



PLANNING COMMISSION AGENDA

June 4, 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 (June 18, 2014)**
- II. APPROVAL OF MINUTES**
- III. PUBLIC HEARING (*None*)**
- IV. PUBLIC COMMENT AND CONCERNS**
- V. OLD/CONTINUING BUSINESS**
 1. Bonney Lake Comprehensive Plan Update – Land Use Element
- VI. NEW BUSINESS**
- VII. FOR THE GOOD OF THE ORDER**
 1. Correspondence
 2. Staff Comments
 3. Commissioner Comments
- VIII. ADJOURNMENT**

Next meeting: June 18, 2014

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Community Development Department

Planning Commission Minutes

May 21, 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 (Absent)
Craig Sarver

City Staff Present

Jason Sullivan, Senior Planner
Debbie McDonald, Commission Clerk

I. APPROVAL OF MINUTES:

MOTION WAS MADE BY VICE-CHAIR JACOBSEN AND SECONDED BY COMMISSIONER SARVER TO APPROVE THE MINUTES FROM THE MAY 7, 2014 MEETING.

MOTION APPROVED 6-0

II. PUBLIC HEARING:

Ordinance Number D14-59: Amendments to the Land Use Matrix – Related to Senior Housing

Chair Sulham open the Public Hearing at 6:31.

No Public Comments

Chair Sulham closed the Public Hearing at 6:32.

MOTION WAS MADE BY COMMISSIONER DOLL AND SECONDED BY COMMISSIONER POULSEN TO RECOMMEND THAT THE CITY COUNCIL ADOPT ORDINANCE D14-59 AMENDING THE LAND USE MATRIX CODIFIED IN BLMC 18.08.020 ALLOWING SENIOR ASSISTED LIVING FACILITIES IN THE DOWNTOWN.

MOTION APPROVED 6-0

Ordinance Number D14-60: Amendments to Title 14 BLMC – Development Code Administration

Chair Sulham opened the Public Hearing 6:33.

Mr. Sullivan gave an overview of the amendments and how some were streamlined and made user friendly.

No Public Comments

Chair Sulham closed the Public Hearing at 6:42.

MOTION WAS MADE BY COMMISSIONER SARVER AND SECONDED BY COMMISSIONER DOLL TO RECOMMEND THAT THE CITY COUNCIL ADOPT ORDINANCE D14-60 REPEALING THE CITY'S CURRENT LAND USE REVIEW PROCEDURES AND ADOPTING NEW PROCEDURES.

MOTION APPROVED 6-0

III. PUBLIC COMMENT AND CONCERNS: NONE

IV. OLD/CONTINUING BUSINESS:

Bonney Lake Comprehensive Plan Update – Community Character Element

Mr. Sullivan presented the draft of the Community Character Element of the Comp Plan. This is the chance for the Planning Commission to dictate what goes in the section. Vice-Chair Jacobsen will work on the historical piece and bring it back to the Planning Commission.

Commissioners gave their comments, suggestions and corrections to Mr. Sullivan.

Commissioner Poulsen commented it is hard to get small businesses to locate in Bonney Lake when permit fees are so high.

V. NEW BUSINESS: NONE

VI. FOR THE GOOD OF THE ORDER:

Correspondence – NONE

Staff Comments –

Mr. Sullivan commented on the upcoming Open House set for June 18th. The postcards with the Open House and survey information should go out by the end of the week.

Commissioner Comments –

Vice-Chair Jacobsen announced the Historical Society will again be holding a contest on nature and wildlife short films with the winner entry being shown at the Milotte Film Festival in October.

VI. ADJOURNMENT:

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

MOTION APPROVED 6-0

The meeting ended at 7:31 P.M.

Debbie McDonald, Planning Commission Clerk

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Chapter 2

Land Use Element

Chapter 2

Land Use Element

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1. INTRODUCTION

The purpose of the Land Use Element is to provide goals, policies, actions diagrams and standards to guide future land use decisions in Bonney Lake. While all elements of the Comprehensive Plan have equal weight under the Growth Management Act (GMA), this Element is the most far-reaching. It informs all other elements of the Plan, shaping the future transportation network and the location of future housing sites, influencing public facility requirements, defines the City's open space system, and responds to natural resource conservation issues and safety hazards. It establishes the basic pattern of development in the City for the next twenty years, including land uses and densities, and presents the policies and actions to ensure that future development will enhance the quality of life for all Bonney Lake's residents.

"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*

The Land Use Element is 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 and physical capabilities. The Element has also been carefully integrated with the Transportation Element to promote a future land use 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 land uses and land use projections at the 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 forth 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 Land Use Element presents goals, policies, and implementing actions. The policies guide day-to-day City decisions on topics such as land use compatibility, 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 LAND USES

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 a residential 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 about 400 feet above the valley of the Puyallup River, two miles upstream of that river's junction with the White River. The slope into the valley ranges from 40 to 50 percent. The city boundary is irregularly shaped. 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.

As of 2013, Bonney Lake is the fifth most populous city in Pierce County with a population of approximately 18,018 people. Geographically, the City is the sixth largest city wholly located in the Pierce County encompassing almost 7.4 square miles (4,727.32 acres). This area includes approximately 40 acres of lakes including Lake Bonney, Lake Debra Jane and a portion of Lake Tapps. According to Pierce County Assessor-Treasurer Records, accessed from the Countyview database on May 30, 2014, the area represented by the 2014 city limits breaks contains the following land uses.

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%

2.1 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 and 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 buildings of four to seven stories do not exist.

2.2 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.

2.3 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.

2.4 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.

2.5 VACANT

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

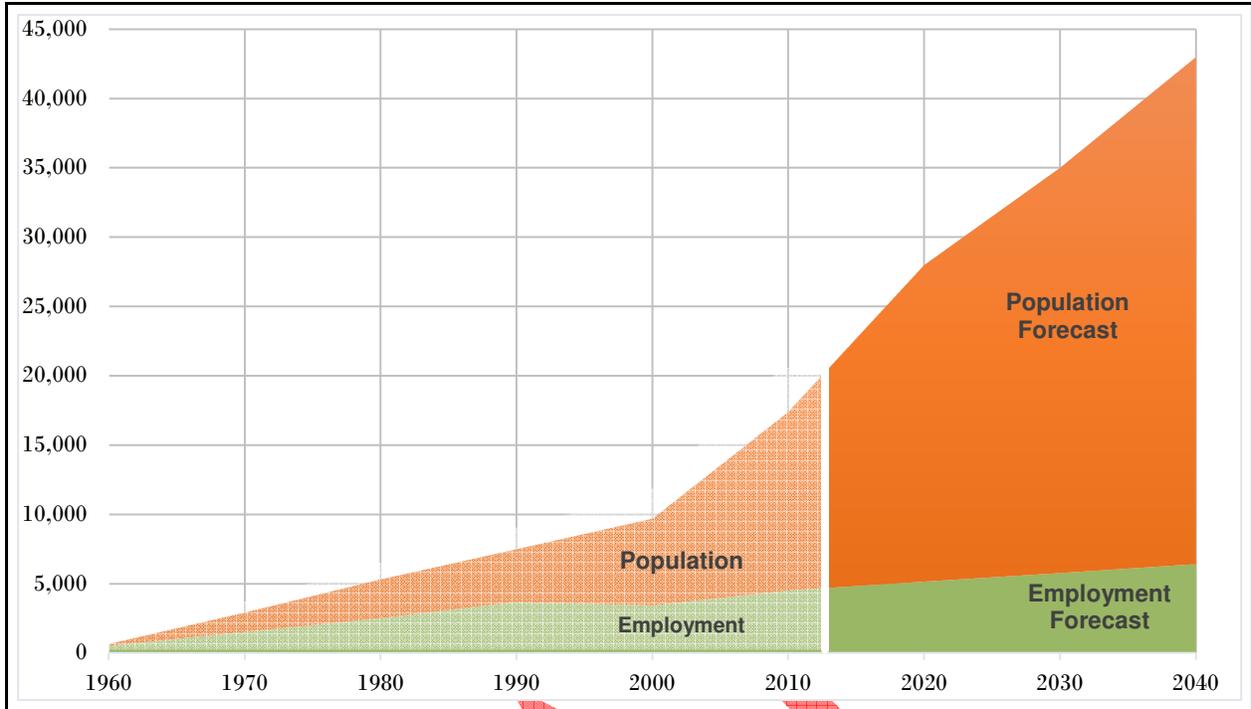
3. PROJECTED GROWTH

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 population projections. Bonney Lake is required to plan for the addition of 2,104 housing units and 943 jobs during the period from 2010 to 2030 pursuant Pierce County Ordinance No. 2011-36s. The growth in housing units represents an annual growth rate of 1.5%; however, between 2000 and 2010 Bonney Lake has had an average annual growth rate of 3.3%¹.

This historic growth rate is more than double the future growth rate assumed by Pierce County. Bonney Lake is a desirable place for residential development and has had an annual average growth rate of 2.1% over the 30 year period from 1980 to 2010: excluding growth due to annexations. Based on the historic growth rate, the City will need to accommodate 28,450 people and 10,452 housing units by 2035 within the existing incorporated boundaries of the City by 2035.

Based on the historic growth rates and the incorporation of all of the Potential Annexation Areas (PAA) within the Bonney Lake Urban Growth Area (BLUGA), Bonney Lake is projected to add 20,809 people, 6,819 housing units and 1,600 jobs during the period from 2013 to 2035. Therefore, Bonney Lake will need to accommodate a total of the 38,819 people, 13,414 housing units and 6,105 jobs by 2035.

¹ Housing units and population annexed into the City between 2000 and 2010 were excluded when calculating the average annual growth rate.



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 BLUGA, which did not include the Prairie Ridge PAA 2013. When the capacity of the Prairie Ridge PAA is 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 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 Future Land Use Map is explicitly required by the Growth Management Act.

In most cases, the designation on the Land Use Map 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 Land Use Map is implemented through the City’s zoning regulations. Each color-coded category on the map has a corresponding set of compatible zoning districts. While the Land Use Map guides zoning, it is not the same as the Zoning Map. By definition, the Land Use Map is intended to be general and does not necessarily follow parcel boundaries. There are a total of 13 land use categories shown on the Future Land Use Map, including four residential categories, four 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 Map until the street or right-of-way is vacated.

4.2 RESIDENTIAL DESIGNATIONS

Four residential designations appear on the Map. These designations are defined as follows:

Low Density Residential (4 to 5 units per Net Acre)

The Low Density designation corresponds to most of Bonney Lake’s single family residential neighborhoods. These areas are characterized by subdivisions of detached homes, usually on lots of 5,000 to 10,000 square feet. Correlating zoning classification is R-1.

Medium Density Residential (5 to 9 Units per Net Acre)

The Medium Density designation applies to duplexes and townhouses. Net densities in these areas generally range between 5 and 9 units per net acre. These areas are multi-family, but retain some of the characteristics of suburban neighborhoods such as landscaped yards, off-street parking, common open space, and low building heights. Other compatible uses, such as schools, child care centers, parks, and religious facilities, may also locate in areas with this designation. Correlating zoning classification is R-2.

High Density Residential (10 or More Units per Net Acre)

The High Density designation applies to apartment buildings are generally three stories. Densities must be at least 10 units per acre. On larger parcels with this designation, common open space and other shared amenities are typically provided. Other compatible uses, such as schools, child care centers, parks, and religious facilities, may also locate in areas with this designation. While this designation is principally intended for residential development, some mixed use development (i.e., apartments above retail shops / services / offices) may be allowed under certain conditions. Correlating zoning classification is R-3.

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.

4.3 COMMERCIAL AND MIXED USE DESIGNATIONS

Four commercial designations and one mixed use designation appear on the map. These designations are defined below. For mixed use projects, there are no maximum or minimum allowable residential densities. The Community Character Element of the Comprehensive Plan should be consulted for additional guidance on the design of commercial and mixed use areas. In general, the City envisions an emphasis on pedestrian access in all commercial districts with buildings oriented toward streets and sidewalks, especially in the Downtown.

Neighborhood

The general intent of this district to provide certain commercial and service uses which are compatible with neighborhoods and principally oriented to serve adjacent residential areas and neighborhoods. Developments in these areas are intended to be pedestrian-oriented with an attractive and distinct identity, along with amenities such as small parks, public art, and plazas. Typical uses include local services, retail, eating and drinking establishments, civic facilities, housing, and mixed-use development.

Downtown

The Downtown designation applies to the 128 acre area in the heart of Bonney Lake. The area includes a mix of mostly auto-oriented commercial, office, civic, health care, and limited residential uses. Looking forward, Downtown will become more urban in character, with more intense infill development and redevelopment.

Trees, sidewalks, benches, plazas, public art and other amenities that make the streets pedestrian-friendly. The Downtown 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. The spatial distribution of uses is further guided by policies in this Element, other elements of the General Plan, the Zoning Ordinance, and the Downtown Community Plan. In particular, the Downtown Community Plan should be referenced for development standards and design guidelines for projects in the Downtown area. Correlating zoning classifications are Downtown Core and Downtown Mixed Districts.

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.

Mid-Town

Mid-Town is envisioned to accommodate large-scale commercial uses serving a citywide or regional market, typically on large sites along SR-410 or major arterials. 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.

4.3 OPEN SPACE

Three open space designations and one public facility designation appear on the map. These designations are defined as follows:

Public Open Space

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.

These lands will remain as permanent open space through the horizon year of this plan. A limited number of utility, recreational, and park improvements, such as trails or interpretive nature centers, may occur during the planning period.

Private Open Space

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.

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.

4.4 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. Not all public facilities appear under this designation—for map legibility purposes, facilities less than one acre in size that are similar in character to adjacent uses may be shown with the adjacent use designation.

For example, individual fire stations and branch libraries may not appear on the map. Conversely, sites designated as Public Facility are not precluded from future private use through joint public-private development, provided such development is consistent with the policies of the General Plan. Allowable development intensity on Public Facility properties is determined on a case-by-case basis and a 45-foot height limit generally applies. Public Facility also applies to unmapped portions related to freeway and railroad right-of-way.

4. URBAN GROWTH AREAS

The Growth Management Act 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 to that city to receive services such as sewer, water, and police protection. 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, as approved by Pierce County, consists of three Potential Annexation Areas (PAA): Kelly Creek Vista, Victor Falls, and Delany. As of 2014, Pierce County has approved the addition of the Rhododendron/Wilderness Ridge PAA subject to the development of a Joint Planning Agreement.

In addition to these 4 PAAs, the City is also looking at adding a number of areas to the BLUGA including the Tehaleh Employment Based Community; an unaffiliated portion of the Comprehensive Urban Growth Area (CUGA) directly south of the Rhododendron/Wilderness Ridge PAA. The City would also like to add following areas to the BLUGA that are currently outside of the CUGA:

- ❖ **96th 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. 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.
- ❖ **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. The intent of this expansion is not to provide additional capacity, but to establish a regular boundary between the City and rural Pierce County.
- ❖ **214th PAA:** This area is bounded by the existing city limits on the north, west, and south, and by 214th Avenue East on the east. Adjacent to the Cedar View neighborhood. The intent of this expansion is not to provide additional capacity, but to establish a regular boundary between the City and rural Pierce County.
- ❖ **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. 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.
- ❖ **Falling Water/Creek Ridge 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. 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. The intent of this expansion is not to provide additional capacity, but to include lands already platted at an urban density in the BLUGA.

5.1 CITY IDENTITY

Bonney Lake has been, is, and will remain primarily a residential community. While the City needs to continue to strengthen the fabric of these areas while accommodating new infill development, there are other parts of Bonney Lake where the potential exists for transformative change. The policies below will make the City a sustainable suburban community by focusing new commercial development and higher density residential in the Downtown, along major corridors (especially SR-410), and within in other centers of local importance while protecting the residential character of the City. The Downtown envision to become a designated Countywide Center with lively shopping streets, office buildings, residences, and public facilities.

“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*

An 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 LU-1: A city that is a sustainable suburban community known for walkable neighborhoods, dynamic gathering places, transit-oriented development at focused locations, attractive shopping and entertainment areas, thriving work places, and harmonious blending of the natural and built environments.

Policy LU-1.1: Create a positive regional identity for Bonney Lake as a City with outstanding neighborhoods, shopping areas, public facilities, parks, and employment districts. As the Pierce County’s fifth largest city, Bonney Lake should continue to evolve into a major regional destination with a distinct identity and a reputation as a model for creating sustainable suburban communities.

- ✓ Implementation: Play a prominent role in regional forums and discussions that address issues affecting the Puget Sound Region and Washington, including such issues as climate change, reducing auto dependency, air quality improvements, energy and water conservation, and transit oriented development.
- ✓ Implementation: Focus a significant portion of the residential and employment growth into the Downtown and other City Centers.

- ✓ Implementation: Have the Downtown area designated as a Countywide Center. Under the Pierce County Countywide Planning Policies (CPPs), Countywide Centers are designated at the County level and serve as a local focal points where people come together for a variety of activities, including business, shopping, living and recreation. Countywide Centers are also potentially candidates for designation as regional centers

Policy LU-1.2: Develop Bonney Lake’s available land supply to provide an array of housing choices, job opportunities, shopping choices, recreational choices, and entertainment and cultural facilities to reduce the need for residents to travel outside the City.

Policy LU-1.3: Conserve the unique ecological characteristics of the Bonney Lake that contribution to the City’s identity and livability. Future land use decisions should ensure the long-term protection of these areas as open space.

Policy LU-1.4: Sustain and enhance Bonney Lake’s residential neighborhoods as the basic “building blocks” of the community.

Policy LU-1.4: Ensure that residential neighborhoods provide diverse housing choices, safe and walkable streets, and convenient access to services, schools, and parks. While the basic pattern of land uses in most neighborhoods is set, over time the City’s should encourage compact residential development by clustering homes to provide open space, reduce impermeable surfaces, preserve environmental features, and reduce the per-unit cost of utilities.

Policy LU-1.6: Transform Bonney Lake’s Downtown into a pedestrian-oriented urban district containing a mix of office, retail, health care, government, high density residential, cultural, and entertainment land uses that create an active, lively street environment and strong sense of place.

- ✓ Implementation: Utilize the Economic Vitality Element, Strategic Commercial Districts Plan, Downtown Plan and Design Guidelines to guide land use and urban design decisions. Update these plans as necessary to reflect development trends, land use changes, and emerging City priorities.
- ✓ Implementation: Recognize Downtown as Bonney Lake’s highest priority for multi-family development and pedestrian-oriented shopping, cultural, civic, and entertainment land uses. Future land use decisions throughout Bonney Lake should support the vision of Downtown as the heart of the City, and should take care not to siphon off demand for these uses to other parts of the city.

See the Downtown Sub-Area Plan for additional policies and action items.

Policy LU-1.7: Recognize other centers of local importance that contribute to Bonney Lake’s identity. Plans for these districts should address the preservation of historic resources; identify appropriate areas for new commercial, residential, and mixed-use infill development; establish parking and transportation

strategies which foster a pedestrian-oriented shopping environment; and provisions to ensure that future development helps enhance and define each area's character.

- ✓ Implementation: Implement and periodically update plans and/or design guidelines for Mid-Town and East Town to better achieve or facilitate the goals of the General Plan.
- ✓ Implementation: Develop sub-area plans for the Allen Yorke Park, Bonney Lake High School, Prairie Ridge, and Victor Falls areas that promote the areas as gathering places and/or shopping areas.

See the existing sub area plans for Mid-Town and East Town for additional policies and action items

Policy LU-1.5: Encourage mixed-use development combining residential and commercial uses in selected commercial areas of the City to increase vitality and activity, provide housing opportunities, and advance sustainable development principles while preserving the City's residential neighborhoods.

Policy LU-1.6: Enhance the role of Bonney Lake's major thoroughfares as multi-modal corridors to connect the city, and 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 LU-1.7: Focus new development on under-developed or "skipped over" sites that are already served by infrastructure and public streets.

- ✓ Implementation: Ensure that zoning and capital improvement decisions are made in a way that supports reinvestment in the existing urbanized area. By growing more compactly, the City can preserve its open space.
- ✓ Implementation: Where appropriate, use available resources to achieve the more efficient and productive use of underutilized infill properties. Public investment and partnerships with the private sector should be used to incentivize infill development, particularly in the Downtown, Mid-Town and East Town areas.
- ✓ Implementation: Continue to utilize the Pierce County Buildable Lands Report to identify under-utilized properties in Bonney Lake.

5.2 CENTERS AND CORRIDORS

“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*

Centers are the places in Bonney Lake where residents shop, socialize, conduct business, and meet friends and neighbors. They are the gathering places of the community, and they come in different shapes and sizes. Some may be regional shopping centers that draw residents from across east Pierce County. Some 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 City’s neighborhoods, and for the City itself.

Corridors have traditionally been associated with their transportation function — 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 intersections.

The City’s commitment to becoming a sustainable suburban community development will be especially apparent in Bonney Lake’s centers and along its corridors. Much of the City’s growth potential lies within these areas. Mixed use development, combining upper floor residences over ground floor shops and services, will become more prevalent. Walking and bicycling will be more convenient. Close attention will be paid to architectural design and the quality of the streetscape to ensure an attractive environment.

Goal LU-2: Distinctive, vibrant centers and corridors that accommodate housing, commerce, shopping, services, civic activities, entertainment, and culture

Policy LU-2.1: Create inviting, pedestrian-oriented centers throughout Bonney Lake. A center may be any place that provides a gathering place for residents or a focal point for the neighborhood around it, such as shopping centers, civic centers, community facilities, and neighborhood services.

Policy LU-2.2: Reinforce a hierarchy of retail centers in the City, characterized by:

- ❖ *A Downtown which accommodates pedestrian-oriented retail uses, uses that serve residents and employees, and specialty and “niche” activities such as entertainment and outdoor dining.*
- ❖ *Town Centers, the Mid-Town and East Town areas, which accommodates 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.*
- ❖ *Neighborhood Centers, 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.*
- ✓ Implementation: Focus retail recruitment efforts on market niches and segments that are currently missing in Bonney Lake.
- ✓ Implementation: Strengthen Downtown as the heart of Bonney Lake by providing more complete and attractive retail shopping experiences. Downtown should provide an urban shopping experience with pedestrian-oriented storefronts, sidewalks, attractive streetscapes, outdoor dining, structured (and on-street) parking, and shopping, dining, and entertainment choices that draw residents from across the City and region.

Policy LU-2.3: Encourage the development of key “multi-modal” corridors that accommodate multiple modes of transportation while supporting a variety of land uses and utility infrastructure, including activities without an active street presence and uses which cannot be easily accommodated in centers. In general, corridors should be recognized as having distinct segments, punctuated by activity nodes around key intersections. Streetscape improvements, design guidelines, public art, land use and zoning standards, signage, undergrounding utilities, and road design changes can be used to create a stronger sense of identity.

- ✓ Implementation: Revise zoning regulations as needed to achieve the land use goals for corridors. This should include development standards which prohibit commercial “strip” development.
- ✓ Implementation: Maintain development regulations which direct to auto-oriented commercial activities to Town Centers and along corridors or freeways, rather than into Downtown or Neighborhood centers.

Policy LU-2.4: Ensure compatibility with surrounding single family homes. Protect neighborhoods from incompatible uses by appropriate use of buffers.

- ✓ Implementation: As projects are approved, require appropriate transitions in height, bulk, and density between commercial centers and surrounding lower scale residential areas to avoid impacts associated with abutting commercial uses and single family residential

neighborhoods. Standards for buffering, noise reduction, and building step-downs should be included in the Zoning Ordinance to ensure land use compatibility.

Policy LU-2.5: Maintain a mix of uses and activities in centers that meet a range of neighborhood, citywide, and regional needs. Some centers may be characterized by predominantly retail uses, while others may contain a more varied mix of activities including civic, education, local-serving offices, and group assembly uses.

Policy LU-2.6: Encourage the collocation of public services such as education, health care, libraries, child care, and senior centers in facilities located within the Downtown. Such facilities and services may be incorporated within new large-scale private development as a way to provide community benefits and meet the service needs generated by that development.

Policy LU-2.7: Strengthen the connections between Bonney Lake's centers and the surrounding neighborhoods through physical improvements, public transit, and coordinated land use and transportation planning.

Policy LU-2.8: Support the transformation of auto-oriented shopping centers—currently characterized by retail strips surrounded by large surface parking lots—into more pedestrian-oriented centers. The City aspires to create more contemporary shopping environments, with wide sidewalks, pedestrian crosswalks, transparent storefronts for window shopping, varied facades, awnings, attractive street furniture, public art, landscaping and street trees, decorative street lighting, and pedestrian-scaled signage.

Policy LU-2.9: Encourage uses and activities in commercial centers which generate foot traffic, create a stronger sense of place, and bring life to outdoor spaces.

Policy LU-2.10: Encourage the use of shared parking in commercial districts, rather than independent parking lots on each commercial property. This can reduce the total land area dedicated to parking, result in more efficient land uses, and create a more pedestrian-friendly environment.

- ✓ Implementation: Review the parking standards for commercial uses and seek revisions that ensure the adequacy of parking while minimizing the surface area used for this activity. Promote permeable parking lots, and the designation of preferred spaces for car-share vehicles. Consider the adoption of parking maximums in centers as a way to limit parking lot size and promote shared parking.
- ✓ Implementation: Require that parking and service uses be accessed from side streets or alleys, rather than along collector and arterial streets. In general, site plans should avoid curb cuts along major street frontages and promote access from other points along the property.
- ✓ Implementation: Develop a comprehensive parking strategy for the Downtown.

Policy LU-2.11: Support the development of housing as a component of Bonney Lake's centers, preferably in vertical mixed use formats where housing is located on the upper floors of buildings with

ground floor retail. The following additional guidelines should be used for siting housing within commercially designated areas:

- ❖ *Mixed use projects incorporating housing above commercial uses are permitted within the Downtown, and in some Town and Neighborhood Centers.*
- ❖ Projects that are entirely residential (e.g., no ground floor retail use) may be appropriate in commercial areas in limited circumstances, as specified by zoning, specific plans, area plans, or General Plan policies and actions.
- ✓ Implementation: Concentrate mixed use (retail/housing) development in the Downtown. This should be reflected in the commitment of resources to infrastructure, parking, and streetscape improvements.
- ✓ Implementation: Use zoning to identify areas in the other Town and Neighborhood Centers where development that is entirely residential is acceptable, subject to a minimum density requirement.

Policy LU-2.12: Manage commercial land uses and development in a way that contributes to the health and well-being of Bonney Lake’s residents.

- ✓ Implementation: Limit the proliferation of drive-through “fast food” restaurants. Where fast food restaurants are proposed in the Downtown or TOD areas, they should be pedestrian-oriented.

This measure is specifically aimed at “drive-through” restaurants. The City discourages such businesses in locations where pedestrian orientation is desired. The City also supports the trend toward healthier dining options at fast food businesses, and increased information to consumers about the nutritional value of their meals.
- ✓ Implementation: Support the development of farmers markets and other venues where locally grown produce and fresh foods can be sold.

5.3 COMPLETE NEIGHBORHOODS

More than any other physical feature, Bonney Lake’s residential neighborhoods define the city and shape its sense of community. Over the years, the City’s neighborhoods have become increasingly diverse. The City’s neighborhoods will continue to evolve in the decades ahead. In areas where the basic development pattern is set, continued reinvestment will be encouraged, with an emphasis on sustainable design. In areas where the development pattern is still evolving, new neighborhoods will be safe, healthy, attractive, and diverse. The objective across the city is to make each Bonney Lake neighborhood a “complete” neighborhood— with a variety of housing choices, community services, and an identifiable center that serves as a gathering place for its residents.

Goal LU-3: Compact, walkable, and diverse neighborhoods, each with an array of housing types and shopping choices, with parks, schools, and amenities that can be conveniently accessed by all residents.

Policy LU-3.1: Maintain a range of single family residential zones corresponding to the prevailing lot sizes, densities, and context of Bonney Lake's neighborhoods.

Policy LU-3.2: Encourage continued reinvestment in Bonney Lake's neighborhoods by the public and private sectors. While the basic land use pattern in many neighborhoods is already set and will be maintained, their improvement and evolution should be viewed as an important part of the City's future.

Policy LU-3.3: Enhance or create identifiable "centers" in or near neighborhoods which serve as local gathering places. Neighborhood centers may take a variety of forms. They may be civic uses such as parks, community centers, or schools; local shopping areas; or any other common ground where residents can congregate.

Policy LU-3.4: Support infill development on vacant and underutilized land where there are vacant lots or parcels that create "gaps" in the urban fabric and disrupt the continuity of a neighborhood. Such development should respect the scale and form of surrounding properties.

Policy LU-3.5: Promote design and land use decisions which 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, and schools.

Policy LU-3.6: Improve the ability to travel through neighborhoods and between neighborhoods on foot, bicycle, or automobile. Street layouts should facilitate pedestrian travel and connect homes with nearby services to the greatest extent feasible. Cul-de-sacs and dead-ends should be avoided if they require circuitous routes for pedestrians. Incomplete links in the City's street system should be eliminated to improve circulation and reduce trip lengths.

- ✓ **Implementation:** Undertake improvements which make Bonney Lake's neighborhood streets safer and more convenient for walking and bicycling. This is both a sustainability objective and a public health objective. The pedestrian and bicycle networks in Bonney Lake's neighborhoods should reflect universal design principles that make the City more accessible for seniors and others with mobility limitations.
- ✓ **Implementation:** Implement measures to slow down or "calm" traffic on local streets, thereby improving traffic safety and enhancing the quality of life in Bonney Lake's neighborhoods. A reliable, sustainable source of funding for traffic calming projects should be identified to carry out this action. Creative approaches to obtaining funding should be encouraged and pursued. Traffic calming measures could be combined with new sidewalks and pathways, street trees and landscaping, crosswalks, and other design changes which make it safer and more comfortable to travel without a car.

Policy LU-3.7: Integrate open space, parks, street trees, landscaping, and natural features into Bonney Lake's neighborhoods to enhance their visual quality and improve access to nature and recreation. The maintenance and improvement of Bonney Lake's parks, greenbelts, medians, flood control channels, and urban forest should be seen as an important part of the City's efforts to address climate change by utilizing trees to sequester carbon from the atmosphere.

The City strongly encourages tree planting on private property. Trees are recognized as contributing to the attractiveness and livability of the City. They are an effective buffering tool for adjoining land uses and will be an important part of Bonney Lake's climate strategy.

- ✓ *Implementation: Encourage multi-family development projects to designate space for community gardening for residents. This applies both to new projects and to existing development projects which may have space available for gardening projects.*

Policy LU-3.8: Generally locate new higher density housing in Centers and the TOD Overlay areas where there is access to transit, proximity to local-serving commercial uses, and proximity to collector or arterial streets.

Policy LU-3.9: Allow home occupations in Bonney Lake residences provided that impacts are controlled and do not alter residential character.

- ✓ *Implementation: Revisit the City's requirements for home occupations to keep pace with best practices, respond to changes in technology and workplace organization, and address emerging neighborhood issues and concerns.*

Policy LU-3.10: 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 LU-3.12: Maintain community preservation and code enforcement programs which protect health and safety and keep Bonney Lake neighborhoods free of nuisances and visual blight. These programs should also abate excessive noise, illegal dumping, illegal signage, graffiti, littering, and other activities that disrupt neighborhood quality of life.

Policy LU-3.13: Ensure that no single neighborhood or population group is disproportionately impacted by environmental burdens and hazards.

5.4 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 to protect the City's natural resources, provide opportunities for recreation, enhance visual beauty, and shape the City's character.

Open space is a defining element of Bonney Lake's form. It 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 LU-4: Preserve open space, parks, greenbelts, and natural areas, which together protect the City's natural resources, provide opportunities for recreation, enhance visual beauty, and shape the City's character

Policy LU-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 LU-4.2: Maintain and enhance a network of civic, 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 LU-4.3: Utilize open space, including parks, flood control channels, 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 LU-4.4: Allow community gardening and "urban" agriculture in a wide range of settings.

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

- ✓ Implementation: Periodically update zoning standards for these areas in response to changing infrastructure needs, changes in energy and communication, and emerging technologies.

There are some public facilities and utilities that cannot feasibly be located in urbanized areas, but that serve an essential public need. There are also infrastructure facilities where City regulations may be preempted by state and federal law.

Policy LU-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 LU-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.

5.5 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 LU-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 LU-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.

- ✓ Implementation: Continue to use the development review process to evaluate and mitigate potential project-level impacts on traffic, parking, transportation safety, ingress and egress, and transit needs.

See the Mobility Element for additional policies and actions on the integration of land use and transportation

Policy LU-5.2: Incorporate sustainability into land use planning decisions and procedures to the greatest extent feasible.

- ✓ Implementation: Develop and implement a Sustainable Suburban Community Strategy.
- ✓ Allow parks and public facilities in any land use designation, provided that the use is consistent with other policies in the Comprehensive Plan. A Comprehensive Plan amendment shall not be required to locate a park or public facility in an area designated for other uses on the Future Land Use Map. The Future Land Use Map should be periodically updated to reflect parkland acquisition and the development of new city parks and public facilities.

Policy LU-5.3: Use zoning and subdivision regulations to direct the city's growth, ensure sufficient opportunities for new development, improve Bonney Lake's quality of life, create complete 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.

- ✓ Implementation: Update Bonney Lake's development regulations, including the zoning map, as needed to achieve consistency with the City's comprehensive plan. Updates should reflect best practices in zoning, including the use of form-based codes, and should explore innovative and creative ways to achieve a more pedestrian-friendly and sustainable land use pattern. At the same time, the update should also address zoning "fundamentals" such as definitions, allowable densities and floor area ratios, height and bulk controls, and the use of overlays to achieve place specific objectives.
- ✓ Implementation: Consider developing transfer of development rights (TDR) program. Such a program would establish the procedures and conditions for transferring the allowable density on a constrained or historically significant property to a "receiver" parcel where development would have a lesser impact.
- ✓ Implementation: Use the conditional use and zoning administrator permit process to establish appropriate limitations on activities which could potentially create adverse effects and to provide an opportunity for public input into land use decisions.
- ✓ Implementation: Review and revise Bonney Lake's subdivision regulations as needed to be consistent with the General Plan and zoning.
- ✓ Implementation: Use the Planned Community District (PCD) zoning to provide flexibility in application of the zoning code, encourage more desirable site planning outcomes, or achieve particular mixes of land uses or unit types. Within mixed use areas, PCD zoning may be used to indicate sites or portions thereof on which housing or commercial is a required land use.
- ✓ Implementation: Use zoning overlay districts as needed to supplement zoning standards with additional regulations that reflect public policy objectives for a particular place or resource.

Policy LU-5.4: Recognize certain areas as having natural constraints which preclude their safe or environmentally sound development. These constraints are discussed in the Environmental Conservation Element.

- ✓ Implementation. Establish land use designations on as part of the Future Land Use Map reflect this policy. Hillsides and wetlands are generally designated as Conservancy/Open Space on the Map to recognize ecological, safety, access, and aesthetic concerns. This principle would be carried forward through zoning, and through other City ordinances regulating development near and in hazard-prone locations.
- ✓ Implementation: Ensure that the allowable density or intensity of development recognizes such constraints.

Policy LU-5.5: Allow new development to occur only when the public facilities needed to serve that development are available or will be provided by the development through the payment of impact fees.

- ✓ Implementation: Utilize impact fees, special assessments, developer-funded improvements, and other methods to ensure that new development pays its fair share of the cost of the capital improvement and service cost needs it generates.

Policy LU-5.6: Although the Comprehensive Plan provides development capacity accommodate growth until 2035, steps should be taken to retain some of this capacity for the post -2035 period and guide development to the Downtown, Town Centers, and Neighborhood Centers.

Policy LU-5.7: Avoid the creation of “problem” parcels that are not practical to develop or provide with services. Work to eliminate or merge such parcels where they already exist. A problem parcel is defined as:

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

Policy LU-5.8: Encourage partnerships between the City and the private sector to undertake joint public-private development.

- ✓ Implementation: Recognize the opportunity to incorporate activities that provide a public benefit (such as child care centers and libraries) within private development through public-private partnerships.
- ✓ Implementation: Utilize development agreement to permit flexibility that will encourage a more creative approach in the development of land, and will result in a more efficient, aesthetic, and desirable use of open area, while at the same time, maintaining substantially

the same population density and area coverage permitted in the zone in which the project is located.

Policy LU-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.

Policy LU-5.9: Encourage the use of technology to achieve more efficient land use patterns and more sustainable development. For example, access to wireless technology to facilitate home occupations and reduced commuting and the development of gray water recycling systems to reduce water consumption

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

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

Policy LU-6.3: Continue to work to streamline the permitting process utilizing LEAN principals in order to efficiently process permit applications.

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