

CITY COUNCIL WORKSHOP

**November 18, 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: **I. CALL TO ORDER** – Mayor Terry Carter, called the workshop to order at 6:00 p.m.
06:00

A. Pledge of Allegiance

Audio starts at: **II. ROLL CALL:** Administrative Specialist II Debbie McDonald called the roll. In addition
06:01 to Mayor Terry Carter, elected officials attending were Deputy Mayor Dan Swatman, Councilmember Angela Baldwin, Councilmember Aaron Davis, Councilmember Gwendolyn Fullerton, and Councilmember Brittany Rock. Councilmembers in virtual attendance were Councilmember Kerri Hubler and Councilmember J. Kelly McClimans.

Staff members in attendance at the physical location were, Chief Finance Officer Cherie Reiersen, Police Chief Mark Berry, Administrative Services Director Chuck McEwen, Public Services Director Jason Sullivan, Development Services Manager Lauren Balisky, and Administrative Specialist II Debbie McDonald.

Staff member in virtual attendance. None.

III. AGENDA ITEMS:

Audio starts at: **A. Presentation**
6:05

1. Bonney Lake Bingo Shop Local Activity

Chamber Collective President Andy Frickel, explained how Shop Local BINGO works, when it starts and ends, where to pick up a BINGO board and when prize drawings would take place. Councilmember Fullerton shared information on the City Sponsored tree lighting ceremony that will take place on December 6, 2025, from 6-7 P.M. at the new Fire Station location 111, 8601 Main Street E.

Mayor Carter stated he will be attending the next Chamber luncheon on November 20, at the Bonney Lake Mazatlán starting at 11:30.

Audio starts at: **B. Council Open Discussion:**
6:11

Councilmember Fullerton:

Homeowner Unpermitted Accessory Dwelling Unit (ADU): Councilmember Fullerton asked Council if they need to re-evaluate the ADU Code. It still seems expensive for a homeowner to correct another homeowner's mistake.

Council discussed and shared their concerns, including:

- Cost to homeowners.
- Separate water meters.
- City should help citizens more.
- Lowering the cost.

Audio starts at:
7:18

C. Review of Minutes: - Nov. 4, 2025, City Council Workshop.

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

Audio starts at:
7:19

D. Discussion/Action: AB25-17 – Ordinance D25-17 - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Adopting The Mid-Biennial Budget Amendment For Budget Years 2025 And 2026.

Council had no discussion and there were no public comments.

Deputy Mayor Swatman moved to approve AB25-17 – Ordinance D25-17.
Councilmember Baldwin seconded the motion.

Ordinance AB25-17 approved 7 – 0.

Audio starts at:
7:21

E. Discussion/Action: AB25-44 – Ordinance R25-44 - 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.

Council had no discussion and there were no public comments.

Deputy Mayor Swatman moved to approve AB25-44 – Ordinance D25-44.
Councilmember Fullerton seconded the motion.

Ordinance AB25-17 approved 6 – 0.
(Councilmember Baldwin was out of the room during the vote.)

Audio starts at:
7:22

F. Discussion: AB25-80 – Ordinance R25-80 - 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 Balinsky explained the amendments are for housing at all economic levels.

Council discussed and shared their concerns, including:

- View By Vintage affordable housing.
- Density bonus.
- Parking requirements for shared housing.
- Anti-Displacement 45-day wait period.

This will be back on the agenda for part three of the ordinance next week at the Council meeting on November 25, 2025.

Audio starts at:
8:04

IV. EXECUTIVE/CLOSED SESSION: None.

Audio starts at:
8:04

V. ADJOURNMENT:

At 8:04 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 18, 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.