



PLANNING COMMISSION AGENDA

July 16, 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 (*None*)**
- IV. PUBLIC COMMENT AND CONCERNS**
- V. OLD/CONTINUING BUSINESS**
 1. Bonney Lake Comprehensive Plan Update – Community Character
 2. Bonney Lake Comprehensive Plan Update – Community Development
- VI. NEW BUSINESS**
 1. Bonney Lake Comprehensive Plan Update – Culture and Heritage
- 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 2, 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. APPROVAL OF MINUTES:

MOTION WAS MADE BY COMMISSIONER BAUS AND SECONDED BY VICE-CHAIR JACOBSEN TO APPROVE THE MINUTES FROM THE JUNE 4, 2014 MEETING.

MOTION APPROVED 7-0

II. PUBLIC HEARING: NONE

III. PUBLIC COMMENT AND CONCERNS: NONE

IV. OLD/CONTINUING BUSINESS:

Planning Commission Futures

Mr. Sullivan discussed upcoming Planning Commission meeting agenda items. There will be no Planning Commission meeting on August 6th. The August 16th meeting will be a panel discussion on recreation marijuana. They are thinking of opening it up to proponents, this is a fact finding discussion for City Council.

Chair Sulham asked if there will be public comments also.

Jason responded it would be better to leave it during the public comments period.

Chair Sulham would like a special notice put out for the August 16th meeting.

Open House – Debriefing (No Advance Materials Provided)

Mr. Sullivan discussed the success of the open house on June 18th. There was about 40-50 citizens that attended and gave input with what they liked and disliked.

Vice-Chair Jacobsen was impressed with the turnout. Many citizens were interested in marking up the map.

Chair Strous-Boyd thought it was a good turnout and would like to see the open house done more often. It was a nice way for the citizens to interact with the Commissioners.

Commissioner Sarver would like to see some of these citizens with concerns become more involved.

Commissioner Baus thought there was good interaction with the committee, it was fun to listen to the citizens who have lived in the City for such a long time.

Commissioner Poulsen agrees that it was a good turnout and nice to talk to the citizens with their concerns.

Mr. Sullivan received citizen comment cards and will produce a matrix from those comments. Will put the future agendas up on the Planning Commission website. There will be two more open houses this year and can schedule one for 2015.

V. NEW BUSINESS:

Bonney Lake Comprehensive Plan Update-Housing Element

Mr. Sullivan provided a copy of the Housing Element draft for the Commissioners. He realized that the Housing Element and Land Use Element was repetitive and is working on combining the two and calling it the Community Development Element. Also wanted to thank the Historical Society for helping with the graphics and photos.

Commissioner Baus pointed out the lack of affordable housing and affordable senior housing.

Mr. Sullivan went over page 6 in the draft and the different housing categories. The real need is for extreme low income housing.

Commissioner Strous-Boyd commented how the housing element does not take into account for people with roommates or maybe someone who has their house paid off. Other Cities have Accessory Dwelling Units (ADU's) which helps to mitigate the housing cost.

Mr. Sullivan responded that once the City's population reaches 20,000 then ADU's will be allowed in all City zones.

Vice-Chair Jacobsen had some corrections in the draft.

Based on a consensus of Commissioners, they would like to see a list of incentives for affordable housing.

VI. FOR THE GOOD OF THE ORDER:

Correspondence – NONE

Staff Comments –

Mr. Sullivan commented the Shoreline Master Plan is getting close to being finalized. It looks like Department of Ecology will not require grading on docks. Berk is officially under contract with the City for the market analysis.

Commissioner Comments –

Commissioner Baus invited Commissioners and Mr. Sullivan to the Fennel Ridge First Annual Fourth of July Parade starting at noon.

Commissioner Sarver commented how low Lake Tapps will get this winter. Is anyone keeping tracked of how low the water will go?

Mr. Sullivan commented it is only going down to its original low water mark from years ago.

Vice-Chair Jacobsen asked if anybody is out on the lake when the water level is low and they see the train trusses to please take a picture for the Historical Society.

VI. ADJOURNMENT:

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

MOTION APPROVED 7-0

The meeting ended at 7:37 P.M.

Debbie McDonald, Planning Commission Clerk

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Chapter 2
Community
Character
Element

Chapter 1

Community Character

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1. INTRODUCTION

The GMA does not require that comprehensive plans include a Community Character Element. Bonney Lake does so to articulate its overall vision of the community. This element’s purpose is to uphold property values and quality of life by summing up the factors that identify Bonney Lake and by furthering that identity. This element concerns both aesthetic and practical matters in the natural and built environments.

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. HISTORY

3.1 NATIVE AMERICANS

The Native Americans that traversed Bonney Lake’s Plateau were primarily those of Puget Sound who spoke the Lushootseed dialect of the Salish group of languages. Their presence in the area is estimated to have been from 10,000 to 12,000 inhabitants before the coming of the white man. No known permanent settlement of people resided on the plateau, but it was traversed frequently between the western shores and the inland plateau located east of the Cascades. The trail was used while hunting game and gathering of native berries, nuts and camas roots. Some of the nearby native groups were later known as the Puyallup, Nisqually, and Muckleshoot tribes. Their domain extended from the shores of Puget Sound to the Cascade Mountains. Bonney Lake’s Plateau was an area that was vital to their cultural existence and provided a link to their cousins east of the mountains.

3.2 EARLY EXPEDITIONS

Although the earliest known non-native people to arrive in Puget Sound was the Captain George Vancouver expedition in 1792, no known written record of Bonney Lake’s plateau was made until 1841, when Lt. Robert Johnson, with Charles Wilkes’ United States Exploring Expedition, travelled from the British held Hudson Bay Company, Fort Nisqually, to another Hudson Bay Company at Fort Colville. Johnson travelled the Indian path later known as the Naches Trail. As early as 1833, The Hudson Bay Company had established themselves at Fort Nisqually, and it has been stated that a small cabin was built by fur traders on the plateau along the Naches Trail. In 1853 Theodore Winthrop crossed the Naches Trail and later wrote about the experience in a book, *Canoe and Saddle*.

3.3 NACHES TRAIL

The Naches Trail began as hardly more than a path from Puget Sound across Bonney Lake's Plateau, the White River, the Cascade mountains, to the inland areas of the Yakima Nation. It was the "freeway" of the past, used as a trade route between tribes. Sometimes along the trail within the Bonney Lake area, tribes would gather to visit, exchange news and goods, and renew familial ties. The first wagon train to cross the Cascades north of the Columbia River was the Longmire train in 1853, fording the White River west of Porter's Prairie, stopping at Connell's Prairie, crossing Fennel Creek where Kelley Farm is located. It travelled on through Grainger Springs and down to the Puyallup River where Van Ogle later owned a thriving hop farm near the Alderton bridge. Following that first crossing, the trail across the plateau was changed to run roughly along the same route as the Old Sumner Buckley Highway, making the first crossing of the White River near Boise.

In 1853 Captain George B. McClellan was assigned the task of surveying the Naches Trail as a possible route for the Northern Pacific Railroad and to explore the Cascades. An improved road was urgently needed to help emigrants over the much shorter, but incomplete route. His priority task was supposed to make sure any wagon train was met at Walla Walla and guided across the mountains into Puget Sound. He failed in spite of the forty men and all the supplies at his disposal. He did not cross the Naches pass, because the Yakima Indians had told him that the snow was too deep. His opinion was that the route should be along the Columbia River.

3.4 INDIAN WAR

Washington Territorial Governor Isaac I. Stevens was determined to make it easy for the immigrants from the United States to settle and populate the territory north of the Columbia River. With an increasing number of people arriving to file Donation Land Claims, the Native Americans were becoming restive. When Stevens brokered the Medicine Creek Treaty in December 1854, there was anger and disagreement when the tribes realized they were signing over their right to use the land they had inhabited for centuries. Conflict in the Puget Sound region erupted when resident Michael Connell and Lt. James McAllister of the Washington Territorial Volunteers were the first settlers killed by the Indians on Connell's Donation Land Claim, October 27, 1855. The following day, they crossed the White River and killed nine men, women, and children, before returning to Connell's Prairie. Within the week another ambush took place between Connell's Prairie and Finnell's Prairie, killing Washington Volunteers Joseph Miles and A. Benton Moses.

With the constant Indian movement across the White River and the Naches Pass, the U.S. Military and the Washington Territorial Volunteers built two block houses in 1856 at Connell's Prairie, naming it Fort Hays. It was a strategic point along the Naches Trail to carry on the attack against the local tribes and to intercept any Indian reinforcements travelling from eastern Washington. Numerous skirmishes occurred on the plateau, but the definitive battle marking an end to the Puget Sound conflict took place on March 19, 1856, on Connell's Prairie, where the bloody hostilities first began. A marker was erected in 1924 at

Connell's Prairie Road and Barkubein Road by the Washington State Historical Society to commemorate the site.

The Nisqually Chief Leschi was taken into custody in November 1856 for murder of Moses and Miles on Connell's Prairie, and his brother Quiemuth turned himself in shortly thereafter. Quiemuth was murdered on November 18, 1856, in Governor Stevens's office in Olympia, where he was being held for the night. No one was ever charged in the crime. Leschi was tried, but the first trial resulted in a hung jury. A second trial was held, and he was convicted, but evidence that may have exonerated him was not allowed by the judge. Leschi had numerous supporters, including James Longmire and Ezra Meeker. The Pierce County sheriff refused to carry out the sentence and was arrested. On February 19, 1858, Leschi was hanged, but even his executioner believed he was innocent. In March 2004, both houses of the Washington state legislature passed resolutions stating that Leschi was wrongly convicted and executed and asked the state supreme court to vacate Leschi's conviction. The court's chief justice, however, said that this was unlikely to happen, since it was not at all clear that the state court had jurisdiction in a matter decided 146 years earlier in a territorial court. On December 10, 2004, Chief Leschi was exonerated by a unanimous vote by a Historical Court of Inquiry following a definitive trial in absentia.

3.5 EARLY SETTLERS

During the Indian War, the first settlers filed three Donation Land Claims on the plateau; Connell, Williamson, and Finnell. Each had their cabins and barns burned and crops and livestock stolen or destroyed. Although the conflict lasted only about a year, the return of any settlers to the plateau was very slow. Interest in settling some of the more remote areas like the Bonney Lake plateau received an impetus when the Homestead Act of 1862 was passed. Settlers could pay a modest fee and claim 160 acres, or 320 acres if married. William B. Kelley, his father Nathan, and most of the family arrived in 1864 from their home in Illinois. Both William and his father claimed land on the banks of Finnell's Creek, encompassing the prairie that had originally been settled by Reuben Finnell. Both William and Nathan went on to serve in the Washington Territorial Legislature, and William served as Pierce County Auditor during the 1880's. Kelley also donated land for a one-room school house. Nineteen year old Kelly Lake school teacher Amy Johns Ryan wrote of her keeping a hatchet on her school desk for protection against Native Americans, cougars, and other wildlife when she taught in 1897. Kelley Lake School finally closed its doors in 1963, when it merged with the larger neighboring school districts.

The area around Bonney Lake saw various ethnic groups gather in communities, including the Finns, who engaged in farming, since it offered a far better life than the dangers of working in the coal mines in the foothills. Another group was comprised of families from Switzerland. They spread out from their initial settlements in the valley and founded dairy farms on the plateau. William and Levina Vandermark had settled at Lake Tapps following their move from Ohio. William died in 1891, but Levina continued to reside at the lake until she was displaced by the impending White River Project to create a power generating reservoir by forming one large Lake Tapps from four smaller water bodies. The Vandermark home was moved to 214th Avenue East, where the farm that was eventually taken over by their son James

Vandermark and his wife Amanda Lyotte. Some others who settled in the area were the Moriarty, Orcutt, Wahl, Haase, and Angeline families among many others.

3.6 BONNEY LAKE INCORPORATION

In 1910 the "White River Power Project" was launched by the Pacific Coast Power Company. It created a large reservoir by flooding four of the existing lakes; Kirtley, Crawford, Church, and Tapps, to create a much larger Lake Tapps. People living on the plateau were engaged primarily in farming and logging occupations. The years of the Great Depression saw an increase of population on the plateau. Many people arrived from the ravage "dust bowl" regions of the Midwest to begin life anew in Washington. The prime growing ground of the Puyallup Valley in Pierce County had already been settled, but the sparsely populated plateau where Bonney Lake sat offered inexpensive, although not easily accessible land. When Ken Simmons, a former legislator and mayor of the town of Milton, visited the area in 1945, he and his wife saw the potential of developing the area as a recreational paradise. They bought a reported 1000 acres from George Logan, a popular rodeo announcer, and divided the property into lots for sale. With very little infrastructure of roads, electricity, or most importantly, a water source, Simmons realized he must incorporate the area into a town in order to float a bond to build a water system. On February 28, 1949, he achieved the first goal by incorporating the Town of Bonney Lake. Within a year, he managed to build the much needed water system, carve roads out of the forests, and bring electricity and telephone service to the town. By 1957, there were at least twelve businesses in the downtown district. Urban development continues to change the community and heighten demand on its facilities and services. In 1995 the City adopted its first GMA Comprehensive Plan. It called for compact, pedestrian-oriented development, and innovative design. That planning emphasis remains today.

4. COMMUNITY DESIGN

Community character is about design, aesthetics, and place-making. The goal of community design is to seek to improve the quality of architecture and site planning in the City, creating great places. This Element strives for a more cohesive design vision for the City. It emphasizes the notion that new development should be compatible and respectful of the environment without compromising the capacity for innovation.

In addition to the building design, particular attention must also be paid to the design of public space, also referred to as Bonney Lake's "public realm" which includes not only the design of municipal buildings, schools, and parks—but also streets, sidewalks, infrastructure, and other public spaces.

Too often, the design of secondary public spaces like medians, planting strips, and sidewalks has been treated as an afterthought. This must change in the future, as the importance of these spaces in defining Bonney Lake's sense of place and visual quality is more fully appreciated.

A host of other topics also affect the visual quality of the City. These include the regulation and control of signs and fences, provisions for street trees and landscaping, the design of utilities, public art, graffiti abatement and code enforcement, public views, buffering of unsightly uses, the design and placement of

sound walls, and more. At first glance, these topics may seem unrelated to one another. But they all influence the way people perceive Bonney Lake and “understand” the City. This Element includes policies and actions that provide direction on these topics with the aim of making Fremont a more beautiful city.

4.1 DESIGN QUALITY

In order for Bonney Lake to be an attractive, livable, and walkable community, then basic principles relating to scale, mass, height, façade design, building orientation, exterior materials, parking, open space and other design elements must be followed.

Design guidelines should promote high quality development, address the relationship of buildings to their surrounding context, respect privacy and views, ensure that development is safe, aesthetically pleasing, and harmonious with its setting and supports the goals of the community: not to prescribe exactly how a building must look. The objective is to create great places of lasting value.

Goal CC-1: The built environment creates desirable community spaces, use resources efficiently, maximize site amenities, and preserve important features.

Policy CC-1.1: Utilize urban design guidelines to guide and evaluate remodeling projects, additions, and new construction. Guidelines should address such elements as building height, scale, and massing; building materials, colors, and detailing; and location and neighborhood context.

Policy CC-1.2: Ensure that sites are designed in context and relationship to surrounding uses and landscapes; and that they include pedestrian connections with clear definition of building locations, parking lots, landscaped areas and other features included on the site.

Policy CC-1.3: Ensure the street to building relationship is in context with the scale, setback, form and height of adjacent buildings.

Policy CC-1.4: Design commercial building facades, windows, signage, and lighting to create visual interest.

Policy CC-1.5: New commercial development in the Downtown should include pedestrian-oriented design features, such as transparent windows with display space, awnings, and facades that are articulated to provide visual interest.

Policy CC-1.6: Encourage decorative masonry, woodwork, glazing, doors, light fixtures, and paving.-

Policy CC-1.7: Encourage public focal points such as plazas, green spaces, seating areas, and fountains.

Policy CC-1.8: Avoid blank, uninteresting walls. 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.

Policy CC-1.9: Tailor land development to the site such as by taking into account its topography, views, and surrounding improvements.

Policy CC-1.10: Balance variety against continuity in the design of buildings and landscaping.

Policy CC-1.11: Protect existing neighborhoods from development-related impacts.

4.2 LANDSCAPING

Landscaping provides many benefits improving visual appearance; providing shade; complementing architecture; screening mechanical equipment, storage areas, and service areas; and the enhancing overall aesthetic quality and the natural environment. Sustainable landscape measures such as the use of drought-tolerant planting and rain barrels should be encouraged to convey Bonney Lake's "natural environment" image.

Roadway medians landscaped with native species can help project the natural environment image while giving the street a more human scale. Street trees provide shade and noise attenuation.

Goal CC-2: Landscaping will improve the visual appearance of streets, enhance buildings, create and define public and private spaces, create shade, screen unsightly uses, and provide environmental benefits such as absorption of stormwater and air pollutants and reduction of noise.

Policy CC-2.1: Require landscaping with plant communities that replicate local ecosystem. Use easy-to-maintain, drought-resistant, native species.

Policy CC-2.2: Use landscaping to provide visual buffers or screening between adjacent uses which are potentially incompatible, such as commercial and residential uses.

Policy CC-2.3: Retain native vegetation as a component of landscaping.

Policy CC-2.4: Preserve strategically selected mature trees and stands of trees.

Policy CC-2.5: Plant native trees along both sides of all streets. Prepare a plan for what species should be planted on what streets.

Policy CC-2.6: Require landscaping within and around the perimeters of publicly visible parking lots.

Policy CC-2.7: Coordinate landscaping with pedestrian circulation and architectural features.

4.3 LIGHTING

Goal CC-3: Provide lighting to improve safety and nighttime visibility, as well as to reinforce the character of corridors, centers, and neighborhoods but that is restrained and targeted to its purpose to protect dark skies, reduce glare and glow and promote sustainability.

Policy CC-3.1: Ensure that the lighting of exterior spaces, including streetlights and building illumination, contributes to the overall quality of public space.

Policy CC-3.2: Encourage variation in lighting to help define street function, highlight important intersections, and define edges and activity centers.

Policy CC-3.3: Use pedestrian scaled lighting to facilitate pedestrian activity.

Policy CC-3.4: Provide adequate lighting at building entries, on walkways, and within parking lots.

Policy CC-3.5: Encourage lighting that utilizes technology and design approaches that minimize energy use and associated impacts.

Policy CC-3.6: Prevent unwanted illumination of surrounding properties to avoid glare and light trespass.

Policy CC-3.7: Prohibit illumination of the sky to keep the night sky dark and stars visible

4.4 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 treatment of the public realm is central as shapes community character, connects residents in their daily lives.

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. The quality of these public spaces becomes even more important considering that Bonney Lake supports more high-density housing in the future. These residences will not have the large yards enjoyed by many Bonney Lakes homes today, and will rely on public space to a much greater degree.

Goal CC-4: Provide streets, sidewalks, parks, plazas, civic buildings, and other public spaces that contribute to Bonney Lake’s sense of place and visual quality.

Policy CC-4.1: 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 CC-4.2: Improvements to corridors should be appropriate to the scale and character of each street, reflecting their traffic volumes and intended function

Policy CC-4.3: Design guidelines, design review requirements, engineering standards, and capital improvement projects should aim to improve the visual quality of street space.

Policy CC-4.4: 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 CC-4.5: Encourage and maintain high-quality, clearly legible signage throughout the City to help travelers navigate and understand the city, and should help unify and define centers, corridors and neighborhoods.

Policy CC-4.6: 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 CC-4.7: 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 CC-4.8: 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*

4. SCENIC RESOURCES



In addition to the buildings, landscapes, and public spaces Bonney Lake's character is shaped by its natural setting includes beautiful lakes, wooded hillsides, the Fennel Creek Corridor, and views of Mount Rainier. 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.

City programs and requirements such as open space preservation, stream corridor setbacks and floodplain preservation have multiple benefits including protecting natural settings. Although all are positive steps, additional comprehensive strategies are needed to protect scenic resources, buffer unsightly uses, plant and maintain trees, preserve the “scenic routes” illustrated on Figure 1-1 throughout the City.

Goal CC-5: Protect and enhance Bonney Lake’s scenic, natural and visual character.

Policy CC-5.1: Preserve views through sensitive site design, especially along scenic corridors. Prevent new development from blocking important public views.

Policy CC-5.2: 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 CC-5.3: Discourage landscape plantings which would block significant views when mature.

Policy CC-5.4: Acquire lands or view easements if necessary to preserve important public views.

Policy CC-5.5: Encourage developers to retain mature trees to the extent possible, particularly in residential areas.

Policy CC-5.6: 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 CC-5.7: 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.

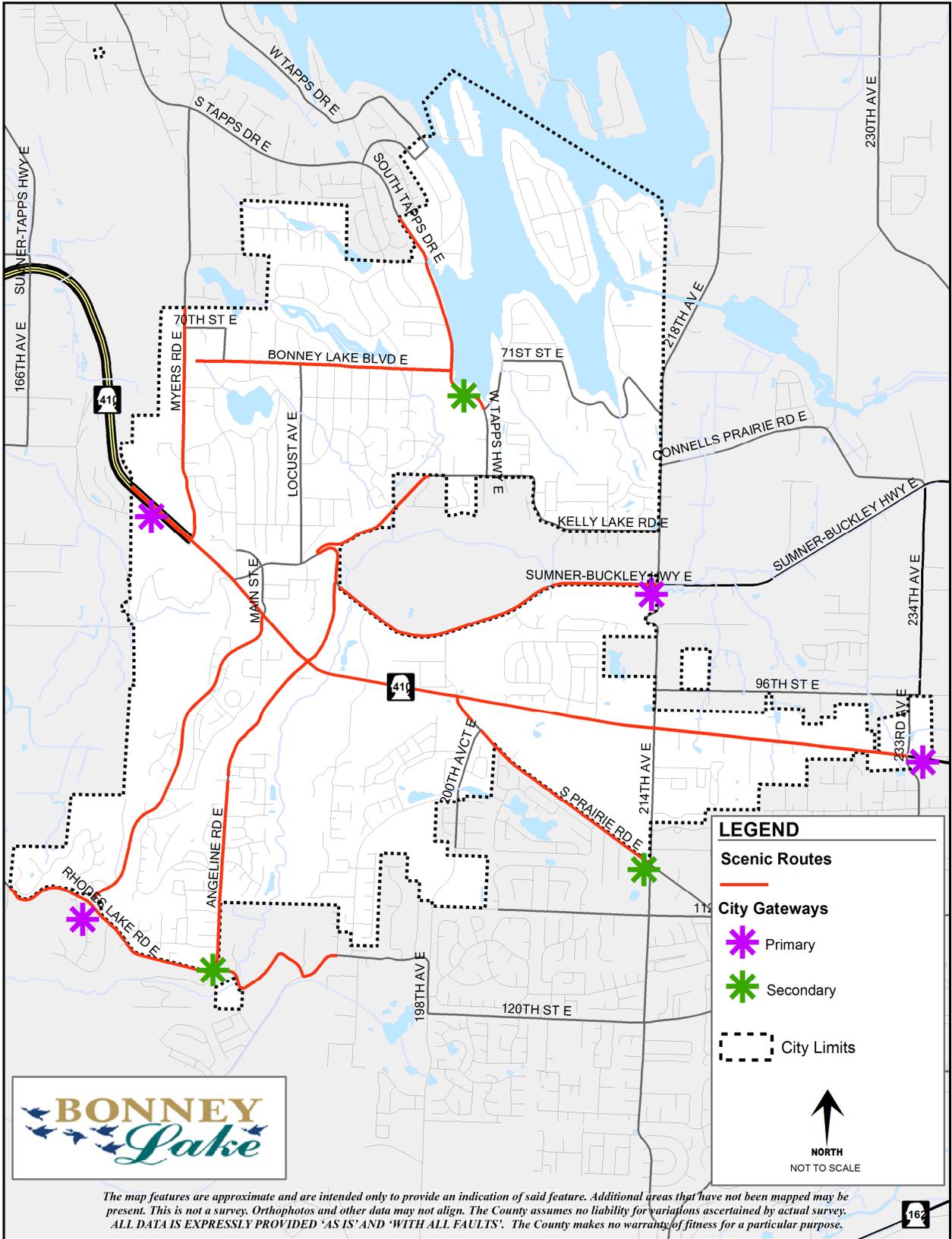


Figure 1-1: Bonney Lake Scenic Routes and Gateways

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5. 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:

- ❖ 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.



Ascent Park

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. They are 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 CC-6: Improve gateways into Bonney Lake and into its individual neighborhoods and districts to achieve a sense of transition and arrival.

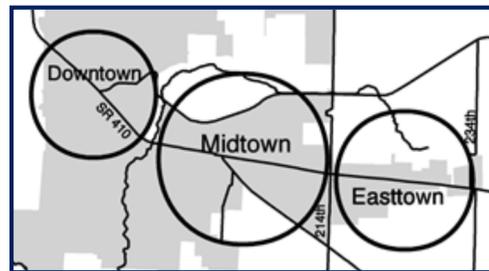
Policy CC-6.1: Develop a Gateway Plan which provides guidance for the design and appearance of primary and secondary gateways into Bonney Lake.

Policy CC-6.2: Private development located within gateway areas should incorporate public improvements that enhance the identity and image of the City

Policy CC-6.3: Require new development projects to provide gateway features if their location and context warrant such inclusion.

6. STATE ROUTE 410 CORRIDOR

Bonney Lake’s State Route 410 (SR-410) corridor is its public face to the motoring public. The SR-410 corridor forms three distinct areas: “Downtown” (west entry to Fennel Creek), “Midtown” (Fennel Creek to 214th), and “Easttown” (214th to 234th). The following table compares these areas using several functional measures. These measures are subjective and relative to each other, not in absolute terms.



SR-410 Corridor Areas

	Downtown	Midtown (Fennel Creek to 214th)	Easttown (214th to 234th)
Land use intensity	High	Moderate	Low
Land use diversity	High	Moderate	Low
Ownership /architectural diversity	High	Moderate	Low
Human-scale architecture / pedestrian orientation	High	Moderate	Low
Depth of development (away from SR 410)	High	Moderate	Low
Opportunities	Entry & exit to the city	Maintain continuity of design theme	Entry & exit to the city

Table 2: Comparison of Downtown, Midtown, and Easttown

“Downtown” is Bonney Lake’s neglected but irreplaceable center. It is most centrally located to Bonney Lake residents and is the traditional community center. It focuses much activity in a small area, yet still has much development and redevelopment potential.

“Midtown” 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.

“Eastown,” 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 Eastown is expected to remain highway-oriented.

The City intends that all the measures shown in the above table should increase, but that the relative gradient should remain. That is, the City proposes to increase land use intensity and diversity, depth of development, human-scale architecture, and pedestrian-orientation in all three areas, but with a greater admixture of automobile-orientation the further eastward.

Downtown will remain distinguishable from the other two areas by virtue of its special status and the separation provided by Fennel Creek. Midtown will blend into Eastown (214th to 234th). The rural land east of 234th will remain rural. Architectural interest will remain high throughout the corridor, but the level of detail will diminish from pedestrian-oriented. Downtown, to that which is comprehensible at highway speeds, at the east city limits.

Goal CC-7: Develop the SR 410 corridor as three distinct but transitional commercial / mixed use areas.

Policy CC-7.1: Develop the Downtown as Bonney Lake’s center in accordance with Downtown section of this element, 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 CC-7.2: 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 CC-7.3: Develop the Eastown 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 CC-7.4: Develop Downtown, Midtown, and Eastown equally with “natural-environment” landscaping and tree retention (see the Landscaping section of this Element).

Policy CC-7.5: Work with WSDOT to improve SR 410 incorporating native-species landscaping and other signature treatment such as lighting and signage consistent with the “natural environment” theme.

Policy CC-7.6: Create a system of attractive historical markers at public locations in the SR 410 corridor, especially Downtown.

Policy CC-7.7: Encourage future business complexes to incorporate residences (mixed use development) in order to enliven retail areas and lessen the dichotomy between commercial and residential areas.

Policy CC-7.8: Require that major commercial, multifamily, industrial, and public development undergo design review.

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Chapter 3 Community Development

Chapter 3

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 this issue.

“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. EXISTING CONDITIONS

2.1 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-fiver years due extensive single family residential development and annexations.

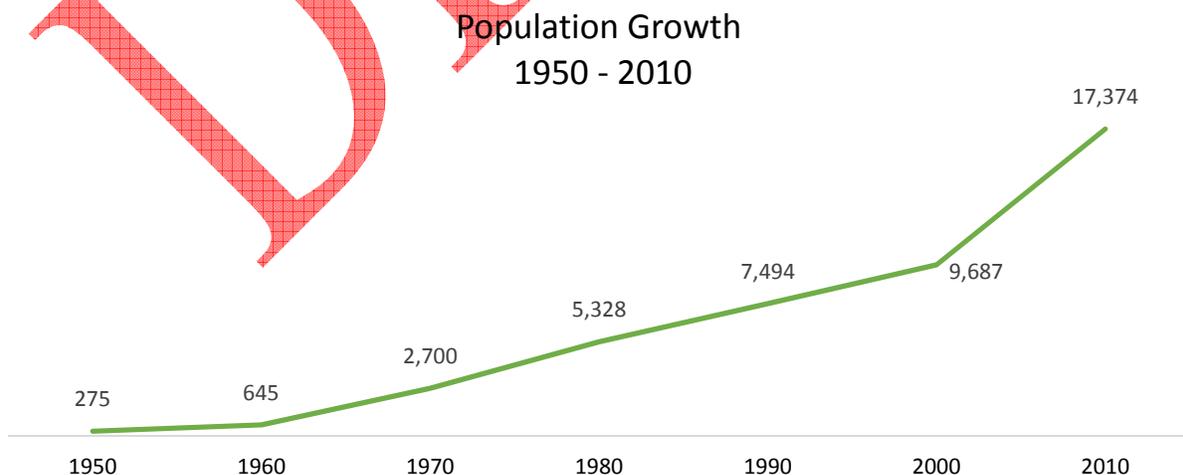


Figure 3-1: Population Growth

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 consist predominately of younger people with over three quarters of the City’s population under the age of 50. The largest segment of the Bonney Lake’s population is between the ages of 30 and 49: representing over a third of the City’s population.

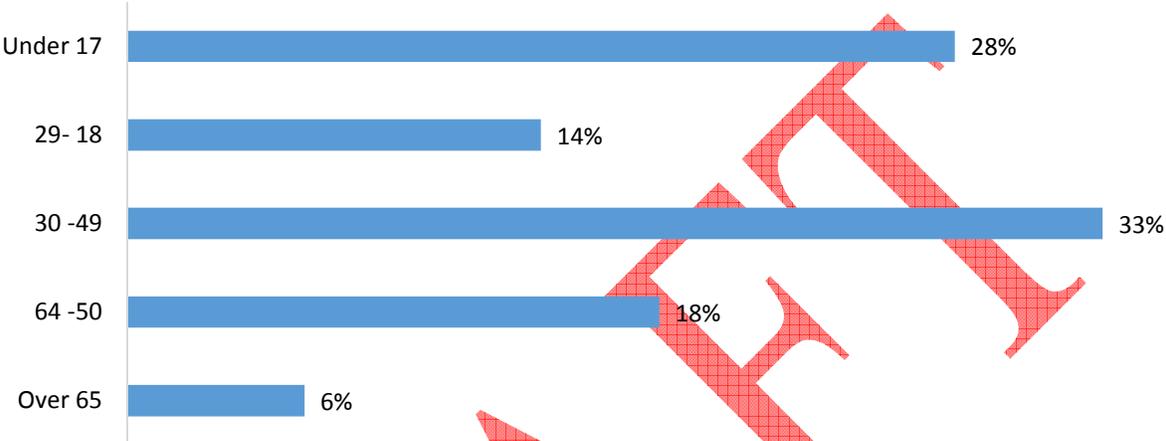


Figure 3-2: Bonney Lake Resident’s Ages¹

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 split 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.

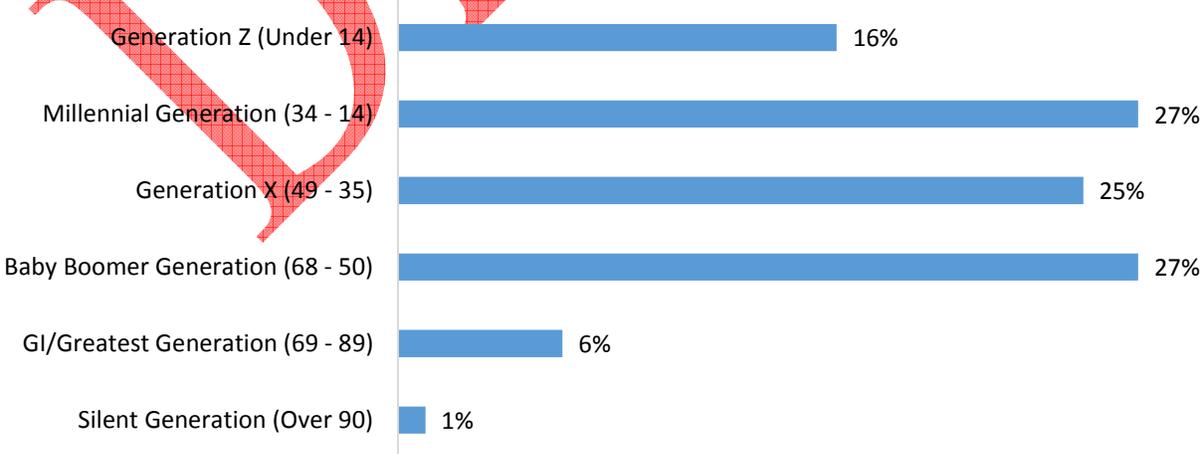


Figure 3-3: Bonney Lake’s Generational Makeup²

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.

2.2 LAND USE

Bonney Lake's land use pattern is defined by the City's topography, its recreational past, its early settlement patterns, its transportation network, and its 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 southeast 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 landuse 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 such as lawns, and playgrounds. Mid-rise residential buildings of four to seven stories do not 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. It is adjoined by car dealerships and other large format commercial activities serving customers from Bonney Lake and beyond.

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 Bonney Lake, encompassing over 518 acres. Open space is classified with 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.

2.3 HOUSING STOCK

Bonney Lake is predominately a single family residential community, with 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.

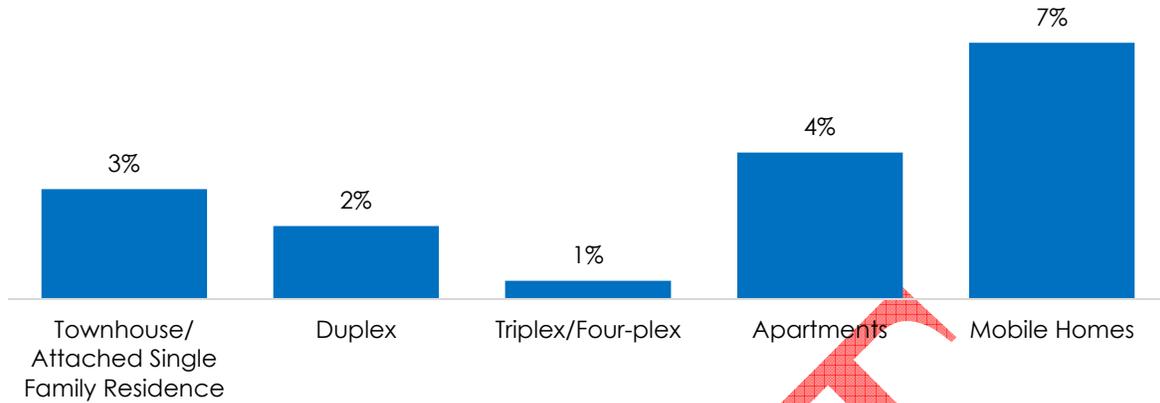


Figure 3-4: Non-Detached Housing Stock Mixture⁵

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.

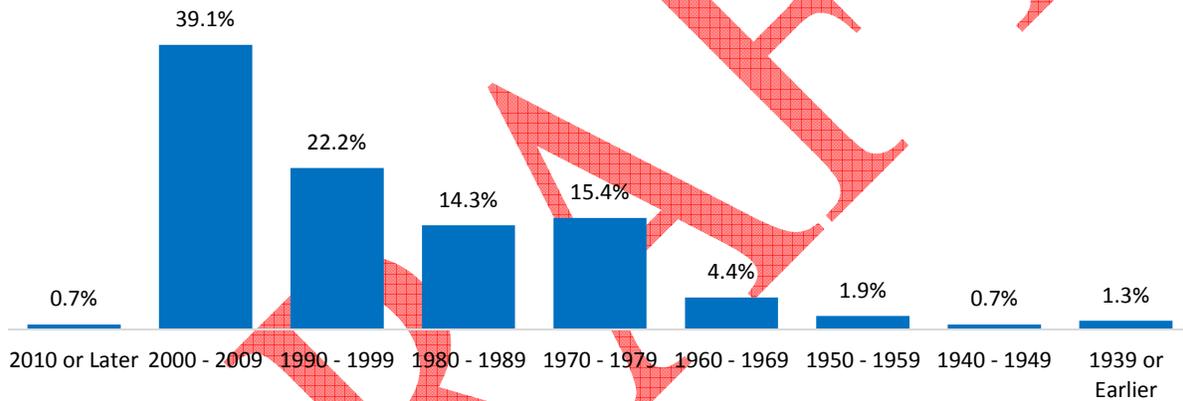


Figure 3-5: Housing Unit Age⁶

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:

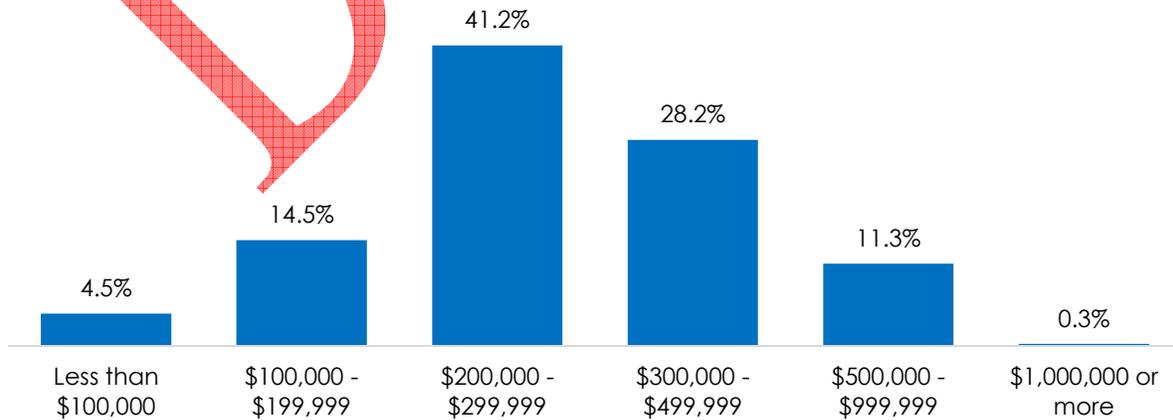


Figure 3-6: Bonney Lake Home Value⁷

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

3. 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 government can officially designate a UGA. UGAs are generally associated with a particular city, and represent the area that may annex into that city. Urban growth areas 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:** 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 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 seven 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 area 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 it 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 area 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 Employment Based Community 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 Auburn 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 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.

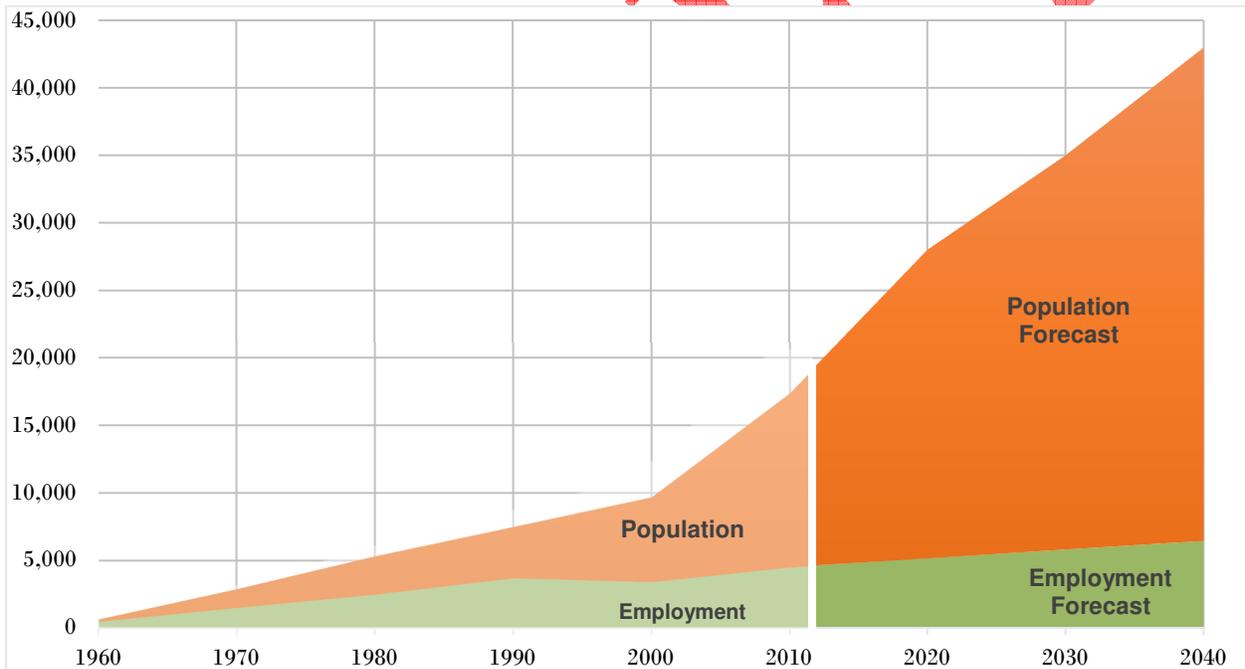
Policy CD-1.3: Consult affected citizens, cities, special purpose districts, and other parties prior to final approval of any annexation.

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4. 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. The population growth 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 and additional 10,134 people and 3,606 housing units by 2035 within the existing incorporated boundaries of the City by 2035. The adopted Potential Annexation Areas (PAA) within the Bonney Lake Urban Growth Area (BLUGA), current have an approximate population of 6,430 and are expected to add 3,810 people, 1,356 housing units and 426 jobs during by 2035. **Therefore, Bonney Lake will have a total population of 38,894 with approximately 13,841 housing units and 5,874 jobs by 2035.**



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 Prairie Ridge PAA 2013. When the capacity of the PAAs are included, there is a total capacity for 7,209 housing units and 3,577 jobs.

The City's Comprehensive Plan's Land Use Map does not show large areas of vacant land designated for new low density residential neighborhoods, as it once did. It continues to show areas where future employment growth may be accommodated and areas where mixed use development combining residential and commercial uses are possible. Because the land supply is more limited today, future development will need to occur at higher densities and intensities than it has in the past, often on sites that are "underutilized" rather than vacant.

4. FUTURE LAND USE MAP

4.1 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.

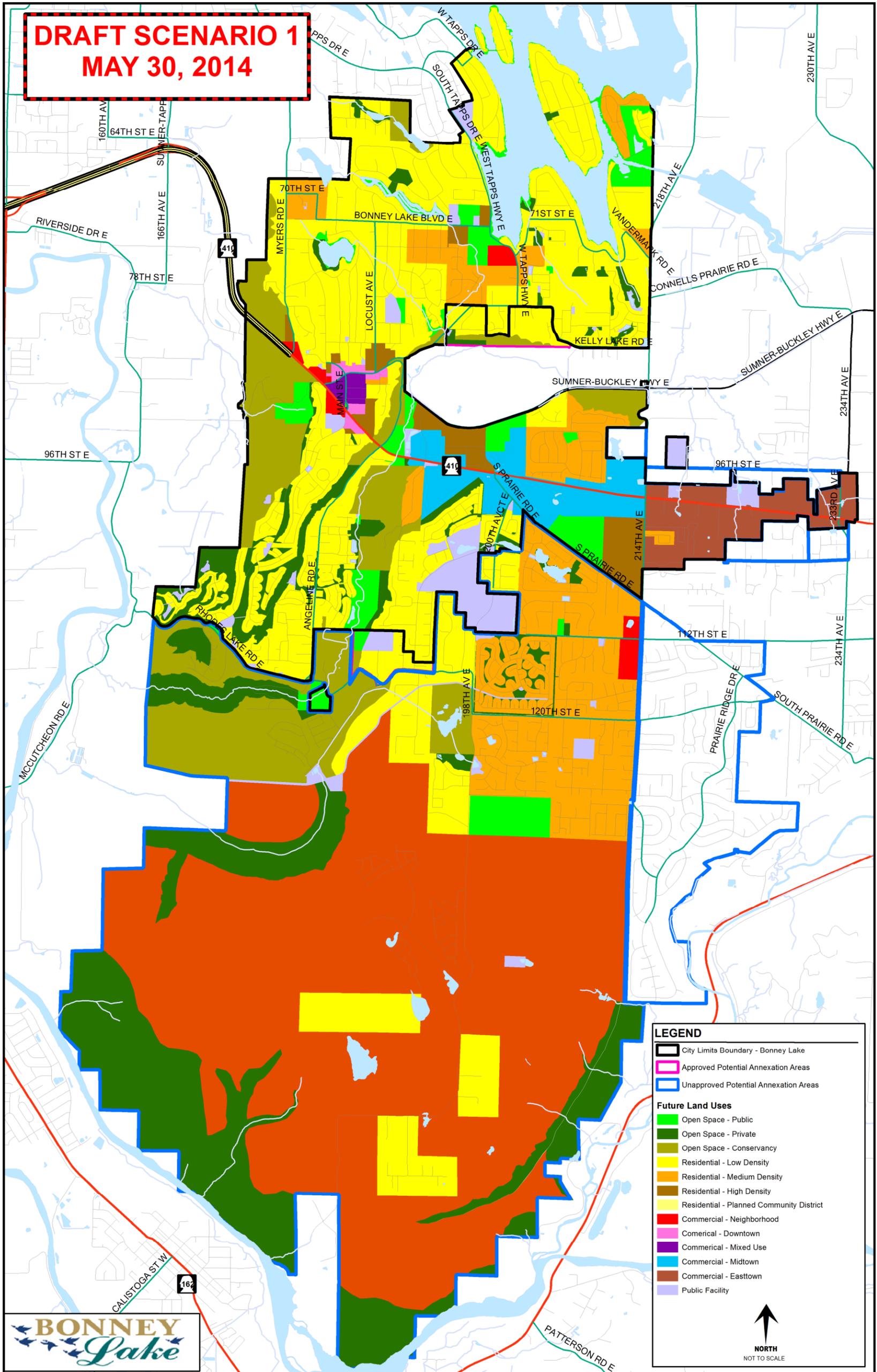
In most cases, the designation on the FLUM matches the existing use of land as of 2014. In other cases, the designation may be different from what is on the ground today, indicating that the City expects the current use to change as Bonney Lake adds population and jobs. For example, a parcel that is 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.

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4.2 FUTURE LAND USE MAP



4.3 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.

5. DEVELOPMENT PATTERNS

5.1 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 the 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 envisioned to become a designated Countywide Center with lively shopping streets, office buildings, residences, and public facilities.

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 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-2.9: 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.

Policy CD-2.10: 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.*

“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-2.11: 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-2.12: 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-2.13: 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.

5.2 HOUSING

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. As new and different housing styles become available, consideration should be given to how they might fit within existing single-family neighborhoods to provide increased options for seniors and small households.

"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*

"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*

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.

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; Figure 3-9 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

Figure 3-9: Housing Affordability

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 the 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, victims of domestic violence, substance abusers, people living with AIDS, 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.

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.

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.

5.3 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.

5.4 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, 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, and the ways Bonney Lake will carry out its commitment to be a sustainable suburban community.

Goal CD-5: 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-5.1: 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-5.2: 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-5.3: 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-5.4: 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-5.5: 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-5.6: 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-5.7: Encourage partnerships between the City and the private sector to undertake joint public-private development.

Policy CD-5.8: 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.

6. 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-6: Protect the property rights of landowners from arbitrary and discriminatory actions.

Policy CD-6.1: 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-6.2: Build into the regulatory scheme procedures for avoiding takings, such as variances or exemptions.

Policy CD-6.3: 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.*

DRAFT



CULTURE AND HERITAGE ELEMENT

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Appendix “A” Description of Key Bonney Lake Historic Sites

Appendix “B” Historical Marker Map

Introduction

Cultural and historic resources are essential to a high quality of life in a City. As Bonney Lake and the Puget Sound region grow and change, it is vital to be prepared to preserve our beautiful natural surroundings, celebrate cultural heritage, and maintain and enhance the quality of life we have grown to expect.



2009 Tree Lighting Ceremony

Community culture includes visual arts, performing and literary arts, as well as heritage, including explorations of our history as a community or as individuals. It relates to the interaction of society with the arts in formal and informal settings. The City can't create a culturally vibrant community on its own – it takes everyone, whether we're creating art, creating community, or enjoying the creations of others.

Heritage features activities that include historic preservation, historic presentations, collections of historic materials and/or structures, celebrations of historic events, oral histories, genealogy, etc. Heritage planning helps provide a better sense of time and place which in turn provides identity to the community and its residents.

Culture denotes activities that recognize or celebrate ethnic and/or racial traditions or holidays, or occupational traditions; culinary arts; the sciences; humanities; religion and recreation.

Arts incorporates the visual arts, crafts and design; music; dance; theatre; literature; media (film, video and audio); mixed media and digital art forms.

“Community Culture” can refer to a ‘way of life’, a set of values, or a set of ‘products and services’ that have definable economic and public characteristics. The arts directly promote and help develop ‘culture’ in this sense, and particularly in relation to issues of livability. There are a variety of aspects to community culture, such as:

- performing arts (music, theatre, dance, circus)
- visual arts (paintings, sculpture, art objects)
- film and new media (movies, television, electronic games)
- literature (books and magazines)
- cultural heritage (museums, historical sites, and associated collections).

Culture denotes activities that recognize or celebrate ethnic and/or racial traditions or holidays, or occupational traditions; culinary arts; the sciences; humanities; religion and recreation.



Arts incorporates the visual arts, crafts and design; music; dance; theatre; literature; media (film, video and audio); mixed media and digital art forms.

City activities, programs, and policies all shape the landscape of community culture and heritage. The City government can and should play a role in the culture and heritage of the community.

The purpose of Bonney Lake's first community culture plan is a first step in helping to define the role of the City in the arts, culture, and heritage of the Bonney Lake community, and to establish goals and policies to promote arts and heritage in the City.

The City of Bonney Lake began its demonstrated commitment to promoting a more vibrant cultural life for its residents and visitors in 2006 by expanding its special events, hiring a Special Events Coordinator, and assigning staff to work more closely with such organizations as the Greater Bonney Lake Historical Society and supporting the newly established Veterans Memorial Committee. That emphasis has continued and increased with the development of this Community Culture plan.

Planning Context

The Cultural and Historic Element of the Comprehensive Plan is optional under the Growth Management Act (GMA), but the City is choosing to incorporate this element into the Plan because it is a vital part of the community's interests. The GMA goals that pertain most directly to cultural and historic resources are:

Goal 1. Urban Growth: Encourage development in urban areas where adequate public facilities/services exist or can be provided. Note: Such facilities might include meeting or recreational facilities, community centers, senior centers, galleries, museums, etc.

Goal 5: Economic Development: Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities. Note: The social well being of our community is influenced by the economic well being of our citizenry.

Goal 11. Citizen Participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts. Note: Involvement of our citizens could be expanded to include involvement in community projects, activities, programs, etc.

Goal 13. Historic preservation: Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance. Note: The City has taken the first steps in identifying our historic resources. Preservation is a more challenging matter.

Part I. Arts and Culture

A. *Why Plan For Arts and Culture?*

Vibrant cultural arts opportunities provide numerous benefits to the local community:

1. These activities help create a sense of community by providing a means for citizens to mingle and develop interpersonal relationships;
2. Studies show that cultural arts events promote economic activity and thereby create local jobs and sources of income;
3. Cultural arts activities provide an opportunity for a community to create a distinct identity.
4. Cultural opportunities are often cited as an important indicator of a community's quality of life and thereby impact relocation decisions by individuals and businesses.
5. Access to grant funding typically requires development of a plan that identifies existing resources and future needs.

Cultural activities, events, and festivals provide opportunities for local citizens to gather and share common interests. Not only do such activities create opportunities for citizens to meet each other and develop relationships, they also serve to bond participants to their community and create a sense of community pride and caring.

Culture and the arts can play an important role in economic development. A 2007 study undertaken by Americans for the Arts estimates that a typical attendee of a performing arts event spends \$27.79 per person, per event, not counting the cost of admission. This study also concludes that non-profit organizations alone create approximately 5.7 million full-time-

equivalent jobs across the U.S. Arts organizations, whether non-profit or for-profit, are typically labor-intensive and therefore create local jobs. The next two sections identify several local private businesses that generate income from culture, arts, and crafts activities in Bonney Lake.



Communities can create their own cultural identities and “branding” which can have both economic and psychic benefits. Some obvious examples are Port Townsend (Victorian seaport theme), Leavenworth (Bavarian theme), and Ashland (Shakespeare). Tourism itself can actually become a community’s primary economic driver as it has for these three cities. Another example is downtown Tacoma whose revitalization was driven by location of several museums.

Area Development magazine, a publication covering corporate site selection and relocation issues with 45,000 executive subscribers, has conducted surveys that indicate that “quality of life” is an important factor when it comes to site selection by businesses and individuals. Cultural attractions are typically one of the “quality of life” indicators.

Occasionally governmental and private organizations offer grants that could provide funding for a portion of cultural arts activities and facilities. Generally such grant opportunities are modest in scope and focus on specific needs. Development of a cultural arts plan that identifies existing resources and assesses community needs is an important first step. Some grant programs require adoption of a formal plan to access funding. This plan is intended to fulfill such a requirement if needed.

Utilizing arts and culture to assist with developing a community is not an overnight achievement and is not free of cost or commitment. It takes many years of planning, hard work, and financial commitments to achieve substantial long-term results. Though local organizations have been involved in culture and the arts for many years, development of this plan is the first official step taken by the City of Bonney Lake to create a rationale for actively promoting arts and culture.

B. The Local Arts and Cultural Asset Map – Existing Conditions

One major goal of this plan is to raise awareness of and facilitate access to information about artists, events, sponsors, venues, and other related information. To that end an arts and cultural asset map of the Bonney Lake and surrounding area has been developed. The asset map is designed to help tell the story of the community’s arts and cultural landscape by

providing a snapshot of the cultural sector. The next section includes more specific information for facilities, suppliers, and activities.

The cultural asset map follows the same format as that developed by Pierce County and included in the Pierce County Arts and Cultural Plan, dated April 2010. The City of Bonney Lake and several local cultural arts organizations and individuals participated in the development of Pierce County's cultural asset map. By following the same format, the City recognizes that it is part of the larger Pierce County community and wishes to plan and operate within that context. In addition to online sources, lists of arts organizations were derived from the White River Families First Coalition's Plateau Community Resource Guide and the Bonney Lake Chamber of Commerce's Business and Community Guide. The City's approach is to collaborate with – not duplicate or supplant – existing organizations, events, and processes. Beyond existing recreation and special events programming, the City envisions its primary role as facilitator and information clearinghouse.

The purpose of this map is to list in one location local governmental, nonprofit and for-profit organizations in the following categories:

- Heritage, historical, cultural initiatives and organizations
- Learning programs and arts education
- Venues (facilities)
- Community leadership organizations and partnerships (governmental and nonprofit)
- Artist initiatives and groups
- Festivals and events
- Media and communications
- Visual, performing, and literary arts organizations
- Arts and cultural private businesses

These categories are the same ones listed in Pierce County's cultural asset map. Bonney Lake's version of the map includes one or more organizations in each category.





Bonney Lake Days



C. Needs Assessment for Cultural Facilities and Places, Activities, and Cultural Arts Supplies in Bonney Lake



During Summer, 2010 the Park Board and city staff undertook an extensive community survey of more than 450 individuals. While the survey was not restricted to city residents only, surveys were focused primarily on participants of city-sponsored special events. The survey included ratings of importance of seven

particular categories and relative ranking amongst the categories. Two of these categories pertained to cultural arts: 1) cultural arts facilities and 2) city-sponsored special event programs.

Within the cultural arts facilities category, “performing arts center” rated highest; “amphitheater” second; “veterans’ memorial” third; and “museum” lowest.

Within the city-sponsored special events programs category, “Bonney Lake Days” rated highest; “Tunes at Tapps” second; “Friday Night Flix” third; and “Kids Club” lowest. These relative rankings reflect to some degree how long these programs have been offered. Attendance at each of these types of special events appears to be strong with enthusiastic audiences.

It is anticipated that city-sponsored special events programs will continue to operate at current levels. The City of Bonney Lake’s Capital Facilities Element does not assume city funding for any of the cultural arts facilities rated above, save perhaps an amphitheater that has modest cost.

D. Mission, Vision, and Goals

Community Culture Mission. The City of Bonney Lake’s community culture mission is to preserve and enhance those cultural programs, activities and services that enrich the quality of life and make Bonney Lake a great place to live, work, and play. To this end, the Cultural Element addresses the contribution of art culture, and history to Bonney Lake’s sense of place and identifies actions the City can pursue to foster a culturally rich community, and inspire people through places and programs that engage, celebrate and build community.



Community Culture Vision.

The City envisions a Bonney Lake in which art is displayed in private and public facilities and residents can access cultural programs, participate in cultural activities, mingle with artists or performers, and learn to appreciate the heritage of the greater Bonney Lake area. Bonney Lake will become known for innovative, engaging and authentic experiences, people and places that celebrate our past,

present and future.

To this end, we envision a Bonney Lake where:

- enthusiastic citizens participate in, volunteer for, support and appreciate cultural arts;
- performers and artisans seek to display their talent to an eager public;
- quality cultural arts activities energize, entertain, refine, and inspire us;
- cultural arts activities are accessible to all and are well-publicized;
- families participate in rich and varied cultural activities;
- Bonney Lake’s heritage, history, and diversity are preserved and promoted;
- the arts are adequately funded and appropriate facilities are available;
- private support of the arts is encouraged; and,
- arts education is fostered.

Culture & Heritage Goals (CHG) and Supporting Policies (SP)

CHG-1: It is the goal of the City to enhance and enrich Bonney Lake’s community identity through various forms and expressions of cultural arts. This is accomplished by developing a “sense of place,” and providing social gathering places that are stabilizing and strengthening elements in creating a strong sense of community identity.

- **SP-1:** The City will help educate residents about different ethnic arts and cultural traditions, and for building multicultural understanding.
- **SP-2:** The City will increase public awareness of cultural arts programs and services through media, use of new technology, City publications, community partnerships, and through increased accessibility to public artwork.
- **SP3:** The City will promote cultural arts that distinguish Bonney Lake from other regional cities.

- **SP-4:** Within the limits of available resources, the City will support, enhance and/or maintain community events through the inclusion of arts related activities.
- **SP-5:** The City will periodically review and update the Community Culture Plan.

CHG-2: It is the goal of the City to facilitate partnerships and collaborations with other public agencies, community based groups, and the private sector to expand opportunities for cultural arts. This includes strengthening relationships the Derringer, White River and Sumner School Districts, neighboring cities, Pierce County Library System, local artists, businesses, and arts related community based groups.

- **SP-6:** The City will collaborate with the White River and Sumner School District, other jurisdictions, and the Bonney Lake Library to present quality arts programs and performances to the community.
- **SP-7:** The City will establish development incentives to facilitate the construction of visual and performing arts facilities.
- **SP-8:** The City will encourage the Sumner School District to construct a performing arts facility of the grounds that have been set aside for that purpose, and to make the facility available for community use.
- **SP-9:** The City will pursue, where appropriate, county, state, and federal funding opportunities for cultural arts.

CHG-3: It is the goal of the City to preserve and promote the arts, and to support the development of facilities and programs for public art and cultural opportunities that create and enrich a strong sense of community identity and promote a high quality of life.

- **SP-10:** The City will advocate for visual and performing arts facilities to serve the needs of the community.
- **SP-11:** The City will incorporate cultural arts as part of its overall economic development program, especially those that attract out-of-town visitors. The City will support the creation of open spaces and public amenities in Bonney Lake that will attract out of town visitors (e.g. Victor Falls, Lake Tapps, Fennel Creek Trail, Kelley Farm)
- **SP-12:** The City will incorporate the arts into its downtown plan to enhance pedestrian connections and highlight cultural assets including public art and community history.
- **SP-13:** The City will incorporate public art into its parks and public spaces.

- **SP-14:** The City will encourage participation from the private and business sectors to provide art for display in public places. This includes encouraging citizens and businesses to underwrite through individual donations, the creation of artist-made streetscape furnishings such as benches or flower basket poles.
- **SP-15:** The City will advocate for the development of a community center as central location for community, cultural and leisure activities.

Implementation Strategies

The City will initiate pursuit of its cultural resource goals by undertaking the following strategic actions:

1. Develop an effective coordinated marketing strategy, regionally and statewide, to promote Bonney Lake and its arts and culture as a destination to regional visitors and adjacent communities.
2. Enhance the City's website as it relates to community culture and history; explore ways to more actively market Bonney Lake venues and programs.
3. Create a directory of spaces available at local establishments for arts related activities (e.g., art exhibits in business lobbies, special events and small concerts in atrium areas, etc.).
4. Create a special directory of arts-related businesses (art galleries, craft shops, frame stores, etc.).
5. Maintain and enhance the use of service organizations (Kiwanis, Lions, Rotary, etc.) in arts and business community partnerships (e.g. Kiwanis sponsorship of annual Tree Lighting ceremony).
6. Pursue the organization and development of a Bonney Lake community band and symphony orchestra.
7. Incorporate more art and cultural affairs into City festivals and activities such as Bonney Lake Days, Health Fair, and Kids Club.
8. Develop an amphitheatre as part of the future Allan Yorke Park expansion.
9. Sponsor art contests and encourage art in various community calendars such as the City stormwater pollution calendar or the GBLHS annual history calendar.
10. Identify potential sites for a Bonney Lake museum.
11. Develop a City gift catalogue, including small-scale public amenity artworks to encourage citizens to donate public art individual donations, the creation of artist-made streetscape furnishings, etc.
12. Develop a rotating art program for the Justice Center.
13. Create a Culture and Heritage Commission.

E. Roles and Relationships



This plan envisions that the City of Bonney Lake's role with respect to arts and culture will be primarily as collaborator and clearinghouse for information regarding cultural arts events, groups, and related organizations. The City will continue to sponsor a variety of special events as part of its community services.

At this time, the City is not in a position to be the financier of community based cultural groups, nor the developer of performing arts or related facilities, but

can provide nonmonetary assistance in facilitating, endorsing, and encouraging the development and promotion of the arts.



F. Marketing and Audience Development

Arts, cultural and heritage organizations often assert that their most critical need is audience development, community awareness, and marketing. In addition, in an era of a faltering economy and declined arts attendance the need for effective marketing and audience development becomes even more critical.

The City of Bonney Lake currently has two local, two regional and two national print papers serving the community. One of the local papers, the Courier Herald, is the current chosen paper for City of Bonney Lake announcements. This paper is distributed weekly to every household in the Bonney Lake, Sumner and Buckley areas.

Bonney Lake Sumner Patch is a hyper local online newspaper. Their website is

consistently updated with current news and information. The paper is also very interested in getting the local stories out to the local people, making the Patch a great opportunity for marketing Bonney Lake cultural events.

Other digital marketing opportunities include but are certainly not limited to the Mayor's weekly newsletter and the monthly edition of the Bonney Lake Reporter.

Regional resources can use their websites to market the plan as well, such as:

- Pierce County Arts Commission
- Pierce County Library

Social Media marketing is a very fast paced way to market the plan as well. These include but are certainly not limited to:

- Facebook
- MySpace
- Twitter
- Google buzz

Banners and yard signs can also be a beneficial marketing plan for larger events throughout our city.

There are a number of strategies the City can employ to assist in addressing this problem. The City special events staff could convene local cultural related organizations to explore collective and cooperative marketing. The City could use its existing outlets, such as the Bonney Lake Reporter, City website, and Facebook page to profile local arts and heritage groups. The City could continue to use other advertising media to promote the arts and other special events.

Marketing Recommendations:

1. Work toward an eventual kiosk in the downtown or other appropriate place that features and promotes cultural arts.
2. Profile local artists and arts groups in various City communications media.
3. Use the City's premier festival, Bonney Lake Days, to promote local performing and cultural arts groups, as well as promote local heritage.
4. Provide City recognition for outstanding cultural achievements.
5. Create inventories of newsletters and shared mailing lists of media outlets and arts/history patrons.
6. Support establishment of an arts marketing network for East Pierce County.
7. Establish a central contact for maintenance and distribution of a master calendar of cultural events in Bonney Lake.
8. Encourage other organizations to advertise local arts and heritage activities and events on their websites and elsewhere, including but not limited to:
 - The Bonney Lake Chamber Of Commerce
 - Sumner, White River, and Derringer School Districts
 - East Pierce Fire and Rescue
 - Pierce County Library District
 - Bonney Lake Kiwanis
 - Bonney Lake Lions Club

Part II. Heritage

A. *Heritage and Preservation Planning in Bonney Lake*



Bonney Lake has a long and diverse heritage that began with Native American habitation and continued with the influx of immigrants during the mid 1800's. The history and heritage of the city is entwined in that of the plateau which lies just outside the city boundaries.

Along with the Cultural Arts, preservation and recognition of historical resources will also help give residents a stronger "sense of place".

Protection, recognition

of sites, and educational programs will be the focus of preservation efforts in the City over the next 20 years, since many of its remaining historical resources are under development pressures. In order to achieve these ideas, the City will need to do the following:

- Continue to identify archaeological and historic resources within Bonney Lake and develop appropriate protection measures.
- Provide incentives to private owners for preservation, restoration and use of historic sites.
- Seek both public and private funding for restoration and enhancement of historical resources.
- Recognize significant historical sites.

The starting point for any discussion of heritage is an understanding of what a community values. Bonney Lake is made up of many things – buildings, landscapes, social customs and routines, natural features, memories – that together help define that community's character. What "heritage" means in this context is the essence of the place: what makes Bonney Lake distinct from anywhere else?

“Heritage” as applied to places used to be defined almost exclusively in terms of architectural history, with heritage significance being the extent to which the buildings (usually in isolation from their context) were of note for their style, design, construction, architecture or detailing. These narrow definitions of heritage are not very applicable to a relatively “new” City like Bonney Lake, and thus the emphasis in this plan is the broader context of heritage.

Heritage planning helps provide a better sense of time and place, which in turn provides identity to the community and its residents. Heritage Planning is a means of coordinating change to ensure the conservation of the City's cultural heritage resources.

A community's identity and civic pride is rooted in the physical and cultural links to its past. In order to understand and appreciate Bonney Lake's history, the City is committed to recognizing, conserving and enhancing heritage resources.

This City’s culture and heritage plan sets the goals and policies for heritage planning, which are to identify, recognize, protect, enhance and properly manage the City's heritage resources. Because of the relative newness of the City and its buildings, most of the heritage of Bonney Lake relates to sites, landscapes and historical events, rather than buildings and structures. Accordingly, the emphasis of this plan is to celebrate and promote a sense of time and place, and develop a genuine appreciation of the history of the area.



The Washington Growth Management Act does not require a Historic Preservation Element, but the Act does include a goal which calls for jurisdictions to "identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance".

Heritage includes activities that embody historic preservation, historic presentations, collections of historic materials and/or structures, celebrations of historic events, oral histories, genealogy, etc.

Historic sites and areas are the physical evidence of our connective past. The greater Bonney Lake community should recognize the importance of its historic resources. There should be a commitment to the identification and recognition of our historic resources. Bonney Lake should celebrate its history through historic tours, festivals, and special events.

B. A Washington Historic Preservation Primer

The following is a description of various historic preservation regulations and guidelines, both nationwide and in Washington State.

Native American Cultural Resources. Native Americans have deep-rooted pride in their heritage, and constitute an important segment of the state's heritage constituency. Tribal governments have a keen interest in the treatment of properties and sites that represent their heritage. Tribal members also represent another body of expertise, particularly in regard to archaeological sites and traditional cultural places. Area tribal governments or their designated representatives may be consulted in regards to historic preservation questions.

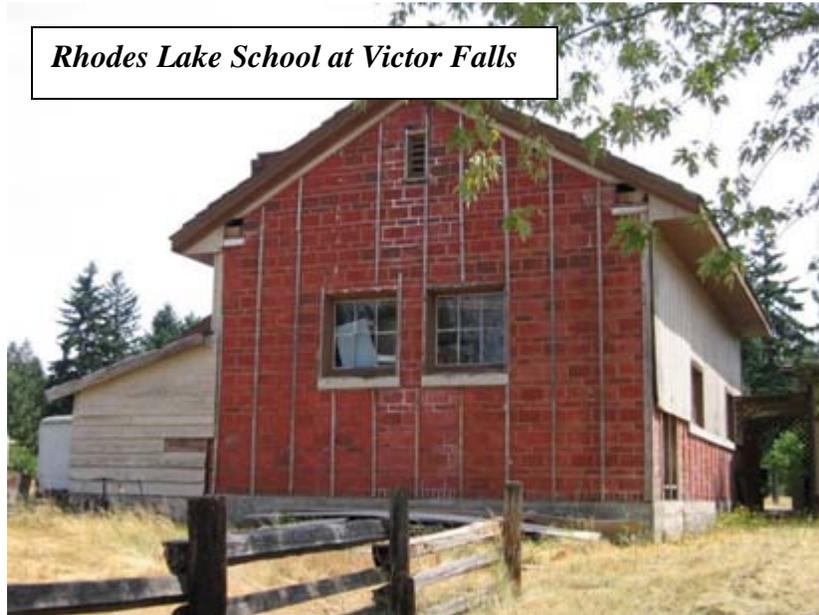
National Historic Preservation Act. Passed by Congress in 1966, the National Historic Preservation Act (NHPA) defined and shaped national historic preservation policies and the federal government's response. Generally, the act defines historic preservation as: the active process of protecting and preserving our built environment for study, use, and enjoyment by present and future generations. Historic preservation efforts are applied to buildings, structures, districts, sites, or objects. The terms "historic preservation," "historic resources," and "historic properties," when used in the context of the act, apply to historic buildings, structures, and archaeological sites.

National Register of Historic Places. Properties that have historic, architectural, archaeological, engineering, or cultural significance may be nomination for inclusion on the National Register of Historic Places. A property nominated to the National Register can attain significance at a national, state, or local level, but must meet defined criteria to be listed in the National Register.

Washington State Governor's Advisory Council on Historic Preservation. The Advisory Council on Historic Preservation (ACHP) is a seven-member panel of citizens with expertise and/or training in historic preservation and related fields. Members are appointed by the Governor in order to advise on state government policy matters affecting preservation of cultural resources. The ACHP devotes much of its time to reviewing documents nominating Washington state properties for listing in the National Register of Historic Places.

State Historic Preservation Plan. In fulfillment of its responsibilities under the NHPA to develop and implement a state historic preservation plan, in 2004 DAHP completed updating and revising its first plan with a new document entitled Strengthening Communities Through Historic Preservation: The Washington State Historic Preservation Plan. This document addresses issues regarding preservation in Washington and provides goals, objectives, and specific tasks for strengthening communities by capitalizing on their cultural resources.

C. *What Makes Something Historic?*



Rhodes Lake School at Victor Falls

According to the National Register of Historic Places (NRHP) guidelines, sites worthy of inclusion on the NRHP are those which:

- Are associated with events that have made a significant contribution to the broad patterns of our nation's history;
- Are associated with the lives of persons significant in our past;
- Embody the distinctive characteristics of a type, period, or method of construction, or that

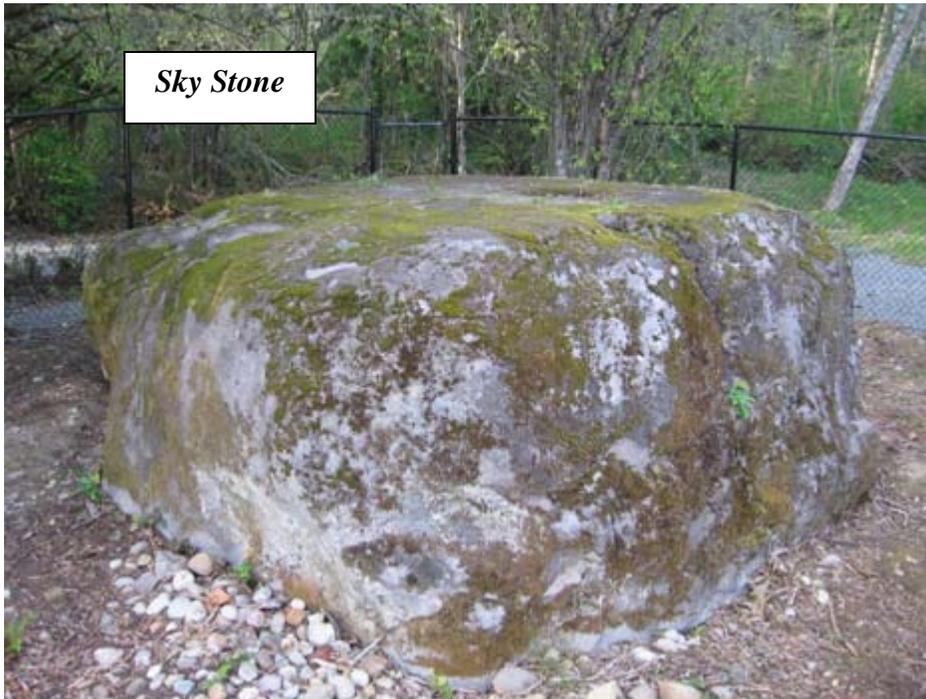
represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

- Have yielded, or may be likely to yield, information important in prehistory or history.

Due to the nature of the development of the Bonney Lake community, there are likely no current structures in Bonney Lake that would likely qualify to be included on the National Register of Historic Places. However, the NRHP guidelines can nonetheless be used to determine the relative value of a historic site to the local community. In order to be considered historically significant, a landmark or site should meet the following criteria:

- Its value as a significant reminder of the cultural or archaeological heritage of the city, state, or nation.
- Its location as a site of a significant local or regional event.
- Its identification with a person or persons who significantly contributed to the development of the city, state, or nation.
- Its identification as the work of a master builder, designer, or architect whose individual work has influenced the development of the city.

D. *Archaeological Considerations*



The Bonney Lake area has a long history of human settlement. Under RCW 42.56.300 (1) and (2), specific locations of archaeological sites, historic sites, artifacts, or the sites of traditional religious, ceremonial, or social uses and activities of affected Indian tribes are exempt from disclosure under the above-mentioned chapter to prevent the looting or depredation of such sites.

However, it is generally accepted that Native Americans and settlers of European descent often settled along shorelines and waterways. Both Native Americans and Euro-Americans relied on waterways for subsistence, raw materials, and travel. Campbell's (2004) predictive model suggests three variables are most significant for predicting site location: distance from tidelands, distance from salmon bearing streams, and elevation. That is, lower elevations near waterways or tidelands are more likely to contain cultural material than areas higher in elevation or further from water.

Parts of the Naches Trail, which Sumner-Buckley Highway East roughly follows, and Connell's Prairie are known areas of early Native American activity.



E. *Heritage Trees*

In 2005 the City established a Heritage Tree program. A heritage tree is any tree that because of its age, size, unique type, or historical association is of special importance to the city and has been designated as a heritage tree by the city council.

In order for a tree to be designated as a heritage tree, a person must submit a written request to

the City. The application form includes a signed declaration by the land owner (or approval of the Mayor if the tree is owned by the City) approving of the application; a site map showing the lot, any structures on site, and the current use of the site; the species and size of tree; a narrative explaining why the applicant wishes to designate that tree as a heritage tree.

In order for a tree to be designated as a Heritage Tree, the tree must meet the three (3) following criteria:

1. The tree is historically significant by virtue of its association with or contribution to a historic structure or district, or its association with a noted person or historic event.
2. The tree has exceptional significance because of its age, size, form, or rarity.
3. The tree is a recognized Landmark of the City.

When a tree is designated as a heritage tree, a plaque so signifying is placed near the tree. The City maintains all heritage trees that are located on city property or on public rights-of-way within the city. It is the duty of every owner of property upon which a heritage tree is standing to maintain that tree to the best of their ability. The city may give advice and assistance to property owners regarding proper maintenance of heritage trees.

F. Inventory of Key Bonney Lake Historic Sites

In 2009 the City of Bonney Lake, Pierce County, and the Greater Bonney Lake Historical Society collaborated on a project identifying the top ten locations for historical attractions within the Bonney Lake area. The ten locations were agreed upon following multiple meetings between City staff and the Historical Society. Cash expenses for the project were split between the City of Bonney Lake and Pierce County, and the City covered the cost of staff time, including the actual installation of the markers. The markers are composed of a sandstone base and a stainless steel plaque.



The top ten locations are identified in Appendix “A”. The plaque inscriptions are also attached.

- 1) Kelley Farm
- 2) First City Hall
- 3) Ken Simmons Resort
- 4) Perfield Hop Farm
- 5) Church of the Nazarene
- 6) Native Gathering Place
- 7) Naches Trail
- 8) Lake Tapps
- 9) Sky Stone
- 10) Swiss Park

Bonney Lake is a relatively new City, although the area had been previously occupied by scattered settlers and Native Americans. At the time of the City of Bonney Lake’s incorporation

in 1949 there were less than 100 homes in town. There are very few residences that predate the 1930s, and none are architecturally significant. Accordingly, there are few, if any, residences in Bonney Lake that would qualify to be included on the National Register of Historic Places. The following is a list of the oldest residences in Bonney Lake:

Address	Year Built	Parcel ID
20321 Church Lake Road E	1900	0520273039
7714 214 th Avenue E	1900	0520274018
7721 West Tapps Highway E	1915	0520273003
18411 89 th Street E	1919	5640001575
19219 Church lake Road E	1924	0520331010
7722 Myers Road E	1927	0520298069
18420 89 th Street E	1927	5640001470
11007 Angeline Road E	1928	0519047006
7402 Myers Road E	1928	0520294095
7514 192 nd Ave E	1929	7110000560
6408 South Vista Drive E	1930	4720001530
8709 188 th Avenue E	1930	5640001280

Source: Greater Bonney Lake Historical Society and Pierce County Assessor Records.

Given the relative lack of historic structures in Bonney Lake, the emphasis of the Heritage section of the Community Culture Plan is to focus on promoting and preserving the heritage of Bonney Lake.

G. Vision, Mission, Policies and Goals



Angeline Homestead

Community Heritage Vision. The City envisions a Bonney Lake in which citizens understand and appreciate the history of the area, engage in activities that include historic preservation, historic presentations, collections of historic materials and/or structures, celebrations of historic events, oral histories, and genealogy, and strive to maintain, preserve and enhance the City's historic, cultural and archaeological resources to provide a sense of local identity and history to the visitors and residents of the community.

Community Heritage Mission. The City of Bonney Lake’s community heritage mission is to preserve and enhance those historic programs, activities and services that enrich the quality of life and make Bonney Lake a great place to live, work, and play. To this end, the heritage section of the Cultural Resources Plan addresses the contributions of history to Bonney Lake’s sense of place and identifies actions the City can pursue to preserve and enhance the heritage of the Bonney Lake community.

Culture & Heritage Goals and Supporting Policies (SP)

CHG-4: It is the goal of the City of Bonney Lake to give its residents a better understanding and awareness of the historic sites within the community. This includes enhancing information about, and access to, various Bonney Lake area historic sites, and helping residents and visitors understand and appreciate local heritage.

SP-16: The City recognizes that Bonney Lake’s history began before the arrival of settlers to the area and will recognize the significance of Native American sites and artifacts as well as those of the more recent past.

SP-17: The City will encourage local activities which promote the community's history.

SP-18: The City will work with the Greater Bonney Lake Historical Society and others to provide access to historic documentation to land owners, citizens, and interested parties.

SP-19: The City will work with organizations and business interests to promote Heritage Tourism opportunities as part of the City’s economic development strategy.

SP-20: The City will work with the community to provide information to interpret the history of Bonney Lake, including historical displays, programs, and interpretative signage.

SP-21: The City’s historical resources inventory will be maintained and updated as needed.

SP-22: The City will collaborate with local school districts within the City on local history education.

SP-23: The City will participate with other local, county, state and national historical organizations to educate the community about the value of local cultural and historical resources.

SP-24: The City will work closely with the Greater-Bonney Lake Historical Society, the Pierce County Heritage League, and other heritage organizations in Pierce County to foster knowledge and appreciation of our historic resources.

SP-25: The City will encourage the Greater Bonney Lake Historical Society to establish a volunteer program similar to Beautify Bonney Lake for volunteers to work on historically significant projects.

CHG-5: It is the goal of the City to identify, preserve and protect facilities, sites, buildings, structures, trees and artifacts that are deemed by the City to be historically and culturally significant.

SP-26: The City will continue efforts to inventory historic structures, archeological sites, and other potential historic sites to add to the Inventory of Key Bonney Lake Historic Sites listed in this plan.

SP-27: The City will coordinate with community organizations, property owners and local citizens to protect and/or restore key historic sites.

SP-28: The City will encourage property owners and tenants to maintain the integrity and character of historic resources, and to restore and reuse historic resources in a manner compatible with their historic character.

SP-29: The City will strive to recognize and preserve architecturally or historically significant structures built more than 50 years ago. Specifically, the City will promote the preservation of the Kelley Farm house as a key Bonney Lake area historic structure.

SP-30: The City will consider the impacts of new development on historical resources as a part of its environmental review process and require appropriate mitigating measures. The City's use of State Environmental Policy Act (SEPA) requirements to evaluate the impacts of proposals on historical resources will include review of transportation projects and plans, utility projects, and other capital improvement projects to determine their impact to significant cultural and historical resources of the City.

SP-31: The City will coordinate with local tribes and the State Office of Archaeology and Historic Preservation on development issues related to potential archaeological sites.

SP-32: The City will seek both state/federal and private funding for restoration and enhancement of historical resources.

SP-33: The City will assist in the identification of available spaces for the proper storage, preservation and display of significant cultural and historical artifacts.

SP-34: The City will provide appropriate means to recognize property owners who rehabilitate, restore, retain or reproduce historical elements of their properties.

SP-35: While promoting historic preservation, the City will adopt no policy or regulation which shall limit a site or structure from being used in an economically viable manner.

SP-36: Efforts to preserve historical sites or structures should include incentives such as utilization of the state special property tax valuation, partial income tax write-off for restoration and relaxation of Zoning Code standards to encourage property owners to rehabilitate, restore, retain or reproduce historical elements of their properties.

Implementation Strategies

The City will initiate pursuit of its heritage goals by undertaking the following strategic actions:

1. Inventory and map culturally and historically significant resources based on adopted historical resource evaluation criteria.
2. Incorporate more heritage related activities into City festivals and activities such as Bonney Lake Days, Health Fair, and Kids Club.
3. Work with the community to provide information to interpret the history of the Bonney Lake area, including historical displays, programs, and interpretative signage.
4. Identify potential sites for a Bonney Lake museum.
5. Provide ways to recognize property owners who rehabilitate, restore, retain or reproduce historical elements of their properties, such as landmark plaques.
6. Encourage the development of Bonney Lake area historical projects using philanthropic and private non-profit resources.
7. Establish an official City liaison to the Greater Bonney Lake Historical Society.
8. Add more heritage information to the Bonney Lake web site, and make it easier to find.
9. Prepare an informational and educational brochure describing local historic sites and structures for general distribution.
10. Create a Culture and Heritage Commission.

H. State and Federal Preservation Regulations

The following is a list of the key heritage related Federal and State Archaeology and Historic Preservation Requirements and Guidelines that are used to promote historic preservation:

Section 106 of the National Historic Preservation Act of 1966. The Act requires all federal agencies consider cultural resources as part of all licensing, permitting, and funding decisions. As part of that process, each agency must consult with DAHP to assure that cultural resources are identified, and to obtain the formal opinion of the Office on each site's significance and the impact of its action upon the site.

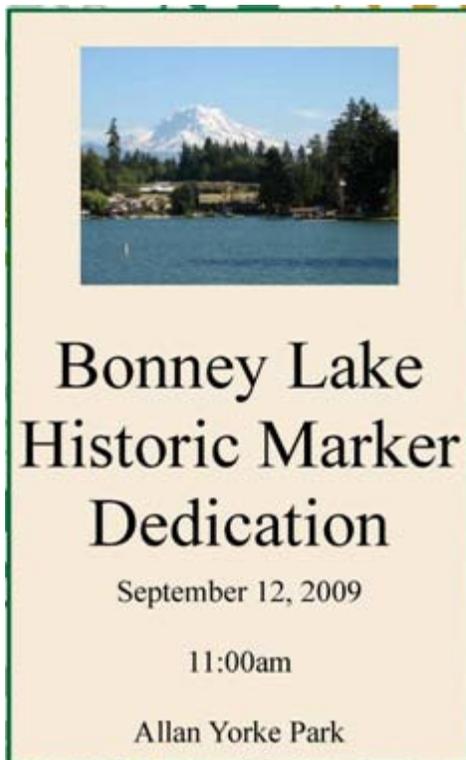
State Environmental Policy Act (SEPA). SEPA requires that impacts to cultural resources be considered during the public environmental review process. Under SEPA, DAHP is the sole agency with technical expertise in regard to cultural resources and provides formal opinions to local governments and other state agencies on a site's significance and the impact of proposed projects upon such sites.

Section 4(f) regulations of the Department of Transportation Act. This act stipulates that the Federal Highway Administration (FHWA) and other DOT agencies cannot approve the use of land from a significant publicly owned public park, recreation area, wildlife or waterfowl refuge, or any significant historic site unless the following conditions apply: 1) There is no feasible and prudent alternative to the use of land, or 2) The action includes all possible planning to minimize harm to the property resulting from use.

Washington State Forest Practices Act. This act has provisions which allow for the protection of archaeological sites while harvesting timber on public and private lands.

Shoreline Management Act. The SMA requires that development permits issued by local governments in areas with archaeological sites require a site inspection or evaluation by a professional archaeologist in coordination with affected Indian Tribes prior to issuing development permits.

I. Preservation Tools, Resources, Activities and Incentives



The following is a list and brief description of some of the tools, resources and activities commonly used in historic preservation. In addition, the Washington State Department of Historic Preservation has a state-wide on-line searchable database for all cultural resources in the state. The link to this database is:

<http://www.dahp.wa.gov/pages/wisaardIntro.htm>

Preservation Period. Pick a time during each year to undertake a “Preservation Week”, which may include the identification of significant historic places, recognition of individuals who have contributed to the preservation of our Bonney Lake heritage, education of residents about the benefits of the preservation and protection of cultural, historic, architectural, and archaeological resources.

Workshops. Periodically co-sponsor and coordinate workshops with local and regional historic preservation groups and historical societies that advocate and educate participants about appropriate preservation technology and techniques.

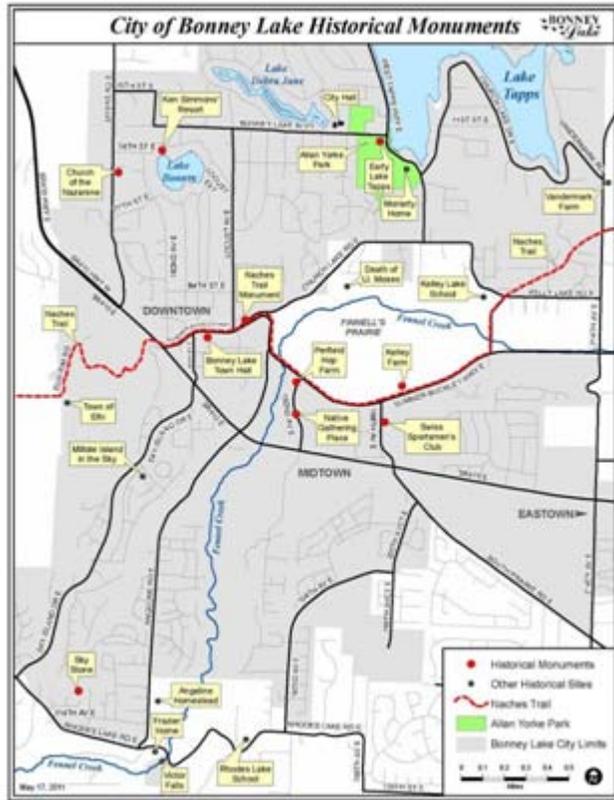
Tours. Sponsor, coordinate, and/or promote tours of the community that identify and interpret the City’s cultural, historic, architectural, and archaeological resources for residents and visitors.

Plaques. Present plaques to owners of the City’s cultural, historic, architectural, and archaeological resources, for public display, that recognize the significance of the resource(s).

Maps. Print and distribute the City brochure that identify the City’s key historical sites and markers.

Educational Materials. Utilize and support educational materials to publicize the City’s historic resources and local efforts to protect, preserve, and enhance Bonney Lake’s heritage. Provide information to the public on methods of maintaining and rehabilitating historic properties. This may take the form of pamphlets, newsletters, workshops or similar activities.

Construction Sales Tax Rebates for material purchased for historic preservation work.



Property Tax Rebates resulting from increases to assessed values due to improvements made to restore a locally designated historic property.

Reduction of Building Permit Fees for construction related activities to restore or preserve a state or locally designated historic property.

Recognition. Officially recognize excellence in such areas as the rehabilitation of historic objects, buildings, structures, or sites, and encourage appropriate measures for such recognition.

J. State and Local Related Heritage Organizations

Greater Bonney Lake Historical Society. The Greater Bonney Lake Historical Society is a collection of Bonney Lake residents that gather at least once a month

to share their interest in the history of the community. The Society produces a calendar every year. Annual dues are \$30.

Sumner Historical Society. The Sumner Historical Society operates the Ryan House Museum in Sumner which includes the original cedar cabin built in the 1860s as well as the Ryan Farm house. The Society developed and maintains the Sumner Walking Tour. Copies of the historical tour are available online or at Sumner City Hall. There are also ten brown historical street signs that the society has placed throughout Sumner to remind the community of its rich heritage.

Foothills Historical Society & Museum. The Foothills Historical Society and Museum is located at 128 River Ave., Buckley, WA 98321.

Ezra Meeker Historical Society. The Ezra Meeker Historical Society is a nonprofit charitable organization which owns, maintains and operates the Meeker Mansion as a small house museum, and serves as the historical society for the Puyallup area.

The South Hill Historical Society. In 2001 the South Hill Historical Society was organized to trace the history of South Hill. They meet regularly on the 3rd Tuesday of the month at 11:15 AM (*No meetings July and August*) at the Highlands Community Center.

Wilkeson Historical Society. The Wilkeson Historical Society maintains the history of Wilkeson and the Carbon River Valley area via photos, documents, and memorabilia. Contact P.O. Box 300, Wilkeson, WA 98396.

Orting Historical Society. The Orting Historical Society maintains the history of Orting via photos, documents, and memorabilia. Contact P.O. Box 24, Orting, WA 98360-0024.

Washington State Historical Society. The Washington State Historical Society is a non-profit 501(c)3 membership organization, open to any and all individuals, families, or firms. The Society is also recognized in statute (RCW 27.34) as a trustee agency of the state of Washington with enumerated powers. The Society is comprised of a family of museums and research centers, offering a variety of services to researchers, historians, scholars, and the lifelong learner.

Washington Trust for Historic Preservation. The Washington Trust for Historic Preservation is a statewide, non profit organization founded in 1976 to safeguard Washington's historic places through advocacy, education, stewardship and collaboration.

Architectural Heritage Center. The Architectural Heritage Center, operated by the Bosco-Milligan Foundation, presents a variety of tours, hands-on training workshops, and innovative exhibits on building heritage.

Society of Architectural Historians - Marion Dean Ross Chapter. The Marion Dean Ross/Pacific Northwest Chapter is an affiliated regional chapter of the international Society of Architectural Historians, whose home office is in Chicago, Illinois, USA.

History Link. HistoryLink.org is an evolving online encyclopedia of state and local history in Washington state. The organization provides a free, authoritative, and easily accessible history reference for the benefit of students, teachers, journalists, scholars, researchers, and the general public. The encyclopedia contains more than 4,000 essays as of 2006. It is constantly expanding, with new essays added every week.

National Trust for Historic Preservation. The National Trust for Historic Preservation has worked for more than half a century to save the historic buildings, neighborhoods, and landscapes that form our communities and enrich our lives. They also have an informative on-line newsletter that provides national news related to preservation issues.

American Association of Museums. The American Association of Museums has been bringing museums together since 1906, helping to develop standards and best practices, gathering and sharing knowledge, and providing advocacy on issues of concern to the entire museum community. We are dedicated to ensuring that museums remain a vital part of the American landscape, connecting people with the greatest achievements of the human experience, past, present and future.

Oregon-California Trails Foundation. The Oregon-California Trails Association, founded in 1982, is a not-for-profit organization, headquartered in Independence, Missouri, dedicated to education about, preservation and enjoyment of the trans-Mississippi emigrant trails.

Historic Seattle. Founded in 1974, Historic Seattle is the only nonprofit membership organization dedicated to the preservation of Seattle and King County's architectural legacy. As both a public development authority and charitable foundation, Historic Seattle is a major advocate for, and participant in, the thoughtful and meaningful preservation and rehabilitation of historic buildings, landscapes, and architectural artifacts.

Historic Tacoma. Non-Profit organization dedicated to preserving Tacoma's architectural legacy through education and advocacy. Our goals are to: Enhance Tacoma's built environment -- Preserve Tacoma's architectural heritage -- Educate and inform the community -- Conserve sustainable resources

4 Culture. 4Culture is King County's cultural services agency established to continue the work of the King County Arts Commission, Public Art Commission and the heritage programs of the Landmarks Commission.

Women's History Consortium. The Women's History Consortium, created by state statute (RCW 27.34.360) in 2005 as a Washington State Historical Society-led initiative, is dedicated to preserving and making available resources about Washington women's history.



Bonney Lake Town Hall

On February 28, 1949, the Town of Bonney Lake was incorporated by a total of 47 voting against incorporation and 62 voting in favor of the measure. It was the only way, at the time, for citizens to be able to approve a revenue bond for the purpose of installing a public water system. The driving force behind incorporation was Kenneth H. Simmons, State Legislator, who was elected Mayor of the new town. The first city council was composed of Robert Wheeler, Thurlow Maddox, Alva Simmnitt, E.M. Hiles, and Clarence Roberts, with Chet Roberts elected as city treasurer.

Within a year, Washington's newest town had its own water system, new roads, expanded the electric lines and telephone service, and provided refuse disposal. The infrastructure was in place for future growth, but it would be several decades before the Town of Bonney Lake would change from a rural, recreation community to a vibrant urban City of Bonney Lake.



This Historic Marker was funded by a grant from Pierce County, with matching funds provided by the City of Bonney Lake.



Church of the Nazarene

For many years the settlers on the plateau had to travel to Sumner or to Buckley to attend church services. When Oscar "Doc" Bowen arrived with his family from Colorado, he saw the need for a church to be located nearby. Oscar and his wife Goldia held church services in their newly constructed home, and when the congregation outgrew that space, they built a brush arbor in the adjacent woods for their services.

In 1935 Oscar Bowen donated the land and much of the material which was supposed to have been used to complete the Bowen home and used it, instead, to help build a much needed church.

Originally located across Meyers Road from the present church, the Church of the Nazarene on Elhi Hill was officially organized by Superintendent E.E. Martin on May 30, 1936, with Warren L. Tanner as the first pastor. Other early congregation members were the Meyers, Wedgewood, Filkens, and Bushness families.



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Kelley Farm

The Kelley Farm sits on the site of one of the earliest Donation Land Claims in eastern Pierce County. In 1853, one hundred sixty acres were granted to Reuben Ashford Finnell. By 1856 Finnell abandoned his claim after his cabin and barn had been burned during the Puget Sound Indian War. In 1864 William Barton Kelley and his wife Mary arrived by ox drawn wagon from Illinois, accompanied by William's parents, Nathan and Elizabeth, and his many siblings. Kelley purchased the former Finnell claim, along with an additional 40 acres. Kelley served two terms in the Washington Territorial Legislature, and went on to hold the post of Pierce County Auditor for a period of six years.

In 1889 Kelley donated one acre on the northeast corner of his property, and he and his sons built the one room schoolhouse known as Kelley Lake School. About that same year, Kelley built an ice house near his home, which still stands today, and is the oldest known structure in the Bonney Lake area.

Over the decades the farm and its orchard provided sustenance for the family. Not only did it produce food, but it also provided an income from logging, hop growing, dairy farming, and by the 1990's was leased to the Cartwright family who operated Bonney Lake's first microbrewery.



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Ken Simmons Resort at Lake Bonney

Whether you consider him a rascal or a hero, Kenneth Simmons was the driving force behind the development of Bonney Lake. After purchasing a large parcel of property about 1946, which encompassed Lake Bonney, he began to clear the fallen logs and debris from the lake. He created a recreational destination by building a clubhouse, boardwalk, high diving board and swimming area. Dances at the clubhouse and picnics on the beach provided a great summer attraction not only for plateau residents, but also enticed visitors seeking relief from the warm valley towns. The resort proved to be a great marketing tool when he began selling lots in the new city of Bonney Lake.



This Historic Marker was funded by a grant from Pierce County, with matching funds provided by the City of Bonney Lake.



Photo used by permission of University of Washington Libraries, Special Collections Division, Puget Power 500

Lake Tapps

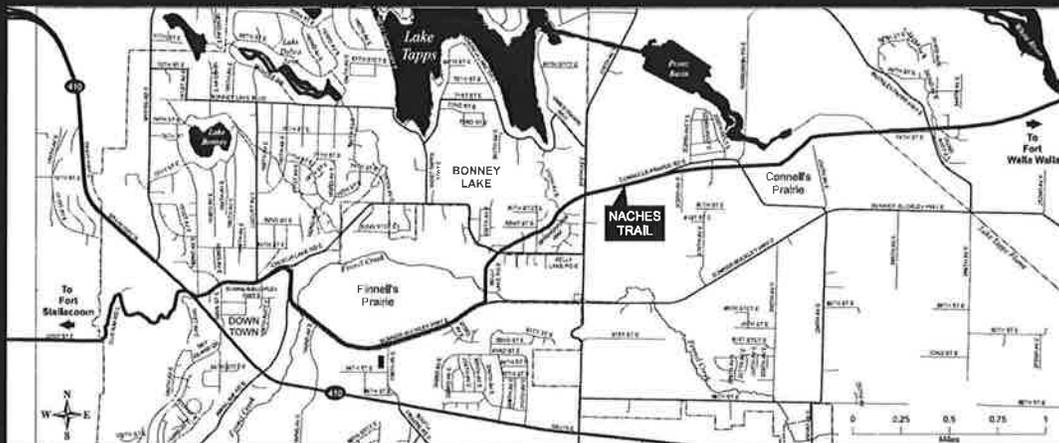
In response to the ever increasing demand for electrical power in the region during the early 20th century, a plan was proposed by Pacific Coast Power Company (later Puget Sound Traction Light & Power), and in 1910 the “White River Power Project” was begun. This project created a large reservoir by the flooding of 4 existing lakes known as Kirtley Lake, Crawford Lake, Church Lake (formerly Kelley Lake), and Lake Tapps. The flooding was accomplished by building approximately 2.5 miles of earthen dikes which raised the water level by 35 feet, thereby joining the lakes together. The resulting 14 mile long lake required some 20 million board feet of lumber to complete the necessary miles of flumes, canal linings, and rail trestles.

The water level was maintained by diverting water from the White River near Buckley by a diversion dam and then to the lake via an open top wooden flume box. The water traveled north through the lake to a penstock tunnel, where it exited to the White River Power Station at Dieringer, along the East Valley Highway north of Sumner. The water then rejoined the stream from which it was taken and continued into the Puyallup River. The power station has since been closed, but picturesque 2,566 acre Lake Tapps remains. Its 45 miles of shoreline continues to provide a haven for residents, recreation and a source of fresh water.



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Naches Trail



Map created by Al Catanzaro, City of Bonney Lake GIS Analyst, 2009

For centuries before the arrival of the Hudson's Bay Company fur traders or the migrating settlers, the Native American Indians of the Puget Sound and the eastern reaches of the Columbia Plateau used the Naches Trail. It provided access for trading, hunting, fishing and gathering of roots, nuts and berries.

In 1853, the residents and businessmen of Olympia were tired of waiting for the government to build a road, and they began improving and expanding on the old Indian path of the Naches Trail. This was to become the first wagon road to cross the Cascade Mountains in Washington Territory. It branched off the Oregon Trail and extended from Fort Walla Walla to its terminus at Fort Steilacoom. Even before its completion, the first wagon train to make the historic crossing in September 1853 carried some of the founding families of various Puget Sound communities. The names of Longmire, Biles, Kincaid, and Van Ogle are well known in early territorial settlement.

By late 1855, the Naches Wagon road was the scene of increased military activity during the Indian Wars of 1855-56. With the skirmishes and battles fought by the U.S. Army, the Territorial Volunteer Militia, and the Native Indian Tribes, the trail evolved once again into a military road. During the 1880's it became a regular cattle drive route from the Yakima region to the more populated markets of Puget Sound.

By the mid twentieth century, the original track of the Naches Trail had deteriorated from extensive off road vehicle use and logging of adjacent lands. The 1970's saw the beginning of efforts by various groups to rehabilitate sections of this historic Naches Trail.

This Historic Marker was funded by a grant from Pierce County, with matching funds provided by the City of Bonney Lake.





Courtesy of the Tacoma Public Library, Richards Studio Collection, Series D10193

Perfield Hop Farm

Following the American Civil War, the first hops to be grown in this area were imported from England by Charles Wood of Olympia. Some of the hop plants were obtained by Jacob Meeker, who began production in the Puyallup Valley. The plants thrived, the venture was very successful, and by 1884 the hop business was booming in the area. The fields were yielding as much as 3,000 pounds per acre, and the quality was outstanding. They became famous and desired by brewers as far away as Europe. The hop boom in the area ended in 1891 with a combination of "hop lice" infestation, down mold from Canada, fluctuating markets and bad weather. Production continued however, on a much smaller scale and by 1940 the Nick Perfield farm near this location was among the last in western Washington. By 1956 only 3 farms remained in the Valley. Some of the distinctive hop drying barns can still be seen as of today. Primary hop production in Washington State has now moved to the dryer climate of the Yakima Valley.



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Sky Stone

Thousands of years ago, this large rock, known as a glacial erratic, was deposited by a retreating glacier during the last ice age. Its unusual size and unique location, which once commanded expansive views of a glacier carved valley, an immense inland lake, and towering mountains, may have influenced the early Native Americans to utilize it.

The stone has been examined by astronomers, geologists, archaeologists, and Salish medicine men. It may have provided a map of the constellations, determined direction, or indicated seasonal changes. Thought and opinions may vary as to its original use, but the general conclusion is that the mysterious Sky Stone served as both a calendar and an astronomical observatory, with possible educational and religious purposes for the Native Salish Society centuries before the coming of the non-Native pioneers. Even after the arrival of these Euro-American settlers, the subsequent owners of this property continued to allow Native American access to this site because of its cultural importance.



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Swiss Sportsmen's Club

The Swiss Park was established in 1947 with the purchase of 10 acres, at less than \$85 per acre, by members of the Swiss Rifle Club of Tacoma, which was organized in 1913. Subsequent parcels were purchased over the years, and the park is now comprised of 40 acres. The site was chosen due to its location in a sparsely populated area of Pierce County where members could practice their marksmanship and participate in tournaments. During the 1920's and 1930's, ammunition was issued each year by the U.S. Government for target practice.

Purchase of the property also provided a permanent home for the Tacoma Schwinger Club (Swiss style wrestling). The club was organized in 1928 and, following a thousand year old tradition, held Schwingfests (tournaments). These competitions were conducted at locations in the Renton and South Seattle area.

By 1958 there was a merger between the Schutzen (shooting) Club and the Schwingen (wrestling) Club to form the Swiss Sportsmen's Club of Tacoma. The Swiss Park is also home to:

Tacoma Swiss Society, est. 1889
Swiss Relief Society, est. 1924
Enzian Swiss Ladies Choir, est. 1988

Swiss Ladies Society Helvetia", est. 1908
Swiss Sportsmen's Club, est. 1958
Mannerchor Edelweiss (men's choir),
est. 1910



Swiss Sportsmen's Club, ca 1949



Swiss Sportsmen's Club 2009



This Historic Marker was funded by a grant from Pierce County, with matching funds provided by the City of Bonney Lake.



Native Americans often provided the labor for the area hop farms.
Frequently gathering in traditional tribal or family groups.
Photo #2006.33.11 provided courtesy of the Muckleshoot Indian Tribe.

Native Gathering Place

This area once lay along the Naches Trail which served as a major East-West route for Native Americans between Puget Sound and eastern Washington. It was on the edge of a prairie that provided enough space for large numbers of people to meet, have forage for their horses, hunt, fish, gather berries and roots, and to indulge in visiting, trading, and probably some gaming.

In a letter written to the Hon C.J. Faulkner of Virginia in July 17, 1856, early settler, Reuben Ashford Finnell wrote, *“The principal throughfare of these Indians in trading to the sound country was by my house and the neighborhood where I lived was the great trading ground. There they met in [July and August] summer by hundreds and whilst they carried on their rude and savage commerce, they could feed upon the abundance of wild berries and Salmon which that vicinity afforded. In this way I became intimately acquainted with the Indians on the Sound and on both sides of the Cascade Mountains.”*



Photo provided by the Dennis Moriarty Family

In 1918 Charles H. Moriarty was plowing the hop field on this site with a horse drawn plow. He caught the sun glinting off something in one of the furrowed rows. He had uncovered remnants from another culture, a number of projectile points and an axe head, which still bears the scar from the plow.



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City of Bonney Lake Historical Monuments

