

COMMUNITY FACILITIES AND SERVICES

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1. INTRODUCTION

One of the more challenging aspects in managing growth is ensuring that needed public facilities and services are available when growth occurs. The implementation of well-defined facilities plans will help realize Bonney Lake's vision of a well-planned City. The ultimate full development of the City is contingent on the development of needed public facilities and services in a timely and orderly fashion.

"The City of Bonney Lake acknowledges the complex relationship between land use and the provision of public services and facilities. The plan attempts to point out that in order to have healthy growth and development; public utilities, services and facilities must be planned and installed to accommodate it."

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

The purpose of this element is to intended to fulfill the requirements of RCW 36.70A.070(3) and to demonstrate that all community facilities and services to serve Bonney Lake residents have been addressed and that the planning has been, and continues to be, conducted for all community facilities and services. This element contains the following information, whether addressed herein or in other related plans adopted by reference:

- An inventory of existing public facilities;
- A forecast of future needs;
- Maintenance, repair, and replacement of existing City facilities and capital improvements;
- The potential location of new public facilities;
- A financing plan and sources of funding; and
- A process by which to achieve balance among needed facilities, appropriate levels of service, and financial capability.

This Community Services and Facilities Element incorporates and serves as a reference to all of the various capital facility plans, comprehensive plans, capital improvement and investment programs, capital budgets, inventories, and studies that together represent the planning and financing mechanisms required to serve the needs of Bonney Lake.

Bonney Lake owns and manages a wide variety public of infrastructure systems and facilities for which the City creates capital facilities programs (e.g. roads, streetlights, stormwater facilities, sidewalks and trails, parks and recreation facilities, water and sewer systems, administrative and maintenance facilities, landscaped areas, etc.). In addition to facilities owned and managed by Bonney Lake, there are a number of publicly owned capital facilities managed by other entities, which provide for some of Bonney Lake's public capital facility needs: schools, libraries, fire stations, wastewater treatment (offsite), water supply and distribution, and public transit facilities.

Planning decisions made regarding these facilities are made by the responsible governing bodies. These decisions include the construction of new facilities; improvements to existing facilities; maintenance, repair, and replacement of existing infrastructure; the levels of service provided by those facilities; the sources of revenues; and financing of needed facilities. Such decisions also recognize the evolving and adaptive role of technology in the provision of capital facilities.

Bonney Lake is a suburban community with some vacant land with a full array of urban services to accommodate projected growth in households and jobs over the long term. Therefore, needed capital facilities should focus on both maintaining and improving levels of service as well as meeting the demands of new growth. Level of Service (LOS) standards are adopted to measure the adequacy of public services.

Despite the fact that Bonney Lake doesn't manage all public facilities in the city, the city does have a significant influence on capital facilities planning and development by its authority to regulate land uses and the requirement to adopt a comprehensive plan. In addition, the state, through the Growth Management Act (GMA), requires Bonney Lake to demonstrate that the capital facilities serving Bonney Lake have been considered and that planning is done in a coordinated and comprehensive fashion.

Facilities and services that provide infrastructure necessary to support basic life needs such as water and sanitary sewer are addressed in the Utilities section of this Element. Parks, recreation, and open space facilities and needs are addressed in the Parks and Recreation Section of this Element. Transportation facilities including an inventory of streets, non-motorized transportation facilities, streetlights, traffic signals, and public transit facilities, are contained in the Community Mobility Element.

2. COMMUNITY FACILITIES AND SERVICES VISION

Provide for adequate community facilities and services to the citizens of Bonney Lake by the City or via coordination with other public and private entities to enhance the quality of life of the City's residents; to serve existing and future development in an economic, efficient, effective, and equitable manner; and to adequately support new development by the time the development is available for occupancy and use.

3. GOVERNMENTAL FACILITIES AND SERVICES

The section of the Public Facilities and Services Element addresses the following facilities and services provided by the City or other governmental agency:

- General Government
- Police Protection
- Fire Protection
- Schools
- Libraries

The adequacy of governmental facilities is typically measured against an established level of service (LOS) based on the types of services rendered at each facility. The evaluation of services and facilities needs can range from precise measurements, such as the amount of time it takes for a fire truck to reach the scene of a fire, to imprecise measurements such as a community's perception of a specific governmental facility.

Once a LOS standard has been established, the adequacy of a governmental facility or service can be measured against the standard. A public facility or service operating at or above the established LOS indicates no need for improvements or new facilities. A facility or service operating below the established LOS is an indication that there may be a need for improvements, or new facilities, or re-evaluation of the LOS. Additionally, if funding is not available to bring the service back to the desired level, then the LOS may need to be reexamined to determine if it is adequate, raise impact or mitigations fees, or reduce the demand on that governmental facility or service by limiting development.

3.1 GENERAL GOVERNMENT

The City owns and operates a number of buildings in order to perform necessary administrative and governmental functions of the city. These include the:

- **Interim Public Works Center:** The interim Public Works Center is located in the former City Hall building. This 6,561 square foot building constructed in the mid-1970s is located at 19306 Bonney Lake Boulevard. The Public Works Maintenance Shops and Operation Offices are located behind this building. The shops house public works operations (e.g. water, sewer, stormwater, fleet, and streets). The approximately 26,000 square feet maintenance yard contains an administrative building for operations staff; storage areas; a modular building was brought on site that is used for offices, training, conferences, and lunch room for the public works operation staff; buildings for fleet, sewer, and water; and some covered parking. These support buildings have a combined square footage of 11,409 square feet.
- **Justice and Municipal Center:** This 21,000 square foot office building located at 9002 Main Street, houses the municipal court, council chambers, and offices for the Executive, City Administrative, Community Development, Finance, and Community Services Departments.
- **Public Safety Building:** This 36,611 square foot building located at 18421 Veterans Memorial Drive housing the police and fire stations. The public safety building constructed in 1994 consist of 25,275 square feet of finished useable space on the first and second floors a basement with 4,450 square feet of finished useable space and 2,112 square feet of unfinished storage space and engine bays consist of 4,774 square feet of finished space. The police department occupies approximately 10,200 square feet of the useable space, while the balance leased to East Pierce Fire & Rescue (EP&R). The building also houses the City's Emergency Operations Center (EOC)

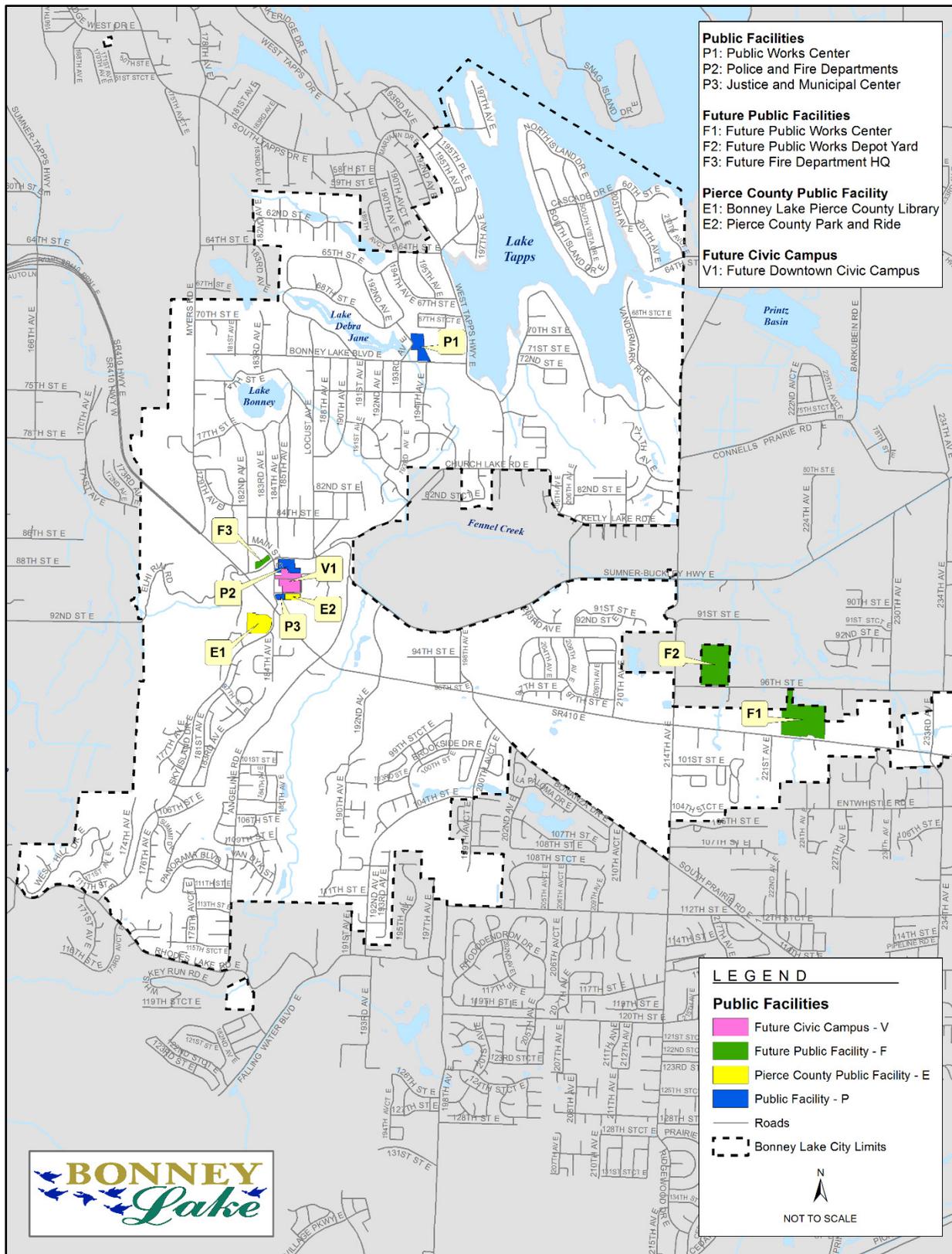


Figure 6-1: Existing and Future Public Facility Locations

As communities grow, staff and equipment is added to handle the increased demand for public services. The Urban Land Institute data shows a national-wide average of 347 square feet per employee and an analysis of Bainbridge Island's administrative office concluded that there should be 365 square feet per employee in order to provide sufficient space for finance, administrative services, planning and building, engineering and public works administration, municipal court, and police. Because city halls often serve as community centers in addition to housing office functions, the need for public meeting facilities may increase the amount of space needed per employee.

In 2004, the City undertook a comprehensive facility planning study through ARC Architects and Beckwith Facility Planning. From that study, it was determined that the police department needed 0.93 square feet of space per capita, the municipal court 0.25 square feet per capita (including court room space), and general government (administration, finance, public works administration and engineering, planning and building, and community services administration) needed 1.21 square feet per capita (including council and general meeting rooms). It was also determined that public works operations and maintenance operations needed 2.5 square feet per capita for their facilities; excluding, yard, layout and storage areas. These per capita square footages also included the common/support areas (e.g. hallways, restrooms, lobby, copy rooms, mailrooms, lunchrooms, etc.) in the calculation.

Given that, the Beckworth study was very thorough and specific to Bonney Lake and its service provision, the City will use the per capita model as a general basis for its facility level of service (FLOS) determinations. The City hereby adopts a Facility Level of Service standard for general government facilities as follows

| FACILITY | FACILITY LEVEL OF SERVICE | EXISTING FACILITIES | 2015 DEMAND | 2035 DEMAND |
|-----------------|-----------------------------|---------------------|--------------------|--------------------|
| Police Station | 0.93 square feet per capita | 10,200 square feet | 17,224 square feet | 26,648 square feet |
| Municipal Court | 0.25 square feet per capita | 21,000 square feet | 4,630 square feet | 7,164 square feet |
| City Hall | 1.21 square feet per capita | | 22,409 square feet | 34,671 square feet |
| Public Works | 2.50 square feet per capita | 17,970 square feet | 46,300 square feet | 71,635 square feet |

Table 6-1: General Government Facility Level of Service (FLOS) Standards

If either the police station or the municipal court incorporated to a city hall, the space requirements for those facilities would be added to the city hall requirement. Compliance with the FLOS is not subject to the City's concurrency requirements.

City Hall and Municipal Court

Based on the adopted FLOS, the City currently needs 27,039 square feet of space for current general government operations including the Municipal Court. The 21,000 square foot Justice & Municipal Center

can accommodate current required staffing levels; however, there is not a significant amount of capacity to accommodate all of the future City growth.

To accommodate future growth, the City will continue to assemble the balance of the land required to construct the civic center. If the new civic center project can be timed with a capital bond levy put forward by the Pierce County Library District, the City will consider collaborating with the Library District to build a joint library/civic center. Additionally at the time the civic center is planned, a decision will need to be made as to whether or not a new senior center will be constructed as part of the civic campus.

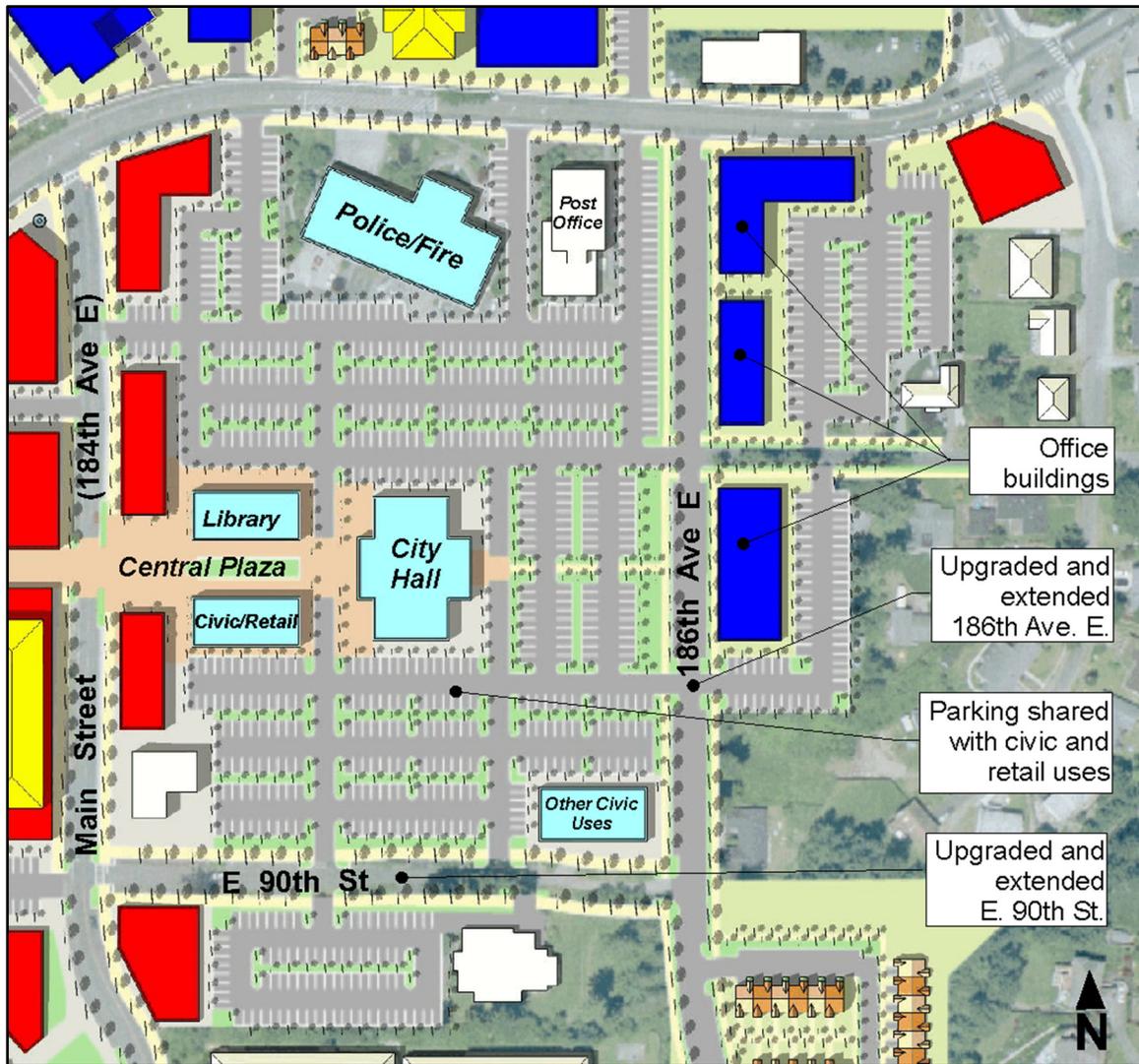


Figure 6-2: Downtown Civic Campus Concept

Public Works

The City currently needs approximately 46,300 square feet of space for public works maintenance and operations, excluding yard, layout and storage areas, based on the adopted FLOS. The interim Public Works Center has 17,970 square feet of space, which is not sufficient to accommodate current required

staffing levels. Based on space studies completed by the City, the Public Works Centers need approximately 141,798 square feet of yard, layout and storage areas to accommodate the growth envisioned in the Community Development Element. Given the current deficiency, the lack of capacity to accommodate all of the future City growth, and the location of the area within a residential neighborhood, the City is currently in the site and facility planning for a new Public Work Center to be located in Easttown on property recently purchased by the City. Once this facility is constructed, the City will have sufficient capacity to serve future growth within the City and the City’s utility service areas for water and sewer.



Figure 6-3: Future Public Works Center



Figure 6-4: Future Public Works Yard

Police Station

At current standards, the police department is 5,321 square feet short. However, when East Pierce Fire and Rescue vacates its administrative space in the public safety building for a new headquarters facility, the police department will be able to recapture approximately 5,900 sf of administrative office space, as well as approximately 2,000 square feet of finished storage space. When this occurs, the police department's space needs should be adequately met. This assumes that EPF&R will continue to operate a fire/EMS response station from the public safety building. If the response station were to vacate as well, another estimated 8,000-10,000 square feet of useable space would be recaptured, plus some additional storage space.

The City is not anticipated to need a police substation in any part of the City during the next ten years. If the City were to annex a fully developed Tehaleh, it would be prudent to evaluate the need for a police substation in Tehaleh at that time.

A secure police impound and storage yard is a current issue and need. The police department needs space to store impounded vehicles, large pieces of evidence, etc. Storage and impound needs have been met by using storage space in the Public Safety Building, using space behind the Public Safety Building, and using space in other City buildings. While some of the space can be in an open yard, there also needs to be secure covered space. Part of the current public work yard would be used as the Police Impound Yard and storage facility when the new Public Works Center is constructed in Easttown.

Goal CFS-1: Bonney Lake will provided general government services and operations at the adopted level of service to serve existing and future residents.

Policy CFS-1.1: Promote energy efficiency and alternative energy sources in public facility remodeling and construction, in order to reduce maintenance and operation costs and environmental impact.

Policy CFS-1.2: Ensure that adequate funding is available to support continued operations and maintenance costs of existing capital facilities prior to construction of new capital facilities.

Policy CFS-1.3: Encourage shared development and use of public facilities including parks, libraries, schools, and other public buildings and community meeting facilities.

Policy CFS-1.4: Coordinate the transfer of capital facility programs and projects from the county to the city prior to the annexation of new areas through Interlocal agreements on service transition.

Policy CFS-1.5: Lands that are identified in this capital facilities plan, including those ancillary plans adopted by reference, and any related special district comprehensive plans, shall be considered lands that are useful for public purposes.

Policy CFS-1.6: General government services and operations should be centralized at a single, compact municipal campus in the Downtown Civic Center or in the Easttown Public Works Center, to the extent practically feasible.

3.2 POLICE PROTECTION

The City of Bonney Lake operates its own police force that provides twenty-four hour police protection services within city limits. The City's Police Department provides law enforcement services, which include Vehicle Patrols, Investigations, SWAT, Bike Patrol, Lab Team, School Resource Officer, Community Service Officers, Marine Services, Civil Disobedience Team, Metro Collision Team, Crime Response Unit, Traffic Unit, Auto Theft Task Force, DEA Task Force, Honor Guard, K-9 Teams, Metro Collision Response Team, and Firearms and Less Lethal Instructors. Staffing for the Police Department consist of one part time administrative assistant, two reserve police officers, seven volunteers, and twenty-nine commissioned police officers which includes one Police Chief and two Assistant Police Chief's.

The City's Police Department contracts for animal control services with Metro Animal Control , which is a cooperative service fiscally controlled by the City of Sumner with its office and kennels located in the City of Puyallup serving the Cities of Algona, Milton, Sumner, Bonney Lake and Puyallup. Dispatch services

(911) are contracted through a multi-year agreement with the City of Puyallup. The City of Bonney Lake contracts with several local jails.

In 2014, the Police Department received 19,428 calls for service. The Department's calls involve property crimes, traffic management, and miscellaneous calls. In addition to the calls, the Department also was involved in arrests, processing activities, (e.g., record checks, licenses, and incident and/or case reports) and preparing cases for prosecution.

The City currently provides 1.5 commissioned officers per 1,000 people. Based on this staffing level, the City would need to have approximately forty-three commissioned officers by 2035 based on the population growth established in the Community Development Element.

In the future, the City may employ a law enforcement-staffing model based on calls for service and includes a minimum of thirty percent to forty percent free time for officer initiated activity. The City would monitor the number of calls for service over the planning horizon and provide commensurate police service based on the calls received.

Goal CFS-2: Citizens feel safe and protected and there is open communication, participation, and trust between the citizens, the City, and the Police Department.

Policy CFS-2.1: Provide staff levels that provides superior police protection for the residents of the City of Bonney Lake and supports all of the current programs of the Police Department.

Policy CFS-2.2: Continue to build the reserve officer and police department volunteer program.

Policy CFS-2.3: Continue to participate in programs like the National Night Out and Shop with a Cop.

Policy CFS-2.4: Continue to provide public education programs, such as the Citizens Academy and the Water Safety and Boating Program, to promote prevention of crime and life safety.

Policy CFS-2.5: Assure that public safety capital investments in rolling stock and facilities meet the identified public safety needs of the City as demonstrated by a cost-benefit or similar analysis of the equipment or facility showing its direct benefit and value to the City prior to the expenditure of funds.

Policy CFS-2.6: Partnership with non-profit and local community organizations to help develop trust, strengthen public-private dialogs, and improve community safety.

3.3 FIRE PROTECTION

East Pierce Fire & Rescue (EPF&R) provides fire protection in Bonney Lake. The District formed when the City of Bonney Lake Fire Department, Lake Tapps Fire District No. 22 and Pierce County Fire District No. 24 merged in 2000. As the result of a number of other merges since 2000, EPF&R covers 152 square miles including Bonney Lake, Edgewood, Milton, Sumner and South Prairie and employs 136 full and volunteer firefighters operating out of twelve fire stations.¹ EPF&R provides a full range of emergency services (fire, medical, and rescue response as well as special operation disciplines such as technical rescue, water rescue, wildland firefighting and hazardous materials response) to the citizens living in the fire district.

The headquarters for EPF&R is Station 111 located at 18421 Veterans Memorial Drive in space leased from the City of Bonney Lake. EPF&R has purchased property on the northwest corner of Main Street and Veterans Memorial Drive to construct a new headquarters station and move out of the Bonney Lake Public Safety Building

In addition to Station 111, EPF&R stations that would likely respond to Bonney Lake incidents are Station 112 located at 12006 214th Avenue East, Station 113 located at 4824 Aqua Drive East, Station 114 located at 3206 West Tapps Drive East, and Station 115 located at 1605 210th Avenue East

In 2014, EPF&R responded to 9,348 calls with an overall response time of six minutes and thirty-four seconds. A breakdown of the 9,348 calls for the entire EPF&R area is provided below:

| CALL TYPE | NUMBER OF CALLS | PERCENTAGE OF CALLS |
|--|-----------------|---------------------|
| Public Assistance | 849 | 9.08% |
| Emergency Medical Calls ¹ | 6892 | 73.73% |
| Fire | 240 | 2.57% |
| Good Intent | 755 | 8.08% |
| False | 428 | 4.58% |
| Hazardous Conditions | 172 | 1.84% |
| Weather | 2 | 0.02% |
| Rupture/Explosion | 6 | 0.06% |
| Other/Service Calls | 4 | 0.04% |
| ¹ Including emergency medical calls for vehicle crashes | | |

Table 6-2: East Pierce Fire & Rescue Calls for Service

The district has a fire service protection rating of four for the City of Bonney Lake, as assigned by the Washington Survey and Rating Bureau. Fire service protection ratings are on a scale from one to ten, with one representing the best score. The fire protection rating is a measure of the available water supply, fire department staff and equipment, fire alarm system, fire protection program, building department enforcement of building laws, and structural conditions of buildings.

Property taxes make up approximately ninety percent of the revenue collected by EPF&R, which consist of a fire levy and an emergency medical services (EMS) levy. In 2015, the fire levy was one dollar and fifty cents per thousand dollars of assessed value and the EMS levy was forty-six cents per thousand dollars of assessed value. EMS fees for service, resulting from the transport of almost 4,000 patients per year in department medic units, accounts for approximately eighty and half percent of the EPF&R’s revenue. ²

For residents in the EPF&R district, who represent eighty-one percent patients transported, there is no out-of-pocket cost for an ambulance ride to the hospital. The EPF&R bills the patient’s private or public health insurance provider, if they have insurance. The transport fees for uninsured residents are “written off” against the EMS levy funds. ³

The remaining revenue comes from other sources, which includes contract for service with the Town of South Prairie.

EPF&R has adopted the following response time level of services for the City of Bonney Lake:

| INCIDENT | RESPONSE TIME |
|---|---------------|
| Arrival of the first arriving engine company at a fire suppression incident. | 4 Minutes |
| Arrival of the first arriving engine company to all other fires. | 4 Minutes |
| Arrival of the 4th firefighter at a fire suppression incident (Building or Dwelling Only) | 5 Minutes |
| Deployment of a full first alarm assignment at a fire suppression incident (Building or Dwelling Only) | 10 Minutes |
| Arrival of a unit with first responder or higher-level capability at an emergency medical incident. | 4 Minutes |
| Arrival of an advanced life support unit at an emergency medical incident, where this service is provided by the fire department. | 8 Minutes |

Table 6-3: East Pierce Fire & Rescue Response Time Level of Service (RTLOS)

Compliance with the RTLOS is not subject to the City’s concurrency requirements. Figure 6-3 illustrates the areas of the City within East Pierce Fire and Rescues four minute RTLOS. Based on the current street network and fire station location, there are portions of the City that cannot be reached within four minutes.

The *East Pierce Fire and Rescue Strategic Leadership Plan (2011)* serves as the long-range capital facilities plan for EP&R, and is hereby adopted by the City of Bonney Lake as part of the Community Services and Facilities Element. The City has reviewed the *East Pierce Fire and Rescue Strategic Leadership Plan* and determined that it is consistent with and provides sufficient capacity to handle the growth projections established in Community Development Element.

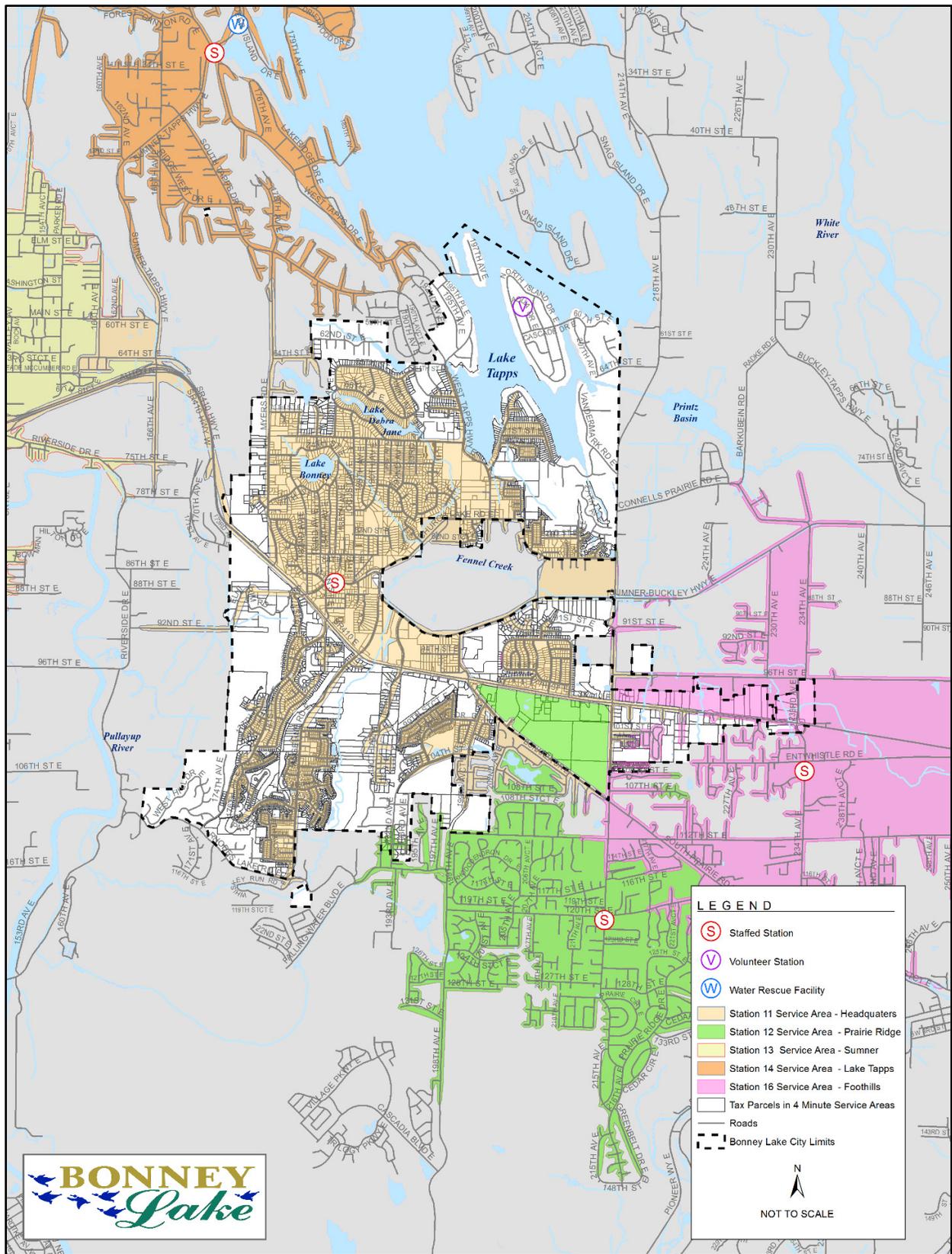


Figure 6-5 East Pierce Fire & Rescue Four-Minute Response Coverage

Goal CFS-3: Ensure that sufficient fire protection services and emergency medical services are provided to meet the needs of the City's current residents and to support future development.

Policy CFS-3.1: Continue to provide EPF&R access to the Public Safety Building until a new Headquarters Station is constructed by EPF&R.

Policy CFS-3.2: Coordinate with EPF&R to assure adequate fire flow needs are provided by the City of Bonney Lake's water system.

Policy CFS-3.3: Coordinate and facilitate, as needed, with EPF&R's long range planning efforts to develop a new headquarters and training center for the District.

Policy CFS-3.4 Require all new or substantially remodeled residential and commercial buildings within the City install automatic sprinkler systems.

Policy CFS-3.5: Support public education programs of EPF&R that inform and educate citizens in fire safety issues that will prevent fires and promote of life safety.

3.4 LIBRARY

The City of Bonney Lake is part of the Pierce County Library System. The Bonney Lake branch is located at 18501 90th Street East. The building is co-owned by both the City (which built the original building) and the Pierce County Library System (which built the addition). The Pierce County Library System also leases the land upon which the building is located.

The Bonney Lake Branch provides a broad range of print, electronic, and audiovisual material offered by Pierce County Library System and reflects the great diversity of interests and opinions of the community. The *Pierce County Library 2030: Facilities Master Plan* (Library Facilities Plan) (2010) serves as the long-range capital facilities plan for Pierce County Library System, and is hereby adopted as part of the Community Facilities and Services Element. The Library Facilities Plan calls for locating buildings in high-traffic, high-population regions of the Library's service area and in appropriate sizes to meet the needs of growing and changing communities.⁴ The Pierce County Library District has adopted overall Library Level of Service Standards (LLOS) of 0.61 to 0.71 square feet per capita. To serve just the future population of the City of Bonney Lake identified in the Community Development Element, there will need to be approximately 17,480 square feet to 20,350 square feet of library space in Bonney Lake Branch. In order to meet the future demand, the Library Facilities Plan includes the construction of a 38,200 square foot to 44,400 square foot facility to replace the current 6,480 square foot Bonney Lake library. Therefore, the City has determined that the Library Facilities Plan is consistent with and provides sufficient capacity to handle the growth projections established in Community Development Element. Compliance with the LLOS is not subject to the City's concurrency requirements.

The City will continue to make the existing Library building available to the District. If the City's new civic center project can be timed with a capital bond levy put forward by the Pierce County Library District, the

City will consider partnering with the Pierce County Library System to build a joint library/civic center on an equitable cost-sharing basis. If the library were not made a part of the civic center, the City would also support the development of a new library building in the Downtown as one of the other major buildings anticipated for the corners of Main Street and 90th Street East.

Goal CFS-4: Ensure that sufficient library services are provided to meet the needs of the City’s current residents and to support future development.

Policy CFS-4.1: Cooperate with the Library District in the implementation of the Library Facilities Plan.

Policy CFS-4.2: Encourage the construction of a new library in the Downtown area possibly co-locate in the new civic center, if the timing of such facility development can be achieved to each party’s satisfaction.

Policy CFS-4.3: Maintain the current facility lease with the Library District until a new library is constructed.

Policy CFS-4.4: Encourage the Library to construct satellite facilities as needed in Tehaleh or other appropriate areas of the greater Bonney Lake plateau.

3.5 PUBLIC SCHOOLS

“Ensure opportunities for a quality education for the community’s citizens through cooperation with the school district.”

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

The City of Bonney Lake does not own or operate school facilities. The Sumner School District serves the majority of residents, while a White River School District serves the remaining residents. Schools are vital to protect and enhance community quality. Deficiencies in school facilities might not raise severe obstacles to any single new development, but over time could cause deterioration of community quality.

The City is ultimately responsible for assuring that adequate facilities and services, such as schools and school facilities, are available or can be made available to support planned growth. This responsibility is carried out by working with the school districts that serve the City to identify needs for facilities and services based on the planned amount and location of growth. The mechanism for identifying needs is through each district’s capital facilities plan. The provision of an adequate supply of kindergarten through twelfth grade public schools is essential to avoid overcrowding and to enhance the educational opportunities for our children.

The Growth Management Act requires school districts to prepare a capital facility plan which includes an inventory of existing capital facilities owned by public entities, a forecast of the future needs for capital facilities, including the proposed locations and capacities of expanded or new facilities, and a six-year plan that will finance the expansion or new facilities. Specific information on school district facilities including, but not limited to, enrollment, classroom size, service standards, and financing, is contained in each school district’s capital facilities plans.

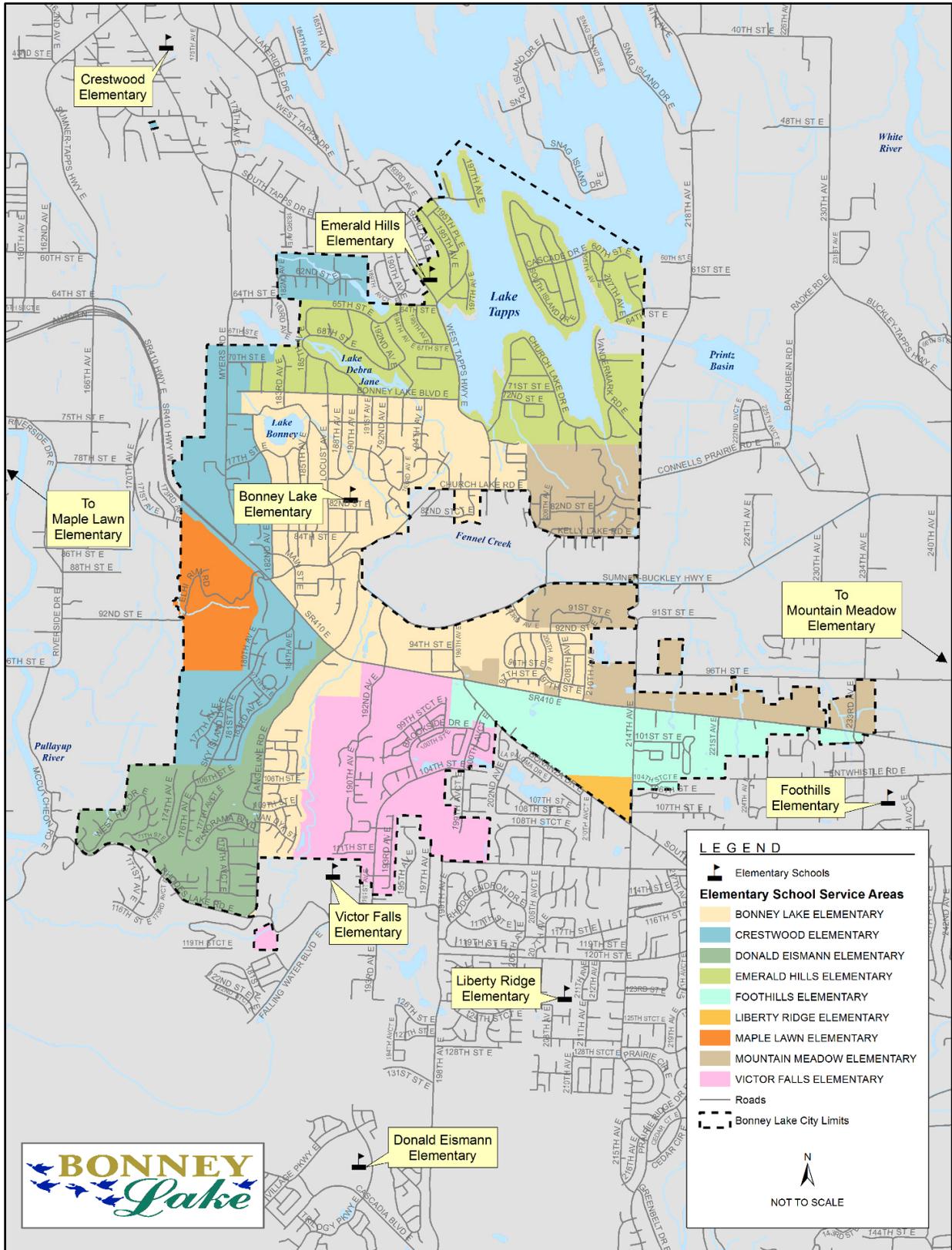


Figure 6-6: Sumner and White River School District Elementary School Service Areas

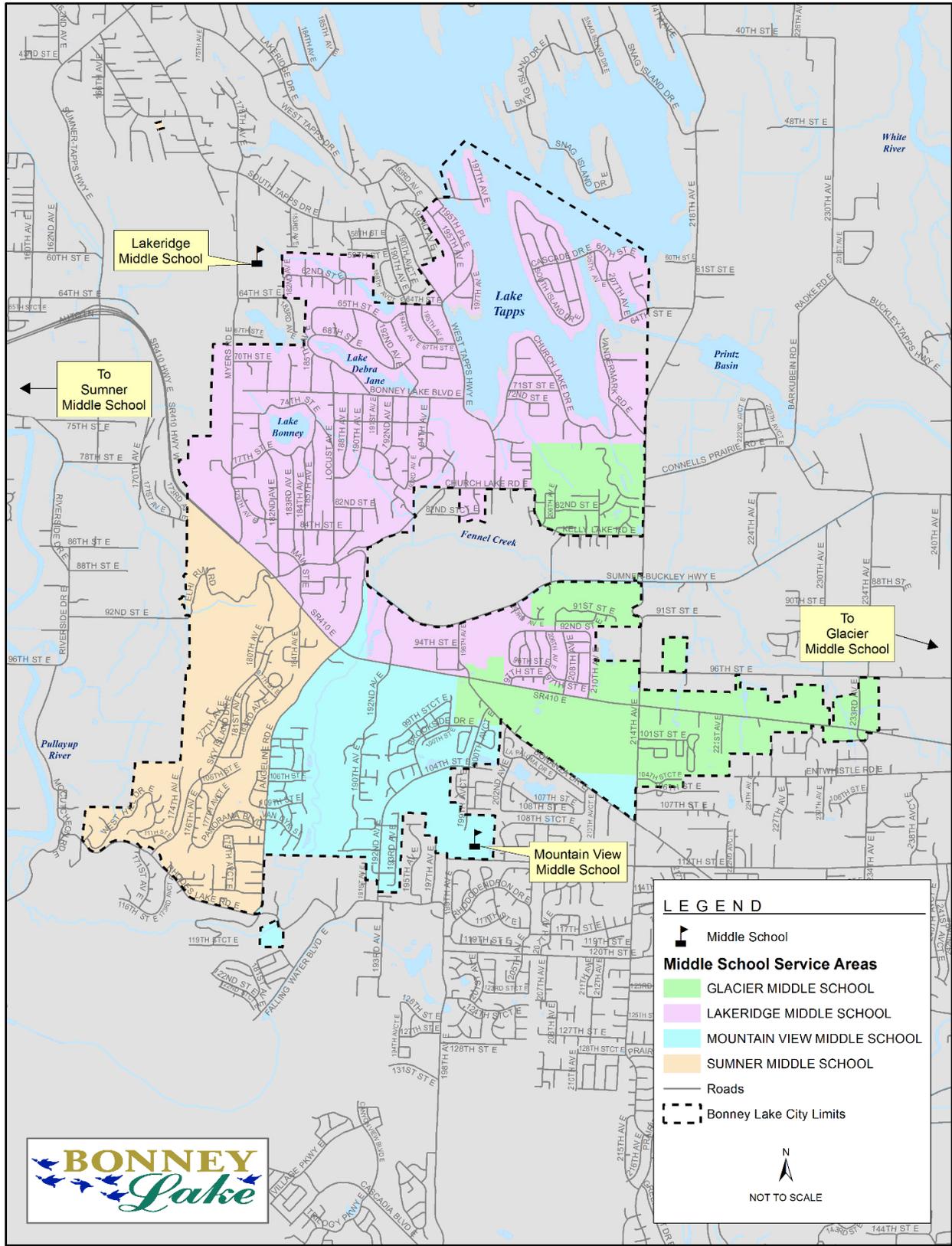


Figure 6-7: Sumner and White River School District Middle School Service Areas

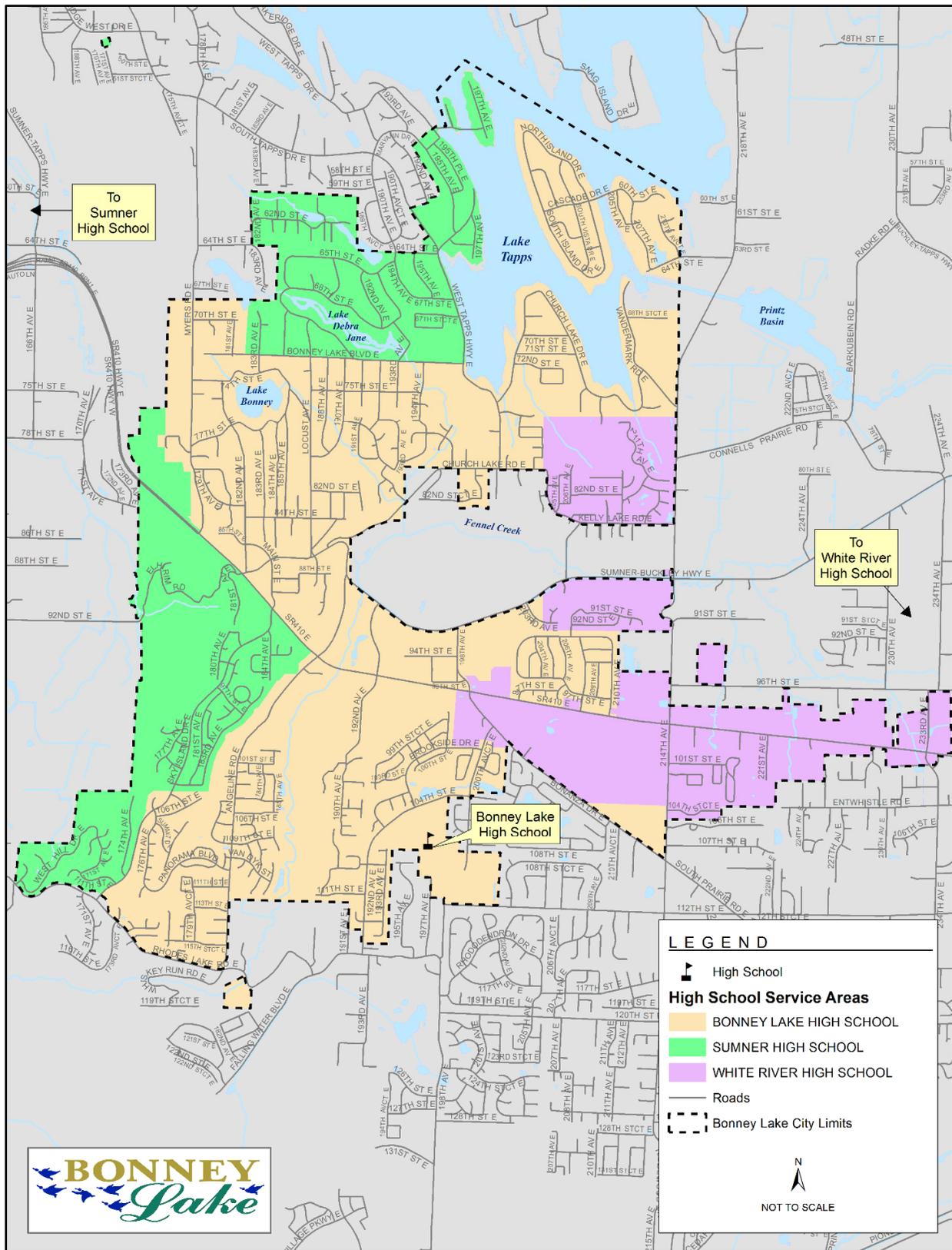


Figure 6-8: Sumner and White River School District High School Service Areas

Sumner School District

The service area for all of the Sumner School District’s elementary schools include a portion of Bonney Lake, except for Daffodil Elementary School. The service area of all three of the Sumner School District’s middle school and both high schools include portions of Bonney Lake. The specific Sumner School District facilities within the City include Bonney Lake High School, Mountain View Middle School, Bonney Lake Elementary, and Emerald Hills Elementary. The Sumner School District has established an Educational Facility Level of Service (EFLOS) Standard as provided below:

| GRADE | STUDENT PER CLASSROOM |
|-----------------------|---------------------------|
| Kindergarten | 24 students per classroom |
| First and Second | 26 students per classroom |
| Third and Fourth | 28 students per classroom |
| Fifth through Twelfth | 30 students per classroom |
| Special Education | 12 students per classroom |

Table 6-4: Sumner School District Educational Facility Level of Service⁵

Based on the EFLOS, the Sumner School District has determine the maximum capacity at each of its facilities. These capacity numbers do not include capacity currently provided by portable classrooms.

| SCHOOL | CAPACITY | 2014 – 2015 ENROLLMENT |
|-----------------------------|--------------|------------------------|
| Bonney Lake Elementary | 434 | 469 |
| Crestwood Elementary | 474 | 411 |
| Daffodil Valley Elementary | 451 | 552 |
| Donald Eismann Elementary | 490 | 462 |
| Emerald Hills Elementary | 458 | 347 |
| Liberty Ridge Elementary | 406 | 439 |
| Maple Lawn Elementary | 462 | 576 |
| Victor Falls Elementary | 443 | 591 |
| Lakeridge Middle School | 642 | 615 |
| Mountain View Middle School | 720 | 645 |
| Sumner Middle School | 750 | 697 |
| Bonney Lake High School | 1,445 | 1,298 |
| Sumner High School | 1,300 | 1,763 |
| TOTALS: | 8,475 | 8,865 |

Table 6-5: Sumner School District Facility Capacity⁶

Based on the student generation numbers provided in the *Sumner School District Capital Facilities Plan: 2014 – 2020*, an additional 840 students will be added to the Sumner School District by 2035 based on the growth projections in the Community Development Element. A significant portion of growth over the next twenty years will affect Bonney Lake Elementary, Lakeridge Middle School, and Bonney Lake High School based on the current service areas of these schools.

In order to handle the future student growth, the Sumner School District is planning to reconstruct Emerald Hills Elementary, construct a new elementary school in the Tehaleh area, and expand Mountain View Middle School. The City has reviewed the *Sumner School District Capital Facilities Plan: 2014 - 2020* and determined that there will be sufficient capacity to handle the student growth projections.

White River School District

The service area for two of the four White River School District’s elementary schools include portions of Bonney Lake. There is only one middle school and one high school in the White River School District. There are no White River School District facilities located within the City of Bonney Lake.

The White River School District has established an Educational Facility Level of Service (EFLOS) Standard as provided below:

| FACILITY | SQUARE FOOT PER STUDENT |
|-------------------|--------------------------------|
| Elementary School | 139 square feet per student |
| Middle School | 226 square feet per student |
| High School | 183 square feet per student |

Table 6-6: White River School District Educational Facility Level of Service

Based on the EFLOS, the White River School District has determined the maximum capacity at each of its facilities. These capacity numbers do not include capacity currently provided by portable classrooms.

| SCHOOL | CAPACITY | 2013 – 2014 ENROLLMENT |
|----------------------------|-----------------|-------------------------------|
| Elk Ridge Elementary | 287 | 336 |
| Foothills Elementary | 428 | 502 |
| Mountain Meadow Elementary | 377 | 495 |
| Wilkeson Elementary | 210 | 233 |
| Glacier Middle School | 525 | 830 |
| White River HS | 1,284 | 1,157 |
| TOTALS: | 3,111 | 3,553 |

Table 6-7: White River School District Facility Capacity

Goal CFS-5: Local students have access to excellent educational opportunities and local school districts provide educational facilities and programs to meet the needs of the City’s current and future residents.

Policy CFS-5.1: Encourage the school districts in the community to maintain sufficiently detailed capital facilities plans that will provide valuable advance planning information in regards to long-range school district facility extension needs and would establish an acceptable basis for the imposition and collection of equitable school impact fees.

Policy CFS-5.2: Partner with the various school districts in the City to facilitate the development of non-motorized transportation systems to enhance the safety of children walking and riding bicycles as a means of traveling to the schools.

Policy CFS-5.3: Support school district programs that promote a healthy school environment such as nutritional education, fitness education, nutritional standards for the foods and beverages available to students while at school, providing opportunities for physical activity, and other school-based activities designed to promote student wellness improve and well-being of students.

4. PARKS AND RECREATION

“Town, County, and State park systems should be developed around Lake Tapps and within Bonney Lake to take advantage of the many amenities of Lake Tapps. Recreation may become an important economic resource of the community. Early planning for parks would provide economic and recreational benefits for the community.

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

Sustainable communities include parks, recreational facilities, and open spaces. These amenities are a significant feature of a community's quality of life and contribute to the physical and mental wellbeing of City residents by providing spaces for active play and exercise or places for quiet reflection. Parks are gathering places where people engage in shared interests and activities, connect with nature, learn about local history,

or gather with neighbors fostering a sense of connectedness within the community increasing the social capital of the residents. Acquisition and development of parks can protect significant environmental features, preserve wildlife habitat, and create open space corridors for both people and wildlife.

It is important that the City plan now for the preservation and development of public parks and open spaces. Once land is developed, it is extremely difficult and generally more costly to acquire it for public purposes such as a park. Land that is already in some form of public ownership should be retained and converted to a different public use, such as a park, if the current use is no longer needed.

In July and August 2010 Community Services staff and Park Board Members solicited the public to fill out a one-page parks, recreation, and culture survey. More than 500 surveys were filled out, and 450 (about

90 percent) were filled out completely enough to tabulate. The following list details the three top park priorities identified by the Park Survey:

- **Trails:** The item that received the most #1 ranking votes on the surveys was “Trails”, listed under “Passive Recreation”. It received 75% of votes for the first place ranking.
- **Sports Fields:** Within the category of “Active Recreation”, the line item for “Sports Fields” received nearly 50% of the #1 ranking votes, and was the third favorite item on the surveys.
- **YMCA/Community Center:** In the category of “Recreation Facilities”, the combination of votes for a community center and YMCA/Boys-Girls Club received the highest votes. The YMCA scored higher than the more generic “Community Center” designation, possibly due to its greater name recognition and historical identification. However, given that a YMCA is currently being constructed in Sumner, the City should place emphasis on a community center rather than a YMCA for several reasons.
- **Performing Arts Center:** A “Performing Arts Center” received the most votes within the “Cultural Arts” category. There is currently no performing arts center in Bonney Lake. The Bonney Lake High School uses their Commons (lunch area) for performing arts, as it has a stage built into the commons. The School District has a few acres of land adjacent to BLHS that has been set aside for a future performing arts center. The role of the City will be to coordinate and facilitate the private or public efforts of other agencies to develop a performing arts center, but would not likely financially participate in the development of a performing arts center.
- **Swimming Pool:** An “Indoor Swimming Pool” was the second most popular survey item ranked and captured over 50% of the #1 ranking votes under the “Water Features” category. Given that an indoor swimming pool will be constructed as part of the new Sumner YMCA and the high maintenance cost of swimming pools, the City has no capital plans to develop a standalone indoor or outdoor swimming pool.

In addition to the Community Survey, City officials met with 126 students from Bonney Lake High School and Lakeridge Middle School in February 2010. Students rated the relative importance (very important, somewhat important, and not important) of fifteen park features. Applying a weighting factor of two for “very important” and one for “somewhat important” yields a relative ranking for acquiring more of the following park features:

- | | | |
|------------------------------|------------------------------|---------------------------|
| 1. Trails | 6. Playground equipment | 11. Soccer fields |
| 2. Amphitheatre | 7. Outdoor volleyball pits | 12. Additional skate park |
| 3. Off-leash dog park | 8. Picnic shelters | 13. Tennis courts |
| 4. Boating facilities | 9. BMX trail | 14. Disk golf course |
| 5. Outdoor basketball courts | 10. Baseball/softball fields | 15. Horseshoe pits |

4.1 EXISTING CITY PARK FACILITIES

| TYPE | MAP ID | FACILITIES | LOCATION | AREA | AMENITIES |
|-------------------------|--------|------------------------------|--|-------------|--|
| MINI PARKS | M1 | Ascent Gateway | SR-410 and Western City Limits | 6.06 Acres | City primary gateway, no public access |
| | M2 | Madrona Park | 182nd Avenue East and 81 st Street East | 0.37 Acre | Play area, ½ basketball court, picnic tables, and parking lot. |
| NEIGHBORHOOD PARKS | N1 | Cedarview Park | 208 th Avenue East and 93 rd Street East | 2.91 Acres | Play area, baseball field, basketball court, picnic facilities, and parking lot. |
| | N2 | Ken Simmons Park | 74 th Street East and 183 rd Avenue East | 1.52 Acres | Picnic tables and children’s play area. |
| | N3 | Viking Park | 82 nd Street East and 189 th Avenue East | 3.68 Acres | Fenced off-leash dog park and picnic tables |
| COMMUNITY PARKS | C1 | Allan Yorke Park | Bonney Lake Boulevard and West Tapps Highway | 43.09 Acres | Picnic facilities, play area, boat ramp, swimming area, volleyball court, 4 ball fields, soccer field, 2 tennis courts, basketball court, skate park, restroom, concessions, stage, parking, and trails. |
| | C2 | Victor Falls Park | Rhodes Lake Road East and 183 rd Avenue Court East | 17.29 Acres | Conservancy, Historic Home, Picnic Facilities, Trails, and Water Fall Viewing Platforms |
| OPEN SPACE | O1 | Brookside Wetlands | 104 th Street East and Brookside Drive East | 22.97 Acres | Conservancy area and trails |
| | O2 | Fennel Creek Park | | 50.57 Acres | Conservancy area, opens space, and trail |
| | O3 | Fennel Creek Trail Head Park | Angeline and SR-410 Bridge | 17.1 Acres | Conservancy area and open space |
| | O4 | Hill Crest Greenbelt | Meyers Road | 0.75 Acres | Conservancy area and open space |
| | O5 | Midtown Park | South Prairie Road and 204 th Avenue East | 45.47 Acres | Open space and trails |
| | O6 | Mountain Vista Greenbelts | Church Lake Road East and Evergreen Drive | 5.29 Acres | Opens Space |
| | O7 | Parkside South Wetlands | 195 th Avenue Court East and 77 th Street Court East | 2.4 Acres | Conservancy area and trails |
| | O8 | Sky Island Open Space | | 35.92 Acres | Conservancy area |
| RECREATIONAL FACILITIES | R1 | Bonney Lake Senior Center | | N/A | Senior Activity Center |

Table 6-8: Existing Bonney Lake Parks, Recreational Facilities, and Open Space Areas

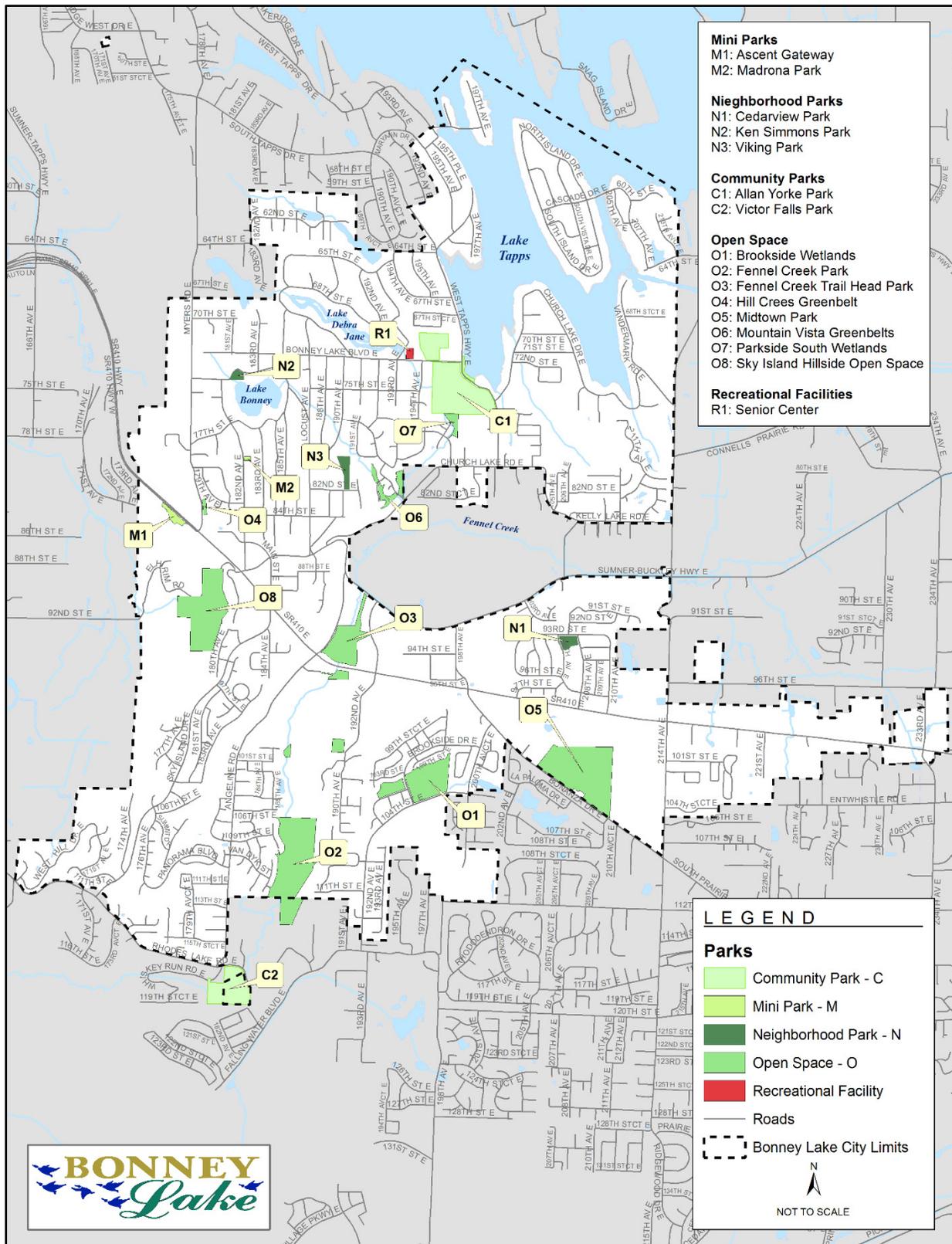


Figure 6-9: Bonney Lake Parks and Open Space

Sumner School District Facilities

In addition to City-owned and operated parks, there are a number of Sumner School District facilities that provide amenities such as tracks and play equipment that provide neighborhood recreation opportunities for Bonney Lake residents during non-school use hours. The City has also entered into to an Interlocal agreement with the Sumner School District to provide recreational services for the residents of the area. As part of this Interlocal agreement, school buildings are used for organized afterschool recreation programs, sports leagues, and various recreation activities primarily for youth.

| SCHOOL | SOFTBALL/ BASEBALL FIELDS | TENNIS COURTS | BASKETBALL HOOPS | FOOTBALL/ SOCCER FIELDS | GYMS | OTHER FACILITIES |
|-----------------------------|---------------------------------|------------------|---------------------|-------------------------------|-----------|--|
| Bonney Lake Elementary | 3 | | 6 | 1 | 1 | Play area with climbing features and paved games |
| Emerald Hills Elementary | 2 | | 6 | 1 | 1 | Play area with climbing features and paved games |
| Liberty Ridge Elementary | 2 | | 6 | 1 | 1 | Playground Equipment |
| Victor Falls Elementary | 2 | | 6 | 1 | 1 | Tetherballs, play area with swings and climbing toys; paved toys |
| Lakeridge Middle School | 2 | 2 | 10 | 2 | 2 | |
| Mountain View Middle School | 2 | 4 | 8 | 2 | 2 | |
| Bonney Lake High School | 3 | 4 | 12 | 1 | 2 | |
| TOTALS | 16 | 10 | 54 | 9 | 10 | |

Table 6-9: Sumner School District Recreational Amenities

Private Facilities

In addition to City and Sumner School District recreation resources identified in the preceding tables, the following privately operated recreation facilities are accessible to Bonney Lake residents:

- A commercial driving range along SR 410 is five and half acres and provides twelve spaces for golf driving practice.
- The Swiss Sportsman’s Club is forty acres. This private park has multiple buildings on site, including one equipped with a full kitchen. It also has a shooting range (recreational and competition

shooting), children's play area, horseshoe pits, and overnight camping. The Swiss Sportsman's Club has become a year-around event center for Bonney Lake over the past few years.

4.2 PARK CLASSIFICATION

The National Recreation and Park Association (NRPA) publishes national classification standards established by committees of recreation professionals based on actual experience in the field. Such standards can be customized to meet the profile of the community in order to obtain the best match of recreation resources to the demand needs of the community's residents. The following is a general discussion for the classification for park and recreation facility developed by NRPA:

Mini Parks

These are small parks or open spaces that provide a single purpose such as a garden, historic marker, resting places, benches or civic recognition. These parks are typically less than half acre in size and are often associated with a unique physical attribute such as a prominent view. An example of this type of park would be Ascent Park, which has a potential for a viewpoint with benches, a garden and the existing statue. Development of these types of park spaces will depend on the values of the community and available opportunities to preserve special spaces. No specific numerical development standard is established as this type of park space often comes about as the result of special circumstances (such as a personal dedication of land) that may not lend themselves for advanced planning.

Neighborhood Parks

Neighborhood parks provide for the daily recreation needs of residents in the area. These are localized parks ranging in size from one acre to ten acres designed primarily for non-supervised recreation activities. These parks typically include a playground or passive recreation areas, but they may include basketball half-courts or small playfields. Neighborhood parks are intended to serve a residential neighborhood within approximately half-mile radius and a ratio of one and half acres per 1,000 people.

While the City currently operates three neighborhood parks, the City does not plan to continue to develop these smaller parks due to the high maintenance cost. The need for these parks is currently being met by the existing supply of private Homeowner Association (HOA) parks that serve surrounding homes. Therefore, every subdivision (division of lands into ten or more lots) will be required to provide a minimum 193 square feet of park space per residential unit based on NRPA standards.

Community Parks

Community parks provide facilities, which serve the needs of the entire community. The greater size and accessibility of these parks allow for more active play than found in neighborhood parks. Active and passive recreation functions include sports fields and specialized recreation facilities, such as boat ramps, performance stages, and museums. Community parks are typically ten to thirty acres in size and intended

to serve a one to two mile radius at a ratio of two and half acres per 1,000 people. Allan Yorke Park would be an example of a Community Park within the City of Bonney Lake.

Linear Parks/Trails

The purpose of linear parks/trails is to provide safe and readily accessible connections between neighborhoods, City parks, and centers of local importance (CoLI) to encourage walking, jogging, bicycling, and other forms of non-motorized recreational travel. Trail development may coincide with the installation of sidewalks in some locations where there is a logical connection between activity centers or there is a need to place pedestrian walkways adjacent to City streets. Linear parks/trails help people of all ages incorporate exercise into their daily routines by connecting them with places they want or need to go. It is recommended that linear parks/trails be provided at a ratio of a half mile per 1,000 people.

Recreation and Athletic Facilities

Recreational and athletic facilities are critical to providing active recreation facilities for Bonney Lake residents. Facilities such as ball fields and sport courts should be incorporated into the development of new parks. NRPA recommends the ratios of recreational and athletic facilities per local population identified in Table 6-10.

| FACILITY | RECOMMENDED RATIO |
|--|--------------------------|
| Senior Center | 1 per 20,000 people |
| Youth Center | 1 per 20,000 people |
| Indoor Swimming Pool | 1 per 20,000 people |
| Softball Field | 1 per 3,000 people |
| Baseball Field | 1 per 4,000 people |
| Soccer Field | 1 per 3,000 people |
| Tennis Courts | 1 per 2,000 people |
| Basketball Courts ¹ | 1 per 2,000 people |
| ¹ . Two half courts or hoops is equivalent to one court | |

Table 6-10 NRPA Recreation Facilities Recommendation Ratios

4.3 PARK LEVEL OF SERVICE STANDARDS

The NRPA recommendations that park and recreation development standards be tailored to meet the needs and uniqueness of the local community. Park and recreation classification standards are guides by which the City can estimate the number of acres or facilities required to meet current and future park needs for the City's current and future residents. The following Park Level of Service (PLOS) Standard, based on the NRPA guidelines tailor to the uniqueness of Bonney Lake, are adopted to provide sufficient parks and recreation space for the current and future residents of the City. Compliance with the PLOS is subject to the City's concurrency requirements.

| FACILITY | PARK LEVEL OF SERVICE |
|--|---------------------------|
| Community Park | 6.5 acre per 1,000 people |
| Open Space | 7.5 acre per 1,000 people |
| Trails | 0.5 mile per 1,000 people |
| Senior Center | 1 per 20,000 people |
| Youth Center | 1 per 20,000 people |
| Baseball / Softball Fields | 1 per 1,500 people |
| Football / Soccer Field | 1 per 3,000 people |
| Tennis Courts | 1 per 3,000 people |
| Basketball Courts ¹ | 1 per 3,000 people |
| ¹ . Two half-courts or two hoops is equivalent to one court | |

Table 6-11 Bonney Lake Park Level of Service (PLOS) Standard

4.4 FUTURE PARK AND RECREATIONAL NEEDS

This section presents an analysis of both current and future needs for park and recreation facilities. The analysis is based on the park facilities inventory, the PLOS standards, and the City's future population growth discussed in the Community Development Element.

| FACILITY | CITY SUPPLY | SUPPLY SCHOOL | 2015 NEED | 2015 DEFICIT OR SURPLUS ³ | 2035 NEED | 2035 DEFICIT OR SURPLUS ³ |
|---|--------------------------|---------------|-------------|--------------------------------------|-------------|--------------------------------------|
| Community Park | 68.49 acres ¹ | N/A | 120.4 acres | -51.91 | 186.3 acres | -117.81 |
| Open Space | 180.49 acres | N/A | 138.9 acres | +41.59 acres | 214.9 acres | -34.41 acres |
| Trails | 6.15 miles ² | 0 miles | 7 miles | -0.85 | 11 miles | -4.85 |
| Senior Center | 1 | 0 | 0.9 | +0.1 | 1.5 | -0.5 |
| Community Center | 0 | 0 | 0.9 | -0.9 | 1.5 | -1.5 |
| Baseball/ Softball Fields | 5 | 10 | 12 | -2 | 19 | -9 |
| Football/ Soccer Field | 1 | 5 | 6 | -2 | 10 | -6 |
| Tennis Courts | 2 | 8 | 6 | 0 | 10 | -4 |
| Basketball Courts | 2 | 27 | 9 | +6 | 14 | +1 |
| ¹ . Includes the acreage of the three existing City owned neighborhood parks. ² . Does not include the trail network in the WSU Forest outside of Midtown Park as these areas are proposed to be redeveloped and the informal trails removed. ³ . All school facilities are divided in half to determine the deficit or surplus to account for the fact that they are not always available to the general community. | | | | | | |

Table 6-12: Existing and Future Needs

Community Parks

By 2035, Bonney Lake will need 69.5 additional acres of community parks to provide capacity for the population growth identified in the Community Development Element. This additional park acreage does not include the current additional acreage to address the current deficiency. Ideally, this should take the form of new parks, located in Eastown and Midtown, so that community parks are dispersed throughout Bonney Lake. Community surveys completed in 2010, indicated community parks should include softball/baseball, soccer, and multi-purpose fields; tennis and basketball courts; play equipment; picnic areas; and trails. By fully developing the proposed community parks, the need for ball fields and sport court facilities will be met. A master plan to convert the Midtown Park into a community parks by investing in additional facilities is currently underway; conversion of this area into a community park would address the current deficient in Community Parks. However, developing of the sites will reduce the Open Space acreage by 42.36 acres increasing the amount of open space needed by 2035 to 118.86 acres to meet the PLOS for the future population growth.

The cost of providing community parks, only to meet the needs of the future population growth identified in the Community Development Element and not to cure current deficiencies, will be approximately \$14,498,000. This amount is based on a need of an additional 65.9 acres with property cost \$70,000 per acre and improvement cost of \$150,000 per acre. Due to the shrinking supply of suitably located vacant land, the City should acquire the sites as soon as possible, and then construct the parks as funding becomes available

Additionally, the community surveys indicate a strong need for a sports complex. Such a complex to meet future (2035) needs within the current Bonney Lake city limits would cost approximately \$12 million for constructing a mix of ten multi-purpose natural and artificial turf fields on 40 acres. These fields would be designed to accommodate baseball, softball, soccer and football. These design/construction cost estimates are based on an assumption of \$300,000 per acre.

The City has drawn up three different master plans for the future Allan Yorke expansion site (AKA “Moriarty property”). While a consensus has not been reached where items will be located, a number of features have been discussed. In order to finalize a master plan for Allan Yorke Park and develop one for Midtown, the Mayor formed a Parks Ad Hoc Committee, in 2015, made up of members from the City Council and the Park Commission. The final master plans will likely include amphitheater, sport courts, picnic shelter(s), additional parking, restrooms, sport complex, and trails.

Trails and Linear Parks

By 2035, Bonney Lake will need 4.85 miles of new trails. These trails should be integrated with existing and proposed regional trails. When the system is complete, Bonney Lake citizens will be able to walk, run, bike, or roller blade to Sumner, Puyallup, Orting, Wilkeson, Buckley, and Enumclaw via the Foothills Trail, which Pierce County is building in railroad rights-of-way in the South Prairie Creek/Carbon River/Puyallup River valley. The Foothills Trail will connect to the Interurban Trail, allowing trail access to Auburn, Kent,

and Seattle as well. Most of this system will be well separated from the noise and danger of vehicular traffic. With the added option of routes that will lie within road right-of-ways, citizens' possible non-motorized travel destinations will be far greater still.

Most of Bonney Lake's trail future mileage will be in the Fennel Creek Trail, which the City has proposed since 1997. This trail will ultimately link westward and eastward with the Foothills Trail. The Fennel Creek Trail, including the spur to Allan Yorke Park, will be about 5.2 miles long.

The Fennel Creek Trail Plan estimates that the Fennel Creek Trail with spur to Allan Yorke Park will cost approximately \$7,705,000 for construction plus \$1,000,000 for acquisition plus \$474,000 for wetland mitigation, for a total cost of \$9,179,000 or \$1,765,192 per mile. This cost estimate assumes that most of the trail right-of-way will have to be purchased, but not all. Subdivisions in trail corridors can be required to dedicate trail right-of-way to the public. The cost also assumes a range of terrain conditions.

Bonney Lake's trails will also connect to various sidewalks in the Bonney Lake street network in accordance with the Community Mobility Element. As shown in Figure 5-18 in the Community Mobility Element, the Fennel Creek Trail includes some short spur trails that will connect to the sidewalk system or important pedestrian destinations. The City received grant funding and completed the first mile of trail between the Willowbrook subdivision and Victor Falls Elementary School.

The trails deficit should be remedied as soon as funding becomes available. Priority should be placed on acquiring right-of-way, which cannot be expected from the subdivision process. All 5.2 miles should be built by 2035 and preferably sooner since trails were identified as the highest priority in the citizen survey.

Community Center

The community center should be located in Midtown as expressed in the WSU Forest Development Agreement. As an alternative, the community center could be constructed as of part the new civic center planned for the Downtown. This type of facility had the second highest ranking in the citizen survey. It will cost approximately \$12,000,000 to build a true community center based on NRPA standard of 40,000 square feet per 20,000 people at \$300 a square foot.

To address the current deficiency of a Community center for the existing population, the City would likely construct a multi-purpose public building in either Allan Yorke Park or the Downtown Civic Campus. For a facility comparable to Pioneer Pavilion in downtown Puyallup, the cost estimate is about \$2,500,000.

Senior Center

As part of the Community Services Department, the City operates the Senior Center located at 19304 Bonney Lake Blvd., adjacent to the interim Public Works Center. The Senior Center was completed in 1991. It was remodeled and expanded in 2006. The Center is 3,744 square feet on the main floor, and 1,160 sf on the second floor. The first floor features a main meeting area, restrooms, full-service kitchen, a storage room with walk-in freezer, and laundry facilities.

A considerable number of senior center participants come from outside the existing city limits. Should the lunch or other programs of the Center grow beyond the capacity of the Senior Center to accommodate them; the first response will be to limit participation to current City residents. There are no plans to further enlarge the Senior Center or construct a new center unless it is part of a new the civic center in the Downtown.

However, it would need to be determined at the time the new civic center facility plan is completed whether a new senior center will be constructed as a wing of the new civic center in order to be able to share open meeting space, etc. or if a separate building will be constructed.

Goal CFS-6: Develop a cost-effective parks and recreation system that provide a balance of passive and active recreational facilities and pedestrian/bicycle trails through pleasant natural ecosystems at the adopted park level of service standards.

Policy CFS-6.1: Provide parks and recreational facilities that enhance the City's natural setting, respect natural resources, and preserve the community character.

Policy CFS-6.2: Where land is conserved due to environmental limitations, such as wetlands or riparian corridors, consider extending trails through area without compromising ecosystems functions and values.

Policy CFS-6.3: Incorporate historical and cultural sites, markers, or activities into the park system where feasible.

Policy CFS-6.4: Keep the parks safe through proper design, visibility, maintenance, supervision, and education as to acceptable behavior.

Policy CFS-6.5: Require new developments to either pay impact fees or provide parks as necessary to maintain the level of service standards, accepting only land that meets the site selection criteria for the applicable facility type.

Policy CFS-6.6: Design the parks to require low maintenance, and adequately fund maintenance.

Policy CFS-6.7: Design recreational facilities to be accessible to all citizens, including the disabled.

Policy CFS-6.8: Finance park acquisitions and developments through a combination of tax revenues, grants, and park impact fees.

Policy CFS-6.9: Concentrate on acquiring park sites before development or improvement of existing parks.

Policy CFS-6.10: Encourage recreational programs for youth and adult leisure sports.

Policy CFS-6.11: Provide athletic facilities that meet competitive playing standards, concentrating on those field and court activities, which attract the most participants.

Policy CFS-6.12: Illuminate fields and courts to allow greater use by working adults and tournaments.

Policy CFS-6.13: Develop a community center, which facilitates year-round indoor athletic activities.

Policy CFS-6.14: Where possible, use trails to link parks, open spaces, schools, community facilities, sidewalks (see Mobility Element), and other agencies' trails, such as the Pierce County Foothills Trail.

Policy CFS-6.15: Require subdivisions along the Fennel Creek corridor to dedicate trail right-of-way and develop their portions of the trail.

Policy CFS-6.16: Require new subdivisions to provide internal pathways as necessary to connect the subdivision to nearby pedestrian destinations.

4.5 RECREATIONAL PROGRAMMING

The City makes its parks available to organizers of recreational activities such as Little League and Sumner Soccer. The Bonney Lake Senior Center provides a place to visit and participate in organized activities, including bingo, luncheons and field trips. The City provides funding for the senior center facility and five staffers, sometimes supplemented with grant funds and sponsorships, while user fees and bingo revenue typically fund daily activities. The senior center is oftentimes rented out to local groups for a nominal fee, and this revenue is returned to the General Fund to help offset operational expenses.

Park staff also support Bonney Lake's urban forestry efforts and community events such as Parks Appreciation Day, Arbor Day, and Beautify Bonney Lake. The anticipated maintenance costs associated with facilities described in this plan are included in a Section 5.7.

The City employs a special events coordinator who coordinates numerous events including Bonney Lake Days, entertainment in City parks (i.e. movies and concerts), and special events such as an Easter Egg Hunt, "Bark in the Park," Parks Appreciation Day and Beautify Bonney Lake. Bonney Lake Days is a citywide celebration that occurs every August. Activities have included carnival games, amusement park rides, food vending, arts and crafts, and a street dance. Beautify Bonney Lake is an annual civic event coordinated with and sponsored by numerous local organizations to do civic volunteer projects on City-owned properties. Special events and activities are funded largely by contributions by local businesses, sponsorships, and grants.

The Sumner/Bonney Lake Parks and Recreation Department of the Sumner School District organizes adult classes, adult and youth sports, and specialized forms of recreation such as aerobics, arts and crafts, and yoga. The Cities of Sumner and Bonney Lake and the Sumner School District fund this organization jointly, and programming is based on input from the three funding partners. These classes are held at various Bonney Lake schools. The District also sponsors seasonal clinics and league play for all ages in volleyball, basketball, softball, and soccer using school facilities in Bonney Lake and Sumner. The future of this partnership can be expected to evolve as the Cities of Sumner and Bonney Lake look to develop YMCA or similar recreation facilities in their respective communities.

Goal CFS-7: Cooperate with other organizations and individuals to maximize recreational opportunities.

Policy CFS-7.1: Encourage homeowner associations, churches, and schools to develop recreational facilities.

Policy CFS-7.2: Where appropriate, provide recreational programs cooperatively with other agencies such as Pierce County and the school districts.

Policy CFS-7.3: Encourage Pierce County to provide regional parks and satisfy the recreational needs of the proposed Cascadia development.

Policy CFS-7.4: If land owned by other public entities is no longer needed for its original purpose, and if said land is suitable for parks, arrange to retain or acquire that land and convert it to park use.

Policy CFS-7.5: Continue to cooperate with Sumner School District in the provision of the inter-local recreation program.

4.6 PARK IMPACT FEES

The Growth Management Act allows cities to impose impact fees for capital facilities such as parks. The impact fee must reasonably represent the cost, which the City will bear because of the new residential development over the twenty-year planning horizon. The impact fee cannot be used to pay for alleviating existing facility deficits. The City also allocates a portion of real estate excise taxes, known as “REET,” to assist with parks-related capital expenditures.

The maximum park impact fee the City could impose is provided in Table 6-13. Park Impact Fees were calculated based on the following:

- NRPA standards,
- The cost assumptions discussed in Section 4.4 of this Element,
- The population growth identified in the Community Development Element, and
- The City’s average household size for single-family homes and multifamily units established by the Office of Financial Management *2014 Population Worksheet for the City of Bonney Lake*.

| FACILITY | DEFICIENCY | COST PER UNIT | TOTAL COST | COST PER PERSON | SINGLE HOME COST | MULTIFAMILY HOME COST |
|-----------------------------|------------|---------------|--------------|-----------------|------------------|-----------------------|
| Community Park | 65.9 | \$220,000.00 | \$14,498,000 | \$1,430.63 | \$4,222.30 | \$3,398.32 |
| Multi-Purpose Sports Fields | 7 | \$1,500,000 | \$10,500,000 | \$1,036.12 | \$3,057.95 | \$2,461.20 |
| Trails | 4 | \$1,765,192 | \$7,060,768 | \$696.74 | \$2,056.33 | \$1,655.04 |
| Community Center | 0.6 | \$7,200,000 | \$4,320,000 | \$426.29 | \$1,258.13 | \$1,012.61 |
| Totals | | | \$36,378,768 | \$3,590 | \$10,595 | \$8,527 |

Table 6-13: Park Impact Fee Calculations

If the Council elects to set the fee lower, the fee for the multifamily units will need to be eight-percent of the fee established to ensure that the fees are proportional to the impacts created by the type of development.

4.7 PARK MAINTENANCE COSTS

General Fund contributions, “Zoo-Trek” sales taxes passed by Pierce County voters in 2001, parking fees, park rentals, and cellular lease revenues fund maintenance of City parks. At present, the City has two full-time staffers and several seasonal workers.

The City needs to be aware of the costs of operating new park and recreation facilities once they are constructed. Once the City’s park and trail system is completed by 2035, the total maintenance cost will be \$832,506 annually, in 2015 dollars, based on the table below:

| TYPE OF PARK | NUMBER OF ACRES/MILES | UNIT MAINTENANCE COST | ANNUAL MAINTENANCE COST |
|---------------------|-----------------------|-----------------------|-------------------------|
| Neighborhood Parks | 7.78 acres | \$11,948 per acre | \$94,030 |
| Community Parks | 214.9 acres | \$3,334 per acre | \$716,476 |
| Linear Parks/Trails | 11 miles | \$2,000 per mile | \$22,000 |

Table 6-14: Parks Maintenance Cost

As Bonney Lake’s parks become more substantial, maintenance and operations spending will have to increase. New fields will encourage the development of new leagues, with associated operational costs. For example, constructing a sport complex and miles of trails will require adding more maintenance and administrative staff or perhaps out-sourcing certain activities.

5. UTILITIES

5.1 WATER

Two water purveyors serve Bonney Lake residents the City of Bonney Lake and the Valley Water District. Tacoma Public Utility provides fire hydrants along 233rd Avenue South.

City of Bonney Lake

The City provides water service to approximately 11,373 customer accounts, or an estimated population of 32,637 people. The City’s water service area (WSA) extends well beyond the City’s corporate limits, encompassing approximately 21 square miles (not including water bodies) or most of the Lake Tapps Plateau. The City of Bonney Lake is responsible for providing public water service, utility management and system development within its water service area. The water service area is clearly defined by means of an Interlocal agreement between the City and Pierce County as part of the State mandated coordinated

water system process. The Washington State Department of Health classifies the system as a Type Group A – Community Public Water System.

The City's water supply consists of two well fields and two spring sources. The City also operates a water treatment system to treat the water from the Ball Park Well. System storage capacity is provided by five water tanks that have a total capacity of 25.7 million gallons per day (MGD). In addition, the Bonney Lake water system has four major pressure zones with twenty-six pressure reducing stations, five booster pump stations, and more than 199 miles of water main. The City also has a long-term water supply contract with the Tacoma Public Utility (TPU) for up to four million gallons per day to supplement the City's existing water supply sources.

Additionally, the City also has an agreement with the Cascade Water Alliance (CWA) to purchase up to two MGD of additional TPU water. The CWA agreement also provides the City with option of securing up to two MGD of additional water rights in the White River Basin. This water right must be exercised by 2028. In 2010, the City constructed a water line and four MGD Booster Pump Station to use TPU water. The city has a number of emergency water interties with the TPU, the City of Auburn, and the Tapps Island Community.

The *City of Bonney Lake Comprehensive Water System Plan (2009)* presents a description of the existing water system and service area, a forecast of future water demands, policies and design criteria for water system operation and improvements, the operations and maintenance program, staffing requirements, a schedule of improvements, and a financial plan to accomplish the improvements. The Plan also includes several ancillary elements, which include a water conservation plan, a water quality-monitoring plan, a wellhead protection plan, and an emergency response plan.

The *City of Bonney Lake Comprehensive Water System Plan* hereby adopted by the City of Bonney Lake as part of the Community Services and Facilities Element. The City has reviewed the *City of Bonney Lake Comprehensive Water System Plan* and determined that it is consistent with and provides sufficient capacity to handle the growth projections established in Community Development Element.

Valley Water District

When customers of the privately owned Alderton-McMillin Water Company did not believe they were receiving reliable water in terms of quantity, pressure, and fire flow, they petitioned Pierce County to put the formation of the Valley Water District on the ballot in the 1993 General Election. The ballot measure passed and the Valley Water District was formed in 1993. In 1994, the Valley Water District purchased the following five water systems that were previously served by Alderton-McMillin: Alderwood Estates, Chinook Estates, El Dorado Estates, View Royal Water System and Winchester Heights. Prior to this purchase, the El Dorado Estates subdivision purchased water (wholesale) from the Country Water system, owned and operated by American Water Resources. In 2000, the District purchased the Country Water System (which also served the Country subdivision) from American Water Resources, and the system is now referred to as the Country/El Dorado Water System. In 2002, the District purchased its sixth separate

water system, View Royal, which was previously served by American Water Resources. In 2012, the District purchased its seventh separate water system, The Buttes (Orting Valley Water Co.), which was managed by Washington Water Service Company.

The Valley Water District now serves six seven separate and non-contiguous areas in unincorporated, rural, east Pierce County. The District's combined customer count is approximately 3,000. The Valley Water District does not provide sewer service; however, some connections in the View Royal Water System are served by the City of Bonney Lake sewer system

View Royal Water System is located in an unincorporated area of Pierce County east of the City of Bonney Lake. The View Royal Water System facilities consist of one active well, one emergency use well, three reservoirs with a total storage capacity of 146,000 gallons, and approximately nine and one-half miles of distribution pipe. The system has one six-inch intertie with the City of Tacoma. These physical assets are used to serve 482 single-family residential connections, 515 multifamily residential connections and 12 non-residential connections consisting of a restaurant, a church, hardware store, and several small businesses. The Department of Health has not specified the maximum number of approved connections to the system.

The *Valley Water District: Water System Plan (2012)* serves as the long-range capital facilities plan for the Valley Water District and is hereby adopted by the City of Bonney Lake as part of the Community Facilities and Services Element. The City has reviewed the *Valley Water District: Water System Plan* and determined that it is consistent with and provides sufficient capacity to handle the growth projections established in Community Development Element.

Goal CFS-8: Ensure an adequate supply of water for current and future residents, commercial activities, and public agencies.

Policy CFS-8.1: Do not expand the City's water service area in such a manner as to cause water capacity to be inadequate for the City's water service area.

Policy CFS-8.2: Work with the Valley Water District, to ensure that the Districts long-range plans are consistent with the Bonney Lake Comprehensive Plan.

Policy CFS-8.3: The City shall require the use of efficient water fixtures in all new construction.

Policy CFS-8.4: The City will promote the efficient and responsible use of water and will conserve during a water shortage.

Policy CFS-8.5: The City will require special control measures to protect aquifer recharge zones.

Policy CFS-8.6: Maintain water quality at a level that equals or is better than water quality in its natural state and that meets or exceeds all water quality laws and standards.

Policy CFS-8.7: Maintain current Interlocal Agreements (ILA) detailing usage policies and procedures for water supplied to and received from water purveyors outside the City.

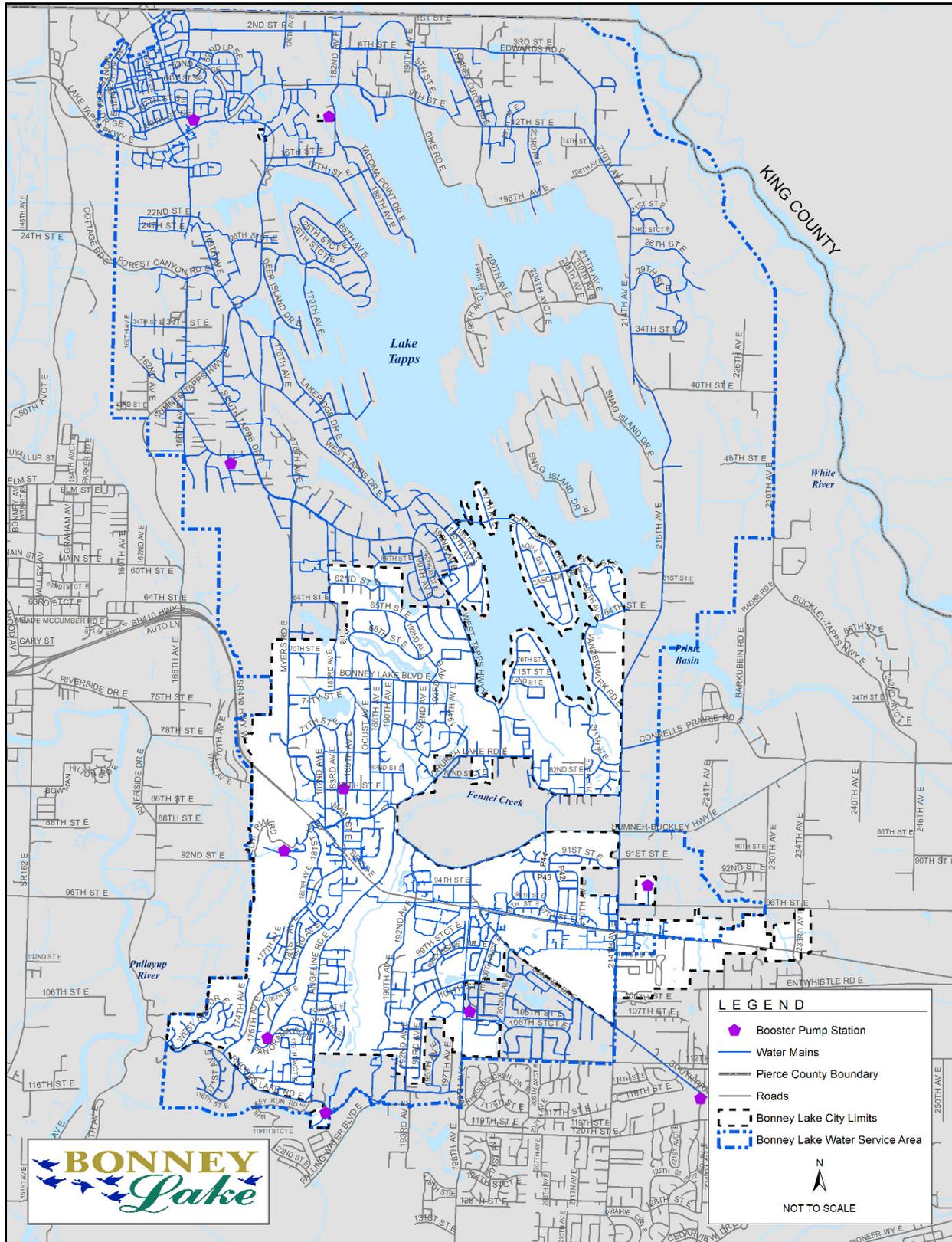


Figure 6-10: Bonney Lake Water Infrastructure

5.2 SEWER

The City owns and operates a municipal wastewater collection system, with approximately 5,300 connections. Flows from the City's service area are predominantly residential in character with peak flows in the morning hours between about 6:00 am and 9:00 am followed by a somewhat higher flow peak in the evening hours between about 4:00 pm and 8:00 pm.

The wastewater collection system consists of 22 sewer lift stations, 87 grinder pumps, and 75 miles of wastewater pipe. The City of Bonney Lake jointly owns the Sumner Wastewater Treatment Plant with the City of Sumner, which serves as the destination for all wastewater generated within Bonney Lake's service area. The City signed an Interlocal Agreement with the City of Sumner to increase the capacity of the Sewer Treatment Plant in March of 2012. As part of this agreement, the City's sewer capacity was increased to 25,090 Residential Equivalentsⁱ (RE). This additional capacity is under construction and will be completed in early 2016. By 2035, the City's sewer system will need to serve 19,000 REs residential equivalents based on the expected growth within the City and the City's sewer services area within unincorporated Pierce County, the Sewer System Plan is considered adequate to meet demand. Additionally the City has completed a study that identifies additional Waste Water Treatment Facility (WWTF) that can be built in future years to serve future needs past 2035.

The *City of Bonney Lake Comprehensive Sewer System Plan* (2008) outlines improvement strategies and programs to respond to the dynamic requirements of wastewater service in a rapidly growing area. This Plan serves as the long-range capital facilities plan for the Bonney Lake Sewer System and is hereby adopted by the City of Bonney Lake as part of the Community Facilities and Services Element. The City has reviewed the *City of Bonney Lake Comprehensive Sewer System Plan* and determined that it is consistent with and provides sufficient capacity to handle the growth projections established in Community Development Element.

ⁱ To facilitate system analysis and planning, a value for the amount of wastewater generated by a typical single-family unit have been calculated. This number is called a "Residential Equivalent" or "RE". For the Bonney Lake sewer system, this value is 275 gallons per single-family unit per day.

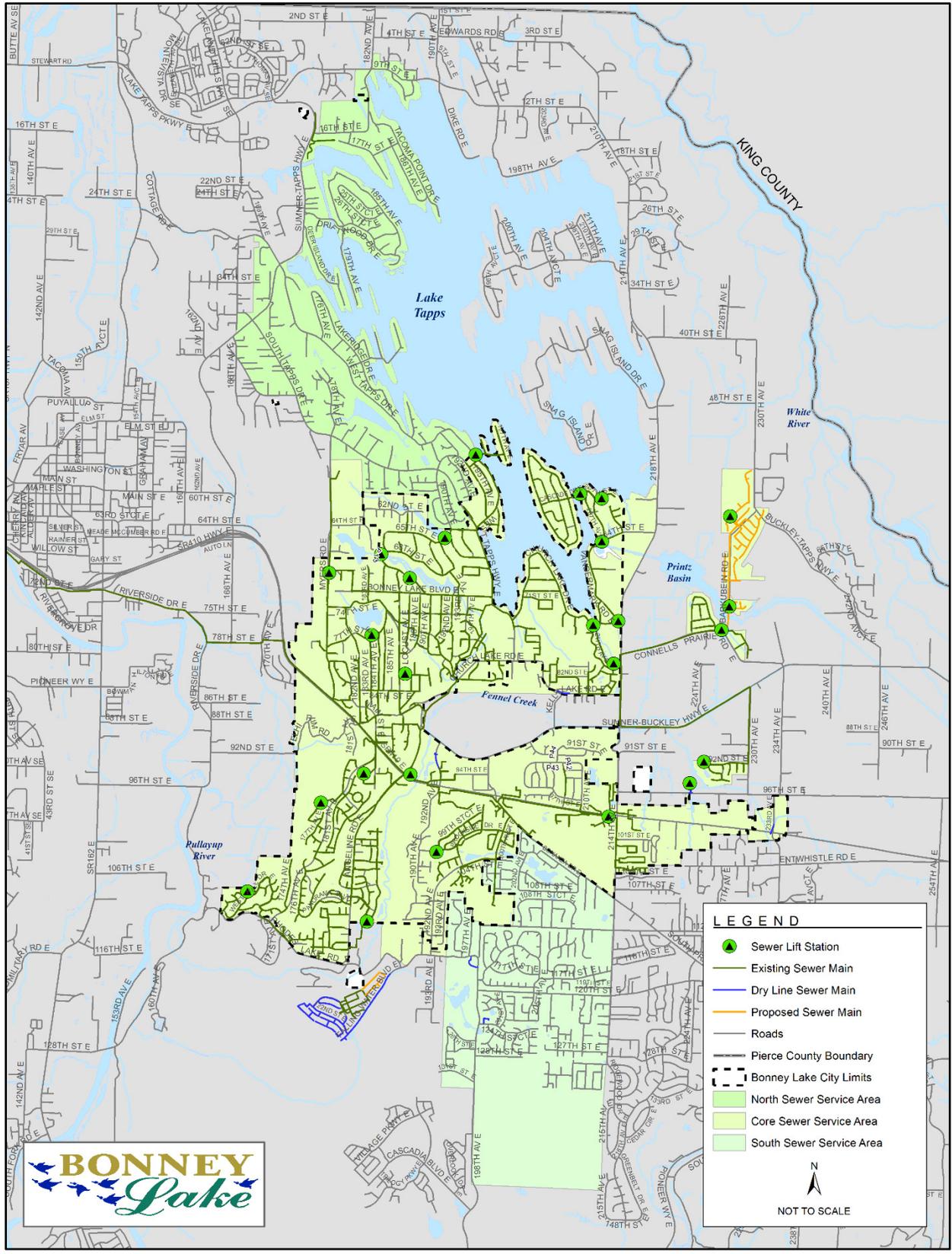


Figure 6-11: Bonney Lake Sewer Infrastructure

Goal CFS-9: Provide sewer services to all residents within the Bonney Lake sewer service area to maintain public health and protect ground and surface waters.

Policy CFS-9.1: Coordinate with other jurisdictions to provide sewer capacity.

Policy CFS-9.2: Do not expand the UGA or provide sewer outside the UGA in such a manner as to cause sewer capacity to be inadequate for build-out of the existing City and UGA.

Policy CFS-9.3: Require connection to City sewer when possible and on-site sewage disposal systems are failing.

Policy CFS-9.4: Treated effluent disposed to surface waters should also meet standards outlined in applicable State Law.

Policy CFS-9.5: The City shall require the use of efficient water fixtures in all new construction.

Policy CFS-9.6: The City will ensure that Infiltration and Inflow (I&I) is kept to a minimum with a proactive sewer collection maintenance and repair program.

Policy CFS-9.7: The City will ensure that surges in Total Suspended Solids (TSS) reaching the WWTF are kept to a minimum through a proactive sewer collection system-flushing program.

Policy CFS-9.8: The City will divest itself of City owned and maintained grinder pumps serving private property when property owners agree to this change.

5.3 STORMWATER

The City of Bonney Lake Stormwater Utility manages the drainage system to prevent property damage, maintain a hydrologic balance, and protect water quality for the safety and enjoyment of citizens and the preservation and enhancement of wildlife habitat. The City's storm water system consists of:

- 54 detention, retention, or infiltration ponds totaling 119.4 acres,
- 39.3 miles of pipe and 77.6 miles of roadside ditches,
- 77 dry wells (galleries),
- 1,867 catch basins,
- 47 curb inlets, and
- 370 manholes.

In 2008, the City built a regional stormwater pond to serve the Downtown and surrounding areas.

The City is also covered under the Western Washington Phase II Municipal Stormwater permit (NPDES permit) the Washington State Department of Ecology (DOE) originally issued in 2007 which was planned to expire in February of 2012. However, before Ecology could issue a new permit with additional new requirements, the Washington State Legislature enacted Senate Bill 6406 to give cities fiscal relief during a period of economic downturn by delaying certain regulatory requirements. This law affected the re-issuance of a new NPDES Permit that was scheduled for 2012. Instead, the bill required DOE to extend the 2007-12 Permit for a period of one additional year and issue the new updated Phase II permit with a

delayed effective date of August 2013. The current permit is effective from August 2013 to August 2018 and includes significant new requirements related to Low Impact Development and Monitoring.

Since Ecology issued the first permit, Bonney Lake and the region as a whole, has made a lot of progress towards improving local stormwater programs with the goal of improving water quality in Puget Sound. One of the major requirements under the Municipal NPDES Permit is that all affected cities create and implement a Stormwater Management Program (SWMP), which addresses the required permit elements:

- Public Education and Outreach
- Public Involvement and Participation
- Illicit Discharge Detection and Elimination
- Construction Site Run-Off
- Operations and Maintenance of Stormwater Facilities
- Monitoring and Assessment

This document is a requirement of the NPDES permit and is updated annually by the City of Bonney Lake's Engineering Division. The SWMP generally describes the requirements of the Permit and Bonney Lake's permit related activities planned for 2015.

In addition to the SWMP, the City has also adopted the *Bonney Lake Stormwater Comprehensive Plan* (2001), which was prepared to provide guidance to the City in developing and tailoring stormwater management programs to the City's specific needs and management objectives. It provides recommendations for structuring the overall stormwater management program and the stormwater facility capital improvement plan.

The SWMP and the *Bonney Lake Stormwater Comprehensive Plan* are both hereby adopted as a component of the Community Facilities and Services Element.

To facilitate system analysis, planning, and rate setting, a value for the amount of stormwater generated by a typical single-family unit identified as the "Equivalent Service Unit" or "ESU". The City has determined that one ESU is equivalent to 2,600 square feet of impermeable or impervious surface area.

The *Pierce County Stormwater Management and Site Development Manual* has been adopted by reference by the City. Additional stormwater design details and policies are contained in the *City of Bonney Lake Development Policies & Public Works Design Standards*. These references govern the construction of new and upgrading of existing stormwater facilities inside the City limits.

Goals and policies related to water quality, low impact development, and flood prevention are located in the Environmental Stewardship Element – Chapter 7.

5.4 ELECTRIC POWER AND NATURAL GAS

Puget Sound Energy (PSE) provides electricity and natural gas to the Bonney Lake area. In addition to local distribution lines, regional transmission lines, and gas lines pass through the Bonney Lake area. Puget

Sound Energy has ceased operation of the White River Hydroelectric generating plant that used Lake Tapps as water storage reservoir. Cascade Water Alliance purchased the reservoir for a potable water supply for cities in King County. In 2013, PSE adopted the *Integrated Resource Plan* (IRP), which presents a long-term forecast of the lowest reasonable cost combination of resources necessary to meet the needs of Puget Sound Energy’s customers over the next 20 years.⁷

The IRP serves as the long-range capital facilities plan for PSE and is hereby adopted by the City of Bonney Lake as part of the Community Facilities and Services Element. The City has reviewed the IRP and determined that it is consistent with and provides sufficient capacity to handle the growth projections established in the Community Development Element.

Goal CFS-10: Natural gas and electric infrastructure that meet the needs of new development.

Policy CFS-10.1: Where practical, install power distribution lines underground to reduce storm damage and aesthetic clutter.

Policy CFS-10.2: Wisely manage placement of private utilities in street right-of-ways.

Policy CFS-10.3: Coordinate with private utility providers to provide good service and to facilitate planned land development in the Bonney Lake area

Policy CFS-10.4: Work with PSE to ensure that their long-range plans are consistent with the Bonney Lake 2035 and that infrastructure is sufficient to support new development.

5.5 TELECOMMUNICATIONS

Telecommunication infrastructure is a vital community asset. New communication technology has and will continue to revolutionize the way residents in the City communicate, work and live. Centurylink primarily provides telephone service, which is the nation’s third largest telecommunication provider in the United States. Comcast provides cable service to the residents of Bonney Lake under a franchise agreement with the City.

A variety of cellular and wireless service companies operate in Bonney Lake, providing important voice and data connections for the community. The City has received a significant number of requests from these providers for approval of cellular towers and wireless antennas and equipment. While recognizing the importance of the services, the City is faced with the challenge of trying to accommodate this infrastructure and technology without compromising aesthetics or view corridors and while also complying with Federal Communications Commission and Federal Aviation Administration regulations regarding communication towers.

While cellular phone service is generally available throughout Bonney Lake, local wireless network (“Wi-Fi”) coverage is not always available. Wi-Fi provides continuous access to digital data that can be retrieved via the internet on a laptop, handheld wireless device or cellular phone. As the technology continues to evolve and become more accessible and less expensive, free City-wide Wi-Fi may become more feasible.

Goal CFS-11: High quality, inexpensive communications networks available to the community

Policy CFS-11.1: Where practical, install power and telecommunication distribution lines underground to reduce storm damage and aesthetic clutter.

Policy CFS-11.2: Wisely manage placement of private utilities in street rights-of-way.

Policy CFS-11.3: Coordinate with private utility providers to provide good service and to facilitate planned land development in the Bonney Lake area

Policy CFS-11.4: Encourage cable providers to complete upgrades to local fiber optic networks, taking into account the need to minimize traffic disruptions and return the streets to their pre-existing condition.

5.6 SOLID WASTE

There are no solid waste facilities in the City for the public. The City has a street waste facility that serves as a dewatering and collection area for street sweeping and catch basin waste permitted through the Tacoma – Pierce County Health Department (Permit No. 27-737). The nearest refuse facility for garbage is the Pierce County Prairie Ridge Transfer Station located at the corner of Prairie Ridge Road and So. Prairie Road. Solid waste collection services in Bonney Lake, including curb side yard waste collection and one-source curbside recycling, are provided by DM Disposal through a contract with the City.

In 2000, Pierce County adopted the *Tacoma-Pierce County Solid Waste Management Plan* which serves as the long range plan for the management of solid waste activities in unincorporated areas of the County and 19 cities and towns use Pierce County’s disposal system; including the City of Bonney Lake. Pierce County has also adopted the *2008 Supplement to the Solid Waste Management Plan*, which contains a five-year schedule to meet goals, recommendations and policies. The supplement amends the 2000 Plan—it does not replace it. The City of Bonney Lake hereby adopts these plans as part of the Community Services and Facilities Element. The City has reviewed these plans and determined that the plans are consistent with and provides sufficient capacity to handle the growth projections established in Community Development Element

Goal CFS-12: Waste diversion maximized with the long-term objective of significantly reducing landfill waste

Policy CFS-12.1: Encourage the provision of solid waste collection, disposal and recycling facilities and services that protect the public health, the natural environment, and land use quality.

Policy CFS-12.2: Promote waste reduction and recycling as a means to minimize the need for transfer stations and sanitary landfills.

Policy CFS-12.3: Educate the public to make informed purchasing decisions that reduce waste, litter, toxicity and pollution in the environment.

6. TRANSPORTATION FACILITIES

RCW 36.70A.070(3) requires that the City’s transportation facilities are address in the City’s capital facilities plan element. Additionally, RCW 82.020.050(4) requires that impact fees may be collected and spent only for the public facilities that are addressed by a capital facilities plan element. In order to comply with both of these requirements the City hereby incorporates the Community Mobility Element as part of the Community Services Facilities Element by this reference.

7. CAPITAL FACILITIES PLAN

“The City must coordinate and establish priorities for improvements, public services, and construction of new facilities.”

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

One of the primary purposes of the Community Services and Facilities Element is to identify capital facility needs and funding mechanisms to finance the construction, reconstruction, and acquisition of needed assets because of growth, aging, changing needs, and Bonney Lake’s desire to improve the quality of life made possible by various capital investments.

However, there is not nearly enough revenue capacity to fund all projects identified in the capital project lists contained in the Community Services and Facilities Element and the Community Mobility Element. Further, not all of the facilities and improvements identified are necessary to support new development, but may be desirable to cure deficiencies or for achieving the quality of services and life the community desires.

The City has sought and utilized a variety of revenue sources, including grants, loans, bonds, and impact fees, coupled with traditional recurring revenues, to develop and maintain its capital facilities to meet the needs of this growing community.

An approach to developing a financial strategy that matches revenues and financial measures to project needs might be illustrated by the concentric rings of need. The total of the diagram represents the total unconstrained needs list.

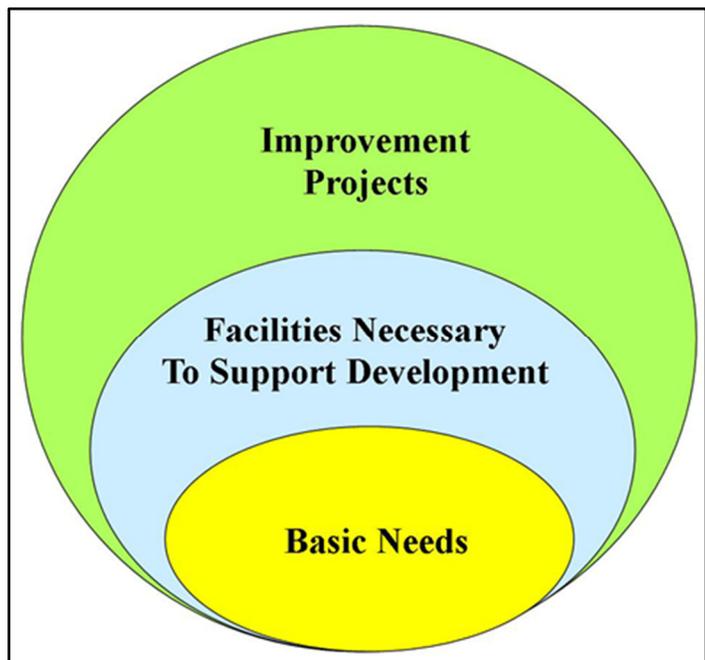


Figure 6-12: Levels of Capital Improvements

Basic Needs

The first level of need focuses on the City being good stewards of the investment in public infrastructure and facilities built in years past. While these are not the most visible or glamorous projects, the cost can often exceed available resources just in this category alone. Infrastructure renewal projects are needed to replace facilities as they age and recurring projects to make smaller repairs and replacements to avoid creation of much larger and more expensive projects from becoming necessary. These basic needs must be met or significant hazards, inefficiencies, greater operational costs and other problems will result. These type of projects include, but are not limited to: repair and replacement of utility lines; replacement of water and sewer pumps and motors; replacement of public works, police, and administrative buildings, storage facilities, and recreational facilities that have become too old to support current levels of municipal operations without replacement or extensive renovation.

Also included in this category are expansion of existing facilities necessary to meet current deficiencies. These type of projects include, but are not limited to: expansion of the number or size of utility lines; reconstruction of intersections to relieve severe points of congestion; replacement of inadequate facilities in parks and various public buildings; restoration or reconstruction of deteriorated streets that cannot be restored to full service with maintenance work; providing appropriate office space; and bringing facilities up to current design standards to meet current OSHA, ADA, NPDES, and other State and Federal criteria.

Facilities Necessary to Support Development

The second type of need consists of needs necessary to support development. Without these projects, the minimal levels of service needed to support new development would not be achieved or maintained. These projects include both system expansion needs and site-specific needs to serve development.

More system-oriented financing, such as general revenues, grants and impact fees would finance a major portion of these projects. System-oriented financing such as general revenues, grants and impact fees would finance a major portion of these projects. Some of these projects may not be needed until future development generates impacts or needs that would cause the level of service of facilities to begin to fall below acceptable levels.

The site-specific projects are those that directly serve, or are adjacent to (or within) development projects can be financed through site-specific financing mechanisms such as local improvement districts, mitigation agreements entered into under the State Environmental Policy Act (SEPA), development agreements, and latecomer's agreements. For many such projects, a project would not be needed if the immediate area does not develop and in these cases, the projects can be indefinitely deferred until a development project needs the project.

Improvement Projects

The third level of need are those projects that improve the overall community or enhance the general quality of life. These projects may include street improvements to provide additional transportation

options, enhance the appeal of downtown, provide new parks or add new features to existing parks. These projects may be funded from revenues available after the other needs are addressed. If there are insufficient, revenues to fund these projects additional funds may be sought from, grants or proposals for voter approved bond or other sources of revenue that cannot be predicted in advance

Goal CFS-13: Ensure that public facilities and services necessary to support new development are adequate to serve the development at the time the development is available for occupancy and use based on locally adopted level of service standards.

Policy CFS-13.1: Periodically review the Capital Facilities Element in order to assess its applicability, ensure timely updates are made to improvement plans, and to maintain Level of Service standards for the existing and future population.

Policy CFS-13.2: Ensure that new growth and development pay for a proportionate fair share of the cost of new facilities needed to serve such growth and development

Policy CFS-13.3: Ensure that adequate funding is available to support continued operations and maintenance costs of existing capital facilities prior to construction of new capital facilities.

Policy CFS-13.4: Concurrently with the review and update of the Water, Sewer, and Stormwater System Plans review and update City charges and fees that are based on these infrastructure project costs. This includes utility System Development Charges, Impact Fees, and monthly utility rates that have infrastructure renewal elements built in to them.

Policy CFS-13.5: Annually adjust charges, fees, and utility rates by an annual rate based on national indexes such as the Engineering New Record Construction Cost Index or the Consumer Price Index.

CFS-13.6: Reset charges, fees, and utility rates when new rate analysis are completed concurrently with the update of the Water, Sewer, and Stormwater System Plans.

7.1 CAPITAL IMPROVEMENT PLAN

The Capital Improvement Program (CIP) is the city's six-year capital financing and implementation plan. The first two years of the CIP are incorporated as part of the biennial budget, in which planned capital improvements to the City's public facilities and infrastructure are identified, budgeted, and approved. After the City Council has reviewed and approved the program, these projects are implemented provided the funding has been secured. Appendix C provides a detailed discussion of each of the specific revenue sources identified in the CIP budget and available to the City.

Additionally, the related capital and facility plans that have been adopted above by reference describe and identify numerous capital investment projects to serve future development within the City. Revenues come from various sources including sales taxes, utility rates, state revenues, bond issues, state and federal grants, impact fees, and other specific revenues allowed by law to fund those capital investments and public facilities.

| CIP BUDGET | PROJECT | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | TOTAL |
|---------------------|---|--------------------|--------------------|------------------|--------------------|--------------------|------------------|---------------------|
| WATER | 24th Street E. Water Main | \$0 | \$0 | \$105,000 | \$0 | \$0 | \$0 | \$105,000 |
| | Lakeridge 810 Zone BPS at 84th Street | \$1,400,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,400,000 |
| | SCADA Telemetry Upgrade | \$213,965 | \$175,000 | \$155,000 | \$0 | \$0 | \$0 | \$543,965 |
| | Grainger Springs Building Upgrade | \$191,000 | \$950,000 | \$0 | \$0 | \$0 | \$0 | \$1,141,000 |
| | Public Works Facility | \$3,000,000 | \$4,000,000 | \$0 | \$0 | \$0 | \$0 | \$7,000,000 |
| | PWC - Water Extension Looping | \$105,000 | \$850,000 | \$0 | \$0 | \$0 | \$0 | \$955,000 |
| | Flume Trestle Rehabilitation | \$25,000 | \$100,000 | \$0 | \$0 | \$0 | \$0 | \$125,000 |
| | Tacoma Point Emergency Generator Upgrade | \$100,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$100,000 |
| | Ponderosa Small Tank - Repaint | \$50,000 | \$325,000 | \$0 | \$0 | \$0 | \$0 | \$375,000 |
| | Tacoma Point Water Tank Replacement | \$0 | \$0 | \$100,000 | \$250,000 | \$4,600,000 | \$0 | \$4,950,000 |
| | Deer Island Lake Bed Crossing | \$0 | \$0 | \$50,000 | \$250,000 | \$0 | \$0 | \$300,000 |
| | 12" WM Replacement - Myers Road - To City Limits | \$0 | \$0 | \$75,000 | \$525,000 | \$0 | \$0 | \$600,000 |
| | New Lakeridge Tank Property Acquisition | \$0 | \$0 | \$0 | \$0 | \$250,000 | \$0 | \$250,000 |
| | Cedarview Water Main Replacement Program (Design) | \$0 | \$0 | \$0 | \$0 | \$0 | \$250,000 | \$250,000 |
| | Jenkin's Point Water Replacement | \$0 | \$0 | \$145,000 | \$0 | \$0 | \$0 | \$145,000 |
| Total Water: | | \$5,084,965 | \$6,400,000 | \$630,000 | \$1,025,000 | \$4,850,000 | \$250,000 | \$18,239,965 |

Table 6-15 Waterworks Fund Six-Year Capital Improvement Plan

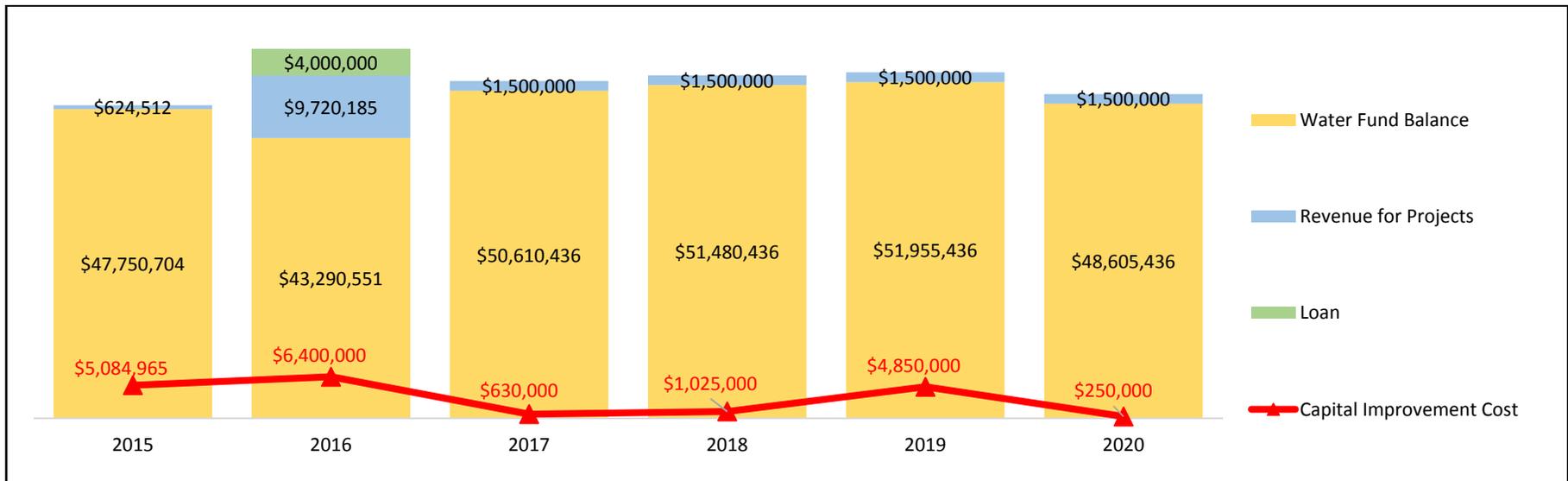


Figure 6-13: Waterworks Fund Six-Year Capital Improvement Plan Expense vs. Funds

| CIP BUDGET | PROJECT | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | TOTAL |
|------------|--|--------------------|--------------------|------------------|------------------|------------------|------------------|--------------------|
| STORMWATER | NPDES Compliance | \$50,000 | \$0 | \$53,000 | \$54,600 | \$56,200 | \$57,900 | \$271,700 |
| | Unscheduled Projects | \$50,000 | \$50,000 | \$53,000 | \$54,600 | \$56,200 | \$57,900 | \$321,700 |
| | Storm Comp Plan Update & Eastown Master Plan | \$0 | \$315,000 | \$0 | \$0 | \$0 | \$0 | \$315,000 |
| | Church Lake Road - Culvert to Fennel Creek | \$460,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$460,000 |
| | Regional Storm Pond at Locust & 82nd (land purchase) | \$90,000 | \$50,000 | \$0 | \$0 | \$0 | \$0 | \$140,000 |
| | Public Works Center | \$900,000 | \$1,200,000 | \$0 | \$0 | \$0 | \$0 | \$2,100,000 |
| | 192nd Corridor New Public Storm Water Facilities | \$0 | \$0 | \$0 | \$0 | \$0 | \$125,000 | \$125,000 |
| | Total Stormwater: | \$1,550,000 | \$1,615,000 | \$106,000 | \$109,200 | \$112,400 | \$240,800 | \$3,733,400 |

Table 6-16: Stormwater Fund Six-Year Capital Improvement Plan

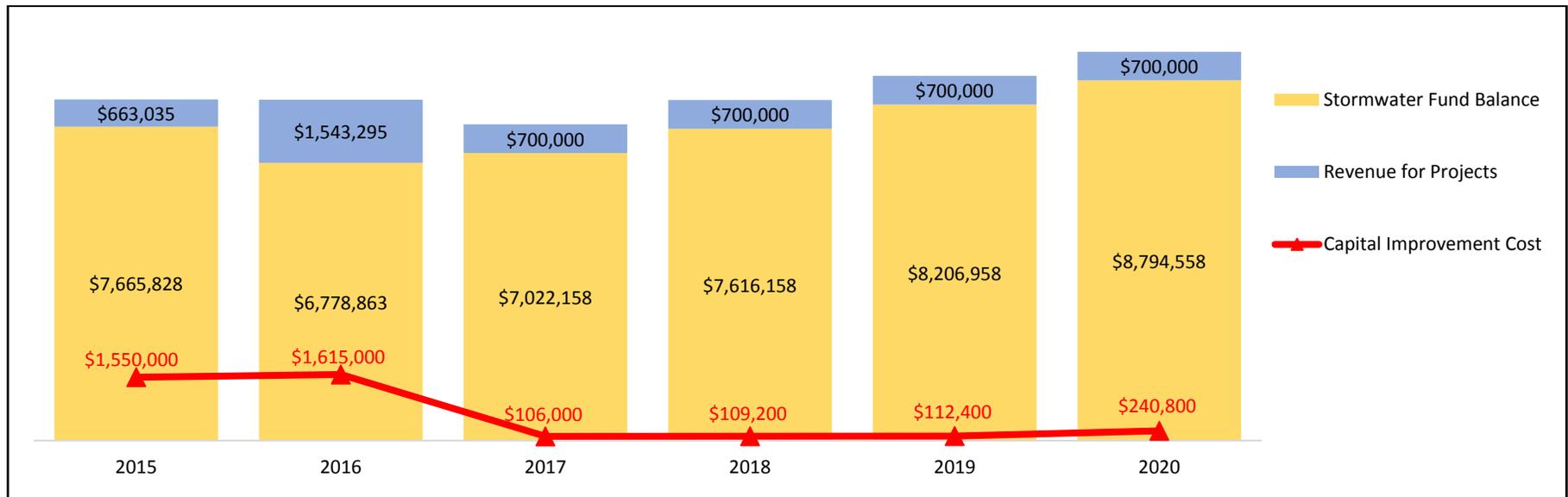


Figure 6-14: Stormwater Fund Six-Year Capital Improvement Plan Expense vs. Funds

| CIP BUDGET | PROJECT | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | TOTAL |
|---------------------|--|--------------------|------------------|--------------------|--------------------|--------------------|---------------------|-------------|
| SEWER | Septic System Reduction Program | \$0 | \$0 | \$100,000 | \$300,000 | \$100,000 | \$300,000 | \$800,000 |
| | Unscheduled Projects | \$50,000 | \$0 | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$250,000 |
| | Sumner WWTF Upgrade II | \$5,313,737 | \$325,000 | \$0 | \$0 | \$0 | \$0 | \$5,638,737 |
| | Eastown - Southern Sewer Service ULA | \$500,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$500,000 |
| | SCADA Telemetry System Upgrade | \$579,365 | \$360,798 | \$370,272 | \$0 | \$0 | \$0 | \$1,310,435 |
| | SR410 Sewer Main Replacement (Pedestrian Bridge Project) | \$400,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$400,000 |
| | Public Works Center | \$2,100,000 | \$2,800,000 | \$0 | \$0 | \$0 | \$0 | \$4,900,000 |
| | PWC - Sewer Extension at 225th | \$75,000 | \$450,000 | \$0 | \$0 | \$0 | \$0 | \$525,000 |
| | Flume Trestle Rehabilitation | \$25,000 | \$100,000 | | | | | \$125,000 |
| | Eastown ULA: North Gravity Extension (214 th to 216 th) | \$0 | \$525,000 | \$0 | \$0 | \$0 | \$0 | \$525,000 |
| | LS-18 Reconstruction (WSU/Quadrant Dev) | \$0 | \$0 | \$200,000 | \$1,000,000 | \$0 | \$0 | \$1,200,000 |
| | SR 410 Sewer Main Improvements (East of LS-17) | \$0 | \$0 | \$150,000 | \$550,000 | \$0 | \$0 | \$700,000 |
| | LS-17 Wet Well Capacity Expansion (tied to LS-18 Expansion) | \$0 | \$0 | \$0 | \$0 | \$0 | \$450,000 | \$450,000 |
| | Fennel Creek Lift Station (192nd / OSBH) | \$750,000 | \$750,000 | \$0 | \$0 | \$0 | \$0 | \$1,500,000 |
| | Lift Station Improvements (Pumps & Well Upgrades) | \$0 | \$0 | \$75,000 | \$75,000 | \$75,000 | \$75,000 | \$300,000 |
| | 192nd Corridor Sewer Improvement (Design) | \$0 | \$0 | \$0 | \$0 | \$0 | \$150,000 | \$150,000 |
| | Construct new force main for Mountain Creek | \$0 | \$0 | \$0 | \$0 | \$120,000 | \$750,000 | \$870,000 |
| | SBH/192nd Ave Sewer Trunk Main to Cedarview | \$0 | \$0 | \$0 | \$170,000 | \$1,010,000 | \$0 | \$1,180,000 |
| | Cedarview Sewer Installation (Septic Reduction) - Design | \$0 | \$0 | \$0 | \$0 | \$0 | \$250,000 | \$250,000 |
| Total Sewer: | \$9,793,102 | \$5,310,798 | \$945,272 | \$2,145,000 | \$1,355,000 | \$2,025,000 | \$21,574,172 | |

Table 6-17: Wastewater Fund Six-Year Capital Improvement Plan

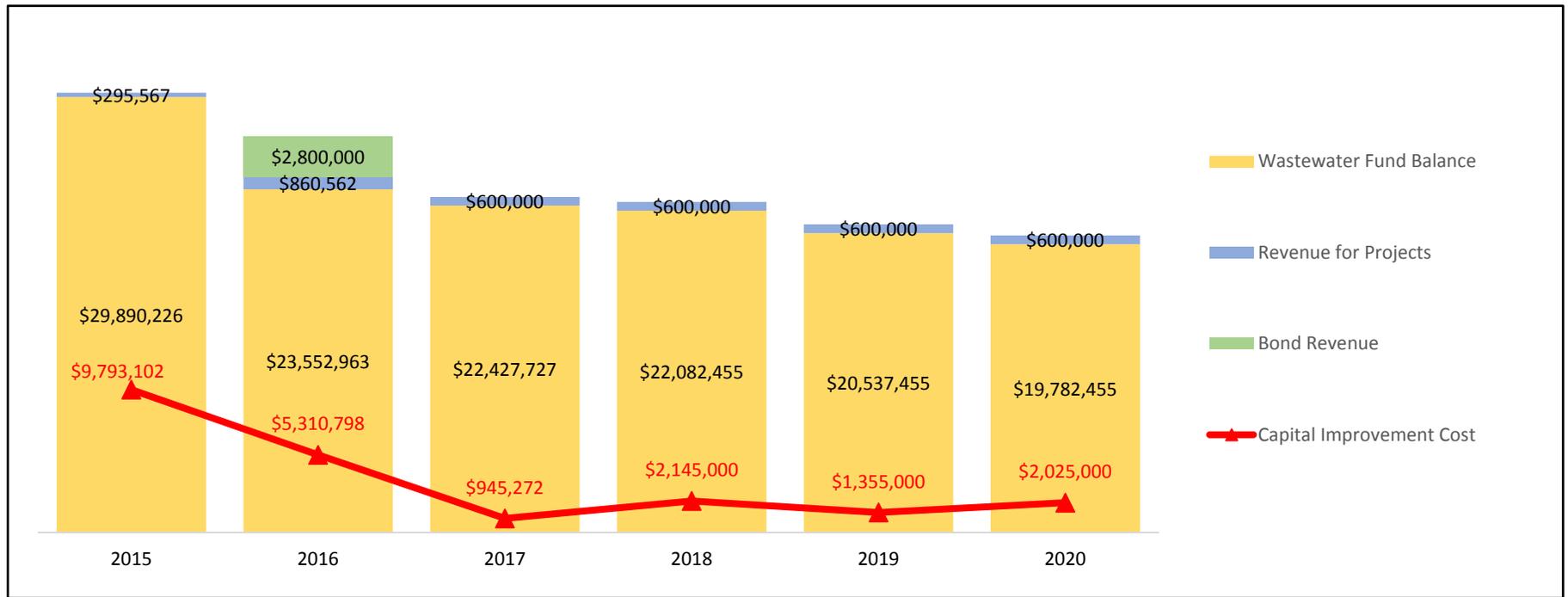


Figure 6-15: Wastewater Fund Six-Year Capital Improvement Plan Expense vs. Funds

| CIP BUDGET | PROJECT | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | TOTAL |
|--|---|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|-------------|
| STREET | Crosswalks | \$8,000 | \$8,000 | \$8,000 | \$8,000 | \$8,000 | \$8,000 | \$48,000 |
| | Sidewalks – ADA | \$26,000 | \$27,000 | \$27,000 | \$27,000 | \$27,000 | \$27,000 | \$161,000 |
| | Chip Seal Program | \$0 | \$180,000 | \$180,000 | \$180,000 | \$180,000 | \$180,000 | \$900,000 |
| | Recurring Projects | \$286,000 | \$105,000 | \$200,000 | \$200,000 | \$200,000 | \$200,000 | \$1,191,000 |
| | SR410 & VMD Intersection (Design) | \$50,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$50,000 |
| | SR410 & VMD Intersection (Construction) | \$5,500,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,500,000 |
| | SR410 Pedestrian Improvements (Construction) | \$1,600,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,600,000 |
| | Roadways - DT 186th Corridor (Design) | \$100,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$100,000 |
| | Roadways - DT 186th Corridor (ROW) | \$650,000 | \$1,350,000 | \$0 | \$0 | \$0 | \$0 | \$2,000,000 |
| | Roadways - DT 186th Corridor (Construction) | \$0 | \$0 | \$1,350,000 | \$0 | \$0 | \$0 | \$1,350,000 |
| | Transportation Comprehensive Plan | \$45,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$45,000 |
| | SR410-214th Intersection Improvements (Design) | \$0 | \$0 | \$100,000 | \$0 | \$0 | \$0 | \$100,000 |
| | SR410-214th Intersection Improvements (ROW) | \$0 | \$0 | \$200,000 | \$200,000 | \$0 | \$0 | \$400,000 |
| | SR410-214th Intersection Improvements (Construction) | \$0 | \$0 | \$0 | \$4,724,983 | \$0 | \$0 | \$4,724,983 |
| | VMD & Angeline Intersection (Design) | \$0 | \$0 | \$45,000 | \$230,000 | \$0 | \$0 | \$275,000 |
| | VMD & Angeline Intersection (ROW) | \$0 | \$0 | \$0 | \$100,000 | \$0 | \$0 | \$100,000 |
| | VMD & Angeline Intersection (Construction) | \$0 | \$0 | \$0 | \$1,325,000 | \$0 | \$0 | \$1,325,000 |
| | Myers Road South Stabilization and Overlay (Design) | \$0 | \$0 | \$250,000 | \$0 | \$0 | \$0 | \$250,000 |
| | Myers Road South Stabilization and Overlay (Construction) | \$0 | \$0 | \$0 | \$1,750,000 | \$0 | \$0 | \$1,750,000 |
| | Eastown New Public Roads (10yr period) (Design) | \$0 | \$0 | \$0 | \$255,000 | \$255,000 | \$255,000 | \$765,000 |
| Eastown New Public Roads (10yr period) (Construct) | \$0 | \$0 | \$0 | \$0 | \$1,445,000 | \$1,445,000 | \$2,890,000 | |
| Total Street: | \$8,265,000 | \$1,670,000 | \$2,360,000 | \$8,999,983 | \$2,115,000 | \$2,115,000 | \$25,524,983 | |

Table 6-18: Streets Six-Year Capital Improvement Plan

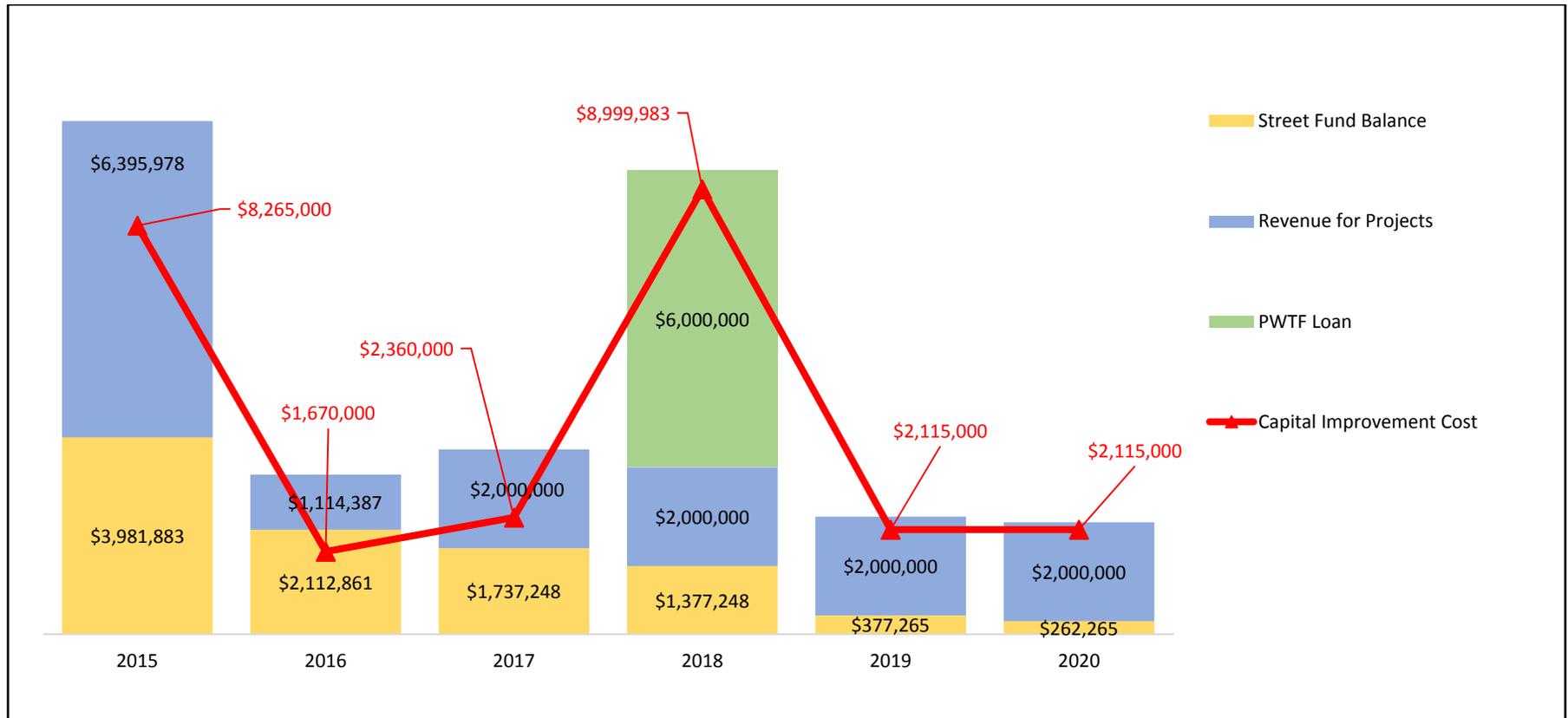


Figure 6-16: Streets Fund Six-Year Capital Improvement Plan Expense vs. Funds

| CIP BUDGET | PROJECT | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | TOTAL |
|------------|---|------------------|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| PARK | Allan Yorke Park – Ball field | \$50,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$50,000 |
| | Allen Yorke Park – Sport and Tennis Court Expansion | \$145,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$145,000 |
| | Allan Yorke Park Extension (Moriarty) | \$0 | \$0 | \$0 | \$200,000 | \$200,000 | \$200,000 | \$600,000 |
| | Allan Yorke Park Improvements | \$0 | \$0 | \$103,000 | \$300,000 | \$0 | \$0 | \$403,000 |
| | Victor Falls Park | \$45,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$45,000 |
| | Fennel Creek Trail Segment 2 (Design) | \$350,000 | \$100,000 | \$0 | \$0 | \$0 | \$0 | \$450,000 |
| | Fennel Creek Trail Segment 2 (Construction) | \$0 | \$0 | \$1,000,000 | \$1,000,000 | \$300,000 | \$300,000 | \$2,600,000 |
| | Lake Tapps Sidewalks | \$17,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$17,000 |
| | Ball field Improvements | \$0 | \$0 | \$300,000 | \$300,000 | \$300,000 | \$300,000 | \$1,200,000 |
| | Downtown Pavilion | \$0 | \$0 | \$0 | \$0 | \$1,250,000 | \$1,250,000 | \$2,500,000 |
| | Subtotal Parks: | \$607,000 | \$100,000 | \$1,403,000 | \$1,800,000 | \$2,050,000 | \$2,050,000 | \$8,010,000 |

Table 6-19: Parks Six-Year Capital Improvement Plan

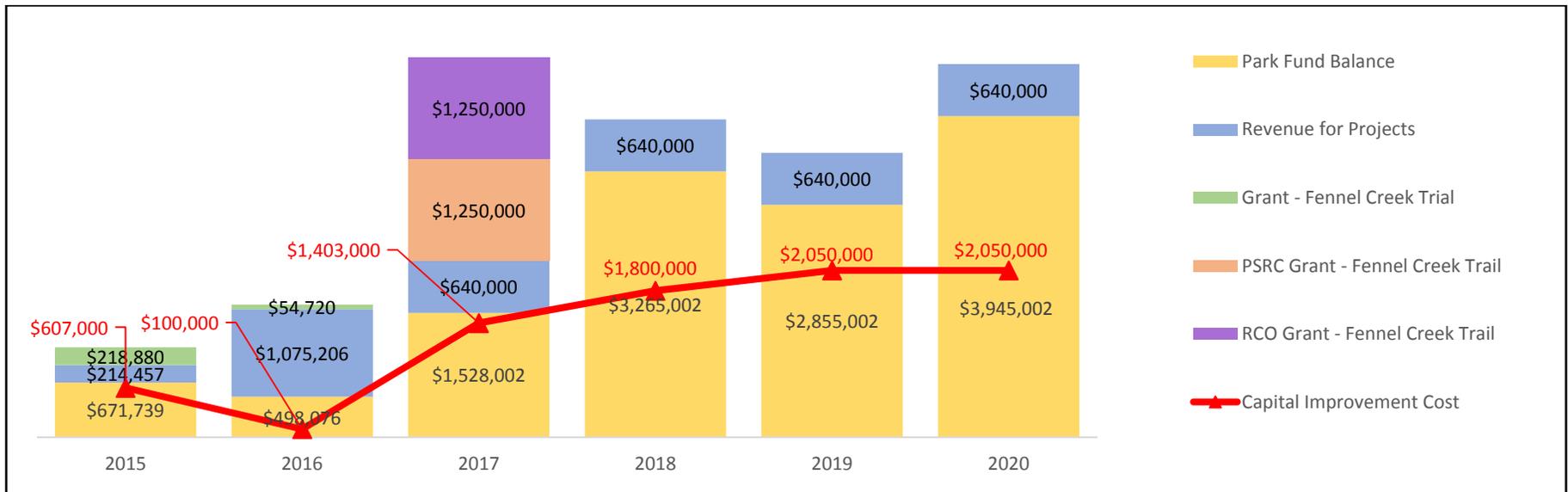


Figure 6-17: Park Fund Six-Year Capital Improvement Plan Expense vs. Funds

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7.2 REVENUE SOURCES

Water, Stormwater, and Sewer Fees

Bonney Lake collects monthly fees from each residential and commercial consumer for water and sewer usage. These rates are partly fixed cost and variable cost elements. The fixed cost is a flat rate charged to all customers. The variable cost element is based on the amount of water consumed by each customer.

Bonney Lake also collects a monthly stormwater fee from each property owner based on the amount of impermeable surface these improvements have added to a property. This program maintains and operates a citywide stormwater system in compliance with the NPDES permit mandated by the federal government and administered by Washington State. Utilizing a monthly rate based on the amount of impermeable surface area on each parcel ensures that all property owners are charged a fair amount contributing to the operation and maintenance of the City stormwater system.

These revenues may be used for capital facility improvements, as well as operation and maintenance expenses. As these three funds are enterprise funds, the revenues collected can only be used by the utility fund for which the fee was collected.

Water, Stormwater, and Sewer System Development Charges

The City imposes a system development charge (SDC) on all new connections to the water and sewer systems. The City also imposes a stormwater SDC based on the amount of new impermeable surface area created by a development project. The purpose of the SDC is two-fold: (1) to promote equity between new and existing customers; and (2) to provide a source of revenue (contributed equity) to fund capital projects. Equity is served by providing a vehicle for new customers to share in the capital costs incurred to support their addition to the system. SDC revenues provide a source of cash flow used to support utility capital needs. SDC revenues can only be used to fund utility capital projects or to pay debt service incurred to finance those projects. As these are enterprise funds, the revenues collected can only be used by the utility that collected the SDC.

Reserve Funds and Fund Balances

Revenue is accumulated in advance and earmarked for capital improvements. Sources of funds can be surplus revenues, funds in depreciation reserves, or funds resulting from sale of capital assets. Generally, the minimum amount of reserves required for each enterprise funds is equal to or greater than three months operating expenditures by that fund. Funds in excess of the reserves and operational requirements are accumulated until sufficient funds are available to pay for capital improvement projects. Alternatively, debt service payments can incrementally pay for larger capital expenditures over time.

Park Lease

A telecommunications tower in Allan Yorke Park generates lease revenues, which accrue to the parks capital program.

Public Works Trust Fund (PWTF) Loans

These low interest loans for financing capital facility construction and design, public works emergency planning, and capital improvement planning. To apply for the loans, the city must have a capital facilities plan in place and must be levying the original quarter percent of the real estate excise tax. Public works trust funds are competitively awarded by Washington State. Due to Trust Fund limitations, only the most deserving projects receive these loans. Public works trust fund loans for construction projects require matching funds generated only from local revenues or state shared entitlement revenues. Public works emergency planning loans are at a three percent interest rate, capital improvement planning loans are no interest loans with a twenty-five percent match, and construction loans currently have a half a percent interest rate with a fifteen percent local match. Public works trust fund revenue may be used to finance new capital facilities. Use of PWTF loans for maintenance and operations is discharged by the State.

By 2020, six of the City's eleven PWTF loans will be paid off freeing up additional funds for capital improvement projects. The remaining five will be paid in full by 2032. These loans have been used to facilitate the construction of the City's water and sewer infrastructure.

Washington Recreation and Conservation Office (RCO) Grants

Formerly known as either the IAC, LWCF, or BOR grant program are funded primarily by federal pass-through monies. Projects require a 50% match and are very competitive. The City must have an approved parks plan in order to apply. The RCO assigns each project application a priority on a competitive statewide basis according to each jurisdiction's need, population benefit, natural resource enhancements, and a number of other factors. In the past few years, project awards have become extremely competitive, as the federal government has significantly reduced the amount of federal monies available. The state has increased contributions to the program over the last few years using a variety of special funds.

Conservation Futures

Under provisions provided in legislation, Pierce County has elected to levy up to \$0.065 per \$1,000 of assessed valuation of all county properties to acquire shoreline and other open space lands. The monies can be used to acquire, but not develop or maintain open space conservation lands that are acquired using Conservation Futures funds. Conservation Futures revenues could be a major source of project monies for the acquisition of wildlife habitat, resource conservancies, portions of resource activity lands, and possibly portions of linear trail corridors - particularly as the annual returns increase due to continued urban development and the associated increase in total county land value assessments. Given the program's relatively specialized qualifications, however, the grants cannot be a capital source for development projects. In addition, project proposals necessarily have to compete for a share of Conservation Future revenues with other county open space land acquisitions for storm drainage, farmland preservation, floodplain protections or other qualifying programs. The City received a Conservation Futures grant in 2008 to acquire the Cimmer property along Fennel Creek for a trailhead.

GMA Growth Impact Fees

The GMA authorizes cities and counties to collect growth impact fees from developers to offset the impact caused by new developments within each jurisdiction's boundaries. The growth impact fees may be collected from developers in an amount less than 100 percent of the cost of sustaining the jurisdiction's schools, transportation, and park facility existing level-of-service because of the developer's project impact. The City of Bonney Lake currently collects park and traffic impact fees. The Sumner School District collects school impact fees. The impact fees are usually collected at the issuance of building permits or certificates of occupancy. A developer may elect to pay the impact fee rather than provide on-site improvements when the land is determined not to be suitable for school, road, or park purposes and/or the development cannot sustain a comparable school, road or park improvement and/or for other reasons jointly determined by the developer and the City. Impact fees are flat rates per person or dwelling units (by number of persons per type). Adjustments must be made to fee calculations to account for school, road or park costs that are paid by other sources of revenue such as grants and general obligation bonds. Additional credits may be given to developers who contribute land, improvements or other assets.

Impact fees, as authorized by ESHB 2929, do not include any other form of developer contributions or exaction, such as mitigation or voluntary payments authorized by the Washington State Environmental Policy Act (SEPA – RCW 43.21C), local improvement districts or other special assessment districts, linkage fees or land donations or fees in lieu of land. Growth impact fees can only be used to acquire or develop new school, road, or park facilities, and not to maintain or operate facilities or programs. Impact fees must be used for capital facilities needed by growth, and not for current deficiencies in levels-of-service or operating expenses. The collected fees must be spent within ten years of the date of collection for a facility improvement that benefits the service area within which the project was located. Impact fees must show a rational nexus of benefit between the payer of the fee and the expenditures of the fee. Growth impact fees could become a major source of project monies for all types of school, road or park acquisitions and developments - assuming the assessed fee amount is close to the real or one hundred percent impact and assuming the fee is collected on an area-wide basis within the urban growth area of a city and county. In accordance with the Washington State Growth Management Act (GMA), a city must have an adopted comprehensive plan in place that satisfies GMA requirements before the jurisdiction can implement a growth impact fee.

Real Estate Excise Tax (REET)

RCW 82.46 authorizes local governments to collect a real estate excise tax levy of a quarter of a percent of the selling price of real estate within the City limits. The Growth Management Act authorizes collection of another quarter of a percent. Both the first and second quarters of a percent are required to be used for financing capital facilities specified in local governments' capital facilities plan. The Real Estate Excise Tax (REET) is levied on the full selling price of all real estate sales. The local rate and its uses differ by city size and if a city is planning under the GMA. The City of Bonney Lake levies both the first and second

quarter of a percent REET. An additional option is available under RCW 82.46.070 for the acquisition and maintenance of conservation areas if approved by a majority of the voters of the county.

General Obligation Bond

General obligation bonds are voter-approved bond issues whose debt is serviced by an additional property tax levy. The revenue is a function of rate times assessed value. The assessed value of Bonney Lake as of December 31, 2014 was \$1,778,123,002. The City maximum capacity for voter-approved bonds is one percent of the assessed value or \$17,781,230. There are no current outstanding voter approved bonds as of 2015. A general obligation bond approved by the voters would increase property tax collections by the amount of the proposed levy times assessed value.

The City Council can also issue councilmatic bonds equal to one and half percent of the City's assessed value. Based on the above-assessed value the maximum amount of these bonds cannot exceed \$26,671,845. There is currently one councilmatic bond of \$8,400,000 for the Justice Center leaving \$18,271,845 in bonding capacity.

Metropolitan Park District (MPD)

RCW 35.61 allows for creation of a metropolitan park district that is co-extensive with the City limits. Based on 2009 assessed values and assuming the current City limits, the MPD could a) bond up to \$6 million (0.25%) without a vote to increase bonded debt limit and b) raise a property tax levy of up to \$0.75 per \$1000 of assessed value, generating up to \$1,795,317 per year. The bond limit could increase to \$60 million with a 60% vote of the public.

Business & Occupation Tax (B&O)

RCW 35.11 authorizes cities to collect B&O tax on the gross or net income of businesses, not to exceed a rate of 0.2 percent. Revenue may be used for capital facilities acquisition, construction, maintenance, and operations. Voter approval is required to initiate the tax or increase the tax rate.

Local Option Sales Tax (LOST)

LOST may be levied up to 1% of all retail sales and uses. Local governments that levy the second 0.5% may participate in the state's sales tax equalization fund. Assessment of the option tax requires voter approval. Revenue may be used for new capital facilities, or maintenance and operations at existing facilities. The city does not levy the sales tax nor is it being considered for the future.

Transportation Benefit District (TBD)

RCW 35.21.225 authorizes cities to create transportation districts with independent taxing authority for the purposes of acquiring, constructing, improving, providing, and funding any City street, county road, or state highway improvement within the district. The special district's tax base is used to finance capital facilities. The district may generate revenues through property tax excess levies, general obligation bonds (including councilmatic bonds), local improvement districts, and development fees. Voter approval is

required for bonds and excess property tax levies. Council approval is required for councilmatic bonds, special assessments, and development fees. Transportation improvements funded with district revenues must be consistent with state, regional, and local transportation plans; necessitated by existing or reasonable foreseeable congestion levels attributable to economic growth; and partially funded by local government or private developer contributions, or a combination of such contributions.

Transportation Improvement Account (TIA)

These revenues are available for projects that alleviate and prevent traffic congestion caused by development. The Washington State Transportation Improvement Board (TIB) distributes TIA entitlement funds. TIA revenue may be used for capital facility projects that are multi-modal and involve more than one agency. Various funding programs are available depending on the population of the jurisdiction. Programs include:

- Urban Corridor Program – to improve the mobility of people and goods in Washington State by supporting economic development and environmentally responsive solutions to our statewide transportation needs.
- Urban Arterial Program – to improve the urban arterial street system of the State by improving mobility and safety while supporting an environment essential to the quality of life for all citizens of the state.
- Small City Arterial Program – to preserve and improve the roadway systems consistent with local needs of incorporated cities and towns with a population of less than five thousand.
- Sidewalk Program – to enhance and promote pedestrian safety and mobility as a viable transportation choice by providing funding for pedestrian projects that improve safety, provide access and address system continuity and connectivity of pedestrian facilities.

Centennial Clean Water Fund (CCWF)

These grants and loans administered by the Department of Ecology under the Centennial Clean Water Program (Referendum 39), a water quality program that provides grants for up to 75% of the cost of water quality/fish enhancement studies. CCWF monies can be applied to public and park developments that propose to restore, construct or otherwise enhance fish producing streams, ponds or other water bodies. CCWF funds are limited to the planning, design and construction of water pollution control facilities, stormwater management, ground water protection, and related projects. The city wastewater utility has secured a major portion of the funding for the sewer treatment plant upgrade from this fund.

Water Pollution Control State Revolving Fund (WPCSRF)

These low interest loans and loan guarantees for water pollution control projects. The Washington State Department of Ecology distributes WPCSRF loans. The applicant must show water quality need, have a facility plan for treatment works, and show a dedicated source of funding for repayment.

Department of Health Water Systems Support (DOHWSS)

These grants are for upgrading existing water systems, ensuring effective management, and achieving maximum conservation of safe drinking water. DOHWSS grants are distributed by the Washington State Department of Health (DOH) through intergovernmental review and with a 60% local match requirement.

Latecomer Agreements and Local Improvement Districts

In 2009, the Washington State legislature authorized cities to utilize Latecomer Agreements to expand or improve utility systems. Previously, Latecomer Agreements could only be used for transportation projects. Subsequently, the City has established two Utility Latecomer Agreements (ULA) and allows City participation to be as much as 95% of the Engineers Estimate for a project. The City cannot establish a ULA unilaterally; instead, it must reach an agreement with a developer or property owner(s) to fund the ULA. ULAs are authorized and established by the City Council without a vote from benefitting property owners. Latecomer fees established by a Latecomer Agreement are assessed when a property connects to the utility system for which the ULA was established.

Local Improvement District (LID)

Property owners may petition (or vote in response to a request from a local government) to adopt an annual tax assessment for the purpose of improving the public right-of-way abutting their property. A majority approval (the percentage to be decided by the local government) can establish an amortized payment schedule to finance sidewalk, landscaping, parking, streetscape, or other improvements to the public or private abutting properties. The assessments may be amortized over generous periods at low interest charges based on each property's proportionate share of the improvement cost - usually assessed on a linear foot frontage formula.

7.3 REASSESSMENT STRATEGY

The Growth Management Act requires that provisions be made to reassess the growth assumptions in the Community Development Element periodically to ensure that adequate facilities will be made available at the time certain portions of the Community Development Element are implemented and needed facilities are called for. If the anticipated funding for needed capital facilities falls short, the GMA requires a reassessment of the land use plan in the Community Development Element to determine what changes, if any, need to be made.

Bonney Lake updates its comprehensive plans and development regulations on a regular basis. Additionally, the City monitors the status of development in the city in relation to the Plan. Consistent with the GMA, Bonney Lake will evaluate land use plans and the CIP as well as other jurisdictions' facilities plans to ensure that public facilities are available when needed. Tools that are used to monitor and reassess include:

- The annual process to amend the Comprehensive Plan

- Periodic GMA-level plan monitoring: Buildable Lands, Period Update, and Growth Targets
- The biennial CIP budget process;
- Budget monitoring reports with quarterly updates.

Additionally, funding methods could also be used if the City’s revenue projections identified in the CIP fall short.

8. ESSENTIAL PUBLIC FACILITIES

The Growth Management Act (GMA) requires local comprehensive plans to include a process for identifying and siting Essential Public Facilities (EPF).

The GMA defines essential public facilities as those:

“... that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020.”

According to the GMA, no local comprehensive plan may preclude the siting of essential public facilities. The Central Puget Sound Growth Management Hearings Board (CPSGMHB) in *King County v. Snohomish County* (Case Number 03-3-011) found that:

“... no local government plan or regulation, including permit processes, and conditions, may preclude the siting, expansion or operation of an essential public facility. Local plans and regulations may not render EPFs impossible or impracticable to site, expand, or operate, either by the outright exclusion of such uses, or by imposition of process requirements or substantive conditions that render EPF impracticable. While there is no absolute time limit for how long an EFP Permit may take, and EFP permit process lacking provisions that assure an ultimate decisions may bound to be so unfair, untimely, and unpredictable as to substantively violate RCW 36.70A.020(7).”

While CPSGMHB has interpreted “preclude” to mean “... impossible or impracticable to site, expand, or operate, either by the outright exclusion of such uses, ...”, the CPSGMHB in *Port of Seattle v. City of Des Moines* (Case No. 97-3-0014 – Final Order) found that “[A] zoning code that confines certain EPFs to certain zones is not automatically considered preclusive.”

Additionally, the CPSGMHB in *DOC/DSHS v. City of Tacoma* (Case No. 00-3-0007 – Order Finding Compliance) upheld Tacoma’s decision to limit work release facilities to certain industrial and commercial zones.

Goal CFS-14: Essential public facilities are located, designed, expanded in such a way as to enhance, or at least minimize adverse impacts on surrounding residents, community and land uses.

Policy CFS-14.1: The City's comprehensive plan and development regulations may not render EPFs impossible or impracticable to site, expand, or operate, by the outright exclusion of such uses, or by imposition of process requirements or substantive conditions that render EPF impracticable.

Policy CFS-14.2: Utilize the City's Conditional Use Permit to review, approve, impose reasonable conditions on EPFs necessary to mitigate the impacts, provide notice and an opportunity to comment to other interested counties and cities and the public.

Policy CFS-14.3: Impose design conditions to make an EPF compatible with its surroundings.

Policy CFS-14.4: Consider provisions for amenities or incentives for neighborhoods in which the EPF is sited.

Policy CFS-14.5: Any conditions imposed must be necessary to mitigate an identified impact of the EPF.

9. NON-GOVERNMENTAL SERVICES

Healthy, sustainable and safe communities do not just happen — they are the product of people working together and investing time, energy, and commitment. The City recognizes the role that nonprofit agencies, community groups, and the business community play in addressing the needs of the residents of the City and the Bonney Lake Plateau. These groups allow individuals to see the impact of their own actions, recognize the difference they make, acquaint themselves with the people around them, and reinforce the understanding that personal responsibility is crucial to the development of a vibrant community. Given the financial limitations of the City and the needs of the community, the City will continue to provide support to these groups and encourages residents to participate with these groups. Below is a list of some of the non-profits that are working to support the needs of the community:

Greater Bonney Lake Historical Society

The Greater Bonney Lake Historical Society (Historical Society) is a collection of Bonney Lake area residents that gather at least once a month to share their interest in the history of the community. The mission of the Historical Society is to discover, preserve, and disseminate knowledge about history of the Greater Bonney Lake area and the State of Washington.

Currently, the Historical Society is housed in the old city council chambers located in the Interim Public Works Center. The Historical Society is looking for a permanent home and suitable building in which to house a museum. The role of the City in the development of a Bonney Lake museum will be to coordinate and facilitate the private and nonprofit efforts of others to develop a local museum, but not financially

participate in the development of a City museum except through the possible provision of existing surplus land.

Veterans Memorial Committee

Greater Bonney Lake Veterans Memorial Committee is a 501(c)(3) Federal tax-exempt non-profit corporation formed to develop a memorial to honor the local veterans of this great nation. The corporation grew out of the interest of some Bonney Lake Park Board members' interest in having a Veterans memorial. The role of the City in the development of a Veteran's Memorial will be to coordinate and facilitate the private and nonprofit efforts of others to develop a memorial, but not financially participate in the development, except through the possible provision of existing surplus land. There may be some portion of the downtown, which may be suitable for a Veteran's Memorial.

Beautify Bonney Lake

Beautify Bonney Lake (BBL) is a non-profit tax-exempt charitable organization established to encourage future donations and community volunteerism. BBL hopes to continue promoting and assisting in City beautification projects such as tree and shrub plantings, beauty bark spreading, painting, instructing and educating the public, and lessening the burdens of government in combating community deterioration. BBL sponsors its major beautification and cleanup projects the third Saturday in September.

Bonney Lake Community Resources

Bonney Lake Community Resources (BLCR), commonly referred to as the Bonney Lake Food Bank, is a 501(c)(3) Federal tax exempt non-profit corporation operating out of a building leased from the City located at 18409 Veterans Memorial Drive. BLCR provides financial assistance, nutritional assistance, personal care products, and pet food to the families within and outside of the City that are struggling to provide for themselves.

BLCR also operates the KidzMealz, which is a summer service providing mid-day nourishment weekdays from the Snack Shack at Allan Yorke Park and the Back-Pack program which supplies elementary and middle school children in need with nourishment for the week-ends throughout the school year when there may be no food available for them at home.

Bonney Lake Chamber of Commerce

The Chamber of Commerce is a volunteer-based business organization that seeks to enrich the environment of the community by promoting commerce and becoming actively involved in community affairs.

Lions 4 Kids House

Lions 4 Kids House operates out of a house, at 18429 89th Street East, leased from the City by the local chapter of the Lions Club International. The mission of the Lions 4 Kids House is to provide children in need with great clothes, personal care items, school supplies and other resources so they are nicely

attired, clean, groomed and outfitted for learning unencumbered by derision and ridicule from their peers, thereby boosting their self-image and potential for success in school and thus, in life.

Rotary Club of Sumner

The Rotary Club of Sumner was founded in 1926. The Rotary's motto is "Service above self." Some of their projects include humanitarian services, fun runs, golf tournaments, and scholarship programs.

Bonney Lake Kiwanis Club

The Bonney Lake Kiwanis Club is a long-standing service club, which engages in a variety of local services projects, including the Bonney Lake High School Scholarship program, annual Holiday tree lighting festivities, and Key Club.

White River Families First Coalition

The Families First Coalition is sponsored by the White River School District. The coalition promotes activities and partnerships that support the health and human service needs of individuals, youth and families in order to strengthen White River area communities.

Sumner/Bonney Lake Communities for Families

The Sumner School District facilitates the Sumner/Bonney Lake Communities for Families as part of the Sumner Tobacco & Alcohol Risk Reduction (S.T.A.R.R) Project. The organization consist of concerned people actively working together to improve the health and well-being of children, families and our communities. The goals of the organization include: (1) identifying community assets and top needs of local residents; (2) creating links among community resources, services, and activities; and (3) supporting existing family-related projects.

Goal CFS-15: Families and individuals can meet their basic needs, share in regions economic prosperity, and participate in building a safe, healthy, educated, and caring community.

Policy CFS-15.1: Promote volunteerism and community service by enhancing people's access to information about opportunities to contribute their time, energy or resources and by encouraging young people of all ages to be involved in creating and participating in community service projects.

Policy CFS-15.2: Encourage public and private efforts that support food banks and nutrition programs, especially to meet the nutritional needs of infants, children and the elderly, and other vulnerable populations.

Policy CFS-15.3: Promote opportunities that bring people together to help them build connections to each other, their peers, their neighbors, and the greater community in order to achieve a sense of belonging among all Bonney Lake plateau residents.

Policy CFS-15.4: Promote the investment by adults in the healthy development of the community’s children and youth.

Policy CFS-15.5: Encourage private parties to help provide recreational facilities through donations, sponsorships, and volunteerism.

Policy CFS-15.6: Encourage the formation of garden clubs to develop and maintain flower gardens where now there are barren, weed-infested areas within highly visible City rights-of-way

Endnotes:

¹ East Pierce Fire & Rescue. (2011) *East Pierce Fire & Rescue Strategic Leadership Plan*

² East Pierce Fire & Rescue. (2011) *East Pierce Fire & Rescue Strategic Leadership Plan*

³ *ibid.*

⁴ Pierce County Library (2010) *Pierce County Library 2030: Facilities Master Plan*

⁵ Sumner School District. (2014) *Sumner School District 2014 – 2020 Capital Facilities Plan*

⁶ *ibid.*

⁷ Puget Sound Energy (2013) *Integrated Resource Plan*