

**SPECIAL COUNCIL/
PLANNING COMMISSION
MEETING**

February 1, 2005

MINUTES

City of



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.

"Where Dreams Can Soar"

I. CALL TO ORDER – Mayor Young called the meeting to order at 5:31 p.m.

A. Flag Salute - Members of Boy Scout Troop 548 performed a flag ceremony and led the audience in the Pledge of Allegiance.

B. Roll Call ^[A1.3]

City Clerk Edvalson called the roll. In addition to Mayor Young the following Councilmembers were in attendance: Deputy Mayor Dan Swatman, Councilmember Phil DeLeo, Councilmember Mark Hamilton, Councilmember Neil Johnson, Councilmember Dave King, and Councilmember Cheryle Noble. Councilmember Jim Rackley was absent.

Planning Commissioners in attendance were Planning Commission Chairman Steve Burnham, Vice-Chairman Randy McKibben, Commissioner Quinn Dahlstrom, Commissioner Robert Harding, Commissioner Derek Osborn, Commissioner Dennis Poulsen and Commissioner Grant Sulham.

Staff members attending were Administrative Services Coordinator (ASC) Don Morrison, Planning and Community Development Director Bob Leedy, Public Works Director Daniel Grigsby, Planning Manager Steve Ladd, Associate Planner Shannon Mayfield-Porter, City Attorney Jim Dionne and City Clerk Harwood Edvalson.

II. PUBLIC HEARING

A. Joint Public Hearing: AB05-33 – Annexation and Proposed Low-Density R-1 Zoning for “Annexation Area 7”.

Mayor Young opened the joint public hearing of the City Council and Planning Commission at 5:36 p.m.

Associate Planner Mayfield-Porter was introduced. She described some procedural matters and provided an overview of the annexation history of this area. She reported that the legal description was verified by Pierce County addressing a past error in the boundary description of Angeline Road. She added that the petitions were certified on January 28th by Pierce County with a little over 60% as required by statute. Planner Mayfield-Porter said that notices were sent to all residents in the annexation area, posted in three separate areas within the annexation area and at the City's regular legal posting sites. She noted that due to an error on the part of the City's official newspaper, the notice was not published as intended on January 18th. She said it was published the following day on January 19th. She said the notice period in

the paper is one day short of the 15 days required. She invited any residents intending to speak during the public hearing to indicate if they feel they were not prepared for the public hearing because of the shortened notice period in the newspaper. She added that the mailed notices were delivered 18 days in advance of the public hearing.

Planner Mayfield-Porter said that an attempt to annex this area was made in 2001 by the election method. She said it was voted down with five voting for annexation and ten against. She said the reason it was brought back for Council consideration is because of all the development activity going on in the area. She said there are four formal plats vested with the County that total just fewer than 300 lots. She added that two of the plats had utility annexation agreements with the City, for which the City received power-of-attorney to sign annexation petitions. She said there are two newer plats that have preliminary plat approval and that are probably near final plat approval, that have requested water availability certificates. She said the City Council determined this past summer to commence an annexation effort rather than enter into another utilities extension agreement. She said annexation petition gathering occurred between July and December 2004. If all proceeds as anticipated, she expects an annexation effective date of June 1st.

Councilmember DeLeo expressed concern that the area will be zoned R-1, when the lots are less than 5,000 sq. ft. in size. He suggested the area be zoned R-2. Planner Mayfield-Porter responded that the land-use designation adopted for this area in 1996 was low-density residential. She added that by Code, the Council is supposed to adopt the zoning classification that will implement the land-use designation of the Comprehensive Plan. She said R-1 is the zoning classification that is consistent. She said that many of the plats have been vested in the County for years. She said the Deputy City Attorney has advised that bringing in the property as R-1 is the cleanest way to complete the annexation, and that the Council could then consider subsequent changes to the Comprehensive Plan.

Mayor Young invited those signed up to speak at the public hearing to come forward. It was determined that the two individuals signed up to speak wished to address a different topic. They declined their opportunity to address the Council on the proposed annexation. Mayor Young invited any other audience members to address the City Council and Planning Commission on the current topic. There were none present who chose to speak during the public hearing.

At 5:46 p.m., Mayor Young closed the joint public hearing.

III. ADJOURNMENT.

At 5:47 p.m. with the common consent of the City Council and Planning Commission, Mayor Young adjourned the meeting.