000	14,000	13,000	13,000	12,000	12,000	13,000	13,000	

PUBLIC WORKS (Water, Sewer, Streets, Stormwater, ER&R)																		
Public Works Director	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Assistant Public Works Director	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Public Works Support Services Coordinator	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Assistant Engineer									1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Administrative Specialist IV	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
City Engineer	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Administrative Specialist I/II	1,000	1,000	1,000	1,000	1,000	1,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Engineering Technician	1,000	1,000	1,000	1,000	1,000	1,000												
Maintenance Worker I	7,000	7,000	7,000	7,000	7,000	7,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Maintenance Worker II	18,000	18,000	18,000	18,000	18,000	18,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000
Maintenance Electrician	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Mechanic II	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Meter Reader	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Project Manager	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Lead Maintenance Worker	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Utility Supervisor	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Street & Stormwater Supervisor	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Assistant City Engineer - Utilities	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Parks Lead Worker									1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Maintenance Worker II (Parks/Forestry)									1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
TOTAL PUBLIC WORKS	44,000	46,000	46,000	44,000	46,000	46,000	46,000	46,000	46,000	46,000								

2013/2014 Mid Biennial Budget Amendment
 Exhibit "E" Authorized Position Summary

City of Bonney Lake POSITION SUMMARY	Year		2010		2011		2012		2013		2014	
	Authorized F.T.E.	Adopted F.T.E.	Adopted F.T.E.	Adopted F.T.E.	Revised F.T.E.	Adopted F.T.E.	Revised F.T.E.	Adopted F.T.E.	Revised F.T.E.	Revised F.T.E.	Revised F.T.E.	
TOTAL STAFFING (excludes elected officials)	132,850	133,900	133,950	132,350	132,350	136,350	131,350	131,350	131,350	131,350	131,350	
TOTAL POPULATION	16,725	17,082	17,374	17,500	17,500	17,730	17,730	18,010	18,500			
F.T.E. per 1,000 population	7.94	7.84	7.71	7.56	7.56	7.69	7.41	7.29	7.10			

Exhibit "F"
2013-2014 Mid-Biennial Budget Amendment
Out of State Travel

Out of State Travel - 2014

Department: Community Development
BARS Account # 001.000.058.558.60.43.xx (Travel Expenses) \$1,000.00
BARS Account # 001.000.058.558.60.49.xx \$500.00
(Miscellaneous/Registration)
Staff Position(s) Permit Coordinator
Destination San Antonio, Texas
Dates April 13 - 16, 2014
Purpose of Travel Tyler Connects 2014 National User Conference (Eden Financial & Permitting Software)
Justification *The City has made a substantial investment in the Eden Software suite, which includes financial, permitting, licensing, utility billing, and customer service modules. The Eden National Conference is a valuable training and network tool that helps staff get more utility out of the software. Two staff members from Finance attended this conference in 2008 and found it extraordinarily valuable. Similar value in attending can be gained by the Permit Coordinator attending the conference.*

Department: Community Development
BARS Account # 001.000.058.558.60.43.xx (Travel Expenses) \$1,000.00
BARS Account # 001.000.058.558.60.49.xx \$650.00
(Miscellaneous/Registration)
Staff Position(s) Community Development Director
Destination Charlotte/Mecklenburg, North Carolina
Dates September 14- 17, 2014
Purpose of Travel International City/County Management Association 2014 Annual Conference
Justification *This conference is approved per Employment Contract and is therefore exempt from Resolution #1787; however, the detail is provided for informational purposes.*

Department: Administrative Services Department (Office of Information Services)
BARS Account # 001.000.016.518.80.43.01 (Transportation) \$600.00
BARS Account # 001.000.016.518.80.43.02 (Logging) \$800.00
Staff Position(s) IS Manager
Destination San Antonio, Texas
Dates April 13 - 16, 2014
Purpose of Travel Tyler Connects 2014 National User Conference (Eden Systems Software, Tyler Payments, Tyler Cashiering, etc.)
Justification *The City has made a substantial investment in the Eden Software suite, which includes financial, permitting, licensing, utility billing, and customer service modules. The*

Eden National Conference is a valuable training and network tool that helps staff get more utility out of the software. The IS Manager attended this conference in 2006 and found it extraordinarily valuable. Similar value in attending can be gained by the IS Manager attending this conference.

Note: Approval of this list does not necessarily imply that travel funds have been specifically allocated.

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

Department/Staff Contact: Executive / Don Morrison	Meeting/Workshop Date: 19 November 2013	Agenda Bill Number: AB13-128
Agenda Item Type: Resolution	Ordinance/Resolution Number: 2337	Councilmember Sponsor:

Agenda Subject: Reduce Maximum Speed Limit on SR410 in Downtown Bonney Lake

Full Title/Motion: A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Requesting The WA Secretary Of Transportation To Approve A Reduction To The Speed Limit On SR410 From 45mph To 35mph Between Veterans Memorial Drive E And Main Street E In Downtown Bonney Lake.

Administrative Recommendation: Approve

Background Summary: In September of 2013 Washington State Department of Transportation (WSDOT) representatives met with city staff to review the approved intersection plans (PFA) for the SR 410 and Veterans Memorial Drive (VMD) within the Downtown region. City staff sought options that may be available to either remove or reduce the impacts of the high median barriers proposed between VMD and Main Street along SR 410. In order to install an aesthetically pleasing curb-height median, the speed limit can be no greater than 35mph. Given the accident history in the Downtown, and the average speeds, a reduction to the speed limit is warranted.

Attachments: Resolution, Memo from City Engineer

BUDGET INFORMATION

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

COMMITTEE, BOARD & COMMISSION REVIEW

Council Committee Review:	<i>Approvals:</i>	Yes	No
Date:	Chair/Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
Forward to:	Consent		
	Agenda: <input type="checkbox"/> Yes <input type="checkbox"/> No		

Commission/Board Review:

Hearing Examiner Review:

COUNCIL ACTION

Workshop Date(s): November 19 th	Public Hearing Date(s):
Meeting Date(s):	Tabled to Date:

APPROVALS

Director:	Mayor:	Date Reviewed by City Attorney: (if applicable):
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RESOLUTION NO. 2337

A RESOLUTION OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, REQUESTING THE WA SECRETARY OF TRANSPORTATION TO REDUCE THE SPEED LIMIT ON SR410 TO 35MPH BETWEEN VETERANS MEMORIAL DRIVE E AND MAIN STREET IN DOWNTOWN BONNEY LAKE.

WHEREAS, there have been more than 163 traffic accidents and one fatality on SR410 in Downtown Bonney Lake since 2008; and

WHEREAS, the Downtown Plan calls for an aesthetic landscaped median between Veterans Memorial Drive E (VMDE) and Main Street as both a safety and beautification measure; and

WHEREAS, State highways with speeds 45mph or greater allow for medians, but they must be higher "jersey barrier" type medians which are not aesthetically pleasing nor compatible with the City's Downtown design standards; and

WHEREAS, the City Engineer and WSDOT staff have looked at the accident history and average speeds on SR410 in the Downtown area and have concluded that a reduced speed limit is warranted in the Downtown; and

WHEREAS, lower speeds are more compatible with a pedestrian friendly Downtown; and

WHEREAS, a street improvement project to improve the intersection at SR410 and Veterans Memorial Drive E is included in the capital improvement program of the City, including the installation of an aesthetic landscaped median; and

WHEREAS, the Washington Secretary of Transportation has the authority to set speed limits on state highways;

NOW THEREFORE, the City Council of the City of Bonney Lake, Washington hereby:

1. Declares 35mph to be a safe and reasonable maximum speed limit on SR410 between Veterans Memorial Drive E and Main Street E;
2. Authorizes the City Engineer to change the speed limit from 45mph to 35mph along the stretch of SR410 that runs between Veterans Memorial Drive E and Main Street E, effective with the completion of the planned road and intersection improvements at SR410 and Veterans Memorial Drive E;
3. Requests the Washington Secretary of Transportation to approve the reduction of speed limit provided herein, as required by RCW 46.61.415(5).

PASSED BY THE CITY COUNCIL this 26th day of November, 2013.

Neil Johnson, Jr., Mayor

ATTEST:

Harwood T. Edvalson, City Clerk



Memo

Date : 11/14/2013
To : Don Morrison, City Administrator
From : John Woodcock, City Engineer
CC : Dan Grigsby, Public Works Director
Re : Speed Study Recommendation on SR 410 from VMD to Main Street

In September of 2013 Washington State Department of Transportation (WSDOT) representatives met with city staff to review the approved intersection plans (PFA) for the SR 410 and Veterans Memorial Drive (VMD) within the Downtown region. City staff sought options that may be available to either remove or reduce the impacts of the median barriers proposed between VMD and Main Street along SR 410.

It was proposed that a speed study would be implemented within this corridor along SR 410 to determine the 85th percentile of vehicular speeds within the Downtown area in the City of Bonney Lake. The speed limit is commonly set at or below the 85th percentile operating speed (being the speed which no more than 15% of traffic is exceeding) in the US is typically set 8 to 12 mph below that speed.

Later that month WSDOT completed the speed study between VMD and Main Street where the posted speed is 45 mph. The results of the study determined that the 85th percentile speed for vehicles traveling this section of the corridor was 40 mph.

The objective of this effort is to continue to provide a safe condition for the traveling public while enhancing the economic viability for the future for this portion of the corridor. The city is aware of the number of accidents that have occurred in this section of SR 410 and therefore I support the lowering of the speed limit between VMD and Main Street to 35 mph which still requires a future median construction but allows for a lower profile design that will enhance a more "Downtown feel" in the area of the study.

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

Department/Staff Contact: Community Development / Jason Sullivan - Senior Planner	Meeting/Workshop Date: 19 October 2013	Agenda Bill Number: AB13-146
Agenda Item Type: Discussion	Ordinance/Resolution Number:	Councilmember Sponsor:

Agenda Subject: Amendments to Countywide Planning Policies and the County's Comprehensive Plan

Full Title/Motion: n/a .

Administrative Recommendation:

Background Summary: There are currently two amendments to the Countywide Planning Policies (CPPs) and one proposed amendment to the County's Comprehensive Plan that require direction from the Bonney Lake City Council.

The first proposed change to the CPP is to add criteria for designating Centers of Local Importance (CoLI). This amendment has been approved by the Pierce County Council following approval recommendations from both the Pierce County Regional Council (PCRC) and the Growth Management Coordinating Committee (GMCC). In order for this amendment to the CPPs to become effective it must be ratified by 60 percent of the jurisdictions in Pierce County representing 75 percent of the total population by either executing an interlocal agreement attached as Exhibit B to Pierce County Ordinance 2031-53s or by taking no legislative action to disapprove the proposed amendment by March 23, 2014.

Policy Question: Does the Council want staff to bring forward the interlocal agreement to ratify the policies related to CoLI?

The second proposed change to the CPPs is to establish a new foundation for identification of annexation areas through the development of policy guidance for Potential Annexation Areas (PAAs) to replace the current and somewhat confusing “urban service area” and “affiliated urban growth area” policies in the CPPs. The proposed changes to the CPPs have been recommended for approval by the GMMC and will be considered by the PCRC on November 21, 2013.

Policy Question: Does the Council support the proposed Potential Annexation Area policies? Finally, the County had proposed to amend the Pierce County Comprehensive Plan to be consistent with the existing CPPs which require that prior to expanding a jurisdiction’s urban growth area, the jurisdiction is required to demonstrate that there is a countywide need for the additional employment of population capacity or that there would be a “no net gain” in the current countywide capacity (2013 Comprehensive Plan Amendment T-1). This amendment to the Comprehensive Plan was opposed by the City of Sumner and Tarragon and was removed from the list of amendments that would be considered in 2013 by the Pierce County Council. While this amendment has been removed, the PCRC will still be working on the issue as the County is required to either amend the Comprehensive Plan to achieve consistency between the Comprehensive Plan and the CPPs or amend the CPPs.

Policy Question: Does the Council want the current CPPs related to the sizing of the urban growth area to be modified?

Attachments: PCRC Letter dated 10/31/2013, Pierce County Ordinance 2013-53s, PCRC Agenda Bill - Annexation Discussion, and Comprehensive Plan Amendment T-1 Planning Commission Staff Report

BUDGET INFORMATION			
Budget Amount n/a	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:	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):



2401 South 35th Street, Room 175
Tacoma, Washington 98409-7460

DATE: October 31, 2013

TO: Pierce County City and Town Mayors and Council Members
Pierce County Regional Council Members (PCRC)
Pierce County City and Town Clerks

SUBJECT: Interlocal Agreement - Amendments to the Pierce County Countywide Planning Policies, Centers of Local Importance (CoLIs)

The Pierce County Regional Council (PCRC) recommended the enclosed amendments to the Pierce County Countywide Planning Policies (CPPs). As the first step in the ratification process, the Pierce County Council adopted Ordinance No. 2013-53s on September 24, 2013. This action signifies Pierce County's approval of the proposed amendment to set guidelines in the establishment of Centers of Local Importance (CoLI), and authorizes the Pierce County Executive to execute interlocal agreements with the Cities and Towns of Pierce County to ratify the proposal. This correspondence is the official transmittal of the PCRC's recommendation to amend the CPPs, and request for ratification of the proposal.

The proposal incorporates designation criteria into the Pierce County Countywide Planning Policies (CPPs) for a new type of center for land use and transportation planning purposes. A Center of Local Importance (CoLI), as depicted through VISION 2040, represents the lowest level of Centers. These areas may include downtowns, as well as smaller-scaled neighborhood business districts and crossroads.

As proposed, a jurisdiction first depicts its CoLI through its comprehensive plan. The information in the local plan must include a map defining the area, as well as other details such as the land use designation(s) and infrastructure plans. Notification to the Pierce County Regional Council (PCRC) must occur as a part of the local planning process. When the local process is complete, a locally designated CoLI is included within an appendix to the CPPs.

For this proposal to be amended into the CPPs, it must be ratified by Pierce County jurisdictions. Ratification is achieved once 60 percent of the jurisdictions in Pierce County representing 75 percent of the total population approve the proposal. Demonstration of approval may be executed through an interlocal agreement, or the absence of a legislative action to disapprove the proposed amendment by **March 23, 2014**. *Note: This is a new 180-day approval process established through the latest amendments to the CPPs.*

If your jurisdiction is in favor of this proposal, it may either:

- Pass an ordinance/resolution within the interlocal agreement and CoLI amendment language; or
- Take no action addressing the proposed amendment.

If your jurisdiction is **not** in favor of the proposal, it should pass a resolution stating its opposition.

The Pierce County Ordinance, which includes the interlocal agreement and amendments to the Countywide Planning Policies, and an explanatory sheet are included for your convenience. *Note that jurisdictions do not have the ability to make line item modifications.*

If your jurisdiction takes action to ratify the proposal, send **two original signed copies** of the interlocal agreement and a copy of your resolution, ordinance, or meeting minutes authorizing approval to:

Pierce County Planning and Land Services
Attn: Cindy Anderson
2401 South 35th Street, Room 175
Tacoma, WA 98409

All information must be received in our office no later than **March 23, 2014**. One copy will be returned to your jurisdiction after it has been signed by the Pierce County Executive.

Thank you for your assistance. If you have any questions, please contact Dan Cardwell, dcardwe@co.pierce.wa.us, (253) 798-7039, or me cander5@co.pierce.wa.us, (253)798-2630.

Sincerely,



Cindy Anderson
Clerk, Pierce County Regional Council

Enclosures

c: Growth Management Coordinating Committee

admin\pcrc\countywide planning policies\2013\CoLI Interlocal Agreement Ltr 10 30 13.docx

1 Sponsored by: Councilmembers Rick Talbert and Stan Flemming
2 Requested by: Executive/Planning and Land Services
3
4
5

6 **ORDINANCE NO. 2013-53s**

7
8

9 **An Ordinance of the Pierce County Council Acknowledging its Approval of** 10 **a Proposed Amendment to Incorporate Criteria for the** 11 **Designation of Centers of Local Importance in the Pierce** 12 **County Countywide Planning Policies as Recommended by** 13 **the Pierce County Regional Council; Authorizing the Pierce** 14 **County Executive to Execute Interlocal Agreements with the** 15 **Cities and Towns of Pierce County to Ratify the Proposed** 16 **Amendments; and Adopting Findings of Fact.** 17

18 **Whereas**, the Pierce County Regional Council (PCRC) was created in 1992 by
19 interlocal agreement among the cities and towns of Pierce County and Pierce County
20 Government (the County), and charged with responsibilities, including: serving as a
21 local link to the Puget Sound Regional Council, promoting intergovernmental
22 cooperation, facilitating compliance with the coordination and consistency requirements
23 of the Growth Management Act (Chapter 36.70A., Revised Code of Washington [RCW])
24 and the Regional Transportation Planning Organization (Chapter 47.80 RCW), and
25 developing a consensus among jurisdictions regarding the development and
26 modification of the Pierce County Countywide Planning Policies; and
27

28 **Whereas**, the Pierce County Countywide Planning Policies (CPPs) are written
29 policy statements which are to be used solely for establishing a countywide framework
30 from which the County and municipal comprehensive plans are developed and adopted;
31 and
32

33 **Whereas**, the framework is intended to ensure that the County and municipal
34 comprehensive plans are consistent; and
35

36 **Whereas**, the County adopted its initial CPPs on June 30, 1992; and
37

38 **Whereas**, the Pierce County Growth Management Coordinating Committee
39 (GMCC) is a technical subcommittee to the PCRC, and the GMCC includes staff
40 representatives from the County and the cities and towns within Pierce County; and
41

42 **Whereas**, the PCRC, based upon the recommendation from the GMCC and its
43 own discussions, recommended approval of the proposal at its March 21, 2013 meeting;
44 and
45

46 **Whereas**, amendments to the Pierce County Countywide Planning Policies must
47 be adopted through amendment of the original interlocal agreement or by a new

1 interlocal agreement ratified by 60 percent of member jurisdictions in Pierce County
2 representing 75 percent of the total population; and

3
4 **Whereas**, demonstration of ratification shall be by execution of an interlocal
5 agreement or the absence of a legislative action to disapprove a proposed amendment;
6 and

7
8 **Whereas**, an Interlocal Agreement entitled "Amendments to the Pierce County
9 Countywide Planning Policies" has been developed for this purpose, and is included as
10 Exhibit B to this Ordinance; and

11
12 **Whereas**, a jurisdiction shall be deemed as casting an affirmative vote if it has
13 not taken legislative action to disapprove a proposed amendment within 180 days from
14 the date the Pierce County Council formally authorizes the Pierce County Executive to
15 enter into an interlocal agreement; and

16
17 **Whereas**, when ratified by the necessary number of cities and towns, Section
18 19D.240 of the Pierce County Code (PCC), "Pierce County Countywide Planning
19 Policies", shall be amended by a subsequent ordinance of the County Council to
20 incorporate the recommended proposal; and

21
22 **Whereas**, the Pierce County Planning Commission, at its May 28, 2013, regular
23 public hearing, reviewed the proposed amendments to the Pierce County Countywide
24 Planning Policies and recommended denial; and

25
26 **Whereas**, an environmental review of the proposed amendments to the Pierce
27 County Countywide Planning Policies was conducted pursuant to Chapter 43.21C RCW
28 and a Determination of Nonsignificance was issued on June 26, 2013; and

29
30 **Whereas**, after a properly noticed public hearing, the Community Development
31 Committee of the Pierce County Council considered oral and written testimony and
32 forwarded its recommendation to the full County Council; and

33
34 **Whereas**, the County Council held a public hearing on September 10, 2013,
35 where oral and written testimony was considered; and

36
37 **Whereas**, the County Council finds that it is in the public interest to authorize the
38 Pierce County Executive to execute the interlocal agreement; **Now Therefore**,

39
40 **BE IT ORDAINED by the Council of Pierce County:**

41
42 Section 1. The Pierce County Council acknowledges its approval of the
43 amendments to the Pierce County Countywide Planning Policies recommended by the
44 Pierce County Regional Council as set forth in Exhibit A, which is attached hereto and
45 incorporated herein by reference.
46



1 Section 2. The Pierce County Council authorizes the Pierce County Executive to
2 execute Interlocal Agreements as set forth in Exhibit B, which is attached hereto and
3 incorporated herein by reference, thereby ratifying the attached amendments to the
4 Pierce County Countywide Planning Policies as recommended by the Pierce County
5 Regional Council.

6
7 Section 3. The Pierce County Council adopts Findings of Fact as shown in
8 Exhibit C, which is attached hereto and incorporated herein by reference.

9
10 PASSED this 24th day of September, 2013.

11
12 ATTEST:

PIERCE COUNTY COUNCIL

Pierce County, Washington

13
14
15
16 Denise D. Johnson

17 **Denise D. Johnson**

18 Clerk of the Council

Joyce McDonald

19 **Joyce McDonald**

Council Chair

Pat McCarthy

20 **Pat McCarthy**

Pierce County Executive

21 Approved _____ Vetoed _____, this

22 2 day of October,
23 2013.

24
25
26
27 Date of Publication of

28 Notice of Public Hearing: August 14, 2013

29
30 Effective Date of Ordinance: October 12, 2013



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Proposed Amendment
to the
Pierce County Countywide Planning
to
Incorporate Criteria for the Designation
of
Centers of Local Importance



1 *All text shown below is new.*

2
3
4 **Centers of Local Importance (CoLI) – Page 60:**

5
6 ***Introduction language***

7 CoLIs are designated for the purpose of identifying local centers and activity nodes that are
8 consistent with VISION 2040's Multi-county Planning Policies. Such areas promote compact,
9 pedestrian-oriented development with a mix of uses, proximity to diverse services, and a variety
10 of appropriate housing options, or be in an established industrial area.

11
12 **Rural Areas – Page 62:**

13
14 Rur-21. A CoLI may be located in a rural designated area.

15
16 21.1 A CoLI within a rural area shall encompass similar design features as
17 identified in UGA-48 through UGA-52.

18
19 21.2 To be officially recognized, a CoLI within a rural area shall meet the same
20 implementation strategy/process as set forth in UGA-53 through UGA-55.

21
22 **Starting on Page 81:**

23
24 ***Introduction language***

25 CoLIs are designated for the purpose of identifying local centers and activity nodes that are
26 consistent with VISION 2040's Multicounty Planning Policies. Such areas promote compact,
27 pedestrian-oriented development with a mix of uses, proximity to diverse services, and a variety
28 of appropriate housing options, or be in an established industrial area.

29
30 **Urban Growth Areas - Page 104:**

31
32 ***Centers of Local Importance (CoLI)***

33 ***Concepts and Principles***

34
35 UGA-49. A CoLI may be located in either an urban or rural area, and shall include activities
36 that provide a focal point or sense of place for a community and its surrounding
37 area.

38
39 ***Design Features of CoLIs***

40
41 UGA-50. A CoLI is characterized by a concentration of land uses or activities that provide a
42 sense of place or gathering place for the community and neighborhood residents.
43 A CoLI should include one or more the following characteristics:

- 44
45 50.1 Civic services
46 50.2 Commercial areas
47 50.3 Recreational areas



- 1 50.4 Industrial areas
- 2 50.5 Cultural facilities/activities
- 3 50.6 Historic buildings or sites
- 4 50.7 Residential areas

5
6 UGA-51. The size of a CoLI and the mix and density of uses are to be locally determined to
7 meet community goals.

8
9 UGA-52. Each jurisdiction shall define the role that the CoLI plays in supporting planned
10 growth.

11
12 UGA-53. A variety of appropriate transportation options and pedestrian-friendly design
13 should be available or planned within a CoLI.

14
15 *Implementation Strategies*

16
17 UGA-54. A CoLI shall be locally adopted; approval by the PCRC or other regional
18 organization shall not be required.

19
20 54.1 A jurisdiction shall document how an area meets the Design Features
21 (UGA-48 through UGA-52) of a CoLI in its comprehensive plan.

22 54.2 The documentation should include examples, plans, or other information
23 that supports the designation of a CoLI.

24 54.3 An area adopted as a CoLI shall be definitively delineated on a map within
25 a jurisdiction's comprehensive plan.

26 54.4 A CoLI shall have appropriate land use designations, zoning regulations,
27 and infrastructure plans for existing and planned development.

28 54.5 A comprehensive plan that utilizes an alternative label to refer to a CoLI
29 shall be accompanied with adopted findings of fact that recognizes the
30 area as a CoLI per the Pierce County CPPs.

31
32 UGA-55. A jurisdiction shall provide the PCRC notice of its intention to locally adopt a
33 CoLI or recognize formally adopted CoLIs that meet the criteria.

34
35 55.1 The notice shall be provided to the PCRC 60 days (minimum) prior to the
36 expected dated of adoption.

37 55.2 The notice shall provide information that identifies the location of the
38 proposed CoLI and documents how the location meets the CoLI policies.

39
40 UGA-56. A locally adopted CoLI shall be recognized in Appendix B of the CPPs.

41
42 56.1 Jurisdictions shall forward a map of locally adopted CoLIs together with
43 the comprehensive plan citations to the PCRC for inclusion into Appendix
44 B. The adopted CoLIs shall be attached to the CPP publications as
45 Appendix B for ease of reference. Appendix B shall not be considered a
46 component of the CPPs and, accordingly, an update to Appendix B shall
47 not constitute an amendment to the CPPs requiring ratification by Pierce
48 County jurisdictions.



INTERLOCAL AGREEMENT

**AMENDMENTS TO THE PIERCE COUNTY
COUNTYWIDE PLANNING POLICIES**

This agreement is entered into by and among the cities and towns of Pierce County and Pierce County. This agreement is made pursuant to the provisions of the Interlocal Cooperation Act of 1967, Chapter 39.34 RCW. This agreement has been authorized by the legislative body of each jurisdiction pursuant to formal action and evidenced by execution of the signature page of this agreement.

BACKGROUND:

- A. The Pierce County Regional Council (PCRC) was created in 1992 by interlocal agreement among the cities and towns of Pierce County and Pierce County. The organization is charged with responsibilities, including: serving as a local link to the Puget Sound Regional Council, promoting intergovernmental cooperation, facilitating compliance with the coordination and consistency requirements of the Growth Management Act (Chapter 36.70A RCW) and the Regional Transportation Planning Organization (Chapter 47.80 RCW), and developing a consensus among jurisdictions regarding the development and modification of the Countywide Planning Policies.
- B. The Pierce County Countywide Planning Policies provide for amendments to be adopted through amendment of the original interlocal agreement, or by a new interlocal agreement. The Pierce County Countywide Planning Policies may be amended upon the adoption of amendments by the Pierce County Council and ratification by 60 percent of the jurisdictions in Pierce County representing 75 percent of the total Pierce County population as designated by the State Office of Financial Management at the time of the proposed ratification.
- C. A demonstration of ratification shall be by execution of an interlocal agreement or the absence of a legislative action to disapprove a proposed amendment.
- D. A jurisdiction shall be deemed as casting an affirmative vote if it has not taken legislative action to disapprove a proposed amendment within 180 days from the date the Pierce County Council formally authorizes the Pierce County Executive to enter into an interlocal agreement.
- E. The amendment incorporates new policies that set criteria and a process for the formal recognition of areas that serve as important centers within Pierce County communities. This formal recognition may be used in future countywide project evaluations.
- F. The Pierce County Regional Council recommended adoption of the proposed amendment on March 21, 2013.

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PURPOSE:

This agreement is entered into by the cities and towns of Pierce County and Pierce County for the purpose of ratifying and approving the attached amendment to the Pierce County Countywide Planning Policies (Attachment).

DURATION:

This agreement shall become effective upon execution by 60 percent of the jurisdictions in Pierce County, representing 75 percent of the total Pierce County population as designated by the State Office of Financial Management at the time of the proposed ratification. This agreement will remain in effect until subsequently amended or repealed as provided by the Pierce County Countywide Planning Policies.

SEVERABILITY:

If any of the provisions of this agreement are held illegal, invalid, or unenforceable, the remaining provisions shall remain in full force and effect.

FILING:

A copy of this agreement shall be filed with the Secretary of State, Washington Department of Commerce, the Pierce County Auditor, and each city and town clerk.

IN WITNESS WHEREOF, this agreement has been executed by each member jurisdiction as evidenced by the signature page affixed to this agreement.

1 **INTERLOCAL AGREEMENT**

2
3 **AMENDMENTS TO THE PIERCE COUNTY**
4 **COUNTYWIDE PLANNING POLICIES**

5
6 Signature Page

7
8 The legislative body of the undersigned jurisdiction has authorized execution of
9 the Interlocal Agreement, Amendments to the Pierce County Countywide Planning
10 Policies.

11
12 IN WITNESS WHEREOF

13
14 This agreement has been executed by _____
15 (Name of City/Town/County)

16
17
18 BY: _____
19 (Mayor/Executive)

20
21
22 DATE: _____

23
24 Approved:

25
26
27 BY: _____
28 (Director/Manager/Chair of County Council)

29
30 Approved as to Form:

31
32
33 BY: _____
34 (City Attorney/Prosecutor)

35
36 Approved:

37
38
39 BY: _____
40 (Pierce County Executive)

FINDINGS OF FACT

The Pierce County Council finds that:

1. The Pierce County Regional Council (PCRC) was created in 1992 by interlocal agreement among the cities and towns of Pierce County and Pierce County Government (the County), and charged with responsibilities, including: Serving as a local link to the Puget Sound Regional Council (PSRC), promoting intergovernmental cooperation, facilitating compliance with the coordination and consistency requirements of the Growth Management Act [GMA] (Chapter 36.70A RCW) and the Regional Transportation Planning Organization (Chapter 47.80 RCW), and developing a consensus among jurisdictions regarding the development and modification of the Countywide Planning Policies.
2. The GMA required the County to adopt a countywide planning policy in cooperation with the cities and towns located within Pierce County.
3. The Countywide Planning Policies are to be used for establishing a county-wide framework from which the comprehensive plans for Pierce County and the cities and towns within Pierce County are developed and adopted.
4. On June 30, 1992, the Pierce County Council passed No. Ordinance 92-74 adopting the initial Pierce County Countywide Planning Policies.
5. The GMA requires the central Puget Sound region to adopt multi-county planning policies.
6. The PSRC membership is comprised of central Puget Sound counties (King, Pierce, Snohomish, and Kitsap), cities and towns, ports, tribes, and transit agencies.
7. The PSRC is the regional authority to adopt multi-county planning policies.
8. The PSRC adopted VISION 2040 at its May 2008 General Assembly meeting.
9. VISION 2040 is the central Puget Sound region's multi-county planning policies.
10. VISION 2040 recognizes "many secondary hubs and concentrations of development also serve important roles as places for concentrating jobs, housing, shopping, and recreational opportunities."
11. VISION 2040 recognizes "small neighborhood centers and even activity hubs that serve as the crossroads in cities and communities of all sizes are also key in implementing a centers-based approach to development in the region."
12. VISION 2040 policy MPP-DP-13 "directs subregional funding, especially county-level and local funds, to centers designated through countywide processes, as well as town centers, and other activity nodes."
13. The PCRC directed the Growth Management Coordinating Committee to recommend policies to designate Centers of Local Importance (CoLI).



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- 14. The GMCC recommended new policies that set criteria and a process for the formal recognition of areas that serve as important centers within Pierce County communities.
- 15. This formal recognition may be used in future countywide project evaluations.
- 16. Designated CoLI may be incorporated into scoring criteria for the future distribution of subregional funding.
- 17. The PCRC based upon the recommendation from the GMCC, and its own discussions, recommended approval of the proposal at their March 21, 2013 meeting.
- 18. The Pierce County Planning Commission recommended denial of the proposal at its May 28, 2013 meeting.
- 19. The Pierce County Planning Commission recommendation to disapprove the proposal was the result of a tie vote (2-2).
- 20. An environmental review of the proposed amendments to the Pierce County Countywide Planning Policies was conducted pursuant to Chapter 43.21C RCW, and a Determination of Nonsignificance was issued on June 26, 2013.
- 21. The Pierce County Countywide Planning Policies include provisions addressing procedures for amending the Countywide Planning Policies.
- 22. The Pierce County Countywide Planning Policies require amendments to the Countywide Planning Policies to be adopted through an amendment of the original Interlocal Agreement or by a new interlocal agreement. The amendment will become effective when 60 percent of the cities, towns, and the County, representing 75 percent of the total population as designated by the State Office of Financial Management at the time of the proposed ratification become signatories to the agreement.
- 23. A demonstration of ratification shall be by execution of an interlocal agreement or the absence of a legislative action to disapprove a proposed amendment.
- 24. A jurisdiction shall be deemed as casting an affirmative vote if it has not taken legislative action to disapprove a proposed amendment within 180 days from the date the Pierce County Council formally authorizes the Pierce County Executive to enter into an interlocal agreement.
- 25. The Community Development Committee of the County Council, after a properly noticed public hearing, considered oral and written testimony, and forwarded its recommendation to the full Council.
- 26. The County Council held a public hearing on September 10, 2013, where oral and written testimony was considered.
- 27. It is in support of the amendment for providing consistency between the Pierce Countywide Planning Policies and VISION 2040.

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28. A subsequent ordinance of the County Council shall be necessary to acknowledge the ratification process and amend Section 19D.240 PCC, "Pierce County Countywide Planning Policies".
29. It is in the public interest to authorize the Pierce County Executive to execute the interlocal agreements.



AGENDA BILL

Pierce County Regional Council (PCRC)

October 17, 2013

Proposed Pierce County Countywide Planning Policies (CPPs)

Topic: Annexation

Requested PCRC Action

Discussion and recommendation for approval.

GMCC Recommendation

Approve the proposed policy amendment to the Pierce County Countywide Planning Policies addressing annexation of unincorporated urban areas.

Summary of Proposed Amendment:

The proposal refines and adds various policies addressing the annexation of unincorporated urban areas by adjacent cities and towns.

The establishment of “Potential Annexation Areas” (PAAs) serve as the foundation for the proposed policies. A “Potential Annexation Area:”

- Refers to an unincorporated area within the designated urban growth area which a city or town has identified as being appropriate for annexation at some point in the future; and
- Is adopted by the County, in consultation with cities and towns.

As proposed, all areas identified as “urban service areas” within the Pierce County Comprehensive Plan at the conclusion of its 2013 amendment cycle shall be designated as a PAA for the appropriate jurisdiction. The policies also:

- Require jurisdictions to identify PAAs within its respective comprehensive plan;
- Requires joint planning agreements and annexation plans prior to expanding or adding to the existing PAAs;
- Encourage the resolution of existing overlaps;
- Discourage the creation of unaffiliated “islands” between cities and towns; and,
- Encourage the resolution of split parcels prior to the initial designation of PAAs.

The policies also call for a more coordinated strategy to encourage annexation of areas within designated urban growth areas (UGA). This strategy encompasses:

- Encouraging joint planning agreements and annexation plans for existing areas affiliated with cities and towns;
- Limiting cities and towns to the annexation of territory only within their adopted PAA;
- Exploring and establishing financial incentives to encourage annexation of unincorporated urban areas;
- Exploring potential partnerships between the County and cities/towns in grant funding opportunities to overcome annexation obstacles; and
- Encouraging cities and towns to include a mix of existing commercial, residential, and vacant areas, if appropriate, in future annexation proposals.

The policies further:

- Identify unincorporated “islands” between cities and towns as the County’s highest priority for annexation; and
- Call for the County to support annexation of an area if a joint planning agreement has been signed with the respective city or town.

Background:

Pierce County representatives introduced policy language addressing annexation during the PCRC’s final review of the “VISION 2040 Consistency” amendments. PCRC representatives raised various questions. The PCRC did not pass the proposed language, but did agree to revisit the topic at a future date to consider policy recommendations addressing:

- A process through which a city’s municipal urban growth area/urban service area is identified and established; and
- A strategy to encourage the annexation of municipal urban growth areas.

The PCRC subsequently incorporated this item into the GMCC work program.

The Growth Management Coordinating Committee (GMCC) established a subcommittee to draft policy recommendation(s). The subcommittee included staff from Pierce County, Auburn, Bonney Lake, Buckley, and Lakewood. A staff member from the Puget Sound Regional Council also participated. The subcommittee discussed challenges faced by both the County and cities/towns as related to annexation. The subcommittee drafted policy language and forwarded it to the GMCC for review.

The GMCC reviewed and made changes to the draft policies at its meetings on May 23, 2013 and June 27, 2013. Staff from the following jurisdictions attended one or both of the meetings: Auburn, Bonney Lake, Carbonado, Fife, Gig Harbor, Lakewood, Orting, Pierce County, Puyallup, South Prairie, Steilacoom, Sumner, Tacoma, and University Place. At its June 2013 meeting, the GMCC unanimously approved recommending the proposed policies to the PCRC.

***Policies Addressing Potential Annexation Areas (PAAs)
And
Annexation***

GMCC Recommendation

Yellow and ~~Struck-out~~ Text indicates new/deleted language

6/27/13

**COUNTYWIDE PLANNING POLICY ON URBAN GROWTH AREAS,
PROMOTION OF CONTIGUOUS AND ORDERLY DEVELOPMENT
AND PROVISION OF URBAN SERVICES TO SUCH DEVELOPMENT**

Background - Requirements of Growth Management Act

The Washington State Growth Management Act has as planning goals the encouragement of development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner [RCW 36.70A.020(1)], the reduction of sprawl (*i.e.*, the inappropriate or premature conversion of undeveloped land into low-density development) [RCW 36.70A.020(2)], and the provision of adequate public facilities and services necessary to support urban development at the time the development is available for occupancy and use (without decreasing current service levels below locally established minimum standards) [RCW 36.70A.020(12)] as planning goals.

The Growth Management Act further requires (1) that the County designate an "urban growth area" (UGA) or areas within which urban growth shall be encouraged and outside of which growth shall occur only if it is not "urban" in character; (2) that each municipality in the County be included within an UGA; (3) that an UGA include territory outside of existing municipal boundaries only if such territory is characterized by urban growth or is adjacent to territory that is already characterized by urban growth. [RCW 36.70A.110(1); for definition of "urban growth" see RCW 36.70A.030(17).]

The designated UGAs shall be of adequate size and appropriate permissible densities so as to accommodate the urban growth that is projected by the State Office of Financial Management to occur in the County for the succeeding 20-year period. While each UGA shall permit urban densities, it shall also include greenbelt and open space areas [RCW 36.70A.110(2)].

As to the timing and sequencing of urban growth and development over the 20-year planning period, urban growth shall occur *first* in areas already characterized by urban growth that have existing public facility and service capacities to service such development, *second* in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources [RCW 36.70A.110(3)]. Urban government services shall be provided primarily by cities, and it is not appropriate that urban governmental services be extended to or

expanded in rural areas except in those limited circumstances shown to be necessary to protect basic public health and safety and environment and when such services are financially supportable at rural densities and do not permit urban development [RCW 36.70A.110(4)].

The Growth Management Act Amendments expressly require that countywide planning policies address the implementation of UGA designations [RCW 36.70A.210(3)(a)], the promotion of contiguous and orderly development, the provision of urban services to such development [RCW 36.70A.210(3)(b)], and the coordination of joint county and municipal planning within UGAs [RCW 36.70A.210(3)(f)].

VISION 2040 Multicounty Planning Policies (MPPs)

VISION 2040 calls for a more efficient, sustainable, and strategic use of the region's land. It identifies urban lands as a critical component to accommodate population and employment growth in a sustainable way. VISION 2040 calls for directing development to the region's existing urban lands, especially in centers and compact communities, and limiting growth on rural lands. The Regional Growth Strategy found in VISION 2040 allocates 93 percent of the region's future population growth and 97 percent of its employment growth into the existing urban growth area. Cities are divided into four distinct groups: Metropolitan Cities, Core Cities, Large Cities, and Small Cities. An additional geography is Unincorporated Urban Growth Areas. VISION 2040 recognizes that unincorporated urban lands are often similar in character to cities they are adjacent to, calling for them to be affiliated with adjacent cities for joint planning purposes and future annexation.

VISION 2040 recognizes that compact development creates vibrant, livable, and healthy urban communities that offer economic opportunities for all, provide housing and transportation choices, and use our resources wisely. The Multicounty Planning Policies support the effective use of urban land and include provisions that address brownfield and contaminated site clean-up, the development of compact communities and centers with pedestrian-friendly, transit-oriented locations and a mix of residences, jobs, retail, and other amenities, and the siting of facilities and major public amenities in compact urban communities and centers.

VISION 2040 recognizes that centers provide easy access to jobs, services, shopping, and entertainment. With their mix of uses and pedestrian-friendly design, they can rely less on forms of transportation that contribute to air pollution and greenhouse gas emissions. VISION 2040 identifies 27 regional growth centers. These places play an important role as locations of the region's most significant business, governmental, and cultural facilities. The 18 cities that have one or more regional growth centers are expected to accommodate a significant portion of the region's residential growth (53 percent) and employment growth (71 percent).

VISION 2040 calls for local jurisdictions with regional growth centers to adopt housing and employment targets for each center. Eight regional manufacturing/industrial centers have also been designated. These are locations for more intensive commercial and industrial activity. Both regional growth centers and regional manufacturing/industrial centers are focal points for economic development and transportation infrastructure investments. Subregional centers, including downtowns in suburban cities and other neighborhood centers, also play an important role in VISION 2040's *Regional Growth Strategy*. These, too, are strategic locations for

concentrating jobs, housing, shopping, and recreational opportunities. VISION 2040 calls for each of the region's cities to develop one or more central places as compact mixed-use hubs for concentrating residences, jobs, shops, and community facilities.

Urban services addressed in VISION 2040 include wastewater and stormwater systems, solid waste, energy, telecommunications, emergency services, and water supply. An overarching goal of VISION 2040 is to provide sufficient and efficient public services and facilities in a manner that is healthy, safe, and economically viable. Conservation is a major theme throughout VISION 2040. The Multicounty Planning Policies address increasing recycling and reducing waste and encouraging more efficient use of water, low-impact development techniques, and renewable and alternative energy. The Multicounty Planning Policies also address siting of public facilities and the appropriateness and scale of particular public services.

VISION 2040 calls for jurisdictions to invest in facilities and amenities that serve centers and restrict urban facilities in rural and resource areas. The Multicounty Planning Policies also discourage schools and other institutions serving urban residents from locating outside the urban growth area.

Principles of Understanding Between Pierce County and the Municipalities in Pierce County

While following the goals and regulations of the Growth Management Act, Pierce County and the municipalities in Pierce County will strive to protect the individual identities and spirit of each of our cities and of the rural areas and unincorporated communities.

Further agreements will be necessary to carry out the framework of joint planning adopted herein. These agreements will be between the County and each city and between the various cities.

The services provided within our communities by special purpose districts are of vital importance to our citizens. Consistent with the adopted regional strategy, these districts will be part of future individual and group negotiations under the framework adopted by the County and municipal governments.

While the Growth Management Act defines sewer service as an urban service, Pierce County currently is a major provider of both sewer transmission and treatment services. The County and municipalities recognize that it is appropriate for the County and municipalities to continue to provide sewer transmission and treatment services.

The County recognizes that unincorporated lands within UGAs are often potential annexation areas for cities. Although annexation is preferred, these are also areas where incorporation of new cities can occur. The County will work with existing municipalities and emerging communities to make such transitions efficiently. The identification of "potential annexation areas" (PAAs) is intended to serve as the foundation for future strategies to annex areas within the urban growth area. A potential annexation area refers to an unincorporated area within the designated urban growth area in which a city or town has identified as being appropriate for annexation at some point in the future. A potential annexation area designation does not obligate a jurisdiction to annex an area

within a defined time line. It is the County's authority, in consultation with cities and towns, to adopt the urban growth area(s), and identify individual potential annexation areas. In order to promote logical, orderly, and systematic annexations of the urban growth area(s), the County in partnership with cities and towns should establish joint planning agreements and annexation plans prior to expanding or adding to existing PAAs. Creation of new PAAs prior to the annexation of existing PAAs may directly impact Pierce County government and its service obligations and may undermine the transition of existing unincorporated lands into cities and towns.

The County encourages cities and towns to annex land within its respective PAAs. The County recognizes cities and towns may not have a financial incentive to annex areas that will require more expenditures than the revenue produced through property or sales tax. Jurisdictions need to be creative in identifying potential financial incentives, in addition to establishing partnerships to overcome the financial obstacles. As a means to allocate resources, the County should prioritize the PAAs, with the highest being unincorporated "islands" between cities and towns. Pierce County shall support future annexations for areas in which a joint planning agreement exists between the County and appropriate city or town.

At the same time, annexations and incorporations have direct and significant impacts on the revenue of county government, and therefore, may affect the ability of the County to fulfill its role as a provider of certain regional services. The municipalities will work closely with the County to develop appropriate revenue sharing and contractual services arrangements that facilitate the goals of GMA.

The Countywide Planning Policies are intended to be the consistent "theme" of growth management planning among the County and municipalities. The policies also spell out processes and mechanisms designed to foster open communication and feedback among the jurisdictions. The County and the cities and towns will adhere to the processes and mechanisms provided in the policies.

Growth Targets

The Regional Growth Strategy set forth in VISION 2040 provides guidance for the distribution of future population and employment growth through the year 2040 within the Central Puget Sound Region. This strategy in combination with the Office of Financial Management's population forecasts provide a framework for establishing growth targets consistent with the requirements of the Growth Management Act. Consistent with VISION 2040, these growth targets are the *minimum* number of residents, housing units, or jobs a given jurisdiction is planning to accommodate within the appropriate planning horizon and are informational tools integrated into local land use plans to assist in formulating future residential and employment land needs. These targets are to be developed through a collaborative countywide process that ensures all jurisdictions are accommodating a fair share of growth.

Achievement of the future envisioned by VISION 2040 will be challenging. Jurisdictions in some regional geographies will likely be planning for growth targets that are above or below the policy direction set by the Regional Growth Strategy because they are on a front- or back-loaded growth trajectory toward 2040. In other regional geographies, recent growth has been at such significant odds with the policy direction set by the Regional Growth Strategy (such as recent

growth in unincorporated urban Pierce County from 2000 to 2007 has already accounted for more than half of the 40-year growth allocation), that the 2040 goal will likely be exceeded. In such cases, jurisdictions are asked to set growth targets as close to VISION 2040 as reasonably possible in an effort to “bend the trend” of future growth to more closely conform to the Regional Growth Strategy. If a jurisdiction’s adopted target is lower or higher than expected from a straight-line application of the Regional Growth Strategy, certification by the Puget Sound Regional Council (PSRC) will be based on the actions and measures taken or proposed to be put in place to bend the trend, not just on an assessment of the adopted targets.

It is recognized that some of the urban growth areas in existence prior to the adoption of VISION 2040 may contain more potential housing and employment capacity based upon zoning, allowed density, land division patterns, and other factors than is needed to accommodate the growth target of the associated geography. In many cases, these urban growth areas have been in existence for a decade or more, contain existing development patterns which are urban in character, and are served by sanitary sewer and other urban infrastructure. These areas are largely expected to remain within the urban growth area consistent with their urban character. Expansion of these urban growth area boundaries that do not comply with provisions in the Amendments and Transition section of these policies is acknowledged to be inconsistent with CPPs and is strongly discouraged.

Centers

Centers are to be areas of concentrated employment and/or housing within UGAs which serve as the hubs of transit and transportation systems. Centers and connecting corridors are integral to creating compact urban development that conserves resources and creates additional transportation, housing, and shopping choices. Centers are an important part of the regional strategy (VISION 2040) for urban growth and are required to be addressed in the Countywide Planning Policies. Centers will become focal points for growth within the county's UGA and will be areas where public investment is directed.

Centers are to:

- be priority locations for accommodating growth;
- strengthen existing development patterns;
- promote housing opportunities close to employment;
- support development of an extensive multimodal transportation system which reduces dependency on automobiles;
- reduce congestion and improve air quality; and
- maximize the benefit of public investment in infrastructure and services.

VISION 2040, the adopted regional growth strategy, identifies several centers as an integral feature for accommodating residential and employment growth. The strategy describes Regional Growth Centers, and other centers that may be designated through countywide processes or locally. Regional Growth Centers once regionally designated are located either in Metropolitan Cities, or in Core Cities. VISION 2040 also identifies Manufacturing/Industrial Centers, which consist primarily of manufacturing and industrial uses. Pierce County has five Regional Growth Centers

and two Manufacturing/Industrial Centers that have been adopted into the regional growth strategy. Pierce County Regional Growth Centers are located in Tacoma, which is a Metropolitan City, and in Lakewood and Puyallup, which are Core Cities.

Regional Growth Centers in the Metropolitan City

Tacoma Central Business District

Tacoma Mall

Regional Growth Centers in Core Cities

Lakewood

Puyallup Downtown

Puyallup South Hill

Currently there are no designated Countywide Centers.

Manufacturing/Industrial Centers are areas where employee- or land-intensive uses will be located. These centers differ from Regional Growth Centers in that they consist of an extensive land base and the exclusion of non-manufacturing or manufacturing-supportive uses is an essential feature of their character. These areas are characterized by a significant amount of manufacturing, industrial, and advanced technology employment uses. Large retail and non-related office uses are discouraged. Other than caretakers' residences, housing is prohibited within Manufacturing/Industrial Centers. However, these centers should be linked to high density housing areas by an efficient multimodal transportation system. The efficiency of rail and overland freight to markets is the critical element for manufacturers and industries located in these centers.

The designated Manufacturing/Industrial Centers, within Pierce County are as follows:

Manufacturing/Industrial Centers

Frederickson

Port of Tacoma

Within Pierce County, a limited number of additional centers may be designated through amendment of the Countywide Planning Policies consistent with the process below.

Designated centers may vary substantially in the number of households and jobs they contain today. The intent of the Countywide Planning Policies is that Regional Growth Centers become attractive places to live and work, while supporting efficient public services such as transit and being responsive to the local market for jobs and housing.

The Countywide Planning Policies establish target levels for housing and employment needed to achieve the benefit of a center. Some centers will reach these levels over the next twenty years, while for others the criteria set a path for growth over a longer term, providing capacity to accommodate growth beyond the twenty year horizon.

County-Level Centers Designation Process

The County and any municipality in the County that is planning to include a Metropolitan City Center, Regional Growth Center, Countywide Center or Manufacturing / Industrial Center within its boundaries shall specifically define the area of such center within its comprehensive plan. The comprehensive plan shall include policies aimed at focusing growth within the center and along corridors consistent with the applicable criteria contained within the Countywide Planning Policies. The County or municipality shall adopt regulations that reinforce the center’s designation.

No more often than once every two years, the Pierce County Regional Council (PCRC) shall invite jurisdictions with centers already adopted in their comprehensive plan that seek to be designated as centers in the Countywide Planning Policies to submit a request for such designation. Said request shall be processed in accordance with established procedures for amending the Countywide Planning Policies.

Each jurisdiction seeking to have a center designated in the Countywide Planning Policies shall provide the PCRC with a report demonstrating that the proposed center meets the minimum criteria for designation together with a statement and map describing the center, its consistency with the applicable Countywide Planning Policies, and how adopted regulations will serve the center.

Transit services shall be defined in the broadest sense and shall include local and regional bus service, rail where appropriate, vanpool, carpool, and other transportation demand measures designed to reduce vehicle trips.

The minimum designation criteria to establish a candidate center by type are as follows:

Metropolitan City Center

- Area: up to 1-1/2 square miles in size;
- Capital Facilities: served by sanitary sewers;
- Employment: a minimum of 25 employees per gross acre of non-residential lands with a minimum of 15,000 employees;
- Population: a minimum of ten households per gross acre; and
- Transit: serve as a focal point for regional and local transit services.

Regional Growth Center

- Area: up to 1-1/2 square miles in size;
- Capital Facilities: served by sanitary sewers;
- Employment: a minimum of 2,000 employees;
- Population: a minimum of seven households per gross acre; and
- Transit: serve as a focal point for regional and local transit services.

Countywide Center

- Area: up to one square mile in size;
- Capital Facilities: served by sanitary sewers;
- Employment: a minimum of 1,000 employees;
- Population: a minimum of 6 households per gross acre; and

Transit: serve as a focal point for local transit services.

Manufacturing / Industrial Center

Capital Facilities: served by sanitary sewers;

Employment: a minimum of 7,500 jobs and/or 2,000 truck trips per day; and

Transportation: within one mile of a state or federal highway or national rail line.

The minimum criteria report and statement shall be reviewed by the Growth Management Coordinating Committee (GMCC) for consistency with Countywide Planning Policies, the Transportation Coordination Committee (TCC) for consistency with transportation improvements plans of WSDOT, and with Pierce Transit's comprehensive plan. The coordinating committees shall provide joint recommendation to the PCRC.

Once included in the Countywide Planning Policies, the jurisdiction where a center is located may go on to seek regional designation of the center from the Puget Sound Regional Council (PSRC) in accordance with its established criteria and process.

In order to be designated a Regional Growth Center the center should meet the regional criteria and requirements including those in VISION 2040, the regional growth, economic and transportation strategy as may be amended and designated by the Puget Sound Regional Council.

After county-level designation occurs within the Countywide Planning Policies and until regional-level designation by the PSRC occurs the center shall be considered a "candidate" Regional Growth Center.

Each jurisdiction which designates a Regional Growth Center shall establish 20-year household and employment growth targets for that Center. The expected range of targets will reflect the diversity of the various centers and allow communities to effectively plan for needed services. The target ranges not only set a policy for the level of growth envisioned for each center, but also for the timing and funding of infrastructure improvements. Reaching the target ranges will require careful planning of public investment and providing incentives for private investments.

Two candidate regional centers have been included into the Countywide Planning Policies. One of the candidate centers is a Regional Growth Center and one candidate center is a Manufacturing/Industrial Center.

Candidate Regional Centers

University Place – Candidate Regional Growth Center

South Tacoma – Candidate Industrial/Manufacturing Center

Urban Growth Outside of Centers

A variety of urban land uses and areas of growth will occur outside of designated centers but within the UGA. Local land use plans will guide the location, scale, timing and design of development within UGAs. The UGA will be where the majority of future growth and development will be targeted. Development should be encouraged which complements the desired focus of growth into

centers and supports a multimodal transportation system. For example, policies which encourage infill and revitalization of communities would help to achieve the regional and statewide objectives of a compact and concentrated development pattern within urban areas. The Countywide Planning Policies provide guidance for development and the provision of urban services to support development within the UGA.

Satellite Cities and Towns

The cities and towns in the rural areas are a significant part of Pierce County's diversity and heritage. They have an important role as local trade and community centers. These cities and towns are the appropriate providers of local rural services for the community. They also contribute to the variety of development patterns and housing choices within the county. As municipalities, these cities and towns provide urban services and are located within the County's designated UGA. The urban services, residential densities and mix of land uses may differ from those of the large, contiguous portion of the UGA in Pierce County.

Countywide Planning Policy

UGA-1. The County shall designate ~~a~~ the countywide urban growth area and potential annexation areas within it, ~~and identify where appropriate municipal urban growth areas within the countywide urban growth area, based on~~ in consultations between the County and each municipality.

1.1 County referral of proposed urban growth area and potential annexation area designations to the Pierce County Regional Council (PCRC).

1.1.1 The PCRC may refer the proposed designations to the Growth Management Coordinating Committee (GMCC), or its successor entity for technical advice and for a report.

1.1.2 The PCRC may conduct public meetings to review the proposed designation and, at such meetings, may accept oral or written comments and communications from the public.

1.1.3 At the conclusion of its review and analysis, the PCRC shall make a recommendation to the County and to the municipalities in the County.

1.2 Once adopted by the County, the urban growth area and potential annexation area(s) designations shall not be changed except in accordance with the Countywide Policy on "Amendments and Transition."

1.2.1 A jurisdiction shall not be required to modify existing urban growth area boundaries or potential annexation areas in order to reduce the residential or employment capacity to conform to adopted growth targets reflecting VISION 2040's Regional Growth Strategy. Jurisdictions shall, however,

consider the adopted growth targets when updating their local comprehensive plans.

- 1.2.2 Growth targets are the minimum number of residents, housing units, or jobs a given jurisdiction is planning to accommodate within the appropriate planning horizon and are to be developed through a collaborative countywide process that ensures all jurisdictions are accommodating a fair share of growth. These targets are informational tools integrated into local land use plans to assist in formulating future residential and employment land needs.

UGA-2. The following specific factors and criteria shall dictate the size and boundaries of urban growth areas:

2.1 Size

- 2.1.1 Urban growth areas must be of sufficient size to accommodate the urban growth projected to occur over the succeeding 20-year planning period taking into account the following:
 - a. land with natural constraints, such as critical areas (environmentally-sensitive land);
 - b. agricultural land to be preserved;
 - c. greenbelts and open space;
 - d. New Fully Contained Communities pursuant to RCW § 36.70A.350;
 - e. maintaining a supply of developable land sufficient to allow market forces to operate and precluding the possibility of a land monopoly but no more than is absolutely essential to achieve the above purpose;
 - f. existing projects with development potential at various stages of the approval or permitting process (i.e., the "pipeline");
 - g. land use patterns created by subdivisions, short plats or large lot divisions;
 - h. build-out of existing development and areas which are currently only partially built out;
 - i. follow existing parcel boundary lines ~~(if a parcel is split and more than 50% is within the urban growth boundary, the entire parcel shall be considered part of the urban growth area as long as the increase does not exceed 2% of the municipality's total urban growth area).~~
- 2.1.2. The County, and each municipality in the County, shall cooperatively develop and propose objective standards and criteria to disaggregate the State Office of Financial Management's Countywide growth forecasts and VISION 2040 Regional Growth Strategy forecasts for the allocation of projected population to the County and municipalities, taking into account the availability and concurrency of public facilities and services with the

impact of development, as well as the VISION 2040 Regional Growth Strategy.

- 2.1.3 The County shall use a consistent countywide targeting process for allocating population and employment growth consistent with the regional vision, including establishing:
 - a. local employment targets,
 - b. local housing targets based on population projections, and
 - c. local housing and employment targets for each designated regional growth center.

2.2 Boundaries

- 2.2.1 the following shall be considered in determining the location of urban growth area boundaries:
 - a. geographic, topographic, and manmade features;
 - b. public facility and service availability, limits and extensions;
 - c. jurisdictional boundaries including special improvement districts;
 - d. location of designated natural resource lands and critical areas;
 - e. avoidance of unserviceable islands of County land surrounded by other jurisdictional entities;
 - f. Destination 2030 urban/rural line and PSCAA burn ban line.

Phasing of Development within the Urban Growth Area

- 2.3 The County and each municipality in the County shall seek to direct growth as follows:
 - a. first to cities and towns, centers and urbanized areas with existing infrastructure capacity;
 - b. second to areas that are already urbanized such that infrastructure improvements can be easily extended; and
 - c. last to areas requiring major infrastructure improvements.
- 2.3.1 Capital facilities plans shall identify existing, planned, and future infrastructure needs within Urban Growth Areas.
- 2.3.2 The County and each municipality in the County should identify appropriate levels of service and concurrency standards that address schools, sewer, water, and parks.
- 2.3.3 The County and each municipality in the County shall identify appropriate levels of service and multimodal concurrency standards that address roads.

~~2.4 Municipal urban growth area boundaries shall be determined as set forth above and with consideration for the following additional factors:~~

- ~~2.4.1 the VISION 2040 document, including Multicounty Planning Policies;~~

- ~~2.4.2 the carrying capacity of the land considering natural resources, agricultural land and environmentally sensitive lands;~~
- ~~2.4.3 population, housing, and employment projections;~~
- ~~2.4.4 financial capabilities and urban services capacities;~~
- ~~2.4.5 consistency and compatibility with neighborhood, local and regional plans;~~
- ~~2.4.6 the existing land use and subdivision pattern.~~
- 2.5 The urban growth area in unincorporated portions of the County shall be limited to the following:
 - 2.5.1 build-out of existing partially developed areas with urban services;
 - 2.5.2 new fully contained communities;
 - 2.5.3 redevelopment corridors.
- 2.6 The County's urban growth area may be extended to allow for build-out of newly developed areas only if development capacity within ~~municipal urban growth boundaries~~ potential annexation areas and growth in the areas identified in Policy 2.5 is determined to be inadequate to meet total population and employment projections consistent with the other policies set forth herein.
- 2.7 Encourage efficient use of urban land by maximizing the development potential of existing urban lands, such as advancing development that achieves zoned density.
- 2.8 The ~~municipal urban growth areas as well as unincorporated~~ urban growth areas ~~not affiliated with a city or town~~, in existence prior to the adoption of VISION 2040 may contain capacity beyond that needed to accommodate the growth target per regional geography for the succeeding 20-year planning period based upon existing zoning designations, allowed density, existing land division patterns, and similar factors. It is permissible for such areas to continue to be designated as urban growth areas. Expansion of these urban growth areas boundaries is acknowledged to be inconsistent with the CPPs and strongly discouraged if the urban growth area expansion is not in accordance with policy AT-2.3.

UGA-3. Potential annexation areas shall be designated through the Pierce County Comprehensive Plan in consultation with cities and towns.

3.1 A city or town shall first identify a Potential Annexation Area(s) within its respective Comprehensive Plan

3.2 Potential Annexation Area boundaries shall be determined with consideration for the following additional factors:

3.2.1 the VISION 2040 document, including Multicounty Planning Policies;

- 3.2.2 the carrying capacity of the land considering natural resources, agricultural land and environmentally-sensitive lands;
- 3.2.3 population, housing, and employment projections;
- 3.2.4 financial capabilities and urban services capacities;
- 3.2.5 consistency and compatibility with neighborhood, local and regional plans;
- 3.2.6 the existing land use and subdivision pattern;
- 3.2.7 property access and ownership.

3.3 Potential Annexation Areas should not overlap or leave unincorporated urban islands between cities and towns.

3.3.1 Future requests to establish a new potential annexation area shall not result in an overlap with an existing potential annexation area or create islands between cities and towns.

3.3.2 Cities and towns with existing potential annexation area overlaps should work towards resolving the existing overlaps.

3.4 The urban service areas and satellite urban growth areas as designated through the Pierce County Comprehensive as of June 30, 2013 shall be recognized as designated potential annexation areas.

3.5.1 Urban service area designations approved by the Pierce County Council through its 2013 Comprehensive Plan Amendment Cycle shall be recognized as a potential annexation area.

3.4.2 Boundaries of the Potential Annexation Areas should not split parcels. Efforts should be put forth to resolve split parcels prior to the initial designation of Potential Annexation Areas.

Annexation within the Urban Growth Area

UGA-4. Pierce County, in conjunction with its cities and towns shall establish a strategy for future annexations within the urban growth area.

4.1 Annexation is preferred over incorporation within the urban growth area.

4.2 The Potential Annexation Areas as identified in the Pierce County Comprehensive Plan shall be the foundation to an annexation strategy.

4.2.1 Cities and towns are allowed to annex territory only within their adopted potential annexation area as identified in the Pierce County Comprehensive Plan.

4.2.2 Annexation of an area should be phased to coincide with a city or town's ability to coordinate the provision of a full range of urban services to the areas proposed for annexation.

- 4.3 The County and its cities and towns should proactively coordinate the annexation of unincorporated areas within the urban growth area that are within each respective city or town's Potential Annexation Area.
 - 4.3.1 The County and each city and town should work towards the establishment of annexation plans and joint planning agreements, with an exception for lands associated with Joint Base Lewis McChord and Camp Murray.
 - 4.3.1.1 A joint planning agreement is to serve as a mechanism where the County or a city can prior to notice of annexation identify potential objections and resolutions.
 - 4.3.1.2 An annexation plan should identify a potential schedule for annexation of areas with a city or town.
 - 4.3.2 The County should explore and implement financial incentives for a city or town to annex areas associated with its respective Potential Annexation Area.
 - 4.3.2.1 Financial incentives may include the establishment of a county level grant fund to assist in financial challenges a city or town may have in annexing an area.
 - 4.3.2.2 Financial incentives may include the elimination or reduction in a fee associated with a County service to a city or town in exchange for annexing an area.
 - 4.3.3 The County and cities and towns should explore potential partnerships in grant funding opportunities to overcome obstacles associated with annexing specific areas.
 - 4.3.4 Cities and towns should recognize the financial impacts experienced by the County when annexation only encompasses commercial or greenfield areas and avoids existing residential development.
 - 4.3.4.1 Cities and towns are encouraged to include a mix of existing commercial, residential, and greenfield areas, where appropriate, in future annexation proposals.
- 4.4 The County should prioritize the adopted Potential Annexation Areas for annexation.
 - 4.4.1 The County's highest priority should be Potential Annexation Areas representing unincorporated "islands" between cities and towns; and,
 - 4.4.2 The County shall support annexation for areas in which a joint planning agreement exists between the County and appropriate city or town.

Note: The policy numbers/citations for all policies that follow will need to be changed.

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T-1 COMPREHENSIVE PLAN TEXT AMENDMENT, Urban Growth Area (UGA)

Initiated by: Pierce County Executive

Applicant: Pierce County Planning and Land Services

General Description

This proposal is to amend the policies of the Comprehensive Plan Land Use Element, Title 19A.30.010 - Urban Growth Areas (UGA) to be consistent with the recently amended Countywide Planning Policies (CPPs) specifically the approved changes to Policy AT 2.3.

Countywide Planning Policy

AT-2.3 The urban growth area of a jurisdiction may be expanded only if:

- 2.3.1 the jurisdiction's observed development densities are consistent with the planned density assumptions as documented in the most recently published Buildable Lands Report as required by RCW 36.70A.215, and
- 2.3.2 there is a demonstrated need for additional residential or employment capacity within the urban growth area affiliated with an individual jurisdiction and a demonstrated need county-wide; or the expansion results in a no net gain to the countywide UGA. (emphasis added)
- 2.3.3 the consistency evaluation, as required through the Countywide Planning Policies on Buildable Lands, policies BL-3. And BL-4., identifies an inconsistency between the observed and planned densities, the jurisdiction shall either: (emphasis added)
 - 1) demonstrate reasonable measures were adopted to rectify the inconsistencies. Documentation shall also be submitted that summarizes the monitoring results of the effectiveness of the measures in rectifying density inconsistencies, or
 - 2) document updated development data that indicates consistency.

The proposal clarifies that an urban growth area amendment shall be approved only if there is a demonstrated countywide need for additional residential or employment capacity or the expansion results in a no net gain to the countywide UGA. They also clarify that there must a consistency evaluation regarding observed and planned densities.

The Pierce County Council approved the CPP policy changes under Ordinance No. 2011-34s on July 19, 2011.

Proposed Text Amendment

The propose text amendment will revise Section 19A.30.010 of the Land Use Element regarding Urban Growth Areas. Existing Section 19A.30.010 H.1.a will need to be deleted due to the clarification in the CPPs. The proposed text amendment will amend Section 19A.30.010 H to provide consistency with Countywide Planning Policies AT-2.3.2 and 2.3.3. In addition, Section 19C.10.060 which regulates Comprehensive Plan amendments will be revised to include

language clarifying that it is both residential and employment land capacity that must be evaluated as part of a UGA expansion amendment.

Land Use Element - 19A.30.010 Urban Growth Areas.

- H. **LU-UGA Objective 6.** Provide criteria and priorities for the expansion of urban growth areas.
1. Expansions of the Comprehensive Urban Growth Area (CUGA) and satellite urban growth areas shall be approved by the County Council through a Comprehensive Plan amendment process as established in Chapter 19C.10 PCC, only if the following criteria are met:
 - ~~a. Residential land capacity within all urban growth areas is evaluated and the need for additional residential land capacity within all or any specific urban growth area is clearly demonstrated and the observed development densities are consistent with the density assumptions as documented in the most recent published Buildable Lands Report as required by RCW 36.70A.215.~~
 - a. There is a demonstrated need for additional residential or employment capacity within the urban growth area affiliated with an individual jurisdiction and a demonstrated countywide need; or the expansion results in a no net gain to the countywide UGA; and
 - b. The jurisdiction's observed development densities are consistent with the planned density assumptions as documented in the most recently published Buildable Lands Report as required by RCW 36.70A.215; and
 - c. If the Buildable Lands Report identifies an inconsistency between the observed and assumed densities, the jurisdiction shall either: (1) demonstrate reasonable measures were adopted to rectify the inconsistency, or (2) document updated development data that indicates consistency. If a jurisdiction adopted reasonable measures, documentation shall be submitted that summarizes the monitoring results of the effectiveness of the measures in rectifying density inconsistencies. ~~and/or~~
 - ~~b. The supply of land needed for additional commercial/industrial uses outside urban growth areas is clearly demonstrated; and~~
 - ed. Documentation that adequate public facilities and services can be provided within the 20-year planning horizon is provided.
 - de. Proposed UGA expansion areas shall be required to comply with the requirements of Pierce County's TDR/PDR Program.
 - ef. Proposed UGA expansion areas should be approved only if the proposing jurisdiction provides an analysis of:
 - (1) the underdeveloped lands, consistent with the Pierce County Buildable Lands program methodology, within its existing municipal boundaries and affiliated UGAs, and evidence of implementation strategies in place or being pursued to densify the underdeveloped lands;
 - (2) housing goals or policies in place to encourage housing for all economic segments of the community; and
 - (3) how the proposal is consistent and reasonable with the jurisdiction's adopted comprehensive plan.

- fg. Future UGA expansion areas should be approved only if it is demonstrated that the area has the capability and capacity to provide urban level services to the area while maintaining a healthy natural ecosystem.
- gh. Future UGA expansion areas should avoid the inclusion of designated agricultural lands and critical areas, unless (a) otherwise permitted by the applicable community plan, or (b) the development rights are removed.
- hi. Adopted land use and design standards for proposed UGA expansion areas shall plan for design characteristics and infrastructure necessary to make transit a viable transportation alternative.
- ij. Prohibit the expansion of the UGA into the one hundred year floodplain of any river or river segment per RCW.

Comprehensive Plan Procedures – 19C.10.060

- F. **Urban Growth Area Amendments.** If the most recent Buildable Lands Report indicates that no additional residential land capacity is needed, one of the following shall be required:
1. Supplemental information updating population and development trends or documentation of regulatory changes implemented since the completion of the most recent Buildable Lands Report that justifies the need within the Countywide context to expand the Urban Growth Area; or
 2. A companion application for reducing the Urban Growth Area in another location to ensure that the amount of residential or employment land capacity is not increased. The properties proposed for removal from the Urban Growth Area must be contiguous with the Urban Growth boundary and be rural in character with existing rural densities.
 3. Documentation that the proposed UGA application does not increase the countywide residential or commercial/industrial employment capacity.

Impact Analysis

Procedures for Amendments to the Comprehensive Plan, PCC 19C.10, requires all amendments to the Plan to be reviewed against ten criteria (PCC 19C.10.060 B.). Those criteria, and staff evaluation, are as follows:

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

The proposed text amendment will not impact the rate of growth, development, or conversion of land as envisioned in the Plan. The amendment will provide additional support for the integrity of the UGA by requiring a demonstration of a countywide need for additional residential and employment lands versus the demonstration of localized need.

Effect on the County's capacity to provide adequate public facilities

The proposed text amendment will not impact the County's capacity to provide adequate public facilities.

Effect on the rate of population and employment growth

The proposed text amendment will not impact the rate of population or employment growth. The UGA has been shown to have sufficient buildable lands for the 20 year horizon of development and therefore should allow the rate of population or employment envisioned by the Regional Growth Strategy and the Pierce County Comprehensive Plan.

Whether Plan objectives are being met as specified or remain valid and desirable

The proposed amendment will bring consistency with the adopted Countywide Policies and will meet the goals and objectives of the Pierce County Comprehensive Plan. Specific applicable goals and objectives include:

19A.10.010 Goals.

The following goals, as set forth in RCW 36.70A.020, are adopted to guide development and adoption of Pierce County's comprehensive plan and development regulations. The goals are not listed in order of priority.

- A. **Urban Growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- B. **Reduce Sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

19A.30.010 Urban Growth Areas.

- C. **LU-UGA Objective 2.** Provide efficient government facilities and services.
 - 1. Contain and direct growth within the designated Comprehensive Urban Growth Area or satellite city and town UGAs where adequate public facilities exist or can be efficiently provided.
- H. **LU-UGA Objective 6.** Provide criteria and priorities for the expansion of urban growth areas.

The intent of the amendment is consistent with the Goals and Objectives of the Plan to preserve the integrity of the UGA and providing criteria for its expansion.

Effect on general land values or housing costs

The proposed text amendment will not impact general land values or housing costs.

Whether capital improvements or expenditures are being made or completed as expected

No capital improvements are necessary relative to this proposal.

Whether the amendment conforms to the requirements of the GMA, is internally consistent with the Plan and is consistent with the Countywide Planning Policies

The amendment is consistent with GMA, the Comprehensive Plan, and the Countywide Planning Policies.

Effect on critical areas and natural resource lands

The proposed text amendment will not impact critical areas or natural resource lands.

Consistency with locational criteria in the Comprehensive Plan and application requirements established by Chapter 19C.10

Locational criteria in the Comprehensive Plan are not applicable to this proposal. The submitted application meets all application requirements established by Chapter 19C.10.

Effect on other considerations

The existing policy allows for the expansion of the UGA if it can be demonstrated that there is insufficient residential lands “within all or any specific urban growth area” allowing for an argument to be made for UGA expansion based on a demonstration of lands needed in a specific area versus making a Countywide determination. The proposed policy also clarifies the need to evaluate lands that would support employment. The amendment further clarifies the Countywide assessment that must take place and also expands the evaluation to residential and employment lands.

Staff Recommendation

Staff recommends approval of the proposed text amendment.

Implementation Requirements

Implementation of this amendment will require amending the Pierce County Comprehensive Plan in Titles 19A and 19C.