



PLANNING COMMISSION AGENDA

August 13, 2014

City Council Chambers - Justice and Municipal Center at 6:30 PM

MEMBERS

Grant Sulham – Chair
Winona Jacobsen – Vice Chair
Brad Doll
Dennis Poulsen
David Baus
Debbie Strous-Boyd
Craig Sarver

CITY STAFF

Jason Sullivan, Senior Planner
Debbie McDonald, Planning Commission Clerk

I. CALL TO ORDER, ROLL CALL and NEXT MEETING POLL (August 20, 2014)

II. APPROVAL OF MINUTES

III. PUBLIC HEARING

1. Bonney Lake Comprehensive Plan Update – Community Development

Suggested Motion: "I move to recommend that the City Council adopt Resolution 2404 stating the City Council's intent to adopt the Community Development Element as part of the Comprehensive Plan update."

IV. PUBLIC COMMENT AND CONCERNS

V. OLD/CONTINUING BUSINESS

None

VI. NEW BUSINESS

None

VII. FOR THE GOOD OF THE ORDER

1. Correspondence

2. Staff Comments

3. Commissioner Comments

VIII. ADJOURNMENT

Next meeting: (August 20, 2014)

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Community Development Department

Planning Commission Minutes

July 16, 2014 Regular Scheduled Meeting
City of Bonney Lake Council Chambers

DRAFTED

The meeting was called to order at 6:30 P.M.

Planning Commission Present

Grant Sulham, **Chair**

L. Winona Jacobsen, **Vice-Chair**

Brad Doll

Dennis Poulsen

Dave Baus

Debbie Strous-Boyd

Craig Sarver

City Staff Present

Jason Sullivan, Senior Planner

Debbie McDonald, Commission Clerk

I. NEXT MEETING:

Mr. Sullivan is proposing the cancellation of the August 6th meeting and holding a special Planning Commission meeting on August 13th.

Chair Sulham asked Commissioners if they are willing to hold a Planning Commission meeting on August 13th.

Commissioner Strous-Boyd will be out of town.

Commissioner Poulsen is not sure if he will be in town that day.

All other Commissioners will be able to attend the meeting on August 13th.

Mr. Sullivan asked how the Commission would like the discussion panel on the marijuana moratorium to be formatted.

Commissioners would like to see Public Comments moved further down on the agenda to after the discussion. They would also like to have three sign in sheets for opponents, proponents and general comments.

Mr. Sullivan reminded the Commissioners this is just a fact finding meeting and not a time for Commissioners to go back and forth with the public. If the meeting runs long Commissioner can motion to extend the meeting after 8 PM.

II. APPROVAL OF MINUTES:

MOTION WAS MADE BY COMMISSIONER DOLL AND SECONDED BY COMMISSIONER SARVER TO APPROVE THE MINUTES FROM THE JULY 2, 2014 MEETING.

MOTION APPROVED 7-0

III. PUBLIC HEARING: NONE

IV. PUBLIC COMMENT AND CONCERNS: NONE

V. OLD/CONTINUING BUSINESS:

Bonney Lake Comprehensive Plan Update-Community Character

Mr. Sullivan updated the Commissioners on the draft of the Community Character element to the Comp Plan. There will be a Public Hearing at the August 13th, Planning Commission meeting.

Commissioners had minor changes and corrections.

Bonney Lake Comprehensive Plan Update-Community Development

Mr. Sullivan has simplified and combined the Land Use and Housing element of the Comp Plan. The combined element will now be called Community Development and will also have a Public Hearing at the August 13th, Planning Commission meeting.

Commissioners had minor changes and corrections.

VI. NEW BUSINESS:

Bonney Lake Comprehensive Plan Update-Culture and Heritage

Mr. Sullivan provided a draft copy of the Culture and Heritage element of the comp plan. Asked if Commissioners had any changes or corrections before he reformates the draft.

Commissioners had no corrections or changes.

VII. FOR THE GOOD OF THE ORDER:

Correspondence – NONE

Staff Comments – NONE

Commissioner Comments –

Vice-Chair Jacobsen mentioned that the Historical Society has a booth at the Tunes at Tapps every Wednesday over the Summer. For \$25.00 you can become a member and will receive a free 2015 Historical Society calendar.

VI. ADJOURNMENT:

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

MOTION APPROVED 7-0

The meeting ended at 7:16 P.M.

Debbie McDonald, Planning Commission Clerk

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Memo

Date : August 4, 2014
To : Planning Commission
From : Jason Sullivan – Senior Planner
Re : **Community Development Public Hearing**

PURPOSE:

The purpose of this memo is to facilitate the Planning Commission’s public hearing related to the proposed changes to the Bonney Lake Future Land Use Map (FLUM) and amendments to Land Use, Housing, and Community Character Elements to include the combination of the all three elements into one element as part of the update to the Bonney Lake Comprehensive Plan.

ATTACHMENTS:

1. Draft Resolution 2404
2. Draft Community Development Element
3. Community Survey Results
4. Draft Planning Commission Recommendation Memo

BACKGROUND:

The City of Bonney Lake is currently updating its comprehensive plan and development regulations as required by RCW 36.70A.130. As part of this periodic review and update, the City has identified a number of changes that are required to ensure compliance with the Growth Management Act (GMA). In addition to the required changes, a number of optional changes have been proposed to be made as part of the update process. The proposed changes to the FLUM, the Land Use Element, the Housing Element, and the Community Character Element are the result of the following:

- *2015 Comprehensive Plan Update – Scope of Work and Public Participation Plan* (Scope of Work and PPP) adopted on October 22, 2013 pursuant to Resolution 2320. The Scope of Work and PPP established the framework and initial breath of the update of the City’s comprehensive plan.
- *2015 Comprehensive Plan Update – Consistency Report* (Consistency Report) adopted on May 13, 2014 pursuant to Resolution 2379. This report identified a number of mandatory changes to the FLUM, the Land Use Element, and the Housing Element.
- *2014 – 2015 Planning Commission Work Plan* adopted on January 14, 2014 pursuant to Resolution 2347 and amended on May 27, 2014 pursuant to Resolution 2385. During the adoption of the work plan, the Planning Commission was asked to explore the expansion of the neighborhood commercial designation as part of the review of the FLUM
- Comprehensive Plan Update – Public Open House #1 held on June 18, 2014. This was the first of three open houses planned as part of the comprehensive plan update process and focused on the FLUM, the Land Use Element, and the Housing Element.
- Community Survey conducted from May 24, 2014 to July 30, 2014. Notice of the on-line survey was posted on all of the City’s Social Media Websites and included on the notices mailed to every property owner with the notice of the Public Open House. As of the closing date of the survey 54 people took the survey. Results of the on-line survey are include as Attachment 3.

DISCUSSION:

Future Land Use Map

Changes proposed to the existing FLUM are discussed below:

- Modifications were made to the open space designations which included the establishment of a private open space designation, the separation of the existing conservancy/park designation into two separate designations – (1) conservancy and (2) public open space, and replacing the Fennel Creek Designation with one of the three new open space designations based on the current status of the property. Areas designated as private open space would not result in a change to current zoning as the designation is meant to coincide with known critical areas, open space tracts, and park tracts owned by Homeowner Associations. Areas designated as conservancy or public open space would have a corresponding zoning classification of RC-5: consistent with the way areas currently designated conservancy/park are zoned RC-5. The public open space designation does not mean that the area is open to the public, but that the area is owned by a public agency and not a private entity.

The changes to the open space designations were done to clearly and conspicuously identify open space corridors within the City. In the past, the City has pointed to its critical areas and parks mapping to comply with this requirement. However, this approach did not fulfill the requirements of RCW 36.70A.160 as determined by the Central Puget Sound Growth Management Hearings Board. The establishment of open space corridors was identified as a mandatory change to the FLUM in the Consistency Report. These open space areas are shaded green on the FLUM.

- The draft FLUM includes the establishment of two new neighborhood commercial areas: one in the Lake Tapps area and a second in the Prairie Ridge area along 214th Avenue East. The identification of new neighborhood commercial areas was not a required change, but was discussed as one of the items included as part of the work to revise the FLUM in the Planning Commission's 2014 – 2015 Work Plan. The proposed additional neighborhood commercial areas are red on the FLUM.
- The downtown commercial designation was extended to include the commercial properties on the south side of SR-410 and to the north of the existing downtown area. Enlarging the downtown commercial designation to include the commercial properties on the south side of SR-410 was discussed as a possibility during the conversation to amend the land use matrix to add assisted senior housing to the list of permitted uses in the Downtown. Expansion of the downtown commercial was also identified as a suggestion by the public at the June 18, 2014 Open House.
- A small area adjacent to Church Lake Drive is proposed to be changed from low density residential to medium density residential as the result of comments received during the Open House. The majority of this area is already developed at densities and lot sizes that are more similar to the medium density designation and not the low density designation.

Land Use, Housing, and Community Character Elements

Given the number of required changes to both the Land Use and Housing Elements identified in the Consistency Report, both elements had to be substantially rewritten. During the redrafting of each of the elements, staff realized that there was a significant amount of redundancy in the text of both elements given the highly interrelatedness of housing and land use. In order to reduce the redundancy in the City's comprehensive plan, as provided in the Scope of Work, the current draft version of the updated Bonney Lake Comprehensive Plan proposes to combine the Land Use and Housing Elements into one element currently identified as the Community Development Element. There is no prohibition in the GMA against combining elements; provided, the consolidated element includes the mandatory components as established by the GMA. The name of the element was selected as the topics covered in the element have the most direct effect on the development pattern within Bonney Lake.

After completing a updating the Community Character Element, staff realized that the information contained in the existing Community Character Element is also addressed in the Community Development Element; the Environmental Conservation Element; and the Arts and Cultural Resources, and Heritage Element. As the Community Character Element is an optional element, that did not add information not already covered in other elements, the information was relocated to different elements of the Comprehensive Plan.

Staff believes that combining the three elements will reduce the overall length of the document, improves readability for the general public, and reduces the risk of internal inconsistency by having all of the growth projections in one chapter. The high degree of internal inconsistency in the City's current comprehensive plan is the main reason for the City's conditional certification by the PSRC.

Vision Statement

Based on further review of the Comprehensive Plan and information received during the open house and community survey staff recommends that the vision statement provided in Section 2.0 of the Community Development Element be replaced with the following Vision Statement:

“The citizens of Bonney Lake envision a City that conserves the areas natural and scenic amenities; that strives for a balanced community that enhances the existing residential character with a thoughtful blending of economic activities; promotes a safe, attractive, and healthy living environment with a variety of physical, educational, economic, and social activities; that develops actionable and descriptive plans to guide development and to ensure that capital facilities and public services are available and adequate to serve the current and future residents; and that tax revenue are used in an efficiently and transparently manner to provide services to the residents of the community and to enhance the quality of life in the City of Bonney Lake.”

RESOLUTION NO. 2404

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE,
PIERCE COUNTY, WASHINGTON EXPRESSING THE INTENT TO ADOPT A
COMMUNITY DEVELOPMENT ELEMENT.**

WHEREAS, RCW 36.70A.130(4) requires the City of Bonney Lake to review and revises, if needed, its Comprehensive Plan and development regulations by June 30, 2015 to ensure compliance with the Growth Management Act (GMA) – Chapter 36.70A RCW; and

WHEREAS, Council passed Resolution 2379 directing staff to prepare amendments to the Comprehensive Plan consist with the *Bonney Lake 2035 – Consistency Report*; and

WHEREAS, the Bonney Lake Planning Commission has reviewed the proposed amendments to the Comprehensive Plan related to Land Use, Housing and Community Character on May 21, 2014, June 4, 2014, July 2, 2014 and July 16, 2014; and

WHEREAS, the Bonney Lake Planning Commission conducted a public hearing on the proposed amendments to the Comprehensive Plan related to Land Use, Housing and Community Character on August 13, 2014; and

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Bonney Lake the City Council of the City of Bonney Lake provides notice of its intent to adopt the Community Development Element of the Comprehensive Plan, attached as Attachment, combining the Land Use, Housing, and Community Character Elements as part of the Comprehensive Plan Update required to be completed no later than June 30, 2015.

BE IT FURTHER RESOLVED, that the City staff is directed to the Community Development Element in the version of the Comprehensive Plan that will be brought back to the City Council for final consideration.

PASSED by the City Council and approved by the Mayor this ____ day of _____, 2014.

Neil Johnson, Mayor

ATTEST:

Harwood T. Edvalson, MMC, City Clerk

APPROVED AS TO FORM:

Kathleen Haggard, City Attorney

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Chapter 2

Community Development

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1. INTRODUCTION

The Community Development Element establishes the policy framework that will shape the physical development of Bonney Lake and fulfill the requirements that local comprehensive plans address land use and housing consistent with the provisions of RCW 36.70A.070(1) and RCW 36.70.A.070(2). The City choose to combine the required land use element and housing element into one element due to the significant overlap between and interrelatedness of these issues.

“It is the intent of the planning Commission and Town Council to develop a ‘New Town’ within the Greater Puget Sound Region. This town is to be well organized, have adequate play space for children, have school facilities within walking distance of small children, shopping centers at convenient places, separate pedestrian and vehicular traffic, and provide those amenities of life which make life well worth living within the Town of Bonney Lake.”

*Plan for Bonney Lake,
Washington May 2, 1964*

While all elements of the Comprehensive Plan have equal weight under the Growth Management Act (GMA), six of the thirteen goals of the GMA pertain to land use and housing:

- **Urban Growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- **Reduces Sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low density development.
- **Housing.** Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- **Property Rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- **Open Space and Recreation.** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

The Community Development Element is also crucial to guiding the City toward a land use pattern that consumes less energy; is less dependent on automobiles; supports local businesses; and is inclusive of

persons of all ages, income levels, and physical capabilities. The Element has also been carefully integrated with the Transportation Element to promote a future development pattern that reflects the opportunities and constraints of the transportation system.

The Element is divided into five sections. The first section provides an overview of existing conditions at a citywide level. The second section address the city growth projections over the twenty year planning horizon of the Comprehensive Plan. The third section presents the Future Land Use Map and Land Use Designations. It uses color coded categories, which are defined in detail in this Element, to show the land use intent over the twenty year time horizon of the Comprehensive Plan. The fourth section identifies the Potential Annexation Areas within the current Bonney Lake Urban Growth Area (BLUGA) and Potential Annexation Areas that the City has identified to be added to the BLUGA, some of these areas are located within the Comprehensive Urban Growth Area (CUGA) and some are located outside of the CUGA. The fifth section of the address development patterns within Bonney Lake. The policies guide day-to-day City decisions on topics such as land use compatibility, housing, hillside protection, and the review of new development. The final section address the protection of property rights which is one of the goals of the growth management act.

2. VISION

“Bonney Lake” evokes trees, lakes, and single-family neighborhoods. The community wishes to retain its small town feel. It sees itself as a peaceful yet social place, a place of beautiful scenery and tree-lined streets. Bonney Lake is known for its stunning views of Mount Rainier from SR 410, and its rich history. It is a community of children, seniors, all ages and walks of life, intermingled. New development is sensitive to the existing context. In summary, Bonney Lake’s design theme is “small-town, natural environment.”

3. EXISTING CONDITIONS

3.1 DEMOGRAPHICS

The total population within the incorporated boundaries of Bonney Lake as of April 1, 2014 is 18,520 according to the Washington State Office of Financial Management making Bonney Lake the fifth most populous city in Pierce County. The City has experience rapid population growth over the last sixty-five years due extensive single family residential development and annexations.

Population Growth 1950 - 2010

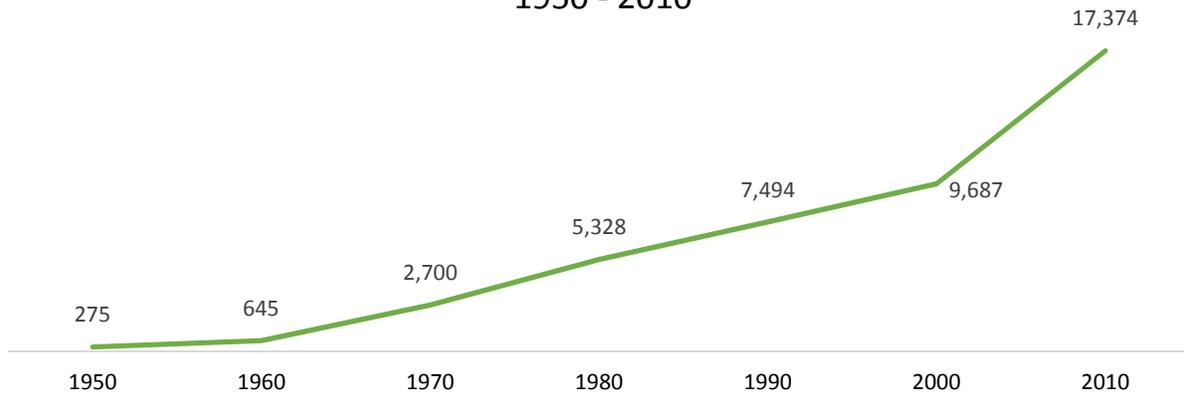


Figure 3-1: Population Growth

Bonney Lake has had an annual average growth rate of 2.1% over the 30 year period from 1980 to 2010: excluding growth due to annexations. The population of Bonney Lake is not significantly ethnically diverse with nearly ninety 90% of the population considered Caucasian and is predominately younger with over three quarters of the City’s population under the age of 50. The largest segment of Bonney Lake’s population is between the ages of 30 and 49: representing over a third of the City’s population.

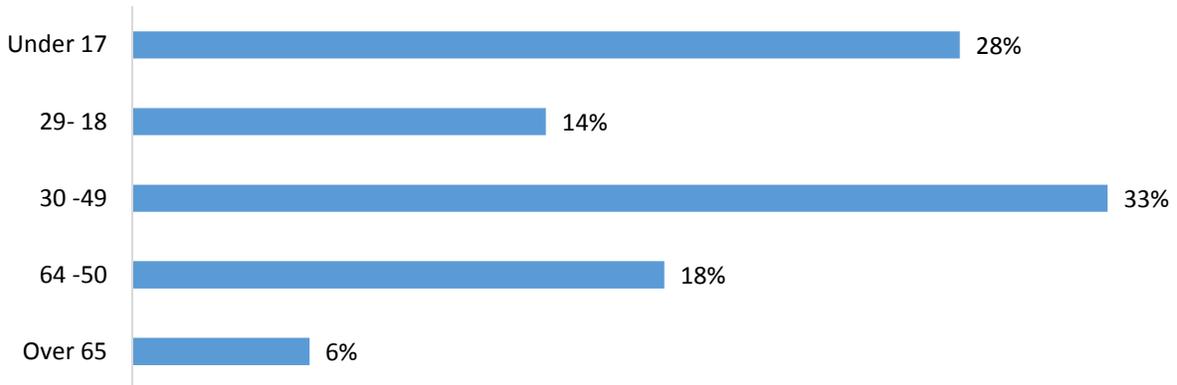


Figure 3-2: Bonney Lake Resident’s Ages¹

While understanding the ages of the population within a community is important, the typically age groupings can span multiple generational cohorts. For example, the age grouping of 30 to 49 spans three generational cohorts: the Baby Boomer Generation, Generation X, and the Millennial Generation. The generational spit of a community is crucial as each cohort approaches housing and other land use issues with different attitudes and expectations. Three generational cohorts represent over three quarters of

the population in the Bonney Lake: the Baby Boomer Generation, Generation X and the Millennial Generation.

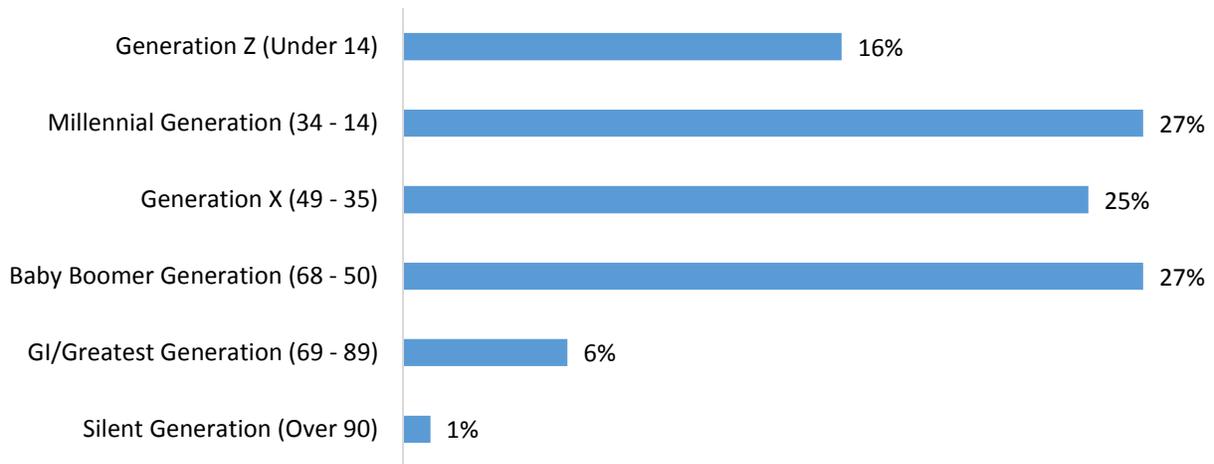


Figure 3-3: Bonney Lake's Generational Makeup²

As the City plans for the next twenty years, understanding the attitudes and desires of the Baby Boomer Generation and the Millennial Generation will be critical. By the end of the planning horizon in 2035, these two cohorts will be making major transitions in their lifestyles: the youngest members of the Baby Boomer Generation will be 71 and the youngest member of the Millennial Generation will be 35.

Members of the Millennial Generation are looking for places to live that are affordable and can provide a lifestyle similar to the downtowns of large metropolitan centers. Satellite cities and suburban towns will need to evolve to be attractive to this generation as they are looking for communities that provide the ability to walk everywhere; lots of amenities; great public spaces; and access to shopping, dining, and transit.³ In addition, as the Baby Boomer Generation enters the age of retirement, members of this cohort are looking to trade in their large-lot single-family detached homes in favor smaller-lot single family homes, condos, and townhouses that are located in areas that are walkable, have convenient transit linkages, and good public services (e.g. libraries, cultural activities, senior centers).⁴ To remain vibrant satellite cities, such as Bonney Lake, will need to make the switch from auto-centric suburbs to more walkable communities with lots of amenities that can be reached efficiently from major job centers via transit in order to attract these two generational cohorts, which represents the City's, County's, State's, and Nation's two biggest generations.

3.2 LAND USE

Bonney Lake's land use pattern is defined by the City's topography, recreational past, early settlement patterns, transportation network, and location within the nation's thirteenth largest major metropolitan area. When the City incorporated in 1949, it was developed primarily as a bedroom community with residents commuting to the more industrial centers to the north and west for work; a trend that has continued over the last sixty-five years.

Bonney Lake is located on an undulating plateau approximately 400 feet above the valley of the Puyallup River. The south shores of Lake Tapps frame the city on the north. Fennel Creek and its associated wetlands and farmlands divide the north and west portions of Bonney Lake from the south and east portion.

Geographically, the City is the sixth largest city wholly located in the Pierce County encompassing almost 7.4 square miles (4,727.32 acres). Table 3-1 provides a breakdown of the different land uses within Bonney Lake.

Land Use Category	Existing Acreage	Percent of Total
Residential – Single Family/Mobile Home	2,233	47.23%
Residential – Duplexes	37	0.78%
Residential – Multi-Family	20	0.42%
Residential Subtotal	2,290	48.43%
Open Space – Greenbelts	146	3.09%
Open Space – Public Parks	123	2.60%
Open Space - Private Parks	111	2.35%
Open Space - Agriculture/Timber	76	1.61%
Open Space - Lakes	40	0.85%
Open Space - Conservation	22	0.47%
Open Space Subtotal	518	10.96%
Warehousing - Logistics	19	0.40%
Retail - Food Services	181	3.83%
Professional Services	91	1.92%
Commercial Subtotal	291	6.15%
Public Facilities	125	2.64%
Utilities	88	1.86%
Right-of-Way	622	13.16%
Public Subtotal	835	17.66%
Vacant	794	16.79%
Total	4,728	100.00%

Table 3-1 Bonney Lake's Land Uses

Residential Uses

Bonney Lake has approximately 2,289 acres of residential development. This acreage accommodates 6,631 housing units, for an average citywide residential density of 2.9 units per net acre. Some 2,233 acres, or approximately ninety-seven and half percent (97.5%) of the residential total, was developed with single

family homes, including mobile and manufactured homes. The average density in these areas is 2.7 units per net acre. This relatively low density reflects the City's early evolution as an auto-oriented suburban community. Only two and half percent (2.5%) of Bonney Lake's residential land area is developed with multi-family housing, including duplexes, apartments, and condominiums. Densities in these areas are substantially higher, averaging over 9.6 units per net acre.

Most of the City's medium and high density uses are located in Downtown, the Lake Tapps Center and East Town Center. The prevailing development form in these areas consists of two to three story garden apartment complexes and duplexes in landscaped settings. Some of these complexes consist of multiple buildings surrounding shared amenities. Mid-rise residential buildings of four to seven stories do not currently exist.

Commercial Uses

Bonney Lake contains approximately 291 acres of commercial development. This includes 19 acres of warehousing and logistic uses, 91 acres of professional office uses and 181 acres of general commercial which includes retail, personal services, restaurants, and entertainment. Bonney Lake's commercial areas serve to provide identity and focal points for subareas in the City. Over the last 20 years, more regionally-oriented shopping areas have emerged. These areas include big-box retailers and smaller retail and restaurant uses.

Public/Utility/Right-of-Way

Existing activities in this category include a variety of public uses, transportation facilities, utility infrastructure, governmental buildings, public schools and community facilities. There are approximately 835 acres in this use. Over half of this area is dedicated public rights-of-way and private streets.

Open Space

Open Space is the second largest land use in Bonney Lake, encompassing over 518 acres. Open space is classified in several categories including areas set aside for timber or agriculture, lakes, designated greenbelts, conservation areas, private parks and public parks.

Vacant

Almost 794 acres of land in Bonney Lake is classified by the Tax Assessor as "vacant." Vacant sites generally consist of unimproved private properties that are planned and zoned for development. However, some of these properties may be difficult to develop due to environmental and / or access constraints. When constrained or unavailable properties are subtracted out, only about 287 acres of vacant land remain. About 173 acres of vacant land are zoned residential and about 114 acres are zoned commercial or mixed use.

3.3 HOUSING STOCK

Approximately 83% percent of the housing stock consisting of detached single-family homes. The other 17% of the housing stock is made up of townhomes (attached single-family homes) duplexes, triplexes/four-plexes, apartments, and mobile homes.

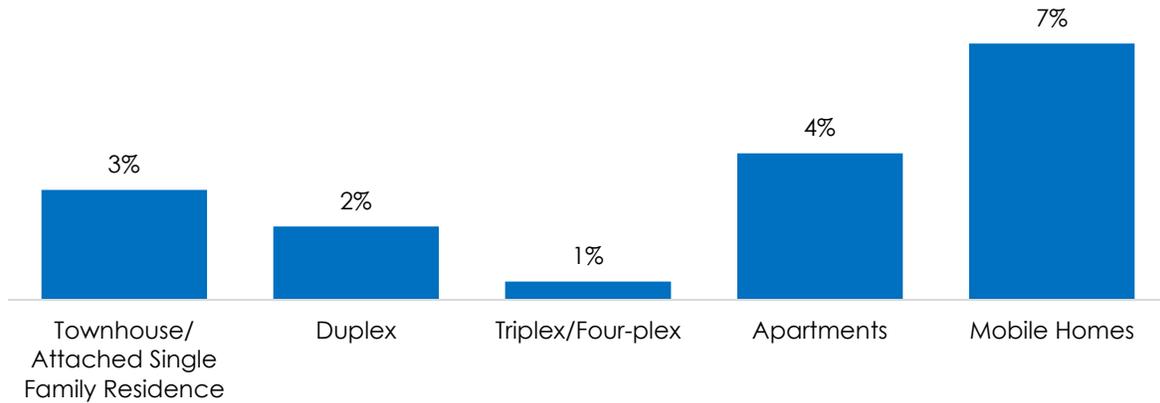


Figure 3-4: Non-Detached Housing Stock Mixture⁵

The housing stock in Bonney is relatively new: 62% of the housing units have been constructed since 1990 with almost 40% of all the housing units constructed during the housing boom prior to the 2008 recession.

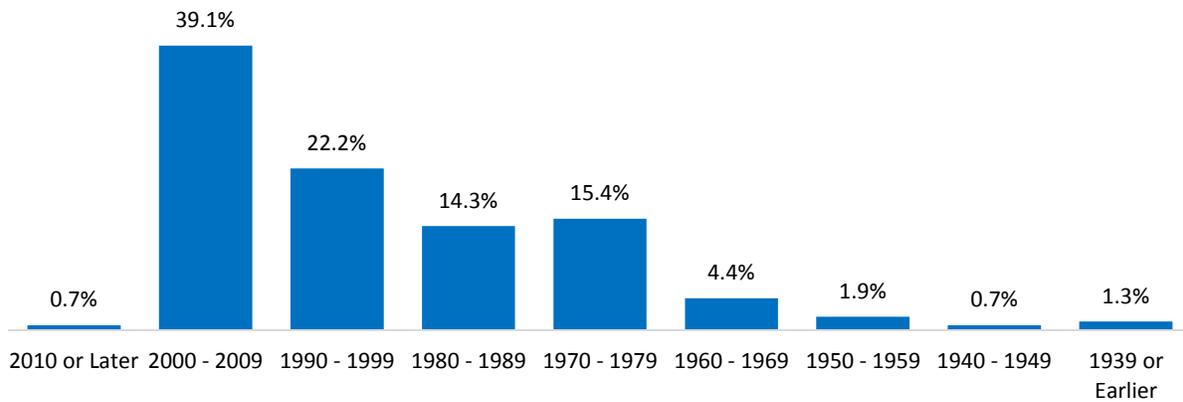


Figure 3-5: Housing Unit Age⁶

The median house value in Bonney Lake is \$273,400 with home prices ranging from less than \$50,000 to over a \$1,000,000:

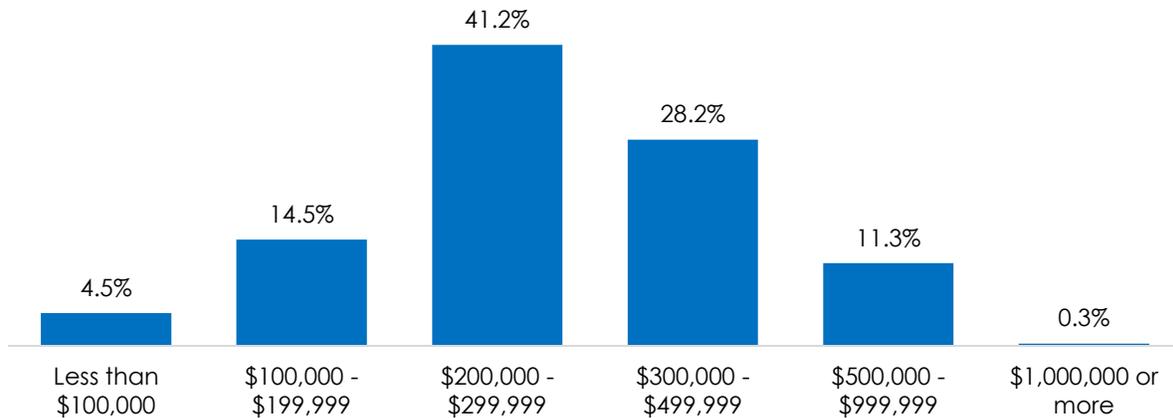


Figure 3-6: Bonney Lake Home Value⁷

For those residents of Bonney Lake that do not own a home but rent either a detached single-family home or some type of attached housing unit, the median rent is \$1,261 with rents ranging from \$500 to more than \$1,500.

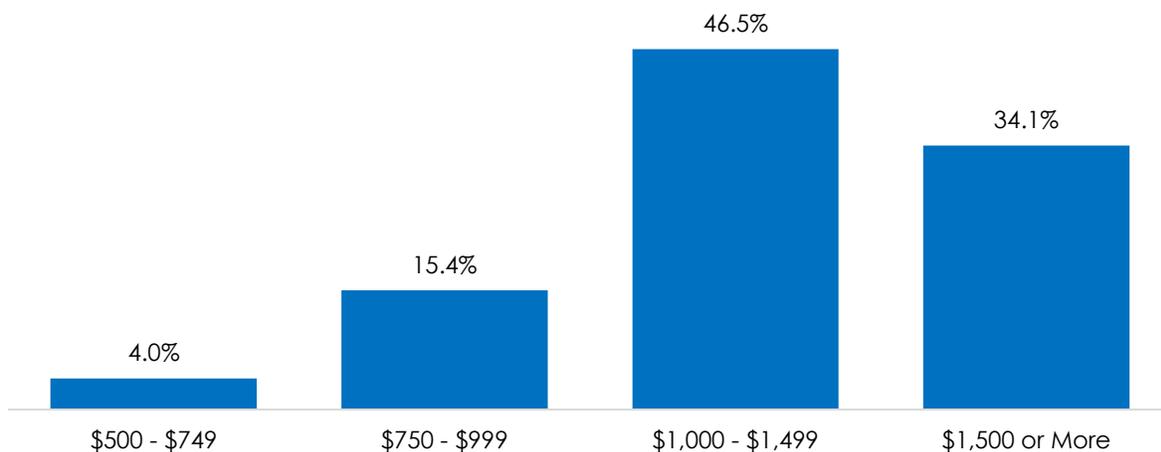


Figure 3-7: Housing Unit Rents⁸

4. POTENTIAL ANNEXATION AREAS

The GMA requires that counties coordinate with cities to establish urban growth areas, which are lands that are, or can be, developed to urban densities with urban services. Only Pierce County can officially designate a UGA, which are generally associated with a particular city representing the area that may annex into that city. UGA must be of sufficient size to accommodate a city's share of the county's population growth for the succeeding twenty-year period. The Bonney Lake Urban Growth Area (BLUGA), as approved by Pierce County, consists of four Potential Annexation Areas (PAA):

1. **Kelly Creek Vista PAA:** The Kelly Creek Vista PAA is located between Church Lake Road East and Fennel Creek containing approximately 93 acres. The area is partial developed, but does include some larger lots that may be further developed when the area is annexed into the City.
2. **Delany PAA:** The Delany PAA consist of two small parcels containing less than 2 acres directly adjacent to SR-410 on the south side east of 229th Avenue East in the East Town subarea.
3. **Victor Falls PAA:** The Victor Falls PAA includes Victor Falls Elementary and is located between the City's southern boundaries and Angelina road east of Fennel Creek. The PAA includes approximately 62 acres.
4. **Rhododendron/Wilderness Ridge PAA:** As of 2014, Pierce County has approved the addition of the Rhododendron/Wilderness Ridge PAA subject to the development of a Joint Planning Agreement. This is area is located bounded by the 198th Avenue East corridor on the west, 214th Avenue East on the east, the City's incorporated boundaries on the north, and the Tehaleh Employment Based Community on the south. The PAA includes approximately 1,859 acres of which 465 acres are currently part of the proposed Plateau 465 development at the southern end of the PAA.

In addition to these 4 PAAs, the City is also looking at adding a eight other PAAs to the BLUGA which were included and evaluated in the *Comprehensive Plan Update and Draft Environmental Impact Statement Bonney Lake Washington* (July 1, 1994):

- A. **West Lake Tapps PAA:** This PAA consist of area identified as the North Sewer Service Area in the Bonney Lake Sewer System Plan. The West Lake Tapps PAA covers approximately 2,618 acres which includes approximately 271 acres already within the CUGA, 680 acres of Lake Tapps and 1,395 acres of property outside of the CUGA. The City is required to provide sewer to this area even though portions are outside of the CUGA and the BLUGA pursuant to a 1983 U.S. Environmental Protection Agency Order. This order was issued due to large number of urban density lots next to the west shore of Lake Tapps and the prevalence of surfacing sewage from failed on-site sewer systems in the area.
- B. **Fennel Creek Corridor PAA:** The PAA include the Fennel Creek north of Old Buckley-Sumner Highway and west of 214th Avenue East containing approximately 349 acres. The area is bounded by the City limits or adopted PAAs on the north, west, and south. The area is currently zoned Agricultural Resource Lands and Reserve 5. The City is not proposing to add the area the BLUGA to provide capacity, but to protect the area as Open Space. The proposed land use designation (Open Space – Conservancy) and corresponding zoning classification (RC-5) allow the same level of development currently allowed under the County's land use designations and zoning classifications.
- C. **214th Avenue PAA:** This area is bounded by the existing city limits on the north, west, and south, and by 214th Avenue East on the east contain approximately 29 acres. Nearly half of this PAA is

covered with wetlands and designated Agricultural Resource Lands. The intent of this expansion is not to provide additional capacity, but to establish a regular boundary between the City and rural Pierce County.

- D. 96th Avenue PAA:** This area is bounded by 214th on the west, 96th on the north, 234th on the west, and the existing City boundaries on the south containing approximately 81 acres. The intent of this expansion is not to provide additional capacity, but to establish a regular boundary between the City and rural Pierce County. Currently some parcels are located in the City and within rural Pierce County.
- E. Entwhistle PAA:** This area is bounded by 214th on the west, the City boundaries on the north, 234th on the west, and the Entwhistle Road on the south containing approximately 97 acres. The intent of this expansion is not to provide additional capacity, but to establish a regular boundary between the City and rural Pierce County.
- F. Prairie Ridge PAA:** This area is generally bounded by South Prairie Road on the north, 214th on the west and the ridge of the Bonney Lake Plateau on the east and south containing approximately 906 acres. This area was platted in the 1960's prior to the adoption of the Growth Management Act. While the area was developed and platted at an urban density, it was not included in the CUGA established in 1994. The intent of this expansion is not to provide additional capacity, but to include lands already constructed at an urban density in the BLUGA.
- G. Falling Water/Creekridge PAA:** This area is generally bounded by Rhodes Lake Road on the north, the ridge of the Bonney Lake Plateau on the west, and the Tehaleh Employment Based Community on the west and South containing approximately 840 acres. Plats for this area were vested developed prior to the adoption of the Growth Management Act and are begin developed at an urban density within "rural" Pierce County. A significant portion of this PAA is considered critical areas. The intent of this expansion is not to provide additional capacity, but to include lands already platted at an urban density in the BLUGA.
- H. Tehaleh PAA:** This PAA is the unaffiliated portion of the Comprehensive Urban Growth Area (CUGA) directly south of the Rhododendron/Wilderness Ridge PAA containing 5,103 acres. The Tehaleh Employment Based Community, a master planned community intended to provide a range of employment, residential, and recreational opportunities, encompass 4,719 acres within the PAA. The Tehaleh project is planned to be developed in three phases to accommodate 6,437 dwelling units with a population of approximately 18,088 and 3.9 million square feet of employment facilities.

Goal CD-1: To ensure the orderly development of the City's potential annexation area in a manner that ensures adequate and cost-effective provision of required urban services and facilities; ensures that development is built to City standards; reduces sprawl; implements the goals, objectives and policies of the Bonney Lake Comprehensive Plan; and protects designated rural areas.

Policy CD-1.1: Review proposed annexations for their timeliness, the City's ability to provide them with urban services, and the costs and revenues that the City would likely incur. The City may refuse annexations in which public facilities are below the City's level of service standard.

Policy CD-1.2: The City shall actively pursue joint planning agreements with Pierce County to ensure that all development within Bonney Lake's PAA are built to mutually agreed upon standards. These agreements should cover a wide range of areas, including, but not limited to, development standards, collection of impact fees, annexations, urban service provision and land use, transportation, parks and capital facilities planning.

Policy CD-1.3: Consult affected citizens, cities, special purpose districts, and other parties prior to final approval of any annexation.

5. PROJECTED GROWTH

RCW 36.70A.215 requires Pierce County and its cities to evaluate development (land consumption) over time to determine whether the adopted urban growth areas and zoning density provide land capacity sufficient to accommodate the adopted population projections. Bonney Lake is required to plan for the addition of 5,912 people, 2,104 housing units, and 943 jobs during the period from 2010 to 2030 pursuant to Pierce County Ordinance No. 2011-36s. The population growth assumed by Pierce County represents an annual growth rate of 1.5%, which is slightly lower than Bonney Lake’s historic growth rate of 2.1%. Based on this historic growth rate, the City will need to accommodate an additional 10,134 people and 3,500 housing units by 2035 within the existing incorporated boundaries of the City by 2035.

The four adopted Potential Annexation Areas (PAA) within the Bonney Lake Urban Growth Area (BLUGA), which as of 2014 have an approximate population of 6,908 and are expected to add 3,780 people, 1,305 housing units and 100 jobs by 2035. **Therefore, Bonney Lake needs to plan to have total population of 39,342 with approximately 13,589 housing units and 5,548 jobs by 2035.**

If Pierce County approves the City’s request to add the eight additional PAAs identified in Section 4 to the BLUGA, the City’s 2035 population would be significantly higher. As 2014, there are approximately 14,089 people living within the eight additional PAAs. By 2035, the City expects that these areas will add 7,709 people, 2,662 housing units, and 2,200 jobs.

Based on the population projections for the current incorporated boundaries of Bonney Lake, the four adopted PAAs within the BLUGA, and the eight un-adopted PAAs, Bonney Lake could have a population as high as 61,140 by 2035 with 21,118 housing units and 7,748 jobs.

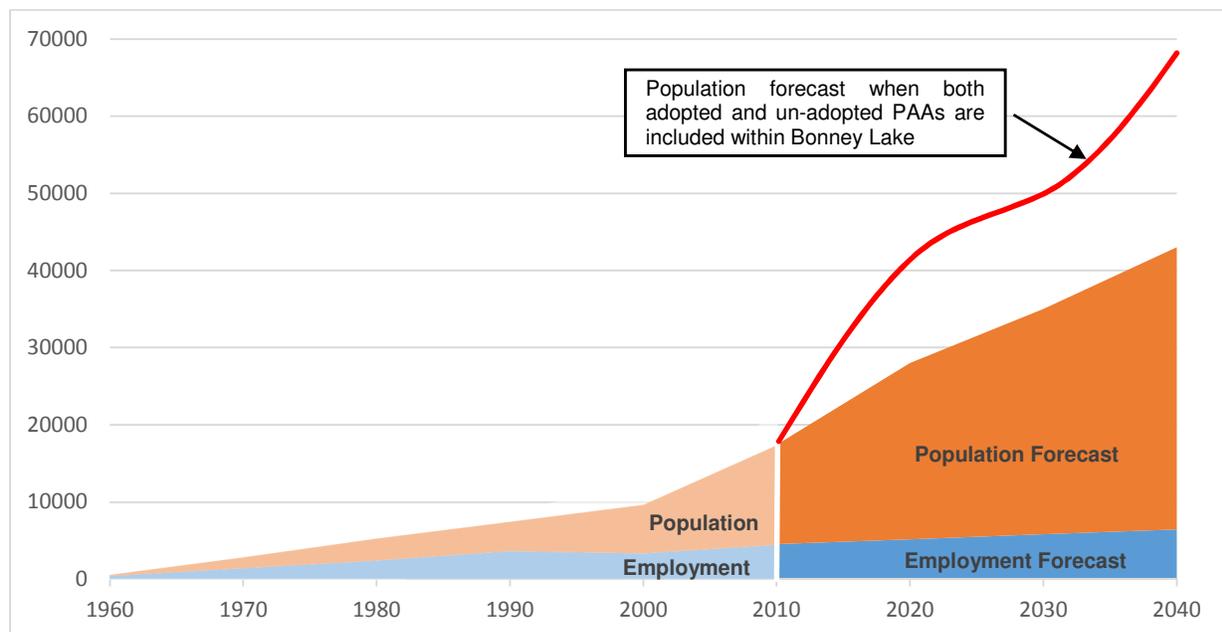


Figure 3-9: Bonney Lake Population and Employment Growth

With the annexation of large residential areas planned for the future, Bonney Lake will move further towards being a predominately residential community and away from having a balanced mix of jobs and housing. By 2035, it is projected that Bonney Lake will have 0.48 jobs per household, compared to 0.70 today.

Pierce County's 2013 Buildable Lands Report demonstrates that there is capacity to provide an addition 4,238 housing units and 3,151 jobs within the existing City limits, which did not include the capacity of the four adopted PAAs. When the capacity of the four adopted PAAs are included, there is a total capacity for 7,222 housing units and 3,605 jobs.

6. FUTURE LAND USE MAP

6.1 MAP OVERVIEW

The Future Land Use Map (FLUM) uses color-coded designations to express the intended use of land across the Bonney Lake area from 2015 to 2035: the twenty-year time planning horizon of the Comprehensive Plan. Preparation of the FLUM is explicitly required by the GMA.

In most cases, the designation on the FLUM matches the existing use of land as of 2014. In other cases, the designation may be different from what is on the ground today, indicating that the City expects the current use to change as Bonney Lake adds population and jobs. For example, a parcel that is vacant today but designated for residential use on the map would be expected to be developed with housing during the next twenty years. Similarly, a parcel that is in commercial use today but designated as “mixed use” on the map would be expected to redevelop with a mix of commercial and residential uses.

The FLUM is implemented through the City's zoning regulations. Each color-coded category on the FLUM has a corresponding set of compatible zoning districts. While the FLUM guides zoning, it is not the same as the Zoning Map. By definition, the FLUM is intended to be general and does not necessarily follow parcel boundaries. There are a total of 13 land use categories shown on the FLUM, including four residential categories, five commercial and mixed use categories, four open space categories, and one public facility category. Streets and public rights-of-way have the same designation as the adjacent property; however, the rights of way remain uncolored on the FLUM until the street or right-of-way is vacated.

6.2 FUTURE LAND USE MAP

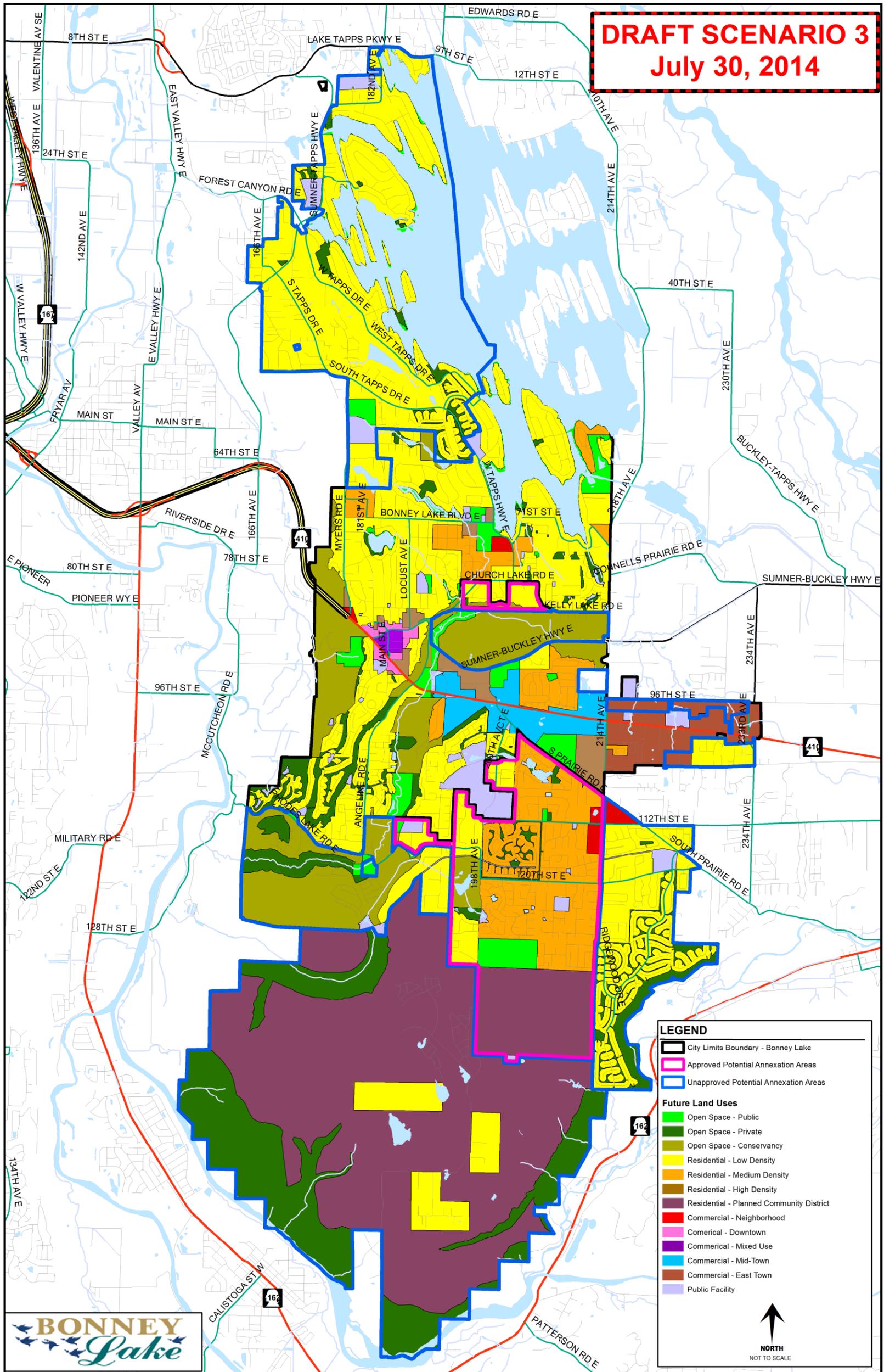


Figure 3-10: Bonney Lake Future Land Use Map

6.3 LAND USE DESIGNATIONS

Residential – Low Density

Primarily intended for single-family, detached residential development, but also may include a clustered single family units on properties that contain environmentally critical areas. This category is appropriate for planned public and semi-public uses designed to be compatible with residential uses, such as schools, religious institutions, and civic uses. Residential density in this category must be a minimum of 4 units per net acre up to a maximum of 5 units per net acre. The corresponding zoning classification is R-1.

Residential – Moderate Density

Intended for small-lot or cluster single family development, duplexes, and townhouse at a minimum density of 5 units per net acre up to a maximum density of nine units per net acre in order to provide for greater housing diversity and choice. Other compatible uses, such as schools, child care centers, parks, and religious facilities, may also locate in areas with this designation. The corresponding zoning classification is R-2.

Residential – High Density

This category is intended for a variety of high-density, residential land uses including townhomes, multiplexes, and garden apartment/condo dwellings. Additional uses including institutional and civic uses live/work, offices, and neighborhood scale retail stores (not including automotive-oriented uses and free-standing pad sites) as part of mixed used developments. Such nonresidential uses are intended to provide services only to residents of the surrounding area and be placed in locations with a design character that blends into the neighborhood. Residential densities must be at least 10 units per net acre but may be higher as there is no adopted maximum density.

Residential – Planned Community Districts

No minimum or maximum densities are established for this district. The Planned Community District, is designed to accommodate master-planned, mixed-use developments that make economical and efficient use of the land, while providing a harmonious variety of housing choices, easy access to urban amenities, and the preservation of natural and scenic qualities of open spaces. Correlating zoning classification is PCD.

Commercial – Neighborhood

The general intent of this district to provide certain commercial and service uses which are compatible with neighborhoods. Typical uses include local services, retail, eating and drinking establishments, civic facilities, housing, and mixed-use development.

Commercial – Mixed Use

This category is intended for a mix of high density residential land used, institutional, civic uses, offices, cultural activities, and retail sales and services, with protections against retail sales and services becoming dominant. Mixing of uses on the same site is encouraged. This zone is also intended to provide a degree of buffering between downtown and the surrounding single-family residential neighborhoods

Commercial – Downtown

The Downtown designation applies to the 128 acre area in the heart of Bonney Lake which is envisioned to become the civic center of the City. The designation also accommodates mid to high-rise residential projects and mixed use projects incorporating housing above non-residential uses. Correlating zoning classifications are Downtown Core and Downtown Mixed Districts.

Commercial – Mid-Town

Mid-Town is envisioned to accommodate large-scale commercial uses serving a citywide or regional market. Retail uses within this category usually have large floor areas and high sales volumes and may be considered shopping “destinations” by consumers from Bonney Lake and other cities in east Pierce County. Uses such as furniture and electronic stores, auto dealerships, home improvement stores, department stores, and “big box” retailers are included. Residential uses are not permitted.

Commercial – East Town

The East Town district is intended to provide appropriately located areas for various land intensive and/or limited service commercial establishments, office uses, major retail stores and service establishments offering commodities and services required by residents of the city and its surrounding market area, wholesale distribution facilities, research and light industrial enterprises which are complementary to neighboring commercial and residential districts. Typical uses in this classification are the combination of major retail establishments and storage, distribution and assembly of products from previously prepared materials, including business and light industrial parks which do not generate excessive noise, odors, dust, smoke, heavy traffic congestion or pollution of water or air.

Open Space – Public

This category includes parks that are owned and operated by the City of Bonney Lake, including active and passive recreation areas and environmentally critical areas. Typical uses include athletic fields, playgrounds, and trails. The appropriate uses in any given park are based on the park’s classification and standards and are further defined in the Public Facilities and Service Element. The category also includes lands owned by public or quasi-public agencies other than the City of Bonney Lake; including the Buckley-Bonney Lake Regional Park, the Tacoma Public Utilities transmission line rights of way, and property owned by the Cascade Water Alliance above the ordinary high-water mark.

Open Space – Private

The Private Open Space designation typically applies to private land set aside as open space within planned communities. Private open space uses may include natural areas, passive use areas, and outdoor recreation facilities, clubhouses, community amenities, such as playgrounds and picnic areas, and areas classified as environmentally critical areas located on private property. With the exception of ancillary structures related to the intended open space use, other types of development are not permitted in areas with this designation.

Open Space – Conservancy

The Conservancy land use designation applies to private land with an open space character that is vacant or previously developed. Properties within this designation may be subject to constraints of soil instability, property access, water and flood levels, landslides, or slopes in excess of 30 percent that restrict the use of the property with structures. Allowable uses for this designation include public facilities, recreation facilities, quasi-public facilities, one single family home on a legally established lot, grazing, and small-scale cultivation. New residential development is allowed at a maximum density of one unit per five acres. Undeveloped portions of property within the Conservancy designation should be set aside for conservation purposes.

Public Facility

The Public Facility designation generally applies to non-open space parcels owned by public agencies or utilities. The designation includes City facilities, public schools, water and sanitary district facilities, transit agency facilities, utilities, and other federal, state, county, and local government facilities.

7. DEVELOPMENT PATTERNS

7.1 NIEGHBORHOODS AND CENTERS

Bonney Lake has been, is, and will remain primarily a residential community. These residential areas form the foundation of the community and are the physical and social expressions of community. The City is committed to preserving and strengthening these areas by protecting the existing housing stock; maintaining the physical quality of Bonney Lake’s neighborhoods; enhancing walkability; providing convenient access to shopping, services, open spaces, parks, civic facilities, and educational facilities. While the City will continue to strengthen the fabric of these residential areas, Bonney Lake must also accommodate additional growth to meet City’s mandatory growth targets. This will be accomplished by focusing new commercial development and higher density residential in the Downtown, within in other centers, and along major corridors.

“Develop Bonney Lake as a balanced community, maintaining and enhancing the existing single family residential ‘bedroom’ character with a thoughtful blending of desired economic activities and higher density residences.”

*Comprehensive Plan
The City of Bonney Lake
October 23, 1985*

Centers are places in Bonney Lake where residents shop, socialize, conduct business, and meet friends and neighbors. Centers are the gathering places of the community and come in different shapes and sizes. Some may be regional shopping centers that draw residents from across east Pierce County. While others may be small neighborhood centers with a grocery store and restaurant or activity recreational areas. Some may extend for many city blocks and others may consist of just a building or two. The common bond is that they provide focal points for the Bonney Lake’s neighborhoods, and for the Bonney Lake itself. Much of the Bonney Lake’s growth potential lies within these centers.

Especially, the Downtown which is centrally located to Bonney Lake residents, is the traditional community center, and is envisioned to become a designated Countywide Center with lively shopping streets, office buildings, residences, and public facilities.

Mid-Town is Bonney Lake’s commercial center of gravity. It is automobile-oriented but has potential for higher diversity and human-scale development in the areas that remain undeveloped, especially in those portions that will be served by side streets and frontage streets. Pedestrian-orientation can also be incorporated as redevelopment occurs.

East-Town, located along SR-410 from 214th to 234th, is unique in its high proportion of undeveloped land and in its availability for light industrial as well as commercial development. It comprises a peninsula jutting into rural land, more distant from residential concentrations. Where deep-lot development is possible, such as in a large business campus, pedestrian orientation is achievable. Otherwise, East-Town is expected to remain highway-oriented.

Corridors have traditionally been associated with transportation functions – carrying vehicles from freeways to homes and businesses in the City. Over the years, this function has influenced land use, to the point that many corridors have become centers themselves. Some Bonney Lake corridors are lined with shopping, services, offices, and community institutions. The pattern largely favors automobiles over pedestrians and other modes, and is part of Bonney Lake’s legacy as an auto-centric City. Looking to the future, some of the City’s corridors will be reshaped to reflect contemporary planning and development practices. Activity will be focused around nodes rather than continuing the current linear commercial pattern, creating denser, pedestrian-oriented places at key locations.

Another important part of strengthening the City’s identity is protecting the tree hillsides; the overall tree canopy; Lake Tapps; Fennel Creek; and views of Mount Rainier, the Cascades Mountains, and the Olympic Mountains through a continued commitment to open space preservation and conservation of natural resources.

Goal CD-2: Bonney Lake provides healthy, livable, well maintained, walkable, and safe residential neighborhoods; along with dynamic and vibrant centers accommodating housing, shopping, services, civic activities, and entertainment facilities developed in a manner that harmonious blends the natural and built environments.

Policy CD-2.1: Create a positive regional identity for Bonney Lake as a City with outstanding neighborhoods and vibrant centers, which provide gathering places for residents and visitors.

Policy CD-2.2: Development of Bonney Lake’s under-developed or vacant sites must balance desire to provide an array of housing; jobs; and retail, recreational, and entertainment facilities with the need to respects the scale and form of surrounding properties and neighborhoods.

Policy CD-2.3: Conserve and protect the unique ecological characteristics of the Bonney Lake and utilize urban forestry to integrate open space, parks, green belts, street trees, landscaping, and natural features into future development to maintain the Bonney Lake’s livability, improve access to nature, and to address climate change by utilizing trees to sequester carbon from the atmosphere.

Policy CD-2.4: Planning and land use decisions should recognize residential neighborhoods as the basic “building blocks” of the community, ensure compatibility with surrounding single family homes, protect neighborhoods from incompatible uses, and maintain a range of single family residential zones corresponding to the prevailing neighborhood densities.

Policy CD-2.5: Allow home occupations in Bonney Lake residences provided that impacts are mitigated and that the business do not alter residential character of the neighborhood.

Policy CD-2.6: Allow schools, day care centers, senior centers, group homes, public and semi-public facilities (e.g., churches), and nursing care facilities in residential areas, subject to conditions which limit the impacts of these uses on nearby properties. To the extent permitted by state and federal law, conditions of approval may be placed on such uses to ensure that they are operated in a manner that is sensitive to neighborhood concerns, and that maintains the quality of life. In addition, such uses should be

sited in a way that minimizes the exposure of future occupants to noise, localized air pollution sources, and other environmental hazards.

Policy CD-2.7: Provide healthy and safe neighborhoods free of nuisances, environmental hazards, and visual blight (e.g. excessive noise, poor air quality, light pollution, illegal dumping, illegal signage, graffiti, littering, etc.) that disrupt and impact Bonney Lake resident’s quality of life.

Policy CD-2.8: Develop the Downtown as Bonney Lake’s center with the highest level of land use diversity, architectural interest, pedestrian orientation, and human-scale design. New buildings should have their facades at the sidewalk edge except in certain cases along SR 410, as shown in the Downtown Plan.

Policy CD-2.9: Develop the Midtown as a mixed use district with the highest possible level of architectural interest, pedestrian orientation, and human-scale design consistent with the fact that 1) much of it is already built and 2) pedestrian traffic alongside and across the highway will suffer due to high vehicular traffic. Wherever possible, developments should reach deeply into the adjoining commercial land, provide local access streets as dictated by the Transportation Element, and place their building facades at the edge of the sidewalk adjoining said local access streets.

Policy CD-2.10: Develop the Easttown district (from 214th to 234th) with 1) architectural detail suitable for automobile orientation along SR 410, 2) internal and if possible external pedestrian connections, and 3) preference for business park or campus-scale development. Wherever possible, developments should reach deeply into the adjoining commercial/industrial land, providing pedestrian-friendly local access streets in locations dictated by the Transportation Element.

Policy CD-2.11: Develop key “multi-modal” corridors that accommodate multiple modes of transportation that connect Bonney Lake’s neighborhoods and centers, enhance the City’s civic identity, encourage transit use, reduce vehicle miles traveled, provide comfortable walking and bicycling environments, and project a positive image of the city.

Policy CD-2.12: Utilize capital improvement projects, design guidelines, and land use decisions to improve the walkability of neighborhoods, enhance the ability to travel by bicycle or public transportation, and minimize the distance a resident must travel to reach basic services, shopping, parks, schools, and other civic amenities.

“The centers concept is at the core of VISION 2040. While centers in Metropolitan and Core Cities serve key regional functions as major job, commercial, transportation, and government hubs, other types of centers are also important. VISION 2040 expects each city in the region to take steps to further evolve one or more central places as mixed use areas of residences, employment, shops, cultural facilities, and entertainment. Each such center — no matter how large or small — should serve as a focal point of community, be walkable, and have easy access to transit.”

VISION 2040
December 2009

Policy CD-2.13: Local centers take a variety of forms; some may be characterized by predominantly retail uses, while others may contain a more varied mix of activities including commercial, office, residential, parks, community centers, other civic facilities, and education facilities. Bonney Lake will maintain a variety of centers within the City that meet a range of neighborhood, citywide, and regional needs based on the following hierarchy:

- ❖ *Downtown which will accommodate pedestrian-oriented retail uses, uses that serve residents and employees, and specialty and “niche” activities such as entertainment and outdoor dining.*
- ❖ *Town Centers which will accommodate uses serving several neighborhoods, such as local serving offices, restaurants, specialty retail stores, and regional shopping centers. Regional shopping centers main attractions are its anchors which include traditional, mass merchant department or fashion specialty stores. Town Centers include the Mid-Town and East-Town subareas*
- ❖ *Neighborhood Centers which corresponding to smaller shopping centers and local-serving retail and service uses along major thoroughfares. Neighborhood Centers typically include a grocery or drug store, or other moderately sized anchor. New large-footprint retail uses are inappropriate in such areas. Neighborhood Centers include the Lake Tapps and Prairie Ridge subareas.*

Policy CD-2.14: Encourage the development of mixed-use; senior housing; high density residential; and public services such as education, health care, libraries, child care, governmental facilities in the centers to create vibrant activity nodes, provide housing choices, advance sustainable development principles, support transit, and preserve the City’s residential neighborhoods.

Policy CD-2.15: Support the transformation of auto-oriented shopping centers—currently characterized by retail strips surrounded by large surface parking lots—into more pedestrian-oriented centers to generate foot traffic, create a stronger sense of place, and bring life to outdoor spaces.

Policy CD-2.16: Encourage the use of shared parking in commercial districts, rather than independent parking lots on each commercial property to reduce the total land area dedicated to parking and create a more pedestrian-friendly environment.

7.2 HOUSING

“Provide for a variety of residential types and densities to meet the needs of, and provide for, affordable choices for citizens of varied income levels within the community.”

*City of Bonney Lake
Comprehensive Land Use Plan
August 1985*

Increased housing options and types will help the overall housing supply, maintain community stability, provide housing choices that are affordable to all economic segments Bonney Lake’s population, and needed to serve people in different stages of life. Bonney Lake’s zoning and development regulations are intended to allow development of housing that will satisfy varied consumer preferences.

Perhaps the most complex of these issues is providing housing opportunities that are affordable for all economic segments of the community. When speaking of “housing affordability,” the standard used by lending institutions, the real estate industry, and governmental agencies is that no more than 30% of a household’s gross monthly income goes toward housing expenses, regardless of income level. For ownership housing, this percentage typically includes taxes, insurance and other related housing expenses. For rental housing, a utility allowance is included in the 30% figure.

“The Town of Bonney Lake should have residential developments, at appropriate locations, allowing for a choice and variety of sights. While homogeneous grouping of residential types of development are sometime desirable, it is the desire to provide for some integration of different types of residences such as apartments in low and high rise buildings and town houses together with single family dwelling units”

*Plan for Bonney Lake, Washington
May 2, 1964*

A household in which housing costs exceed 30% of gross monthly income is considered to be “cost burdened”; if costs exceed 50% of gross monthly income, the household is severely cost burdened. “Affordable housing” typically refers to housing that is affordable to households earning 80% or less of the Pierce County Median Income. Households earning 80% or less of the median income are also referred to as “Low-income” households.

Those earning 50% or less are referred to as “very low-income” households, and those earning 30% or less are also known as “extremely low-income” households.

Using the definition of “housing affordability” together with the 2012 Pierce County Median income of \$59,150; Table 3-2 represents the amount of money that Bonney Lake households earning the median income or less can afford to pay for rental and ownership housing:

Income Group	2012 Annual Household Income	Maximum Affordable Monthly Rent ¹	Maximum Affordable House Price ²
Extremely Low-Income (<30 Percent)	\$17,745	\$370	
Very Low-Income (50 Percent)	\$29,575	\$591	\$108,811
Low-Income (80 Percent)	\$47,320	\$947	\$182,122
Median-Income (100 Percent)	\$59,150	\$1,184	\$230,996
High Median-Income (120 Percent)	\$70,980	\$1,420	\$279,869
Bonney Lake Median Income	\$77,432	\$1,548	\$306,423

Table 3-2: Housing Affordability

¹ The rental amount does not include the utilities which was assumed to be equal 20% of the rental rate.

² Assumes 10 percent down payment on a 30-year fixed mortgage at 6% and an allowance for property taxes, and insurance.

In Bonney Lake 12% of the households have an income of less than \$25,000; however, there are no housing units that are considered affordable for those households. The City has a sufficient supply of housing units that are affordable to the 13% of Bonney Lake households that have an income between \$25,000 and \$50,000 as 19% of the housing units have a price of \$199,999 or less and 19% of the housing units have a monthly rent of \$999 or less.

The Pierce County Countywide Planning Policies defines moderate income households as households making 80% to 120% of the Pierce County Median Income. In Bonney Lake there is also a sufficient supply of housing units affordable to the 24% of the households make between \$50,000 and \$75,000 as 41% of the housing units have a price between \$200,000 and \$299,999 and 46% of the housing units have a monthly rent between \$1,000 and \$1,500.

Another important component of housing diversity is providing housing opportunities for citizens with special needs which include those people who require some assistance in their day-to-day living, such as the mentally ill, people with developmental or physical disabilities, substance abusers, youth at risk, veterans and the frail elderly. Family living situations, institutional settings, social service programs and assisted housing all serve a portion of those with special needs.

Goal CD-3: Provide a variety of housing options that will meet the needs of all Bonney Lake residents and is affordable to all economic segments of Bonney Lake.

Policy CD-3.1: Encourage the development of a diverse housing stock that provides a range of housing types (including family and larger-sized units) throughout the community to accommodate the diverse needs of Bonney Lake residents through changes in age, family size, and various life changes.

Policy CD-3.2: Encourage the development of special-needs housing, especially for seniors, such as independent living, various degrees of assisted living and skilled nursing care facilities.

Policy CD-3.3: Actively promote community awareness and education campaigns regarding affordable housing in order to engender acceptance throughout the community.

Policy CD-3.4: Explore methods and partnerships to reduce the cost associated with developing housing in Bonney Lake.

Policy CD-3.5: Ensure that there continues to be a sufficient supply of housing affordable to all income levels.

Policy CD-3.6: Actively participate in regional responses to housing needs and issues.

7.3 OPEN SPACE

Preservation of an open space around Bonney Lake, complemented by local parks and natural areas has been critical component of the City comprehensive plan since 1964. The City has consistently worked to protect the City’s natural resources, provide opportunities for recreation, enhance visual beauty, and shape the Bonney Lake’s character. Open space is the second largest land use in the city limits, encompassing over 518 acres. It provides structure to the City, space for recreation, and a means of protecting important natural resources.

“Green belts and parks are an important land element within the plan for Bonney Lake, since one of the primary purposes of a municipality is to offer maximum recreation facilities in a suburban setting. The green belts may be any open space such as watersheds, farms, forest and parks.”

*Plan for Bonney Lake, Washington
May 2, 1964*

Policies for parks, private open space, and other open spaces in Bonney Lake reflect the City’s commitment to enhancing the City’s character, meeting the recreational needs of its residents, and protecting the natural environment. These policies are supplemented by those in the Public Services and Facilities Element.

Goal CD-4: Preserve open space, parks, greenbelts, and natural areas, which together protect the Bonney Lake’s natural resources, provide opportunities for recreation, enhance visual beauty, and shape Bonney Lake’s character

Policy CD-4.1: Maintain development regulations which distinguish between different types of open space, in recognition of the different types of activities that take place on undeveloped land.

Policy CD-4.2: Maintain and enhance a network of neighborhood, community, and linear parks. Parks should be recognized as fundamental to Bonney Lake’s quality of life, and should be carefully managed to create a balance between passive and active open space.

Policy CD-4.3: Utilize open space, including parks, greenbelts, easements, and other open areas to connect the City, provide car-free corridors for pedestrians and bicyclists, and tie together Bonney Lake’s neighborhoods, centers, and employment districts.

Policy CD-4.4: Allow community gardening and “urban” agriculture in a wide range of settings.

Policy CD-4.5: Allow recreational uses on lands designated as environmentally critical areas provide that that uses do not impact the function and values of environmentally critical areas.

Policy CD-4.6: Establish zoning standards to mitigate the presence of infrastructure facilities such as radio and telecommunication towers within designated open space areas.

Policy CD-4.7: Prevent the encroachment of development or conversion of common open space areas within planned developments or other residential projects. Shared open space areas in residential

subdivisions shall be permanently restricted to open space uses through deed restrictions or other appropriate means.

Policy CD-4.8: Advocate for open space conservation and resource protection in the unincorporated areas east of the Bonney Lake's city limits but within the City's sphere of influence. These areas should remain in agricultural and open space uses for the lifetime of this Comprehensive Plan.

7.4 PUBLIC SPACES

The most familiar public spaces in Bonney Lake are parks, schools, and public buildings, but also applies more broadly to the entire public “realm” including streets, sidewalks, medians, planting strips, and all the public spaces one experiences when traveling through the City.

The policies below strive to create memorable public spaces throughout the City. For city parks and public buildings, this means creating focal points for neighborhoods and centers. Public open spaces such as parks and plazas can help strengthen civic identity and provide important community gathering places. Public buildings such as schools, fire stations, recreation centers and municipal offices likewise should showcase exemplary design.

The most basic infrastructure opportunities involve existing streets and highways. The City has already invested millions of dollars in streetscape improvements, including street lighting, undergrounding of utilities, landscaping, street trees, irrigation systems, signage, and street furniture, to improve the visual quality of its streets and make them safer and more attractive. The design of street space is particularly important to the goal of making the city more pedestrian- friendly.

Goal CD-5: Provide streets, sidewalks, parks, plazas, civic buildings, and other public spaces that contribute to Bonney Lake's sense of place and visual quality.

Policy CD-5.1: Recognize the importance of streets as public space: Landscaping, lighting, streetscape elements, pavement changes, signage improvements, banners, and other public realm improvements can enhance the experience of traveling along a corridor without diminishing its functional capacity.

Policy CD-5.2: Improvements to corridors should be appropriate to the scale and character of each street, reflecting their traffic volumes and intended function

Policy CD-5.3: Design guidelines, design review requirements, engineering standards, and capital improvement projects should aim to improve the visual quality of street space.

Policy CD-5.4: Use street furniture (e.g. benches, trash cans, kiosks, bicycle lockers, bus shelters, etc.) to improve the pedestrian experience, create stronger identity and visual cohesion, and contribute to the desired character of an area.

Policy CD-5.5: Encourage the development of public gathering spaces within new development that is responsive to a project's scale and expected level of activity, and respectful of surrounding land uses.

Policy CD-5.6: Encourage plazas, pocket parks, and similar spaces to stimulate pedestrian activity, provide community gathering places, and complement the overall appearance and form of adjoining buildings.

Policy CD-5.7: While the design of each public space must be sensitive to its context, all public spaces should share several common design characteristics. These include:

- ❖ *Locations in prominent, recognizable and accessible locations where they are likely to receive frequent use and be highly visible.*
- ❖ *Seating areas, signage, pedestrian amenities, activity areas and other design features that increase usability and functionality*
- ❖ *A unique identity that enables the space to function independently, while still allowing the space to work in connection with adjacent development*
- ❖ *Accommodation of a variety of users (i.e. arts, cultural, recreational, different ages, abilities, etc.)*
- ❖ *Variations in landscaping, pavement, lighting, public art, and other amenities which improve the quality of each space and define its character*
- ❖ *Protection from wind, sun and noise exposure*
- ❖ *Spaces which utilize a mixture of direct sunlight and shade*

7.5 SCENIC RESOURCES

In addition to the buildings, landscapes, and public spaces Bonney Lake's character is shaped by its natural setting including beautiful lakes, wooded hillsides, the Fennel Creek Corridor, and views of Mount Rainier, the Cascade Mountains, and the Olympic Mountains. As Bonney Lake continues to grow, a key challenge will be balancing new development with preservation of the natural resources that give the area much of its character.



Top community priorities include:

- ❖ preserving the lakes and views of Mount Rainier;
- ❖ preserving large tracts of woodland and open space for public enjoyment;
- ❖ additional landscaping at gateways and along key corridors; and
- ❖ preserving vegetation in new development to the greatest extent possible and where not possible re-vegetating developed areas.

While City programs and requirements such as open space preservation and environmental critical area regulations protect protecting natural settings, additional comprehensive strategies are needed to protect scenic resources and preserve the “scenic routes” illustrated on Figure 3-11 throughout the City.

Goal CD-6: Protect and enhance Bonney Lake's scenic, natural, and visual character.

Policy CC-6.1: Preserve views through sensitive site design, especially along scenic corridors. Prevent new development from blocking important public views.

Policy CD-6.2: Maintain a network of designated scenic routes through Bonney Lake. A particular road or corridor may be considered scenic by virtue of its design or amenities, the terrain and natural features it traverses, or the views and visual importance it commands. The designation expresses intent to maintain or improve visual features which contribute to scenic designations through land use, transportation, and capital improvement decisions, as well as landscaping, operations, and maintenance activities along these corridors, but does not necessarily limit abutting uses.

Policy CD-6.3: Acquire lands or view easements if necessary to preserve important public views.

Policy CD-6.4: Encourage developers to retain mature trees to the extent possible, particularly in residential areas.

Policy CD-6.5: Reduce the visual impacts of utility lines and poles along corridors by continuing to underground overhead lines within existing development, and by requiring underground utilities in new development

Policy CD-6.6: On the south side of SR 410 near the west city limits, tree-cutting shall not extend so far from SR 410 as to remove the solid backdrop of mature trees as viewed horizontally from SR 410, nor shall development of the site be allowed any potential for polluting Grainger Springs.

7.6 GATEWAYS

First impressions are important to a positive community character. “Gateways” are key locations throughout the community where these impressions can best be established and reinforced. Gateways provide a focal point and a visual “announcement” of the City of Bonney Lake by communicating the unique character and identity of Bonney Lake and visually distinguishing its neighbors. There are three types of gateways: Primary Gateways, Secondary Gate Ways, and Neighborhood/District Gateways

Primary Gateways are focal points typically located around highway intersections / interchanges, major entrances to Bonney Lake. These gateways are the highest priority for improvements. Currently there are two primary gateways located on SR-410 on the east and west sides of the City. Private development around these areas should create a distinctive image and be held to the highest design and aesthetic standards. Aesthetic improvements in these areas should incorporate elements that enhance the community image with:



Ascent Park

- ❖ features that are distinctive and recognizable;
- ❖ enhanced landscaping in the public right-of-way and on private property; and
- ❖ public streetscape and aesthetic elements such as decorative street lighting, public art, unique signage and decorative paving.

Similar to Primary Gateways, Secondary Gateway areas serve as focal points around major street intersections and entrances into Bonney Lake. These areas should project a positive community image, and private development around these areas should be held to the highest design and aesthetic standards which create a distinctive image for Bonney Lake.

Aesthetic improvements in these areas should:

- ❖ reinforce the community's unique character through compatible streetscape enhancements, monuments and public art;
- ❖ be distinctive and recognizable when approaching from a distance; and
- ❖ have enhanced public streetscape improvements and enhanced landscape design on private property.



Allen Yorke Park Gateway

Finally Neighborhood/ District Gateways highlight particular neighborhoods and business districts typically located at major entrances that help announce a development and transition from the public setting of major corridors to the more private setting of a neighborhood or business district. Unlike Primary and Secondary gateways, these improvements are largely the responsibility of private property owners.

Amenities include well-designed entry monuments, private art, unique landscaping and other elements that further establish the Bonney Lake's character while announcing the neighborhood or development. Although not a primary focus, public infrastructure in these areas is expected to meet enhanced standards for appearance and general maintenance.

Goal CD-7: Improve gateways into Bonney Lake and into its individual neighborhoods and districts to achieve a sense of transition and arrival.

Policy CD-7.1: Develop a Gateway Plan which provides guidance for the design and appearance of primary and secondary gateways into Bonney Lake.

Policy CD-7.2: Private development located within gateway areas should incorporate public improvements that enhance the identity and image of the City

Policy CD-7.3: Require new development projects to provide gateway features if their location and context warrant such inclusion.

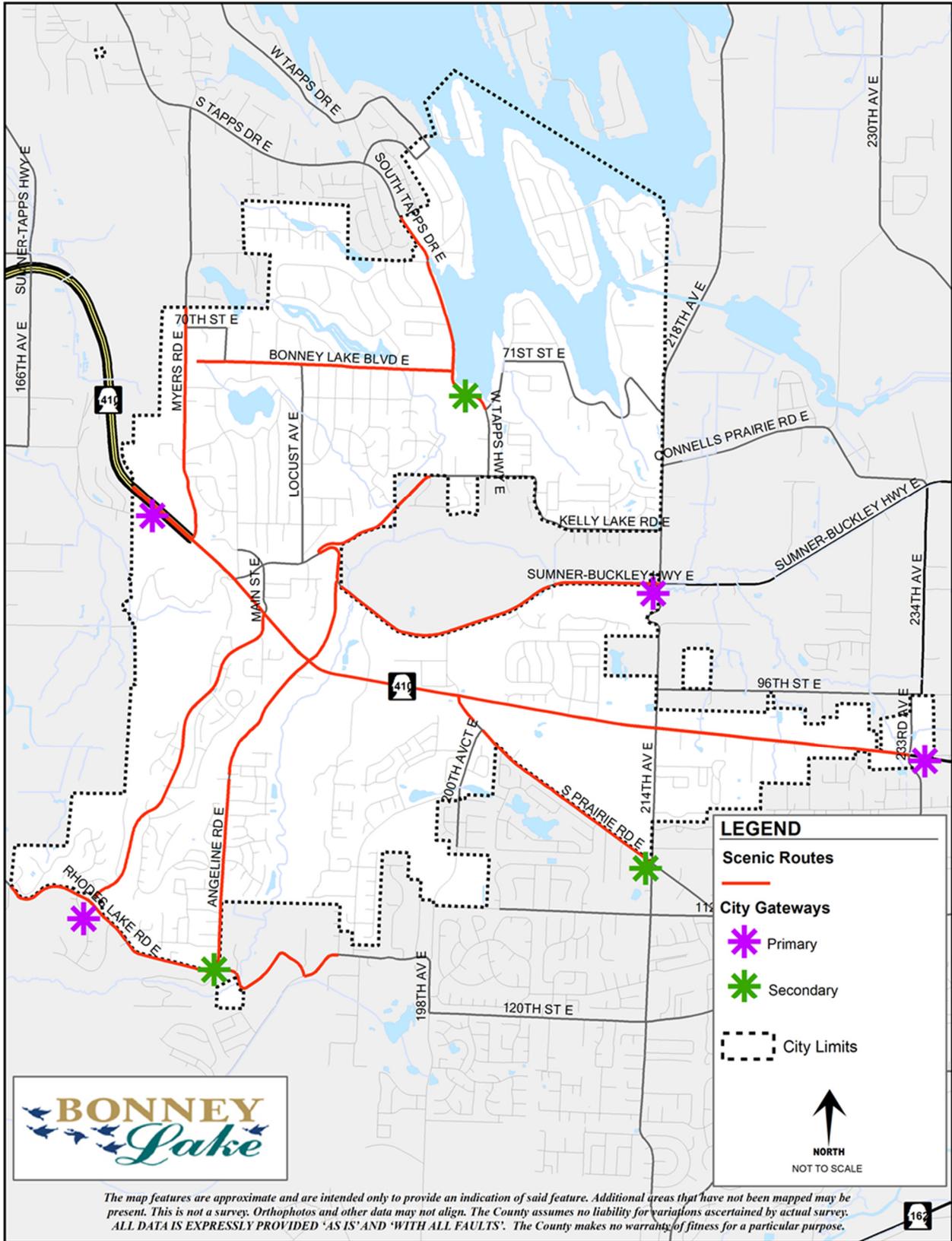


Figure 3-11: Bonney Lake Scenic Routes and Gateways

7.7 GUIDING DEVELOPMENT

Growth must be carefully managed to maintain and enhance Bonney Lake’s high quality of life; to ensure that new development makes a positive contribution to the City; to create an attractive, livable, and walkable community; and to protect the elements of community life valued by Bonney Lake’s residents.

Bonney Lake’s development regulations are particularly important as those regulations implement the comprehensive plan at the parcel level and establishes detailed standards and parameters for the use of property. State law requires the City’s development regulations to be consistent with the City’s comprehensive.

Development regulations address the subdivision of land, the improvement of infrastructure and public facilities to keep pace with growth; promote high quality development; address the relationship of buildings with the surrounding neighborhood context; ensure that development is safe, aesthetically pleasing, and harmonious with its setting; supports the goals of the community; and the ways Bonney Lake will carry out its commitment to be a sustainable suburban community. The objective is to create great places of lasting value.

Goal CD-7: Guide growth and development to ensure that it is orderly and efficient; leverages public investment; ensures the continued availability of infrastructure and public services; reduces adverse impacts on adjacent properties; and protects the natural environment.

Policy CD-7.1: Ensure that land use decisions consider the characteristics of the transportation network, including road capacity, the quality of the streetscape, and the availability of public transportation and other modes of travel.

Policy CD-7.2: Use development regulations to direct growth, ensure sufficient opportunities for new development, improve Bonney Lake’s quality of life, preserve existing neighborhoods, reduce nuisances, achieve compatibility between adjacent properties and uses, address land use conflicts, and protect the health and safety of residents, visitors, and workers.

Policy CD-7.3: Utilize urban design guidelines to guide and evaluate remodeling projects, additions, and new construction. Guidelines should:

- *Address building height, scale, massing, materials, colors, and detailing;*
- *Ensure pedestrian connections;*
- *Encourage interesting features such as varied roof forms, canopies, balconies, window displays, bay windows, vertically and horizontally modulated wall surfaces, trellises with native vines, porches, artwork, planting beds, ornamental trim, modulations and varied textures, colors, and materials; and*
- *Ensure that sites are designed in context and relationship to surrounding uses and landscapes;*

Policy CD-7.4: Recognize certain areas as having natural constraints which preclude safe or environmentally sound development. These constraints are discussed in the Environmental Conservation Element.

Policy CD-7.5: Allow new development to occur only when the public facilities needed to serve that development are available or will be provided by the development through the payment of impact fees, in-lieu fees, connection charge; construction of the facility as part of the development; or other mitigation measures.

Policy CD-7.6: Although the Comprehensive Plan provides development capacity accommodate growth until 2035, steps should be taken to retain some of this capacity for the post -2035 period and guide development to the Downtown, Town Centers, and Neighborhood Centers.

Policy CD-6.7: Avoid the creation of “problem” parcels that are not practical to develop or provide with services. Work to eliminate or merge such parcels where they already exist. A problem parcel is defined as:

- ❖ Any parcel which, regardless of the minimum area or dimension requirements set forth in the Zoning Ordinance, is not practically developable because of its unusual dimensions, shape, or location relative to other parcels; or*
- ❖ Any parcel which has other land use constraints, such as environmentally critical areas; or*
- ❖ Any parcel with no street access or insufficient street frontage to provide access.*

Policy CD-7.8: Encourage partnerships between the City and the private sector to undertake joint public-private development.

Policy CD-7.9: Integrate new large-scale development projects into the fabric of the existing community rather than allowing such projects to be self-contained, walled off or physically divided from surrounding uses. New development should be viewed as an opportunity to improve connectivity between neighborhoods. To the extent feasible, circulation systems and open spaces in such developments should tie into existing streets and open spaces on the perimeter. In addition, existing development should be retrofitted over time to reduce unnecessary walls and barriers and improve pedestrian connections between neighborhoods.

8. PROPERTY RIGHTS

The Fifth Amendment to the United States Constitution provides that private property shall not be taken for public use without just compensation. Article 1, section 16 of the Washington State Constitution provides that “[n]o private property shall be taken except for public purposes within its constitutional authority and only upon payment of just compensation.”

To help local jurisdictions avoid violating property rights, in 1992 the State published *State of Washington, Attorney General’s Recommended Process for Evaluation of Proposed Regulatory or Administrative actions to Avoid Unconstitutional Takings of Private Property.* In it, the Attorney General states, “Government

has the authority and responsibility to protect the public health, safety, and welfare. This is an inherent attribute of sovereignty. Pursuant to this authority, the government may properly regulate or limit the use of property. Accordingly, government may abate public nuisances, terminate illegal activity, and establish building codes, safety standards, or sanitary requirements. The government may limit the use of property through land use planning, zoning ordinances, setback requirements, and environmental regulations.

“The government may also establish conditions or requirements for potential uses of property which may have adverse impacts. Conditions may include the granting of easements or donation of property for public use.

“Most comprehensive land use regulation does not, in itself, constitute a taking of property. Zoning and other comprehensive regulations are a legitimate exercise of the government’s police power. The regulation, however, must advance a legitimate public interest and not deprive the owner of all economic or beneficial use of the property. Also, a regulation which destroys a fundamental property right, such as the right to possess, exclude others from, or dispose of property, could, on its face, constitute a taking.”

Goal CD-8: Protect the property rights of landowners from arbitrary and discriminatory actions.

Policy CD-8.1: Balance the responsibility to protect the community from the impacts associated with new residential and commercial development with the responsibility to protect property rights.

Policy CD-8.2: Build into the regulatory scheme procedures for avoiding takings, such as variances or exemptions.

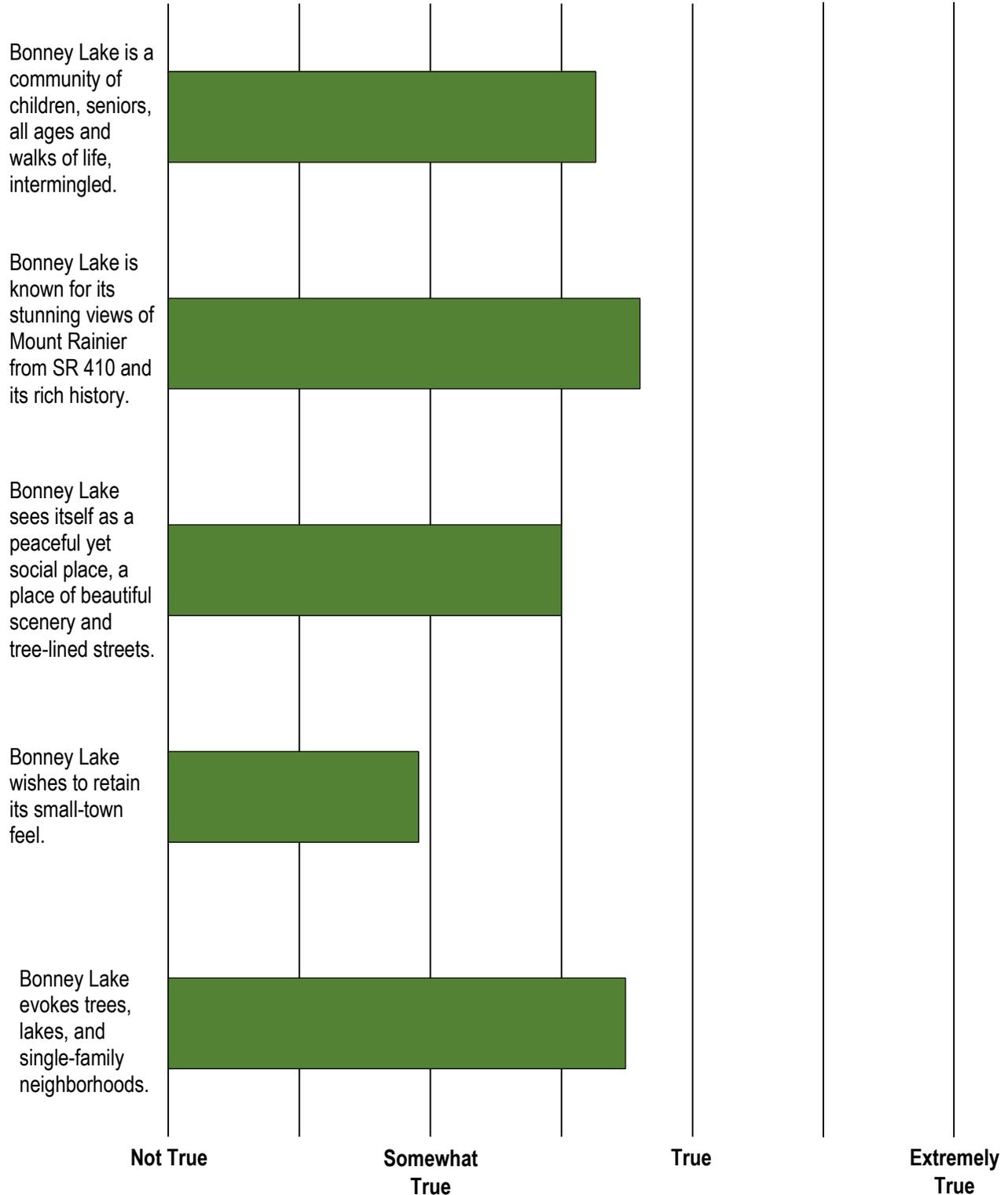
Policy CD-8.3: Continue to work to streamline the permitting process utilizing LEAN principals in order to efficiently process permit applications.

Endnotes:

- ¹ United States Census Bureau. 2008 - 2012 American Community Survey. Retrieved on March 28, 2014 from the American Fact Finder webpage of the (<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml#none>).
- ² The breakdown of the birthyears for the generations is based on information retrieved on March 14, 2004 from About.com (<http://geography.about.com/od/populationgeography/qt/generations.htm>). The breakdown was provided by Matt Rosenberg, who has published two books about geography, *The Handy Geography Answer Book* and *The Geography Bee Complete Preparation Handbook*. Matt has been featured on PBS and NPR and holds a master's degree in geography from California State University, Northridge and a bachelor's degree in geography from the University of California, Davis.
- ³ Mitra Kalita and Robbie Whelan (January 14, 2011). *No McMansions for Millennials*. The Wall Street Journal – WSJ.com
- ⁴ Patrick C. Doherty and Christopher B. Leinberger. (November/December 2010). *The Next Real Estate Boom: How housing (yes housing) can turn the economy around*. Washington Monthly.
- ⁵ United States Census Bureau. 2008 - 2012 American Community Survey. Retrieved on March 28, 2014 from the American Fact Finder webpage of the (<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml#none>).
- ⁶ *ibid.*
- ⁷ *ibid.*
- ⁸ *ibid.*

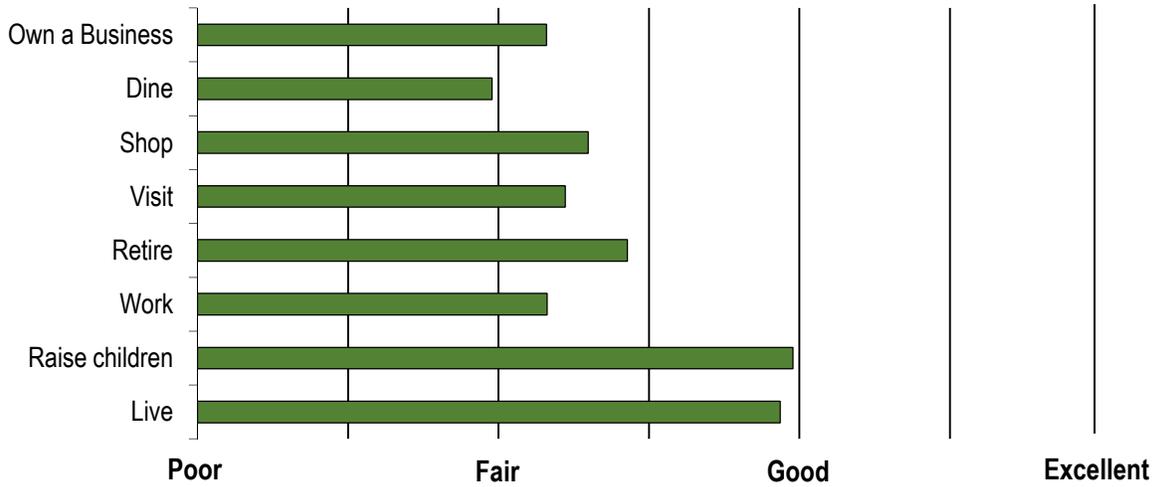
Question 3:

The current Comprehensive Plan contains a vision statement that was prepared a decade ago. How true are the following phrases from that statement in describing Bonney Lake today?



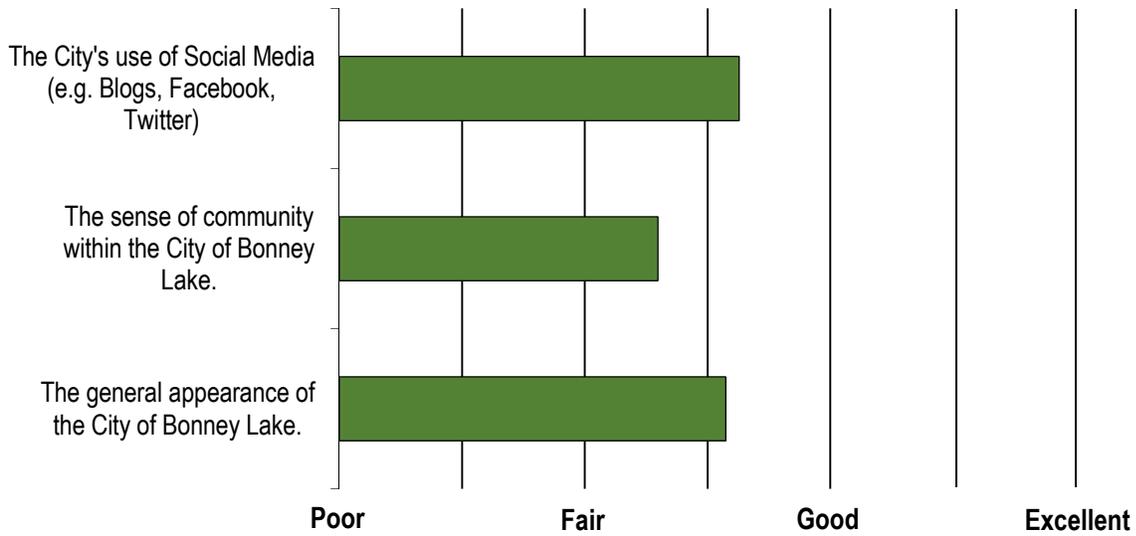
Question 4:

Please rate the City of Bonney Lake as a place to:



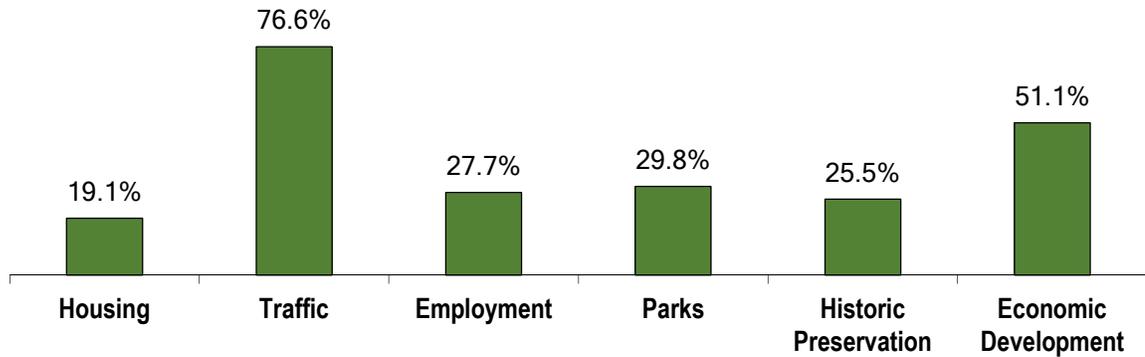
Question 5:

Please rate how you feel about:



Question 6:

What do you feel is the greatest challenge facing the City of Bonney Lake? (Choose 3 Maximum)



Other:

- Putting a trail from Allen York Park through my back yard to Target
- Lack of police responding to calls
- I
- Entertainment
- identity
- Corruption in the Police and Fire Depts
- public transportation
- Keeping its small town image
- Gaining control of just putting buildings in weird places (wood creek, cedar ridge and so on...)
- sidewalks
- downtownn

Question 7:

Please expand on why you identified the specific challenge in the Question 6.

No.	Response Text
1	If Bonney Lake continues to want and need so much money, the roads and Historical areas would suffer from funds being spent on officials and police as they are now.
2	I was never notified by the City or the contractor about a trail going through by back yard. One day I saw a man pounding stakes into the grass in my yard parallel to the creek. When I asked him why he was trespassing and what he was doing he laughed and walked back into the woods. Now years later I see on the City trail page a trail in my back yard. Good luck with that. Let's put a trail through the mayors back yard and all those council members back yards instead.
3	I call the police for drug use at parks and in neighborhoods, police never show up. There is a huge drug problem but all you are worried about is speeding tickets.

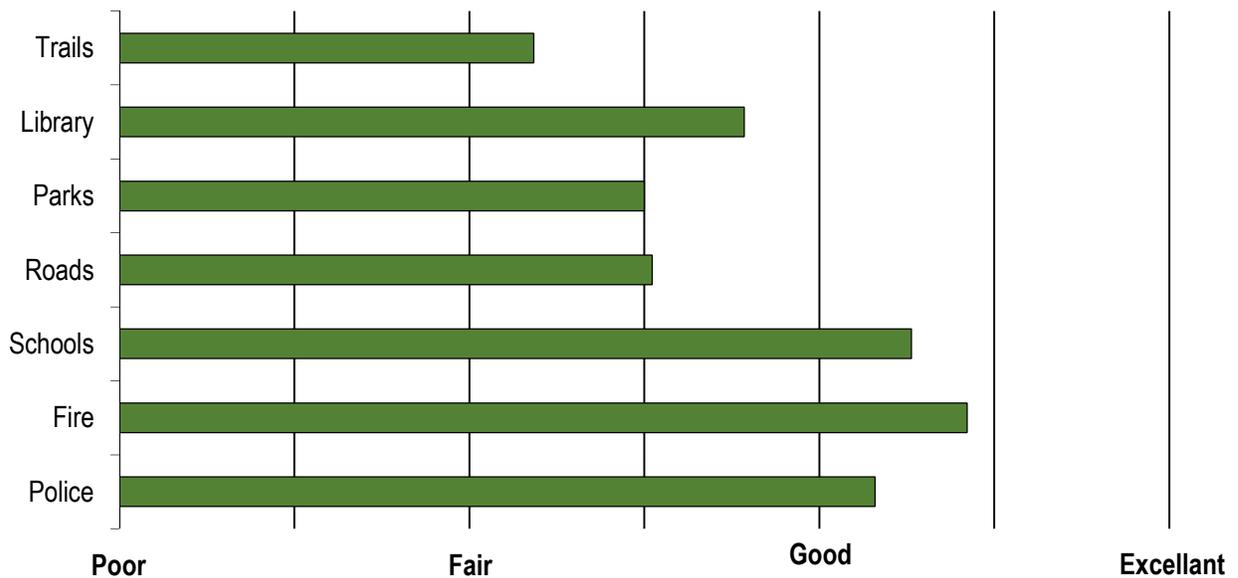
4	<p>Employment - I don't see a lot of major employers in the Bonney Lake area.</p> <p>Parks - I just moved here, so maybe I don't know, but there doesn't appear to be a lot of parks. I've seen a few, but nothing that stands out without having to look hard for it.</p> <p>Economic Development - Outside of 410 there isn't a whole lot of businesses. And, with all the housing around curious to know where the development will come from.</p>
5	The city is growing and there's only one major highway going through town
6	<p>Traffic is horrendous, no matter what time of day! I retired in 2013 and am stunned by this.</p> <p>I see a number of empty buildings/spaces, some have been that way for awhile - employment opportunities lost as well as economic development is stunted.</p>
7	The speed limit on some roads is quite slow. The fact that the high school road is 20 m-f even during the summer doesn't make sense. I understand you want to take advantage of residents for additional revenue, but come on. Use the "when children are present" sign, not the general blanket of m-f
8	It is sad that the old Albertsons sits vacant. Attracting more restaurants and shopping would attract visitors.
9	Parks and rec are inadequate for the population of the city. Even Pilger, NE has (had?) a pool and rec center. Fast track development seems to take priority over how all those extra cars are going to get in/out/move about the city. Why do all the newer developments, i.e. Hopjacks, have such small parking spaces? You go there and can barely open your car door. Bonney Lake needs something more to their identity than strip malls and big box stores.
10	People leave the city for good dining. Too spread out.
11	Rush-hour traffic is getting worse as Tehaleh expands. Most employment in the area is low-wage jobs. Seems like small businesses struggle to survive.
12	Too much density in and outside city added to rapid growth of business district = traffic congestion. No planning for parks or history preservation. Pocket parts don't cut it.
13	Lack of diverse housing options - apartments, condos, low-income, senior housing. There is no historic downtown or center, so there is not a strong sense of the city's identity or history. The city has grown a lot but there has not been any increase in public spaces (parks, library, etc.). Everything is just stretched along 410.
14	Corruption in the Police and Fire Depts and their inability and unwillingness to foster good relations with the community.. A general appearance and sense of apathy from many of those employed by the city.
15	You cannot quickly get anywhere in Bonney lake. Now they lower the speed limit on the main road.
16	Traffic on 410 is getting bad in the morning and afternoon commute times, forcing me to travel side roads.
17	While we are growing, there are few "living income" jobs for families, so most commute. With that commute brings heavy traffic. More central public areas would be nice, as well as having business outside the long stretch of 410
18	<p>Traffic--410 is turning into another Meridian.</p> <p>Employment--Not many job opportunities unless your interested in retail or food industry.</p> <p>Keeping it's small town image--More apartments going in and city buying up land to develop an downtown area, that really unneeded,</p>
19	It would be so nice to have a central place to shop, eat and go. Bonney lake is struggling with its identity, ie Bonney lake days at Allen York park one year then moved the next on and on... Bonney lake has a huge surrounding tax base, but does not seem interested in tapping into it, nor do we want affiliate ourselves directly to Bonney Lake (ie Lake Tapps residence). Bonney Lake, simply put is lacking its own character. Both Lake Land Hills and Tahalah have more character than Bonney Lake. Bonney Lake

	needs, good family dining, which is beginning to take shape and encourage positive and organizes use of available land, such as a Costco or like anchor business. Thank you
20	Like most I worry about traffic diversification. No one wants 410 to turn in to Meridian and south prairie is significantly worse over the last years due to Tahaleh.
21	I live in an area that has inconsistent sidewalks. Also need more dining options
22	The level of traffic has increased exponentially over the last 10 years with little to now planning on the city's part of how to manage it. Traffic lights on 410 need to better sequenced and the thought of placing another traffic light at 204th is absolutely short sighted. There is a pervasive thought amongst several of the City Council that economic development (new money) take precedent of quality of life for those who already life/work in the city. Couple this with a lot of talk about parks and NO action concerning parks (trails, ball fields, open space, etc. is quite alarming and will continue to hold the city back on the overall quality of life for all who live here.
23	need for low cost housing, traffic will only get worse with the increase of housing in the out lining area. Historical Society needs a permit location.
24	I think Bonney Lake is currently at a size where there is a fine line between offering all the amenities of dining, retail and services before you bloat the city with a bunch of generic dining franchises and retail and chain services. I don't want BL to become a "SouthCenter" or "Tacoma Mall" or heaven forbid Federal Way. I think it's close enough to larger hubs of activity without saturating our city. Yet at the same time- a city wants to grow and accommodate it's growing population and offer a decent ratio of jobs, businesses, homes, etc. Wherein lies the dilemma of traffic.
25	I picked Econ dev by eliminating other choices...housing is growing too fast, parks are great, traffic has minor probs, employment - people don't have to work in the city, historic preservation is not a prob...don't raise my property taxes.
26	Traffic is close to capacity now, will only get worse. Parks are needed, community center would be ideal Museum is needed
27	walking around, biking around...hang out places...bus service? thank you for moving forward, I know it's a huge transition, I like the trees, I like the emphasis to create downtown.
28	Many areas of Bonney Lake are extremely congested. It does not seem like emphasis is placed on enforcing existing parking rules in our neighborhoods. Driving down my street can be extremely challenging with all the illegally parked cars.
29	It should not take 15 minutes and 3 or more traffic light cycles just to get up Elhi Hill on my way home from work!
30	There are not a lot of good paying jobs here. Most are service industry jobs.
31	Traffic is only going to get worse with the housing projects and apartments going in. With out a traffic light on 410 and 204 will be hard to have economic development in the area behind the old Albertsons. Economic Development will be a challenge look at all the vacant property there is now and how slow East town is coming along. For Historical Preservation all I can say is. " Study history, study history, in history lies all the secrets of statecraft". . . . Churchill
32	to much traffic on hwy 410 brought in from other streets. hwy 410 is the dumping grounds for the cities traffic
33	Housing opportunities are expanding, neighborhoods are growing, parks are improving, and traffic is well managed. What I don't yet see and hope to see is a growing small-business sector that establishes a downtown feel. "Bumping spaces" that allow people to meet and greet each other while enjoying local

	shopping and dining are a next step for this town. These sorts of spaces will draw more families to Bonney Lake and move Bonney Lake from being a bedroom community to a living room.
34	It is began to feel very crowded and everyone is such a hurry.
35	Limit roads traveling west, Only Retail jobs, no manufacturing jobs, No "downtown" core.
36	traffic on 410 will always be a problem, highway intersecting and dividing the city. Parks everyone wants them, they just don't want to pay for them. Would be nice to have some different types of stores, Trader Joe, Costco, for example
37	We need more public parks. Allen Yorke gets way too overcrowded on nice days. Also needs a community center and aquatic center.
38	One main road. All businesses on main road
39	This city is extremely over developed. It has lost it's appeal as a place to live. The city just keeps allowing development and the destruction of our trees and wildlife, along with our quality of life. It's a real shame. It used to be such a beautiful place to call home. I've lived here for nearly 50 years. It's time to find a new place to call home.

Question 8:

Please rate the following public services or amenities for the City of Bonney Lake



Question 9:

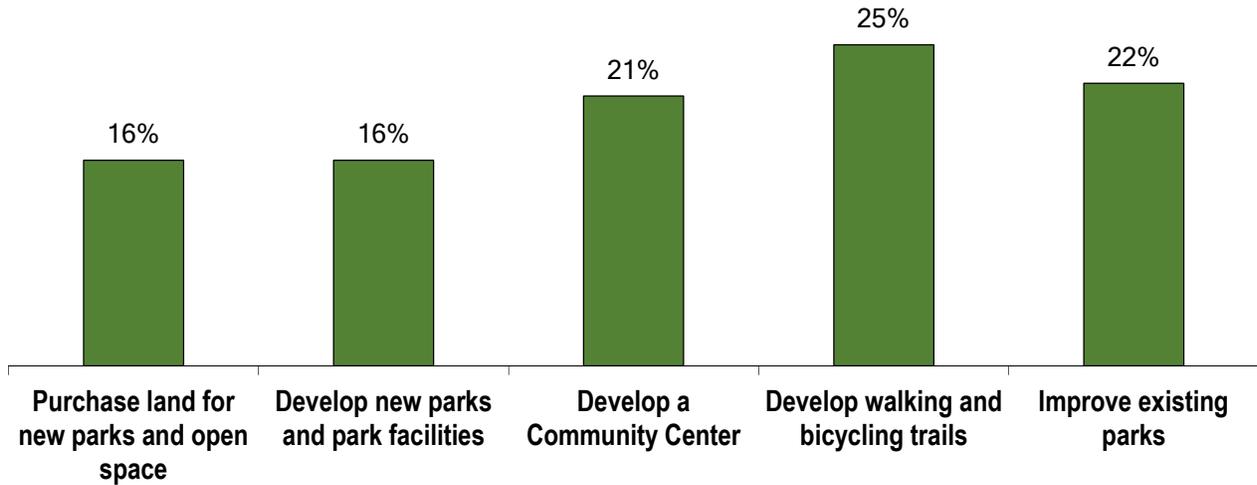
Please identify two amenities that you would like to see/have more of in the City of Bonney Lake.

No.	Response Text
1	sidewalks, lights
2	more access to public library.sides should be in every neighborhood.
3	Side walks along major roads. Church lake road is very narrow for pedestrians. Parks not trails.
4	Condo's/apartments with shops and businesses on street level. More shops and businesses within closely accessible walking distances.
5	True walking downtown More public outdoor space
6	Parks and better roads
7	Quiet, family friendly parks Locally owned small businesses
8	COSTCO!
9	More trails and sidewalks connecting the outer edges of the city with Pierce County
10	Community center/pool, sidewalks
11	Ball fields Trails
12	We need more trails to navigate and wander thru the city. Not enough large park space
13	Shops/ cafés , parks & trails
14	police and roads
15	Better access to parks and trails and trails that connect with each other.
16	An honest Police force and more trails
17	More restaurants More public lake boat ramps
18	Bus service restored.
19	Parks
20	Costco and Whole Foods , and a public arts building
21	Better dog park and a hazardous waste collection at Prairie Ridge transfer station.
22	Parks better defined and better access to the community trails. Once again, like the business district, the parks are all over and in various stages of maintenance. The Corliss property behind Target would be a great center hub park to leading trails to Angeline Rd, Allen Yorke Park and the WSU park.
23	Community programs Farmers market
24	Sidewalks and trails

25	The City needs to actually begin putting together a long term plan for "Parks" and then actually start working on it. Enough talk and more action. Although the City has begun working on trails we are seriously behind other cities in our local area and of comparable size.
26	Trails, Social services
27	A larger post office (parking is a problem at the current one), a dog park that isn't in the middle of a forest (Viking is great- but I won't take my dog there)
28	Sidewalk from 76th St Ct E to Allen York Park. Off leash area for dogs in Allen York Park.
29	Parks and trails
30	downtown square lined with restaurants
31	I'd really like to see some of the woods near the lake put back
32	trails needs to be finished. A community center like The Commons in Kent - NOT A YMCA - a place that would have a gym, meeting places, classes at reasonable [prices.
33	Bowling/fun center, Farmers market
34	more boat launches on lake taps
35	A strong downtown epicenter with local shops, open spaces, and dining is very important to our family. Similarly, parks and services (e.g. library) the enrich family life are also meaningful to a healthy community.
36	Downtown "like Kent station",framers market & Bowling
37	sidewalks, more police for traffic control for speeders on residential streets and to catch those that let off fireworks
38	Parks Rec center
39	Improved parks and more trails
40	TREES!!! At this point, they are an amenity! So sad, but true.

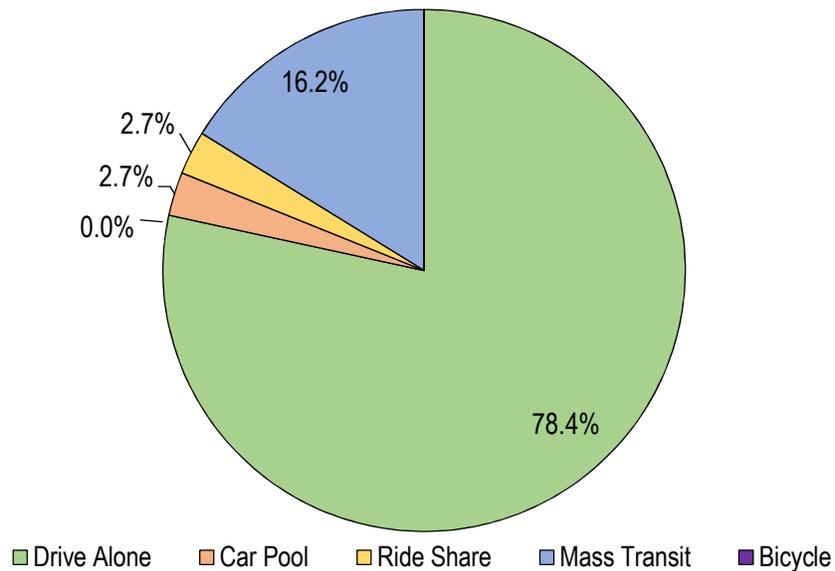
Question 10:

If additional funds were available for parks and recreational facilities, how would you allocate (i.e. percentage) the funds among the categories listed below. The total of the columns must not exceed 100%



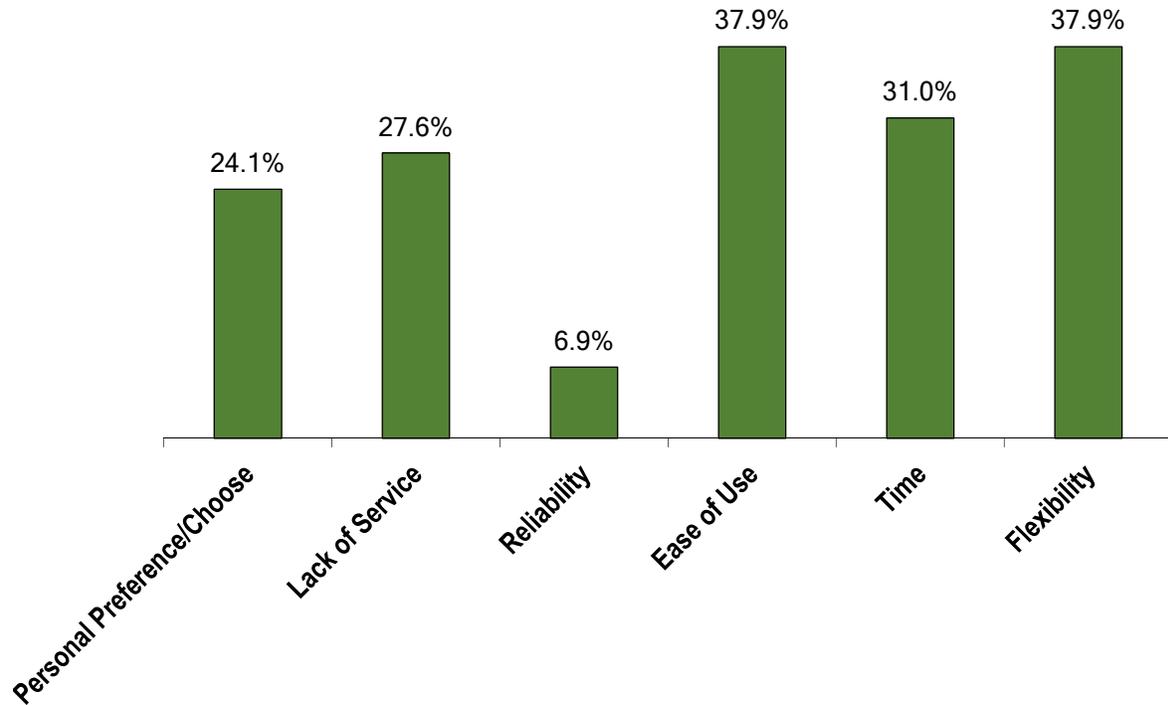
Question 11:

If you live within the City of Bonney Lake but work outside the City of Bonney Lake, which method is your typically mode of transportation?



Question 12:

If you do drive alone, what is the biggest reason for not utilizing a different mode of transportation?



Other:

- would ride bike 8 miles to work but too dangerous of routes to use.
- Drop off & pick up kids
- Drive a service vehicle.
- Work alone at jobsites
- I'm lazy, but it's also not a bike friendly town
- I love riding the train but there are not enough time options to fit my work schedule.
- no place to park your car for carpool, without it being stolen

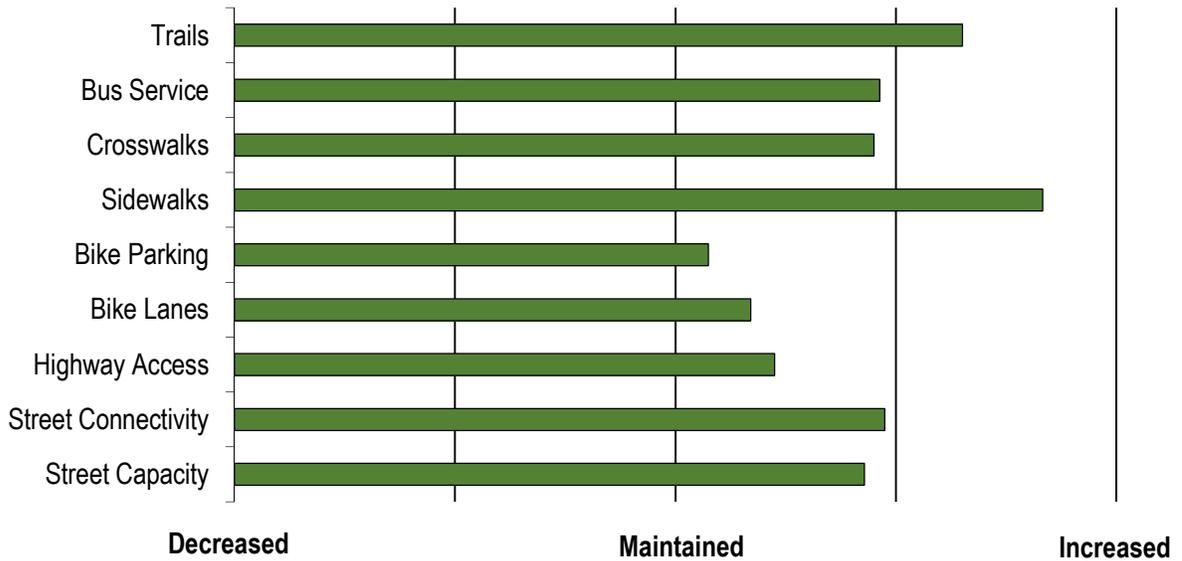
Question 13:

Please expand on why you identified the specific challenge in the Question 12.

No.	Response Text
1	for me riding my bike could be an option, yet the roads traveling east to buckley are dangerous.
2	There is no easy way to get to Auburn Boeing in a timely manner by 6:30 A.M.
3	Not available when and where I need it
4	Work in Seattle, it takes much longer to ride public transportation with two transfers to the U-District.
5	It doesn't allow me to pick up and drop off my son
6	These answers are from when I worked (retired May 2013) - WA state as a whole is lacking in good, reliable mass transit
7	Actually all of the above apply, but if I had to pick one it would be time because I work graveyard and there is no service.
8	I work 9 miles from home. I would take me about 1-2 hours each way to drive to park and ride, take bus to train, train to bus, bus to work each way. 25 minutes each way to drive.
9	unk
10	Need to be able to leave and come back at any time
11	My work hours are sporadic
12	I dong maintain a regular schedule.
13	I would spend 3 hours in transit to get where I need to go
14	Private transportation is inexpensive, convenient, flexible and safe.
15	It's my job
16	I work 6 miles from where I live. I could bike. it's hilly, bike lanes, rhodes lake road, big trucks--big side mirrors.
17	My hours vary with little to no advance notice and/or have stops to make on my way home.
18	the city is out of control when it comes to growth and their total lack of knowledge on growth. They hire the companies that tell them what they want to hear
19	It is disappointing every time the voters fail to pass measures that improve, not disable, public transportation.
20	I need to take my kids with me to work. Easier with a car.
21	Transport work related equipment

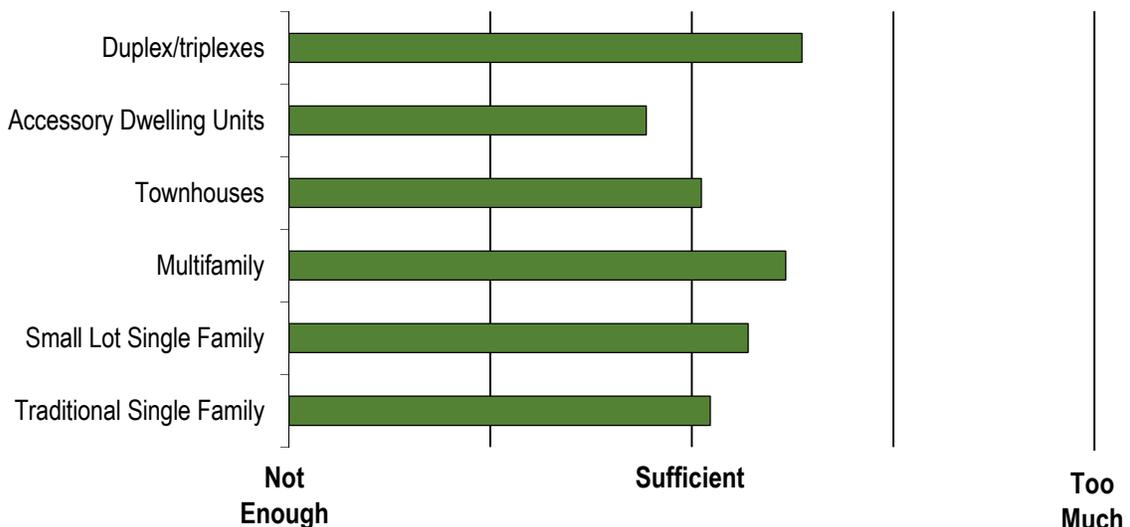
Question 14:

How well do the current transportation facilities in the community meet your needs? Indicated whether the following facilities should be increased, maintained as is, or decreased.



Question 15:

Diverse housing choices help to address lifestyle changes over time (e.g. singles, young married couples, families, empty nesters, seniors, etc.). Considering the changing needs of a person over time, please indicate whether there is too much, a sufficient amount, or not enough of the following housing types:



Question 16:

What three things do you like best about Bonney Lake?

No.	Response Text
1	location,schools,environment
2	Close to mountains, close to Large city, clean water
3	Home prices Close to hiking Not too crowded
4	Everything is right around the corner. Birds chirping - sounds of nature View of Mt. Rainier
5	Trails, views, location to seattle and mRNA
6	The small town feel, the ease of never having to leave the hill, no apartments
7	People care about the community The police are visible in "older" neighborhoods There are still parks/green spaces/open-ness
8	Schools. General location is beautiful. I like that 410 is not like Meridian in South Hill. For example, I like that our shopping is in centers with traffic lights and roads leading to them, versus haivng to access shopping from the road like in Puyallup.
9	I love my house and my view, good shopping choices, good restaurant choices.
10	Quiet, not king county, affordable
11	Walking around Lake Bonney/Fennel Creek Trail Shopping options Dining options
12	rural settings Shopping and dining has improved over the years
13	Scenery Ease to get around
14	small town feel cleanliness recreation
15	Natural beauty (trees, lakes), friendly people, location.
16	Location, location, location
17	Close to the lake Grocery store options Mountain view
18	Beautiful views, great school district, I feel safe living here
19	Views, small town with amenities, summer activities at Allen Yorke
20	Scenery, lake taps, location
21	Small town. Friendly
22	Laid back Safe Peace
23	Usually quiet, views, friendly people
24	Community in the foothills of the Mountains Green space – trees Young enough to create a well thought out, planned identity and branding
25	outdoors, small size, concerts in the park
26	1.)It's a beautiful city 2)It's close enough to other shopping/dining hubs for needs I can't find in BL 3.)It just seems to have more community pride (moving from Federal Way)

27	It's home, friendly people, the lake.
28	Parks, views, schools
29	Mountain lake trees
30	Convenient location scenery provided by nature shopping
31	trees, the lake & the view of the mountain
32	Not very big easy to get around allen york park
33	Stores, small town, Dining
34	my home, and a total lack of traffic because of it being a private road.
35	Its people, its schools, its location.
36	Big box stores, 410, schools
37	Allen Yorke Park, Lake Tapps convenient shopping
38	Lake access Small town feel Quiet & safe
39	Close to shopping. Great schools. Quiet

Question 17:

What three things do you like least about Bonney Lake?

No.	Response Text
1	police,social devide,population
2	Afternoon traffic, expensive utilities, 25mph speed limits everywhere.
3	Drug use Lack of police actually making a difference Crime being ignored
4	No Walgreens
5	N/a
6	TRAFFIC TRAFFIC TRAFFIC
7	Limited choices in dining and shopping. We miss Albertsons. There are not enough sidewalks and/or trails connecting our neighborhoods.
8	Traffic, mish-mash of strip malls, cookie-cutter housing
9	Too suburban, chappy restaurants, no downtown
10	Traffic Fennel Creek Trail isn't finished Lack of sidewalks
11	Teenage drug/drinking issues Not enough trails/hard to bike ride away from car traffic
12	Not enough to do.

13	too many housing developments not enough police incoming new apt complexes
14	Lack of community center/downtown, shopping center sprawl along 410, lack of citizen interest in participating in the community.
15	Corrupt Police, Corrupt Fire Dept, Apathetic City Employees
16	Drug/thug activity Traffic lights/speed limits Bad quality of roads
17	Loss of bus service, road conditions sometimes poor
18	Traffic, multi family dwelling growth, not enough higher income employers
19	Lack of city planning, it shows with the odd spread of the business district (no down town!) Lack of interest in and around Lake Tapps and it's residence, lack of utilizing its major asset, views of mount rainier and the valley. Even south hill is getting a down town at 160th and meridian!
20	The city trying to push an agenda. Too much traffic coming up Elhi in the afternoon.
21	Need to travel to amenities I utilize. Traffic at rush hour Lack of perceived planning directive.
22	410, lack of dining options, hodge podge sidewalks in neighborhoods
23	Lack of strong identity/branding Far to much apathy amongst residents Want everything with no concrete, actionable plan for accomplishing most big picture needs, wants, desires.
24	lack of parking at the park on concert days, lower highway speed, to much business signage
25	1.) potential traffic headache on 410 2.) I Love BL and everyone else is loving it too and that's too many people... 3.)The Post Office has a really crappy tight stupid parking lot that sucks because everyone seems to drive really big stupid trucks and blocks view.
26	Sensitive people, lack of diversity, not enough money trees...basically nothing you can help me with.
27	Traffic, speed traps, traffic
28	stripmalls bus service downtown
29	lack of parking enforcement crowded streets lots of run down areas
30	having to listen to the jetskis when I'm trying to get to sleep, too much traffic - can't even get in & out of the post office anymore & no bookstores
31	Too many nail shops, tanning salons and Where is Costco or some other bigger stores? Only a couple places to eat that are not fast food.
32	lower speed on 410, farmers market, permit prices
33	to many drug dealers city council to much traffic on hyw 410
34	Lack of a downtown, few small businesses, lack of diversity.
35	Sprawl, bus services, Jason

36	traffic, fireworks, unkept properites full of junk
37	Not enough restaurants/retail No rec/aquatic center No "downtown" area
38	Traffic almost south hill puyallup Lack of sidewalks Lack of family friendly community center.
39	DEVELOPMENT DESTRUCTION OF OUR TREES/WILDLIFE TRAFFIC

Question 18:

Imagine that it's 2035; what do you feel are the five most important attributes that will make up City of Bonney Lake? (Select up to 5 choices)

Options:	Response Percentage
Great Schools	65.9%
Family friendly	61.0%
Environmentally healthy (recycling, clean water, green buildings)	22.0%
Quality affordable housing	19.5%
Abundant and attractive trees & landscaping	31.7%
Healthy local food/shopping	41.5%
Diverse transportation options	19.5%
Parks, trails or other recreational activities	65.9%
Socially/economically diverse	7.3%
Retirement amenities	14.6%
Places with historic character	17.1%
Lively (active community)	51.2%
Lifelong learning opportunities	0.0%
Cultural amenities (art, music, theater)	29.3%
Variety of shopping	34.1%
Tourist destination	7.3%

Other Comments:

- Capitalize on open space and proximity to places like Mt Rainier. Need more things to do here (trails, fields, events), plus hotels to bring people to town instead of just driving through on their way somewhere else.
- Mismanagement will likely continue and the city will be poorly planned
- Activities for the family to do like a disc golf course

Question 19:

Please provide any additional comments.

No.	Response Text
1	too much funding goes to police, wasting time on 410 giving speeding tickets. they should be 1st in the community ensuring the safety of citizens, revenue wrangling from traffic.
2	No new taxes please. Spend our tax dollars like they came from you own account, not a cash cow.
3	There is a huge drug problem that is right in front of your eyes yet you choose to ignore it. Please put an officer around parks and bad areas, or at least have pierce county sheriff come when called. it is important to stop speeding but it's just as important to keep drugs away from children.
4	I know I complained about big box stores, but if we could attract just ONE more, Costco, I would never have to leave town to do any of my shopping.
5	More dining options. No chains.
6	Thank you for asking.
7	City Mismanagement, the unwillingness of local police to outreach to the community in a meaningful way and poor oversight will likely continue. This will in an over abundance of strip malls (already taking place), Large and cheaply built apartment complexes and cheap pre-fab single housing. All this is conducive to community growth that attracts people who are NOT invested in their community. You don't have to go very far from Bonney Lake to see what I am describing and the similarities.
8	The City of Bonney Lake is a great city, I am being critical to help with the survey. Bonney Lake just needs to find its way and focus on the direction. It seems to me they (the counsel) might be getting distracted by the shinny ball, so to speak. There are so many good things about the City, but not one of them are show cased. This city has year round traffic and guests for the good. Fall and Winter you have skiers and snow mobiles passing through, along with other mountain attractions. Spring and summer, the pass is open, mountain attractions, lake tapps, parks, hiking walking biking, jogging, adventure and so on...
9	My husband and I moved here in Jan/Feb from Federal Way. We chose BL because we want any future kids to be raised in a community with pride and not have to fear walking down the road or gang violence. I realize the bad stuff is everywhere, and no place is perfect, but BL is pretty darn close to perfect.
10	Don't raise my property taxes.
11	Survey is too long :)
12	it seems that if we take care of parks, schools, arts, transportation--a lot of other things will fall into place.
13	this place has grown much too fast. It used to be a quiet little rural place to live and now it thinks it's the next Federal Way with nothing but multi-family units crammed in on top of each other and ridiculous traffic. NOT ALL GROWTH IS HEALTHY!
14	The City needs to think ahead on what will benefit the City most and go towards that goal. It would be nice to see a pavilion that can be rented out for special events including weddings that would utilize the view of the lake and Mt. plus be able to hold a farmers market or concerts or movies in the fall when the weather is not so good.

15	overall BL is a great place to live and I plan on retiring here as well.
16	Time to stop the development - period.

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Memo

Date : August 13, 2014
To : Mayor and City Council
From : Grant Sulham, Planning Commission Chair
Re : **Resolution 2404 – Community Development Element**

The City of Bonney Lake is required to review and, if needed, update its comprehensive plan and development regulations to ensure compliance with the Washington State Growth Management Act (GMA), Chapter 36.70A RCW, by June 30, 2015 pursuant to RCW 36.70A.130. This periodic review and update of the City's comprehensive plan and development regulations is necessary to ensure that the City's comprehensive plan and development regulations reflect current laws, local needs and goals, and new data. The GMA does not exempt any portion of a comprehensive plan or development regulation from being subject to review and evaluation as part of the required period update. Annual amendments made to a Comprehensive Plan typically focus on specific sections or changes, but the periodic update is required to assess the plan as a whole.

The draft version of the Community Development Element was reviewed by the Planning Commission on May 21, 2014, June 4, 2014, July 2, 2014 and July 16, 2014. Following this review, City staff provided notices that the Planning Commission would hold a public hearing on August 13, 2014 to consider and make recommendations on Community Development Element.

At the August 13, 2014 meeting, the Planning Commission held the public hearing and voted _____ to _____ that the City Council _____ Resolution 2404 stating the City Council's intent to adopt the Community Development Element as part of the Comprehensive Plan update.