

RESOLUTION NO. 3289

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, DECLARING SURPLUS TAX PARCELS 0520261042 AND 0520261041 AND AUTHORIZING THE SALE OF SUCH PROPERTY IN ACCORDANCE WITH BONNEY LAKE MUNICIPAL CODE SECTION 2.70.100.

WHEREAS, tax parcels 0520261042 and 0520261041, commonly referred to as the “Reed Property” was acquired by the City to support the development of parks to serve the needs of the community; and

WHEREAS, the City recently adopted Parks, Trails, and Open Space (PTROS) Plan provides that the Reed property would be developed as a future sports field as part of a public/private partnership; and

WHEREAS, to further is public/private partnership the City has decided to sell the property provided that it is utilized for recreational purposes as intended in the PTROS Plan; and

WHEREAS, a special deed restriction will be recorded as part of the transfer to the property to require the property to be utilized for recreational purposes in perpetuity; and

WHEREAS, as a condition of the sale an easement shall be required allowing for the construction of a future trail head and trail to connect the proposed Fennel Creek Trail to the proposed Flume Trail; and

WHEREAS, the notice of the public hearing date was regarding the City intent to sale said property was issued on July 25, 2025, and published on July 30, 2025 as required by RCW 39.33.020; and

WHEREAS, the press release was issued regarding the City intent to sale said property was issued on August 5, 2025, as required by RCW 39.33.020; and

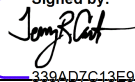
WHEREAS, in accordance with RCW 39.33.020 and BLMC 2.7.100, a duly noticed public hearing regarding the proposed surplus and transfer of said property was held on August 12, 2025.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Bonney Lake does hereby resolves as follows:

Section 1: Sale Authorized. The properties described in Exhibit “A” and in Exhibit “B”, attached hereto and incorporated herein as if fully set forth, are hereby declared surplus to the City’s provided that the property is sold for recreational purpose as described in the City’s adopted PTRO Plan.

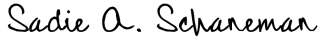
Section 2: Call for Bids. As required BLMC 2.07.100(C)(2), the City Administrator, the City's Chief Contracting Officer, shall secure an independent fee appraisal of the property and solicit bids for the sale of the property.

PASSED by the City Council this 26th day of August 2025.

Signed by:

339AD7C13E9E492

Terry Carter, Mayor

AUTHENTICATED:

DocuSigned by:

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Sadie A. Schaneman, MMC, City Clerk

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

Agenda Item Type: Resolution	Agenda Bill Number & Ordinance/Resolution/Motion Number: AB25-59/Resolution R25-59	
Department/Division Submitting: Public Services	Presenter: Jason Sullivan, Public Services Director	City Strategic Goal Category: Parks, Rec, & Green Space Vision

Agenda Subject: Sale of Reed Property.

Full Title/Motion: A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Declaring Surplus Tax Parcels 0520261042 And 0520261041 And Authorizing The Sale Of Such Property In Accordance With Bonney Lake Municipal Code Section 2.70.100.

Administrative Recommendation: Approve

Short Background Summary (Use a memo to write a full history): Tax Parcel 0520261042 And 0520261041, Commonly Referred To As The “Reed Property” Were Acquired By The City To Support The Development Of Parks To Serve The Needs Of The Community. The City Recently Adopted Parks, Trails, And Open Space (PTROS) Plan Provides That The Reed Property Would Be Developed As A Future Sports Field As Part Of A Public/Private Partnership. In Order To Further This Public/Private Partnership The City Has Decided To Sell The Property Provided That It Is Utilized For Recreational Purposes As Intended In The PTROS Plan. A Special Deed Restriction Will Be Recorded As Part Of The Transfer To The Property To Require The Property To Be Utilized For Recreational Purposes In Perpetuity. Additionally, As A Condition Of The Sale An Easement Will Be Required Allowing For The Construction Of A Future Trail Head And Trail To Connect The Proposed Fennel Creek Trail To The Proposed Flume Trail.

Attachments: Resolution R25-59 and Newspaper Proofs

BUDGET INFORMATION

Budgeted Amount: **Current Balance:** **Expenditure Amount Needed:** **Budgeted Balance Difference:**
Budget Explanation:

COMMITTEE, BOARD & COMMISSION REVIEW

Public Hearing Date: **Name Of Committee/Commission Public Hearing Was Done At:**

Date & Name Of Committee/ Commission Meeting	Return To Committee/ Commission/Board	Council Workshop Discussion	Consent Agenda	Council Full Issues
Date: Name:	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
Date: Name:	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
Date: Name:	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes

Hearing Examiner Review: N/A

Preparer sent affected Department Director(s) copy of AB	<input type="checkbox"/> Administrative Services <input type="checkbox"/> Court <input checked="" type="checkbox"/> Executive <input checked="" type="checkbox"/> Finance <input type="checkbox"/> Police <input type="checkbox"/> Public Services
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COUNCIL ACTION

Workshop Date(s): August 19, 2025	Public Hearing Date(s): August 12, 2025
Meeting Date(s): August 26, 2025	Tabled To:

APPROVALS

Department Director: <i>Jason Sullivan</i>	Mayor: <i>Terry Carter</i>	Date Reviewed By City Attorney (if applicable):
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EXHIBIT A

Reed Property (PART)

Parcel Number: 0520261042

Address: 7109 Barkubein Rd E

Acreage/Square Footage: 2.48 Acres

Assessed Valuation \$705,000

That portion of Section 26 Township 20 Range 05 Quarter 14 : PARCEL B OF BLA 2014-07-28-5001.

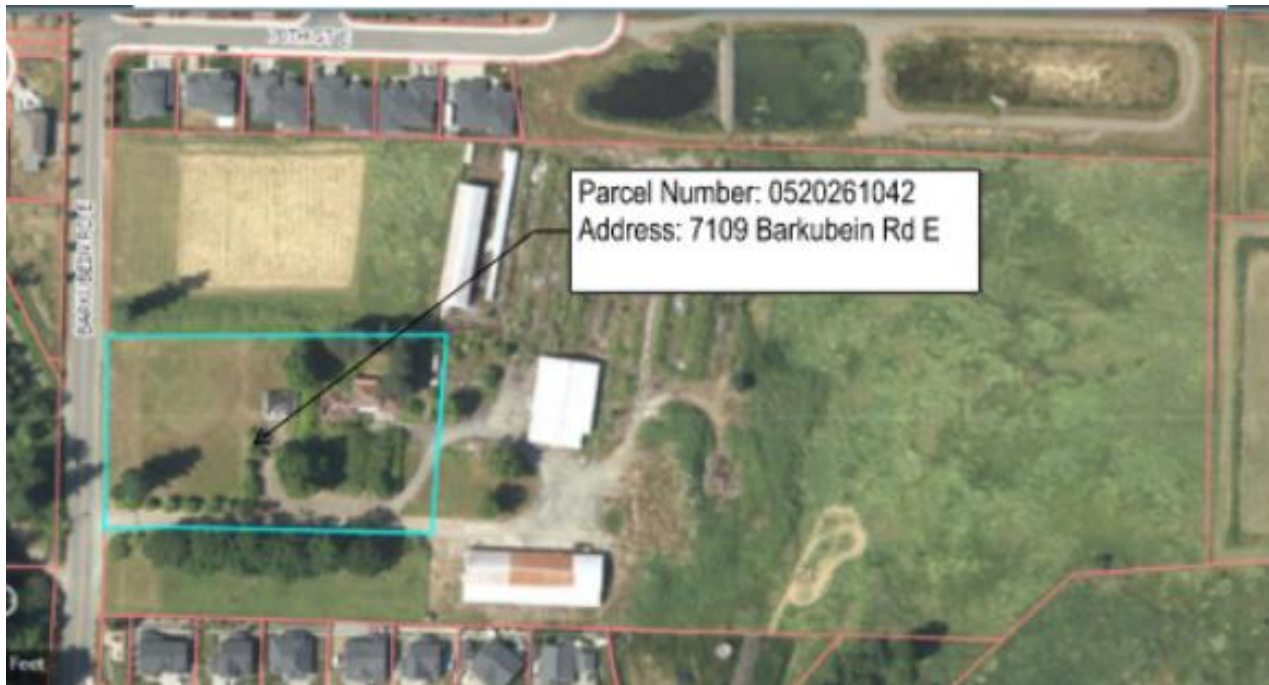


EXHIBIT B

Reed Property (PART)

Parcel Number: 0520261041

Address: 7111 Barkubein Rd E

Acreage/Square Footage: 17.62 Acres

Assessed Valuation \$777,300

That portion of Section 26 Township 20 Range 05 Quarter 14 : PARCEL A OF BLA 2014-07-28-5001.



Classified Proof

Client	3100013000 - City of Bonney Lake- LEGAL ADS	Phone	(253) 862-8602		
Address	9002 Main St E, Suite 300	E-Mail	Powers-HubbardA@bonneylake.gov		
	Bonney Lake, WA, 98391	Fax			
Order#	1017124	Requested By	AMANDA POWERS-HUBBARD	Order Price	\$155.87
Classification	3030 - Legal Notices	PO #	RES R25-59	Tax 1	\$0.00
Start Date	07/30/2025	Created By	0917	Tax 2	\$0.00
End Date	08/06/2025	Creation Date	07/22/2025, 12:43:44 pm	Total Net	\$155.87
Run Dates	2			Payment	\$0.00
Publication(s)	Enumclaw Courier Herald				
Sales Rep	9470 - Jennifer Tribbett	Phone	(360) 802-8212		
		E-Mail	jtribbett@courierherald.com		
		Fax			

**NOTICE OF PUBLIC
HEARING
Surplus and Sale of
City Property
Proposed Resolution
R25-59**

The City Council of the City of Bonney Lake will hold a Public Hearing during the regular meeting of August 12, 2025, at 6:00 p.m., or as soon thereafter as possible, to consider the surplus and sale of real property specifically tax parcels 0520261042 and 0520261041 consisting of 20.1 acres of land, a residential structure, and three accessory buildings. As authorized by Bonney Lake Municipal Code (BLMC) 2.70.100 and RCW 39.33.020. Sale of the property is contingent upon the property being utilized for recreational purposes and the grant of an easement for a future trailhead and trail connection between the proposed Fennel Creek Trail and the proposed Flume Trail.

All members of the public may provide testimony during the public hearing, or they may submit written comments prior to the public hearing. The City Council meets at Bonney Lake Justice & Municipal Center located at 9002 Main Street East, Bonney Lake, WA 98391. Written comments may be submitted to the City Clerk at 9002 Main Street E, Suite 300, Bonney Lake, WA 98391. For citizens with disabilities who are requesting translators or adaptive equipment for

communication purposes, the City requests notification as soon as possible as to the type of service or equipment needed.
ECH1017124
7/30/25, 8/6/25