

**JOINT CITY COUNCIL/
PLANNING COMMISSION
SPECIAL MEETING**

**August 28, 2007
6:30 P.M.**

AGENDA

City of



"Where Dreams Can Soar"

The City of Bonney Lake's Mission is to protect the community's livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.

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

Location: Bonney Lake City Council Chambers – 19306 Bonney Lake Blvd.

I. CALL TO ORDER – Mayor Neil Johnson

A. Roll Call: [A1.3]

Elected Officials: Mayor Neil Johnson, Deputy Mayor Dan Swatman, Councilmember David Bowen, Councilmember Phil DeLeo, Councilmember Mark Hamilton, Councilmember Dave King, Councilmember Cheryle Noble and Councilmember Jim Rackley.

Planning Commission: Chairman Randy McKibbin, Vice-Chairman Grant Sulham, Commissioner David P. Eck, Commissioner Winona Jacobsen, Commissioner Donn Lewis; Commissioner Katrina Minton-Davis and Commissioner Dennis C. Poulsen.

II. AGENDA ITEMS:

- A. Joint Public Hearing – AB07-167 – D07-167 – Proposed Annexation Of 17-Acre Peaking Storage Tank Site For Municipal Purposes Located At 21719 96th St. E. And Zoning As Public Facilities [A 3.6.12] [This is the rescheduled special meeting and hearing originally planned for 08/14/07].**
- B. Motion of the Bonney Lake City Council** to waive the provisions of BLMC 2.04.710 at this time to allow discussion immediately following the public hearing. [A 3.6.10]
- C. Motion of the Bonney Lake Planning Commission** to waive the provisions of BLMC 2.04.710 at this time to allow discussion and action immediately following the public hearing. [A 3.6.10]
- D. Joint Discussion** of public hearing testimony and issues associated with the proposed annexation and zoning of the Peaking Storage Tank Site as Public Facilities.
- E. Motion of the Bonney Lake Planning Commission** recommending PF (Public Facilities) zoning for the Peaking Storage Tank Site Annexation. [A 3.6.10] [O 3.2.1]
- F. Adjournment**

[This meeting will be followed at 7:00 p.m., or as soon thereafter as possible, by the regular City Council meeting scheduled for August 28, 2007.]

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

RESOLUTION NO. 1742

**A RESOLUTION OF THE CITY COUNCIL OF CITY OF
BONNEY LAKE, PIERCE COUNTY, WASHINGTON,
EXPRESSING ITS INTENT TO ANNEX THE 17.29-ACRE
“PEAKING STORAGE TANK SITE”.**

WHEREAS, the City of Bonney Lake seeks to annex territory to the City of Bonney Lake corporate limit using the municipal purposes method of annexation authorized by RCW 35A.14.300; and

WHEREAS, the proposed “Peaking Storage Tank Site” annexation is for one existing tax parcel number 0520353062 and is located in the southwest quarter of the southwest quarter of Section 35, Township 20, Range 5 East of the W.M. in Pierce County, Washington; and

WHEREAS, the legal description for the site was approved by the Pierce Co. Boundary Review Board on August 10, 2007; and

WHEREAS, the City of Bonney Lake adopted its Comprehensive Plan on May 28, 1996, and amended the Comprehensive Plan’s Proposed Urban Growth Area to include the Peaking Storage Tank Site on December 13, 2005; and

WHEREAS, the proposed zoning classification for the “Peaking Storage Tank Site Annexation” is Public Facilities (PF-BLMC 18.34); and

WHEREAS, an environmental checklist was completed August 7, 2007 that reviewed the proposed PF zoning for this site; and

WHEREAS, a Determination of Nonsignificance (DNS) was issued August 8, 2007 with a comment deadline of August 28, 2007; and

WHEREAS; upon annexation approval, all property within the proposed annexation area shall be assessed and taxed at the same rate and on the same basis as other property within the City of Bonney Lake, including all indebtedness existing as of the effective date of the annexation; and

WHEREAS, RCW 35A.14.130 requires the Bonney Lake City Council to hold a public hearing for the purpose of hearing testimony from residents of the proposed annexation area and Bonney Lake Municipal Code 14.140.080 requires the Bonney Lake Planning Commission to hold a public hearing to hear testimony on the proposed zoning of the annexation area; and

WHEREAS, the Bonney Lake City Council and Planning Commission held a joint public hearing to receive testimony on the annexation and proposed PF zoning on August 28, 2007; and

WHEREAS, the Bonney Lake City Council has determined that the interests of the people of the City of Bonney Lake will be best served if said territory is annexed to and becomes part of the City of Bonney Lake;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON THAT:

Section 1. The City Council of the City of Bonney Lake hereby declares its intent to annex, via the municipal purposes method authorized by RCW 35A.14.300, the real property described on Exhibit 'A' and depicted on Exhibit 'B' attached hereto and incorporated by reference, subject to the following requirements:

Proper City of Bonney Lake zoning shall be established for said territory by ordinance concurrent with approval of annexation.

Section 2. The City Council refers the matter to staff to file a Notice of Intention to Annex with the Pierce County Boundary Review Board for approval pursuant to the provisions of RCW 36.93. Following Board action, staff shall bring the matter back to Council for further action consistent with RCW 35A.14.300.

Section 3. The City Council hereby conditionally approves the "Peaking Storage Tank Site Annexation" by municipal purposes method, pending review by the Pierce Co. Boundary Review Board.

PASSED by the City Council this ____ day of August 2007.

Neil Johnson Jr., Mayor

ATTEST:

Harwood T. Edvalson, City Clerk

APPROVED AS TO FORM:

James Dionne, City Attorney

EXHIBIT A

LEGAL DESCRIPTION

Date: August 13, 2007

Parcel: 0520353062 – 17.29 acres

Owner: City of Bonney Lake

Proposed for Municipal Purposes Annexation (RCW 35A.14.300)

That portion of the southwest quarter of the southwest quarter of section 35, township 20 north, range 5 east of the W.M., in Pierce County, Washington, described as follows:

Beginning 293.14 feet south of the northeast corner of the southwest quarter of the southwest quarter;

thence south along said subdivision to the north line of 96TH Street East (Carlson Robert Road);

thence west to a point 604.32 feet east from the east right-of-way line of 214th Avenue East (Vandermark (J.F. Gist) County Road);

thence north 1,009.58 feet to the south line of property conveyed to Raymond C. Coyne and Inez J. Coyne under Auditors Fee Number 8701230359;

thence east along the south line of said property to the point of beginning, all in Pierce County, Washington as recorded under Pierce County Recording No. 1243916;

Situate in the County of Pierce, State of Washington.

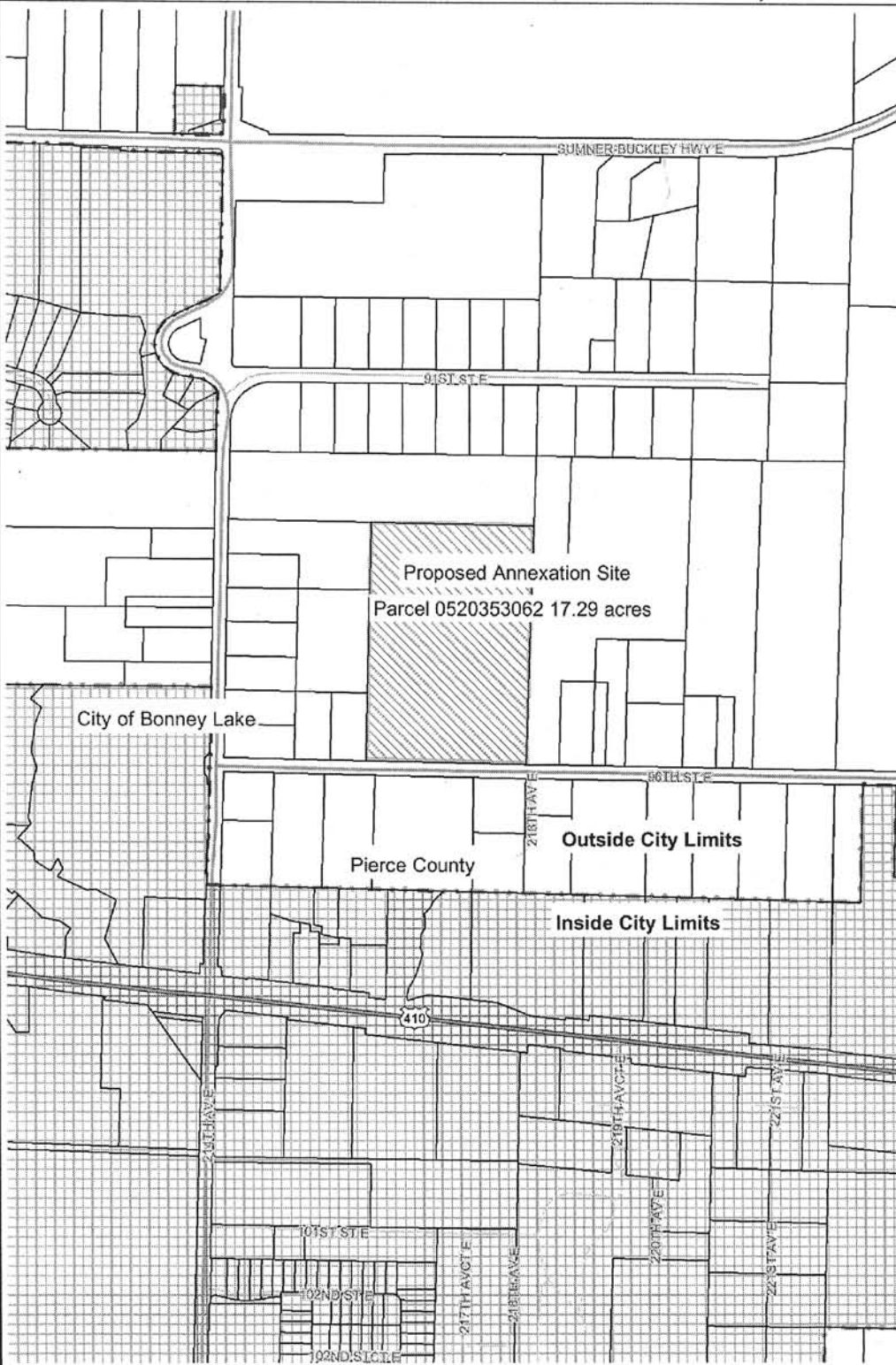
Peaking Storage Tank Site Annexation

Municipal Purposes Annex.Method (RCW 35A.14.300)



Legend

- Tax Parcels
- ▲ Urban Growth Boundaries
- Roads
 - Interstate
 - Limited Access State Routes
 - Other State Routes
 - Ramps
 - Major Arterial
 - Collector
 - Local Access
- ▨ Cities in Pierce County
- ▨ poly62683



0 650 ft.



Scale 1:8,060

EXHIBIT B-Res 1742

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. All data is expressly provided AS IS and WITH ALL FAULTS. The County makes no warranty of fitness for a particular purpose.

Map Notes: Parcel 0520353062, 17.29 acres, Owner: City of Bonney Lake, proposed zoning - Public Facilities (PF)

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