

SPECIAL JOINT CITY  
COUNCIL  
WORKSHOP/PLANNING  
COMMISSION  
MEETING



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February 1, 2022  
6:00 P.M.  
MINUTES

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**Location:** The physical location of the Council Meeting was at the Bonney Lake Justice & Municipal Center, 9002 Main Street East, Bonney Lake, Washington. The public was also given the option to call in or attend virtually the Council Meeting.

- I. CALL TO ORDER** – Mayor Michael McCullough called the workshop to order at 6:00 p.m.
- II. ROLL CALL:** City Clerk Sadie Schaneman called the roll. In addition to Mayor McCullough, elected officials attending were Deputy Mayor Terry Carter, Councilmember Justin Evans, Councilmember Gwendolyn Fullerton, Councilmember J. Kelly McClimans, Councilmember Dan Swatman, and Councilmember Tom Watson.

In addition to the Councilmembers, Planning Commissioners in attendance were Planning Commissioner Chair Grant Sulham, Planning Commissioner Vice Chair Debbie Strous-Boyd, Commissioner Jessica Bennion, Commissioner Brad Doll, Commissioner Todd Dole, and Commissioner Craig Sarver. Planning Commissioner Kerri Hubler was not in attendance.

Staff members in attendance at the physical location were City Administrator John Vodopich, Chief of Police Bryan Jeter, Public Services Director Ryan Johnstone, Interim Administrative Services Director/Information Services Manager Chuck McEwen, Superintendent of Public Works Jack Niehuser, Planning & Building Supervisor Jason Sullivan, Recreation & Special Events Manager David Wells, Recreation Coordinator Alexis Latham, City Clerk Sadie Schaneman, Administrative Specialist II Catrina Craig, and City Attorney Kathleen Haggard.

Staff members in virtual attendance using the City’s BlueJeans conference line were Chief Financial Officer Cherie Reiersen and Judge Joanna Daniels.

**III. AGENDA ITEMS:**

**Agenda Modification:** Mayor McCullough stated that they had been requested to separate the Planning Commission and Council Open Discussion. Therefore, moving the Council Open Discussion to be item F under the regular Council Workshop session and having the sequenced items move down one item.

**Councilmember Watson motioned to move the Council Open Discussion to the regular Council Workshop session. Councilmember Evans seconded the motion.**

**Motion to accept the revised agenda to move the Council Open Discussion approved 6-0.**

**A. Administering the Oath of Office to Councilmember Appointee**

Mayor McCullough invited Councilmember Appointee Angela Baldwin to come forward and receive the Oath of Office as administered by City Clerk Sadie Schaneman. City Clerk Schaneman administered the Oath of Office to Angela Baldwin in her newly elected capacity of Councilmember. Councilmember Baldwin took her seat on the Council dais.

**B. Review Of Council Minutes:** January 18, 2022 Council Workshop and January 25, 2022 Council Meeting

Councilmembers Watson and Fullerton and Deputy Mayor Carter reported that they had provided City Clerk Schaneman with a number of corrections to the draft minutes. There was a general consensus of the Council to move the revised minutes forward to the next Council meeting for approval.

**C. Planning Commission Open Discussion:**

Single-Family Zoning. Councilmember Swatman asked for clarification from the Planning Commission on how the new state legislation is going to affect Single-Family Zoning and the Housing Plan. Planning & Building Supervisor Sullivan and the Planning Commission answered questions and said it will be discussed at a future meeting. In addition, Mayor McCullough and Council agreed to have staff draft and submit a comment letter to AWC to be put into the legislative process.

**D. Discussion: AB22-11 - Resolution 3009 - A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, For Modifications To The 2021 – 2022 Planning Commission Work Plan.**

Planning & Building Supervisor Sullivan presented a PowerPoint presentation and reviewed with Council, Amendments to the 2021 – 2022 Planning Commission Work Plan.

In response to questions from Mayor McCullough and Council, Planning & Building Supervisor Sullivan explained the modifications to the workplan. Council agreed to revisit permitted uses for mini storages at a future discussion.

Planning & Building Supervisor Sullivan explained that the work plan included forming a whole city park plan that would include what is needed vs what the city can afford to be in the parks. Then Council can decide how to fund the parks plan

ideas. He is anticipating the plan to be adopted the first or second quarter of next year.

- E. **Discussion: AB22-15 - Resolution 3013** - A Resolution of the City Council of the City of Bonney Lake, Pierce County, Washington, Adopting 2044 Growth Targets For Housing Units, Population, And Employment To Be Used In The 2024 Comprehensive Plan Periodic Update.

Planning & Building Supervisor Sullivan presented a PowerPoint presentation and reviewed with Council the 2044 Growth Target. Mayor McCullough and Council discussed specifics including zoning and building lands capacity targets, pipeline projects, population, housing and employment growth estimates. Planning and Building Supervisor Sullivan answered the Council questions and explained the estimates are not locked in and may be revisited in eight years.

**\*\*End of Special Joint City Council/Planning Commission Meeting\*\***

**Followed by Regular Council Workshop Items.**

- F. **Councilmembers Open Discussion (moved from item C):**

Senior Center Vaccine Mandate. Deputy Mayor Carter discussed the Senior Center Vaccine Mandate, the Resolution that was adopted last year, and spoke in favor of creating a non-discrimination policy for anyone using City facilities, including staff. Councilmembers ask questions to City Attorney Kathleen Haggard to clarify the current mandates and who they apply to. City Attorney Kathleen Haggard provided clarification and how the Council needs to proceed for any action taken on this issue. Councilmembers discussed, gave their opinions on a vaccination mandate for the Senior Center and agreed for staff to present a motion on next week's agenda.

Police Volunteers. Councilmember Watson suggested the Council consider utilizing volunteers for tasks such as checking parking lots/handicapped parking compliance, assisting with jump starting vehicles and filing police reports, etc. This will help with staffing and to help the Police to be able to respond to other incidents more efficiently. Council agreed to have this item be brought to the Public Safety Committee for discussion.

Council Meetings. Councilmember Watson stated that he would like to start planning for a Town Hall Meeting and a Council Retreat this year before to many days into the year are gone.

South Sound 911 Board. Councilmember McClimans reported that his position on the South Sound 911 Board is complete and discussed their recent move into a new facility, services they provide and the need to be sure to budget for fees that will be passed down to members. Deputy Mayor Carter thanked Councilmember McClimans for his years of service on the South Sound 911 Board.

Sewer Rate Study. Councilmember Swatman asked how the ARPA Funds were being distributed and if a sewer/water rate study was going to be done. City Administrator stated that Chief Financial Officer Cherie Reierson will be discussing the options that the ARPA funds can be used on. Councilmember Swatman discussed the rates currently and that the Council needs to figure out what to do to lower the rates for residents. He also mentioned the possibility of having someone else take over the sewer operations and possibly forming a committee to work on the water and sewer rates.

- G. **Discussion: AB22-17 - Motion** - A Motion Of The City Of Bonney Lake, Pierce County, Washington Authorizing The Mayor To Sign A Letter Extending The Current Interlocal Agreement For The Administration Of The Joint Recreation Program With The Sumner-Bonney Lake School District Through August 31, 2023.

**Councilmember Watson moved to approve the Motion AB22-17. Deputy Mayor Carter seconded the motion.**

Councilmember Evans suggested extending the discussion on this topic to the next Council meeting to allow for further citizen input. City Administrator John Vodopich explained that the school board has a meeting next week and need to know where we sit on the extension in order to discuss and vote on it themselves.

Councilmember Evans stated that he will vote yes on this but still wants to know the changes that will be done to run the program better. Mayor McCullough discussed that they are still looking at privatization as an option also. Council also discussed revenue and the vaccination mandates that are in place. City Attorney Kathleen Haggard clarified the current state vaccination mandate for Parks & Recreation only applies to those working in childcare and in schools and not patrons.

**Motion approved 7-0.**

- H. **Discussion: Park Bond As A Future Funding Source**

Chief Financial Officer Cherie Reierson reported on options to consider when looking at a Park Bond and the costs of each. Council asked questions on each option to which Chief Financial Officer Reierson and Planning & Building Supervisor Sullivan answered. Planning & Building Supervisor Sullivan further reviewed financing options such as Metro Parks District, General Fund, REET, Councilmanic Bond, Park Impact Fee increase, Commercial Park Impact Fees, annexing undeveloped lands credit, and leasing Midtown Park out to a private company. Council spoke to the importance of having citizen involvement and input on this topic. Council agreed to discuss further, involve the community, and decide on the options to use at a further Council Workshop.

**IV. EXECUTIVE/CLOSED SESSION:** None.

**V. ADJOURNMENT:**

**At 8:50 p.m. the Meeting was adjourned by Mayor McCullough with the common consent of the City Council.**

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*Sadie A. Schaneman*  
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Sadie A. Schaneman, CMC, City Clerk

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*[Signature]*  
1B2043E7C04048A...  
Michael McCullough, Mayor

Items presented to Council at the February 1, 2022, Workshop:

- (1) *PowerPoint Presentations* – Building & Planning Supervisor Jason Sullivan.

*Note: Unless otherwise indicated, all documents submitted at City Council meetings and workshops are on file with the City Clerk. For detailed information on agenda items, please view the corresponding Agenda Packets, which are posted on the city website and on file with the City Clerk.*