

COMMUNITY AND ECONOMIC PROFILE

Community Profile

In 1850, the first settlers arrived in the Bonney Lake area. They traveled across the Naches Trail, following paths made by Native American tribes on their east-west crossing, a route that closely parallels today's Old Sumner-Buckley Highway.

It wasn't until 1946 that Bonney Lake was established as a town, on a 1,000 acre parcel. Until 1946, there was no electricity or water available. The Simmons family was the driving force for development and incorporation, with Kenneth Simmons serving three terms as Bonney Lake's first mayor.

Incorporation was finally accomplished in 1949, when the city population reached 327. By 1950, the new town had streets, a water system, electricity, telephone lines, refuse disposal, and a blood bank. By 1957, there were 12 businesses in Bonney Lake, with several new shopping developments underway.

17,374 Per 2010 Census

The official 2010 population of Bonney Lake is 17,374, with a total estimated population of 32,508 living inside the water service area provided by the City's water utility.

The City of Bonney Lake is a residential suburban community located near and along the shores of Lake Tapps. Also included within the City are Lake Bonney and Lake Debra Jane. There are approximately 5,109 single-family residences inside the City limits, along with 930 multi-family residences (units).

Quality of Life in Bonney Lake

There are many factors which contribute to Bonney Lake's exceptional quality of life. These include availability of goods and services locally, excellent schools, a local library, desirable residential neighborhoods, exceptional local government services, and excellent recreational opportunities.

Parks and Recreation. Bonney Lake's principal park, Allan Yorke Park, features Lake Tapps beach front, a boat launch, a first-class skate board park, picnicking, trails, basketball court, and ball fields.

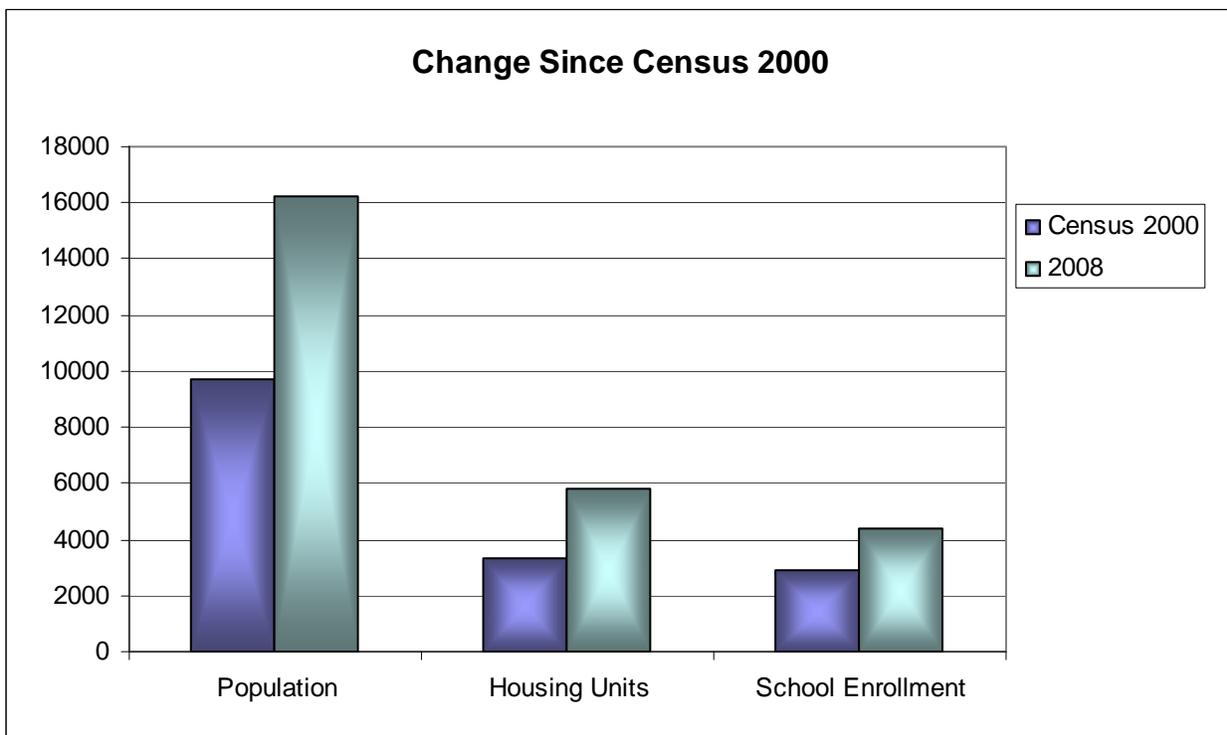
The City of Bonney Lake provides a variety of recreational opportunities through a joint arrangement with the City of Sumner and the Sumner School District. There are a variety of classes and competitive sports in which both youth and adults can participate.

Lake Tapps is a 4.5 square mile lake that contains 45 miles of shoreline. It is a popular place to boat, ski or fish. The shoreline of Lake Tapps is home to over 5,400 residents. The south end of the Lake is within the incorporated limits of the City of Bonney Lake. The City operates one of two public boat launches on the lake.

Bonney Lake's close proximity to Mount Rainier National Park, a favorite of both tourists and locals, gives hikers, bikers, climbers, campers and nature lovers a direct route to choice Washington terrain.

Demographic Profiles

The most recent U.S. Census was completed April 1, 2000 (<http://www.ofm.wa.gov/census2000>). In the past 10 years, the City of Bonney Lake has experienced significant growth in both population and demographics (for instance, at the time of the 2000 Census, the population of Bonney Lake was 9,687...current population has increased 72% from the census)! Results from the April 2010 U.S. Census will become available after publication of this document.



Additional information about the City of Bonney Lake can be found at our website www.ci.bonney-lake.wa.us.

Economic Profile

Extensive economic data at the community level for small cities in Pierce County is not readily available. Most economic data is at the state and county level. Much of the economic data the City has to work with is dated. This is complicated by the fact that Bonney Lake is one of the fastest growing cities in the state, especially in terms of commercial retail growth.

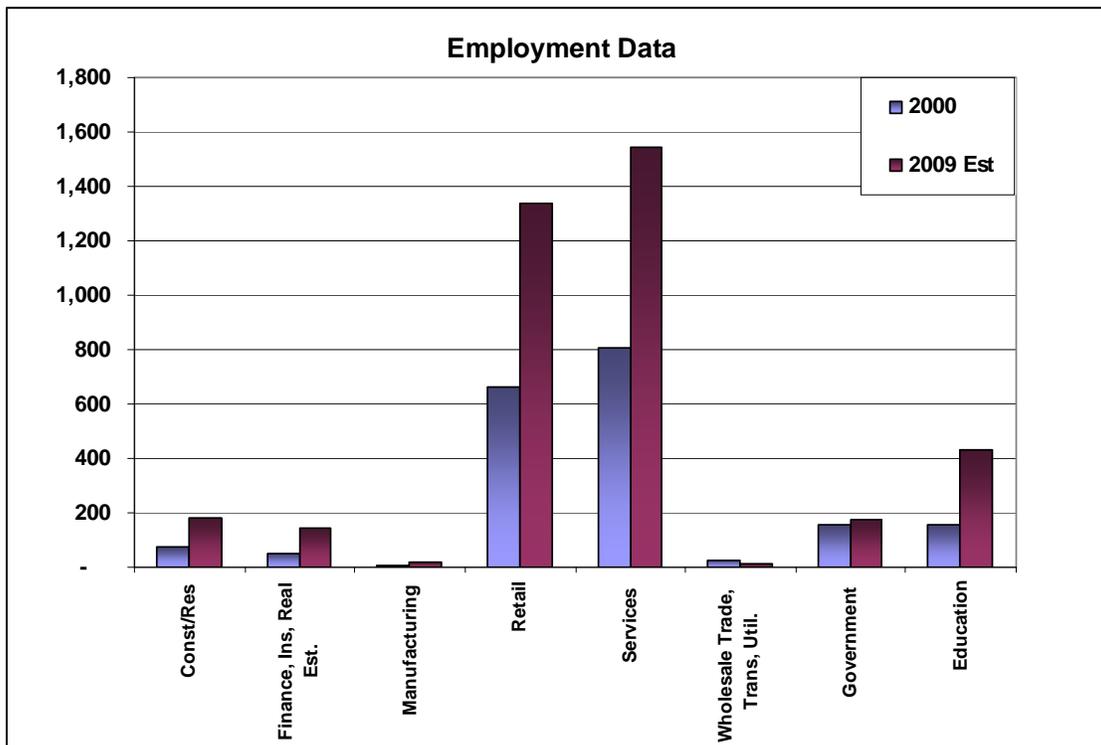
Property Tax

As discussed in the Financial Summary section, property taxes make up a significant amount of the City’s operating revenues. For the tax year 2009, the following are the top ten property tax payers:

TAXPAYER	2009		% OF TOTAL CITY TAXABLE ASSESSED VALUE
	TAXABLE ASSESSED VALUE	RANK	
Wal-Mart Stores Inc. #2403	\$ 29,129,233	1	1.2%
Buffalo - Bonney Lake Associates LLC	23,266,600	2	1.0%
Panorama West LLC	19,859,200	3	0.8%
Bonney Lake Village Association	18,087,800	4	0.8%
Lowe's of Lakewood	15,964,000	5	0.7%
Bonney Lake Town Center LLC	15,701,800	6	0.7%
Lake Tapps Equities LLC	15,544,737	7	0.6%
HD Development of Maryland Inc	13,180,800	8	0.6%
Target Stores #349	13,147,000	9	0.5%
MWSH Bonney Lake LLC Et Al	13,088,200	10	0.5%
TOTAL PRINCIPAL TAXPAYERS	147,840,137		6.18%
TOTAL ASSESSED VALUE	\$ 2,393,756,664		100.00%

SOURCE: Pierce County Assessor/Treasurer's Office; Top Taxpayers for Tax Year 2009

The PSRC reported that the following employment data in Bonney Lake by industry sector:



Source: <http://www.psrc.org/data/employment/covered-emp>

Bonney Lake partners with the Washington State Master License Service (MLS) for business licensing. In 2010, MLS reported 1,191 active/current general business licenses. These numbers reflect a decade of tremendous growth of the Bonney Lake commercial centers (Downtown, Midtown, and Eastown). The City's major employers include big box retail such as Wal-Mart, Fred Meyer, Target, Safeway, and Home Depot, as well as the City itself (128+ full-time employees) and the Sumner School District (#320).

Most of the economic activity in Bonney Lake is located along the State Route 410 corridor. For discussion and planning purposes, the City has divided the commercial sector of the City into three (3) major activity areas: Downtown, Midtown, and Eastown. Downtown is occasionally referred to as Old Town, as it was the initial commercial center developed in the City.

Downtown

Downtown is generally described as that area along SR 410 from Meyers Road to Main Street. Downtown is the original commercial center of the City and serves as the western gateway of the present day City limits.

A downtown redevelopment concept plan was prepared for the area in 2001, entitled the "Strategic Commercial District Plan". The Downtown area serves as a civic center of the city, with the existing park and ride lot, post office, public safety building, city hall annex and library as anchors. The new Justice Center is scheduled to open on Main Street in early 2011. It is envisioned that a new city hall and/or community center could also be built in Downtown to further solidify it as the civic center of the City. The principal business anchor on the north side of SR410 in the Downtown area is the Grocery Outlet. The south side is anchored by the Rainier Office Building.

Midtown

Midtown is generally described as the area along SR 410 from East 192nd to East 202nd. Midtown is developed on both the north and south sides of SR 410.

Midtown is currently anchored on the south by Wal-Mart, and Office Depot. Albertson's Grocery and Lowe's are on the southeastern boarder of Midtown. The north side of Midtown is anchored by Target, Marshalls, and Petco.

Eastown

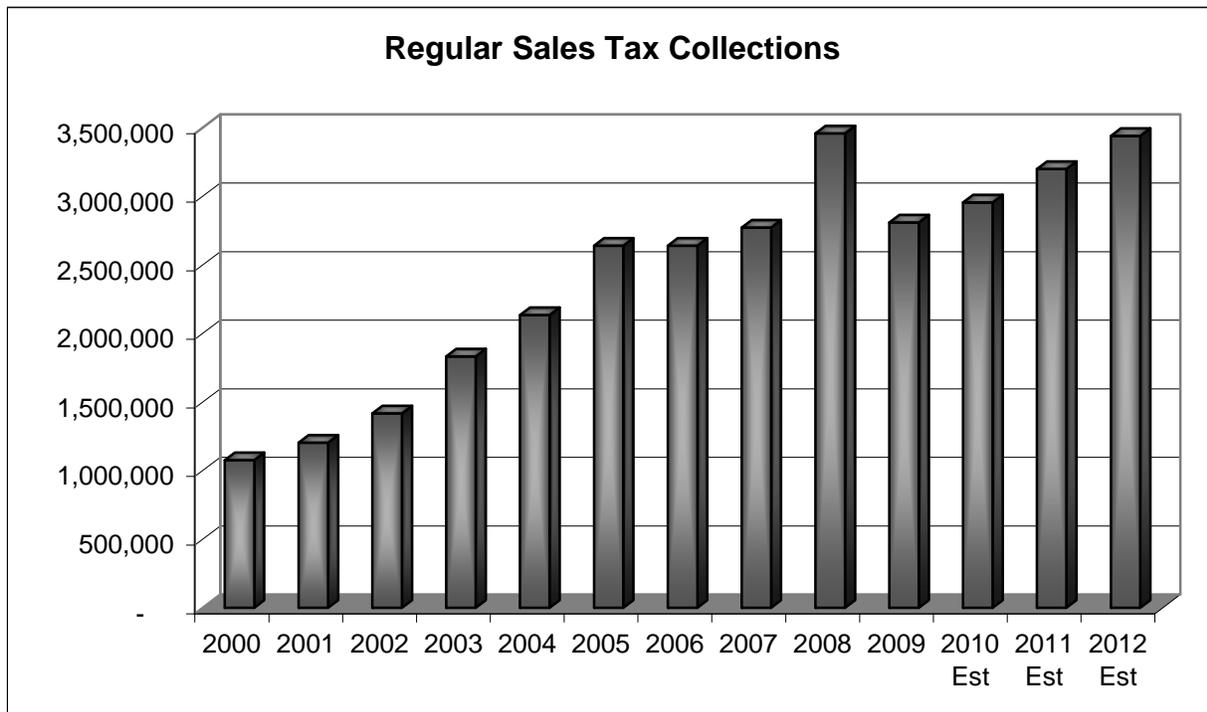
Eastown is generally described as that corridor along SR 410 from 214th Avenue East to 234th Avenue East. Eastown is commercially developed from 214th Ave to 216th Ave. The major commercial activity in this section of Eastown currently includes, but is not limited to, Blockbuster, Mazatlan restaurant, other restaurants, used car dealers, several medical/dental/physical therapy offices, auto parts stores and a gas station. The rest of Eastown is either residential or undeveloped farm land. The City's most significant commercial development opportunity lies in the portion of Eastown running along SR 410 from 216th Avenue East to 234th Avenue East. However, development has been held up pending extension of

the city sewer system into this area. The City has completed an Eastown Sub-area study and plan that was incorporated in our Comprehensive Plan in 2005. As a result, the future water, sewer, stormwater, and road systems have all been evaluated and plans adopted for full build out of Eastown. In 2010, the City extended the water system further into Eastown along the SR410 corridor. Future water system expansion will be accomplished by developers. Also in 2010, the City Council authorized design of the sewer system extension, which will be completed in early 2011. Depending on availability of funds, construction of the sewer system extension will also be completed in 2011. Based on this information, property owners are moving ahead with plans to market their properties to developers or are initiating their own construction of commercial projects.

Sales Tax Collections.

A key indicator of a city’s economic health and vitality is the local sales tax collections. The graph below shows the City of Bonney Lake’s share of state sales tax collections for the past several years. This figure excludes the amount of the sales tax that is dedicated for park and criminal justice purposes. As shown, the City has enjoyed steadily increasing sales tax collections each of the past several years as the City has become the retail center of the east county plateau region. It is anticipated that with the planned growth of the region and the future development of the Eastown area, this trend will continue.

Bonney Lake Sales Tax Collections in Dollars Per Year



CITY EMPLOYMENT

A list of City positions that are funded in the Biennial Budget and are authorized by the City Council to be filled during the Biennium can be found in the “Financial Summary” section of this document.

Cities often use a variety of performance indicators regarding staffing, including staffing per capita, a comparison of FTE (full-time equivalent) employee increase compared to population increases, as well as growth of personnel by functional activity. For our readers, we’ve included each of these measures.

Relationship Between Population and City Employment Growth 2002-2012

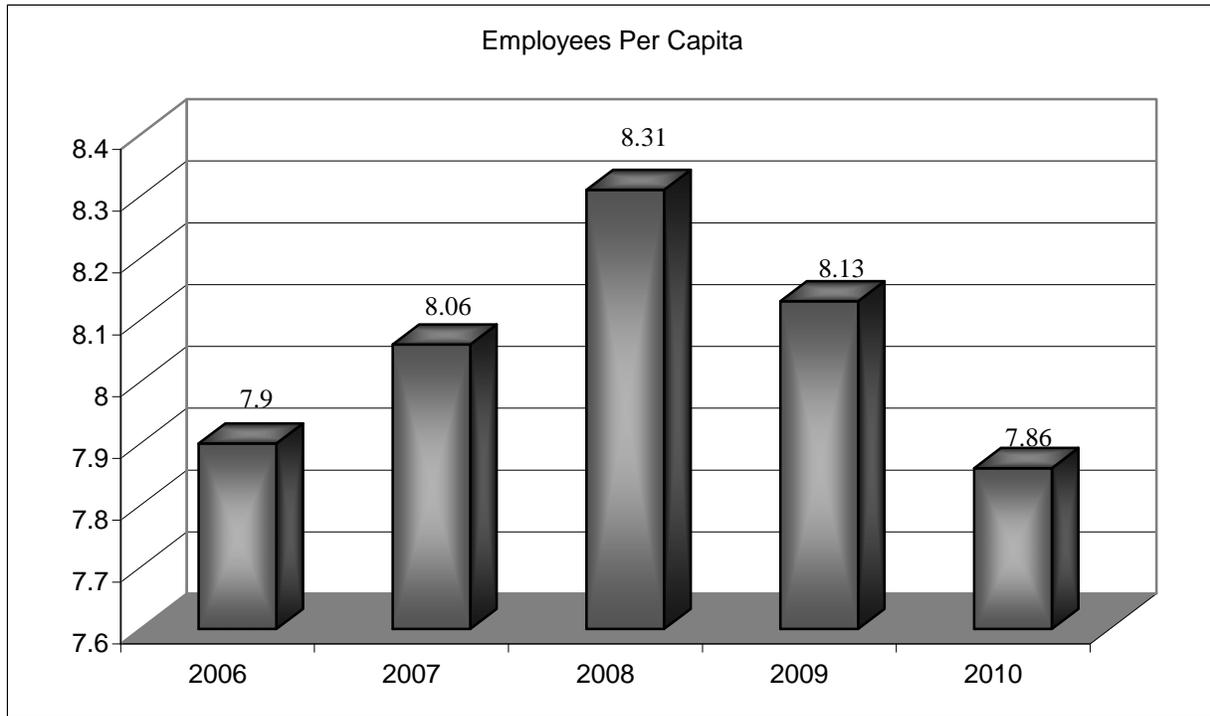
Fiscal Year	*Population / %Growth	Public Safety	Public Works	Community Development	All Other	Total Employees
2001	(9,980)					
2002	(12,360) 23.80%	(27) 0%	(30) 25.00%	(12) 29%	(19) 18.70%	88
2003	(12,950) 4.80%	(29) 7.40%	(30) 0%	(12) 0%	(20) 5.30%	91
2004	(13,470) 4.00%	(34) **13.8%	(35) 16.60%	(12) 0%	(20) 0%	101
2005	(14,370) 6.70%	(37) **5.8%	(41) 14.30%	(13) 8.30%	(21) 5.00%	113
2006	(15,230) 6.00%	(39) **5.5%	(45) 10.00%	(14) 7.80%	(22) 4.70%	120
2007	(15,740) 3.30%	(41) 5.10%	(47) 4.40%	(14) 0%	(24) 9%	126
2008	(16,220) 3.00%	(42) 2.40%	(50) 6.40%	(17) 7.10%	(25) 4.20%	134
2009	(16,500) 1.73%	(43.0) 2.38%	(44.0) -12.00%	(17.0) 0.00%	(30.9) 23.60%	134.90
2010	(16,690) 1.15%	(43.1) 0.12%	(44.0) 0.00%	(17.0) 0.00%	(30.9) 0.00%	134.95
2011	(16,857) 1.00%	(43.5) 0.93%	(44.0) 0.00%	(13.0) -23.53%	(30.90) 0.00%	131.35
2012	(17,026) 1.00%	(43.5) 0.00%	(44.0) 0.00%	(13.0) 0.00%	(30.90) 0.00%	131.35

Notes:

- The number in parentheses is population or number of regular FTE employees (does not include elected officials);*

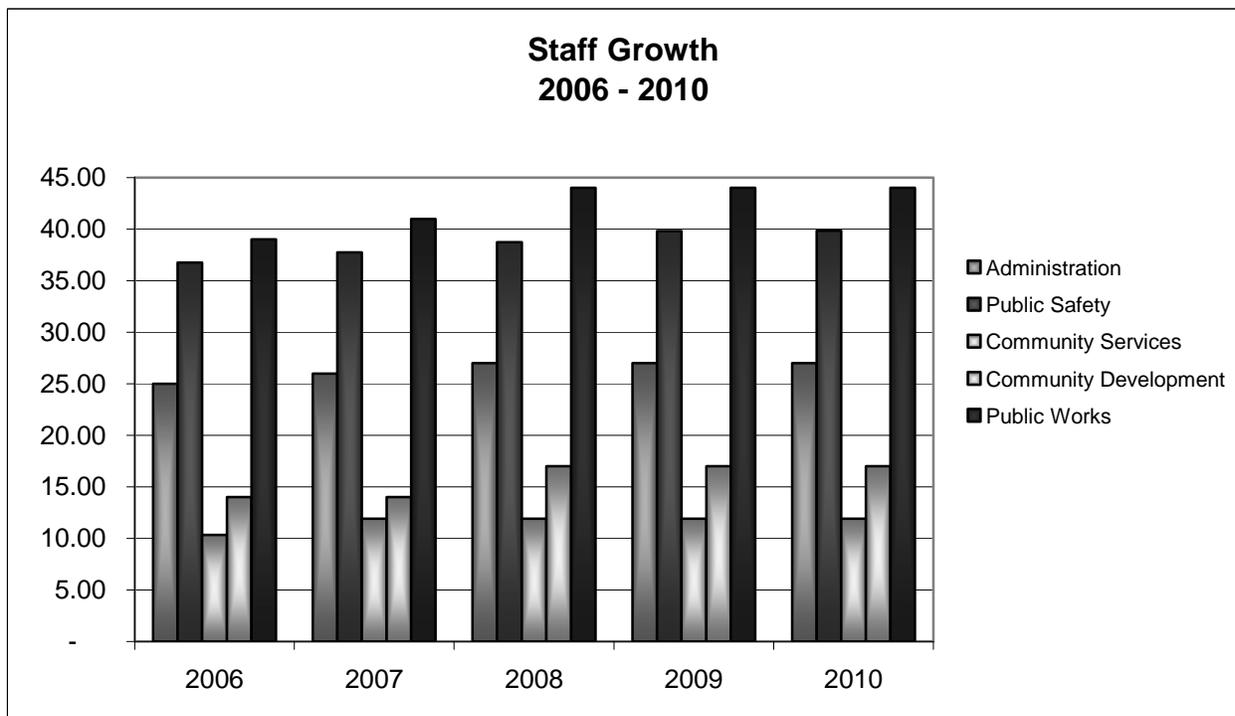
2. ** Population and employment growth over previous calendar year;*
3. *** Does not factor outsourcing of the dispatch function;*
4. *Public Safety includes both police and court;*
5. *Public Works includes parks, facilities, water, sewer, street, stormwater.*
6. *2006 planning staff growth is the transfer of the GIS Analyst from IT to P&CD.*
7. *“All Others” includes Community Services, Administrative Services, and the Executive Department (including Finance). Positions previously budgeted in Public Works are now budgeted in Community Services.*

Employment Per Capita



Note: Per capita is per 1,000 population. Excludes elected officials.

Employment Growth by Function



Note: Public Safety includes both Judicial (court) and Law Enforcement (Police) staffing.