

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

**November 14, 2006  
6:30 p.m.**

**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"*

---

**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 Winona Jacobsen, Planning Commissioner Katrina Minton-Davis, and Planning Commissioner Dennis Poulsen.

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 Jim Dionne, Special Projects Planner Shannon Mayfield-Porter, and Records & Information Specialist Virginia Phelan.

**Agenda Items:**

**A. Joint Public Hearing – AB06-351** – Proposed Annexation And Related R-1 Zoning Of “Area 1-B”. [A 3.6.12]

Special Projects Planner Mayfield-Porter described the proposed annexation Area 1-B. She said it is 104 acres of area previously included with two other areas in a larger annexation area. She explained that the previous attempt at annexation had failed because the City was unable to get sufficient signatures in the required 6 month period. Planner Mayfield-Porter described the location of the area and said assuming approval by Council and the Planning Commission, the notice of intent to annex Area 1-B would be filed.

Mayor Johnson opened the Public Hearing at 6:35 p.m. City Clerk Edvalson said there was no one signed up to speak, but entered a letter into the record from Quinn Dahlstrom, writing as a Bonney Lake Citizen. He said the letter had been copied to the Planning Commission and the City Council. Planner Mayfield-Porter addressed the question of the letter, saying all citizens in the City will be taxed the same, but that the tax rate is less than what residents of the County are paying.

There being no further public testimony, Mayor Johnson closed the hearing at 6:37 p.m.

- B. **Motion of the Bonney Lake City Council** to waive the provisions of BLMC 2.04.710 at this time to allow discussion and action immediately following the public hearing.

**Deputy Mayor Swatman moved to waive the provisions. Councilmember Rackley seconded.**

**Motion approved 7 – 0.**

- 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.

**Vice-Chairman Sulham moved to waive the provisions. Commissioner Eck seconded.**

**Motion approved 7 – 0.**

- D. **Joint Discussion** of public hearing testimony and issues associated with the proposed annexation and zoning of Area 1-B.

Deputy Mayor Swatman asked about the choice to zone Area 1-B R-1. Special Projects Planner Mayfield-Porter said R-1 is the closest City zoning to the County’s MSF designation, which is what the area is currently zoned.

- E. **Motion of the Bonney Lake Planning Commission** recommending R-1 zoning for Annexation Area 1-B.

**Commissioner Poulsen moved to waive the provisions. Commissioner Eck seconded.**

**Motion approved 7 – 0.**

- F. **AB06-353 – Resolution 1631** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Formally Expressing Its Intent To Annex “Area 1-B”, A Territory Of Approximately 104 Acres Located Adjacent To The Current City Limits. [O 3.2.2]

**Councilmember Rackley moved to approve Resolution 1631. Deputy Mayor Swatman seconded.**

**Motion approved 7 – 0.**

- G. **Adjournment**

**Deputy Mayor Swatman moved to adjourn the meeting at 6:40 p.m. Councilmember Noble seconded.**

**Motion approved 14 – 0.**

---

Harwood T. Edvalson, CMC  
City Clerk

---

Neil Johnson, Mayor