

CITY COUNCIL MEETING

December 09, 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:
06:00:00

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

- A. Pledge of Allegiance: Mayor Carter led the audience in the Pledge of Allegiance.
- B. Roll Call: City Clerk Sadie Schaneman called the roll. In addition to Mayor 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 Vodopich, Police Chief Mark Berry, Chief Financial Officer Cherie Reiersen, Administrative Services Director Chuck McEwen, Public Services Director Jason Sullivan, Development Services Manager Lauren Balisky, City Clerk Sadie Schaneman, Records and Disclosure Coordinator Kandice Besaw and City Attorney Jennifer Robertson

Staff members in virtual attendance were Assistant to City Administrator Leslie Harris and PC Network Specialist Matt Creley.

Audio starts at:
06:01:18

- C. Agenda Modifications: Mayor Carter informed Council that he received a request to table Item C under Full Council Issues to a future Council Meeting. He asked for a motion.

Deputy Mayor Swatman moved to table Full Council item AB25-91 – Motion M25-91. Councilmember Baldwin seconded the motion.

Motion to table AB25-91 – M25-91 approved 7 – 0.

- D. Announcements, Appointments and Presentations: None.

II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE:

- A. Public Hearings: None.

Audio starts at:
06:01:24

- B. Citizen Comments:

Community Garden: The following individuals spoke in favor of the Garden's continuation and discussed its value to the community: Terry Reid, Laura Sarver, Lena Ramberg, Chris Long and Henry Lee.

The speakers collectively emphasized the Garden's historical and present-day significance, expressing a strong desire to find a path to move forward. Specific themes highlighted included the joy and engagement the Garden brings to residents, the nutritional value and nourishment it provides, and its importance as a community staple.

Following the public comments Public Services Director Sullivan provided a statement to the Council and the public confirming that the Community Garden is not slated for removal and will, in fact, continue operations. He further indicated that the Department is actively reviewing the necessary legalities and procedural requirements before the Council can take any formal steps to ensure its future.

Dan Decker: Expressed his concerns regarding the conduct of Councilmembers and first amendment rights, referencing several past actions to highlight his dissatisfaction.

- C. Correspondence: None.

Audio starts at:
06:30:42

III. COUNCIL COMMITTEE REPORTS:

- A. Finance Committee: Deputy Mayor Swatman reported the Finance Committee met in person and virtually today at 5:00 p.m. The Committee went through personnel updates, reports and approved their minutes.
- B. Community Development Committee: Councilmember Fullerton reported the Community Development Committee did not meet and is expected to have their next meeting in person and virtually at 5:00 p.m. on January 6, 2026.
- C. Public Safety Committee: Councilmember Baldwin reported the Public Safety Committee did not meet and is expected to have their next meeting virtually at 3:45 p.m. on January 13, 2026.
- D. Other Reports: Councilmember Fullerton reported that she was present at the Communities for Families (CFF) meeting. They discussed the Homeless Point in Time Count event and Building Beyond the Walls Training.

Audio starts at:
06:36:00

IV. CONSENT AGENDA:

- A. **Approval of Corrected Minutes:** September 18, 2025, City Council Workshop.
- B. **Approval of Accounts Payable and Utility Refund Checks/Vouchers:** Accounts Payable Check/Voucher Wire Transfer #2025111301 For City Purchasing Cards In The Amount Of \$36,807.86 Accounts Payable Check/Vouchers #100506 To #100565, And Wire Transfers

#20251126, #49498879, And #2025112601 in The Amount Of \$294,116.87 Accounts Payable Check/Vouchers #100566 To #100594 In The Amount Of \$128,639.07 **Voids:** 88656 – Replaced With Ck#100528 Accounts Payable.

- C. **Approval of Payroll:** Nov 1-15, 2025, For Checks #35305– 35310 Including Direct Deposits And Electronic Transfers Totaling \$824,166.89. Nov 16-31, 2025, For Checks #35311– 35320 Including Direct Deposits And Electronic Transfers Totaling \$927,434.45.

Councilmember Fullerton moved to approve the Consent Agenda. Councilmember Baldwin seconded the motion.

Consent Agenda approved 7 – 0.

V. FULL COUNCIL ISSUES:

- A. **AB25-79 – Ordinance D25-79** – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Regarding The 2024 Comprehensive Plan Periodic Update; Amending The Future Land Use Designation For Real Property Commonly Known As Parcel Numbers 2925000210 And 2925000220; Adopting Envision Bonney Lake As The Comprehensive Plan For The City Of Bonney Lake; Providing For Severability And Corrections; And Establishing An Effective Date.

Councilmember Fullerton moved to approve AB25-79 – Ordinance D25-79. Councilmember Baldwin seconded the motion.

Public Services Director Jason offered a seven-year retrospective, extending recognition to all participating staff members.

Councilmember McClimans addressed the ordinance, specifically detailing his views and the influence of both the Council and the state in generating these decisions.

**Ordinance D25-79 approved 6 – 0.
Councilmember McClimans voted no.**

- B. **AB80 – 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.

Councilmember Baldwin moved to approve AB25-80 – Ordinance D25-80. Deputy Mayor Swatman seconded the motion.

Councilmember Baldwin put forth five separate amendments to the original text.

Councilmember Baldwin moved to direct staff to remove Sections 70 and 83 in their entirety, remove the term “unit lot” or “unit lot subdivision” from Sections 7, 11, 19, 27, 30, 36, 41, 55, 56, 57, 60, 61, 65, 71, 72, 73, 74, 77, 78, 124, 125, 129, remove the term “parent lot” from Section 65, remove Findings of Fact 23 and 58, and take all other necessary steps to update the draft ordinance related to land divisions to effectuate the intent of this amendment. Councilmember Fullerton seconded the motion.

Council had no discussion on this topic.

Motion to remove all provisions related to unit lot subdivisions approved 7 – 0.

Councilmember Baldwin moved to direct staff to remove Sections 69 and 82 in their entirety, remove the term “lot split”, “administrative lot split”, “lot split survey”, and “administrative lot split survey” from Sections 7, 19, 27, 28, 56, 57, 60, 61, 65, 73, 74, 124, 125, 129, remove Findings of Fact 31 and 66, and take all other necessary steps to update the draft ordinance related to land divisions to effectuate the intent of this amendment. Councilmember Fullerton seconded the motion.

Council had no discussion on this topic.

Motion to remove all provisions related to administrative lot splits approved 7 – 0.

Councilmember Baldwin moved to direct staff to amend the definition of co-living unit in Section 86 to add “complete bathroom facilities” after the word “provide” in the second line of the definition. Councilmember Baldwin then withdrew this amendment before it was stated by the Chair. Councilmember Fullerton seconded the motion. Councilmember Fullerton seconded the motion.

Council member Baldwin then offered a secondary amendment to change the line item from “complete bathroom facilities” to “3/4-bathroom facilities” with councilmember Fullerton concurring the change.

Motion to require that each co-living unit has its own 3/4-bathroom that is not part of the shared living space approved 7 – 0.

Councilmember Baldwin moved to add a section to the ordinance directing staff to bring back an ordinance in 2026 to amend Chapter 14.140 BLMC to authorize non-city initiated comprehensive plan amendments every year. Councilmember Fullerton seconded the motion.

Council discussed and shared their thoughts, including:

- Petitioning Councilmembers.
- Current Comprehensive Costs.

Motion to provide direction to staff to bring back for the City Council consideration and amendment to allow non-city-initiated amendments every year instead of just in odd-numbered years approved 6 – 0.
Deputy Mayor Swatman voted no.

Councilmember Baldwin moved to add a section to the ordinance directing staff to bring back an ordinance in 2026 to amend Chapter 15.16 BLMC to remove the requirement that every single-family home is required to have residential fire sprinklers. Councilmember Fullerton seconded the motion.

Council has no discussion on this topic:

Motion to provide direction to staff to bring back for the City Council consideration and amendment to allow non-city-initiated amendments every year instead of just in odd-numbered years approved 7 – 0.

Ordinance D25-80 as amended approved 7 – 0.

- C. ~~AB91 Motion M25-91~~ A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Sign An Interlocal Agreement With The Town Of South Prairie For Municipal Court Services (Tabled to Future Agenda)

VI. EXECUTIVE SESSION: Mayor Carter announced the City Council will meet in Executive Session with Legal Counsel pursuant to RCW 42.30.110 (1)(i), to discuss potential litigation. He stated the session will last for 30 minutes and there will be no Council action following the session.

Due to no action being taken on the matter, Mayor Carter announced the Council Meeting would now be adjourned. The Closed Session started at 7:09 p.m. and concluded at 7:39 p.m.

VII. ADJOURNMENT:

At 7:08 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 December 09, 2025, Meeting for the record: 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.