SPECIAL JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING

October 10, 2006
6:30 p.m.

MINUTES

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

I. CALL TO ORDER – Mayor Neil Johnson called the joint meeting to order at 6:32 p.m.

A. Roll Call: [A1.3]

Elected and Appointed Officials In Attendance: Mayor Neil Johnson, Deputy Mayor Dan Swatman, Councilmember David Bowen, Councilmember Phil DeLeo, Councilmember Mark Hamilton, Councilmember Dave King, Councilmember Cheryle Noble, Councilmember Jim Rackley, Planning Commission Chairman Randy McKibbin, Planning Commission Vice Chairman Grant Sulham, Planning Commissioner Quinn Dahlstrom, Planning Commissioner David Eck, Planning Commissioner Katrina Minton-Davis, Planning Commissioner Dennis Poulsen. Planning Commissioner Winona Jacobsen was absent.

Staff Members Present were: City Administrator Don Morrison, Planning & Community Development Director Bob Leedy, Public Works Director Dan Grigsby, Administrative Services Director/City Clerk Harwood Edvalson, City Attorney Jeff Ganson, Special Projects Planner Shannon Mayfield-Porter, Associate Planner Heather Stinson, and Records & Information Specialist Virginia Phelan.

Agenda Items:


Mayor Johnson opened the Public Hearing at 6:33 p.m. Planning & Community Development Director Leedy explained that this is the result of a previously authorized annexation effort. He said the annexation petition well exceeds the 60% required for Council to be holding a public hearing to hear testimony on this proposed annexation. He went on to explain the results of this hearing would be brought to Planning Commission on Wednesday and back to Council for discussion.

Jacob Lucas, 6915 Old Vandermark Rd., said he lives on a dead end street and is worried that his road will be punched through to 214th if he is annexed. He said he is confused about what to expect upon annexation and needs some clarification. He also questioned whether his well would be tapped into by the City for the use of other residents.
Deputy Mayor Swatman told Mr. Lucas his property is in the City’s UGA and can be developed to a higher density in unincorporated Pierce County than it could be in the City of Bonney Lake. Councilmember Rackley explained that the development would happen regardless of whether Area 3 is annexed, but if it is in the City of Bonney Lake, Mr. Lucas could come to the City with his concerns instead of trying to work with the County.

Special Projects Planner Mayfield-Porter said the maps sent out to Area 3 residents may have been misleading and were not meant to indicate a plan to punch through a road or build a bridge. She went on to explain that annexation does not allow the City to take over a resident’s well or force them to connect to City water, it only stipulates that if the person chooses to connect to City water they must abandon their well or deed it to the City.

Scott Garl, 21007 68th St. Ct. E. said he lives at the corner of Old Vandermark and 68th St. Ct. E, a private road. He reiterated some of Mr. Lucas’ concerns about having his dead end punched through and the excess traffic which would result. He also mentioned pending development in the area and his lack of confidence in the City’s water and sewer systems.

Councilmember Rackley explained there will be no plans for the roads until a developer submits plans. He said the City does not allow public/private road connections. Director Leedy said because the area is in a UGA it will develop at urban densities either by the County or the City, but if it is in the City citizens will have the opportunity to provide input to the Council and the Hearing Examiner.

There being no further public testimony, Mayor Johnson closed the hearing at 6:51 p.m.

B. Adjournment

**Deputy Mayor Swatman moved to adjourn the meeting at 6:51 p.m. Councilmember Rackley seconded.**

Motion approved 13 – 0.

Harwood T. Edvalson, CMC  
City Clerk  

Neil Johnson, Mayor