



PLANNING COMMISSION AGENDA
WEDNESDAY, March 20, 2013
City Council Chambers - Justice and Municipal Center at 5:30 PM

MEMBERS

Grant Sulham **Chair**
Winona Jacobsen **Vice-Chair**
Brandon Frederick
Richards Rawlings
Brad Doll
Dennis Poulsen
David Baus

CITY STAFF

Jason Sullivan, Senior Planner
Debbie McDonald, Planning Commission Clerk

I. CALL TO ORDER, ROLL CALL and NEXT MEETING POLL (April 3, 2013)

II. APPROVAL OF MINUTES

III. PUBLIC HEARING

1. Ordinance D12-149 – Landscaping Code
2. Ordinance D13-40 – Easttown Zoning
3. Ordinance D13-41 – Adoption of Official Zoning Map

IV. PUBLIC COMMENT AND CONCERNS

V. NEW BUSINESS

VI. OLD/CONTINUING BUSINESS

1. Joint Meeting of the Planning Commission and the City Council

VII. FOR THE GOOD OF THE ORDER

1. Correspondence
2. Staff Comments
3. Commissioner Comments

VIII. ADJOURNMENT

Next meeting: April 3, 2013



Community Development Department

Planning Commission Minutes

February 6, 2013 Regular Scheduled Meeting
City of Bonney Lake Council Chambers

DRAFTED

The meeting was called to order at 5:30 P.M.

Planning Commission Present

Grant Sulham, **Chair**
L. Winona Jacobsen, **Vice-Chair**
Brandon Frederick (absent)
Richards Rawlings
Brad Doll
Dennis Poulsen
Dave Baus

City Staff Present

Jason Sullivan, Senior Planner
Debbie McDonald, Commission Clerk

MOTION WAS MADE BY COMMISSIONER DOLL AND SECONDED BY VICE-CHAIR JACOBSEN TO EXCUSE COMMISSIONER FREDERICK FROM TONIGHT'S MEETING.

MOTION APPROVED 5-0

A poll determined that a majority of Commissioners would be available for the regular scheduled meeting on February 20, 2013.

I. APPROVAL OF MINUTES:

MOTION WAS MADE BY COMMISSIONER RAWLINGS AND SECONDED BY VICE-CHAIR JACOBSEN COMMISSIONER BAUS TO APPROVE THE MINUTES FROM THE JANUARY 16, 2013 MEETING.

MOTION APPROVED 6-0

II. PUBLIC COMMENT AND CONCERNS: NONE

III. NEW BUSINESS:

Eastown Zoning and Adoption of Official Zoning Map

Mr. Sullivan talked about how the zoning map has not been officially adopted. He has added it to the code to make the zoning map official. Which by adopting the zoning map officially it sets it in stone. A Public Hearing will be scheduled for the March 20, Planning Commission meeting on the adoption of a zoning map.

Draft Work Plan for 2013-2014

Mr. Sullivan introduced the Draft Work Plan for the Planning Commission for 2013-2014 it contains everything on there from the previous year. This will go to the joint meeting with the City Council to see if Council Members have any additions or corrections.

Joint Meeting of the Planning Commission and the City Council

Mr. Sullivan spoke of items for the meeting agenda, he has the work plan, large comp plan updates and any other items the City Council wants to add to the agenda. He was looking at the 5th Tuesday in April at 5:30 for the meeting.

IV. OLD/CONTINUING BUSINESS:

Shoreline Master Plan Update – Shoreline Element (Goals and Policies)

Mr. Sullivan received comments back from the Department of Ecology. They had 285 comments most of them being typos and corrections. There is about 10-15 comments that will have to be researched. The big issue is dealing with Dike 13 and bulkheads. Public access both physically and visually for people to enjoy. Will have to work with Pierce County to provide a trail system. There will be some incentives for home owners to add vegetation back to the shorelines.

Vice-Chair Jacobsen inquired how the owners will be informed/educated on the changes.

Mr. Sullivan answered he has not worked on the education piece since he is busy still writing the code. Most owners will be informed when they apply for permits.

Commissioner Baus asked when telling what the home owners can do on their shoreline, they also need to include the permitting information.

Sign Regulations for Home Occupations and Temporary Use Permits

Chair Sulham gave an update on attending and presenting to City Council.

Mr. Sullivan has one more comment from the City Attorney that the description “high quality” is to vague.

V. FOR THE GOOD OF THE ORDER:

Correspondence – NONE

Staff Comments – Mr. Sullivan informed Commissioners he will be able to give a tour of the third floor at the next meeting.

Commissioner Comments – Vice-Chair Sulham distributed a handout on an upcoming short course if anyone is interested in attending.

VI. ADJOURNMENT:

MOTION WAS MADE BY VICE-CHAIR JACOBSEN AND SECONDED BY COMMISSIONER RAWLINGS TO ADJOURN.

MOTION APPROVED 5-0

The meeting ended at 6:32 P.M.

Debbie McDonald, Planning Commission Clerk

SUBSTITUTE ORDINANCE NO. D12-149

AN ORDINANCE OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, REPLACING CHAPTER 16.14 OF THE BONNEY LAKE MUNICIPAL CODE, ADOPTING NEW LANDSCAPING STANDARDS, AND AMENDING REFERECES TO THE PREVIOUS VERSION OF CHAPTER 16.14 BLMC IN THE DOWNTOWN DESIGN STANDARDS, CHAPTERS 18.33 AND 18.39 BLMC

WHEREAS, the City Council wishes to address noise and other nuisances between commercial and residential property; and

WHEREAS, while the existing landscaping code attempts to buffer incompatible uses, City Council wishes to enhance these buffer requirements; and

WHEREAS, the textual code amendments proposed by this Ordinance have been processed in according with the requirements of Chapter 43.21C RCW, the State Environmental Policy Act (SEPA); and

WHEREAS, a determination of nonsignificance was issued on February 27, 2013 by the Community Development Director acting as the City SEPA Responsible Official, and the applicable SEPA comment and appeal periods concluded on March 20, 2013 and April 4, 2013 respectively; and

WHEREAS, the a copy of the this Ordinance was provided on January 17, 2013 to the Washington State Department of Commerce as required by RCW 36.70.A.106 and the Department's review and comment period concluded on February 1, 2013;

WHEREAS, notice of the public hearing was given to the public in accordance with law and a public hearing was held by the Planning Commission on March 20, 2013, and all persons wishing to be heard were heard,

NOW, THEREFORE, the City Council of the City of Bonney Lake do hereby ordain as follows:

Section 1. Chapter 16.14 of the Bonney Lake Municipal Code is herby replaced with the following:

**Chapter 16.14
LANDSCAPING**

Sections:

- 16.14.010 Administrative provisions.
- 16.14.020 Purpose of landscape standards.
- 16.14.030 Applicability.
- 16.14.040 General Requirements
- 16.14.050 Buffering.
- 16.14.060 Required plant materials.

- 16.14.070 Description of landscape standards.
- 16.14.080 General provisions.
- 16.14.090 Installation and maintenance.
- 16.14.100 Irrigation.
- 16.14.110 Landscape plans.
- 16.14.120 Plant materials standards.
- 16.14.130 Credit for preservation of existing vegetation.
- 16.14.140 Preservation of existing vegetation.
- 16.14.150 Street frontages.
- 16.14.160 Vision clearance area landscaping.
- 16.14.170 Parking lot landscape standards.
- 16.14.180 Landscape Maintenance

16.14.010 Administrative provisions.

See Chapter 16.12 BLMC.

16.14.020 Purpose of landscape standards.

Landscape standards are designed to:

- A. Improve the appearance and visual character of the community.
- B. Promote compatibility between all land uses by reducing the visual, noise, and lighting impacts of development on adjacent properties.
- C. Unify development, and enhance and define public and private spaces on a site.
- D. Reduce the visual impact of glare, headlights, and parking lot lights from the public right-of-way and from adjoining properties.
- E. Reduce the area of impervious surfaces.
- F. Reduce the level of carbon dioxide in areas of heavy vehicle use and return pure oxygen to the atmosphere.
- G. Encourage safe and efficient on-site circulation.
- H. Encourage the retention and use of existing vegetation.
- I. Provide shade as a means of mitigating heat and exposure in parking lots and other paved areas.
- J. Encourage efficient water use and conservation.
- K. Encourage a pedestrian-oriented street environment.

16.14.030 Applicability.

The landscape standards reflected in Tables 16.14A and 16.14B establish minimum landscape requirements that apply to all developments, except:

- A. Minor building alterations.
- B. Site improvements for improved public access.
- C. Change of use not affecting exterior of building.
- D. Construction of one detached single-family home or duplex.
- E. Short plats.

16.14.040 General requirements.

- A. All portions of development sites not used for buildings, parking, driveways, walkways, outdoor storage, plazas, stormwater ponds, or similar improvements shall either remain in their native state or be landscaped in accordance with the purpose of this chapter.
- B. Required landscaping elements shall be designed by a licensed landscape architect.
- C. The type, quantity, and arrangement of installed plants shall be appropriate to the size and purpose of the landscape area.
- D. Nonvegetative material such as gravel, mulch, and bark may supplement but not substitute for plantings.
- E. Based on site-specific factors such as topography and micro-climate, the Director or designee may waive or amend specific landscaping requirements as necessary to achieve the purpose of this chapter.
- F. The Director or designee may require berms or similar artificial topographical features.
- G. Planting beds shall not be located over impervious surfaces.

Table 16.14A Site Specific Buffering Requirements

| | L-1 Basic | L-2 Low Screen | L-3 High Screen | L-4 High Wall | L-5 Partial Screen Fence | L-6 Full Screen Fence |
|--|--------------|----------------------|-----------------------|---------------------|-----------------------------------|--------------------------------|
| In setback areas of multiple-family development (except as otherwise noted) | X | | | | | |
| Multiple-family parking (where parking areas abut interior property line or right-of-way) | | X | | | | |
| Recycling and garbage areas in residential zones | | | | | | X |
| Property lines within 75 feet of delivery and loading areas on commercially zoned lots abutting residential zones | | | | X | | |
| Street frontage of commercial development where frontage is not occupied by parking, except those properties in the Downtown subject to Design Standards as set forth in BLMC 18.35. | X | | | | | |
| Outdoor merchandise display areas of greater than 300 square feet in Commercial zones, excluding plant merchandise displays | | | X | | | |
| Garbage and recycle screening in Commercial zones | | | | | | X |
| Parking area landscaping along a public or private right-of-way | | X | | | | |
| Parking area driveway or primary circulation route landscaping | | X | | | | |
| Parking and loading areas for institutional and commercial uses abutting a residentially zoned property | | | | X | | |
| Campground or recreational vehicle park street frontage screening | | | X | | | |
| Manufactured home park property boundaries | | | X | | | |
| Electrical substation unless fully enclosed within a building | | | X | | | |
| Telecommunication or satellite relay station unless fully enclosed within a building | | | X | | | |
| Pump station, wellhead, tank-style reservoir, and other water or sewer facilities unless fully enclosed within a building | | | X | | | |

| | | | | | | |
|---|--|--|---|--|---|--|
| Vehicle or equipment storage yard in Commercial zones | | | | | X | |
| Interior property lines for essential public facility sites | | | X | | | |

16.14.050 Buffering.

Buffering between zones is required based on the provisions of Table 16.14B.

A. Buffering requirements between abutting zones is the requirement of each developing or redeveloping property. Buffering requirements established by Table 16.14B do not apply to the portion of the property adjacent to a public or private road.

1. Cooperative Agreements. Developers are encouraged to enter into cooperative agreements with adjacent properties to develop a single buffer with joint responsibility for maintenance. This eliminates the need for double buffering.

2. Cooperative Buffering. It is the intent of this code to require cooperative buffering to maximize benefit and equitably burden each property owner where cooperative agreements are not achieved. Where cooperative buffering would create an alleyway or “no man’s land” between walls, fences, or linear plantings, an alternative landscape standard shall be applied so as to accentuate the benefits of a barrier without creating the negative effects of an isolated alleyway.

B. Wetlands/Open Space. Where wetlands, riparian areas, and other open space create an effective buffer that is consistent with the purpose of this chapter, the buffering requirement may be eliminated or reduced by the Director or designee in keeping with the substantive requirements found in BLMC 16.22.040.D and BLMC 16.22.040.E.

C. Residential Buffers. Where buffers required by Table 16.14B occur on residential plats, the buffer shall be on a separate parcel or tract and shall be owned and maintained by a homeowners’ association.

D. Large Retail Buffers.

1. For retail establishments with buffers along interior property lines that exceed 12 feet in width, as required by the City of Bonney Lake Downtown Design Standards, the L-3 and L-4 planting requirements shall be modified to require two rows of trees within the required landscape buffer. Tree rows shall be staggered.

2. For retail establishments with buffers along interior property lines that exceed 20 feet in width, as required by the City of Bonney Lake Downtown Design Standards, the L-3 and L-4 planting requirements shall be modified to require two rows of trees and a four-foot high berm within the required landscape buffer. Tree rows shall be staggered.

Table 16.14B Zone Buffering Requirements

| | RC-5, R-1, R-2 | R-3 | C-1 | C-2, E, MC, | PF, DM, or DC |
|-----------------------|-----------------------|------------|------------|--------------------|----------------------|
| RC-5, R-1, R-2 | | L-3 | L-3 | L-3 | L-3 |
| R-3 | L-3 | | | L-3 | L-3 |
| C-1 | L-3 | L-3 | | L-3 | |
| C-2, E, MC, | L-4 | L-3 | L-3 | | L-3 |
| PF, DM, or DC | L-3 | L-3 | L-3 | L-3 | |

16.14.060 Required plant materials.

Plants used within required landscape areas shall be locally hardy, noninvasive plants with a mature size and growth habit appropriate to the location and use. The City of Bonney Lake maintains a plant materials list to aid in the selection of plant materials. Plants shall be selected from this list.

16.14.070 Description of landscape standards.

A. Basic Landscape Standard (L-1). A landscape treatment to enhance the appearance of street frontages and yard areas. A linear effect is not the goal, but a visually pleasing, park-like effect should be achieved. The minimum width shall be consistent with the setback area unless otherwise specified herein.

1. Required Plant Materials. Basic landscape standard (L-1) requires the installation and maintenance of all of the following:

- a. One tree per 30 linear feet as measured along the front lot line.
- b. Six shrubs per 30 linear feet as measured along the front lot line.
- c. The use of turf as ground cover is discouraged. Drought-tolerant, low-maintenance vegetative ground cover is encouraged.
- d. Living plant materials covering a minimum of 70 percent of the required landscape area within five years of planting. The required plant materials may be installed in the required area in any arrangement and do not need to be linear in design.

2. Exceptions to Required Plant Materials. An exception to the requirement in BLMC 16.14.070.A.1.a shall be granted if, excluding any required parking area landscaping, the landscape area required to comply with the L-1 basic landscape standard is located entirely within 15 feet of a building.

B. Low Screen Landscape Standard (L-2). A landscape treatment to enhance the visual appearance of linear spaces while allowing high visibility and an open effect. Low screen landscape areas shall be a minimum of seven feet wide unless otherwise specified herein.

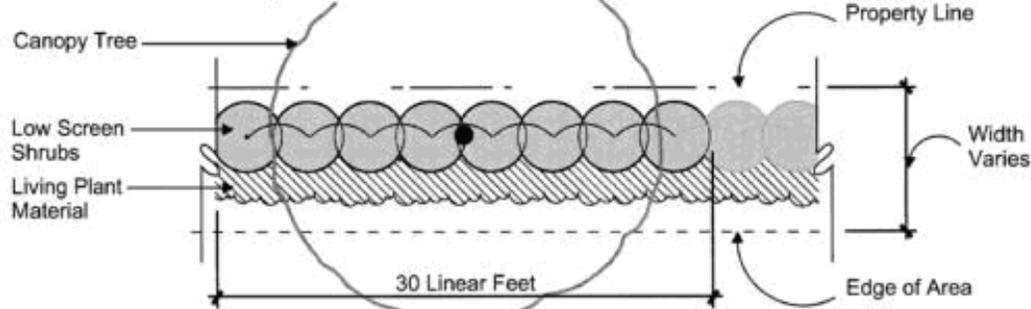
1. Required Plant Materials. Low screen landscape standard (L-2) requires the installation and maintenance of all of the following:

- a. Low shrubs to form a continuous screen at least 24 inches high within five years and maintained at a height not to exceed 42 inches.
- b. One canopy tree per 30 linear feet as measured along the street lot line.
- c. Living plant materials covering a minimum of 70 percent of the required landscape area within five years of planting.
- d. The use of turf as ground cover is discouraged. Drought-tolerant, low-maintenance vegetative ground cover is encouraged.

Low Screen Landscape (L-2)

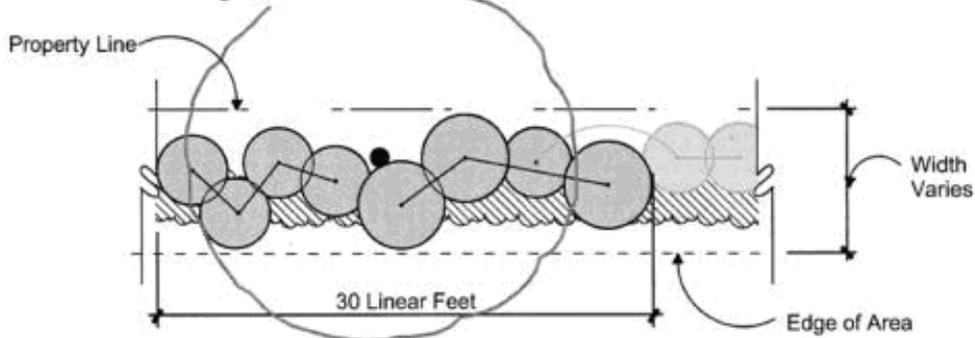
GENERIC PLAN:

Version A - Formal Arrangement



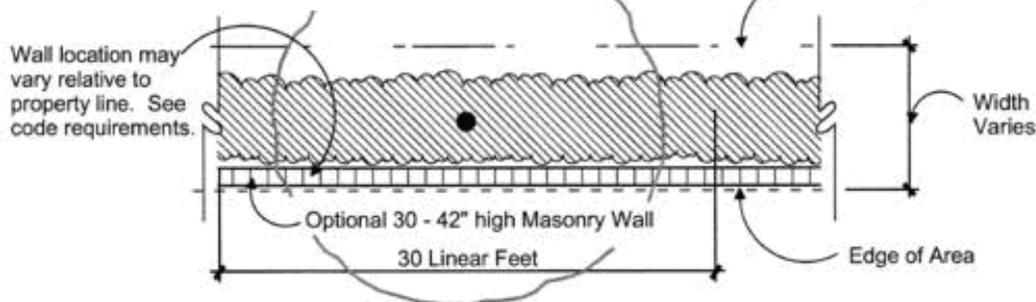
GENERIC PLAN:

Version B - Informal Arrangement



GENERIC PLAN:

Version C - Optional Masonry Wall or Solid Wood Fence



Required Plant Materials

- Low Screen Shrubs (3 gallon minimum) to form continuous screen at least 24 inches tall in 3 years; maximum 42 inches in height.
- 1 canopy tree per 30 linear feet as measured along the property line.
- Living plant material covering a minimum of 70 percent of the required landscaped area within 3 years.

Plan Label Requirements for all required trees, shrubs and living plant material:

- Scientific Name and Common Name
- Quantity, Size, and Spacing



e. A masonry wall, solid wood fence, or a berm between 30 and 42 inches high shall be permitted as a substitute for the required low shrubs, but the trees and other plant materials are still required. When applied along street frontage, the masonry wall is to be placed farthest from the street with the required landscaping in between the wall

and street. When applied along an abutting property, the masonry wall may be placed along the interior lot line.

C. High Screen Landscape Standard (L-3). A landscape treatment to create a living visual barrier and insert a psychological separation. A high screen landscape area shall have a minimum width of seven feet unless otherwise specified herein.

1. Required Plant Materials. High screen landscape standard (L-3) requires the installation and maintenance of all of the following:

a. Evergreen shrubs that are in at least five-gallon containers at the time of planting to form a continuous screen, at least six feet high, within five years of planting.

b. One tree per 30 linear feet as measured along interior lot lines. Evergreens or canopy trees may be used as appropriate to provide the desired screening.

c. Living plant materials covering a minimum of 70 percent of the required landscape area within five years of planting.

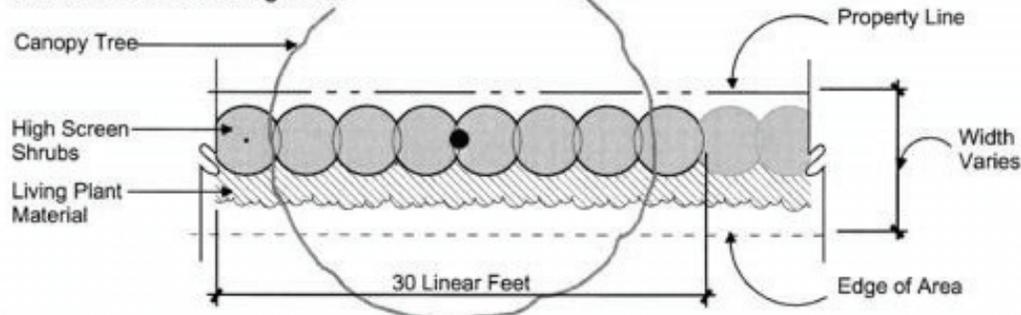
d. The use of turf as ground cover is discouraged. Drought-tolerant, low-maintenance vegetative ground cover is encouraged.

e. A masonry wall or solid wood fence at least six feet high shall be permitted as a substitute for the shrubs but the trees and other plant materials are still required. When this landscape standard is applied along street frontage, the screen or wall is to be placed farthest from the street with the required landscaping in between the wall and street. When along a street frontage, vines shall be planted a maximum of eight feet on center on the streetward side of the wall. When applied along an abutting property, the masonry wall may be placed along the interior lot line.

High Screen Landscape (L-3)

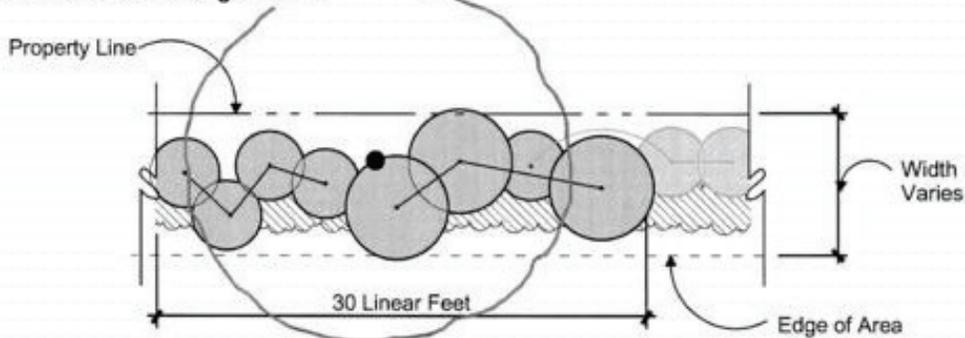
GENERIC PLAN:

Version A - Formal Arrangement



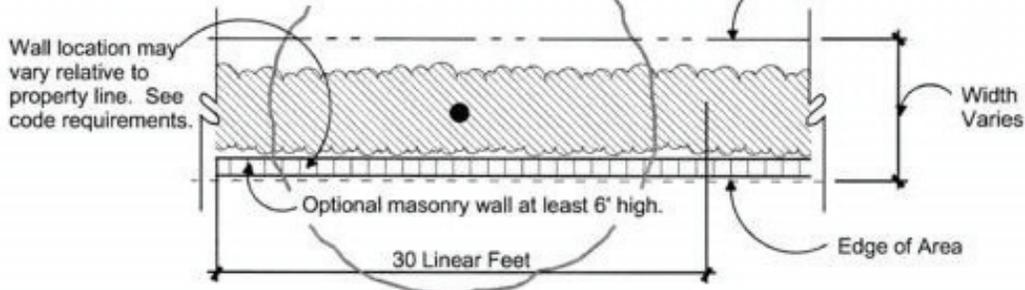
GENERIC PLAN:

Version B - Informal Arrangement



GENERIC PLAN:

Version C - Optional Masonry Wall or Soild Wood Fence



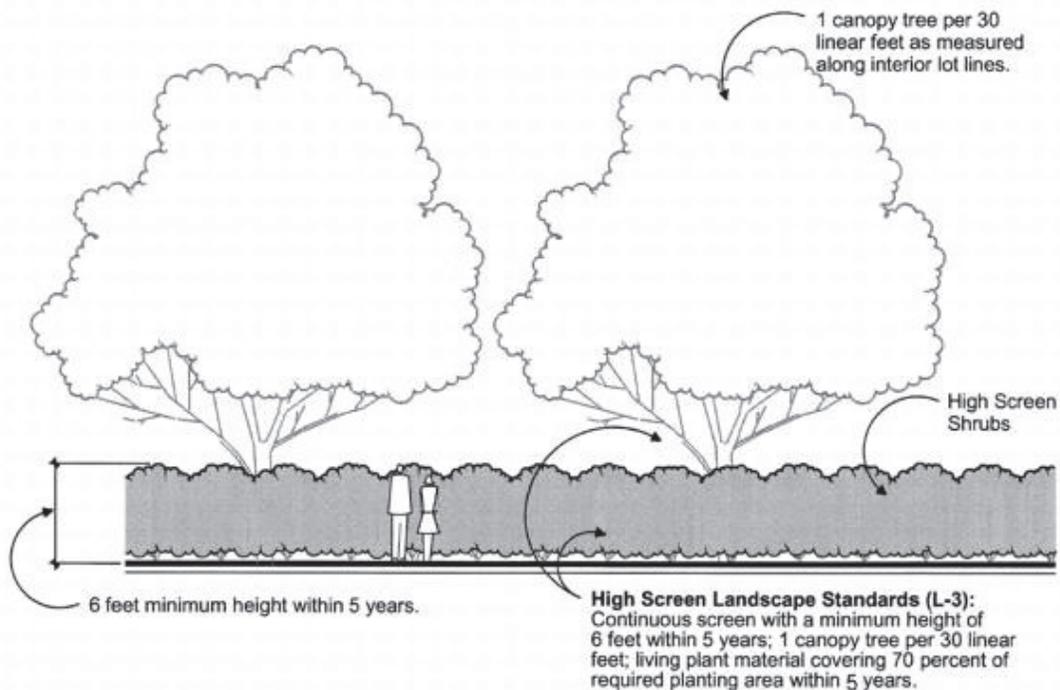
Required Plant Materials

- HighScreen Shrubs (5 gallon minimum) to form continuous screen at least 6 feet tall within 5 years.
- 1 canopy tree per 30 linear feet as measured along interior lot lines.
- Living plant material covering a minimum of 70 percent of the required landscaped area within 5 years.

Plan Label Requirements for all required

- trees, shrubs and living plant material:
- Scientific Name and Common Name
 - Quantity, Size, and Spacing

High Screen Landscape (L-3) (Continued)

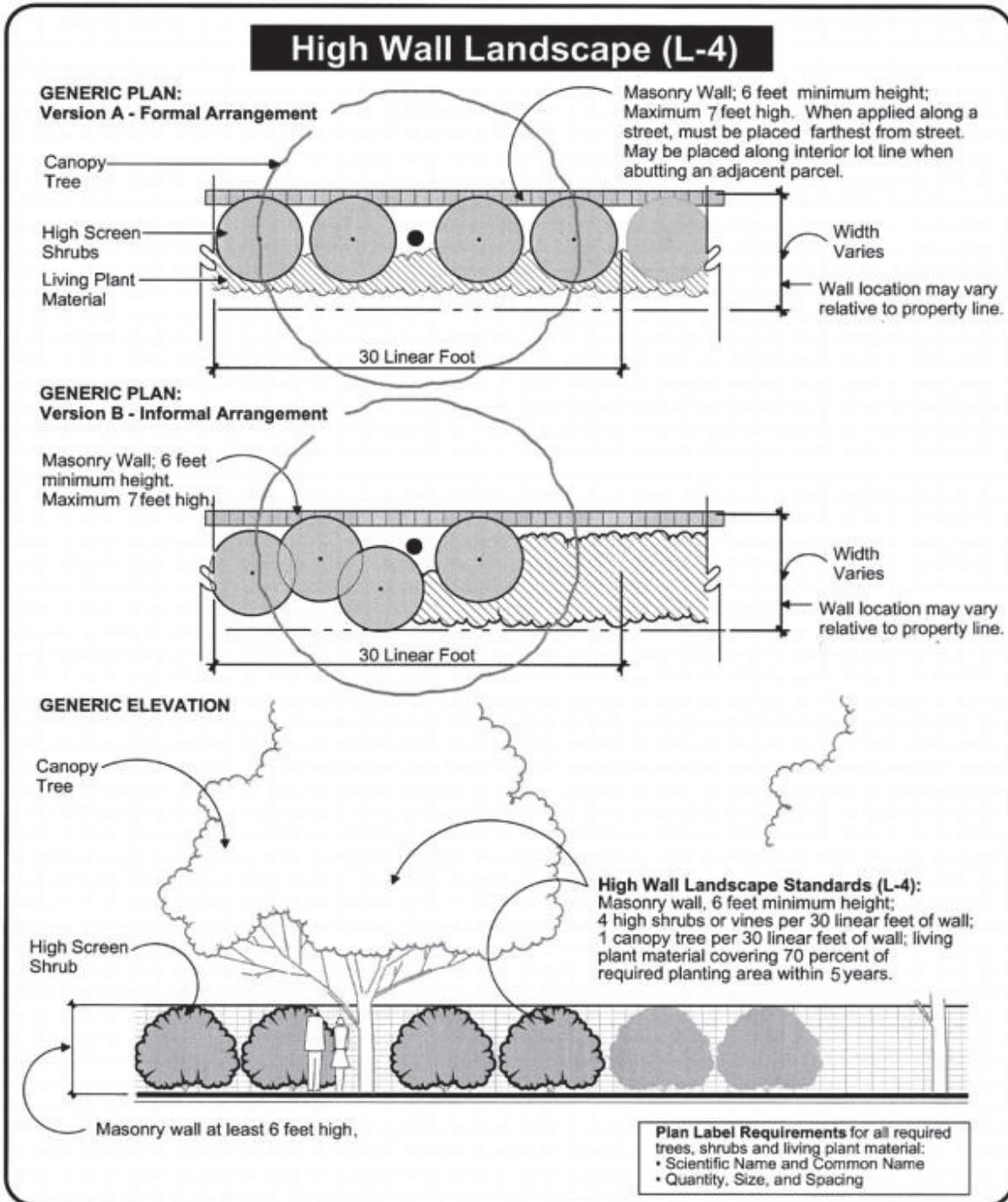


View along Interior Lot Line

D. High Wall Landscape Standard (L-4). A landscape treatment to create a visual separation that provides noise buffering and added security and privacy. A high wall landscape area shall have a minimum width of seven feet unless otherwise specified herein.

1. Required Materials. High wall landscape standard (L-4) requires the installation and maintenance of all of the following:

- a. Masonry wall at least six feet high with a maximum height of seven feet. When applied along street lot lines, the wall shall be placed farthest from the street with the required landscaping in between the wall and the street. When along a street frontage, vines shall be planted a maximum of eight feet on center on the streetward side of the wall. When abutting an adjacent parcel, the wall may be placed along the interior lot line.
- b. One tree per 30 linear feet as measured along interior lot lines. Evergreens or canopy trees may be used as appropriate to provide the desired screening.
- c. Four high shrubs or vines are required per 30 linear feet of wall.



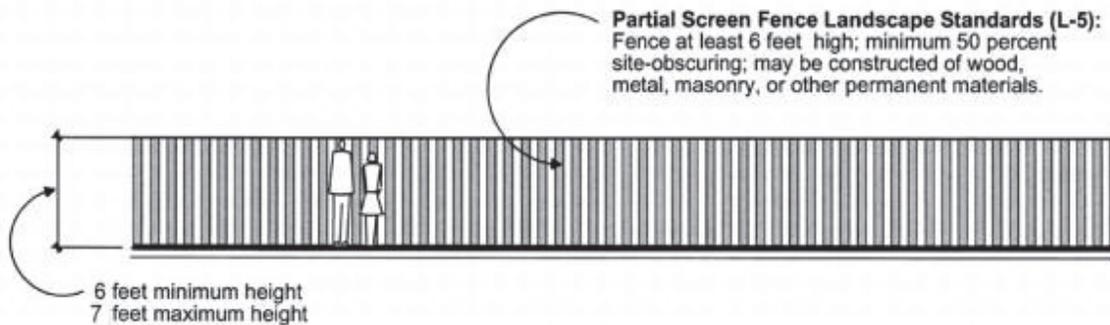
- d. Living plant material must cover a minimum of 70 percent of the required landscape area within five years of planting.
- e. The use of turf as ground cover is discouraged. Drought-tolerant, low-maintenance vegetative ground cover is encouraged.

E. Partial Screen Fence Landscape Standard (L-5). A landscape treatment to create a psychological definition of separate spaces while allowing some visibility for security purposes. A partial screen fence landscape area shall have a minimum width as necessary to allow for maintenance of the fence unless otherwise specified herein.

Partial Screen Fence Landscape (L-5)

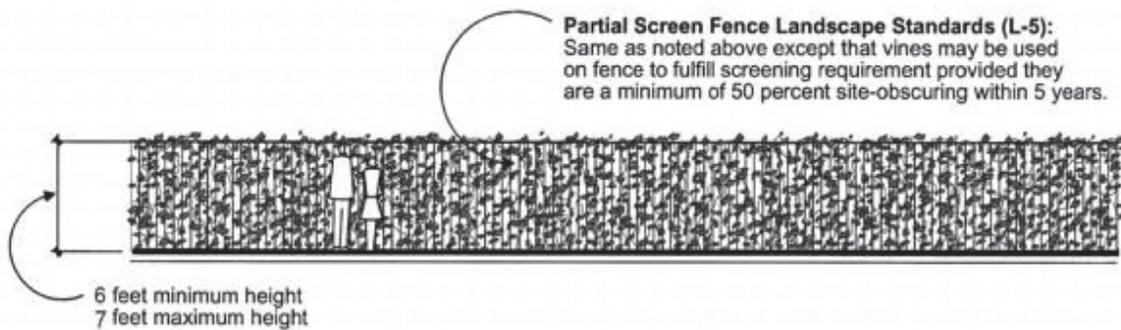
GENERIC ELEVATION:

Version A: Minimum Fence Requirement



GENERIC ELEVATION:

Version B: Optional Vine Screening



1. Required Materials. Partial screen fence landscape standard (L-5) requires the installation and maintenance of fences at least six feet high that are at least 50 percent site-

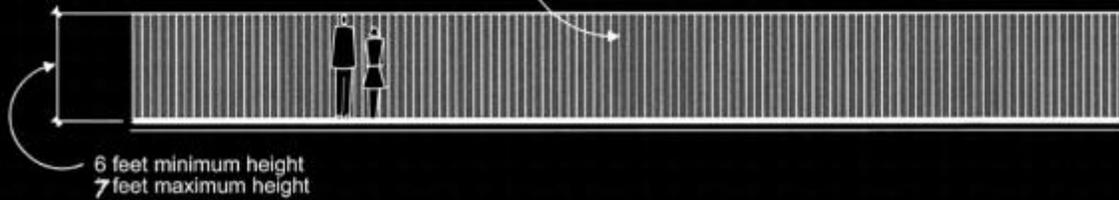
obscuring, such as a dark colored, vinyl coated chain link fence. Vines are permitted on fences to fulfill the requirement for a screening fence provided they would be 50 percent site-obscuring within five years of planting. Fences may be made of wood, metal, masonry, or other permanent materials.

F. Full Screen Fence Landscape Standard (L-6). A landscape treatment to create a complete visual break between separate spaces. A full screen fence landscape area shall have a minimum width as necessary to allow for maintenance of the fence unless otherwise specified herein.

Full Screen Fence Landscape (L-6)

GENERIC ELEVATION:
Version A: Minimum Fence Requirement

Full Screen Fence Landscape Standards (L-6):
Fence at least 6 feet high; 100 percent
site-obscuring; may be constructed of wood,
metal, masonry, or other permanent materials.



1. Required Materials. Full screen fence landscape standard (L-6) requires the installation and maintenance of fences at least six feet high with a maximum height of seven feet that are 100 percent site-obscuring. Fences may be made of wood, metal, masonry or other permanent materials.

16.14.080 General provisions.

Rain gardens, fully landscaped infiltration basins, vegetated swales and other water quality features may be counted as required landscape areas, provided the required planting standard can be substantially achieved. Landscaping design that encourages rainwater retention and infiltration is encouraged.

The use of native plants is encouraged. Flexibility in interpreting planting standards shall be applied where necessary to accommodate the unique growth habits of native plants and the limits on availability of appropriately sized native plant specimens.

Drought-tolerant plantings are encouraged. Water conservation is a primary purpose of this code. However, if any planting used for required landscaping is not drought tolerant, an irrigation system shall be installed to ensure plant survival. (see BLMC 16.14.090)

Outdoor art, street furniture, and landscape architectural elements are encouraged.

16.14.090 Installation

Plants shall be installed using best landscaping practices. Prior to planting, soils shall be made conducive to healthy growth. Newly planted trees shall be properly staked. Plants shall be manually irrigated if necessary until they are established.

16.14.100 Irrigation.

An automatically controlled irrigation system shall be provided for all plant materials used to meet these landscape standards. The use of drought-tolerant plant species may preclude the need for irrigation. Drip irrigation and low-gallon systems are encouraged for nonturf areas. The irrigation systems shall not provide water to unplanted areas, or to areas where existing native plants have been preserved. The irrigation systems shall be maintained and operated in a manner that promotes the health and appearance of the plant material while minimizing water use and avoiding excessive runoff. It is a primary purpose of this code to minimize the need for irrigation, and to minimize waste of water through improperly designed and operated irrigation systems. A separate water connection will be required for landscape irrigation systems.

16.14.110 Landscape plans.

If a proposed land development or change of land use requires landscaping per this chapter, the permit application pertaining to said proposal shall include a landscaping plan containing the following.

- A. A conceptual landscaping plan showing existing and proposed shrubs and trees as masses, to be submitted during preapplication review.
- B. A scaled plan showing existing property lines, ground elevations, streets, buildings, fences, walls, curbs, plants with species names, and similar elements.

C. Three copies of the proposed landscape plan, drawn to scale, showing proposed and retained property lines, ground elevations, streets, buildings, fences, walls, curbs, plants (with species names and numbers of each), irrigation, and other elements affecting the landscape.

D. As appropriate, cross sections of proposed berms or mounds.

E. If required by the Director or designee, a tree survey indicating the location, species, and diameter of existing trees, or stands of trees, greater than six inches in diameter, with notes as to which trees will be retained. The trees to be retained shall be noted on the grading plan by dripline boundary.

F. If irrigation is installed, an as-built irrigation drawing to be submitted prior to the issuance of the certificate of occupancy or release of the performance bond.

16.14.120 Plant materials standards.

A. Shrubs and Ground Cover. All required plant materials shall be of sufficient size and number to meet the required 70 percent coverage standard within 5 years according to the type of landscape standard being addressed. Mulch is not a substitute for ground cover plants.

All required shrubs shall be in at least three-gallon containers prior to planting, unless otherwise specified herein. All required ground cover shall be in at least one-gallon containers prior to planting, unless otherwise specified herein.

B. Trees. Except where one or the other is specified elsewhere in this code, trees may be either deciduous or evergreen varieties. Required canopy trees at the time of planting must have a minimum diameter of two inches DBH. Required evergreen trees at the time of planting must be a minimum of six feet in height.

16.14.130 Credit for preservation of existing vegetation.

Variable credit shall be allowed for preservation of mature trees and groves of small trees. No credit shall be provided for the preservation of existing invasive species, such as Himalayan Blackberry. The Director or designee shall determine the value of the preserved vegetation based on visual impact and area required for preservation. Approved preservation shall relieve the contractor/developer from installing landscaping in relation to the area preserved and the visual impact of the preserved vegetation.

16.14.140 Preservation of existing vegetation.

Preservation of existing vegetation shall be consistent with Chapter 16.13 BLMC.

16.14.150 Street frontages.

A. For subdivisions, four- to nine-lot short plats, and commercial developments, the proponent shall install street trees along all street frontages.

B. Trees under power lines shall be of a species whose height at maturity is compatible with such location. Street trees shall be consistent with the City's Street Tree Master Plan.

C. Street trees shall be at least two-inch caliper and shall be planted at least every 30 feet on center where practical.

D. Shrubs planted along street frontage shall be of species that when mature are less than 36 inches tall.

E. Where the Downtown, Midtown and Easttown subarea plans and design standards specify alternative landscaping requirements, the individual plans shall prevail.

16.14.160 Vision clearance area landscaping.

Within vision clearance triangles (see BLMC 16.12.010, Definitions), no plants nor structures shall be allowed which substantially impair vision at a height between three feet and eight feet above the street grade. See also public works road approach standards.

16.14.170 Parking lot landscape standards.

A. Applicability of Parking Area Landscape Standards.

1. General Provisions. Subject to any exceptions herein, the standards in this code apply to all parking areas, including carports, which provide for six or more spaces except for the following:

- a. A parking area for a single-family dwelling, accessory dwelling, or duplex.
- b. A legal nonconforming parking area. See subsection (A)(2) of this section.

2. Provisions Applicable to Legal Nonconforming Parking Areas. Parking areas with legal nonconforming landscaping are subject to the following parking area landscape standards:

- a. When a new building is constructed on a site with a preexisting parking lot, the parking area landscape standards herein shall apply to a portion of the parking area sufficient to meet the minimum required parking for the new building and to any additional parking area proposed by the applicant to serve the building.
- b. When a building is expanded, the parking area landscape standards herein shall apply to a portion of the parking area that is sufficient to meet the minimum required parking spaces for the expanded area of the building and to any additional parking area proposed by the applicant to serve the expanded area of the building.
- c. When a legal nonconforming parking area is physically expanded in size (not simply re-stripped to increase, decrease, or reconfigure the number of parking spaces),

the parking area landscape standards herein shall apply only to the expanded portion of the parking area.

d. When a legal nonconforming gravel parking area is paved, the parking area landscape standards herein shall apply only to the paved portion of the parking area.

B. General Parking Area Landscape Standards. Canopy trees shall be required at the minimum rate of one tree for every 3,000 square feet of paved vehicular use areas on the site and shall be distributed throughout the paved area. Trees shall be planted in a landscaped area such that the tree trunk is at least three feet from any outside curb edge or paved area. Vehicular use areas include parking spaces, driveways, interior roadways, loading areas, and fleet vehicle storage areas. Large-scale coniferous trees may be substituted for required canopy trees at a maximum rate of 10 percent of the overall required number of trees. Parking area screening requirements may be achieved through a combination of change of grade and use of plant materials. The use of berms or drainage swales is acceptable, as is lowering the grade of the parking area. Rain gardens, fully landscaped infiltration basins, vegetated swales and other water quality features may be counted as required landscape areas provided the required planting standard can be substantially achieved. Landscaping design that encourages rainwater retention and infiltration is encouraged.

C. Parking Area Landscaping Along Street and Driveway Entrances.

1. Parking areas within 25 feet of a street, except an alley, shall provide a landscape strip between the street and the parking areas as follows:

- a. In all areas except those where other standards are specified, a landscape strip at least seven feet in width shall be provided.
- b. Landscape strips along a street may be pierced by pedestrian and vehicular accessways. Landscape strips along a street shall be landscaped as per Table 16.14A.

2. Parking area driveway entrances, except those entering from alleys, shall be provided with a landscape strip at least seven feet in width, measured from the outside edges of six-inch wide curbs. These landscape strips shall be at least the length of a full parking space, or such distance necessary to heighten entryway visibility and improve parking area circulation. Entrance driveway landscape strips shall be landscaped according to the low screen landscape standard (L-2) except the height of the low screen within vision clearance areas shall not exceed 24 inches.

D. Perimeter Parking Area Landscaping.

1. Along the perimeter of the parking area, a landscape strip, at least seven feet in width, measured from the outside edge of a six-inch wide curb, shall be provided. The landscape strip may be pierced by pedestrian and vehicular accessways.

Where abutting lots share parking and/or loading areas, the perimeter of these shared areas shall be considered the outside of the parking area. Perimeter landscaping shall not be required along the interior lot lines of the lots that are sharing parking and/or loading areas.

2. All parking areas shall provide perimeter landscaping according to low screen landscape standard (L-2), except as otherwise specified in Table 16.14A.

E. Interior Parking Area Landscaping.

1. In addition to the landscaping required in BLMC 16.14.170.C and BLMC 16.14.170.D, landscaping shall be provided within the interior of surface parking areas for 50 or more motor vehicles so as to:

- a. Improve the visual qualities of these areas.
- b. Delineate and define circulation movements of motorists and pedestrians.
- c. Improve air quality.
- d. Encourage energy conservation by reducing solar heat gain.

2. Parking area landscaping shall be provided according to Table 16.14C, Interior Parking Area Landscaping.

Table 16.14C Interior Parking Area Landscaping

| Total Number of Spaces in Parking Area | Minimum Interior Parking Area Landscape Area |
|---|---|
| 50 to 99 spaces | 15 square feet per parking space |
| 100 or more spaces | 22 square feet per parking space |

3. A continuous landscape strip or raised pedestrian path shall be provided between every six rows of parking. The landscape strip or pedestrian path shall be a minimum of seven feet in width, measured from the outside edge of a six-inch wide curb.

4. Planting islands shall be provided at the ends of each parking row and at intervals within parking rows so that no parking stall is more than 45 feet from a planting island, or

no more than 10 parking spaces may be allowed in a row without the installation of a planting island. Planting islands shall be at least seven feet in width, as measured from the outside edge of a six-inch wide curb, and a minimum area of 140 square feet. Each of these islands shall provide at least one canopy tree. Low maintenance vegetative ground cover shall be planted at a spacing of 12 inches on center within the planter bed. Mulch shall be installed to suppress weeds, but shall not substitute for vegetative ground cover.

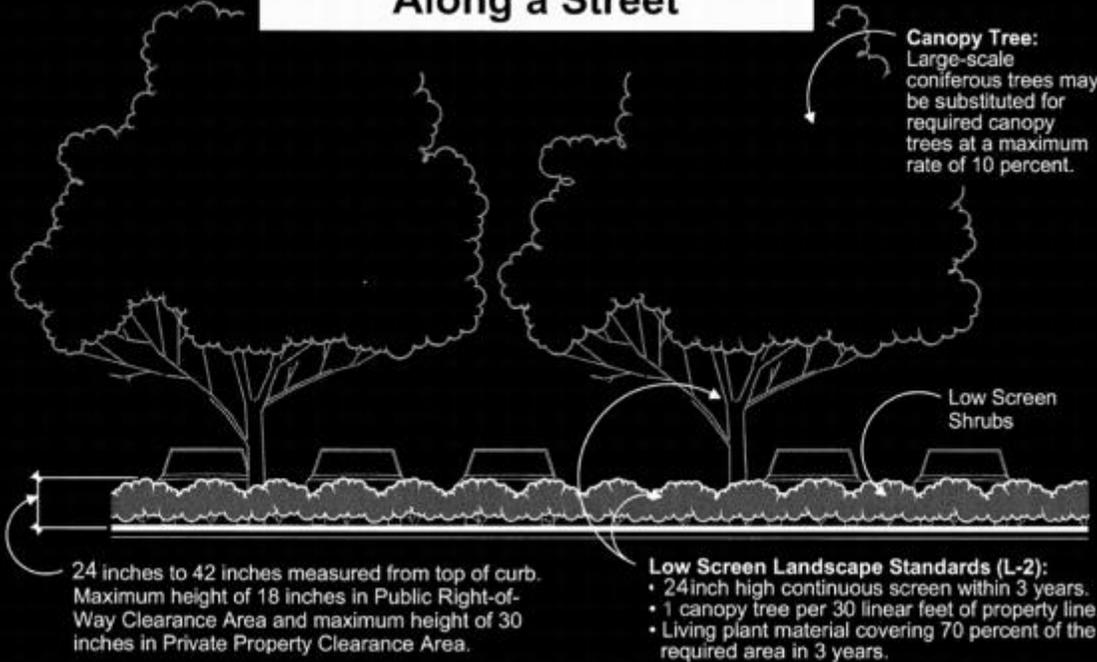
16.14.180 Landscaping maintenance.

A. Whenever landscaping was required as a condition of development approval under the provisions of this chapter, the current property owner must continue to maintain shrubs, trees, and other plants in the landscaping and planting areas in a healthy growing condition by:

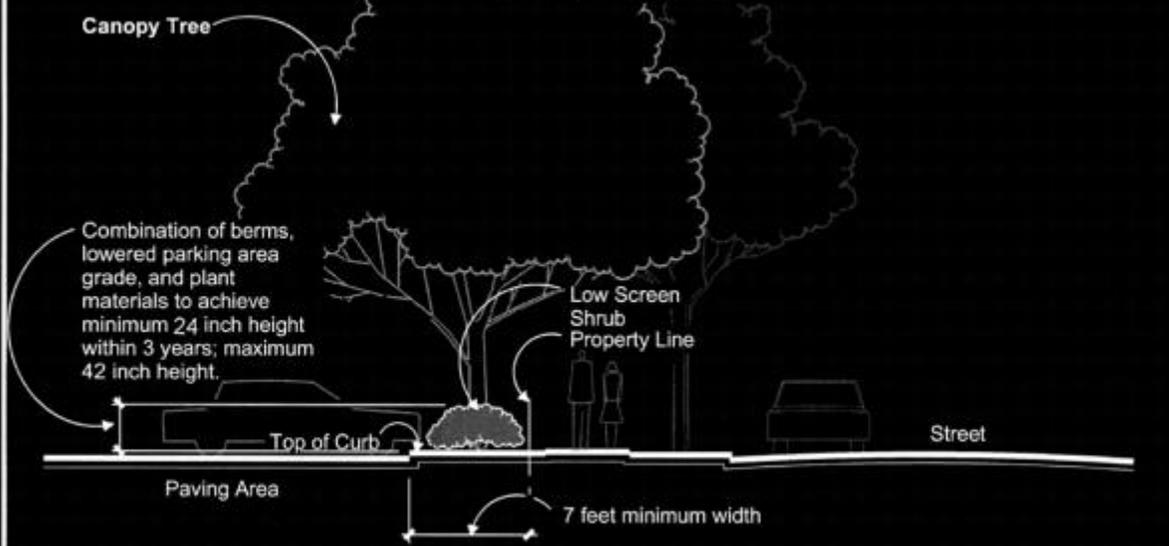
1. Replacing dead or dying trees, shrubs, and other plants;
2. Maintaining the landscaped area reasonably free of noxious weeds and trash;
3. Pruning or removing trees or shrubs to avoid the creation of a safety hazard or nuisance.

B. Failure to maintain landscaping according to this section shall constitute a civil violation and shall subject the violator to the enforcement procedures of Chapter 14.130 BLMC. The property owner shall be entitled to 60 days' advance notice of the violation prior to penalties accruing. The property owner may assert as a defense to a code enforcement action any unusual weather patterns, plant disease, or other factors affecting plant viability beyond the property owner's control.

Parking Area Landscaping Along a Street



View from Street



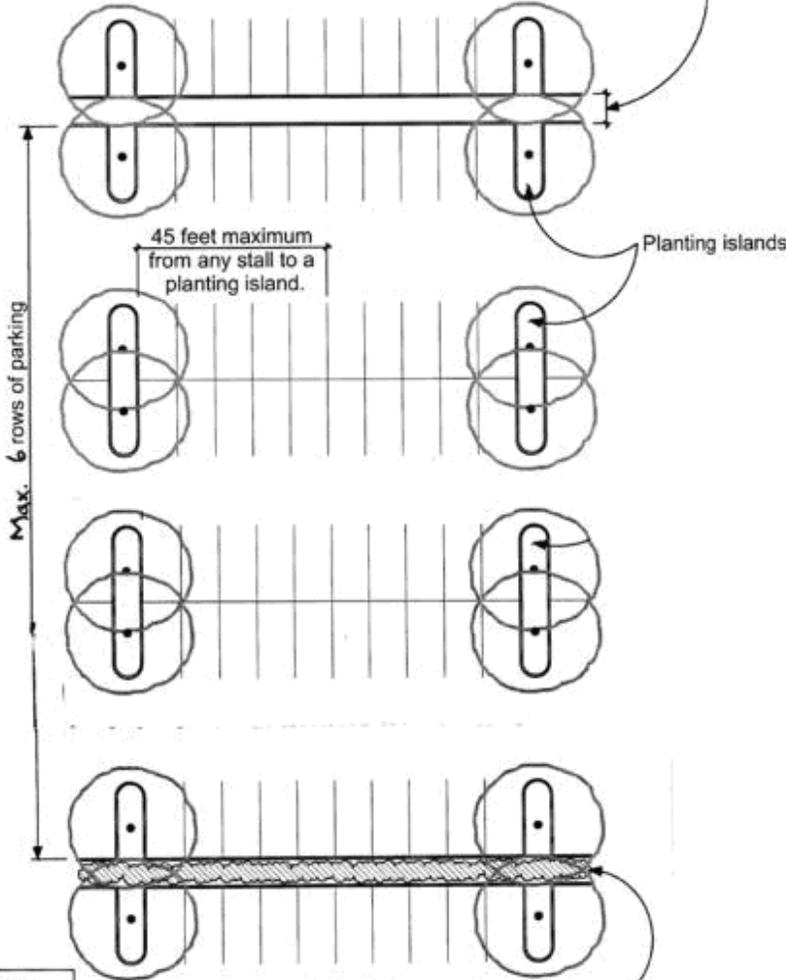
Section at Street



Interior Parking Area Landscaping

Planting required within surface parking areas for 50 or more vehicles.

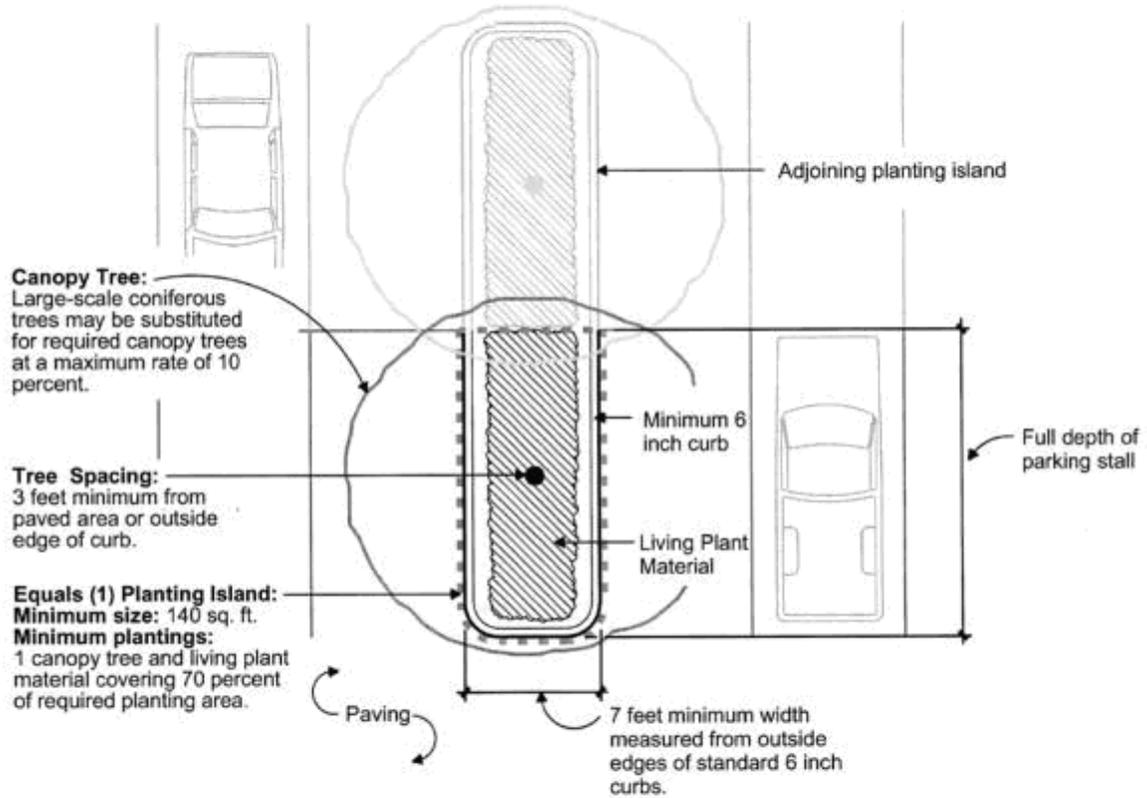
The landscape strip or pedestrian path shall be a minimum of 7 feet in width, measured from the outside edge of a 6 inch wide curb.



Canopy trees are required at the rate of 1 per 3,000 square feet of paved area.

The landscape strip must meet requirements of Low Screen Landscape L-2.

Parking Area Interior Planting Islands



Planting islands shall be provided at the ends of each parking row and at intervals within parking rows so that no parking stall is more than 45 feet from a planting island.

Section 2. A new section is added to Chapter 18.35 BLMC – Downtown Design Standards, entitled *Downtown Design Standard Amendments* as follows:

18.35.020 Downtown Design Standard Amendments.

The adopted design standards identified in BLMC 18.35.010, which is on file with the city clerk, is amended, as identified below:

A. Section 5.2 Landscaping, Fences, and Retaining Walls

1. 2012 Amendment: Selective portions of this section of the Downtown Design Guidelines are amended as described in Exhibit “A” to Ordinance No. _____.

Section 3. BLMC Section 18.33.040 and Ordinance 1407 § 1 (Att. A), 2011 is hereby amended to read as follows

Drive-through facilities.

Drive-through facilities, including but not limited to banks, cleaners, coffee shops, fast food, drug stores, and service stations, shall comply with the following:

- A. Drive-through windows and stacking lanes are prohibited along facades of buildings that face a right-of-way unless they are visually screened from the street by L-2 landscaping and/or architectural elements that are consistent with the building design.
- B. The stacking lane shall be physically separated from the parking lot, sidewalk, and pedestrian areas by L-2 landscaping and/or architectural elements that are consistent with the building design.
- C. Drive-through speakers shall not be audible off site.

Section 4. BLMC Section 18.39.040 and Ordinance 1410 § 1 (Att. A), 2011 is hereby amended to read as follows

Drive-through facilities.

Drive-through facilities, including but not limited to banks, cleaners, coffee shops, fast food, drug stores, and service stations, shall comply with the following:

- A. Drive-through windows and stacking lanes are prohibited along facades of buildings that face a right-of-way unless they are visually screened from the street by L-2 landscaping and/or architectural elements that are consistent with the building design.
- B. The stacking lane shall be physically separated from the parking lot, sidewalk, and pedestrian areas by -L-2 landscaping and/or architectural elements that are consistent with the building design.
- C. Drive-through speakers shall not be audible off site.

Section 5. This Ordinance shall take effect thirty (30) days after its passage, approval, and publication as required by law.

PASSED by the City Council and approved by the Mayor this _____ day of _____, 2013.

Neil Johnson, Mayor

ATTEST:

Harwood T. Edvalson, MMC, City Clerk

APPROVED AS TO FORM:

Kathleen Haggard, City Attorney

ORDINANCE D12-149 – EXHIBIT “A”

5.2.7 Side and rear yard buffer requirements. All developments excluding those in the Central Triangle and those developments featuring storefronts adjacent to the sidewalk shall incorporate one or more of the following design options:

- a) Provide L-2 or L-3 landscaping (as defined in BLMC Chapter 16.14) at least 10 feet deep along side or rear property line.
- b) Other treatments that meet the intent of the standards as approved by the *Director*. Factors that must be considered in determining the appropriate treatment include views, applicable uses, connectivity, and desired level of privacy. Depending on terrain and adjacent uses, some options include:
 - i) Tall privacy fence or hedge (up to 6 feet tall). This is most applicable to residential uses – where the fence doesn’t negatively impact views from the street or nearby properties.
 - ii) Low screen fence or hedge (up to 3 feet tall). This may be a more attractive option where a taller fence might provide negative visual impacts.
 - iii) Shared pathway along or adjacent to the property line with landscaping. This is a desirable configuration that can enhance pedestrian circulation and provides an efficient use of space. This treatment requires a recorded agreement with applicable adjacent property owner(s).

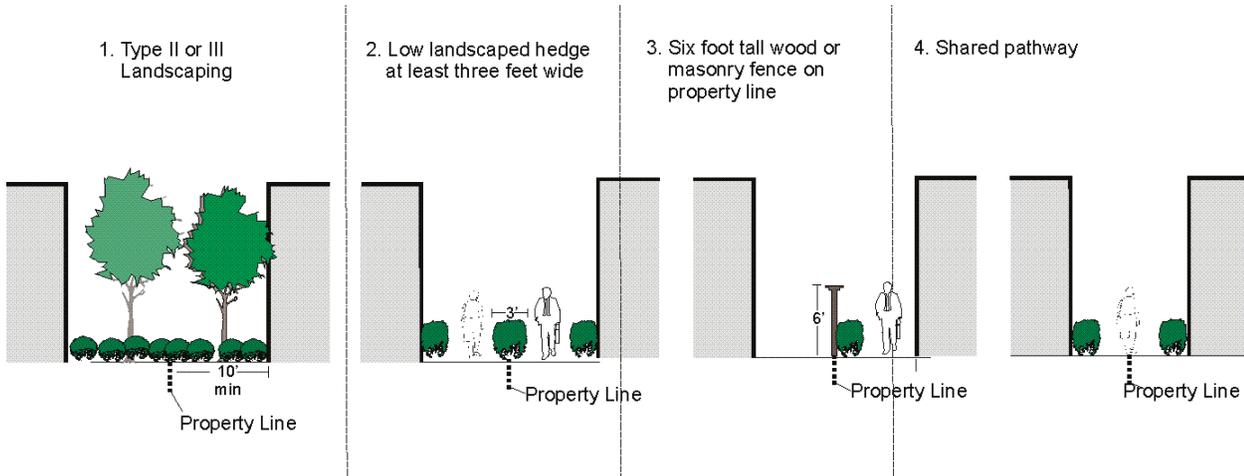


Figure 67. Side and rear yard design treatment options.

5.2.8 Fence standards:

- a) Fences within the front setback area and between any street and buildings shall not exceed 42 inches and be no more than 70% solid to maintain views into the street for security.
- b) Fences taller than 42 inches and visible from a street shall be screened with L-3 Landscaping (at least 5 feet wide, as defined in BLMC Chapter 16.14) to mitigate the visual impact of a wall on the street.
- c) Chain link fences are prohibited.

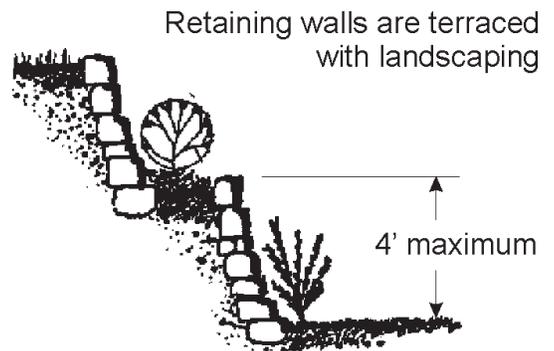
Figure 68. Tall fences like this between buildings and streets are prohibited.



5.2.9 Retaining wall standards:

Retaining walls taller than 4 feet and visible from a street shall be terraced so that no individual segment is taller 4 feet. Terraced walls shall be separated by a landscaping bed at least 2 feet in width including one shrub every 3 lineal feet of retaining wall. Departures from this standard may be considered provided the combination of wall treatment and landscaping reduce the bulk and scale of the retaining wall and enhance the streetscape. In determining whether departures will be granted, the *Director* will consider the level of visibility of the wall (from adjacent uses, streets, parks, and pathways), quality of landscaping, and wall materials, detailing, and overall design quality.

Figure 69. Retaining wall standards.



ORDINANCE NO. D13-40

**AN ORDINANCE OF THE CITY OF BONNEY LAKE, PIERCE COUNTY,
WASHINGTON CHANGING THE ZONING CLASSIFICATION OF PROPERTIES
WITHIN THE EASTOWN NEIGHBORHOOD.**

WHEREAS, the City Council adopted Ordinance 1416 amending BLMC 18.02.090 and Chapter 18.29 BLMC to change the name of the C2/C3 – Combined Retail Commercial, Warehousing and Light Manufacturing District to Eastown; and

WHEREAS, Ordinance 1416 did not amend Ordinance 903 which established a C2/C3 zoning classification for the Eastown area when it was annexed into the City; and

WHEREAS, a the determination of nonsignificance issued on August 19, 2011 by the Community Development Director acting as the City SEPA Responsible Official was adopted pursuant to WAC 197-11-600(3) to fulfill the requirements of Chapter 43.21C RCW, the State Environmental Policy Act (SEPA); and

WHEREAS, the a copy of the this Ordinance was provided on March 12, 2013 to the Washington State Department of Commerce as required by RCW 36.70.A.106 and the Department’s review and comment period concluded on March 27, 2013;

WHEREAS, notice of the public hearing was given to the public in accordance with law and a public hearing was held by the Planning Commission on March 20, 2013, and all persons wishing to be heard were heard,

NOW, THEREFORE, the City Council of the City of Bonney Lake do hereby ordain as follows:

Section 1. The zoning classification of the properties depicted in Attachment “A with a land use designation of – Combined Retail Commercial, Warehousing and Light Manufacturing District shall be changed from C2/C3 – Combined Retail Commercial, Warehousing and Light Manufacturing District to Easton.”

Section 2. This Ordinance shall take effect thirty (30) days after its passage, approval, and publication as required by law.

PASSED by the City Council and approved by the Mayor this _____ day of _____, 2013.

Neil Johnson, Mayor

ATTEST:

Harwood T. Edvalson, MMC, City Clerk

APPROVED AS TO FORM:

Kathleen Haggard, City Attorney



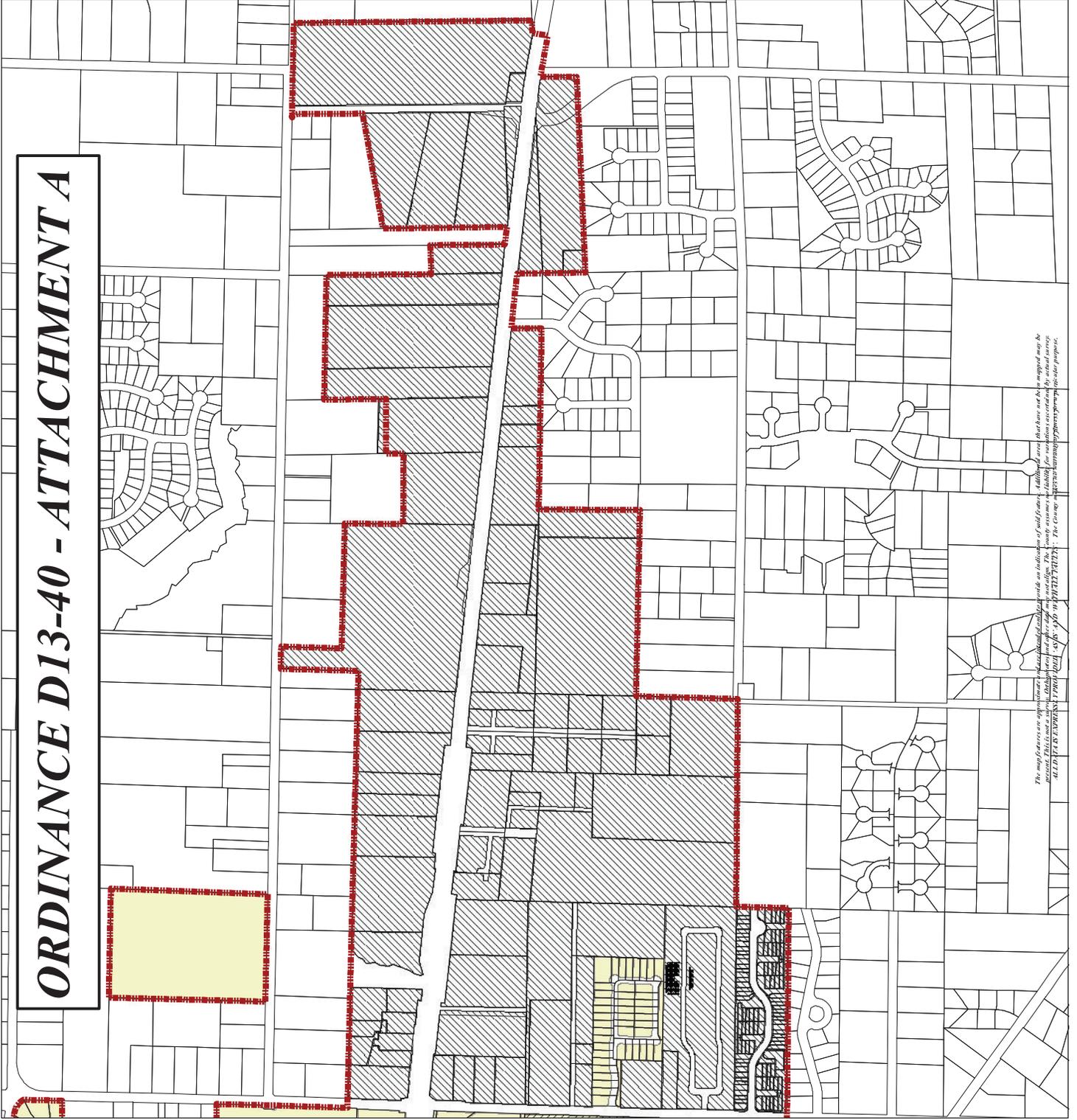
Easttown Zoning Reclassification

Legend

 Bonney Lake City Limits

 Proposed Easttown Zone

ORDINANCE D13-40 - ATTACHMENT A



This map is for informational purposes only. It is not intended to be used as a legal document. The City of Bonney Lake assumes no liability for any errors or omissions. ALL INFORMATION IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.



ORDINANCE NO. D13-41

AN ORDINANCE OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON ESTABLISHING ADDING A NEW CHAPTER TO TITLE 18 BLMC ENTITLED MAP ADOPTING THE OFFICAL ZONING MAP FOR THE CITY OF BONNEY LAKE.

WHEREAS, Bonney Lake's regulations took effect in 1949 following the City's incorporation; and

WHEREAS, since their initial adoption in 1982, the City's current Zoning Code and Zoning Map have been amended numerous times; and

WHEREAS, the original Zoning Map was prepared using ink, tape, and patterns upon mylar; and

WHEREAS, geographic information system (GIS) and computer aided drafting (CAD) technology now allow the City to prepare maps that are easier to use, more accurate and generally offer greater benefit to the community; and

WHEREAS, the City Council has never adopted officially adopted a computer based Zoning Map; and

WHEREAS, future ordinances may be enacted that refine zone boundaries, correct technical errors, and make zoning more consistent with the *City of Bonney Lake Comprehensive Plan*; and

WHEREAS, the establishment of a new chapter adopting the Official Zoning Map is a legislative non-project action, and

WHEREAS, the textual code amendments proposed by this Ordinance have been processed in according with the requirements of Chapter 43.21C RCW, the State Environmental Policy Act (SEPA); and

WHEREAS, a determination of nonsignificance was issued on February 27, 2013 by the Community Development Director acting as the City SEPA Responsible Official, and the applicable SEPA comment and appeal periods concluded on March 20, 2013 and April 4, 2013 respectively; and

WHEREAS, the a copy of the this Ordinance was provided on January 17, 2013 to the Washington State Department of Commerce as required by RCW 36.70.A.106 and the Department's review and comment period concluded on February 1, 2013;

WHEREAS, notice of the public hearing was given to the public in accordance with law and a public hearing was held by the Planning Commission on March 20, 2013, and all persons wishing to be heard were heard,

NOW, THEREFORE, the City Council of the City of Bonney Lake do hereby ordain as follows:

Section 1. The name of Chapter 18.12 BLMC is changed from R-1(A) Very Low-Density Residential District, which was repealed by Ordinance 1099, to Zoning Map.

Section 2. A new Chapter, BLMC 18.12, is hereby added to the Bonney Lake Municipal Code as stated in Attachment "A" of this Ordinance.

Section 3. The Zoning Map attached as Attachment "B" to this Ordinance is hereby adopted as the Official Zoning Map of the City of Bonney Lake.

Section 4. This Ordinance shall take effect thirty (30) days after its passage, approval, and publication as required by law.

PASSED by the City Council and approved by the Mayor this _____ day of _____, 2013.

Neil Johnson, Mayor

ATTEST:

Harwood T. Edvalson, MMC, City Clerk

APPROVED AS TO FORM:

Kathleen Haggard, City Attorney

Attachment “A”

**Chapter 18.12
ZONING MAP**

Sections:

18.12.010 Designated.

18.12.010 Designated.

The map filed in the City Clerk's office and marked Attachment B to Ordinance No. XXX and adopted _____, constitutes the zoning map for the City. The map referenced herein supersedes all previously adopted maps. If the zoning classifications of the map are found to be in conflict with other zoning classifications or land use designations, the map is deemed to control. Conditional rezones or other special zoning designations shall be clearly outlined on the map along with the associated ordinance number.

