

**CITY COUNCIL WORKSHOP**

**February 16, 2010  
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](http://www.ci.bonney-lake.wa.us)

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*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.*

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Page

**I. Call to Order:**

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

**II. Roll Call:**

**Elected Officials:** Mayor Neil Johnson, Jr., Deputy Mayor Dan Swatman, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin 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. Presentation: Pierce Transit – Transit System Update.
- B. Presentation: Hazard Mitigation Planning Group – Diane Schurr, Pierce County Department of Emergency Management.
- C. Council Open Discussion
- D. Review of Draft Council Minutes: February 2, 2010 City Council Workshop, February 9, 2010 City Council Meeting.
- E. Discussion: AB10-37 - Alternatives for Easttown Utility Latecomer Agreement.
- F. Discussion: Enforcement of the Sign Code.

**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.**

3

5-14

15-30



## Region 5 Hazard Mitigation Plan – Phase III Update

The [Insert jurisdiction Name], in conjunction with eight other jurisdictions in Pierce County, is participating in the development of the Region 5 (Pierce County-wide) Hazard Mitigation Plan-Phase III Update. Once the Plan is adopted by the [Insert Jurisdiction Name's] directors and approved by Washington State Emergency Management and Federal Emergency Management Agency, our jurisdiction/organization will be eligible for Pre and Post Disaster Hazard Mitigation Funds from the Federal Government.

Hazard Mitigation is defined as “those actions taken to reduce or eliminate the long-term risk to people, property, social infrastructure, or the environment from hazards and their effects.” This could involve such projects as relocating buildings out of a floodplain to seismically retrofitting buildings.

Pierce County Department of Emergency Management is responsible for the coordination and development of the Plan. The Plan must be completed by mid-year of 2010. This project is being funded by a grant from the Federal Emergency Management Agency from the Hazard Mitigation Grant Program; hence the fiscal impact to our jurisdiction will be minimal.

The Plan has the following sections: a Profile Section, a Risk Assessment Section, a Capability Identification Section, a Mitigation Strategy Section, and a Plan Maintenance Section. There is also an ongoing Public Involvement process that is documented throughout the planning project. Currently, the Mitigation Strategy Section is almost complete allowing us to improve life safety and facilitate survivability. We will be moving into the Profile Section next and then look at current capabilities and interdependencies. The Planning Team will be holding public comment meetings in February on the hazards and vulnerabilities that have been identified.

For further information, visit the Plan website at [www.co.pierce.wa.us/mitigation](http://www.co.pierce.wa.us/mitigation) or contact Diane Schurr, Mitigation Planner at the Pierce County Department of Emergency Management, at (253) 798-2217, [dschurr@co.pierce.wa.us](mailto:dschurr@co.pierce.wa.us)



**CITY COUNCIL  
WORKSHOP**

**February 2, 2010  
5:30 p.m.**

**DRAFT MINUTES**



*"Where Dreams Can Soar"*

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**I. Call to Order:**

Mayor Neil Johnson, Jr. called the workshop to order at 5:32 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 Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin and Councilmember James Rackley.

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

5:32:56

**III. Agenda Items:**

- A. **Presentation:** Public Officials Training - Washington Cities Insurance Authority - Lisa Roberts, Risk Services ~~Deputy~~ Director.

Risk Services Director Lisa Roberts provided the Councilmembers with information about WCIA services, and offered guidance for risk management. She highlighted issues and actions that can put the City or individual councilmembers at risk for claims or litigation, such as arbitrary and capricious decisions, moratoriums, sharing information provided in executive sessions, using personal computers for City business, etc. She said that the City's WCIA member delegate, Harwood Edvalson, will assist Councilmembers with questions or concerns. Mayor Johnson thanked Ms. Roberts for attending and providing information to the Council.

- B. **Council Open Discussion:**

Pierce County Regional Council: Councilmember Rackley encouraged the Council to attend the PCRC Annual Meeting on February 18, 2010 at 6:00 p.m.

Pancake Breakfast and Town Hall: Deputy Mayor Swatman thanked staff for their help at the Pancake Breakfast on January 30, 2010. Councilmember Rackley said he is interested in the results of the focus group surveys taken during the event. Mayor Johnson said the survey worked well but the City needs to get a large group of citizens to get useful data from these surveys. He said he is working on options to survey students during a Bonney Lake High School forum later in the year.

Senior Travel Policy: Deputy Mayor Swatman said the current Senior Center Travel policy does not allow the van to be used for out-of-state travel, and asked whether

the policy should be revised. Community Services Director Leaf said the policy was enacted in part due to concerns about mileage put on the van each year and potential risks if the van breaks down far away from the City. City Administrator Morrison said the policy allows Senior Center trips out-of-state, but they cannot use the van for those trips (they can carpool or charter bus instead). Councilmembers discussed alternative policies, such as setting a maximum mileage per trip or per year, or requiring the Senior Center to get Council approval for out-of-state trips, like the current employee travel policy.

Boat Launch Pass: Deputy Mayor Swatman asked Council to consider options to limit the number of boat launches at Lake Tapps, especially as the City considers future annexations. He said the State's boat launch on the north side of the lake is closed once the trailer lot is full, and something similar could be done in Bonney Lake. Mayor Johnson said the current code does not speak to limiting the number of people using the lake, and he is interested in public opinion. Councilmember Decker asked for information on how many people use the boat launch each day.

Local School Districts: Councilmember Carter, Councilmember Rackley and City Administrator Morrison attended the 'coffee with the superintendent' recently and discussed the upcoming school levy election on February 9, 2010. Councilmember Carter said the Sumner School District is looking into how the upcoming census will affect districts, and whether schools will be combined, moved, etc.

Public Safety Issues: Councilmember Carter said at the February 1, 2010 meeting, the Public Safety Committee discussed organizing a group of residents to discuss boat speed and noise issues. They also suggested the City recognize Assistant Fire Chief Dave Wakefield, who is retiring soon. The committee discussed contract negotiations with Metro Animal Services, and options to increase pet licensing fees to bring them in line with other cities' fees. Councilmember Hamilton said Bonney Lake's fees are about 30% lower than other cities. The Committee suggested the animal control ordinance be amended to be in line with other cities that contract with Metro Animal Services. The Committee also considered an option to have the Police Chief make determinations on vicious dogs, rather than an administrative law judge. Council consensus was to continue these discussions in committee.

Community Art: Deputy Mayor Swatman asked whether the City had more information on the glass art available from Pierce County, which was originally created by area students for use in bus stalls. City Administrator Morrison said Councilmember Carter has information on the designs. Councilmember Carter said the art could be installed in the Interim Justice Center.

**At 6:49 p.m., the Workshop recessed for a 10-minute break. The Workshop reconvened at 7:03 p.m.**

Eastown Utilities: Mayor Johnson met with the Compass Pointe developers last week to discuss their concerns with constructing utilities in Eastown. He described several options available to the City. First the City could set up a Utility Latecomer Agreement (ULA) for a lift station in Eastown north of SR 410 and under-crossings under the highway. Secondly, the City could opt to build the entire system on the north side, including the lift station, water and sewer lines. He offered a third option, where the City would build one lift station north of SR 410 and plan to build a

second lift station in Eastown south of SR 410 at a later date. He gave rough estimates for each option, and said the project cost could be decreased if the City does not purchase right-of-way as part of the ULA. He said he is trying to eliminate any road blocks to moving forward on Eastown development, and the developer has concerns about being compensated for their right-of-way.

Director Grigsby said all property owners to the east of the proposed lift station property have agreed on the path of the sewer line and frontage road. He said they have all signed easement paperwork, and are ready to send them to the City once the Council is ready to take action. He confirmed that Compass Pointe has asked the City to compensate them for the right-of-way needed to connect properties to the lift station. He said property owners west of the proposed lift station are currently working to determine where to place sewer lines so they can hook into the system. He said property owners south of SR 410 Eastown are not as far along in the process, but have also offered to draft a letter saying they would work on similar agreements as the property owners north of SR 410.

Councilmembers discussed the options and whether the City should consider purchasing right-of-way under a ULA. Deputy Mayor Swatman said the City does not normally purchase right-of-way for other developments and did not support the purchase in this case. Councilmember Rackley agreed. Councilmember Hamilton said the City must focus on public service and getting utility service to the area, and the ULA represents a risk to the city and its ratepayers. He said if one property owner is holding up the project, they should be bypassed. He said if the developer can show the burden to their property is exorbitant compared to other property owners, however, he would be more willing to consider it. He noted that the developer is also required to make other improvements, including a stop light, which could be part of the consideration.

Councilmember Lewis said he supports a phased approach to construction, starting with utilities in northern Eastown and working on southern Eastown later. Director Grigsby said the City's bonding agent feels the City could have a single bonding package for a multi-phased project.

Based on Council input, Mayor Johnson directed staff to work on details for a ULA for northern and southern Eastown, not including the expense for right-of-way purchase. He said the developer will have time to provide information on right-of-way compensation before the Council returns to discussions at a future workshop.

Zoning Overlay Ordinance: Councilmembers discussed Ordinance 1342, passed at the January 26, 2010 Meeting, regarding the WSU zoning overlay. Councilmember Rackley noted that the zoning overlay description does not delineate an eastern boundary, and asked whether the ordinance should be revised. Planning Manager Stinson said the ordinance applies only to areas zoned R-3, which would not affect most parcels to the east in Eastown, which are zoned C-2/C-3. Councilmembers said they have received questions about what areas are covered by the zoning overlay. City Attorney Dionne said the Council could consider a revision ordinance to change the overlay area.

- C. **Review of Draft Council Minutes:** January 19, 2010 Workshop and January 26, 2010 Meeting.

The January 19, 2010 Workshop minutes were revised on page 4 to reflect that the Lake Bonney Conservation Association will meet on “February ~~1314~~, 2010,” and a misspelled word was corrected. The January 26, 2010 Workshop minutes, p. 8 were revised to read “south of SR 410 and northeast of South Prairie Rd, with no ~~western~~ eastern delineation.” The corrected minutes were moved forward to the February 9, 2010 Meeting for approval.

- D. **Discussion:** AB10-18 – Ordinance D10-18 – An Ordinance of the City of Bonney Lake, Pierce County, Washington, Relating to an Interim Zoning Ordinance to Regulate Cottage Housing.

Planning Commission Chair Grant Sulham was in attendance. Planning Manager Stinson answered questions Councilmembers had at the previous meeting. She said the Commission considered whether the ordinance should be written as an interim or demonstration ordinance, which lasted for a certain amount of time or until a project is completed, or as a regular ordinance. She said the maximum size and open space allowances come from the City of Kirkland’s ordinance. She answered questions about vesting, irrigation, neighborhood meetings, notification, and permit extensions. She said cottage developments would ideally not be placed in the Downtown core, but they could be on the edge of the core area, since it is important to place these developments near shops and transit. She reiterated that cottage developments are not built as low-income housing or starter homes.

Councilmembers discussed the purpose for allowing cottage developments, potential sites, marketing, and the desire for the cottages to be high-quality homes. Several Councilmembers spoke in favor of presenting the item as a demonstration ordinance, rather than an interim ordinance, so the City could allow one cottage development to be built and then decide whether to make the ordinance permanent. Proposed Ordinance D10-18 was forwarded to the February 16, 2010 Workshop for discussion.

- E. **Discussion:** AB10-19 – Ordinance D10-19 – An Ordinance of the City of Bonney Lake, Pierce County, Washington, Updating the Downtown Design Standards Boundary Map.

Planning Manager Stinson said the proposed boundary map differs slightly from the map originally approved in the Downtown Design Standards. She said a small portion of a parcel owned by Linda Youngberg was not included in the Downtown boundary originally; on the revised map the entire parcel is included in the boundary area. She said staff initiated this proposed change to make the map easier to read and use for planning purposes. The Planning Commission reviewed other parcels, but in the end recommended to only amend the map to include all of the Youngberg parcel, and not to add or remove any other parcels to the boundaries at this time. The Planning Commission also suggested the Council consider whether parcels that are currently in the Downtown Zone should be rezoned if they are not included in the Downtown Design Standards boundaries.

Councilmembers discussed whether other parcels should be included in the Design Standards map. Several councilmembers said properties along main thoroughfares (Sumner Buckley Hwy, Main St, etc.) should be covered by the Downtown Design Standards. Mayor Johnson said the map could be revised to reflect the future land use map in the Comprehensive Plan, to be consistent with the City’s long-term plans. Planning Manager Stinson confirmed that properties in the Downtown Design

Standards boundaries must comply with Downtown Design standards if they rebuild or substantially remodel buildings.

Councilmembers discussed the purpose of the Downtown boundary map. Deputy Mayor Swatman suggested adding the parcel on the northeast corner of Locust Ave and Old Sumner Buckley Hwy in the Downtown boundaries, since it is a highly visible property on the main corridor. City Attorney Dionne said though not required by law, the City may want to contact the owners to notify them of the proposed change. Community Development Director Vodopich said his department would send a letter to the property owner at Locust Ave & Old Sumner Buckley Hwy. Council consensus was to forward the proposed ordinance to the February 23, 2010 Meeting for action.

- F. **Discussion:** AB10-20 – Ordinance D10-20 – An Ordinance of the City of Bonney Lake, Pierce County, Washington, Updating the Critical Areas Ordinance to Require Arborist’s Reports when Trees are Removed, Topped or Trimmed in Critical Areas.

Planning Manager Stinson said the proposed ordinance includes a small revision to the existing critical areas ordinance. Councilmember Hamilton expressed concern for property owners who have weed trees grow up and block their view. He said they would not be able to cut them down, even if the land was previously cleared for development. Commissioner Sulham said he had this concern, and was the dissenting vote on the Planning Commission. Planning Manager Stinson said the Council originally asked the Commission to consider ways to prevent people from cutting trees in critical areas without permits. She said after review, it appears to be more an issue with enforcement and education than with the code itself. Councilmembers discussed the public safety concerns and whether the proposed ordinance would prevent tree removal, trimming or topping in the future. Councilmember Carter said many citizens, tree cutting services, and staff are unaware of the restrictions and locations of critical areas in the City. Council consensus was to table the proposed ordinance indefinitely.

**IV. Executive Session:** None.

8:56:02

**V. Adjournment:**

**At 8:56 p.m., Councilmember Rackley moved to adjourn the workshop. Councilmember Lewis seconded the motion.**

**Motion approved 7 – 0.**

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Harwood T. Edvalson, CMC  
City Clerk

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Neil Johnson, Jr.  
Mayor

Items submitted to the Council Workshop of February 2, 2010:

- Citizen – *Email re: Cottage Ordinance (2/2/2010)* – Raymond Frey.



**CITY COUNCIL MEETING**

**February 9, 2010  
7:00 P.M.**

**DRAFT MINUTES**



*“Where Dreams Can Soar”*

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Audio Time  
Stamp ↓

**I. CALL TO ORDER** – Deputy Mayor Dan Swatman called the meeting to order at 7:00 p.m.

A. Flag Salute – Deputy Mayor Swatman led the audience in the Pledge of Allegiance.

B. Roll Call:

Administrative Services Director/City Clerk Harwood Edvalson called the roll. In addition to Deputy Mayor Dan Swatman, elected officials attending were Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin and Councilmember Jim Rackley. Mayor Neil Johnson, Jr. and Councilmember Laurie Carter were absent.

**Councilmember Decker moved to excuse Councilmember Carter. Councilmember Lewis seconded the motion.**

**Motion approved 6 – 0.**

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

C. Announcements, Appointments and Presentations:

1. Announcements: None.
2. Appointments: None.
3. Presentations: None.

D. Agenda Modifications: None.

7:01:44

**II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE:**

A. Public Hearings: None.

B. Citizen Comments:

Sherry Leistiko, 18209 74<sup>th</sup> St E, Bonney Lake, presented a letter of appreciation from the Lake Bonney Conservation Association. She thanked the City and Council for its continuing participation in monitoring, treating and preserving the lake. She particularly thanked Public Works staff, Councilmember Laurie Carter and Community Services Director Gary Leaf for their contributions. Deputy Mayor Swatman thanked Ms. Leistiko on behalf of Councilmember Carter and encouraged the Association to continue their hard work to improve the lake.

Lora Butterfield, Chamber of Commerce President, provided the Council with updates from the Chamber. She listed upcoming events and programs, including meetings, a ribbon cutting for a new insurance agency office downtown, luncheon, and awards dinner. She invited the Council to attend the awards dinner on February 12<sup>th</sup>. She said the Chamber is offering a health insurance benefit option for Chamber members. The Chamber is also holding a photograph contest; the winning photo will be used on the cover of the new City Directory.

Michelle Gunn, 8708 188<sup>th</sup> Ave E, Bonney Lake, spoke about proposed amendments to the Downtown Design Standards. She said the Council needs more information before voting on this item, and said she was unhappy with comments from staff at the previous workshop. She explained her experience working with the City on Downtown design and zoning starting in 2006, and asked the Council to review the history and previous versions of the map in question. She said she is not currently interested in her property being included on the Downtown Design Standards map at this time, though she may want it to be included in the future.

Ray Frey, Halsen-Frey, Eastown & Greenwood LLC, responded to discussions held at the February 2, 2010 Workshop regarding utilities in Eastown. He apologized for his conduct toward staff at the workshop, and provided the Council with a binder of information related to the Compass Pointe project and progress. He said the issue relates to a north-south cross road on the Compass Pointe property that will require them to give up 3 acres of the property. He said the other right-of-way is no issue and they are willing to be flexible to help make the project a success.

Brad Dahl, 20212 101<sup>st</sup> St E, Bonney Lake, is president of the Ponderosa Estates Homeowner's Association. He said the HOA members are interested in being annexed into the City, and wanted to introduce himself to the Council. He thanked staff for the informational flier that was recently provided and said he looks forward to helping the City educate residents and move the annexation forward.

C. Correspondence: None.

7:23:21

### III. COUNCIL COMMITTEE REPORTS:

- A. Finance Committee: Deputy Mayor Swatman said the committee met at 5:30 p.m. earlier in the evening and discussed Resolution 2001, a proposed contract for utility account collections, renewal of the WashWise rebate program contract, minutes, home monitoring systems, the proposed Conservation Management Grant, and options to accept payments by credit card at City offices.
- B. Community Development Committee: Councilmember Rackley said the committee met on February 1, 2010 and reviewed Capital Improvement Projects with staff.
- C. Public Safety Committee: Councilmember Hamilton said the committee met on February 1, 2010 and discussed animal licensing fees, revisions to the dangerous dog ordinance, and the need for volunteers for a citizen's committee to discuss boat noise on Lake Tapps. The Fire Chief announced that Assistant Chief Dave Wakefield is

retiring. The Police Chief discussed WSU forest security and patrols, and estimated public safety costs related to possible future annexations. Court staff said they are looking at imaging systems to tie into the electronic ticketing system. The Committee also discussed code violations and enforcement issues.

D. Other Reports:

Pierce County Regional Council: Councilmember Rackley reminded the Council of the February 18, 2010 PCRC Annual Meeting and encouraged them to attend.

Cottage Housing: Deputy Mayor Swatman said a seminar on cottage housing options is being held in Puyallup, which may be interesting for Council or staff to attend.

7:29:53

**IV. CONSENT AGENDA:**

- A. **Approval of Corrected Minutes:** January 19, 2010 Workshop and January 26, 2010 Meeting Minutes.
- B. **Accounts Payable Checks/Vouchers:** Accounts Payable checks/vouchers #57776 thru 57829 (including wire #'s 1192010, 2022010 & 5411879) in the amount of \$395,853.30 and Accounts Payable checks/vouchers #57830 thru 57891 in the amount of \$995,895.58.
- C. **AB10-36 – Ordinance 1343** – An Ordinance of the City of Bonney Lake, Pierce County, Washington, Amending Section 18.19.010 of the Bonney Lake Municipal Code.

**Councilmember Rackley moved to approve the Consent Agenda.  
Councilmember Decker seconded the motion.**

**Consent Agenda approved 6 – 0.**

7:30:23

**V. FINANCE COMMITTEE ISSUES:**

- A. **AB10-12 – Resolution 2001** – A Resolution of the City Council of the City of Bonney Lake, Pierce County, Washington, Authorizing the Mayor to Award and Execute a Contract with Billing Document Specialists (Caldwell, ID) for Utility Billing and Lock Box Services.

**Councilmember Decker moved to approve Resolution 2001. Councilmember Rackley seconded the motion.**

Deputy Mayor Swatman said the Finance Committee reviewed the revised resolution and recommended its approval. The contract should save the City about \$15,000 per year. He noted that utility payment stubs will have an Idaho remittance address, which may cause confusion for some customers.

**Resolution 2001 approved 6 – 0.**

**VI. COMMUNITY DEVELOPMENT COMMITTEE ISSUES:** None.

**VII. PUBLIC SAFETY COMMITTEE ISSUES:** None.

**VIII. FULL COUNCIL ISSUES:** None.

**IX. EXECUTIVE SESSION:** None.

7:31:57

**X. ADJOURNMENT:**

**At 7:31 p.m., Councilmember Decker moved to adjourn the meeting. Councilmember Lewis seconded the motion.**

**Motion approved 6 – 0.**

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Harwood Edvalson, CMC  
City Clerk

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Neil Johnson  
Mayor

*Items submitted to the Council Meeting of February 9, 2010:*

- Bonney Lake Citizen – *Letter to Mayor and Council re: Lake Bonney* – Sherry Leistikio.
- Compass Pointe LLC – *Compass Pointe information prepared for City Council Member 2-5-2010* – Ray Frey.



**EASTOWN - UTILITY LATECOMER AGREEMENT (ULA) -  
Water Preliminary Assessment Roll**

Number of Parcels	MAP ID	TAX PARCEL	PARCEL SIZE Acres	ULA Benefit Acres	Assessment \$	Parcel Owner
					<b>\$866,833</b>	
					<b>\$18,351.21</b>	<b>Total Water Project Cost \$/Acre</b>
<b>Parcels Inside City Limits:</b>						
1	11	0519026003	1.77	1.77	\$32,480	HOLMQUIST ALBERT R & LONNA M
2	12	0519026002	1.83	1.83	\$33,517	TAHERI MOHAMMAD & GABRIELLE
3	13	0519026001	3.65	3.65	\$66,982	THOLA MARY JO
4	14	0519022023	3.49	3.49	\$64,046	Compass Pointe SMITH DICKIE
5	15	0519021032	20.83	20.83	\$382,256	EASTOWN LLC
6	123	0520353062	5.6700	5.67	\$104,051	City of Bonney Lake
			<b>37.24</b>	<b>37.24</b>	<b>\$683,331</b>	<b>Acres w/i City used for Water ULA</b>
<b>Parcels Outside City Limits - Not In CUGA:</b>						
7	74	0520353028	1.0000	0.3333	\$6,116	IMRIE STUART T & JEANETTE I
8	75	0520353009	1.0061	0.3333	\$6,116	BURTIS DONETTE J
9	76	0520353027	1.0000	0.3333	\$6,116	EMRY JAY
10	77	0520353026	1.0000	0.3333	\$6,116	EMRY JAY L
11	78	0520353056	12.6400	0.3333	\$6,116	WALKER ALBERT D & KAREN M
12	79	0520353014	1.1650	0.3333	\$6,116	THIEMAN RICHARD J & NANCY
13	80	0520353030	0.4579	0.3333	\$6,116	MOYER JOE & KIMBERLY
14	81	0520353039	1.2502	0.3333	\$6,116	TRUJILLO JOHN M & AMINA E
15	82	0520353045	1.5172	0.3333	\$6,116	BARNETT ARTHUR L & DIANE K
16	83	0520353044	1.5087	0.3333	\$6,116	BARNETT ARTHUR L & DIANE K
17	84	0520353011	1.0000	0.3333	\$6,116	THIEMAN GARY L
18	85	0520353034	0.4993	0.3333	\$6,116	THIEMAN GARY L
19	86	0520353055	7.9800	0.3333	\$6,116	PARROTT BILL & MARCI
20	87	0520353054	10.9700	0.3333	\$6,116	PARROTT BILL & MARCI
21	88	0520354026	14.1000	0.3333	\$6,116	SIGETTE PHYLLIS J
22	99	0519022034	1.0100	0.3333	\$6,117	WAGGONER HAROLD D & THELMA J
23	100	0519022035	1.3573	0.3333	\$6,117	WAGGONER HAROLD D & THELMA J
24	101	0519022016	2.5200	0.3333	\$6,117	FIORETTI JOSEPH M
25	102	0519022017	2.5200	0.3333	\$6,117	FIORETTI JOSEPH M
26	103	0519022044	5.0400	0.3333	\$6,117	EMRY BLAIR J & LESLIE
27	104	0519026039	1.2199	0.3333	\$6,117	WALKER, DWAYNE A & JENNIFER K
28	105	0519026038	1.2386	0.3333	\$6,117	WATT RICHARD & NANCY
29	106	0519026020	0.7299	0.3333	\$6,117	OVERBEY KENNETH H & MARJORIE J
30	107	0519026037	1.4600	0.3333	\$6,117	ANDERSON PATSY L
31	108	0519022028	3.9300	0.3333	\$6,117	EVANS DONNA TRUSTEE
32	109	0519022026	2.3500	0.3333	\$6,117	DOHERTY JOHN J
33	110	0519022027	2.3500	0.3333	\$6,117	DOHERTY JOHN J
34	111	0519022024	2.3500	0.3333	\$6,117	HIRSHEL ROBERT H
35	112	0519022039	2.2100	0.3333	\$6,117	HIRSHEL R
36	113	0519021056	1.4199	0.3333	\$6,117	PHILLIPS STEPHEN
			<b>88.80</b>	<b>10.00</b>	<b>\$183,502</b>	<b>Acres w/i County used for Water ULA</b>
		<b>Total</b>	<b>126.04</b>	<b>47.24</b>	<b>\$866,833</b>	



**EASTOWN - UTILITY LATECOMER AGREEMENT (ULA) -  
Sewer Preliminary Assessment Roll**

Number of Properties	Map ID	TAX PARCEL	Parcel Size Acres	ULA Benefit Acres	Assessment \$/Acre	Parcel Owner
<b>EASTOWN NORTHERN SEWER SERVICE AREA</b>						
					<b>\$2,812,062</b>	<b>Northern Sewer Service Area Pro-Rata Cost</b>
					<b>\$25,214</b>	<b>\$/Acre</b>
1	10	0519022020	3.12	3.12	\$78,665	CENTENNIAL STORAGE I LLC
2	11	0519026003	1.77	1.77	\$44,626	HOLMQUIST ALBERT R & LONNA M
3	12	0519026002	1.83	1.83	\$46,051	TAHERI MOHAMMAD & GABRIELLE
4	13	0519026001	3.65	3.65	\$92,031	THOLA MARY JO
5	14	0519022023	3.49	3.49	\$87,997	SMITH DICKIE
6	15	0519021032	20.83	20.83	\$525,208	Compass Pointe Development EASTOWN LLC
7	16	0519021058	5.54	5.54	\$139,686	BOWEN DAVID W
8	17	0519021060	5.52	5.52	\$139,179	WATT ROGER
9	18	0519021061	4.87	4.87	\$122,790	BESOLA MARK L
10	19	0519021043	9.56	9.56	\$241,046	MAGRUDER VERLIN & DELORES
11	20	0519021044	4.66	4.66	\$117,497	CLINKINGBEARD MARK W & KATHLEEN R
12	21	0519016004	2.00	2.00	\$50,428	MILLER RAYMOND E & MARY K
13	22	0519012035	5.05	5.05	\$127,331	CASEY & JOEL LLC (Clark Family)
14	23	0519012036	5.04	5.04	\$127,079	CLARK FAMILY HOLDINGS LLC
15	24	0519012037	5.35	5.35	\$134,895	CLARK FAMILY HOLDINGS LLC
16	25	0519012033	18.12	18.12	\$456,878	FREEHE HAZEL E TTEE
17	26	0519012024	0.39	0.39	\$9,839	KIM HAN KUK & CHONG SUK
18	70	0519012040	1.90	1.90	\$47,907	STOBIE - AUBURN COMMERCIAL DEVELOPMENT INC
19	71	0519012030	0.45	0.45	\$11,346	GIFFORD GRANT R & CHRISTINE A
20	72	0519012031	7.62	7.62	\$192,131	STOBIE - AUBURN COMMERCIAL DEVELOPMENT INC
21	73	0519012039	0.7700	0.7700	\$19,415	CLARK FAMILY HOLDINGS LLC
		<b>NORTHERN TOTAL =</b>	<b>111.53</b>		<b>\$2,812,022</b>	
			<b>67.6%</b>			

**EASTOWN - UTILITY LATECOMER AGREEMENT (ULA) -  
Sewer Preliminary Assessment Roll**

<b>EASTOWN SOUTHERN SEWER SERVICE AREA</b>				<b>\$1,578,228</b>	<b>Southern Sewer Service Area Pro-Rata Cost</b>
				<b>\$29,467</b>	<b>\$/Acre</b>
1	46	0519026029	1.11	1.11	JENSEN DANIEL
2	47	0519026030	1.40	1.40	JENSEN DANIEL
3	48	0519026031	1.04	1.04	F & M GROUP LLC
4	49	0519026032	1.04	1.04	FREEMAN WILLIAM E
5	50	0519026008	1.15	1.15	SIEBENS MACHINE INC
6	51	0519026012	1.25	1.25	TUNG CHEE N & KATHERINE
7	52	0519026009	1.25	1.25	CORBALEY CARL L & LESLIE TRACY
8	53	0519026013	1.25	1.25	TUNG CHEE N & KATHERINA
9	54	0519026010	1.25	1.25	PARROTT WILLIAM & RON SEVERSON
10	55	0519026014	1.25	1.25	BOBBITT RONALD K
11	56	0519026011	1.25	1.25	PARROTT WILLIAM & MARCELLA
12	57	0519026015	1.24	1.24	TIDBALL GARRY L & ROSEANA G
13	58	0519022046	4.99	4.99	KRUSE LENNART & PATRICIA R
14	59	0519021012	2.06	2.06	WOOD J SCOTT
15	60	0519021069	2.39	2.39	MCCARTHY VINCENT J JR
16	61	0519021011	1.38	1.38	JONES HELEN
17	62	0519021008	1.93	1.93	BOWEN, BRIAN & ANGELINA
18	63	0519021068	0.60	0.60	JONES HELEN
19	64	0519021067	15.76	15.76	<b>OGLE Mary C/O Donna Rowell</b>
20	65	0519021009	2.69	2.69	TILL MILTON D & IMOGENE J
21	66	0519025030	3.30	3.30	FAUST TRUST
22	67	0519025029	0.83	0.83	CARLSON ROBERT TTEE
23	68	0519025028	0.31	0.31	LN REAL ESTATE LLC
24	69	0519025027	2.83	2.83	LN REAL ESTATE LLC
<b>SOUTHERN TOTAL =</b>			<b>53.56</b>	<b>\$1,578,232</b>	
			<b>32.4%</b>		
<b>TOTAL =</b>			<b>165.09</b>	<b>\$4,390,253</b>	
			<b>100%</b>		

**EASTOWN UTILITY LATECOMER AGREEMENT (ULA) -  
OPTION COST COMPARISON**

<u>Cost Comparison Element</u>	<u>Option A</u> Lift Station	<u>Option B</u> A+ Northern	<u>Option C</u> A+B+ Southern	<u>Option D</u> A+ SR410 Sewer	<u>Option E</u> Water Only	<u>BASIC</u> <u>NORTHERN</u> <u>SEWER</u>	<u>COMPLETE</u> <u>NORTHERN</u> <u>SEWER</u> <u>(Pro-Rata)</u>	<u>COMPLETE</u> <u>SOUTHERN</u> <u>SEWER</u> <u>(Pro-Rata)</u>	<u>Compass</u> <u>Pointe</u> <u>Request</u> <u>Option A</u>
Lift Station Parcel - Survey - Fair Market Assessment (10,000 s.f.)	\$168,592	\$168,592	\$168,592	\$168,592	\$0	\$168,592	\$54,624	\$97,333	
ROW-Easement For All Gravity Sewer Lines (except 96th Ave.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,300,000	
Construction Cost Estimate (w/o Lift Station 18 Upgrade)	\$1,313,000	\$2,302,898	\$2,842,788	\$1,356,095	\$753,768	\$1,313,000	\$1,037,580		
Environmental (10% of CONST Cost Est)	\$0	\$230,290	\$284,279	\$0	\$0	\$180,521	\$103,758		
Design (NTE 15% of CONST Cost Est)	\$151,500	\$265,719	\$328,014	\$156,473	\$113,065	\$151,500	\$119,721		
LS18 Upgrade + Legal + City Professional Services	\$367,500	\$367,500	\$367,500	\$367,500	\$0	\$367,500	\$119,070		
<b>Sub-Total</b>	<b>\$2,000,592</b>	<b>\$3,334,999</b>	<b>\$3,991,173</b>	<b>\$2,048,660</b>	<b>\$866,833</b>	<b>\$2,000,592</b>	<b>\$1,434,752</b>		
Bond Financing Cost (TBD)	TBD	TBD	TBD	TBD	TBD	TBD	TBD		
ULA ADMIN Costs (10% of Sub-Total)	\$200,059	\$333,500	\$399,117	\$204,866	\$86,683	\$200,059	\$143,475		
<b>TOTAL ULA COST =</b>	<b>\$2,200,651</b>	<b>\$3,668,499</b>	<b>\$4,390,290</b>	<b>\$2,253,525</b>	<b>\$953,517</b>	<b>\$2,200,651</b>	<b>\$1,578,228</b>	<b>\$1,607,333</b>	
<b>Percent of Shared Costs =</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>		<b>100%</b>	<b>32.4%</b>		
<b>TOTAL GRAVITY SEWER LINES (LF) =</b>	<b>1,000</b>	<b>6,707</b>	<b>9,797</b>	<b>1,000</b>		<b>1,000</b>	<b>3,842</b>		
<b>TOTAL PRESSURE SEWER LINES (LF) =</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>		<b>2,000</b>	<b>648</b>		
<b>TOTAL SEWER LINES =</b>	<b>3,000</b>	<b>8,707</b>	<b>11,797</b>	<b>3,000</b>		<b>3,000</b>	<b>4,490</b>		
<b>Sewer Acres =</b>	<b>165.09</b>	<b>165.09</b>	<b>165.09</b>	<b>165.09</b>		<b>165.09</b>	<b>53.56</b>		
<b>Sewer \$/Acre =</b>	<b>\$13,330</b>	<b>\$22,221</b>	<b>\$26,593</b>	<b>\$13,650</b>		<b>\$13,330</b>	<b>\$29,467</b>		
<b>Water Acres =</b>					<b>47.24</b>				
<b>Water \$/Acre =</b>					<b>\$20,185</b>				
<b>OPTION A:</b> EASTOWN Northern Sewer Lift Station (Includes: Pressure Line to 214th Ave; and Upgrades to Lift Station 18)									
<b>OPTION B:</b> EASTOWN Northern Sewer Lift Station PLUS Gravity Sewer Line to 233rd Ave. E.									
<b>OPTION C:</b> EASTOWN Northern Sewer Lift Station PLUS Gravity Sewer Lines to 233rd Ave and 225th Ave.									
<b>OPTION D:</b> EASTOWN Northern Sewer Lift Station PLUS Construct Sewer Line Crossings Under SR410 at 234th Ave and 225th Ave									
<b>OPTION E:</b> Construct Water Line Extensions on SR410 and 96th Street to Compass Pointe									
<b>OPTION F:</b> Construct Southern Sewer Lift Station, Gravity lines, and Pressure Line									
<b>BASIC Northern ULA:</b> EASTOWN Northern Sewer Lift Station, SR410 Sewer Line Crossings, and 96th Street/SR410 Water Lines ----- (Includes: Gravity/Pressure Line to 214th Ave and Upgrades to Lift Station 18)									
<b>COMPLETE Northern ULA:</b> Pro-Rata share of Northern Sewer Lift Station and Gravity Sewer Lines Except 225th Ave South of Northern Frontage Road.									
<b>COMPLETE Southern ULA:</b> Pro-Rata share of Northern Sewer Lift Station and All Gravity Sewer Lines on 225th Ave and Southern Frontage Road.									
<b>Notes:</b>									
1. Project costs include those that benefit more than one property owner.									
2. Land costs are based on \$16 per s.f. Actual costs will be paid for fair market value using RCW procedures.									
3. All Public Utilities (Water, Sewer, Stormwater) shall be placed in the Public-Private road ROW except where technical reasons prevent this. Individual property owners shall mutually agree to the location of the frontage roads that create a continuous East-West link from approximately 218th Ave to 233rd Ave on the North side of SR410. On the South side from 221st Ave. to approximate 226th Ave.									
4. Creation of this ULA does not preclude other Latecomer Agreements from being formed between property owners and developers.									
5. This ULA does not include clear, cut, fill and grade costs outside of the ROW. Individual Property Owners will fund those costs.									
6. Frontage and Public Road Right of Way (ROW) width and location shall be as identified in the Eastown sub-area plan.									
7. ROW and Easement Shall be dedicated to the City for Public Roads. Utility easement in ROW of Private Roads shall be dedicated to the City without cost.									
8. Environmental costs include 10% for potential wetland delineation, permitting, and mitigation efforts that could protract the completion date.									
9. Bond Financing Costs include the cost to establish the bond but do not include the interest charges on the principal balance. Cost is dependent on amount financed from bond.									
10. Administrative costs are paid to the City for managing the bond payments and tracking latecomer payments that are paid or are outstanding.									

## EASTOWN SEWER PIPE RUN LENGTHS

<u>PIPE LOCATION</u>	<u>LENGTH</u>
<b><u>96TH STREET</u></b>	
LIFT STATION GRAVITY MAIN	1,000
<b>LIFT STATION FORCE MAIN</b>	<b>2,000</b>
<b><u>NORTHERN FRONTAGE ROAD</u></b>	
GRAVITY MAIN (East of Compass Point)	2,661
GRAVITY MAIN (West of CP to West side of Holmquist Parcel)	540
<b><u>233rd AVENUE</u></b>	
GRAVITY MAIN (to SR410)	706
<b><u>COMPASS POINTE</u></b> (from northern N-S/E-W intersection)	
SHARED GRAVITY MAIN (North to lift station)	420
SHARED GRAVITY MAIN (East to property line)	900
GRAVITY MAIN (West to Smith western property line)	480
GRAVITY MAIN (to SR410 from southern N-S/E-W intersection)	<b>420</b>
<b>TOTAL =</b>	<b>2,220</b>
<b><u>SOUTHERN GRAVITY SEWER</u></b>	
SR410 to Southern Frontage Rd	<b>330</b>
Southern Frontage Road	<b>2,340</b>
<b><u>SR 410</u></b>	
225TH CROSSING	<b>80</b>
<b><u>SR 410</u></b>	
234TH CROSSING	<b>115</b>

<u>Excludes Sewer Lines Under SR410</u>			
<u>OPTION</u>	<u>GRAVITY</u> LF	<u>FORCE</u> LF	
<b>A</b>	<b>1,000</b>	<b>2,000</b>	
<b>B</b>	<b>6,707</b>	<b>2,000</b>	
<b>C</b>	<b>9,797</b>	<b>2,000</b>	
<b>D</b>	<b>1,000</b>	<b>2,000</b>	
<u>Pro-Rata Sewer Lines</u>			
<b><u>COMPLETE Northern ULA:</u></b>			
LS Gravity	676		67.60%
LS Pressure	1,352		67.60%
Northern Gravity	4,387		
Shared Gravity	892		67.60%
<b>Total Gravity =</b>	<b>5,955</b>		
<b>Total Pressure =</b>	<b>1,352</b>		
<b>TOTAL =</b>	<b>7,307</b>		
<b><u>COMPLETE Southern ULA:</u></b>			
LS Gravity	324		32.40%
LS Pressure	648		32.40%
Southern Gravity	3,090		
Shared Gravity	428		32.40%
<b>Total Gravity =</b>	<b>3,842</b>		
<b>Total Pressure =</b>	<b>648</b>		
<b>TOTAL =</b>	<b>4,490</b>		

**PROJECT: EASTOWN ULA - SEWER CONSTRUCTION COST OPTIONS**  
**OWNER: CITY OF BONNEY LAKE**

February 8, 2010

ITEM DESCRIPTION	QUANTITY	ENGINEER'S ESTIMATE	
		UNIT COST	TOTAL
<b>PRELIMINARY WORK</b>			
a. In-house Staff Work	1	ls \$ 30,000	\$30,000
b. Legal Assistance	1	ls \$ 50,000	\$50,000
c. Lift Station 18 Improvements + 15% Design	1	ls \$ 250,000	\$287,500
		<b>TOTAL =</b>	<b>\$367,500</b>
<b>A SEWER IMPROVEMENTS - LIFT STATION and Gravity/Pressure Sewer Lines on 96th Street</b>			
a. 8-inch Sewer Main	1,000	lf \$ 130	\$130,000
b. 6-inch Sewer Force Main	2,000	lf \$ 90	\$180,000
c. Sewer Lift Station	1	ls \$ 700,000	\$700,000
d. Land for Sewer Lift Station	10,000	sf \$ 16	\$160,000
		<b>Subtotal</b>	<b>\$1,010,000</b>
		20% Contingency	\$202,000
		10% Inspection and Engineering	\$101,000
		<b>CONSTRUCTION TOTAL</b>	<b>\$1,313,000</b>
		15% Design =	\$151,500
		<b>PROJECT TOTAL =</b>	<b>\$1,464,500</b>
<b>B SEWER IMPROVEMENTS - LIFT STATION and All Gravity Sewer Lines In Northern Sewer Service Area</b>			
a. 8-inch Sewer Gravity Main	6,707	lf \$ 130	\$871,910
b. 6-inch Sewer Force Main	2,000	lf \$ 90	\$180,000
c. Sewer Lift Station	1	ls \$ 700,000	\$700,000
d. SR410 Sewer Line Crossing at 233rd Avenue	115	lf \$ 170	\$19,550
		<b>Subtotal</b>	<b>\$1,771,460</b>
		20% Contingency	\$354,292
		10% Inspection and Engineering	\$177,146
		<b>CONSTRUCTION TOTAL</b>	<b>\$2,302,898</b>
		15% Design	\$265,719
		<b>PROJECT TOTAL =</b>	<b>\$2,568,617</b>

**C SEWER IMPROVEMENTS - LIFT STATION and All Gravity Sewer Lines in Northern and Southern Sewer Service Areas**

a.	8-inch Sewer Gravity Main	9,797	If	\$	130	\$1,273,610
b.	6-inch Sewer Force Main	2,000	If	\$	90	\$180,000
c.	Sewer Lift Station	1	Is	\$	700,000	\$700,000
d.	SR410 Sewer Line Crossings At 225th & 233rd Avenues	195	If	\$	170	\$33,150
	<b>Subtotal</b>					<b>\$2,186,760</b>
	20% Contingency					\$437,352
	10% Inspection and Engineering					\$218,676
	<b>CONSTRUCTION TOTAL</b>					<b>\$2,842,788</b>
	15% Design =					\$328,014
	<b>PROJECT TOTAL =</b>					<b>\$3,170,802</b>

**D SEWER IMPROVEMENTS - LIFT STATION AND BOTH SR410 SEWER LINE CROSSINGS**

a.	8-inch Sewer Gravity Main	1,000	If	\$	130	\$130,000
b.	6-inch Sewer Force Main	2,000	If	\$	90	\$180,000
c.	Sewer Lift Station	1	Is	\$	700,000	\$700,000
d.	SR410 Sewer Line Crossings	195	If	\$	170	\$33,150
	<b>Subtotal =</b>					<b>\$1,043,150</b>
	20% Contingency					\$208,630
	10% Inspection and Engineering					\$104,315
	<b>CONSTRUCTION TOTAL =</b>					<b>\$1,356,095</b>
	15% DESIGN =					\$156,473
	<b>PROJECT TOTAL =</b>					<b>\$1,512,568</b>

**SEWER IMPROVEMENTS - PRORATED COMPLETE - NORTHERN SEWER SERVICE AREA**

a.	8-inch Sewer Gravity Main	5,955	If	\$	130	\$774,192
b.	6-inch Sewer Force Main	1,352	If	\$	90	\$121,680
c.	Pro-Rata Share of Sewer Lift Station (67.6%)	1	Is	\$	473,200	\$473,200
d.	410 Crossings	115	If	\$	170	\$19,550
					<b>Subtotal =</b>	<b>\$1,388,622</b>
					20% Contingency	\$277,724
					10% Inspection and Engineering	\$138,862
					<b>CONSTRUCTION TOTAL =</b>	<b>\$1,805,208</b>
					15% DESIGN =	\$208,293
					<b>PROJECT TOTAL =</b>	<b>\$2,013,501</b>

**SEWER IMPROVEMENTS - PRORATED COMPLETE - SOUTHERN SEWER SERVICE AREA**

a.	8-inch Sewer Gravity Main	3,842	If	\$	130	\$499,418
b.	6-inch Sewer Force Main	648	If	\$	90	\$58,320
c.	Pro-Rata Share of Sewer Lift Station (32.4%)	1	Is	\$	226,800	\$226,800
d.	410 Crossings	80	If	\$	170	\$13,600
					<b>Subtotal =</b>	<b>\$798,138</b>
					20% Contingency	\$159,628
					10% Inspection and Engineering	\$79,814
					<b>CONSTRUCTION TOTAL =</b>	<b>\$1,037,580</b>
					15% DESIGN =	\$119,721
					<b>PROJECT TOTAL =</b>	<b>\$1,157,301</b>





## EASTOWN ULA - LAND COST ESTIMATES

**PROJECT:** EASTOWN ULA - ROW & EASEMENT COST ESTIMATE  
**OWNER:** CITY OF BONNEY LAKE

February 2, 2010

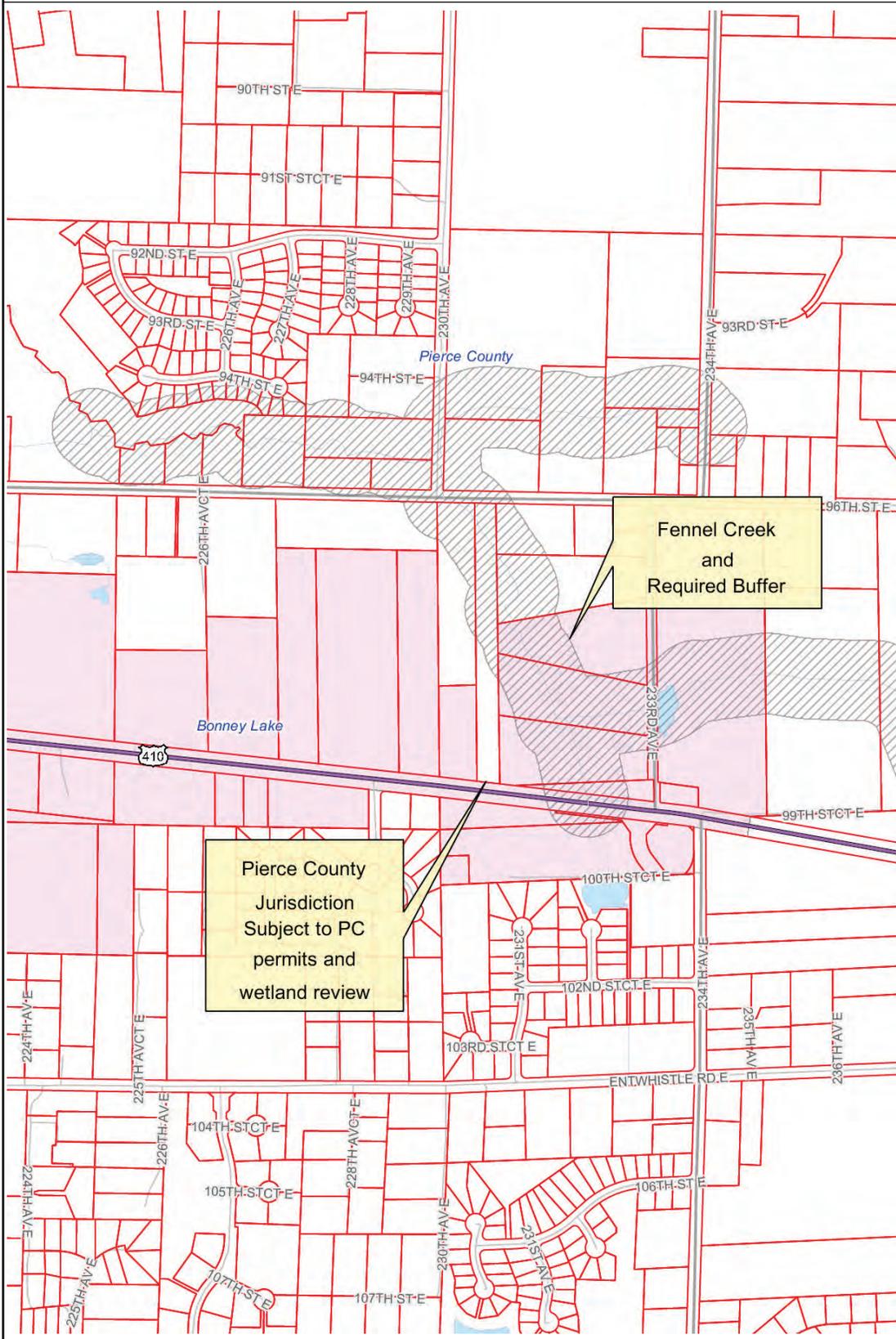
ITEM DESCRIPTION	ENGINEER'S ESTIMATE		
	QUANTITY	UNIT COST	TOTAL
<b>A LIFT STATION</b>			
a. Land for LS (118 x 84)	9,912	sf	\$ 158,592
b. Survey & Fair Market Value Appraisal	1	ls	\$ 10,000
c. Short Platting	1	ls	\$ 10,000
<b>Subtotal</b>			<b>\$ 168,592</b>
<b>B EAST WEST GRAVITY SEWER - Northern Frontage Road</b>			
a. Land for Gravity Sewer E-W Frontage Road	109,101	sf	\$ 1,745,616
c. Land for Gravity Sewer Compass Pt (to east)	51,300	sf	\$ 820,800
b. ROW Acquisition Contract	1	ls	\$ 120,000
<b>Subtotal</b>			<b>\$ 2,686,416</b>
<b>C COMPASS POINT GRAVITY SEWER</b>			
a. Land for Gravity Sewer N-S Compass Pt	23,940	sf	\$ 383,040
b. Land for Gravity Sewer E-W Frontage Road	109,101	sf	\$ 1,745,616
c. ROW Acquisition Contract	1	ls	\$ 2,128,656
<b>Subtotal</b>			<b>\$ 2,148,656</b>
<b>MAYOR's Proposal to Compass Pointe (Feb 2010)</b>			
<b>D EAST-WEST FRONTAGE ROAD - Southern Frontage Road</b>			
SR410 to Southern Frontage Rd	21,375	sf	\$342,000
Southern Frontage Road	92,250	sf	\$1,476,000
<b>Subtotal</b>			<b>\$1,818,000</b>

# CountyView Web Map



## Map Legend

- Tax Parcels
- Hydro - Centerlines
- Roads
  - Interstate
  - Limited Access State Routes
  - Other State Routes
  - Ramps
  - Major Arterial
  - Collector
  - Local Access
- Hydro - Surface Boundaries
  - Water body
  - Island
  - Swamp
- Pierce County Basemap
  - Unincorporated County
  - Tacoma
  - Lakewood, Edgewood, Bonney Lake, Buckley, South Prairie
  - Steilacoom, Fircrest, Fife, Gig Harbor, Orting, Eatonville, Roy, Carbonado, Wilkeson, Mt Rainier
  - University Place, Puyallup, Auburn
  - DuPont, Milton, Sumner
  - Fort Lewis, McChord, McNeil Island
  - Water



Pierce County  
Jurisdiction  
Subject to PC  
permits and  
wetland review

Fennel Creek  
and  
Required Buffer

0 750 ft.



Scale 1:9,317

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. All data is expressly provided AS IS and WITH ALL FAULTS. The County makes no warranty of fitness for a particular purpose.

Printed: 2/11/10 8:30 AM





# Memo

**Date :** February 11, 2010  
**To :** City Council  
**From :** Heather Stinson  
**CC :** Dan Grigsby, John Vodopich  
**Re :** Cost and Scope of Sewer in Eastown affected by Fennel Creek and wetlands

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Mayor Johnson and Council Members:

In your discussion about Eastown Sewers and whether or not the cost of extending sewers should fall on the City or Developers, please consider that extending the sewers all the way to 234<sup>th</sup> Avenue on the north side of SR 410 would include wetland review and mitigation. It would also include impacting Fennel Creek and all the permitting and mitigation associated with that. As the attached map shows, Fennel Creek and its required 200 foot buffer extend north to south from 96<sup>th</sup> all the way to SR 410 across the Clark property. If the City decided to allow an impact to Fennel Creek, extension of sewer beneath the creek could require state and local permits as well as a critical areas report detailing mitigation of impacts. Impacts to wetlands also require these same state and local permits, reports and mitigation.

The cost of permitting for those properties in Bonney Lake's jurisdiction can be minimal. The costs of critical areas reports and wetland / creek mitigation would run in the thousands of dollars.

Also a factor is that the Aronson property is not within Bonney Lake city limits. This property is called out on the attached map. Any extension of sewers across this property would require permitting through Pierce County, which can be costly and time consuming. Fennel Creek and its buffer also fall on the Aronson property and depending on the placement of the sewer line, the Creek could be impacted by extending it across this property. This would add a whole new layer of required review and permitting costs through Pierce County.