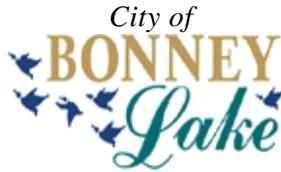


**CITY COUNCIL
WORKSHOP**

**September 15, 2009
5:30 p.m.**

AGENDA



"Where Dreams Can Soar"

The City of Bonney Lake's Mission is to protect the community's livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.

Website: www.ci.bonney-lake.wa.us

The City Council may act on items listed on this agenda, or by consensus give direction for future action.

The council may also add and take action on other items not listed on this agenda.

I. Call to Order:

Mayor Neil Johnson @ Bonney Lake City Hall - 19306 Bonney Lake Blvd.

II. Roll Call:

Elected Officials: Mayor Neil Johnson, Deputy Mayor Dan Swatman, Councilmember David Bowen, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Dave King and Councilmember Jim Rackley.

Expected Staff Members: City Administrator Don Morrison, Chief Financial Officer Al Juarez, Public Works Director Dan Grigsby, Community Development Director John Vodopich, Police Chief Mike Mitchell, Community Services Director Gary Leaf, Administrative Services Director/City Clerk Harwood Edvalson and City Attorney Jim Dionne.

III. Agenda Items:

- A. Council Open Discussion (20 Mins.)
- B. Review of Council Minutes: September 1, 2009 Workshop and September 8 2009 Meeting. (5 Mins.)
- C. Discussion: AB09-120 - Ordinance D09-120 - Multi-Family Sewer SDC Rates

IV. Executive Session:

Executive Session: Pursuant to RCW 42.30.110, the City Council may meet in executive session. The topic(s) and duration will be announced prior to the executive session.

V. Adjournment:

For citizens with disabilities requesting translators or adaptive equipment for communication purposes, the City requests notification as soon as possible of the type of service or equipment needed.

THE COUNCIL MAY ADD AND TAKE ACTION ON OTHER ITEMS NOT LISTED ON THIS AGENDA.

CITY COUNCIL WORKSHOP

City of

September 1, 2009
5:30 p.m.



The City of Bonney Lake's Mission is to protect the community's livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.

DRAFT MINUTES

"Where Dreams Can Soar"

Website: www.ci.bonney-lake.wa.us

Audio Time Stamp ↓

I. Call to Order:

Mayor Neil Johnson, Jr. called the Workshop to order at 5:31 p.m.

II. Roll Call: [A1.3]

Administrative Services Director/City Clerk Edvalson called the roll. In addition to Mayor Johnson, elected officials attending were Deputy Mayor Dan Swatman, Councilmember David Bowen, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember David King and Councilmember James Rackley.

[Staff Members in attendance were City Administrator Don Morrison, Chief Financial Officer Al Juarez, Planning Manager Heather Stinson, Police Chief Mike Mitchell, Public Works Director Dan Grigsby, Community Services Director Gary Leaf, Administrative Services Director/City Clerk Harwood Edvalson and Records & Information Specialist Susan Duis.]

III. Agenda Items:

5:31:59

A. Council Open Discussion:

Tacoma Rainiers Bonney Lake Night: Mayor Johnson thanked citizens, councilmembers, commissioners, board members and staff for attending 'Bonney Lake Night' at the Tacoma Rainiers baseball game on August 31, 2009. He said he got to throw the first pitch, Planning Manager Stinson sang the national anthem and over 80 tickets were sold through the City fundraiser. He said they are working on next year's event, considering charities and whether to do the game in early summer so students can do fundraising before the school year ends.

Flood Control Issues: Councilmember Rackley said the Courier Herald newspaper reported that Sumner is holding a public meeting regarding construction of a flood wall around the wastewater treatment facility there. He said he is upset that Sumner has set up a meeting for citizen comments while the City of Bonney Lake has been unable to receive a scheduled time to meet with them. He said the cities have an agreement to hold quarterly meetings and they are past due for another meeting. He said the City might consider withholding its sewer payments to Sumner until a meeting is scheduled. Councilmember Decker noted that the Sumner public meeting was scheduled at the same time as the Workshop, making it difficult for a representative from Bonney Lake to attend. Councilmember Hamilton asked if the City is talking with other sewer providers about options. Mayor Johnson said the City has contacted several other agencies and there is some interest; he said he would give a full report to Council once more information was available.

Councilmember Carter said she attended a Puyallup River Watershed meeting on August 26, 2009 and had provided councilmembers with a handout provided at

the meeting. She said there was another meeting on August 28 but she was unable to attend and is unsure of the result of that meeting. She said flooding is an issue for wild lands as well as developed areas, and the group is discussing options to repair or move levies, purchase farmland for flood overflow, etc. They hope to develop a plan with the Corps of Engineers that would be paid by all the cities affected. She said someone from Bonney Lake should be participating in these meetings to be sure the City has a voice.

Councilmember Hamilton said the flooding issues are a federal concern and the Corps of Engineers should be responsible for flood management, not individual cities or counties. Councilmember Carter said the County is organizing meetings with all concerned groups, and is looking at the entire Puyallup River, not just the Southern end. Councilmember King said clear criteria should be created to determine how much each city or agency pays for new flood control efforts. He said Bonney Lake has observed the watershed protection laws and does not contribute to flooding, and asked what portion of the costs the City would be asked to pay. Deputy Mayor Swatman agreed, and said he moved to the plateau in part to not worry about flooding, and asked why he should be billed for those who have chosen to live or locate businesses in the valley. He suggested that Bonney Lake work with other cities on the plateau to discuss resources they can provide, including emergency management services. Mayor Johnson said he would find someone to attend future meetings on behalf of Bonney Lake.

Employee Furloughs: Councilmember Decker said he hopes the City will not allow law enforcement staff to participate in the furlough option if it is approved. He said if an employee took a furlough day, another would have to take the shift with overtime pay. Mayor Johnson said he made it clear in previous discussions that public safety staff will be exempt from the proposed furlough plan.

Tree Cutting and Steep Slopes: Councilmember Carter said she knows of three recent cases of illegal tree cuttings in critical areas in her ward, and asked whether the City needs to strengthen its tree ordinance. She said Code Enforcement does not usually act until after the trees are cut, and residents often cut trees on the weekend when staff is not available. City Administrator Morrison said he is working on an information sheet to help Police Officers and other staff to respond to calls when the Code Enforcement Officer is unavailable. The City Administrator has asked GIS Analyst Al Catanzaro to create a map showing areas where permits are required to clear land or cut trees, which will make it easier for staff to identify issues. Councilmember Hamilton said he thinks many citizens do not realize they are required to apply for a permit, and only learn after they have already cut their trees. Councilmember King asked for future updates on the illegal cuttings Councilmember Carter had mentioned, which are located on Myers Road, Old Sumner Buckley Hwy and Angeline Road. Mayor Johnson said the City will work to provide more education to citizens, staff and tree cutting services, and consider other options as well.

6:05:41

B. **Review of Council Minutes:** August 18, 2009 Council Workshop & August 25, 2009 Council Meeting.

Councilmember Carter asked that more information be included on the record for the August 18, 2009 minutes, discussion item E., p. 4, to include: "However,

Councilmembers noted the system at Falling Water has failed. Councilmember Carter pointed out that one of the ‘cons’ on Director Grigsby’s list was that black water could be damaging to the headwaters of Fennel Creek in Eastown.” Councilmember Carter noted an error in the August 25, 2009 Minutes, where the first speaker during Citizen Comments was Dean Ogle, not Steve Boerstler.

The minutes were moved forward, with corrections, to the September 8, 2009 Meeting for action.

6:07:09

C. **Discussion:** Ordinance D09-134 Rezone of Thompson & Chase Properties (2-parcel Conversion from R-1 to R-2).

Planning Manager Heather Stinson said the proposed rezone ordinance is for two residential lots on 84th St E. off Locust Ave. The properties are currently zoned R-1 (single-family residential), while the Land Use Designation in the Comprehensive Plan is R-2 (medium-density residential). The proposed rezone aligns the zoning of these lots with the Comprehensive Plan. Councilmember Decker noted the parcels are adjacent to R-3 zoning and suggested they be rezoned as high-density residential. Planning Manager Stinson said the zoning must conform to the Land Use Designation, so Council would have to approve a change of the land use designation to high-density residential first. Mayor Johnson said if there was Council interest in this option it would be a separate discussion and ordinance, and should not affect the ordinance currently under review. Proposed ordinance D09-134 was moved forward to the September 8, 2009 Meeting for action.

IV. **Executive Session:** None.

6:09:50

V. **Adjournment:**

At 6:09 p.m., Councilmember Rackley moved to adjourn the workshop. Councilmember Bowen seconded the motion.

Councilmember King said he is unable to attend the September 8, 2009 Meeting.

Motion approved 7 – 0.

Harwood T. Edvalson, CMC
City Clerk

Neil Johnson, Jr.
Mayor

Items submitted to the Council Workshop of September 1, 2009: None.

CITY COUNCIL MEETING

**September 8, 2009
7:00 P.M.**

DRAFT MINUTES



“Where Dreams Can Soar”

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Website: www.ci.bonney-lake.wa.us

Audio Time Stamp ↓

I. CALL TO ORDER – Mayor Neil Johnson, Jr. called the meeting to order at 7:00 p.m.

A. Flag Salute – Boy Scout Troop #595 led the audience in the Pledge of Allegiance.

B. Roll Call:

City Clerk Harwood Edvalson called the roll. In addition to Mayor Johnson, elected officials attending were Deputy Mayor Dan Swatman, Councilmember David Bowen, Councilmember Laurie Carter, Councilmember Dan Decker and Councilmember Jim Rackley. Councilmembers Mark Hamilton and Dave King were absent.

[Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Police Chief Mike Mitchell, Community Services Director Gary Leaf, Community Development Director John Vodopich, Chief Financial Officer Al Juarez, Administrative Services Director/ City Clerk Harwood Edvalson, City Attorney Jim Dionne and Records & Information Specialist Susan Duis.]

Councilmember Rackley moved to excuse Councilmembers Hamilton and King from the Meeting. Councilmember Carter seconded the motion.

Motion approved 5 – 0.

C. Announcements, Appointments and Presentations:

1. Announcements: None.

2. Appointments: None.

3. Presentations:

a. **Proclamation** – Beautify Bonney Lake Day – September 19, 2009.

Mayor Johnson read the proclamation aloud and invited residents to take part in the event on September 19th. BBL board members Randy McKibben and Fred Jacobsen accepted the proclamation.

D. Agenda Modifications:

Councilmember Carter asked that Consent Agenda item D., Ordinance D09-79 be moved to Full Council Issues for discussion. Councilmember Decker asked that all items on the Consent Agenda be moved to Full Council Issues as items A. through J.

7:04:25

II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE:

A. Public Hearings: None.

B. Citizen Comments:

Winona Jacobsen, 9100 189th Ave Ct E, Bonney Lake, said the Historical Society and the City of Bonney Lake have worked together to erect 10 historic site markers, which will be dedicated at a ceremony on Saturday, September 12, 2009 at 11:00 a.m. at Allan Yorke Park. She invited all to attend and check out the markers, which are being installed this week. She said the Historical Society still has some 2010 calendars available for sale, but they expect to sell out soon.

Fred Jacobsen, 9100 189th Ave Ct E, Bonney Lake, said the calendars are available for anyone to purchase, including citizens. Councilmember Decker said the calendars are very nice and he hopes everyone purchases some.

C. Correspondence: None.

7:06:26

III. **COUNCIL COMMITTEE REPORTS:**

- A. Finance Committee: Deputy Mayor Swatman said the committee met at 5:30 p.m. earlier in the evening. Councilmember King was not in attendance. The committee reviewed the proposed Park Board ordinance (D09-79), grant applications for sidewalks on SR 410, an agreement with Qwest for 800 MHz communications circuits, and an agreement with NetVersant for fiber optic cable installation between City Hall and the Public Safety Building.
- B. Community Development Committee: Councilmember Rackley said the committee has not met since the last Council meeting.
- C. Public Safety Committee: Councilmember Carter said their meeting was rescheduled to September 14, 2009 due to the Labor Day holiday. She said the committee plans to discuss animal control, towing contracts, housing density and fire concerns, municipal code review, 800 MHz project updates, and a proclamation for Domestic Violence month in October. She said she has placed a stack of publications from Al-Anon regarding alcoholism at City Hall. The pamphlet includes information on area meetings and resources.
- D. Other Reports: None.

7:08:12

IV. **CONSENT AGENDA:**

- A. **Approval of Minutes:** ~~August 18, 2009 Council Workshop and August 25, 2009 Council Meeting.~~
- B. **Approval of Payroll:** ~~Payroll for August 1-15th, 2009 for checks 28409-28441 including Direct Deposits and Electronic Transfers in the amount of \$ 399,108.59; Payroll for August 16-31, 2009 for checks 28442-28478 including Direct Deposits and Electronic Transfers in the amount of \$ 562,416.94.~~
- C. **Approval of Accounts Payable Checks/Vouchers:** ~~Accounts Payable checks/vouchers (wire transfer # 8172009) in the amount of \$381.11. Accounts~~

Payable checks/vouchers #56647 thru 56739 (including wire transfer #'s 190640, 3152009, 4921439, 5152009, 6152009, 7152009, 8152009 & 9042009) in the amount of \$752,253.94.

- D. ~~AB09-79—Ordinance D09-79—An Ordinance of the City Of Bonney Lake, Pierce County, Washington, Amending Chapter 12.12 of the Bonney Lake Municipal Code and the Corresponding Portions of Ordinance Nos. 1232, 1150, 1037, 1015, 826, 669, 661, and 454 Relating to Park Regulations.~~
- E. ~~AB09-123—Ordinance D09-123—An Ordinance of the City Council of the City of Bonney Lake, Pierce County, Washington, Establishing Temporary Benefit Policies and/or Exceptions to Benefit Policies Due to the Current Recession and Accompanying Reductions in City Revenues.~~
- F. ~~AB09-134—Ordinance D09-134—An Ordinance of the City of Bonney Lake, Pierce County, Washington, Changing the Zoning Designation of Parcels 5640000230 and 5640000192 from Single Family Residential (R-1) to Medium Density Residential (R-2).~~
- G. ~~AB09-138—Resolution 1964—A Resolution of the City Council of the City of Bonney Lake, Pierce County, Washington, Awarding the City of Bonney Lake Interim Justice Center Project Contract to M.J. Takisaki, Inc.~~
- H. ~~AB09-132—A Motion of the Bonney Lake City Council Authorizing the City to Submit an Application for a Transportation Investment Generating Economic Recovery (TIGER) Grant from the United States Department of Transportation (USDOT) and for the City to Hold a Public Hearing on October 27, 2009 at 7:00 p.m.~~
- I. ~~AB09-133—A Motion of the Bonney Lake City Council Authorizing the Mayor to Sign the 2009-2011 Local Records Grant Program Application.~~
- J. ~~AB09-135—A Motion of the Bonney Lake City Council Authorizing Out of State Travel for Streets & Stormwater Crew Lead Brent Hoff to Attend Training in Eugene, Oregon.~~

All items from the Consent Agenda were moved to Full Council Issues, Items A. through J., for discussion during Agenda Modifications.

V. FINANCE COMMITTEE ISSUES: None.

VI. COMMUNITY DEVELOPMENT COMMITTEE ISSUES: None.

VII. PUBLIC SAFETY COMMITTEE ISSUES: None.

VIII. FULL COUNCIL ISSUES:

- A. **Approval of Minutes:** August 18, 2009 Council Workshop and August 25, 2009 Council Meeting.

7:08:15

Councilmember Decker moved to approve the minutes. Deputy Mayor Swatman seconded the motion.

Motion approved 5 – 0.

- B. **Approval of Payroll:** Payroll for August 1-15th, 2009 for checks 28409-28441 including Direct Deposits and Electronic Transfers in the amount of \$ 399,108.59; Payroll for August 16-31, 2009 for checks 28442-28478 including Direct Deposits and Electronic Transfers in the amount of \$ 562,416.94.

Councilmember Decker moved to approve Payroll. Deputy Mayor Swatman seconded the motion.

Motion approved 5 – 0.

- C. **Approval of Accounts Payable Checks/Vouchers:** Accounts Payable checks/vouchers (wire transfer # 8172009) in the amount of \$381.11. Accounts Payable checks/vouchers #56647 thru 56739 (including wire transfer #'s 190640, 3152009, 4921439, 5152009, 6152009, 7152009, 8152009 & 9042009) in the amount of \$752,253.94.

Councilmember Decker moved to approve the Accounts Payable Checks/Vouchers. Councilmember Carter seconded the motion.

Motion approved 5 – 0.

- D. **AB09-79 – Ordinance D09-79 –** An Ordinance of the City Of Bonney Lake, Pierce County, Washington, Amending Chapter 12.12 of the Bonney Lake Municipal Code and the Corresponding Portions of Ordinance Nos. 1232, 1150, 1037, 1015, 826, 669, 661, and 454 Relating to Park Regulations.

Councilmember Rackley moved to approve Ordinance D09-79. Deputy Mayor Swatman seconded the motion.

Councilmember Carter asked for a summary of the changes from the Park Board. Community Services Director Gary Leaf said most of the changes were simply clarifications on policies. Councilmember Carter said the proposed ordinance changes the monetary penalties for infractions in parks and refers to the Revised Code of Washington (RCW). She asked whether these changes would make enforcement more cumbersome for police officers to respond to violations. Director Leaf said these changes were suggested by the City Attorney's office to clarify the code, which references fees and portions of the RCWs in various sections. City Attorney Dionne suggested the item be tabled if the Council has more questions about enforcement and fees.

Councilmember Carter moved to table Ordinance D09-79 and forward it to the Public Safety Committee for review. Councilmember Bowen seconded the motion.

Motion to table approved 5 – 0.

- E. **AB09-123 – Ordinance 1331** – An Ordinance of the City Council of the City of Bonney Lake, Pierce County, Washington, Establishing Temporary Benefit Policies and/or Exceptions to Benefit Policies Due to the Current Recession and Accompanying Reductions in City Revenues.

Councilmember Rackley moved to adopt Ordinance 1331. Councilmember Decker seconded the motion.

Councilmember Decker said the ordinance does not specifically state that law enforcement staff are not allowed to take furloughs, and asked how this would be addressed. Mayor Johnson said the Police Department would be exempt from mandatory furloughs if they were put in place. He said Police Department staff can participate in the voluntary furloughs if they choose. Police Chief Mitchell said he has discussed with staff. He assured the Council that if any staff took voluntary furloughs it would be controlled to ensure there were not issues of other staff working overtime to cover shifts. He said he did not think many of his staff were planning to take voluntary furloughs besides himself.

Motion approved 5 – 0.

- F. **AB09-134 – Ordinance 1332** – An Ordinance of the City of Bonney Lake, Pierce County, Washington, Changing the Zoning Designation of Parcels 5640000230 and 5640000192 from Single Family Residential (R-1) to Medium Density Residential (R-2).

Councilmember Decker moved to adopt Ordinance 1332. Councilmember Rackley seconded the motion.

Motion approved 5 – 0.

- G. **AB09-138 - Resolution 1964** - A Resolution of the City Council of the City of Bonney Lake, Pierce County, Washington, Awarding the City of Bonney Lake Interim Justice Center Project Contract to M. J. Takisaki, Inc.

Councilmember Rackley moved to approve Resolution 1964. Deputy Mayor Swatman seconded the motion.

Councilmember Rackley noted that because the original apparent low bidder, Sierra Construction, asked to withdraw their bid, and M. J. Takisaki was originally the second-lowest apparent bidder. He said this appears to be a good bid and he thinks Council should approve it. Community Development Director Vodopich confirmed that Sierra Construction asked to withdraw their bid several days after the bid opening. He said the company found several errors in their base bid calculations. Director Vodopich said that he reviewed the issue with the City Attorney and City Administrator and agreed to grant their request. The second-lowest bidder is therefore being awarded the construction contract.

**Motion approved 4 – 0 – 1.
Councilmember Decker abstained.**

- H. **AB09-132** – A Motion of the Bonney Lake City Council Authorizing the City to Submit an Application for a Transportation Investment Generating Economic Recovery (TIGER) Grant from the United States Department of Transportation (USDOT) and for the City to Hold a Public Hearing on October 27, 2009 at 7:00 p.m.

Councilmember Rackley moved to approve motion AB09-132. Councilmember Decker seconded the motion.

Executive Assistant Brian Hartsell said he worked closely with Public Works Director Grigsby and his staff to prepare the grant, which is funded by the American Recover & Reinvestment Act. The grant would provide funds for intersection improvements and relieve traffic issues at SR 410 and Old Sumner Buckley Highway. Councilmember Carter thanked Mr. Hartsell for his hard work on this and other grants. Councilmember Decker thanked him for attending Community Development Committee meetings to keep councilmembers updated on these grants.

Motion approved 5 – 0.

- I. **AB09-133** - A Motion of the Bonney Lake City Council Authorizing the Mayor to Sign the 2009-2011 Local Records Grant Program Application.

Councilmember Rackley moved to approve motion AB09-133. Councilmember Decker seconded the motion.

Motion approved 5 – 0.

- J. **AB09-135** - A Motion of the Bonney Lake City Council Authorizing Out-of-State Travel for Streets & Stormwater Crew Lead Brent Hoff to Attend Training in Eugene, Oregon.

Councilmember Rackley moved to approve motion AB09-135. Councilmember Decker seconded the motion.

Public Works Director Grigsby said Brent Hoff was recently promoted to Streets and Stormwater Lead, and needs formal training. This course is normally offered in Washington every other year, but in 2010 it will be held in Montana instead. The Oregon course will be a less expensive way for him to get the required certificates to meet his conditions for employment.

Motion approved 5 – 0.

IX. EXECUTIVE SESSION: None.

7:25:38

X. ADJOURNMENT:

At 7:25 p.m. Councilmember Carter moved to adjourn the meeting. Councilmember Rackley seconded the motion.

Motion approved 5 – 0.

Harwood Edvalson, CMC
City Clerk

Neil Johnson
Mayor

Items submitted to the Council Meeting of September 8, 2009: None.

DRAFT

**City of Bonney Lake, Washington
City Council Agenda Bill (C.A.B.) Approval Form**

<u>Department / Staff Contact:</u> Exec / Don Morrison	<u>Workshop / Meeting Date:</u> 15 Sep 2009	<u>Agenda Bill Number:</u> AB09-120
<u>Ordinance Number:</u> AB09-120	<u>Resolution Number:</u>	<u>Councilmember Sponsor:</u>

Agenda Subject: Multi-Family Sewer SDC Rates

Proposed Motion: None

Administrative Recommendation: Discuss and provide direction.

Background Summary: On 7 July, FCS Group presented an updated Sewer System Development Charge (SDC) rate that indicated a 2009 SDC rate City wide of up to \$10,366 per single family house was supported by the growth projects included in the Comprehensive Sewer System Plan (CSSP) update provided by RH2. The current Sewer SDC rate for all family housing is \$9,099 per unit without distinction between single family and multi-family housing. The draft ordinance does not increase the current SDC rate for single family dwellings. In the FCS Group rate analysis, Multi-Family housing units were assumed to be charged 70% of the single family rate. FCS Group has also concluded that a 73%o rate could be supported based on their analysis.

The Council discussed the sewer SDC rate for multi-family (MF) units and tentatively determined to set a 65% rate as an incentive to build more multi-family housing, for which there is a need. Since that time, a number of council members have determined to revisit the MF rate. The Growth Management Act requires cities to provide a variety of housing types, and there is interest in more affordable housing. A flat 65% rate would serve as an incentive to build more MF housing, but not necessarily a variety of unit sizes, and thus more affordable housing. A flat rate would tend to encourage builders to build units with more bedrooms, assuming appropriate market demand. Having a varied SDC rate would provide more of an incentive for varied unit types (studio, 1 bedroom, etc.). The Council wanted to consider other options as well, including a per square foot unit size rate. A fourth option (not presented) would be per a plumbing fixture basis.

Council is also asked to determine whether to maintain an automatic annual adjustment based on the CCI. There is a current annual inflation factor in the code, but it is based on the CPI. The draft ordinance either changes it to the CCI, or eliminates the automatic adjustment entirely. While an automatic adjustment makes is easier for rates to keep pace with inflation, there are a variety of administrative issues associated with rates not published in code that are determined by hand calculation.

Council also needs to determine whether these SDC rates will be temporary (add sunset clause), or in effect indefinitely until changed by Council, and whether the ordinance will be retroactive. The attached draft makes the rate retroactive to June 1, 2009 to coincide with other incentive ordinances, and does contain a sunset provision consistent with related incentive ordinances (12/31/2011).

<u>BUDGET INFORMATION:</u>			
Budget Amount	Required Expenditure	Budget Impact	Budget Balance
Budget Explanation:			

COMMITTEE/BOARD REVIEW:

Subcommittee Review Date: -

Commission/Board Review Date: -

Hearing Examiner Date:

COUNCIL ACTION:

Workshop Date(s): 8/18/09

Public Hearing Date(s):

Meeting Date(s):

Tabled To Date:

Signatures:

Director Authorization D. Morrison	Mayor N. Johnson	Date City Attorney Reviewed
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Sewer Connection (SDC) Rate History

BLMC 13.12.100					
	2005	2006	2007	2008	2009
Paragraph A.1 Single Family Residence New Construction	\$8,000	\$8,224	\$8,487	\$8,797	\$9,099
Paragraph A.2 Single Family Residence	\$8,000	\$8,224	\$8,487	\$8,797	\$9,099
On-Site Septic Paragraph A.3					
Multi-Family Residence and Duplexes	\$8,000	\$8,224	\$8,487	\$8,797	\$9,099
Paragraph A.4 per "unit of base flow" or fraction thereof	\$8,000	\$8,224	\$8,487	\$8,797	\$9,099

Notes:

- 1 BLMC 13.12.100 A 5 - CPI adjustment applies until we update the rates with the study currently underway.
- 2 BLMC 13.12.100 C - Guidelines for application to ADUs.
- 3 2008 CPI Adjustment = 3.65%
- 4 2009 CPI Adjustment = 3.43%

**Schedule A
Non-Residential Sewer Equivalents Table**

City of Bonney Lake
BLMC Chapter 13

2009 Schedule of Fees

Revision Date: 8/12/2009

No.	Land Use Category	Examples of ITE Land Use Code ⁶	Base Unit Flow (GPD) (1)	Residential Equivalent Value (2)	PER UNIT VALUE (3)	SDC Per Unit ³ (4)
1	Auto Service Centers, Quick Lubes, Tire Stores	848, 849, 941, 942	102	0.37	Per Stall	\$3,375
2	Barber / Beauty Shop	-	275	1.00	Per Facility	\$9,099
3	Car Wash - Automated	948	2750	10.00	Per Stall	\$90,990
4	Car Wash - Self Service	947	525	1.91	Per Stall	\$17,371
5	Churches, Lodges, Clubs	560	28	0.10	Per 1,000 GFA	\$926
6	Coffee Kiosk	-	508	1.85	Per Facility	\$16,808
7	Day Care Center	565	187	0.68	Per 1,000 GFA	\$6,187
8	Discount Club Store	861	44	0.16	Per 1,000 GFA	\$1,456
9	Discount Store	815	17	0.06	Per 1,000 GFA	\$562
10	Discount Supermarket	854	73	0.27	Per 1,000 GFA	\$2,415
11	Discount Superstore	813	29	0.11	Per 1,000 GFA	\$960
12	Gas Stations with Convenience Store	945	669	2.43	Per Facility	\$22,135
13	Gas Stations with Convenience Store and Car Wash	946	3046	11.08	Per Facility	\$100,784
14	Gas Stations without Convenience Store	944	275	1.00	Per Facility	\$9,099
15	Hardware / Paint Store	816	275	1.00	Per Facility	\$9,099
16	Health / Fitness Center without pool	866	74	0.27	Per 1,000 GFA	\$2,448
17	Home Improvement Store	862	3	0.01	Per 1,000 GFA	\$112
18	Hospitals	610	177	0.64	Per Bed	\$5,856
19	Hotels, Motels, Resorts	741, 791	176	0.64	Per Unit	\$5,823
20	Laundry - Commercial	-	2260	8.22	Per Facility	\$74,777
21	Laundry - Dry Cleaning Only	-	275	1.00	Per Facility	\$9,099
22	Laundry - Self Service	-	114	0.41	Per Washing Machine	\$3,772
23	Medical - Dental Office	630, 720	37	0.13	Per Room/Chair	\$1,224
24	Mini Warehouse	151	275	1.00	Per Facility	
25	Nursing Home / Assisted Living Home	620, 254	177	0.64	Per Resident	\$5,856
26	Office Building - General or Multiple Tenant	710	78	0.28	Per Office Space	\$2,581
27	Office Building - Single Tenant	715	150	0.55	Per 1,000 GFA	\$4,963
28	Pharmacy / Drug Store	880, 881	42	0.15	Per 1,000 GFA	\$1,390
29	Public Offices / Library / Misc.	590	275	1.00	Per Facility	\$9,099
30	Restaurant - Fast Food with Drive Through Window	934	20	0.07	Per Occupancy Capacity	\$662
31	Restaurant - Fast Food with no Indoor Seating	935	1182	4.30	Per Facility	\$39,109
32	Restaurant - Fast Food without Drive Through Window	933	15	0.05	Per Occupancy Capacity	\$496
33	Restaurant - High Turnover Sit-Down	932	15	0.05	Per Occupancy Capacity	\$496
34	Retail Sales / Convenience Store	814, 851	275	1.00	Per Facility or Tenant Space	\$9,099
35	Schools	530, 534, 536	85	0.31	Per 1,000 GFA	\$2,812
36	Supermarket or Grocery Store	850	90	0.33	Per 1,000 GFA	\$2,978
37	Taverns, Bars, Drinking Place	936	7	0.03	Per Occupancy Capacity	\$232
38	Theaters - Indoor	759, 765	210	0.76	Per Theater	\$6,948

¹ The Minimum Connection Fee Shall Be Not Less Than 1.0 Residential Equivalent (RE)

² One Residential Equivalent (RE) is equal to 275gpd water usage.

275 gpd

³ System Development Charge (SDC) for one Residential Equivalent (RE):

\$9,099 per RE

⁴ SDC Per Unit Charge = RE Charge (\$9,099) X Base Unit Flow (1) / RE Equivalent water usage²

⁵ System Development Charge Calculation: SDC =

SDC per unit (4)	x	Total Per Unit Value (3)
---------------------	---	-----------------------------

⁶ ITE Codes represent those given in the Institute of Transportation Engineer's Trip Generation Manual, 7th generation. ITE Codes shown are examples given to help describe type of land use. Each land use category may include establishments not included in the ITE codes shown.

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ORDINANCE NO. D09-120

AN ORDINANCE OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AMENDING CHAPTERS 13.12.010, 13.12.100, AND 13.12.105 OF THE BONNEY LAKE MUNICIPAL CODE AND ORDINANCE NOS. 1230; 1221; 1207; 1094; 1083; 968; 919; 787; 571C; AND 561 RELATING TO THE CALCULATION OF SEWER SYSTEM DEVELOPMENT CHARGES.

WHEREAS, the City has determined that sewer system development charges (“sewer SDCs”) are in need of adjustment so that new users connecting to the system will pay their equitable share of the cost of the system and in order to accommodate future development and build the capital projects needed to sustain and improve upon current levels of service; and

WHEREAS, the City has determined that Schedule A, used to calculate the sewer SDCs for non-residential establishments, needs to be updated; and

WHEREAS, a recent SDC study done by FCS Group, a consulting firm specializing in utility financing, concluded that a sewer SDC as high as \$10,366 per residential equivalent (RE) would constitute a reasonable and appropriate charge for Bonney Lake; and

WHEREAS, the City recognizes that it has a legal obligation to provide a variety of housing types under the Growth Management Act, and desires to provide more affordable housing options, and has thus determined as a matter of policy that dwelling units within multi-family residential structures such as apartment buildings should be charged a percentage of an RE per dwelling unit.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. BLMC section 13.12.010 and the corresponding portions of Ordinance No, 571C § 4 are hereby amended to read as follows:

13.12.010 Definitions.

0. “Bed/Bonus Room” means any bedroom or other room such as a bonus room, den, or office in a multi-family dwelling that, in the opinion of the Building Official, could reasonably be converted to a bedroom. NOTE: WOULD APPLY ONLY IF MF RATE OPTION 1 WAS CHOSEN

30. “Residential Equivalent (RE)” means the equivalent of one residential unit for purposes of computing connection charges and service rates. Each “residential unit” shall be one residential equivalent. “Residential equivalent” is defined as flow of 280 gallons/day with BOD not exceeding 0.56 pounds/day and total suspended solids not exceeding 0.56 pounds/day means a system specific unit of measure used to express the amount of water and sewer consumed by a typical full-time single family residence and is equivalent to one residential dwelling unit for

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purposes of computing connection charges and service rates. For the purposes of sewer usage, one RE shall be defined as a flow of 275 gallons per day with an average biological oxygen demand (BOD) of 246 mg/l and an average total suspended solids (TSS) of 269 mg/l.

~~44. “Unit of base flow,” for the purpose of this code, shall be based upon a base sewerage flow of 280 gallons per 250 mg/l of BOD and 250 mg/l of suspended solids.~~

44. “Single-family residence”, for the purposes of water and sewer utilities, means a structure maintained and used as a single dwelling unit. Notwithstanding that a dwelling unit shares one or more wall with another dwelling unit, it shall be deemed a single family residence if it has direct access to a street and shares neither heating facilities nor hot water equipment, nor any other essential facility or service, with any other dwelling unit.

61. System Development Charge or “SDC” means a fee charged to connect to the public sewer system, which represents the user’s equitable share of the cost of the system, pursuant to RCW 35.92.025.

Section 2. Bonney Lake Municipal Code Section 13.12.100 and the corresponding portions of Ordinance Nos. 1230, 1221, 1207, 1094, 1083, 968, 919, 787, 571C, and 561 are hereby amended to read as follows:

13.12.100 System development charges.

A. The fees for connection to the city’s sewer utility shall be due and payable at the time of building permit application, as follows:

1. The fee for a single-family residence (new construction) shall be ~~\$8,000~~ \$9,099, payable ~~at the time of building permitting.~~
2. The fee for an existing single-family residence served by an on-site septic disposal system shall be ~~\$8,000~~ \$9,099.
3. The fee for ~~multifamily residential units and duplexes~~ shall be ~~\$8,000~~ \$9,099, per dwelling unit, ~~payable at the time of building permit application.~~
4. The fee for multifamily residential buildings with more than two units shall be as follows:

INSERT MF SDC RATE OPTION CHOSEN

- A. 58% of \$9,099 per dwelling unit for studio units, payable at the time of the building permit application.
- B. 63% of \$9,099 per dwelling unit for 1 bed/bonus room units;
- C. 68% of \$9,099 per dwelling unit for 2 bed/bonus room units;
- D. 73% of \$9,099 per dwelling unit for 3 or more bed/bonus room units.

~~4. Commercial and industrial~~ 5. Non-residential sewer applicants shall pay \$8,000 \$9,099 per “unit of base flow” “Residential Equivalent (RE).” The total connection fee shall be calculated according to BLMC 13.12.105. When the total connection fee calculated is greater than two REs, the fee due at the time of the building permit shall be equal to two REs. The remainder of the fee, at the applicant’s option, may be paid in 12 monthly equal installments for the period of one year and shall be included with the monthly utility billing. A reasonable interest

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~~rate, as determined by the city's chief financial officer, will be charged. The entire remaining balance of the connection fee plus interest shall be due and payable if the structure changes ownership. Any past-due installments and any remaining balance that is not paid at change of ownership will become a lien on the property pursuant to BLMC 13.12.110.~~

5. **OPTION A: CCI Adjustment. Beginning January 1, ~~2006~~ 2010, and for every year thereafter, the SDCs shall be adjusted by the annual change in the most recent Engineering News Record (ENR) Construction Cost (CCI) for the Seattle area, using a November through November annual measure to establish revised fee schedules effective January 1st of each year.**

OPTION B: Delete automatic annual CCI adjustment (i.e. delete 5(A) and renumber).

B. SDCs shall be due and payable at the time of abuilding permit application for sewer service, and shall be charged at the rate in effect at the time of application for sewer service. An application for sewer service will only be accepted along with a complete building permit application or from an applicant with an existing residence served by a septic system and that also has sewer available. If the building permit expires through suspension or abandonment under BLMC 15.04.081, the SDC shall be refunded at the request of the applicant; provided, that if the applicant chooses to leave the SDC on deposit with the City and re-applies for a new building permit pursuant to BLMC 15.04.081, the SDC shall be re-calculated at current rates and the amount of the SDC already paid and not refunded may be credited toward the new SDC.

C. The charges set out in this section shall not be applicable to an accessory dwelling unit permitted pursuant to BLMC 18.22.090, so long as a second connection to the city's sewer system is not required by applicable codes or requested by the owner. Should the property upon which an accessory dwelling unit is located be sold, platted or otherwise segregated from the property upon which the primary residence is located, and, because of the exemption provided for in this subsection, the owner of the accessory dwelling unit did not previously pay a full, separate sewer connection charge for the accessory dwelling unit, then the following shall apply:

1. If no additional connection charge was paid for the accessory dwelling unit, the owner of the segregated accessory dwelling unit shall be required to pay a connection charge in the amount provided for in this section at the time of segregation.

2. If a reduced connection charge was paid for the accessory dwelling unit, the owner of the segregated accessory dwelling unit shall be required to pay the difference between that reduced charge and the amount of the connection charge provided for in this section at the time of segregation.

D. When connection to the sewer system for an existing residence becomes mandatory due to a failed septic system, septic design flaw, or other reason, and the home is not being sold contemporaneously with the mandatory sewer application, a homeowner may apply to the city to pay the connection fee on an installment payment plan. The application shall state that paying the connection fee poses a financial hardship. The city may permit the applicant to pay the fee in monthly or annual installments (not both) for a period of not more than 10 years. A reasonable interest rate, as determined by the city's chief financial officer, will be charged on the balance owing to the city. The entire remaining balance of the connection fee plus interest shall be due and payable at the time of sale of the home. Any past-due installments and any remaining balance that is not paid at the sale of the home will become a lien on the property pursuant to BLMC 13.12.110. (Ord. 1230 § 21, 2007; Ord. 1221 § 4, 2007; Ord. 1207 § 1, 2006; Ord. 1094 § 2, 2005; Ord. 1083 § 2, 2004; Ord. 968 § 2, 2002; Ord. 919 § 2, 2001; Ord. 787 §§ 1, 2, 1998;

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Ord. 571C § 1, 1992; Ord. 561 Art. VIII § 3, 1985).

Section 3. Bonney Lake Municipal Code Section 13.12.105 and the corresponding portions of Ordinance Nos. 1230; Ord. 1221; Ord. 1207; Ord. 1094; Ord. 1083; Ord. 968; Ord. 919; Ord. 787; Ord. 571C; and Ord. 561 are hereby amended to read as follows:

13.12.105 Calculation of ~~commercial and industrial~~ non-residential sewer connection and monthly charges.

A. System Development Charges (SDCs) shall be levied for each new sewer service connection to the city sewer system and for service upgrades generating additional flow or loading.

AB. Commercial and Industrial Non-Residential Connections – Existing Buildings.

1. SDCs for existing ~~commercial and industrial~~ non-residential customers who convert from septic to sewer shall be based on the most recent twelve months of water use records. The following formula shall be used to determine the number of REs an existing building is equivalent to: The average daily water use shall be divided by 280 gallons and the resulting number shall then be multiplied by the cost per “unit of base flow.” (Average daily water use +113 gallons per day) divided by 275 gallons per day.

BC. Commercial and Industrial Non-Residential Connections – Future New Buildings.

1. Connection fees for ~~commercial and industrial~~ construction buildings built in the future shall be calculated based on the “Sewer Flow Factors” contained on Schedule A dated March 31, 1986, and using the formula described above. Schedule A is attached to the ordinance codified in this section and incorporated by reference herein. Sewer System Development Charges for all new non-residential construction buildings shall be the calculated Residential Equivalents based on the Residential Equivalent Value given in Schedule A- Non-Residential Sewer Equivalents, which is hereby incorporated by reference as now or hereafter amended.

2. SDCs for ~~commercial and industrial~~ non-residential construction buildings applicants which do not fall into the categories listed in Schedule A (Sewer Flow Factors) shall be charged based on the developer’s engineer’s certified estimate of flow and shall be reviewed for adjusted fees after one year of water use data. The formula described above in BLMC 13.12.105(B)(1) will apply in each case and the calculated SDC shall be subject to approval by the Public Works Director. If one year of water use data shows that the SDC requires adjustment, the City will adjust the SDC up or down and either refund the difference or include an additional charge on the customer’s sewer bill. (Ord. 571C § 4, 1992).

D. Non-Residential Connections – Tenant Improvement.

1. Sewer System Development Charges for all new tenant improvements shall be the calculated Residential Equivalents based on the Residential Equivalent Value listed on Schedule A. If a former tenant or building owner paid an SDC for the space a new tenant is occupying, the new tenant shall be charged that portion of the SDC which reflects the increased use over the previous tenant, based upon the business types of the new and previous tenant found in Schedule A.

E. The calculation of Residential Equivalents given in Schedule A - Non-Residential Sewer Equivalents, and attached to the ordinance codified in this section, shall be updated annually as needed.

F. SDCs shall be due and payable at the time of application for the building permit of the structure to be served by the sewer connection sewer service, and shall be charged at the rate in

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effect at the time of application for sewer service. An application for sewer service will only be accepted along with a complete building permit application or from an applicant with an existing building served by a septic system and that also has sewer available. If the building permit expires through suspension or abandonment under BLMC 15.04.081, the SDC shall be refunded at the request of the applicant; provided, that if the applicant chooses to leave the SDC on deposit with the City and re-applies for a new building permit pursuant to BLMC 15.04.081, the SDC shall be re-calculated at current rates and the amount of the SDC already paid and not refunded may be credited toward the new SDC.

Section 5. This Ordinance shall take effect thirty (30) days after its passage, subject to prior approval by the Mayor and prior publication for five days as required by law, and shall be retroactive to May 1, 2009. The ordinance shall expire and sunset December 31, 2011 unless extended by a subsequent ordinance of the City Council.

This Ordinance shall take effect thirty (30) days after its passage, subject to prior approval by the Mayor and prior publication for five days as required by law.

PASSED by the City Council and approved by the Mayor this ____day of _____, 2009.

Neil Johnson, Jr., Mayor

ATTEST:

Harwood T. Edvalson, CMC, City Clerk

APPROVED AS TO FORM:

James J. Dionne, City Attorney

Passed:
Valid:
Published:
Effective Date:

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Sewer SDC Rate Options for Multi-Family Units

Option 1: Number Bed/Bonus Rooms

13.12.010 Definitions.

Bed/Bonus Room” means any bedroom or other room such as a bonus room, den, or office in a multi-family dwelling that, in the opinion of the Building Official, could reasonably be converted to a bedroom.

13.12.100 System development charges.

4. The fee for multifamily residential buildings with more than two units shall be as follows:

- A. 58% of \$9,099 per dwelling unit for studio units;
- B. 63% of \$9,099 per dwelling unit for 1 bed/bonus room units;
- C. 68% of \$9,099 per dwelling unit for 2 bed/bonus room units;
- D. 73% of \$9,099 per dwelling unit for 3 or more bed/bonus room units.

Option 2: Unit Size (Square Footage)

13.12.100 System development charges.

4. The fee for multifamily residential buildings with more than two units shall be as follows:

- A. 600 or less square feet: \$5,277 per dwelling unit;
- B. 601 - 800 square feet: \$5,732 per dwelling unit;
- C. 801 – 1,000 square feet: \$6,187 per dwelling unit;
- D. 1,001 -1,300 square feet: \$6,642 per dwelling unit;
- E. 1,301 or more square feet: \$9,099 per dwelling unit

Note: A-D represent average apartment unit sizes where A=studio unit/efficiency unit; B=1 bedroom; C=2 bedroom; D=3 bedroom; E = a unit large enough to be considered in terms of a SF residence and shall pay the full rate. Except for “E.”, the rate is based on the same percentages listed in Option 1 (e.g. studio at 58% of SDC)

Option 3: Rate per Square Foot

13.12.100 System development charges.

4. The fee for multifamily residential buildings with more than two units shall be six dollars (\$6.00) per square foot per dwelling unit up to a maximum of \$9,099 per dwelling unit.

Note: Under a \$6.00/sf scenario, the average studio would pay roughly 33% of the single family SDC rate, a 1 bedroom 46% of the SDC rate; a 2 bedroom 59% of the SDC rate; and for a 3 bedroom 73% of the SDC rate. This is based on a single family (SF) residence of 1,500 square feet divided by the SF SDC rate of \$9,099, wherein $\$9,099 / 1,500 = \6.00 (rounded). Basing the square footage rate on a 2,000 sf house would reduce the multi-family square footage rate to \$4.55/sf (& lowering a studio to 25% of the SF rate, etc.)

Square Footage Rate	SDC Charge Studio		SDC Charge 1 Bedroom		SDC Charge 2 Bedroom		SDC Charge 3 Bedroom	
	500 sf	% of SDC	700 sf	% of SDC	900 sf	% of SDC	1100 sf	% of SDC
\$3.80	\$1,900	21	\$2,660	29	\$3,420	38	\$4,280	46
\$6.00	\$3,000	33	\$4,200	46	\$5,400	59	\$6,600	73
\$8.00	\$4,000	44	\$5,600	62	\$7,200	79	\$8,800	97

Shown by average apartment size by square footage rate and as a % of the Single Family SDC charge

Don Morrison

From: Raymond Frey [ray@halsanfrey.com]
Sent: Thursday, August 20, 2009 3:49 PM
To: 'Neil Johnson Jr'; Deputy Mayor Daniel Swatman; Jim Rackley; Councilmember David Bowen; dcspring@comcast.net; deemark@comcast.net; dan98391@yahoo.com; Councilmember Laurie Carter
Cc: Don Morrison; Dan Grigsby; John Vodopich; Woody Edvalson; John Woodcock
Subject: SDC's and Apartment Square Footage

Dear Members of the Bonney Lake City Council,

At Tuesday nights Workshop you discussed another possible method of addressing reduction in multi-family SDC's based on square footage verses number of bedrooms.

While this might work with single family homes, we don't think it achieves the goal of good apartment development and could lead in fact to smaller units wherever possible. Granted acreage/size, demographics, economics/financing all come into play; however the temptation of saving thousands of dollars by building predominately smaller sized apartments could provide the wrong incentive.

We utilize market surveys and demographic information from a number of sources, one of which is the Allied Group, a local and substantial apartment management firm. They do a local rental market survey and list information on apartment developments in the area. The following info lists the actual square footages for 6 local developments:

- Studios – 480 to 632 sf
- 1BR/1BA – 550 to 872 sf
- 2BR/1BA - 770 to 976 sf
- 2BR/2BA – 860 to 1123 sf
- 3BR/2BA – 1146 to 1770 sf.

There is a lot of overlap and I guess you could use some combination of these square footages for your incentive plan since they comprise the 6 newest apartment developments in the Bonney Lake, Sumner, Puyallup area, but what if someone wanted to try a larger studio, or more likely, a larger 2BR. My guess would be that probably wouldn't happen under this type of incentive plan. On the other hand, if you put the incentive on the number of bedrooms, you definitely encourage more studios, 1BR/1BA and even 2BR/1BA units. It's important to understand that for the long term, the developer is still going to go with market surveys first. He will build to meet the demand. What the incentive does is make it more feasible to build more studios and 1BR's...and I believe that is your purpose. Additionally, a number of the Puget Sound County Health Departments, Pierce and Island for instance, use the number of bedrooms as opposed to other methods for their calculations.

As to when you pay these fees, we also think it makes more sense to pay when you actually hook the apartments up to the service. Timing of actual cash layout is a major factor in this tight money market. Thank you for your interest and concern in making Bonney Lake a better place for affordable housing development and we would strongly support your current plan starting at a 58% reduction for studio apartments going up to 73% for 3 bedroom units.

Raymond Frey
HALSAN FREY LLC
12356 Northup Way, Ste 119
Bellevue, WA 98005
(425) 466-1813
ray@halsanfrey.com

8/24/2009

Table III-16
Apartment Sizes, Rents, and Vacancy Rates, Thurston County, 2001-2004

Year	One-Bedroom Units			Two-Bedroom/One-Bath Units		
	Avg. Size (Sq Ft)	Avg. Rent	Vacancy Rate	Avg. Size (Sq Ft)	Avg. Rent	Vacancy Rate
2001	645	\$515	2.6%	829	\$578	4.2%
2002	645	\$536	4.0%	826	\$601	4.1%
2003	672	\$579	3.3%	847	\$639	3.9%
2004	659	\$594	4.5%	852	\$664	5.7%

Source: Washington Center for Real Estate Research/Washington State University, Apartment Vacancy Survey, Spring 2001-2004; www.cbe.wsu.edu/~wcre/.

Explanation: Data are from March of each year.

Table III-17
Average Rent and Vacancy Rates, Thurston and Surrounding Counties, 2001-2004

	Grays Harbor	King	Kitsap	Lewis	Pierce	Thurston
Average Rent						
2001	N/A	\$841	\$644	N/A	\$603	\$590
2002	N/A	\$869	\$659	N/A	\$630	\$615
2003	N/A	\$854	\$691	\$508	\$674	\$662
2004	\$444	\$840	\$731	\$431	\$674	\$674
Vacancy Rate						
2001	N/A	3.9%	4.4%	N/A	3.9%	3.4%
2002	N/A	8.0%	3.1%	N/A	5.7%	4.1%
2003	N/A	7.5%	9.1%	2.8%	6.7%	4.0%
2004	3.5%	7.1%	5.6%	3.5%	8.0%	5.1%

Source: Washington Center for Real Estate Research/Washington State University, Apartment Vacancy Survey, Spring 2001 - Spring 2004; www.cbe.wsu.edu/~wcre/.

Explanation: Data are from March of each year.

Apartment Summary Statistics March 2000**One-Bedroom Units**

County	Average Size (Sq. Ft.)	Average Rent	Vacancy Rate
Benton/Franklin	643	\$433	4.07%
Chelan/Douglas	604	\$443	5.59%
Clark	697	\$507	3.28%
Kittitas	626	\$378	7.09%
Spokane	653	\$412	5.52%
Whitman	542	\$358	2.01%
Yakima	577	\$414	7.65%

2-Bedroom/1-Bath Apartments

The largest group of apartments, accounting for over one-third of the units covered by the survey had two bedrooms and one bath. This was the most common configuration encountered in Wenatchee, Ellensburg, Vancouver and Pullman. Vacancy rates ranged from an exceptionally tight 2.79 percent in Kittitas county to a high-average inventory available in Yakima (7.88%). Rents for 2-bedroom/1-bath units averaged \$483 in Whitman county and reached \$595 in Clark county. Average sizes of these units ranged from 714 square feet in Ellensburg to 891 square feet in Vancouver a difference of over one-quarter.

Apartment Summary Statistics March 2000**Two-Bedroom/One-Bath Units**

County	Average Size (Sq. Ft.)	Average Rent	Vacancy Rate
Benton/Franklin	858	\$520	6.00%
Chelan/Douglas	847	\$542	6.93%
Clark	891	\$595	5.45%
Kittitas	714	\$490	2.79%
Spokane	865	\$502	6.41%
Whitman	801	\$483	5.84%
Yakima	816	\$497	7.88%

Time Trends

Don Morrison

From: "Don Morrison" <morrison@govtjob.net>
To: <morrisond@ci.bonney-lake.wa.us>
Sent: Friday, August 21, 2009 11:15 PM
Attach: 2226_001.pdf
Subject: Fw: Bonney Lake SDC analysis
From: Michael Corliss [mcorliss@investco.com]
Sent: Friday, August 14, 2009 4:55 PM
To: Neil Johnson; Deputy Mayor Daniel Swatman
Subject: Bonney Lake SDC analysis

Attached please find two summary pages from our analysis of the current sewer SDC fee assessment in the City of Bonney Lake. Our contention is that the current system favors the single family residence and in particular, the largest single family homes.

Using the example of a 10 acre parcel of land, the first page shows the various SDC fees collected by the City under several different development scenarios. The total fees range from \$218,376 for a development of 4,400 square foot houses on 15,000 square foot lots to \$1,819,800 for a 200 unit multifamily project. As you can see, when these numbers are broken down on a per square foot basis, the large single family house is paying \$2.07 per square foot while each apartment square foot equates to \$10.21 of sewer fee.

We believe that the correlation between SDC fees and home size should be a positive one: the larger the residential unit (more toilets, plumbing fixtures and residents), the greater the overall SDC fee. To that end, the second page shows how we would propose the fee structure be revised. The second page is based on the same 10 acre parcel but uses a rounded SDC rate of \$3.80 per residential square foot. As a starting point, we assume that the average house in Bonney Lake is 2,400 square feet on a 5,000 square foot lot. This results in an average square foot SDC charge of \$3.79 per square foot, based on the current SDC rate of \$9,099 per house. We believe that applying this rate per square foot results in a more equitable allocation of SDC fee charges across property types there by encouraging future development.

If you have any questions, please contact me or Charlie Laboda at 253-447-3023 or claboda@investco.com

Sincerely,

Michael Corliss
Chief Executive Officer

Investco

T: 253-863-6200

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8/23/2009

Various Amounts Collected by City on 10 acre parcel based on \$9,099 per unit

House options	4,400 sf	2,400 sf	1,400 sf	
Ave. Apartment				891 sf
Lot Size	15,000	5,000	5,000	
Total units	24	74	74	200
Total Sewer Fee	\$218,376	\$673,326	\$673,326	\$1,819,800
Total residential square footage	105,600	177,600	103,600	178,200
Sewer Fee per square foot	\$2.07	\$3.79	\$6.50	\$10.21

Example fee collection: House and Apartment with square foot fee

Avg. House	4,400 sf	2,400 sf	1,400 sf	
Avg. Apartment				891 sf
Lot Size	15,000	5,000	5,000	
Total units	24	74	74	200
Sewer Fee per square foot	\$3.80	\$3.80	\$3.80	\$3.80
Total residential square footage	105,600	177,600	103,600	178,200
Total Sewer Fee	\$401,280	\$674,880	\$393,680	\$677,160