CITY COUNCIL WORKSHOP

November 04, 2025
6:00 P.M.
DRAFT MINUTES

www.ci.bonney-lake.wa.us

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

Audio starts at: 06:00

I. CALL TO ORDER – Mayor Terry Carter, called the workshop to order at 6:00 p.m.

A. Pledge of Allegiance

Audio starts at: 06:01

II. ROLL CALL: City Clerk Sadie Schaneman called the roll. In addition to Mayor Terry Carter, elected officials attending were Deputy Mayor Dan Swatman, Councilmember Angela Baldwin, Councilmember Aaron Davis, Councilmember Gwendolyn Fullerton, Councilmember Kerri Hubler, Councilmember J. Kelly McClimans, and Councilmember Brittany Rock.

Staff members in attendance at the physical location were City Administrator John P. Vodopich, Chief Finance Officer Cherie Reierson, Police Chief Mark Berry, Administrative Services Director Chuck McEwen, City Engineer Ken Gill, Development Services Manager Lauren Balisky, Judicial Branch Administrator Geri Resch, Assistant City Engineer Andrew Fonda, Judicial Specialist III Terry Terri, City Clerk Sadie Schaneman, Administrative Specialist II Debbie McDonald.

Staff member in virtual attendance were Public Services Director Jason Sullivan.

III. AGENDA ITEMS:

Audio starts at: 6:02

A. **Appointment:**

1. **AB25-87 – Motion M25-87 -** A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Confirming The Mayors Appointment Of Anneke Berry As Municipal Court Judge.

   Councilmember Baldwin moved to approve Motion M25-87. Deputy Mayor Swatman seconded the motion.

   Mayor Carter, Deputy Mayor Swatman and Councilmembers all congratulated Judge Anneke Berry on her appointment.

Audio starts at: 6:03

B. **Public Hearing:**

Audio starts at: 6:03

1. **AB25-17– Ordinance D25-17** – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending The Biennial Budget For Calendar Years 2025-2026.

   Mayor Carter opened the public hearing at 6:03 p.m.

   With no citizen comments, Mayor Carter closed the hearing at 6:04 p.m.

Audio starts at: 6:04

2. **AB25-44 – Ordinance D25-44** – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Setting The Amount Of The Annual Ad Valorem Tax Levy Necessary For The Fiscal Year 2026 For The Purposes Set Forth Below; Providing For Severability And Corrections; And Establishing An Effective Date.

   Mayor Carter opened the public hearing at 6:04 p.m.

   With no citizen comments, Mayor Carter closed the hearing at 6:05 p.m.

Audio starts at: 6:05

C. **Council Open Discussion:**

Councilmember Fullerton:
Homeowner Unpermitted Accessory Dwelling Unit (ADU): Councilmember Fullerton stated she received a letter from citizen X about selling their house and receiving a code enforcement letter about an unpermitted ADU. With the code enforcement violation, the issue will have to be resolved before they can finish selling their house.

Council discussed and shared their concerns, including:
- Was staff looking for violations.
- Cost to homeowner.
- City should help citizens.
- Hearing Examiner.

Councilmember McClimans:
Homeowner Unpermitted ADU: Councilmember McClimans also received the letter from citizen X. When we change zoning, we effect citizens.

Councilmember Baldwin:
Veteran's Day Parade: Councilmember Balwin reminded Council that the Auburn's 60th Veteran's Day parade takes place Saturday November 8th, 2025, from 11-2. Auburn Sr Center will have a breakfast that morning from 7-9.

Mayor Carter
Bonney Lake High School Veteran's Assembly: Mayor Carter mentioned that Bonney Lake High School will hold a Veteran's Day Assembly on November 10, 2025, at 9:45 a.m.

Councilmember Hubler:
Panther Pasta Party: Councilmember Hubler stated the Panter Pasta Party has been postponed until February 2026.

Audio starts at: 6:52

D. **Review of Minutes:** - October 21, 2025, City Council Workshop, And October 28, 2025, City Council Meeting.

The draft minutes were forwarded with no corrections to the November 25, 2025, meeting for approval.

Audio starts at: 6:52

E. **Discussion: AB25-80 – Ordinance D25-80 -** An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Regarding Implementing Actions Associated With The 2024 Comprehensive Plan Periodic Update; Amending The Official Zoning District For Real Property Commonly Known As Parcel Numbers 2925000210 And 2925000220; Amending The Official Zoning Map; Amending The Bonney Lake Municipal Code For Consistency With The Comprehensive Plan And State Law; Providing For Severability And Corrections; And Establishing An Effective Date.

Development Services Manager Balisky explained how this is part one of the ordinance being broken into three parts. Tonight's discussion is on land division.

Council discussed and shared their concerns, including:
- What happens if this doesn't pass.
- The option part of the code.
- Code being redundant.
- Subdividing unbuildable land.
- Legal ramifications.

There was Council consensus to strike out anything having to be passed by 2027 and anything on administrative or unit lots. They would go with option 2 proposed by staff.

Councilmembers are willing to wait for a lawsuit to be filed before changing the code.

Audio starts at: 8:20

F. **Discussion: AB25-81 – Resolution R25-81 -** A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing An Interlocal Agreement With The Tacoma Pierce County Health Department To Perform Source Control Inspections In Bonney Lake.

Assistant City Engineer Fonda explained how the Tacoma Pierce County Health department would train a staff member from the City to take over the inspections. There is a grant to pay for most of the agreement.

Council discussed and shared their concerns, including:

- What happens if this doesn't pass.
- Project timeline.
- Lead to position being in house.
- City will enforce code.

There was Council consensus to move to Consent agenda for the next Council meeting.

Audio starts at: 8:39

IV. EXECUTIVE/CLOSED SESSION: None.

Audio starts at: 8:39

V. ADJOURNMENT:

At 8:39 p.m. the Meeting was adjourned by Mayor Carter with the common consent of the City Council.

Sadie A. Schaneman, MMC, City Clerk

Terry Carter, Mayor

Items presented to Council at the November 4, 2025, Workshop: None

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.